



PROVIDENCE VILLAGE ★ TX

NOTICE OF
PLANNING AND ZONING COMMISSION REGULAR MEETING
TOWN OF PROVIDENCE VILLAGE, TEXAS
PROVIDENCE VILLAGE TOWN HALL
1755 MAIN STREET, PROVIDENCE VILLAGE, TEXAS

Tuesday, January 20, 2026
6:30 PM Regular Session

Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

AGENDA

Regular Session 6:30 PM

1. **CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**
2. **PLEDGE OF ALLEGIANCE**
3. **STAFF REPORTS**
 - a. Town Manager Reports on current projects, upcoming events, and general town operations.
4. **MINUTE APPROVAL**
 - a. Consider and act on approval of October 21, 2025, Planning and Zoning Commission Regular Minutes.
5. **CONSIDER AND ACT ON APPOINTMENT OF CHAIRMAN, VICE CHAIRMAN AND SECRETARY**
6. **CONSIDER AND ACT ON ZONING ORDINANCE APPLICATIONS**
 - a. Conduct public hearing on application for Special Use Permit No. 25-03786-01 submitted by BBD Providence Village, LLC, as property owner, and Dhaval Solanki, as applicant, for a special use permit allowing for a Package Sale Permit in a Commercial/Retail (C-1 or equivalent) of the property located at the Providence Square Retail Center, Providence Village, Texas 76227 and identified as approximately a 1.202 acre tract of land, being all of Lot 9, situated in the Providence Square Addition, Block B, Denton County, Texas.
 - b. Consider and act on recommendation to Town Council on approval of Ordinance No. 2026-333 approving Special Use Permit No. 25-03786-01 submitted by BBD

Providence Village, LLC, as property owner, and Dhaval Solanki, as applicant, for a special use permit allowing for a Package Sale Permit in a Commercial/Retail (C-1 or equivalent) of the property located at the Providence Square Retail Center, Providence Village, Texas 76227 and identified as approximately a 1.202 acre tract of land, being all of Lot 9, situated in the Providence Square Addition, Block B, Denton County, Texas.

7. CONSIDER AND ACT ON SUBDIVISION ORDINANCE APPLICATION

- a. Consider and act on recommendation to Town Council regarding approval of replat for the Foree Ranch Phase 1, as submitted by CJ Hitch on behalf of KLLB AIV, LLC, consisting of approximately 0.779 acres, dividing open space for future land dedication to the Town, as submitted in Universal Permit Application 25-03768-01.
- b. Consider and act on recommendation to Town Council regarding approval of replat for the Foree Ranch Phase 4, as submitted by CJ Hitch on behalf of KLLB AIV, LLC, consisting of approximately 3.149 acres, dividing open space for future land dedication to the Town, as submitted in Universal Permit Application 23-01339.
- c. Consider and act on recommendation to Town Council regarding approval of replat for the Foree Ranch Phase 5, as submitted by CJ Hitch on behalf of KLLB AIV, LLC, consisting of approximately 2.998 acres, dividing open space for future land dedication to the Town, as submitted in Universal Permit Application 25-03770-01.
- d. Consider and act on the recommendation to Town Council regarding abandoning a plat known as Universal Storage Place II Addition as submitted by M84 Enterprises, LTD.
- e. Consider and act on the recommendation to Town Council regarding Preliminary Plat of Universal Storage Place II Addition of Lots 1, 2, and 3, Block 1 as submitted by M84 Enterprises, LTD.
- f. Consider and act on the recommendation to Town Council regarding an Amended Plat of Providence Commons Lot 6X, Block C and Lot 7X, Block E as submitted by M84 Enterprises, LTD.

8. CONSIDER AND ACT ON TOPICS TO BE SCHEDULED FOR FUTURE PLANNING & ZONING MEETING

9. ADJOURNMENT

Note: It is possible a quorum of Providence Village Council Members could be present, but the Town Council will not take action on any issues. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at (940) 365-9333 for further information.

Certification:

I, Hilary McConnell, Town Secretary, certify that the Notice of Meeting was posted, per the Open Meeting Act, on the official bulletin board of Town Hall of the Town of Providence Village, Texas, and on the Town's website at pvtx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the Town Council of the Town of Providence Village, Texas was removed by me from the official bulletin board of the Town of Providence Village, Texas, 1755 Main Street, Providence Village, Texas on the _____ day of _____, 2026.



Planning and Zoning
Commission

Staff Report

1/20/2026

SUBJECT:

Consider and act on approval of October 21, 2025, Planning and Zoning Commission Regular Minutes.

SUMMARY:

ATTACHMENTS:

10-21-25 PZ Minutes Draft

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I move to approve the October 21, 2025, Planning and Zoning Commission Regular Minutes.

MINUTES OF
PLANNING AND ZONING COMMISSION REGULAR MEETING
TOWN OF PROVIDENCE VILLAGE, TEXAS
PROVIDENCE VILLAGE TOWN HALL
1755 MAIN STREET, PROVIDENCE VILLAGE, TEXAS

Tuesday, October 21, 2025
6:30 PM Regular Session

Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

MINUTES

1. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Stephen White called the meeting to order at 6:34 p.m. Rachel Tracey and Shaina Fenimore were present in person, being a quorum. Bryant Wilson and Ray Meeks were absent.

2. PLEDGE OF ALLEGIANCE

3. STAFF REPORTS

- a. Town Manager Reports.

Brian Roberson provided a summary of Town Hall activities.

4. MINUTE APPROVAL

- a. Consider and act on approval of minutes from July 15, 2025, Planning and Zoning Commission Regular Minutes.

Shaina Fenimore made a motion to approve the July 15, 2025, Planning and Zoning Commission Regular Minutes. Motion was seconded by Rachel Tracy. Motion carried: 3 in favor, 0 opposed.

5. CONSIDER AND ACT ON SUBDIVISION ORDINANCE APPLICATION

- a. Conduct a public hearing on the proposed replat as submitted by Matthew Duenwald on behalf of North Texas Natural Select Materials, LLC, consisting of 17.744 acres, changing the name to Foree Ranch Addition for the purpose of clearing up Legal Descriptions to not be redundant with the original Chatham plat as submitted in Universal Permit Application 25-03030-01.

Brian Roberson stated that when the plat for this area was originally approved, it was part of the Chatham Reserve development. The property has since been transferred to Foree Ranch and will no longer have any association with Chatham Reserve. The update will also revise the lot and block numbers to align with the Foree Ranch development.

Stephen White closed the Planning and Zoning Regular Session and convened into public hearing at 6:44 p.m.

Stephen White closed the Planning and Zoning public hearing and convened into Planning and Zoning Regular Session at 6:44 p.m.

- b. Consider and act on the recommendation to the Town Council regarding approval of a replat for the Chatham Reserve, as submitted by Matthew Duenwald on behalf of North Texas Natural Select Materials, LLC, consisting of 17.744 acres, changing the name to Foree Ranch Addition for the purpose of clearing up Legal Descriptions to not be redundant with the original Chatham plat as submitted in Universal Permit Application 25-03030-01.

Shaina Fenimore made a motion to recommend to Town Council approval of the Chatham Reserve replat as submitted by Matthew Duenwald on behalf of North Texas Natural Select Materials, LLC, consisting of 17.744 acres, changing the name to Foree Ranch Addition for the purpose of clearing up Legal Description to not be redundant with the original Chatham plat as submitted in Universal Permit Application 25-03030-01. Motion was seconded by Rachel Tracy. Motion carried: 3 in favor, 0 opposed.

6. CONSIDER AND ACT ON TOPICS TO BE SCHEDULED FOR FUTURE PLANNING & ZONING MEETINGS

Nothing currently.

7. ADJOURNMENT

Shaina Fenimore made a motion to adjourn. Motion was seconded by Rachel Tracy. Motion carried: 0 in favor, 0 opposed.

Stephen White adjourned the meeting at 6:45 pm.

Stephen White, Chairman

Rachel Tracy, Secretary

Hilary McConnell, Town Secretary



Planning and Zoning
Commission

Staff Report

1/20/2026

SUBJECT:

Conduct public hearing on application for Special Use Permit No. 25-03786-01 submitted by BBD Providence Village, LLC, as property owner, and Dhaval Solanki, as applicant, for a special use permit allowing for a Package Sale Permit in a Commercial/Retail (C-1 or equivalent) of the property located at the Providence Square Retail Center, Providence Village, Texas 76227 and identified as approximately a 1.202 acre tract of land, being all of Lot 9, situated in the Providence Square Addition, Block B, Denton County, Texas.

SUMMARY:

ATTACHMENTS:

Emails Opposing SUP - Only for Packet, Emails Opposing SUP - Summary read at public hearing

STAFF RECOMMENDATION:

MOTION:

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 1, 2026 12:57 PM
To: Hilary McConnell
Subject: Proposed liquor store

I was willfully disheartened at the proposal of a liquor store at the new development. I have several issues with a liquor store in this location.

A liquor store in this location is a poor reflection of community values and projects lack of interest in any community mission. While I am not opposed to alcohol as a whole I took the time to look at other downtown or central districts to near by communities. I found no liquor stores along a mainstreet next to child care or a town hall. Bars and restaurants yes which to me are in a different catagory all together. I could be wrong but that was my observation. If we turn our eye to black tie liquor for example. Is this what I want for a family oriented location? Absolutely not!

Statistically there are higher rates of crime in close proximity of liquor dispensary. When we are trying to combat crime spikes why invite the risk?

Lastly I think it will look trashy.

Katie J, Providence Village resident

PUBLIC OFFICIALS: A "Reply to All" of this e-mail may lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: [REDACTED]
Sent: Thursday, January 1, 2026 9:37 AM
To: Linda Inman <linman@pvtx.gov>; Hilary McConnell <hmcconnell@pvtx.gov>
Subject: Oppose Liquor Mart SUP

To Our PV Town Council,

I write to you to plead that you deny the SUP application for the Liquor Mart to be built in our PV Town Square.

My husband and I have lived here in PV for almost 17 years, and we have seen so many changes and growth here in our town. From the making of the town of PV, to the rise in violent crime and investor/rental craziness, and now to positive changes for our town. The construction of our Town Square is one of the most positive changes I have seen yet. The vision of the Town Square has long been for residents to have a place for ALL of us to go, together with our growing families, to congregate and dine on baked goods, restaurants and coffee, and have some delightful shops to walk around in. It is supposed to be a place where families can enjoy each other, a place of beauty. This vision CANNOT be accomplished if a Liquor Mart is built within our TOWN SQUARE. Liquor Marts have their place in cities, but not in Town Squares. All businesses built in our Town Square should be places that contribute to family bonding and community; not a place that sells alcohol that represents adults-only partying and potentially leads to family violence.

If this permit is approved, the vision of our Town will be turned into something none of our residents would ever desire- a place for indulgence, adults-only partying, and family violence. I honestly would consider selling after 17 years of living here and moving elsewhere; if this Liquor Mart is built in our Town Square. I also point out the location of the Liquor Mart is FRONT AND CENTER of the Town Square- being right next to 711 facing Main St. Absolutely 100% not okay for the residents of Providence Village and our Town Square that we have dreamed of for so long.

Sincerely,

Shannon Clouse

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 1, 2026 12:05 PM
To: Hilary McConnell
Subject: Liquor store opposition

Dear Members of the Council,

I'm writing as a concerned resident regarding the proposed addition of a liquor store in our town square. While I understand the importance of thoughtful economic growth, this particular proposal feels misaligned with both the needs and character of our community.

Our community is already dealing with overcrowding, traffic, and safety challenges, and adding another liquor store—especially in such a central, family-oriented area—does not feel like a step in the right direction.

There are already several liquor stores within a short drive of our town. Research and local trends show that higher concentrations of alcohol retailers often correlate with increased petty crime, public disturbances, and safety risks. Liquor stores also draw frequent, short-term visits, often from drivers unfamiliar with the area, which could worsen congestion and create additional hazards. Placing a liquor store in the heart of the town could exacerbate existing challenges.

What our town truly needs are spaces that bring people together in positive, meaningful ways: family-friendly restaurants, locally owned businesses, community gathering spaces, and experiences that encourage people to stay, connect, and invest in the area long-term. These are the kinds of establishments that strengthen a town's identity, support local families, and contribute to safety, vibrancy, and economic sustainability.

Our town square should reflect the heart of our community — a place where families feel comfortable gathering, where small businesses can thrive, and where visitors leave with a positive impression. A liquor store simply does not align with that vision.

I urge you to reconsider restaurants, cafes, shops, or entertainment venues that could drive tourism, support local entrepreneurs, and enhance the community experience.

Thanks,

Anna M. Corder

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 1, 2026 11:38 AM
To: Linda Inman
Cc: Hilary McConnell
Subject: Proposed Liquor Mart

Hello,

My husband and I are in opposition to the liquor mart opening in the town square. We would prefer something family oriented and don't feel that a liquor store meets the vision the town has for our main meeting space. We live at 1234 Kingston Pl for reference. We have 4 young children and don't believe that a liquor store would add value to this community.

Thank you for your consideration,
Katie and Robert Avery

Sent from my iPhone

Hilary McConnell

From: Linda Inman
Sent: Thursday, January 1, 2026 12:27 PM
To: CASE, SCOTT; Hilary McConnell; Brian Roberson
Subject: Re: Liquor store by 7/11

Thank you for your input and Happy New Year! Would you like your email read at the public hearing?

Regards,

Mayor Linda Inman
Town of Providence Village

From: [REDACTED]
Sent: Thursday, January 1, 2026 10:36:14 AM
To: Linda Inman <linman@pvtx.gov>; Jeff Doramus <jdoramus@pvtx.gov>; Stephen Benton <sbenton@pvtx.gov>
Subject: Liquor store by 7/11

Good morning and Happy New Year to you all. Please, for the love of everything holy, do not let a liquor store into our area. This town was going in the right direction. Once a liquor store comes into the area, the area goes downhill. This used to be an area that I was proud of, an area that I was glad I bought in to raise my kids. A liquor store would drive it further down and attract more of the wrong kinds of people. Imagine all of the homeless people that are migrating to the area congregating at that corner. As it stands, kids can go to the 7/11 and buy snacks on their own. That stops if a liquor store comes in. Bring in something family friendly. Not that type of business. Please, don't allow a liquor store here.

Sincerely,
Scott Case

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Hilary McConnell

From: Linda Inman
Sent: Thursday, January 1, 2026 12:28 PM
To: Hilary McConnell; Brian Roberson
Subject: Fw: Liquor mart at Fishtrap and Main

I have asked if he would like it read into the public hearing however I have not received a response.

Regards,

Mayor Linda Inman
Town of Providence Village

From: [REDACTED]
Sent: Thursday, January 1, 2026 10:11:00 AM
To: Linda Inman <linman@pvtx.gov>
Subject: Liquor mart at Fishtrap and Main

Hi Linda,

I saw your post about the new proposal for the SPU- the liquor mart. I live on Angel lane and have children at kids corral and soon the near by elementary school. I am in **opposition** of the proposal due to its proximity to the daycare and residential homes. I am excited about the growth in the area, however this type of establishment in the proposed location does not foster the family environment this town holds dear. Hopefully there is a location better suited to this type of store closer to 380 and away from residential homes and places where children are present and walking past.

Thanks for the consideration,
Tristen Marshall
1600 Angel Lane

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 1, 2026 1:12 PM
To: Linda Inman; Kelly Nelson; Stephen Benton; Klayton Rutherford; Dustin Clay; Jeff Doramus; Hilary McConnell
Subject: Concerns Regarding Proposed Liquor Store in the Town Square

Dear Mayor and Members of the Town Council,

I am writing as a concerned resident to oppose the proposed liquor store planned for our town square.

Our community already has several nearby options where alcohol can be purchased, so this development does not appear to meet an unmet need. More importantly, the proposed location is next door to a daycare. Placing a liquor store in such close proximity to young children raises serious concerns about safety, appropriateness, and the message it sends about our priorities as a town.

A town square has historically been a shared space meant to reflect a community's values. Many residents view it as a central gathering place that should emphasize family-friendly, welcoming uses—such as local businesses, green spaces, community events, or facilities that encourage positive engagement for all ages. A liquor store at this location does not align with that vision.

I urge the Mayor and Council to reconsider this proposal and explore alternatives that better serve families, and the long-term character of our town square. I appreciate your time, attention, and service to our community, and I hope my concerns will be taken into account as you make your decision.

Thank you for listening to the voices of local residents. This email can be read at the town meeting

Sincerely,

Ben Hicks
Benevolent Ct

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 1, 2026 2:39 PM
To: Hilary McConnell
Subject: Opposition to liquor store in town square

Dear Members of the Providence Village Town Council,

I am writing to express my opposition to the proposed liquor store in the new Providence Village Town Center, based on data-supported concerns related to public safety, land use compatibility, and long-term community planning. I live directly across the street from the proposed location and will be directly affected by this decision.

Research in urban planning and public policy consistently shows a correlation between higher densities of off-premise alcohol outlets and increased public safety concerns. Numerous studies have found that liquor stores are associated with higher rates of police calls for service, including disturbances, public intoxication, and alcohol-related offenses, particularly when located near residential areas. These impacts are amplified in walkable, mixed-use developments where pedestrian traffic is encouraged.

From a land use and zoning perspective, best practices in town center design emphasize compatibility between commercial uses and surrounding residential properties. Off-premise alcohol sales are often cited by planning organizations as a use that requires greater buffering from homes due to late operating hours, increased traffic turnover, and the potential for loitering. Locating a liquor store directly adjacent to residences is inconsistent with these planning principles and places avoidable strain on nearby homeowners.

There is also documented evidence regarding property values. Studies examining residential proximity to liquor stores have shown mixed but frequently negative effects on nearby home values, particularly when stores are within short walking distance of homes. Residents invest in town center-adjacent housing with the expectation that nearby commercial uses will enhance livability and desirability, not introduce uses commonly viewed as incompatible with residential quality of life.

Additionally, town centers designed as family-oriented destinations typically prioritize businesses that promote daytime activity, dining, retail, and community gathering. Data from comparable municipalities show that these uses generate sustained foot traffic, economic activity, and positive perception without increasing demands on law enforcement or municipal services. Liquor stores, by contrast, are destination-specific and do not contribute to broader placemaking goals in the same way.

Given the proximity of the proposed liquor store to homes, walking paths, and community gathering spaces, approving this use presents measurable risks while offering limited community benefit. I respectfully urge the Town Council to apply data-informed planning standards and reconsider allowing a liquor store in this location in favor of businesses that better align with the long-term vision and values of Providence Village.

Thank you for your time, consideration, and service to our community.

Sincerely,
Giselle Zahraoui

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 1, 2026 4:38 PM
To: Linda Inman; Hilary McConnell
Subject: Opposed to SUP for liquor store

I am opposed to the SUP for the liquor store to be anywhere within Providence Village.

Thanks.
Mary Mixon
1812 Murphy Ct
601-502-4836

Hilary McConnell

From: Linda Inman
Sent: Friday, January 2, 2026 9:52 AM
To: Fawn Burleson; Hilary McConnell
Subject: Re: No for the liquor store

Hi Fawn! That is totally up to you on how much detail you wish to give. Let me know if you would like your email read during the public hearing!

Regards,

Mayor Linda Inman
Town of Providence Village

From: [REDACTED]
Sent: Thursday, January 1, 2026 2:59:08 PM
To: Linda Inman <linman@pvtx.gov>
Subject: No for the liquor store

Please please please deny the liquor store! It will absolutely bring down the town in so many ways!
Do you need reasons for how I feel this way or is this email enough?
Thank you,
Fawn
Sent from my iPhone

Hilary McConnell

From: [REDACTED]
Sent: Friday, January 2, 2026 10:04 AM
To: Linda Inman
Cc: Hilary McConnell
Subject: Liquor store special use permit

Hi there!

My name is Alissa Johnson, and I reside at 9817 Cedarcrest Dr with my partner and our six-year-old son. We're conveniently located near the intersection of Fish Trap and Main Street, and I'm writing to express my strong opposition to the proposed liquor store opening in that area.

Firstly, the intersection already experiences heavy traffic during peak hours. Secondly, a substantial portion of this traffic consists of construction workers, often in vans, who frequently exit local job sites and contribute to congestion in the area. The last thing we need is to further increase traffic for liquor sales. Instead, I envision our main thoroughfare transforming into a dedicated downtown area, rather than merely serving as a construction corridor on the way to the highway.

On a positive note, our town is indeed wonderful, but we lack local, community spaces or "third places." There are no coffee shops, bookstores, libraries, boutiques, specialty shops, or children's services, aside from the businesses located directly on 380.

If I were to open a dance studio or a smoothie shop, I would certainly prefer not to be neighbors with a liquor store or a smoke shop. Let's collaborate to create a walkable, aesthetically pleasing town that welcomes people of all ages and maintains safety during both the day and nighttime.

Thank you for your time and consideration.

Alissa Johnson

Hilary McConnell

From: [REDACTED]
Sent: Friday, January 2, 2026 10:30 PM
To: Hilary McConnell
Subject: Proposed Liquor Store

Dear City Council Members,

I am writing as a resident to formally express my **opposition** to the proposed liquor store planned for our community.

After careful consideration, I do not believe this type of business aligns with the needs or values of our neighborhood. If this proposal moves forward to a vote, I would vote against it. I encourage the city to consider alternative businesses that would better serve families and positively contribute to the community.

Thank you for allowing residents the opportunity to share their input and for taking community feedback into consideration.

Timothy & Sallam Still

Hilary McConnell

From: Linda Inman
Sent: Saturday, January 3, 2026 6:03 PM
To: Rene Lewellyn; Hilary McConnell
Subject: Re: Opposed to the Liquor Mart

Thank you for your input. Would you like for your email to be read during the public hearing?

Regards,

Mayor Linda Inman
Town of Providence Village

From: [REDACTED]
Sent: Saturday, January 3, 2026 5:38:43 AM
To: Linda Inman <linman@pvtx.gov>
Subject: Opposed to the Liquor Mart

Hello Madam Mayor,

In response to your request for input on the proposal to have a Liquor Mart built in the new town square, I am writing to express my opposition.

In short, I do not believe that a liquor store is an appropriate fit for a town square. Further, a very similar business, the 7-Eleven, is located literally across the street.

Thank you for the opportunity to comment.

Regards,
René Lewellyn

11237 West Pond Dr
Providence Village, TX 76227

Sent from my iPhone

Hilary McConnell

From: [REDACTED]
Sent: Saturday, January 3, 2026 1:34 PM
To: Linda Inman; Hilary McConnell
Subject: Special use permit liquor store

Good afternoon

I'm writing in relation to the proposed liquor store located in the Providence Square shopping center. Also I want to add that this is coming from someone that keeps a decent selection of whisky at home and brews cider and mead as a hobby.

It is my understanding that this retail area is intended to function as a town square. With that in mind, more family-oriented businesses—such as small or locally owned brunch spots, an ice cream shop, or a casual hamburger restaurant—seem more aligned with the purpose and style of the space.

A true town square, such as Denton's, is designed to encourage families to stay, gather, and spend time in the area. A liquor store, by contrast, is a destination where customers purchase an item and then return home to consume it, which reduces the incentive to spend time and engage with the surrounding businesses and public space.

Additionally, the immediate area already includes Sprouts and Aldi, and will soon include Kroger and Target, all of which sell beer and wine. Black Tie Liquor is also located nearby and already offers a wide selection of liquor to the neighborhood.

I am concerned that without careful consideration of the types of businesses allowed into the town square, the area may quickly take on the feel of the many strip malls along the 380 corridor, rather than becoming a place where families and the broader community can gather and spend time together.

Sincerely,

Spencer Jones

Hilary McConnell

From: [REDACTED]
Sent: Saturday, January 3, 2026 1:32 PM
To: Linda Inman; Hilary McConnell
Subject: Public Comment Regarding Special Use Permit – Proposed Liquor Store

My husband and I live in Providence Village on Boston Harbor Drive, and we respectfully oppose the Special Use Permit request to place a liquor store in the Square. We have lived here for two years and have been so excited to see the positive growth and sense of community developing in our neighborhood.

The Square is one of the places in our community designed to be family-oriented and welcoming—a space where neighbors gather, children play, and residents and visitors can enjoy local businesses and community events. Its charm comes from that atmosphere. Introducing a chain liquor store would significantly diminish the character of the Square and shift it away from its intended purpose.

A liquor store does not encourage people to linger, socialize, or participate in the life of the Square. It is a transactional business rather than a community-building one, and it does not align with the vision of the Square as a vibrant, walkable gathering place.

There are already multiple liquor stores located nearby, making another one unnecessary. Approving this request would not serve an unmet community need, but it would risk undermining what makes the Square special.

We urge the decision-makers to protect the Square by prioritizing businesses that support family activity, community engagement, and the unique identity of our neighborhood.

Thank you for your consideration.

Hazelynn Jones

Hilary McConnell

From: Linda Inman
Sent: Saturday, January 3, 2026 6:04 PM
To: Toni A; Hilary McConnell
Subject: Re: NO LIQUOR STORE

Thank you for your input! Would you like your opposition read during the public hearing? Hope you are having a great weekend!

Regards,

Mayor Linda Inman
Town of Providence Village

From: [REDACTED]
Sent: Saturday, January 3, 2026 6:07:34 AM
To: Linda Inman <linman@pvtx.gov>
Subject: NO LIQUOR STORE

Hi Linda.

I admittedly do not usually get involved with any of the town meetings, voting, etc..., but I really felt compelled to for this specific topic. I am hoping many others in our community are speaking up as well!

I'm not sure how I should be organizing or wording this email, but the main reason for me sending it is....
PLEASE DO NOT ALLOW FOR THIS LIQUOR STORE TO BE ACCEPTED!

I personally am a regular drinker, but have zero problems driving the 2-3 minutes away to the liquor store on 380/720, or 5 minutes to the one on 380/377, or in Savannah, or ANY of the other super close stores that already exist! Adding a liquor store to the MIDDLE of our child-filled, family oriented neighborhood is absurd! It will not improve anything that us, the residents, care about. As statistics show, it will do the opposite of improving our neighbors/ neighborhood life.

I truly hope you get bombarded with emails similar to this.

Please don't let it pass.

Thank you kindly,
Toni Alessi and John Lee

10+ year homeowners @ 10033 Boston Harbor Drive in PV

Hilary McConnell

From: [REDACTED]
Sent: Sunday, January 4, 2026 10:16 AM
To: Linda Inman; Hilary McConnell
Subject: Feedback on SUP Application - Liquor Mart

Hi Linda & Town Council,

In response to the proposed placement of Liquor Mart in the Providence Square Development, I wanted to share my family's input.

We've been so excited about upcoming plans for the new PV Town Square, and we envision this area as an extension of our neighborhood -- a family-friendly area where parents feel comfortable walking with their children, attending community events, visiting local shops, and allowing kids to safely enjoy public spaces.

We feel that including a liquor store in this location would significantly change the character of our community, and raise serious concerns about the safety and well-being of our children.

We are not in favor of this for the following reasons:

- Exposure for our kids: a liquor store in a central, walkable area means children will regularly pass by alcohol advertising and adult-oriented activity on their way to school, parks, and local businesses.
- Public safety: liquor stores can attract loitering and increase the likelihood of public intoxication nearby, which can affect the safety of children to walking to/from the square, daycare, and the elementary school in the same area.
- Impact on community atmosphere: we want our downtown square to be known for small businesses, family events, and a welcoming environment. A liquor store does not align with the family-oriented identity many residents value and have worked hard to maintain.

My family fully supports local businesses, but we believe there are more appropriate locations for a liquor store that would not directly impact a neighborhood centered around families and children.

I respectfully ask the council to consider these concerns and prioritize the safety, character, and long-term well-being of our community when reviewing this permit application.

Thank you for your time and consideration,

Danielle Madison
851 Post Oak Place
Providence Village, TX 76227

Hilary McConnell

From: Linda Inman
Sent: Monday, January 5, 2026 11:44 AM
To: Kari Gascho; Hilary McConnell
Subject: Re: Liquor Store Thoughts

Thank you for your input Kari! Would you like it read aloud during the public hearing? It will still go to the council regardless of it's read aloud or not.

Regards,

Mayor Linda Inman
Town of Providence Village

From [REDACTED]
Sent: Monday, January 5, 2026 11:38:17 AM
To: Linda Inman <linman@pvtx.gov>
Subject: Liquor Store Thoughts

Hi!

I wanted to reach out to share my concerns with the up and coming discussions around a liquor store being built here in our beautiful neighborhood

I will start with how this neighborhood has always felt like home to us from the day we moved in. The amazing community that has shown multiple times just how much everyone becomes family here

Kind of like living in our own bubble amongst each other. Helping each other out when needed, taking care of each other, watching out for each

Kids run around the neighborhood without a worry of harm and get to experience childhood like it's supposed to be

As I do understand things are growing rapidly around our community, the thought of adding a liquor store worries me completely

The way I see it.. building a liquor store here just opens up the community to everyone and anyone just driving by close enough. Allowing many people that don't have the best interest in our neighborhood to be coming in and out. Causing more traffic, more worry, and raising the risks of traffic accidents as it is known that lots of people going to buy alcohol may have been already drinking and driving.

This being so close to 2 schools, a daycare, and so many parks sounds like a horrible idea

There are plenty of places within a 5 min drive from almost the whole neighborhood that someone can go and get what they are wanting to drink. Why bring down the neighborhood by adding another place to buy alcohol?

Thank you for allowing me to speak my concerns

I hope the right choice gets made to help keep our community what so many have loved here

Thanks!

Kari Gascho

Hilary McConnell

From: [REDACTED]
Sent: Tuesday, January 13, 2026 6:02 PM
To: Linda Inman; Jeff Doramus; Kelly Nelson; Stephen Benton; Klayton Rutherford; Dustin Clay
Cc: Hilary McConnell; Chris Wright
Subject: We oppose the addition of a liquor store in our community

Dear Town Council Members,

I am writing as a concerned resident of Providence Village to express my strong opposition to the proposed addition of a liquor store within our community. While I understand the intention to promote local business and economic growth, I believe that opening a liquor store in our town would have negative consequences that outweigh any potential benefits.

First and foremost, the presence of a liquor store has the potential to increase issues related to public safety and health. Studies have shown that increased access to alcohol can lead to higher rates of alcohol abuse, underage drinking, and associated problems such as drunk driving and public disturbances. Our neighborhood has long prided itself on being a family-friendly environment, and I am concerned that a liquor store would undermine these values.

Additionally, the proposed location is in close proximity to schools, parks, and residential areas. This raises concerns about the exposure of minors to alcohol and the normalization of its consumption. As a community, we must prioritize the well-being of our children and ensure that we are not facilitating environments where unhealthy habits can take root at an early age.

Furthermore, the addition of a liquor store may negatively impact the character and reputation of our town. Providence Village is known for its vibrant community spirit, local events, and welcoming atmosphere. A liquor store does not align with the image we strive to uphold and could deter families and new residents from choosing our town as their home.

For these reasons, I respectfully urge the Town Council to reconsider and ultimately oppose the proposal for a new liquor store in our community.

Thank you for your attention to this matter. I trust that you will consider the concerns of your constituents as you deliberate on this important decision.

Sincerely,

Chris and Jennifer Wright

9136 Greene Dr.
[REDACTED]

(714) 293-3618

Hilary McConnell

From: [REDACTED]
Sent: Wednesday, January 14, 2026 4:57 PM
To: Hilary McConnell
Subject: Special Use Permit No 25-03786-01

Hello Hilary,

I am writing to formally express my strong opposition to the inclusion of a liquor store within the new Providence Square development. As a homeowner whose property sits directly behind this site, I have significant concerns regarding safety, privacy, and community impact.

The recent removal of the tree line has already stripped away our privacy. Our homes sit at an elevation where we are now fully visible to the commercial site from the waist up. Furthermore, the current 4-foot concrete wall is insufficient; it remains easily scalable and provides a 'shelf' for loitering directly against our fence line.

Given the recent uptick in transient activity in our area, a liquor store creates a high risk for trespassing, loitering, and the establishment of camps in the grassy buffer zone. While I appreciate the beauty of the new Town Square and the retention pond, the increased traffic flow and potential for crime associated with liquor retail are unacceptable under current conditions. Unless a full-height, professional brick privacy wall is installed to secure our property lines, I remain firmly opposed to this permit. Our community is already well-served by the existing beer and wine options at the nearby 7-Eleven, and the many liquor stores within a 10 mile radius.

Kind regards,

Rhonda Bradford

#KindnessMatters

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 15, 2026 10:15 AM
To: Linda Inman; Hilary McConnell
Subject: Opposition to Proposed Liquor Store at Providence Square

Dear Members of the Planning and Zoning Committee,

I am a resident of Providence Village since 2019, and I respectfully oppose the proposal to add a liquor and package store to the Providence Square development. I request that the Planning and Zoning Committee not recommend this proposal to the Town Council for approval.

First, the Providence Square shopping center and its adjacent spaces were originally envisioned to incorporate a community oriented area, featuring a pond as a central focal point, a gazebo for gatherings, and designated seating areas. This vision reflects an intent to create a welcoming, family friendly environment that complements the surrounding neighborhoods. The introduction of a liquor store at this location would be incompatible with both the intended character of Providence Square and the adjacent residential communities.

Second, studies and local experience indicate that off premise alcohol sales can correlate with increased loitering, theft, and public disturbances, placing additional strain on public safety resources. I live near the community softball field in Phase 2 and have personally observed, on numerous occasions, including as recently as January 1, 2026, individuals walking from the nearby convenience store to purchase alcohol and consuming it while sitting on benches along Cambridge Drive. The addition of a liquor store in close proximity would likely exacerbate these existing issues.

Third, it is important to consider the potential impact on property values throughout Providence Village. Residents are concerned that the proposed use may adversely affect nearby property values and neighborhood stability, contributing to both the perceived and actual decline in the desirability of our resort-style community.

Finally, the proposed location is within close proximity to schools, parks, and other family-oriented uses. This raises concerns regarding exposure to underage populations and does not align with the goal of maintaining safe, family friendly corridors within Providence Village.

While I respect the applicant's right to pursue lawful business opportunities, the proposed liquor and package store raises legitimate concerns related to public safety, neighborhood character, and long term community well-being. For these reasons, I respectfully request that the Planning and Zoning Committee deny the application.

Thank you for your time and consideration.

Sincerely,
David Petrolino
Resident, Providence Village

Hilary McConnell

From: Linda Inman
Sent: Thursday, January 1, 2026 10:14 AM
To: Hilary McConnell
Subject: Fw: Liquor Store at Fishtrap

Please include during the public hearing. Sorry you might be getting a lot of emails on your holiday, just ignore today. Happy New Year!

Regards,

Mayor Linda Inman
Town of Providence Village

From: [REDACTED]
Sent: Thursday, January 1, 2026 10:12:28 AM
To: Linda Inman <linman@pvtx.gov>
Subject: Re: Liquor Store at Fishtrap

I am ok to defer to your judgment, I know these are difficult decisions in a time of big growth and planning for our community. I respect the tough decisions to be made, while still supporting growth (which we absolutely need to encourage business in our community) if you feel appropriate and needed feel free to forward, otherwise I am comfortable knowing you read it and will consider these issues in your decision process

Thank you for your service to the community!

On Jan 1, 2026, at 10:09 AM, Linda Inman <linman@pvtx.gov> wrote:

Thank you Wendy! Would you like your email read during the public hearings? If so, I will forward it to the town secretary to be included.

Regards,

Mayor Linda Inman
Town of Providence Village

From: Wendy Knight <wendykayknight@yahoo.com>
Sent: Thursday, January 1, 2026 10:07:34 AM
To: Linda Inman <linman@pvtx.gov>
Subject: Liquor Store at Fishtrap

Good Morning

I own the home at 1601 Angel Ln. My granddaughter goes to day care at Kids Corral right next to the suggested site for the liquor store at fish trap and main. .

I am excited for the growth and advancement of the area, but want to really encourage you to make good long term decisions for our families and communities on placement of things like liquor stores. This is in the heart of residential area, right next to a day care and a heavily walked path for children to parks and local areas.

There are lots of great development areas on 380 that would be a great fit, away from residents, children, day cares and elementary school

I encourage you to consider not approving the special permit off fish trap and main and work to relocate this business owner to a more commercial area

Wendy Knight Grant and Mark Grant
1601 Angel Ln
Providence Village TX

Although the applicant has outlined security measures such as cameras and ID checks, these steps do not fully address the broader impact of introducing a liquor store into a family-oriented, walkable neighborhood environment. Increased alcohol availability near school walking paths and family foot traffic is concerning and does not align with the purpose of neighborhood-scale retail intended to support families and community life.

There are numerous alternative business uses that would better serve residents without introducing risks associated with alcohol sales. Approving this Special Use Permit would fundamentally change the character of the area and place an unnecessary burden on parents who expect a safe, family-friendly environment for their children.

I respectfully ask the Planning & Zoning Committee and Town Council to deny the Special Use Permit for this location and to prioritize the safety and well-being of families and children in our community.

Thank you for your time, service, and consideration of resident concerns.

Sincerely

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 8, 2026 11:23 AM
To: Linda Inman; Hilary McConnell
Subject: RE: Special Permit for Liquor Store in Town Square

Hello,

As a resident of Providence Village the past four and a half years, I've watched the town grow on all sides, from the street lights to the 380 expansion, and from the new builds in Foree Ranch to the opening of the Sprouts. My family lives on Cambridge Drive, just behind Main Street, so we have front row seats through our back yard to every parade that comes through town.

We also have front row seats to the construction going on with the new Town Square. I am excited about the idea of having an actual business hub in town for gathering and socialising, but I want to express my concern and opposition to the prospect of a liquor store being granted a special permit for that location.

I want to say up front that I am not opposed to a liquor store in town. I think one of the open vacancies in the Sprouts shopping center would be ideal for such a business, and possibly next to the incoming Target or Kroger as well.

What bothers me most is the idea that this would be front and center on Main Street, virtually adjacent to a day care center, and barely a block away from Town Hall. When we see Santa Clause driving down Main Street, or the Braswell High School band marching for the 4th of July, do we really want those memories to include a sign for Liquor Mart in the background of every photo?

It speaks to the image we want to project to the rest of the Metroplex. This is our town square, the closest thing we will ever get to a "downtown." I'd like the businesses that come in there to foster a sense of community, not just be another shopping center. A liquor store will inevitably attract things like vape shops and pawn shops, all of which are very specific businesses with specific clientele. In my view this does not encourage community; it directly opposes it by catering to fragments of the community instead of the whole.

This is a unique opportunity for us as a town. Let's set the tone for this new Town Square and reject the special permit for a liquor store at this location.

Thank you for your time and consideration,

Joel Blackburn

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 1, 2026 9:37 AM
To: Linda Inman; Hilary McConnell
Subject: Oppose Liquor Mart SUP

To Our PV Town Council,

I write to you to plead that you deny the SUP application for the Liquor Mart to be built in our PV Town Square.

My husband and I have lived here in PV for almost 17 years, and we have seen so many changes and growth here in our town. From the making of the town of PV, to the rise in violent crime and investor/rental craziness, and now to positive changes for our town. The construction of our Town Square is one of the most positive changes I have seen yet. The vision of the Town Square has long been for residents to have a place for ALL of us to go, together with our growing families, to congregate and dine on baked goods, restaurants and coffee, and have some delightful shops to walk around in. It is supposed to be a place where families can enjoy each other, a place of beauty. This vision CANNOT be accomplished if a Liquor Mart is built within our TOWN SQUARE. Liquor Marts have their place in cities, but not in Town Squares. All businesses built in our Town Square should be places that contribute to family bonding and community; not a place that sells alcohol that represents adults-only partying and potentially leads to family violence.

If this permit is approved, the vision of our Town will be turned into something none of our residents would ever desire- a place for indulgence, adults-only partying, and family violence. I honestly would consider selling after 17 years of living here and moving elsewhere; if this Liquor Mart is built in our Town Square. I also point out the location of the Liquor Mart is FRONT AND CENTER of the Town Square- being right next to 711 facing Main St. Absolutely 100% not okay for the residents of Providence Village and our Town Square that we have dreamed of for so long.

Sincerely,
Shannon Clouse

Hilary McConnell

From: Linda Inman
Sent: Saturday, January 3, 2026 6:02 PM
To: Megan Harvey; Hilary McConnell
Subject: Re: Pv resident regarding liquor mart

Thank you for your input! I am copying the town secretary so that she can make sure it is read at the council meeting. Have a great weekend!

Regards,

Mayor Linda Inman
Town of Providence Village

From: [REDACTED]
Sent: Friday, January 2, 2026 4:30:44 PM
To: Linda Inman <linman@pvtx.gov>
Subject: Pv resident regarding liquor mart

Good afternoon, first of all , I want to thank you for letting us know about the liquormart that is asking for approval in our town. Hopefully I have reached the correct person in hopes that this can be read in front of the council meeting. As a Providence village home owner I am definitely against the liquor mart. This is a small town, although it's up-and-coming it is growing into be a beautiful place for families and from past conversations in our community groups , absolutely , nobody would like to add a liquor mart. The people of providence village are wanting more of sit down restaurants for families and places for kids to hang out and stay out of trouble. A Liquor mart is not either of those. I come from a town that had liquor marts and although they say no one is going to hang out in the parking lot or nearby, my experience is that is absolutely not true and it becomes trashed and an eyesore, and considering that there is a beautiful Retention pond going up, myself and the people of Providence village would love to see small businesses for families nearby. Possibly a Boba spot or bakery. When bragging on the town or listing a home for sale here I'd rather it say anything other than "close to a liquor mart" in the listing. We do not need it here. We need that cozy small town feel that it is already giving. Let's not destroy that feeling by adding a liquor mart. Thankyou

Hilary McConnell

From: Linda Inman
Sent: Friday, January 2, 2026 9:53 AM
To: Jessie Whitesides; Hilary McConnell
Subject: Re: Liquor store app

Thank you for your input Jessie! Would you like your email read during the public hearing?

Regards,

Mayor Linda Inman
Town of Providence Village

From: J [REDACTED]
Sent: Thursday, January 1, 2026 2:08:10 PM
To: Linda Inman <linman@pvtx.gov>
Subject: Liquor store app

Responding to your request for feedback, I'm against the liquor store in our new town Square. It's not needed and I'd prefer a more family friendly square with places that welcome and support our children. Also we have 2 Childcare centers very close. Many parents may not feel comfortable enrolling their child if the neighboring businesses are more adult in nature.

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 1, 2026 4:41 PM
To: Hilary McConnell
Subject: Opposition to Special Use Permit for Liquor Mart

Dear Mayor Inman and Members of the Town Council,

I am writing as a Providence Village resident to express my opposition to the Special Use Permit request for a Liquor Mart in the Providence Square development.

My concerns are based on public safety and quality of life. There is well-established research showing a link between liquor package stores and increased crime in nearby areas. Studies cited by the U.S. Department of Justice and the Centers for Disease Control and Prevention have found that neighborhoods with off-premise alcohol outlets experience higher rates of violent crime, theft, and disorderly conduct. Research has also shown that adding even one liquor store to an area can increase police calls for service.

Providence Village has worked hard to remain a safe, family-oriented community. A liquor store in this location raises concerns about loitering, public intoxication, impaired driving, and added strain on local law enforcement. These impacts directly affect nearby residents and are difficult to reverse once a permit is approved.

I understand that growth is part of development, but not every business is a good fit for every location. I believe the potential safety risks and long-term impact on our community outweigh any benefit of approving this permit.

I respectfully ask the Planning & Zoning Committee and Town Council to deny this Special Use Permit.

Thank you for your time and for considering resident input.

Hilary McConnell

From: Linda Inman
Sent: Friday, January 2, 2026 9:50 AM
To: [REDACTED]
Subject: Re: Regarding Liquor Mart location

Thank you for your input! Would you like your email read during the public hearing?

Regards,

Mayor Linda Inman
Town of Providence Village

From: [REDACTED]
Sent: Thursday, January 1, 2026 6:19:39 PM
To: Linda Inman <linman@pvtx.gov>
Subject: Regarding Liquor Mart location

My wife and I both agree that we don't need a liquor mart in walking distance to the residences of Providence village.

The new town center should be family friendly and avoid shops like liquor stores, cape/smoke stores, etc.

These stores should be located outside our little township, perhaps along 380. But not next door or across a street from residents.

Sent from my iPhone

Hilary McConnell

From: Linda Inman
Sent: Thursday, January 1, 2026 12:25 PM
To: Jessica McGough; Hilary McConnell; Brian Roberson
Subject: Re: liquor store

Thank you for your input! Would you like this read at the public hearing?

Regards,

Mayor Linda Inman
Town of Providence Village

From: [REDACTED]
Sent: Thursday, January 1, 2026 11:54:08 AM
To: Linda Inman <linman@pvtx.gov>
Subject: liquor store

I live in Providence Village and do not want a liquor store on the square. I'm not opposed to it in a different location but do not think a liquor store belongs on a town square. It isn't the right vibe. A town square should have coffee shops, restaurants, ice cream shops, boutiques, gift shops, bookstores, etc, not a liquor store.

Thank you,
Jessica McGough

Sent from my iPhone

Hilary McConnell

From: Linda Inman
Sent: Friday, January 2, 2026 9:52 AM
To: Giselle Zahraoui; Hilary McConnell
Subject: Re: Concerns regarding proposed liquor store

Thank you for your input Giselle!

Regards,

Mayor Linda Inman
Town of Providence Village

From: [REDACTED]
Sent: Thursday, January 1, 2026 2:29:30 PM
To: Linda Inman <linman@pvtx.gov>
Subject: Concerns regarding proposed liquor store

Dear Members of the Providence Village Town Council,

I am writing to formally express my strong opposition to the approval of a liquor store in the new Providence Village Town Center. My family and I live directly across the street from the proposed location, and I am deeply concerned about the impact this type of business would have on our neighborhood and the broader community.

Providence Village has always promoted itself as a family-oriented town with a strong sense of community. The new town center was presented as a place that would enhance walkability, bring families together, and serve as a welcoming hub for residents of all ages. A liquor store located at the heart of this development does not align with that vision.

From a resident perspective, there are several concerns:

First, safety and quality of life. Liquor stores are often associated with increased loitering, public intoxication, and late-night activity. Having this directly across from my home raises concerns about noise, traffic, and overall neighborhood safety, particularly in an area designed to be pedestrian-friendly and family-focused.

Second, proximity to homes and children. The proposed location is surrounded by residences, and many families with young children live nearby. A liquor store so close to homes, walking paths, and gathering spaces sends the wrong message and detracts from the environment many of us chose when we moved to Providence Village.

Third, impact on property values and long-term investment. Residents have made significant financial and personal investments in their homes based on the understanding that the town center would

enhance, not diminish, the desirability of the area. A liquor store may negatively affect property values and discourage families from viewing the town center as a place to live, shop, and spend time.

Finally, business mix and town identity. There are many other types of businesses that could successfully anchor the town center and reflect the values of Providence Village, such as restaurants, cafés, local shops, family services, or community-oriented retail. Approving a liquor store at this central location risks defining the character of the town center in a way that many residents did not anticipate or support.

I respectfully ask the Town Council to reconsider approval of a liquor store in this location and to prioritize development that supports safety, family life, and the long-term vision of Providence Village. I appreciate your time, your service to our community, and your consideration of resident concerns.

Sincerely,
Giselle Zahraoui
1713 Cambridge Drive

Hilary McConnell

From: Linda Inman
Sent: Monday, January 5, 2026 11:40 AM
To: Lisa Valenzuela; Hilary McConnell
Subject: Re: No to the liquor store!

Thank you for your input Lisa! Would you like it read aloud during the public hearing? It will still go to the council regardless of it's read aloud or not.

Regards,

Mayor Linda Inman
Town of Providence Village

From: [REDACTED]
Sent: Sunday, January 4, 2026 8:57:45 PM
To: Linda Inman <linman@pvtx.gov>
Subject: No to the liquor store!

Hi Linda,

As a resident of Providence Village for the past 14 years, I would like to formally express my opposition to the proposed liquor store in our community. Providence Village has long been a family-oriented neighborhood, and I believe that a liquor store does not align with the values and environment we strive to maintain here.

I respectfully ask that the character of our community and the concerns of long-term residents be taken into consideration.

Thank you for your time and attention.

Sincerely,

Lisa Valenzuela

[REDACTED]

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 1, 2026 10:37 AM
To: Hilary McConnell
Subject: Proposed Liquor Store SUP

To the council and mayor:

Thanks for the transparency in regards to this special use application. It speaks volumes to the community and how you all are trying to advocate for the town. Our family lives in the Landings and as such would like to provide our feedback.

I believe this area is designated to be our town square and as such I believe the spaces in this area should be reserved for businesses that would further that vision. Generally speaking, I believe a liquor store as proposed is fine for the community but given the substantial growth in the area and more immediate construction plans, there are other locations that would provide this business owner the opportunity to be a part of this community. The town square should focus more on destination type businesses that foster an experience indicative of how we want to represent the town.

In this particular location I would support a NO vote on the Special Use Permit for this business at this time.

Thanks for listening,

Shannon Rico

Sent from Yahoo Mail for iPhone

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 1, 2026 12:19 PM
To: Linda Inman
Cc: Hilary McConnell
Subject: Resident feedback on proposed liquor store

Dear Mayor Inman,

As a resident of Providence Village, I'm writing to share my household's opposition to the proposed liquor store in our new town square.

Like many of the comments already shared by residents, I support a town square that prioritizes family-friendly options and spaces that help build a thriving, welcoming, safe, and enjoyable community. A liquor store doesn't feel aligned with that vision. Additionally, we already have access to a liquor store about a mile away, so this business doesn't appear to fill a true need for the area.

Thank you for taking the time to read this and for considering the perspective of residents as you review this business's application.

Sincerely,

Ashley Cook & Kurt Nolin
2108 Dr Sanders Rd
Providence Village, TX 76227

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 1, 2026 1:10 PM
To: Linda Inman
Cc: Hilary McConnell
Subject: Concern Regarding Proposed Liquor Store

To whom it may concern,

I am writing to express my opposition to the proposal to place a liquor store in our town square.

My primary concern is the close proximity of the proposed location to a daycare. The town square should be a space that prioritizes families, children, and community-oriented activities. Placing a liquor store next to a facility that serves young children raises concerns about safety, appropriateness, and the type of environment we are fostering in the heart of our community.

Additionally, I do not believe a liquor store would be a good fit for our town square. This area represents the center of our town and should reflect values such as family-friendliness, walkability, and positive community engagement. A liquor store does not align with that vision.

I respectfully ask that you consider alternative uses for this space that would better serve families and enhance the character of our town square.

Thank you for your time and consideration.

Sincerely,

Kortney Smith

Sent from my iPhone

Hilary McConnell

From: [REDACTED]
Sent: Thursday, January 1, 2026 10:02 AM
To: Hilary McConnell

Dear Mayor and Town Council Members,

I am writing as a resident and parent to express my strong opposition to the Special Use Permit request for a Liquor Mart at the Providence Square development.

This area is surrounded by families with children and is part of daily routines that include walking paths used by parents and kids traveling to and from school, nearby stores, and neighborhood activities. Many families walk this area regularly, and the presence of a liquor package store along these routes raises legitimate safety and quality-of-life concerns.

Although the applicant has outlined security measures such as cameras and ID checks, these steps do not fully address the broader impact of introducing a liquor store into a family-oriented, walkable neighborhood environment. Increased alcohol availability near school walking paths and family foot traffic is concerning and does not align with the purpose of neighborhood-scale retail intended to support families and community life.

There are numerous alternative business uses that would better serve residents without introducing risks associated with alcohol sales. Approving this Special Use Permit would fundamentally change the character of the area and place an unnecessary burden on parents who expect a safe, family-friendly environment for their children.

I respectfully ask the Planning & Zoning Committee and Town Council to deny the Special Use Permit for this location and to prioritize the safety and well-being of families and children in our community.

Thank you for your time, service, and consideration of resident concerns.

Sincerely



SUBJECT:

Consider and act on recommendation to Town Council on approval of Ordinance No. 2026-333 approving Special Use Permit No. 25-03786-01 submitted by BBD Providence Village, LLC, as property owner, and Dhaval Solanki, as applicant, for a special use permit allowing for a Package Sale Permit in a Commercial/Retail (C-1 or equivalent) of the property located at the Providence Square Retail Center, Providence Village, Texas 76227 and identified as approximately a 1.202 acre tract of land, being all of Lot 9, situated in the Providence Square Addition, Block B, Denton County, Texas.

SUMMARY:

ATTACHMENTS:

SUP Application Package Store, Ordinance No. 2026-333 Package Sale Permit SUP

STAFF RECOMMENDATION:

MOTION:

I move to approve Ordinance No. 2026-333.



Application for **Special Use Permit**

Special Use Zone Change

0 to 5 acres \$500.00

Excess of 5 acres \$20.00 per acre plus \$500.00

Permit Number _____

Applicant Information

☒	Current Land Owner/Applicant	☐	Agent of Owner
--	------------------------------	--------------------------	----------------

Land Owner Name: BBD Providence Village LLC Signature: Stephen Brown Digitally signed by Stephen Brown
Date: 2025.12.24 11:14:52 -06'00'

Applicant Name: Dhaval Solanki Signature: Dhaval Solanki

Mailing Address: 1409 Isaac Lane, McKinney, Texas 75071

Phone: 586-646-0456 Fax: _____ Email: dhavals.sap@gmail.com

Project Information

Proposed Project Name: Liquor Mart

Location: Providence Square Retail Center, Providence Village, Denton County, TX

Existing Zoning: Commercial / Retail (C-1 or equivalent)

Proposed SUP: Package Store Permit

Subdivision/Survey Name: Providence Square

Block/Abstract No.: B Lot/Tract No.: 9

Acreage: 1.202 Number of lots created: 1

Application Approved by: _____ Date: _____

Application Explanation

Explain how it complements or is compatible with the surrounding uses and community facilities:

The proposed Liquor Mart will operate within the Providence Square Retail Center, a commercial property designed for neighborhood-scale retail and service uses.

The business will complement surrounding establishments such as restaurants, coffee shops, and service retailers by providing an additional convenience retail option for adult customers.

The store design, signage, and façade will adhere to the Town's architectural standards, ensuring visual consistency with adjacent tenants.

Increased customer traffic will support the vitality of nearby businesses and contribute to a balanced commercial mix within Providence Village.

Does it contribute, enhance or promote the welfare of the area requested or adjacent properties:

Yes. The business will enhance the commercial value and visual quality of the Providence Square retail center. Liquor Mart is known for maintaining attractive storefronts, consistent signage, and community engagement. The company actively supports local charities, events, and community initiatives in the areas where it operates. The presence of a reputable, well-managed liquor store adds long-term stability to the shopping center and benefits adjacent property owners through increased stability and economic activity.

Explain how this is not detrimental to the public health, safety, or general welfare:

The proposed Liquor Mart will operate responsibly with no onsite consumption and full TABC compliance.

The tenant manages five other stores with no violations or community issues.

Security cameras, trained staff, and strict ID checks ensure safety and law adherence.

The business promotes community values and maintains a clean, well-managed environment.

Does it conform in all other respects to all applicable zoning regulations and standards and is it in conformance with the Comprehensive Plan?

Yes. The proposed use conforms with the existing commercial zoning and the Town's Comprehensive Plan goals of fostering economic diversity, supporting small businesses, and expanding local retail services. The project meets all development standards, including parking, signage, and building code compliance. By occupying an existing retail suite within a planned commercial center, the use supports sustainable land use

patterns and generates sales tax revenue for community reinvestment.

Requirements for Approval or Denial

1. Review by the Planning and Zoning Commission – the Planning & Zoning Commission shall hold a public hearing and recommend to the Council approval, approval with conditions, or denial of the Special Use Permit.
2. Review by the Council – the Council shall hold a public hearing and approval, approve with conditions, or deny the Special Use Permit.

NOTE: The Planning and Zoning Commission encourages you to meet with your neighbors prior to the public hearing.

For Office Use Only			
Review Fee:	Date:	Amount:	CK #:
Receipt #:	Received by:		
Application Fee:	Date:	Amount:	CK #:
Receipt #:	Received by:		

ORDINANCE NO. 2026-333

AN ORDINANCE OF THE TOWN OF PROVIDENCE VILLAGE, TEXAS, AMENDING THE ZONING ORDINANCE AND APPROVING A SPECIAL USE PERMIT FOR A PACKAGE SALE PERMIT ON PROPERTY ZONED (C-1 OR EQUIVALENT) “COMMERCIAL/RETAIL” ON APPROXIMATELY 1.202 ACRES OF LAND, LOCATED AT THE PROVIDENCE SQUARE RETAIL CENTER, MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT A; AMENDING THE OFFICIAL ZONING MAP TO REFLECT THE SPECIAL USE PERMIT FOR A RESTAURANT/CAFETERIA WITH DRIVE THROUGH SERVICE; PROVIDING A PENALTY OF UP TO \$2,000 PER DAY; PROVIDING REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, on January 20, 2026, the Planning and Zoning Commission of the Town of Providence Village (the “Town”) considered, held a public hearing, and made a recommendation to the Town Council on a certain request for a Special Use Permit for a Package Sale Permit (SUP25-03786-01) on property described and depicted in Exhibit A, attached hereto and incorporated herein (the “Property”); and

WHEREAS, this Special Use Permit for package sales permit (SUP25-03786-01) is in accordance with the (C-1 or equivalent) “Commercial/Retail” Zoning District and Section 17.2 – Special Use Permits of the Zoning Ordinance of the Town (the “Zoning Ordinance”) and the Comprehensive Plan; and

WHEREAS, the Town Council, after determining all legal requirements of public notice and hearings have been met, has further determined the following amendment to the Zoning Ordinance and approval of the Special Use Permit for a package sale permit (SUP25-03786-01) would provide for and would be in the best interest of the health, safety, and general welfare of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROVIDENCE VILLAGE, TEXAS:

Section 1. That the above findings are hereby found to be true and correct and are incorporated as if fully set forth herein.

Section 2. That the Special Use Permit for a package sale permit (SUP25-03786-01) is approved on the Property legally described and depicted in Exhibit A.

Section 3. That the Property shall be developed and used in accordance with all applicable regulations of the Town Zoning Ordinance and all other applicable Town ordinances, and regulations and plans.

Section 4. That the Town Zoning Ordinance and the official Zoning Map of the Town are hereby amended to reflect the action taken herein.

Section 5. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

Section 6. It shall be unlawful for any person, firm, entity or corporation to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm, entity, or corporation to construct on said Property and building that is not in conformity with the permissible uses under the Zoning Ordinance and this Ordinance.

Section 7. Any person, firm, entity or corporation who violates any provision of this Ordinance or the Zoning Ordinance, Chapter 14, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the Town from filing suit to enjoin the violation. The Town retains all legal rights and remedies available to it pursuant to local, state, and federal law.

Section 8. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinances, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

Section 9. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 10. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the laws of the State of Texas and the Town's charter provide.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROVIDENCE VILLAGE, TEXAS on this 20th day of January, 2026.

APPROVED:

Linda Inman, Mayor
Town of Providence Village

ATTEST:

Hilary McConnell, Town Secretary
Date of Publication: _____, 2026 in Pilot Point Post Signal

**EXHIBIT A
PROPERTY DESCRIPTION
AND DEPICTION**





Planning and Zoning
Commission

Staff Report

1/20/2026

SUBJECT:

Consider and act on recommendation to Town Council regarding approval of replat for the Foree Ranch Phase 1, as submitted by CJ Hitch on behalf of KLLB AIV, LLC, consisting of approximately 0.779 acres, dividing open space for future land dedication to the Town, as submitted in Universal Permit Application 23-01339-03.

SUMMARY:

ATTACHMENTS:

Foree Ranch Phase 1 replat, Replat Phase 1, open space

STAFF RECOMMENDATION:

MOTION:

I move to recommend to Town Council approval of replat for the Foree Ranch Phase 1, as submitted by CJ Hitch on behalf of KLLB AIV, LLC, consisting of approximately 0.779 acres, dividing open space for future land dedication to the Town, as submitted in Universal Permit Application 23-01339-03.

Print**Application for Replat - Submission #3521****Date Submitted: 12/22/2025****Replat Application****Date**

12/22/2025

Forree Ranch Phase 1

\$470

300 engineer

\$770

Application Information**Land Owner Name***

Forree Ranch Residential Community, INC

Applicant Name*

CJ Hitch

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree.**Applicant Electronic Signature**

CJ Hitch

Email Address*

cj.hitch@kimley-horn.com

Phone Number*

9727703026

Physical Mailing Address*

6160 Warren Parkway, Suite 210

PO Boxes will not be accepted.

City*

Frisco

State*

TX

Zip Code*

75034

Project Information**Project Proposed Name**

Foree Ranch Phase 1 Replat

Project Location

Foree Drive & FM 2931

Subdivision/Survey Name

Foree Ranch

Block/Abstract Number

BLOCK F

Lot/Tract Number

LOT 2R-HOA

Acreage

0.779

Number of Lots Created

1

Explanation and Description of Requestor Project

Dividing open space for future land dedication to the town.

Replat Required Documentation*

1. Completed application with application/review fees
2. 3) 24"x36" copies of the replat and construction plans (see ordinance for content of replat and construction plans in the ordinance upon completion of this application).
3. (2) 11"x17" copies of the construction plans.
4. (1) copy of the current original tax certificate from Denton County for each affected parcel.
5. Letter from Upper Trinity Regional Water District stating no conflicts with easements or facilities
6. Letter from Mustang Special Utilities District stating review and design approval

☒ **Acknowledge all will be submitted**

Additional Requirements Disclaimer*

Before preparing an application, the applicant should consult with Development Services to discuss any additional requirements. All supporting documentation must be delivered to the Town at the time of application to be deemed a full submission. If any information is missing, inaccurate, or incomplete, the case will be deemed administratively incomplete and will not be scheduled for Planning and Zoning and/or Town Council meeting.

Please acknowledge if you have read the above statement.

☒ **YES**

☐ **NO**

Review Fee**Date****Amount****Check Number****Receipt Number****Received By****Application Fee****Date****Amount****Check Number****Receipt Number****Received By****Permit Number**

Department

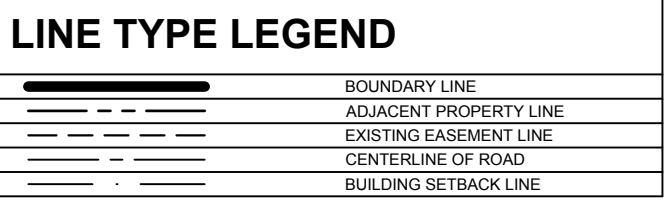
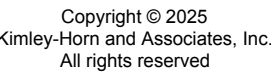
- ☐ Development Services
- ☐ Permits
- ☐ Town Secretary

Method of Payment

- ☐ Check
- ☐ Credit Card (3% fee applies)

Administratively Complete

- ☐ Yes
- ☐ No



1. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0405G, for Denton County, Texas, and incorporated areas, dated April 18, 2011, as revised by LOMR No. 23-06-1251P, effective May 1, 2024, a portion of this property is located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" and Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". 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. Notice - selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and platting statutes and is subject to fines and withholding of utilities and building permits.
4. This plat should not alter or remove existing deed restrictions, if any, on this property.
5. All lots comply with the minimum size requirements of the zoning district.
6. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fee.
7. Easements. Any public utility, including the Town of Providence Village, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems any of the easements shown on the plat; and any public utility, including the Town [of] Providence Village, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
8. All easements shown hereon were dedicated by the plat recorded in Document No. 2023-134, Plat Records, Denton County, Texas, unless noted otherwise.
9. The purpose of this replat is to subdivide Lot 2-HOA, Block F into 2 lots.
10. All corners are, or will be, monumented with a 5/8-inch iron rod with a red plastic cap stamped "KHA" unless otherwise noted.

REPLAT
FOREE RANCH, PHASE 1
LOT 2R-HOA & LOT 3-HOA, BLOCK F

23.915 ACRES
BEING A REPLAT OF LOT 2-HOA, BLOCK F
OF FOREE RANCH PHASE 1
RECORDED DOCUMENT NO. 2023-134
PLAT RECORDS OF DENTON COUNTY, TEXAS
SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT No. 36
TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS

Kimley»»Horn

801 Cherry Street, Unit 11, # 1300 Tel. No. (817) 335-6511
Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com

<u>Scale</u> 1" = 60'	<u>Drawn by</u> VAF	<u>Checked by</u> DJD	<u>Date</u> Nov. 2025	<u>Project No.</u> 063451300	<u>Sheet No.</u> 1 OF 2
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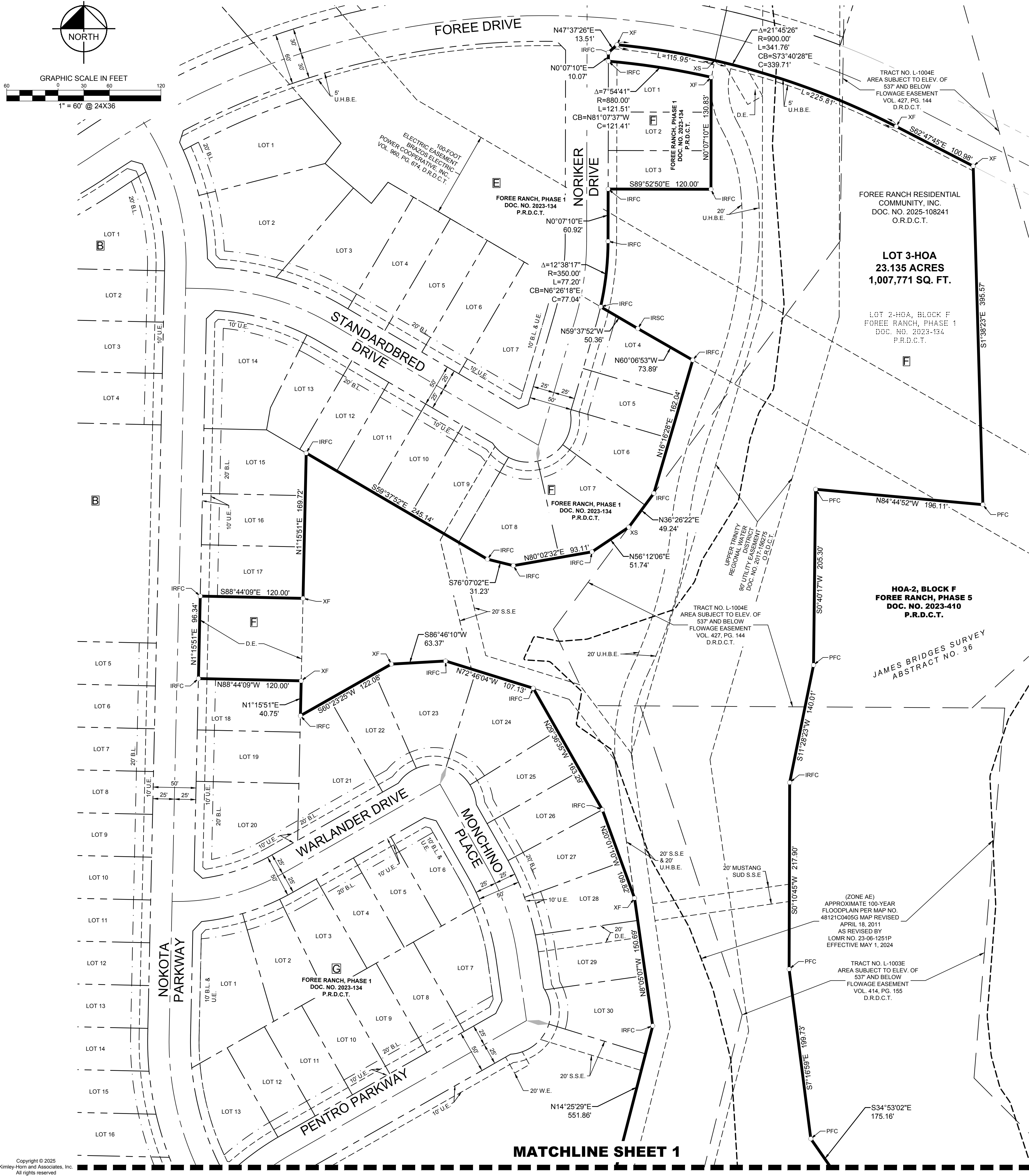
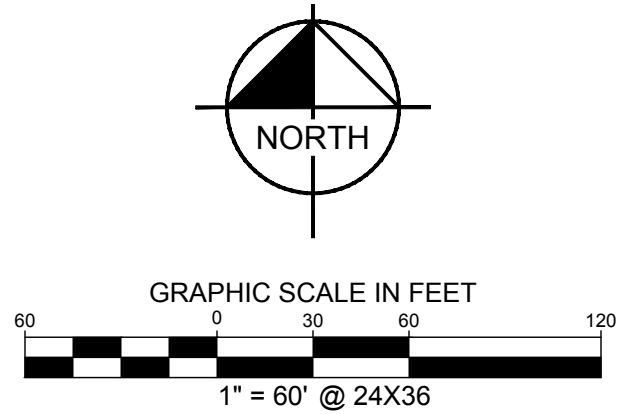
OWNER:
FOREE RANCH RESIDENTIAL
COMMUNITY, INC.,
C/O: LEGACY SOUTHWEST
PROPERTY MANAGEMENT
5600 TENNYSON PARKWAY
SUITE 270
PLANO, TEXAS 75024

ENGINEER/SURVEYOR:
KIMLEY-HORN & ASSOCIATES
6160 WARREN PARKWAY,
SUITE 210
FRISCO, TEXAS 75034
TEL: 972-770-1300
C/O: MATT DUENWALD, P.E.

Tel. No. (817) 335-6511
www.kimley-horn.com

<u>Project No.</u>	<u>Sheet</u>
063451300	1 OF 1

DWG NAME: K:\DAL SURVEY\063451300-PV - BROWN DEVELOPMENT TRACT\DWG\PLATS\RP063451300-THE RANCH PH 1-LOT 2 HOA BLOCK F RP.DWG PLOTTED BY FIGUEROA, VICTOR 11/5/2025 9:51 AM LAST SAVED 11/5/2025 9:50 AM



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS FOREE RANCH RESIDENTIAL COMMUNITY, INC., is the owner of a tract of land situated in the James Bridges Survey, Abstract No. 36, Town of Providence Village, Denton County, Texas and being all of Lot 2-HOA, Block F of Foree Ranch Phase 1, an addition to the Town of Providence Village, Texas, according to the plat thereof recorded in Document No. 2023-134 of the Plat Records of Denton County, Texas and as described to Foree Ranch Residential Community, Inc., in the Deed Without Warranty recorded in Document No. 2025-108241, Official Records, Denton County, Texas.

OWNER'S DEDICATION

STATE OF ARIZONA §
COUNTY OF §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **FOREE RANCH RESIDENTIAL COMMUNITY, INC.**, ("Owner") does hereby adopt this plat designating the herein above property as **FOREE RANCH, PHASE 1, BLOCK F, LOT 2R-HOA & LOT 3-HOA**, an addition to the Town of Providence Village, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness, my hand this the _____ day of _____, 2025.

FOREE RANCH RESIDENTIAL COMMUNITY, INC. a Texas non-profit corporation

By: _____

Printed Name: Hunter Tatham

Title: President

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 Hunter Tatham, 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 purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public, State of Arizona

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, David J. De Weirdt, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Providence Village, Texas.

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
11/5/2025

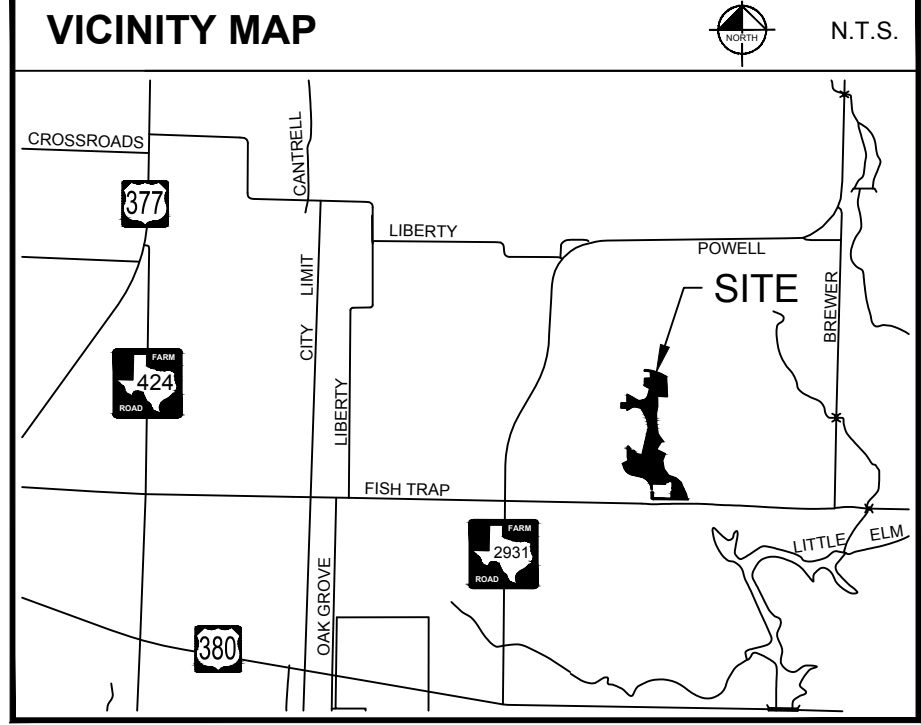
David J. De Weirdt
Registered Professional Land Surveyor #5066
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. (817) 335-6511
dave.deweirdt@kimley-horn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared David J. De Weirdt, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2025.

NOTARY PUBLIC in and for the STATE OF TEXAS



LINE TYPE LEGEND

—	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
- . -	EXISTING EASEMENT LINE
- - -	CENTERLINE OF ROAD
- - -	BUILDING SETBACK LINE

LEGEND:

◆ = STREET NAME CHANGE
IRFC = IRON ROD W/CAP FOUND
IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
IRF = IRON ROD FOUND
XS = "X" CUT SET
XF = "X" CUT FOUND
PFC = POINT FOR CORNER
HOA = HOMEOWNERS' ASSOCIATION
B.L. = BUILDING LINE
S.S.E. = SANITARY SEWER EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.H.B.E. = UTILITY, HIKE AND BIKE TRAIL EASEMENT
D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
DOC. NO. = DOCUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
[F] = BLOCK DESIGNATION

TOWN OF PROVIDENCE VILLAGE APPROVAL

APPROVED this the _____ day of _____, 2025
by the Town Council of the Town of Province Village,
Texas.

Town Official

Town Secretary

CITY PROJECT NO.: _____

REPLAT
FOREE RANCH, PHASE 1
LOT 2R-HOA & LOT 3-HOA, BLOCK F

23.915 ACRES
BEING A REPLAT OF LOT 2-HOA, BLOCK F
OF FOREE RANCH PHASE 1
RECORDED DOCUMENT NO. 2023-134
PLAT RECORDS OF DENTON COUNTY, TEXAS
SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36
TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS

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801 Cherry Street, Unit 11, # 1300
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	VAF	DJD	Nov. 2025	063451300	2 OF 2

OWNER:
FOREE RANCH RESIDENTIAL
COMMUNITY, INC.,
C/O: LEGACY SOUTHWEST
PROPERTY MANAGEMENT
5600 TENNYSON PARKWAY
SUITE 270
PLANO, TEXAS 75024

ENGINEER/SURVEYOR:
KIMLEY-HORN & ASSOCIATES
6160 WARREN PARKWAY,
SUITE 210
FRISCO, TEXAS 75034
TEL: 972-770-1300
C/O: MATT DUENWALD, P.E.



Planning and Zoning
Commission

Staff Report

1/20/2026

SUBJECT:

Consider and act on recommendation to Town Council regarding approval of replat for the Foree Ranch Phase 4, as submitted by CJ Hitch on behalf of KLLB AIV, LLC, consisting of approximately 3.149 acres, dividing open space for future land dedication to the Town, as submitted in Universal Permit Application 23-01339.

SUMMARY:

ATTACHMENTS:

Foree Ranch Phase 4 replat, REPLAT

STAFF RECOMMENDATION:

MOTION:

I move to recommend to Town Council approval of replat for the Foree Ranch Phase 4, as submitted by CJ Hitch on behalf of KLLB AIV, LLC, consisting of approximately 0.779 acres, dividing open space for future land dedication to the Town, as submitted in Universal Permit Application 23-01339.

Print

Application for Replat - Submission #3522

Date Submitted: 12/22/2025

Replat Application



Date

12/22/2025

Foree Ranch Phase 4

\$470

300 engineer

\$ 770

Application Information

Land Owner Name*

KLLB AIV LLC

Applicant Name*

CJ Hitch

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree.

Applicant Electronic Signature

CJ Hitch

Email Address*

cj.hitch@kimley-horn.com

Phone Number*

9727703026

Physical Mailing Address*

6160 Warren Parkway

PO Boxes will not be accepted.

City*

Frisco

State*

TX

Zip Code*

75034

Project Information**Project Proposed Name**

Foree Ranch Phase 4 Replat

Project Location

Foree Drive & Blackberry Trail

Subdivision/Survey Name

Foree Ranch Phase 4

Block/Abstract Number

Block A

Lot/Tract Number

5R-HOA

Acreage

3.149

Number of Lots Created

1

Explanation and Description of Requestor Project

Dividing open space for future land dedication to the town.

Replat Required Documentation*

1. Completed application with application/review fees
2. 3) 24"x36" copies of the replat and construction plans (see ordinance for content of replat and construction plans in the ordinance upon completion of this application).
3. (2) 11"x17" copies of the construction plans.
4. (1) copy of the current original tax certificate from Denton County for each affected parcel.
5. Letter from Upper Trinity Regional Water District stating no conflicts with easements or facilities
6. Letter from Mustang Special Utilities District stating review and design approval

☒ Acknowledge all will be submitted

Additional Requirements Disclaimer*

Before preparing an application, the applicant should consult with Development Services to discuss any additional requirements. All supporting documentation must be delivered to the Town at the time of application to be deemed a full submission. If any information is missing, inaccurate, or incomplete, the case will be deemed administratively incomplete and will not be scheduled for Planning and Zoning and/or Town Council meeting.

Please acknowledge if you have read the above statement.

☒ YES

☐ NO

Review Fee

Date

Amount

Check Number

Receipt Number

Received By

Application Fee

Date

Amount

Check Number

Receipt Number

Received By

Permit Number

Department

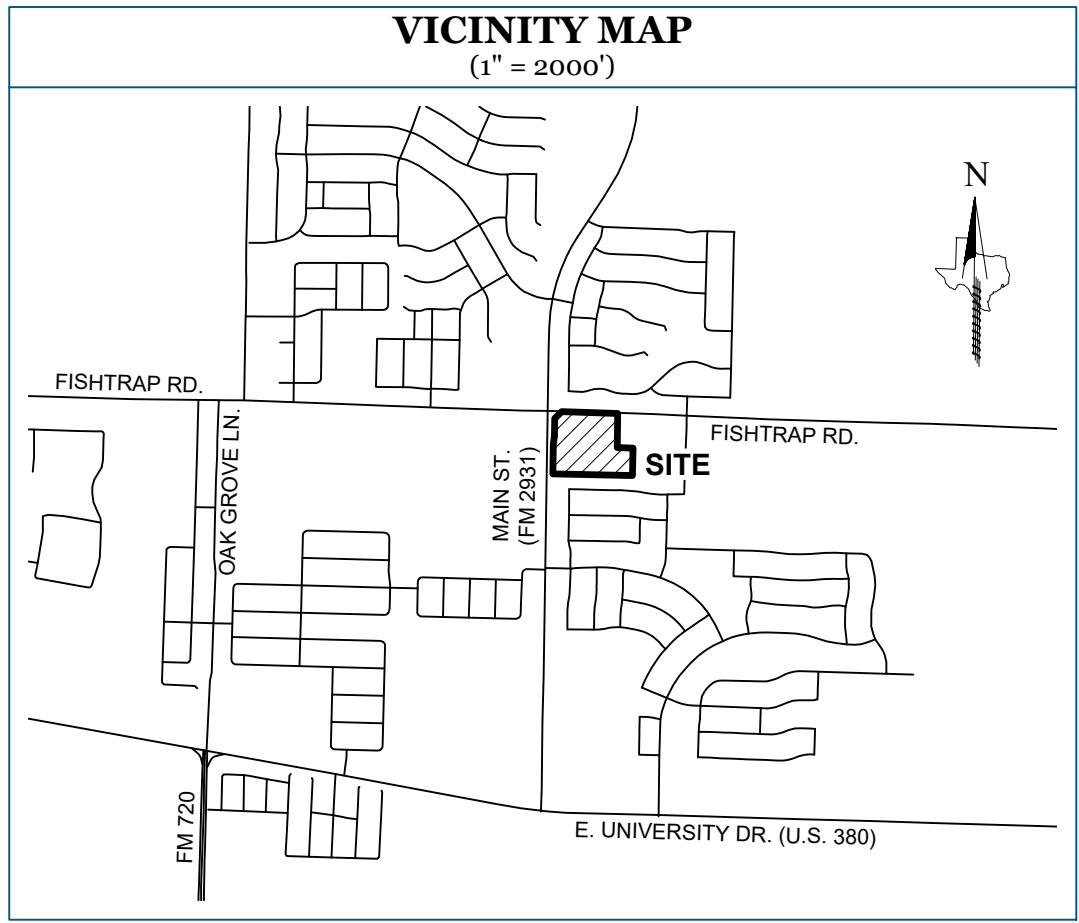
- ☐ Development Services
- ☐ Permits
- ☐ Town Secretary

Method of Payment

- ☐ Check
- ☐ Credit Card (3% fee applies)

Administratively Complete

- ☐ Yes
- ☐ No



- GENERAL PLAT NOTES**
- The purpose of this plat is to create three (3) lots from one (1) lot and a portion of a non-platted tract of land of record, and to dedicate acreage for right-of-way purposes.
 - This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480774 as shown on Map Number 48121C0405G.
 - The bearings and grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011) (Texas North Central Zone - 4202).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

LINE TABLE		
LINE	BEARING	DISTANCE
FL1	S 00°54'25" W	81.35'
FL2	N 89°05'35" W	171.80'
FL4	N 85°15'34" W	67.14'
FL5	N 89°05'35" W	5.30'
FL7	S 00°54'25" W	254.00'
FL8	N 89°05'35" W	184.00'
FL10	S 00°54'25" W	38.81'
FL11	N 89°05'35" W	24.00'
FL12	N 00°54'25" E	1.59'
FL14	N 00°54'25" E	30.10'
FL16	N 00°54'25" E	240.27'
FL18	S 89°05'35" E	131.00'
FL20	N 00°54'25" E	38.69'
FL21	S 88°05'09" E	30.00'
FL22	S 00°54'25" W	38.16'
FL24	S 89°05'35" E	8.71'
FL25	S 86°07'17" E	67.92'
FL27	S 89°05'35" E	121.80'
FL29	N 00°54'25" E	37.88'
FL30	S 88°05'09" E	30.00'
FL31	S 00°54'25" W	209.00'
FL33	N 89°05'35" W	140.00'
FL35	N 00°54'25" E	209.00'
FL37	S 89°05'35" E	140.00'

LINE TABLE		
LINE	BEARING	DISTANCE
WE1	S 00°54'25" W	82.69'
WE3	N 00°54'25" E	94.48'
WE4	S 00°54'25" W	10.00'
WE5	N 89°05'35" W	15.00'
WE6	N 00°54'25" E	10.00'
WE7	N 00°54'43" W	179.38'
WE8	S 00°54'43" W	173.30'
WE9	N 88°48'01" W	15.00'
WE10	S 88°48'01" E	18.05'

LINE TABLE		
LINE	BEARING	DISTANCE
DDE1	S 39°07'31" W	1.77'
DDE2	S 87°50'49" E	164.41'
DDE3	S 01°21'57" W	263.91'
DDE4	N 88°50'01" W	99.66'
DDE5	N 00°53'51" E	233.26'
DDE6	N 88°42'57" W	62.79'
DDE7	N 01°17'03" E	33.36'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
WE2	44.00'	31.47'	40°59'01"	S 30°02'41" W
CHORD LENGTH				
				30.81'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
FL3	924.00'	47.92'	2°58'18"	N 87°36'26" W
FL6	20.00'	31.42'	90°00'00"	S 45°54'25" W
FL9	20.00'	31.42'	90°00'00"	S 45°54'25" W
FL13	20.00'	30.01'	85°57'29"	N 42°04'19" W
FL15	20.00'	29.96'	85°48'55"	N 43°57'27" E
FL17	44.00'	69.12'	90°00'00"	N 45°54'25" E
FL19	20.00'	31.42'	90°00'00"	N 45°54'25" E
FL23	20.00'	31.42'	90°00'00"	S 44°05'35" E
FL26	900.00'	46.68'	2°58'18"	S 87°36'26" E
FL28	20.00'	31.42'	90°00'00"	N 45°54'25" E
FL32	20.00'	31.42'	90°00'00"	S 45°54'25" W
FL34	20.00'	31.42'	90°00'00"	N 44°05'35" W
FL36	20.00'	31.42'	90°00'00"	N 45°54'25" E
FL38	20.00'	31.42'	90°00'00"	S 44°05'35" E

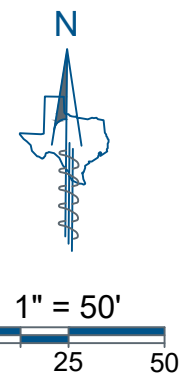
JOB NUMBER
2501.041
DATE
11/20/2025
REVISION
12/05/2025
DRAWN BY
DJJ/MMF



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

LAND USE TABLE	
TOTAL AREA	= 10.849 ACRES
RESIDENTIAL	= 0 LOTS / 0 ACRES
NON-RESIDENTIAL	= 3 LOTS / 10.005 ACRES
ROW DEDICATION	= 0.844 ACRES
PARKLAND	= 0 ACRES

LEGEND	
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= 1/2" IRON ROD WITH GREEN "EAGLE SURVEYING" SET
CIRF	= CAPPED IRON ROD FOUND
CAB.	= CABINET
PG.	= PAGE
VOL.	= VOLUME
DOC. NO.	= DOCUMENT NUMBER
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS



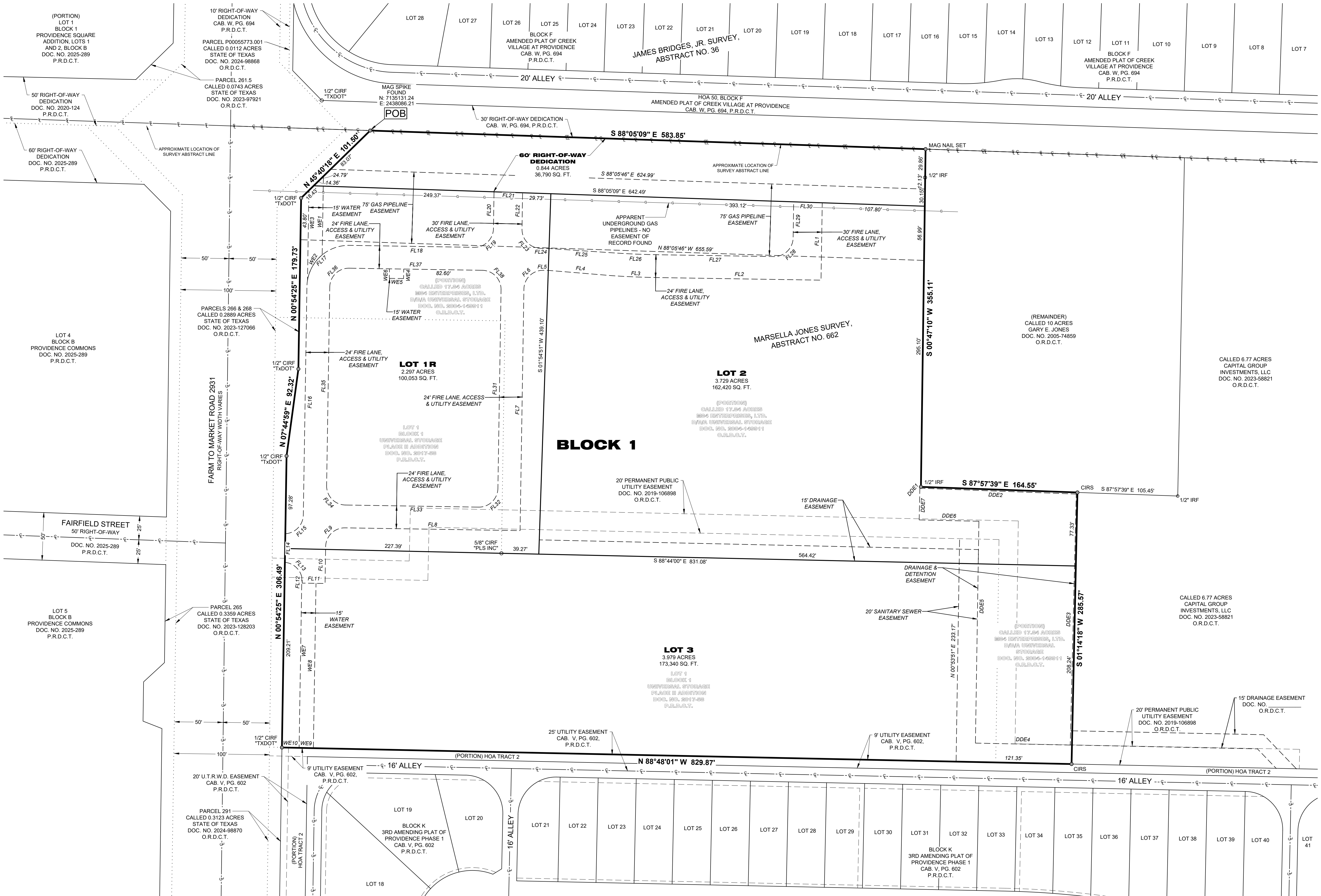
SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
M84 Enterprises, LTD.
d/b/a Universal Storage
Contact: J.T. McCarroll (Owner)
1440 F.M. 2431 Ste. A
Aubrey, TX 76227
(214) 794-9117

ENGINEER
Triangle Engineering
Contact: Kiew Kam, P.E.
1782 W. McDermott Drive
Allen, TX 75013
(469) 331-8566

REPLAT UNIVERSAL STORAGE PLACE II ADDITION LOTS 1R, 2 & 3, BLOCK 1

BEING A REPLAT OF
LOT 1, BLOCK 1, UNIVERSAL STORAGE PLACE II ADDITION
RECORDED IN DOCUMENT NO. 2017-58, P.R.D.C.T.
AND BEING 10.849 ACRES SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662,
TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

§
§

WHEREAS, **M84 ENTERPRISES, LTD.**, is the owner of a 10.849 acre tract of land out of the Marsella Jones Survey, Abstract No. 662, situated in the Town of Providence Village, Denton County, Texas, being a portion of called 17.84 acre tract of land conveyed to M84 Enterprises, LTD by deed of record in Document Number 2004-149911 of the Official Records of Denton County, Texas, also being a portion of Lot 1, Block 1 of Universal Storage Place II Addition, a subdivision of record in Document Number 2017-58 of the Plat Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a mag spike found at the intersection of the East right-of-way line of Farm-to-Market Road 2931 (a variable width right-of-way) and the approximate center of Fishtrap Road, being in the South line of a called 30' wide right-of-way dedication for Fishtrap Road of record in Amended Plat of Creek Village at Providence, a subdivision of record in Cabinet W, Page 694 of said Plat Records, being the Northeast corner of a called 0.2889 acre tract of land conveyed to the State of Texas by deed of record in Document Number 2023-127066 of said Official Records, for the most Northerly Northwest corner hereof;

THENCE, S88°05'09"E, along or near the center of said Fishtrap Road, being the common North line of said 17.84 acre tract, a distance of 583.85 feet to a mag nail set at the Northwest corner of a called 10 acre tract of land conveyed to Gary E. Jones by deed of record in Document Number 2005-74859 of said Official Records, for the most Northerly Northeast corner hereof;

THENCE, S00°47'10"W, leaving the South line of said 30' wide right-of-way dedication for Fishtrap Road, along the West line of said 10 acre tract, passing at a distance of 29.86 feet, a 1/2 inch iron rod found in the South margin of Fishtrap Road and continuing a total distance of 355.11 feet to a 1/2 inch iron rod found;

THENCE, S87°57'39"E, a distance of 164.55 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the most Westerly Northwest corner of a called 6.77 acre tract of land conveyed to Capital Group Investments, LLC by deed of record in Document Number 2023-58821 of said Official Records, for the most Easterly Northeast corner hereof, from which a 1/2" iron rod found bears S87°57'39"E, a distance of 105.45 feet;

THENCE, S01°14'18"W, along the West line of said 6.77 acre tract, a distance of 285.87 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of HOA Tract 2, Block K of 3rd Amending Plat of Providence Phase 1, a subdivision of record in Cabinet V, Page 602 of said Plat Records, being the Southwest corner of said 6.77 acre tract;

THENCE, N88°48'01"W, along the North line of said HOA Tract 2, being the common South line of said 17.84 acre tract, in part the common South line of said Lot 1, a distance of 829.87 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT" found in the East right-of-way line of Farm-to-Market Road 2931, being the Southeast corner of said 0.2889 acre tract, also being the Northeast corner of a called 0.3123 acre tract of land conveyed to the State of Texas by deed of record in Document Number 2024-98870 of said Official Records, for the Southwest corner hereof;

THENCE, along the East right-of-way line of said Farm-to-Market Road 2931, being the East line of said 0.2889 acre tract, the following four (4) courses and distances:

- N00°54'25"E, a distance of 306.49 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT" found;
- N07°44'59"E, a distance of 92.32 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT" found;
- N00°54'25"E, a distance of 179.73 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT" found for the most Westerly Northwest corner hereof;
- N45°40'18"E, a distance of 101.50 feet to the **POINT OF BEGINNING** and containing an area of 10.849 acres (472.603 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **M84 ENTERPRISES, LTD.**, does hereby adopt this plat, designating herein described property as **UNIVERSAL STORAGE PLACE II ADDITION, LOTS 1R, 2 & 3, BLOCK 1**, an addition to the Town of Providence Village, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Witness, my hand, this the _____ day of _____, 2025

OWNER: **M84 ENTERPRISES, LTD.**

BY: _____ Date _____
J.T. McCarroll, Its General Partner

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared **J.T. McCARROLL**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this _____ day of _____, 2025.

Notary Public, _____ County, Texas

My commission expires on _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Providence Village, Denton County, Texas.

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

Matthew Raabe, R.P.L.S. # 6402 Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN OF PROVIDENCE VILLAGE ON THIS

_____ DAY OF _____, 20____

Mayor Date
Town of Providence Village, Texas

City Secretary Date
Town of Providence Village, Texas

REPLAT
UNIVERSAL STORAGE
PLACE II ADDITION
LOTS 1R, 2 & 3, BLOCK 1

BEING A REPLAT OF
LOT 1, BLOCK 1, UNIVERSAL STORAGE PLACE II ADDITION
RECORDED IN DOCUMENT NO. 2017-58, P.R.D.C.T.
AND BEING 10.849 ACRES SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662,
TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS

JOB NUMBER
2501.041

DATE
11/20/2025

REVISION
12/05/2025

DRAWN BY
DJJ/MMF



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
M84 Enterprises, LTD.
d/b/a Universal Storage
Contact: J.T. McCarroll (Owner)
1440 F.M. 2431 Ste. A
Aubrey, TX 76227
(214) 794-9117

ENGINEER
Triangle Engineering
Contact: Kiew Kam, P.E.
1782 W. McDermott Drive
Allen, TX 75013
(469) 331-8566



Planning and Zoning
Commission

Staff Report

1/20/2026

SUBJECT:

Consider and act on recommendation to Town Council regarding approval of replat for the Foree Ranch Phase 5, as submitted by CJ Hitch on behalf of KLLB AIV, LLC, consisting of approximately 2.998 acres, dividing open space for future land dedication to the Town, as submitted in Universal Permit Application 25-03770-01.

SUMMARY:

ATTACHMENTS:

Foree Ranch Phase 5 replat, Phase 5 replat Open Space

STAFF RECOMMENDATION:

MOTION:

I move to recommend to Town Council approval of replat for the Foree Ranch Phase 5, as submitted by CJ Hitch on behalf of KLLB AIV, LLC, consisting of approximately 0.779 acres, dividing open space for future land dedication to the Town, as submitted in Universal Permit Application 25-03770-01.

Print**Application for Replat - Submission #3523****Date Submitted: 12/22/2025****Replat Application****Date**

12/22/2025

Foree Ranch Phase 5

\$490
300 engineer
\$790

Application Information**Land Owner Name***

KLLB AIV LLC

Applicant Name*

CJ Hitch

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree.**Applicant Electronic Signature**

CJ Hitch

Email Address*

cj.hitch@kimley-horn.com

Phone Number*

9727703026

Physical Mailing Address*

6160 Warren Parkway Suite 210

PO Boxes will not be accepted.

City*

Frisco

State*

TX

Zip Code*

75034

Project Information**Project Proposed Name**

Foree Ranch Phase 5 Replat

Project Location

Foree Drive & Blackberry Trail

Subdivision/Survey Name

Foree Ranch Phase 5

Block/Abstract Number

Block F

Lot/Tract Number

HOA-3 & 4

Acreage

2.998

Number of Lots Created

2

Explanation and Description of Requestor Project

Dividing open space for future land dedication to the town.

Replat Required Documentation*

1. Completed application with application/review fees
2. 3) 24"x36" copies of the replat and construction plans (see ordinance for content of replat and construction plans in the ordinance upon completion of this application).
3. (2) 11"x17" copies of the construction plans.
4. (1) copy of the current original tax certificate from Denton County for each affected parcel.
5. Letter from Upper Trinity Regional Water District stating no conflicts with easements or facilities
6. Letter from Mustang Special Utilities District stating review and design approval

☒ Acknowledge all will be submitted

Additional Requirements Disclaimer*

Before preparing an application, the applicant should consult with Development Services to discuss any additional requirements. All supporting documentation must be delivered to the Town at the time of application to be deemed a full submission. If any information is missing, inaccurate, or incomplete, the case will be deemed administratively incomplete and will not be scheduled for Planning and Zoning and/or Town Council meeting.

Please acknowledge if you have read the above statement.

☒ YES

☐ NO

Review Fee

Date

Amount

Check Number

Receipt Number

Received By

Application Fee

Date

Amount

Check Number

Receipt Number

Received By

Permit Number

Department

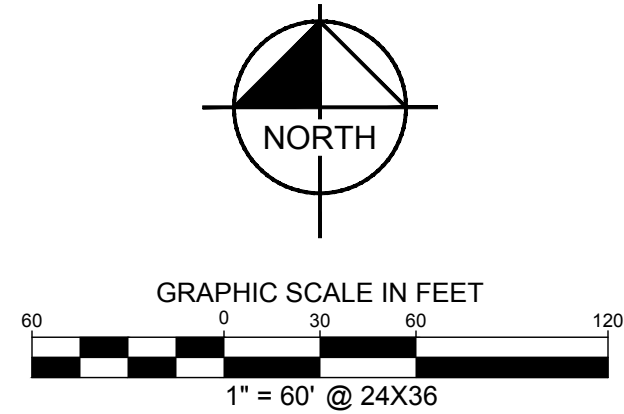
- ☐ Development Services
- ☐ Permits
- ☐ Town Secretary

Method of Payment

- ☐ Check
- ☐ Credit Card (3% fee applies)

Administratively Complete

- ☐ Yes
- ☐ No



MATCHLINE SEE SHEET 2

2-HOA, BLOCK F
FOREE RANCH PHASE 1
DOC. NO. 2023-134
O.R.D.C.T.

FOREE RANCH RESIDENTIAL
COMMUNITY, INC.
DOC. NO. 2025-108241
O.R.D.C.T.

15.27 ACRES
THE UNITED STATES
OF AMERICA
VOL. 2565, PG. 185
D.R.D.C.T.

LOT 2-HOA
FOREE RANCH PHASE 1
DOC. NO. 2023-134
O.R.D.C.T.

FOREE RANCH RESIDENTIAL
COMMUNITY, INC.
DOC. NO. 2025-108241
O.R.D.C.T.

APPROXIMATE 100-YEAR
FLOODPLAIN PER MAP NO.
48121C0405G MAP REVISED
APRIL 18, 2011 (ZONE AE)
AS REVISED BY
LOMR NO. 23-06-1251P
EFFECTIVE MAY 1, 2024

TRACT NO. L-1002E
AREA SUBJECT TO ELEV. OF 537'
AND BELOW
FLOWAGE EASEMENT
VOL. 427, PG. 395
AMENDED IN
VOL. 437, PG. 88
D.R.D.C.T.

LOT HOA-4
1.645 ACRES
71,676 SQ. FT.

HOA-2R
19.216 ACRES
837,066 SQ. FT.

CALLED 25.706 ACRES
ALLISON MOODY
SARTIN AND FRANK
RIVERA
DOC. NO. 2017-109022
O.R.D.C.T.

NOTES:

- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C405G, for Denton County, Texas and incorporated areas, dated April 18, 2014, as revised by LOMR No. 23-06-1251P, effective May 1, 2024, a portion of this property is located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" and Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". 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.
- Notice - selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and platting statutes and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fee.
- Easements. Any public utility, including the Town of Providence Village, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the Town of Providence Village, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- All easements shown hereon were dedicated by the plat recorded in Document No. 2023-410, Plat Records, Denton County, Texas, unless noted otherwise.
- The purpose of this replat is to subdivide Lot 2-HOA, Block F into 3 lots and add a Utility Easement.
- All corners are, or will be, monumented with a 5/8-inch iron rod with a red plastic cap stamped "KHA" unless otherwise noted.

CALLED 25.706 ACRES
ALLISON MOODY
SARTIN AND FRANK
RIVERA
DOC. NO. 2017-109022
O.R.D.C.T.

CITY PROJECT NO.: _____

REPLAT
FOREE RANCH, PHASE 5
LOT HOA-2R, LOT HOA-3 AND LOT HOA-4
BLOCK F

22.215 ACRES
BEING A REPLAT OF LOT HOA-2, BLOCK F
OF FOREE RANCH PHASE 5
RECORDED DOCUMENT NO. 2023-410
PLAT RECORDS OF DENTON COUNTY, TEXAS
SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36
TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	VAF	DJD	Nov. 2025	063451300	1 OF 2

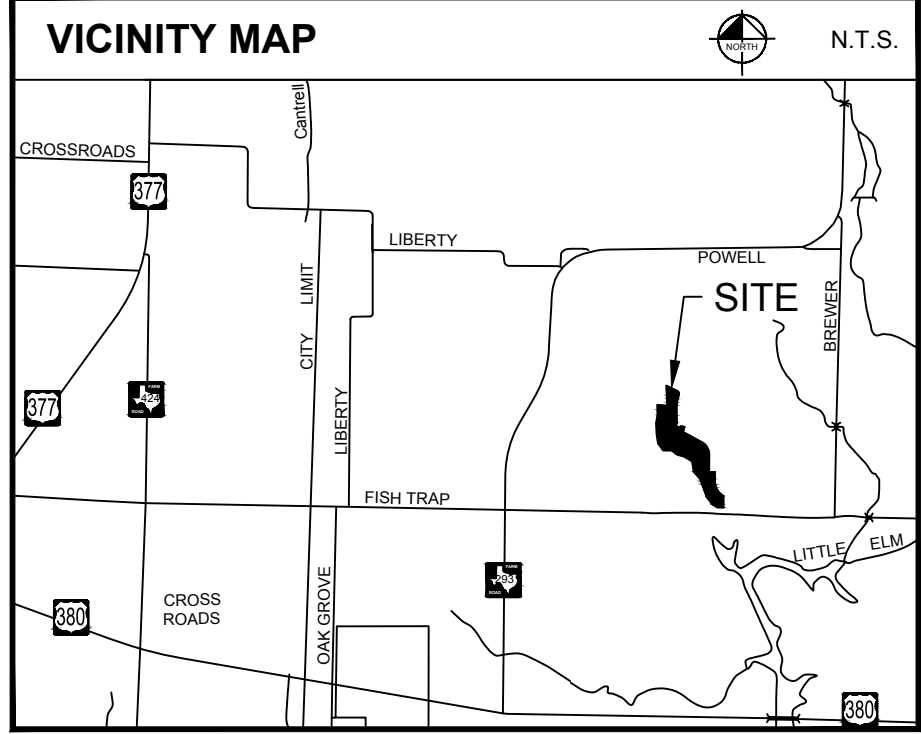
OWNER
KLLB AIV LLC
6900 E. CAMELBACK ROAD
SUITE 800
SCOTTSDALE, AZ 85251
TEL: (214) 782-3480
CONTACT: NATHAN HOLT

ENGINEER/SURVEYOR:
KIMLEY-HORN & ASSOCIATES
6160 WARREN PARKWAY
SUITE 210
FRISCO, TEXAS 75240
TEL: 972-770-3834
C/O: MATT DUENWALD, P.E.

LEGEND:

— = STREET NAME CHANGE
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
IRP = IRON ROD FOUND
XF = "X" CUT FOUND
MFP = METAL FENCE POST
HOA = HOMEOWNERS' ASSOCIATION
B.L. = BUILDING LINE
S.S.E. = SANITARY SEWER EASEMENT
U.E. = UTILITY EASEMENT
S.W.E. = SIDEWALK EASEMENT
D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
D.E. = DRAINAGE EASEMENT
DOC. NO. = DOCUMENT NUMBER
U.H.B.E. = UTILITY, HIKE AND BIKE TRAIL EASEMENT
PFC = POINT FOR CORNER
[F] = BLOCK DESIGNATION

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Kimley-Horn and Associates, Inc.
All rights reserved.



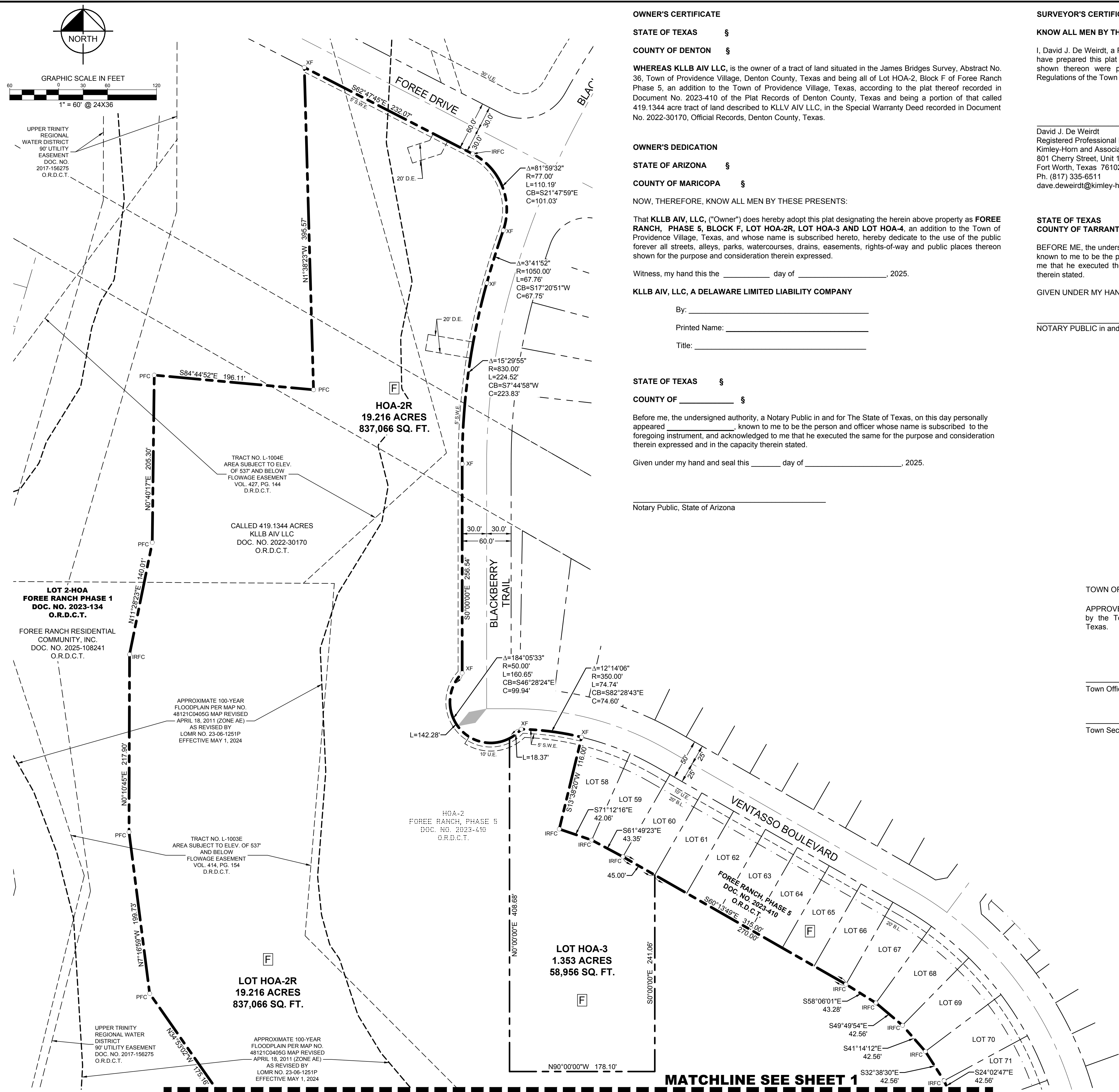
LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	CENTERLINE OF ROAD
---	BUILDING SETBACK LINE
---	PROPOSED EASEMENT

LINE TABLE		
NO.	BEARING	LENGTH
L1	S02°01'52"W	36.86'
L2	S34°53'33"W	52.72'
L3	S20°17'13"E	105.03'
L4	N69°42'47"E	15.00'
L5	S20°17'13"E	100.00'
L6	S69°42'47"W	50.00'
L7	N20°17'13"W	100.00'
L8	N69°42'47"E	15.00'
L9	N20°17'13"W	115.48'
L10	N34°53'33"E	94.13'

FISH TRAP ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

DWG NAME: KCDW_SURVEY063451300-PA - BROWN DEVELOPMENT TRACT063451300-THE RANCH-PA 5-HOA-2-BLOCK F-PA DWG PLOTTED BY: FIGUEROA, VICTOR 11/5/2025 10:21 AM LAST SAVED 11/5/2025 10:20 AM



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS KLLB AIV LLC, is the owner of a tract of land situated in the James Bridges Survey, Abstract No. 36, Town of Providence Village, Denton County, Texas and being all of Lot HOA-2, Block F of Foree Ranch Phase 5, an addition to the Town of Providence Village, Texas, according to the plat thereof recorded in Document No. 2023-410 of the Plat Records of Denton County, Texas and being a portion of that called 419.1344 acre tract of land described to KLLV AIV LLC, in the Special Warranty Deed recorded in Document No. 2022-30170, Official Records, Denton County, Texas.

OWNER'S DEDICATION

STATE OF ARIZONA §
COUNTY OF MARICOPA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KLLB AIV, LLC, ("Owner") does hereby adopt this plat designating the herein above property as **FOREE RANCH, PHASE 5, BLOCK F, LOT HOA-2R, LOT HOA-3 AND LOT HOA-4**, an addition to the Town of Providence Village, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness, my hand this the _____ day of _____, 2025.

KLLB AIV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Printed Name: _____

Title: _____

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 and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public, State of Arizona

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, David J. De Weirtd, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Providence Village, Texas.

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

11/5/2025

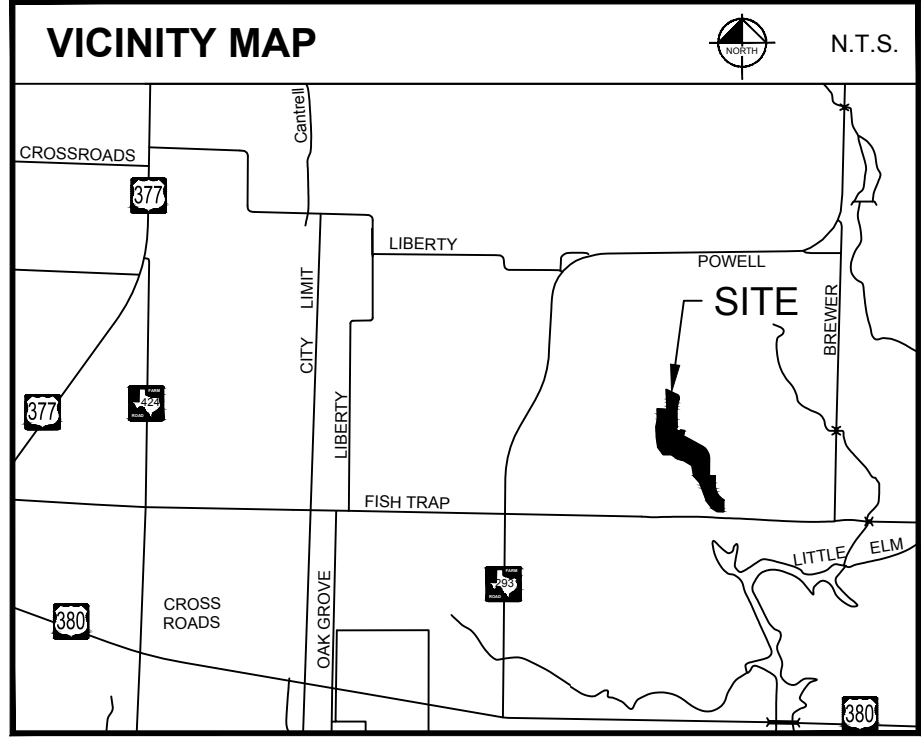
David J. De Weirtd
Registered Professional Land Surveyor #5066
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. (817) 335-6511
dave.dewirtd@kimley-horn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared David J. De Weirtd, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2025.

NOTARY PUBLIC in and for the STATE OF TEXAS



LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	CENTERLINE OF ROAD
---	BUILDING SETBACK LINE
---	PROPOSED EASEMENT

LEGEND:

- = STREET NAME CHANGE
- IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
- IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
- IRF = IRON ROD FOUND
- XF = "X" CUT FOUND
- MFP = METAL FENCE POST
- HOA = HOMEOWNERS' ASSOCIATION
- B.L. = BUILDING LINE
- S.S.E. = SANITARY SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- S.W.E. = SIDEWALK EASEMENT
- D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
- O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
- D.E. = DRAINAGE EASEMENT
- DOC. NO. = DOCUMENT NUMBER
- U.H.B.E. = UTILITY, HIKE AND BIKE TRAIL EASEMENT
- PFC = POINT FOR CORNER
- [F] = BLOCK DESIGNATION

TOWN OF PROVIDENCE VILLAGE APPROVAL

APPROVED this the _____ day of _____, 2025
by the Town Council of the Town of Providence Village,
Texas.

Town Official

Town Secretary

CITY PROJECT NO.: _____

REPLAT
FOREE RANCH, PHASE 5
LOT HOA-2R, LOT HOA-3 AND LOT HOA-4
BLOCK F

22.215 ACRES
BEING A REPLAT OF LOT HOA-2, BLOCK F
OF FOREE RANCH PHASE 5
RECORDED DOCUMENT NO. 2023-410
PLAT RECORDS OF DENTON COUNTY, TEXAS
SITUATED IN THE JAMES BRIDGES SURVEY, ABSTRACT NO. 36
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Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	VAF	DJD	Nov. 2025	063451300	2 OF 2

OWNER
KLLB AIV LLC
6900 E. CAMELBACK ROAD
SUITE 800
SCOTTSDALE, AZ 85251
TEL: (214) 782-3480
CONTACT: NATHAN HOLT

ENGINEER/SURVEYOR:
KIMLEY-HORN & ASSOCIATES
6160 WARREN PARKWAY
SUITE 210
FRISCO, TEXAS 75240
TEL: 972-770-3834
C/O: MATT DUENWALD, P.E.



Planning and Zoning
Commission

Staff Report

1/20/2026

SUBJECT:

Consider and act on the recommendation to Town Council regarding abandoning a plat known as Universal Storage Place II Addition as submitted by M84 Enterprises, LTD.

SUMMARY:

Landowner is requesting abandonment of a previously platted subdivision that never reached substantial completion nor had infrastructure installed. A preliminary plat is to follow.

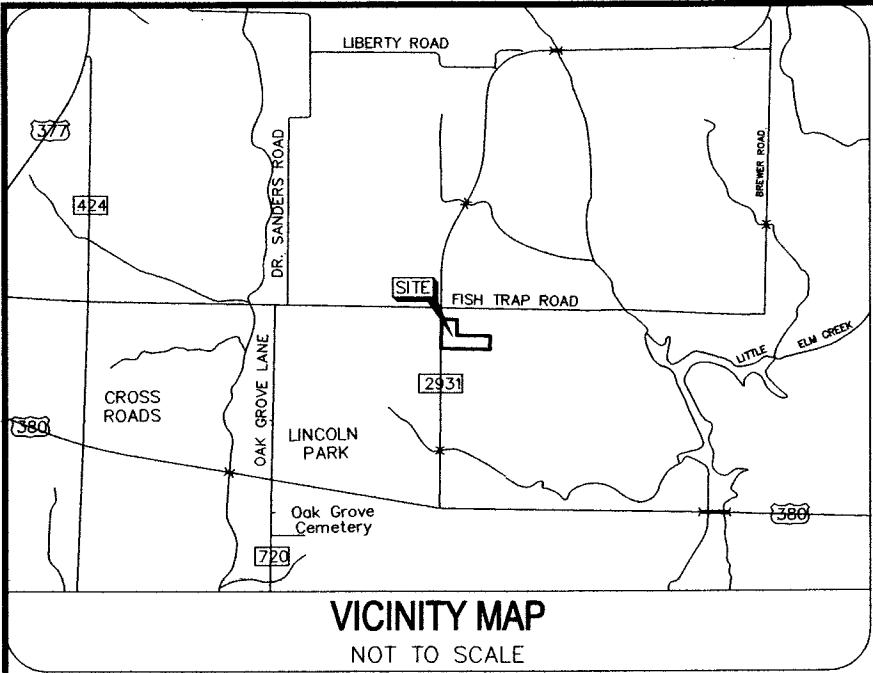
ATTACHMENTS:

VACATING PLAT

STAFF RECOMMENDATION:

MOTION:

I move to recommend to Town Council approval of abandoning the plat known as Universal Storage Place II Addition as submitted by M84 Enterprises, LTD.



NOTES:

1. ALL CORNERS ARE MARKED WITH 5/8" IRON RODS STAMPED "PLS INC" UNLESS OTHERWISE NOTED.
2. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480774 0405 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A MAP REVISION DATE OF APRIL 18, 2011.
3. THE PURPOSE OF THIS MINOR PLAT IS TO CREATE ONE LOT FROM AN UNPLATTED TRACT.
4. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202).

WHEREAS M84 ENTERPRISES, LTD. presented to the Town Council of the Town of Providence Village this plat for approval; and

WHEREAS at this meeting on the 20th day of December 2016, the Town Council of the Town of Providence Village approved this plat; and

WHEREAS this plat was filed for record in the Plat Records, Denton County Texas, in Cabinet 2017, Page 58; and

WHEREAS it is the desire of the owner of the property to vacate this plat.

CERTIFICATION OF VACATION

I, _____, Chairman of the Planning and Zoning Commission of the City of Providence Village, Texas, do hereby certify that this plat originally approved by the Town of Providence Village on the 20th day of December, 2016, and recorded in Cabinet 2017, Page 58 of the Plat Records of Denton County, Texas, has been presented to the Planning and Coning Commission of the Town of Providence Village, and that the Planning and Zoning Commission on the day of _____, 2026, did hereby vacate this plat, so that it shall no longer have any force or effect.

Town Secretary

Chairman, Planning & Zoning Commission

STATE OF TEXAS
DENTON COUNTY

Being a 5.00 acres tract of land situated in the Marsella Jones Survey, Abstract No. 662, Denton County, Texas, and being a part of a called 17.84 acres tract of land conveyed to M84 Enterprises, LTD. D/B/A Universal Storage by Deed recorded in Document No. 2004-149911, Real Property Records, Denton County, Texas and being more particularly described herein as follows:

BEGINNING at a 5 inch steel fence corner found for corner at the common Southwest corner of said 5.00 acres tract and also being the Southwest corner of said 17.84 acres tract and Northwest corner of Providence Phase I addition as recorded in Cabinet V, Slide 602, Plat Records, Denton county, Texas and also being in the East Right-Of-Way (R.O.W.) line of F.M. Highway No. 2931 (a public road);

THENCE North 00 degrees 53 minutes 39 seconds East (called North 01 degrees 14 minutes 05 seconds East by Deed), along the common West line of said 5.00 acres tract and East R.O.W. line of said F.M. Highway No. 2931, a distance of 452.42 feet to a 5/8" inch iron rod with cap stamped "PLS INC" set (typical) for corner of the common Northwest corner of said 5.00 acres tract and most Westerly Southwest corner of the remaining part of said 17.84 acres tract and bearing South 00 degrees 53 minutes 39 seconds West, a distance of 129.39 feet from a 1/2" inch iron rod with cap stamped "STOVALL ASSOCIATES" found at the Southerly corner of the Northwest corner clip of said 17.84 acres tract;

THENCE over and across said 17.84 acres tract the following courses and distances:

South 89 degrees 06 minutes 21 seconds East, 240.00 feet to a 5/8 inch iron rod set for corner;

South 00 degrees 53 minutes 39 seconds West, 244.25 feet to a 5/8 inch iron rod set for corner;

South 88 degrees 43 minutes 04 seconds East, 522.62 feet to a 5/8 inch iron rod set for corner;

South 00 degrees 52 minutes 47 seconds West, 208.22 feet to a 5/8 inch iron rod set for corner at the common Southeast corner of said 5.00 acres tract and Easterly Southwest corner of the remaining part of said 17.84 acres tract and being in the North line of said Providence Phase I addition;

THENCE North 88 degrees 50 minutes 08 seconds West (called North 88 degrees 27 minutes 43 seconds West by Deed), along the common South line of said 5.00 acres tract and North line of said Providence Phase I addition, a distance of 762.67 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited 5.00 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

J. T. McCARROLL DOES HEREBY ADOPT THIS MINOR PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS: LOT 1, BLOCK 1, UNIVERSAL STORAGE PLACE II ADDITION, AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: J. T. McCARROLL

ITS: GENERAL PARTNER

BY: *J. T. McCarroll*
J. T. McCARROLL



STATE OF TEXAS
DENTON COUNTY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED J. T. McCARROLL, 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.

WITNESS MY HAND AND SEAL OF THE OFFICE THIS THE 16 DAY OF December, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas Denton COUNTY

MY COMMISSION EXPIRES ON March 26, 2018 DATE

CERTIFICATE OF SURVEYOR

I, DANIEL L. JACKSON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR REPLACED WITH 5/8" IRON RODS WITH CAP STAMPED "PLS INC" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE EXTRATERRITORIAL JURISDICTION OF THE TOWN PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS.

Daniel L. Jackson
DANIEL L. JACKSON R.P.L.S.
TEXAS REGISTRATION #5577



12-16-16
DATE

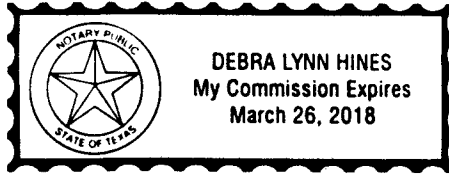
STATE OF TEXAS
DENTON COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 16 DAY OF December, 2016.

Debra Lynn Hines
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES ON March 26, 2018



VACATION PLAT

MINOR PLAT
LOT 1, BLOCK 1,
UNIVERSAL STORAGE
PLACE II ADDITION
BEING 5.00 ACRES
IN THE MARSELLA JONES SURVEY,
ABSTRACT NO. 662
TOWN OF PROVIDENCE VILLAGE
DENTON COUNTY, TEXAS

PLS
PIPELINE LAND SERVICES, INC.
1200 S. WOODROW LN. #200
DENTON, TX. 76205
FIRM REGISTRATION NO: 10129300

- LEGEND
- PROPERTY LINE
 - EASEMENT LINE
 - ADJOINING PROPERTY LINE
 - CHAIN LINK FENCE
 - PK NAIL FOUND
 - MAG NAIL SET
 - FENCE CORNER POST
 - IRON ROD FOUND
 - 5/8" CAPPED IRON ROD SET
 - R.O.W. = RIGHT-OF-WAY
 - FENCE LINE

SURVEYOR

DANIEL L. JACKSON, RPLS
PIPELINE LAND SERVICES, INC.
1200 S. WOODROW LN., STE. 200
DENTON, TEXAS 76205
PHONE: (940) 808-1191
FIRM REGISTRATION NO: 10129300

OWNER

M84 ENTERPRISES, LTD.
D/B/A UNIVERSAL STORAGE
J.T. McCARROLL (OWNER)
1440 F.M. 2431 STE. A
AUBREY, TEXAS 76227
PHONE: (214) 794-9117

I, _____ DO HEREBY SWEAR OR AFFIRM THAT THE SUBJECT PROPERTY SHOWN HEREON IS, TO MY PERSONAL KNOWLEDGE:

WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF PROVIDENCE VILLAGE.

NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY TOWN OR CITY.

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

APPROVED BY THE TOWN OF PROVIDENCE VILLAGE ON THIS 20th DAY OF December, 2016.

Michael Jordan
MAYOR PRO TEM MICHAEL JORDAN
TOWN OF PROVIDENCE VILLAGE, TEXAS

Connie Hanson
CITY SECRETARY, CONNIE HANSON
TOWN OF PROVIDENCE VILLAGE, TEXAS



NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS
IN LEGEND APPEAR IN DRAWING.



Planning and Zoning
Commission

Staff Report

1/20/2026

SUBJECT:

Consider and act on the recommendation to Town Council regarding Preliminary Plat of Universal Storage Place II Addition of Lots 1, 2, and 3, Block 1 as submitted by M84 Enterprises, LTD.

SUMMARY:

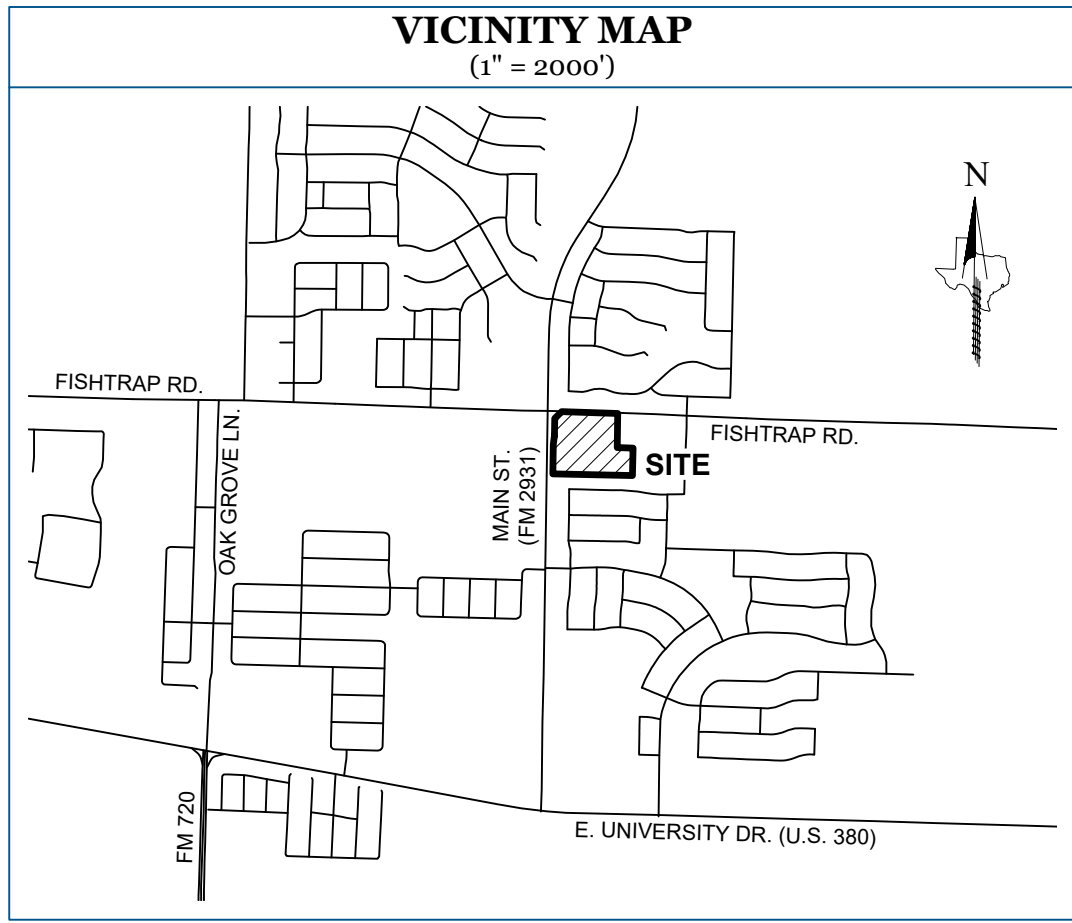
ATTACHMENTS:

REPLAT

STAFF RECOMMENDATION:

MOTION:

I move to recommend to Town Council approval of preliminary Preliminary Plat of Universal Storage Place II Addition of Lots 1, 2, and 3, Block 1 as submitted by M84 Enterprises, LTD.



- GENERAL PLAT NOTES**
- The purpose of this plat is to create three (3) lots from one (1) lot and a portion of a non-platted tract of land of record, and to dedicate acreage for right-of-way purposes.
 - This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480774 as shown on Map Number 48121C0405G.
 - The bearings and grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011) (Texas North Central Zone - 4202).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

LINE TABLE		
LINE	BEARING	DISTANCE
FL1	S 00°54'25" W	81.35'
FL2	N 89°05'35" W	171.80'
FL4	N 85°15'34" W	67.14'
FL5	N 89°05'35" W	5.30'
FL7	S 00°54'25" W	254.00'
FL8	N 89°05'35" W	184.00'
FL10	S 00°54'25" W	38.81'
FL11	N 89°05'35" W	24.00'
FL12	N 00°54'25" E	1.59'
FL14	N 00°54'25" E	30.10'
FL16	N 00°54'25" E	240.27'
FL18	S 89°05'35" E	131.00'
FL20	N 00°54'25" E	38.69'
FL21	S 88°05'09" E	30.00'
FL22	S 00°54'25" W	38.16'
FL24	S 89°05'35" E	8.71'
FL25	S 86°07'17" E	67.92'
FL27	S 89°05'35" E	121.80'
FL29	N 00°54'25" E	37.88'
FL30	S 88°05'09" E	30.00'
FL31	S 00°54'25" W	209.00'
FL33	N 89°05'35" W	140.00'
FL35	N 00°54'25" E	209.00'
FL37	S 89°05'35" E	140.00'

LINE TABLE		
LINE	BEARING	DISTANCE
WE1	S 00°54'25" W	82.69'
WE3	N 00°54'25" E	94.48'
WE4	S 00°54'25" W	10.00'
WE5	N 89°05'35" W	15.00'
WE6	N 00°54'25" E	10.00'
WE7	N 00°54'43" W	179.38'
WE8	S 00°54'43" W	173.30'
WE9	N 88°48'01" W	15.00'
WE10	S 88°48'01" E	18.05'

LINE TABLE		
LINE	BEARING	DISTANCE
DDE1	S 39°07'31" W	1.77'
DDE2	S 87°50'49" E	164.41'
DDE3	S 01°21'57" W	263.91'
DDE4	N 88°50'01" W	99.66'
DDE5	N 00°53'51" E	233.26'
DDE6	N 88°42'57" W	62.79'
DDE7	N 01°17'03" E	33.36'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
WE2	44.00'	31.47'	40°59'01"	S 30°02'41" W
CHORD LENGTH				
WE2	44.00'	31.47'	40°59'01"	30.81'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
FL3	924.00'	47.92'	2°58'18"	N 87°36'26" W
FL6	20.00'	31.42'	90°00'00"	S 45°54'25" W
FL9	20.00'	31.42'	90°00'00"	S 45°54'25" W
FL13	20.00'	30.01'	85°57'29"	N 42°04'19" W
FL15	20.00'	29.96'	85°48'55"	N 43°57'27" E
FL17	44.00'	69.12'	90°00'00"	N 45°54'25" E
FL19	20.00'	31.42'	90°00'00"	N 45°54'25" E
FL23	20.00'	31.42'	90°00'00"	S 44°05'35" E
FL26	900.00'	46.68'	2°58'18"	S 87°36'26" E
FL28	20.00'	31.42'	90°00'00"	N 45°54'25" E
FL32	20.00'	31.42'	90°00'00"	S 45°54'25" W
FL34	20.00'	31.42'	90°00'00"	N 44°05'35" W
FL36	20.00'	31.42'	90°00'00"	N 45°54'25" E
FL38	20.00'	31.42'	90°00'00"	S 44°05'35" E

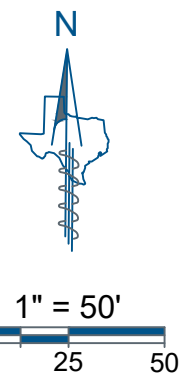
JOB NUMBER
2501.041
DATE
11/20/2025
REVISION
12/05/2025
DRAWN BY
DJJ/MMF



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

LAND USE TABLE	
TOTAL AREA	= 10.849 ACRES
RESIDENTIAL	= 0 LOTS / 0 ACRES
NON-RESIDENTIAL	= 3 LOTS / 10.005 ACRES
ROW DEDICATION	= 0.844 ACRES
PARKLAND	= 0 ACRES

LEGEND	
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
CIRF	= CAPPED IRON ROD FOUND
CAB.	= CABINET
PG.	= PAGE
VOL.	= VOLUME
DOC. NO.	= DOCUMENT NUMBER
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS



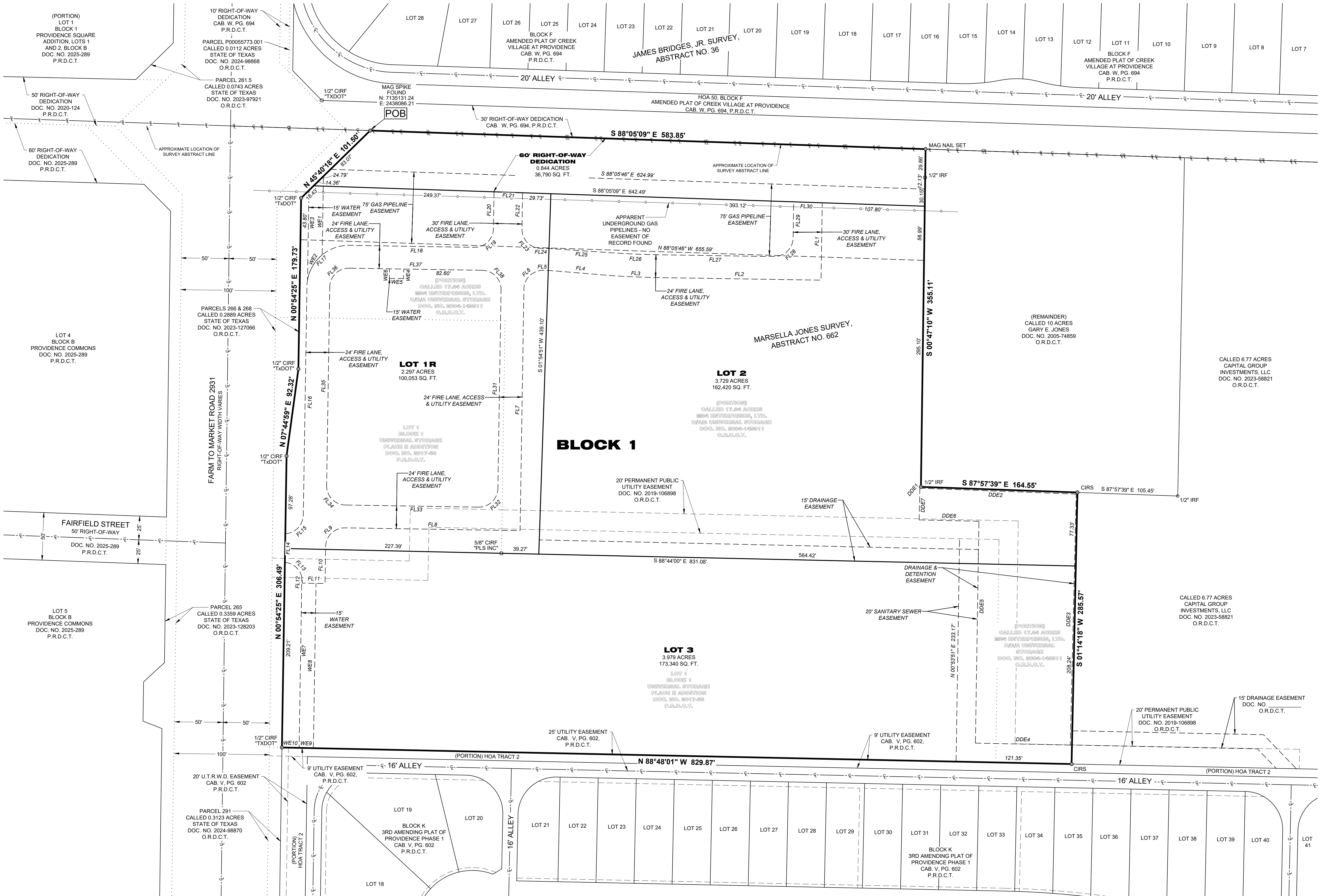
SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
M84 Enterprises, LTD.
d/b/a Universal Storage
Contact: J.T. McCarroll (Owner)
1440 F.M. 2431 Ste. A
Aubrey, TX 76227
(214) 794-9117

ENGINEER
Triangle Engineering
Contact: Kiew Kam, P.E.
1782 W. McDermott Drive
Allen, TX 75013
(469) 331-8566

REPLAT
**UNIVERSAL STORAGE
PLACE II ADDITION**
LOTS 1R, 2 & 3, BLOCK 1

BEING A REPLAT OF
LOT 1, BLOCK 1, UNIVERSAL STORAGE PLACE II ADDITION
RECORDED IN DOCUMENT NO. 2017-58, P.R.D.C.T.
AND BEING 10.849 ACRES SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662,
TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

§
§

WHEREAS, **M84 ENTERPRISES, LTD.**, is the owner of a 10.849 acre tract of land out of the Marsella Jones Survey, Abstract No. 662, situated in the Town of Providence Village, Denton County, Texas, being a portion of called 17.84 acre tract of land conveyed to M84 Enterprises, LTD by deed of record in Document Number 2004-149911 of the Official Records of Denton County, Texas, also being a portion of Lot 1, Block 1 of Universal Storage Place II Addition, a subdivision of record in Document Number 2017-58 of the Plat Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a mag spike found at the intersection of the East right-of-way line of Farm-to-Market Road 2931 (a variable width right-of-way) and the approximate center of Fishtrap Road, being in the South line of a called 30' wide right-of-way dedication for Fishtrap Road of record in Amended Plat of Creek Village at Providence, a subdivision of record in Cabinet W, Page 694 of said Plat Records, being the Northeast corner of a called 0.2889 acre tract of land conveyed to the State of Texas by deed of record in Document Number 2023-127066 of said Official Records, for the most Northerly Northwest corner hereof;

THENCE, S88°05'09"E, along or near the center of said Fishtrap Road, being the common North line of said 17.84 acre tract, a distance of 583.85 feet to a mag nail set at the Northwest corner of a called 10 acre tract of land conveyed to Gary E. Jones by deed of record in Document Number 2005-74859 of said Official Records, for the most Northerly Northeast corner hereof;

THENCE, S00°47'10"W, leaving the South line of said 30' wide right-of-way dedication for Fishtrap Road, along the West line of said 10 acre tract, passing at a distance of 29.86 feet, a 1/2 inch iron rod found in the South margin of Fishtrap Road and continuing a total distance of 355.11 feet to a 1/2 inch iron rod found;

THENCE, S87°57'39"E, a distance of 164.55 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the most Westerly Northwest corner of a called 6.77 acre tract of land conveyed to Capital Group Investments, LLC by deed of record in Document Number 2023-58821 of said Official Records, for the most Easterly Northeast corner hereof, from which a 1/2" iron rod found bears S87°57'39"E, a distance of 105.45 feet;

THENCE, S01°14'18"W, along the West line of said 6.77 acre tract, a distance of 285.87 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of HOA Tract 2, Block K of 3rd Amending Plat of Providence Phase 1, a subdivision of record in Cabinet V, Page 602 of said Plat Records, being the Southwest corner of said 6.77 acre tract;

THENCE, N88°48'01"W, along the North line of said HOA Tract 2, being the common South line of said 17.84 acre tract, in part the common South line of said Lot 1, a distance of 829.87 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT" found in the East right-of-way line of Farm-to-Market Road 2931, being the Southeast corner of said 0.2889 acre tract, also being the Northeast corner of a called 0.3123 acre tract of land conveyed to the State of Texas by deed of record in Document Number 2024-98870 of said Official Records, for the Southwest corner hereof;

THENCE, along the East right-of-way line of said Farm-to-Market Road 2931, being the East line of said 0.2889 acre tract, the following four (4) courses and distances:

1. N00°54'25"E, a distance of 306.49 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT" found;
2. N07°44'59"E, a distance of 92.32 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT" found;
3. N00°54'25"E, a distance of 179.73 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT" found for the most Westerly Northwest corner hereof;
4. N45°40'18"E, a distance of 101.50 feet to the **POINT OF BEGINNING** and containing an area of 10.849 acres (472.603 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **M84 ENTERPRISES, LTD.**, does hereby adopt this plat, designating herein described property as **UNIVERSAL STORAGE PLACE II ADDITION, LOTS 1R, 2 & 3, BLOCK 1**, an addition to the Town of Providence Village, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Witness, my hand, this the _____ day of _____, 2025

OWNER: **M84 ENTERPRISES, LTD.**

BY: _____
J.T. McCarroll, Its General Partner Date

STATE OF TEXAS §
COUNTY OF _____§

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared **J.T. McCARROLL**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this _____ day of _____, 2025.

Notary Public, _____ County, Texas

My commission expires on _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Providence Village, Denton County, Texas.

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

Matthew Raabe, R.P.L.S. # 6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN OF PROVIDENCE VILLAGE ON THIS

_____ DAY OF _____, 20____

Mayor Date
Town of Providence Village, Texas

City Secretary Date
Town of Providence Village, Texas

REPLAT
UNIVERSAL STORAGE
PLACE II ADDITION
LOTS 1R, 2 & 3, BLOCK 1

BEING A REPLAT OF
LOT 1, BLOCK 1, UNIVERSAL STORAGE PLACE II ADDITION
RECORDED IN DOCUMENT NO. 2017-58, P.R.D.C.T.
AND BEING 10.849 ACRES SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662,
TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS



Planning and Zoning
Commission

Staff Report

1/20/2026

SUBJECT:

Consider and act on the recommendation to Town Council regarding an Amended Plat of Providence Commons Lot 6X, Block C and Lot 7X, Block E as submitted by M84 Enterprises, LTD.

SUMMARY:

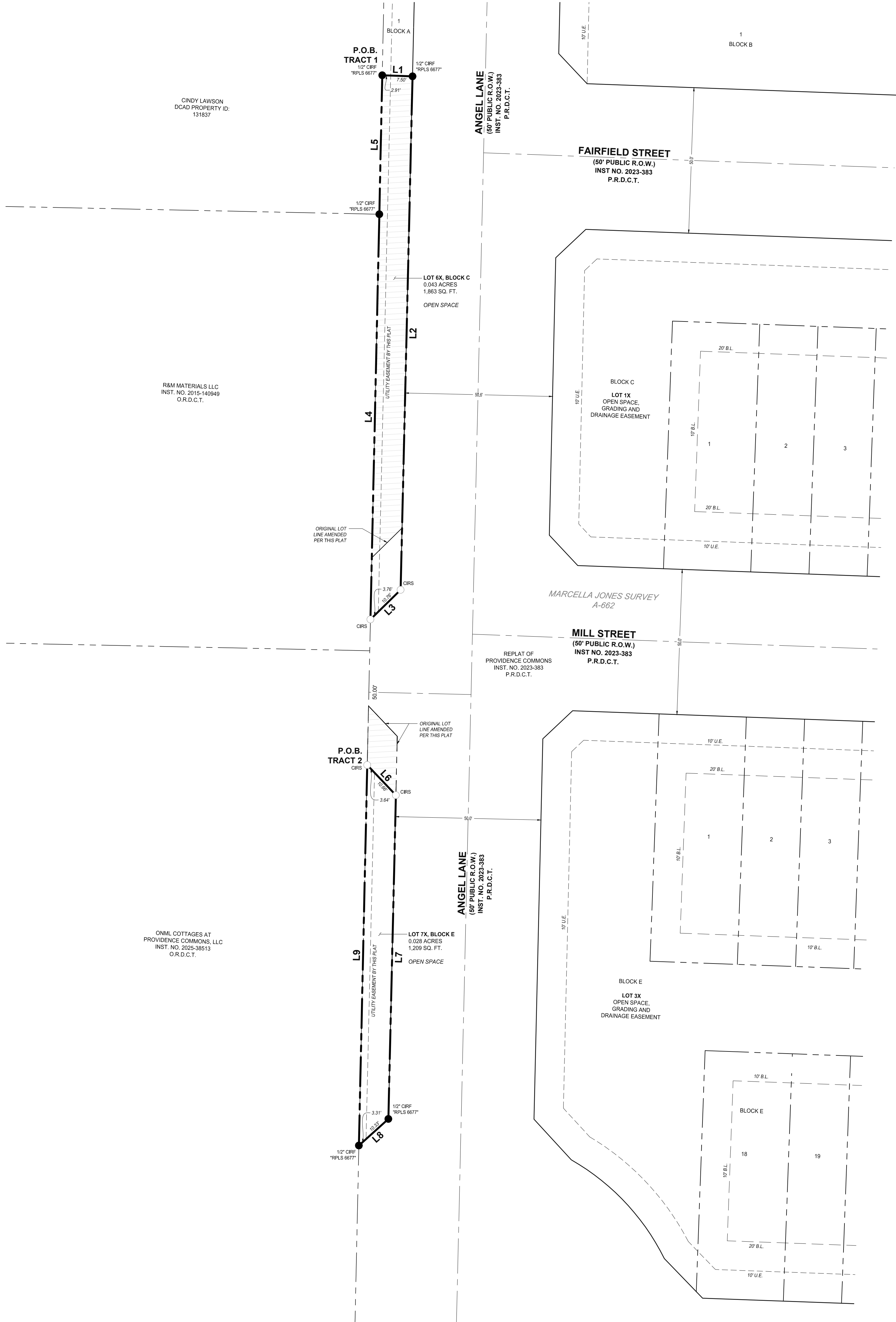
ATTACHMENTS:

24-0037 - Providence Commons - Lot 6X Lot 7X - Amended Plat - PRELIM 2025.12.18

STAFF RECOMMENDATION:

MOTION:

I move to recommend to Town Council approval of the amended plat Plat of Providence Commons Lot 6X, Block C and Lot 7X, Block E as submitted by R&M Materials.



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

TRACT 1

WHEREAS, **R&M MATERIALS, LLC**, is the rightful owner of all of that certain tract of land situated in the Marcella Jones Survey, Abstract No. 662, City of Providence Village, Denton County, Texas, and being all of Lot 6X, Block C, Replat of Providence Commons, an addition to the County of Denton, Texas, recorded in Instrument No. 2023-383, Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "RPLS 6677" found at the northwest corner of said Lot 6X, Block C and at the southwest corner of Lot 1, Block A, Providence Commons, and in the east line of a property described to Cindy Lawson, in DCAD Property ID 131837;

THENCE South 87° 54' 14" East, with the north line of said Lot 6X, a distance of 10.41 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" found at the northeast corner of said Lot 6X and the at the southeast corner of said Lot 1, and in the west right-of-way line of Angel Lane (50-foot wide public right-of-way);

THENCE South 01° 19' 38" West, with the west right-of-way line of Angel Lane (50-foot wide public right-of-way), a distance of 176.41 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set);

THENCE South 45° 34' 48" West, a distance of 14.52 feet to a capped iron rod set for corner in the east line of a tract of land described in deed to R&M Materials LLC, recorded in Instrument No. 2015-140949, Official Records of Denton County, Texas;

THENCE North 01° 15' 28" East, with the east line of said R&M Materials LLC tract, a distance of 139.20 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" found for an angle point;

THENCE North 01° 11' 39" East, a distance of 47.75 feet to the POINT OF BEGINNING and enclosing 0.043 acres (1,863 square feet) of land, more or less.

TRACT 2

WHEREAS, **R&M MATERIALS, LLC**, is the rightful owner of all of that certain tract of land situated in the Marcella Jones Survey, Abstract No. 662, City of Providence Village, Denton County, Texas, and being a portion of Lot 7X, Block E, Replat of Providence Commons, an addition to the County of Denton, Texas, recorded in Instrument No. 2023-383, Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set) at the northwest corner of the herein described tract and in the east line of a property described in deed to ONML Cottages at Providence Commons, LLC, recorded in Instrument No. 2025-38513, Official Records of Denton County, Texas;

THENCE South 43° 26' 09" East, a distance of 14.30 feet to a capped iron rod set for corner and in the west right-of-way line of Angel Lane (50-foot wide public right-of-way);

THENCE South 01° 19' 38" West, with the west right-of-way line of Angel Lane (50-foot wide public right-of-way), a distance of 111.23 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" found at the southeast corner of said Lot 7X;

THENCE South 47° 56' 17" West, with the south line of said Lot 7X, a distance of 13.64 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" found at the southwest corner of said Lot 7X and in the east line of said ONML Cottages at Providence Commons, LLC tract;

THENCE North 01° 15' 28" East, with the east line of said ONML Cottages at Providence Commons, LLC tract, a distance of 130.75 feet to the POINT OF BEGINNING and enclosing 0.028 acres (1,209 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That We, **R&M Materials LLC**, acting herein by and through the duly authorized owner, does hereby adopt this amended plat designating the herein above described property as **Lot 6X, Block C and 7X, Block E, Providence Commons, An Addition to the County of Denton, Texas** and do hereby dedicate to the public the public easements shown on the plat for the purposes indicated for public use forever, and do hereby dedicate the private easements shown on the plat for the purposes indicated. No buildings, fences, trees, shrubs or other vertical improvements shall be placed upon, over or across the easements on said plat. Paving and surface structures that do not interfere with operation, maintenance of facilities may be constructed across public and private easements. Denton county fresh water supply district no 8-B shall not be responsible for damage to such structures resulting from maintenance and operations of all public utilities desiring to use purposes shown hereon. Any public utility with the right to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other vertical improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone.

This plat approved subject to all the platting ordinances, rules and regulations of the County of Denton.

Witness my hand in _____, Texas, This _____ Day of _____, 2025.

R&M MATERIALS, LLC.

BY: _____
Barry Rich, Owner

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Barry Rich, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

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

Notary Public for and in the State of Texas

My Commission Expires _____

The Town Council of Providence Village on (Date _____ of _____, 2025) voted affirmatively to conditionally approve preparation of Amended Plat Subject to conditions enumerated in minutes of this date.

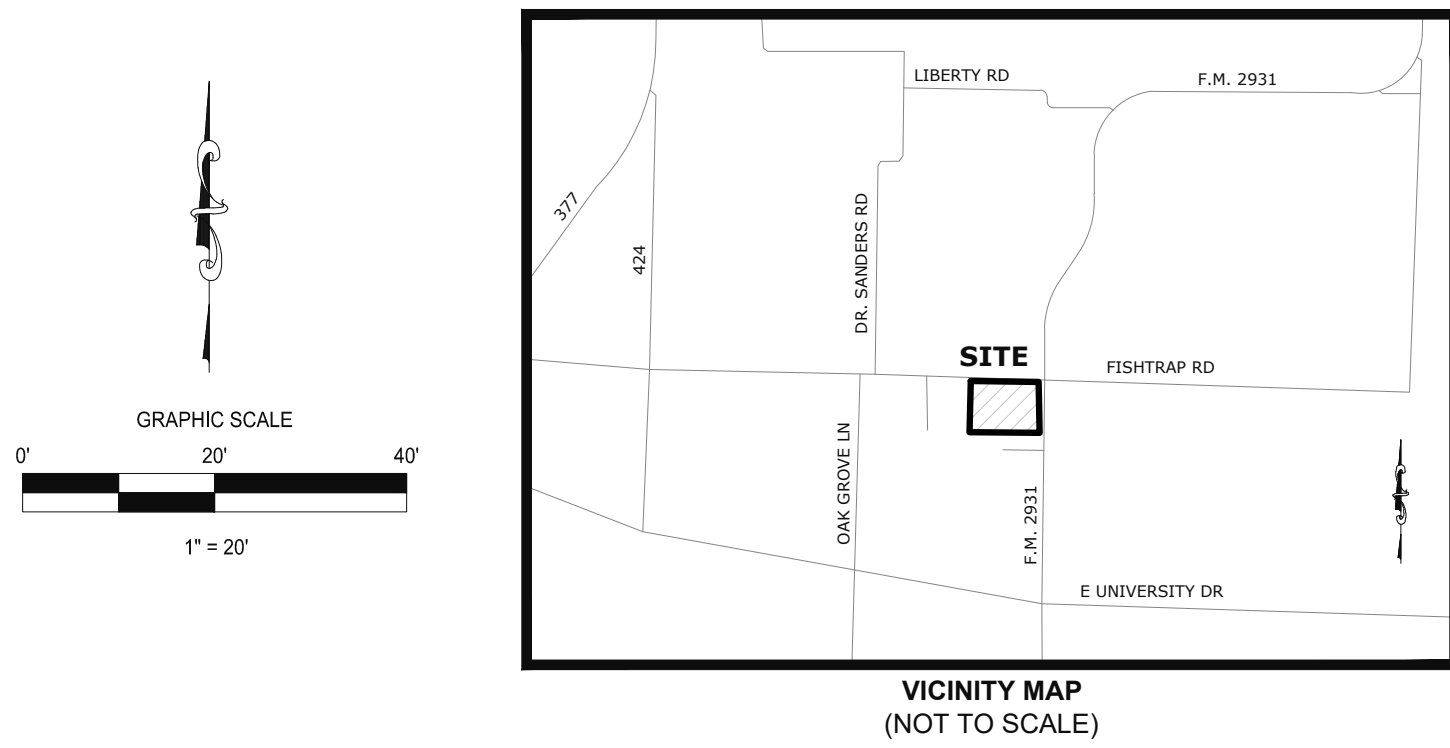
By: _____
Mayor

Attest: _____
Town Secretary

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE OF ROAD
- EASEMENT LINE
- BUILDING LINE
- IRON ROD FOUND
- CAPPED IRON ROD SET
- OFFICIAL RECORDS, DENTON COUNTY, TEXAS
- PLAT RECORDS, DENTON COUNTY, TEXAS
- REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
- CAPPED IRON ROD FOUND
- CAPPED IRON ROD SET
- IRON ROD FOUND
- BUILDING LINE
- UTILITY EASEMENT
- RIGHT-OF-WAY
- POINT OF BEGINNING

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S87°54'14"E	10.41'
L2	S01°19'38"W	176.41'
L3	S45°34'48"W	14.52'
L4	N01°15'28"E	139.20'
L5	N01°11'39"E	47.75'
L6	S43°26'09"E	14.30'
L7	S01°19'38"W	111.23'
L8	S47°56'17"W	13.64'
L9	N01°15'28"E	130.75'



SURVEYOR'S CERTIFICATE

I, Michael R. Kersten, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that corner monuments shown thereon were properly placed under my personal supervision in accordance with subdivision regulations of the Town of Providence Village, Texas.

PRELIMINARY - FOR REVIEW PURPOSES ONLY

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

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Michael R. Kersten, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

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

Notary Public for and in the State of Texas

My Commission Expires _____

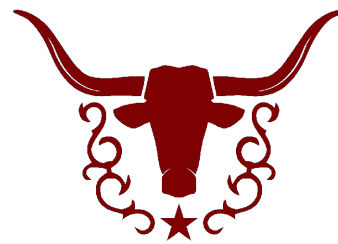
GENERAL NOTES

- Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US survey feet, derived from GPS Observations.
- All "CIRS" are 1/2-inch iron rod with plastic cap stamped "RPLS 6677" unless otherwise noted.
- Easements and Building Lines Shown Hereon are Dedicated by this Amended Plat.
- The shaded area of this Amended plat depicts the original lot extents.
- The purpose of this Amended plat is to reconfigure Two (2) existing lots and establish an easement.
- All Plat Notes from Providence Commons Addition, an Addition to the City of Providence, Denton County Texas, according to the plat record in Denton County Clerk's Instrument No. 2023-383, Plat Records, Denton County, Texas, will apply to this Amended plat.

AMENDED RECORD PLAT
LOT 6X, BLOCK C
LOT 7X, BLOCK E
PROVIDENCE COMMONS

A RECORD PLAT OF: LOT 6X, BLOCK C AND LOT 7X, BLOCK E PROVIDENCE COMMONS ADDITION, AN ADDITION TO THE CITY OF PROVIDENCE, DENTON COUNTY, TEXAS, BEING AN AMENDMENT OF LOTS 6X, BLOCK C AND 7X, BLOCK E, PROVIDENCE COMMONS ADDITION, AN ADDITION TO THE CITY OF PROVIDENCE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2023-383, PLAT RECORDS, DENTON COUNTY, TEXAS.

2 LOTS - 0.071 ACRES
DECEMBER 2025



CHISHOLM TRAIL
LAND SURVEYING

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTL5-LLC.COM
940.367.7188

OWNER
R&M MATERIALS, LLC
5208 Tennyson Pkwy, Ste 130
Plano, TX 75024
Contact - Scott
Phone: (214) 299-4722
Email: Scott@rntsmllc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corthett, TX 76210
Contact: Michael R. Kersten
Phone: (940) 367-7188
Email: Michael@ctl5-llc.com

PROJECT # 24-0037 DRAWN BY: AA SCALE: 1" = 20' DATE: 12/18/2025 SHEET: 1 OF 1