



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, March 17, 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 the January 20, 2026, Planning and Zoning Regular Minutes.
5. **CONSIDER AND ACT ON ZONING ORDINANCE APPLICATIONS**
6. **CONSIDER AND ACT ON SUBDIVISION ORDINANCE APPLICATION**
 - a. 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.
7. **CONSIDER AND ACT ON TOPICS TO BE SCHEDULED FOR FUTURE PLANNING & ZONING MEETING**
8. **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, Delaney McGuire, Deputy 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

3/17/2026

SUBJECT:

Consider and act on approval of the January 20, 2026, Planning and Zoning Regular Minutes.

SUMMARY:

ATTACHMENTS:

01-20-26 Planning and Zoning Agenda Minutes Draft

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I move to approve the January 20, 2026, Planning and Zoning Regular Meeting 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, 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.

MINUTES

1. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Brian Roberson stated that Stephan White would be late but that the commission could appoint a temporary chairperson to start the meeting.

Shaina Fenimore motioned to appoint Rhonda Bradford as temporary chairperson. David Vartian seconded. Motion carried: 4 in favor, 0 opposed.

Rhonda Bradford called the meeting to order at 6:37 p.m. Members present in person were Bryant Wilson, Shaina Fenimore, and alternate David Vartian being a quorum. Stephen White and Rachel Tracy were absent.

2. PLEDGE OF ALLEGIANCE

3. STAFF REPORTS

- a. Town Manager Reports on current projects, upcoming events, and general town operations.

Brian Roberson provided a summary of Town Hall activities.

4. MINUTE APPROVAL

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

David Vartian made a motion to approve the October 21, 2025, Planning and Zoning Commission Regular Minutes. Motion was seconded by Shaina Fenimore. Motion carried: 4 in favor, 0 opposed.

5. CONSIDER AND ACT ON APPOINTMENT OF CHAIRMAN, VICE CHAIRMAN AND SECRETARY

David Vartian made a motion to appoint Stephen White as Chairman. Motion was seconded by Shaina Fenimore. Motion carried: 4 in favor, 0 opposed.

David Vartian made a motion to appoint Bryant Wilson as Vice Chairman. Motion was seconded by Shaina Fenimore. Motion carried: 4 in favor, 0 opposed.

David Vartian made a motion to appoint Shaina Fenimore as Secretary. Motion was seconded by Bryant Wilson. Motion carried: 4 in favor, 0 opposed.

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.

Brian Roberson gave a summary of the location of the Special Use Permit.

Steven Brown, 6612 Josephin Street, owner of the Providence Village development, spoke regarding the proposed businesses for the area, distance requirements associated with the Special Use Permit (SUP) and the nearby daycare, and the sales tax revenue that would be generated for the Town. Andrew Sissney, 3411 F.M. 720, Oak Point, presented on behalf of the property owner, Dhaval Solanki, and spoke regarding the benefits of the sales tax revenue that would be generated for the Town.

Stephen White took his seat at 6:47 p.m.

Stephen White closed the Planning and Zoning Regular Session and convened into public hearing at 6:56 p.m.

Shirley Conroy, 1713 Murphy Court, spoke in regard to crime rates, drunken driving increase and asked if additional resources for the increase in crime would be available. Town Secretary Hilary McConnell read a summary of the multiple emails received opposing the Special Use Permit.

Stephen White closed the public hearing and convened into Planning and Zoning Commission Regular Session at 7:04 p.m.

- 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.

Shaina Fenimore made a motion not deny Ordinance No. 2026-333 for a 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. Motion was seconded by David Vartian. Motion carried: 5 in favor, 0 opposed.

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 23-01339-03.

Becky Ross gave a summary of the Foree Ranch Phase 1 replat and stated staff and civil engineer recommended approval.

David Vartian made a motion to recommend approval of the replat to the Town Council regarding the Foree Ranch Phase 1, as submitted by CJ Hitch on behalf of Lennar Homes of Texas, 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. Motion was seconded by Rhonda Bradford. Motion carried: 5 in favor, 0 opposed.

- 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.

David Vartian made a motion to recommend approval of the replat to the Town Council regarding 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. Motion was seconded by Bryant Wilson. Motion carried: 5 in favor, 0 opposed.

- 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.

Bryant Wilson made a motion to recommend approval of replat to the Town Council regarding 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. Motion was seconded by David Vartian. Motion carried: 5 in favor, 0 opposed.

- 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.

Becky Ross stated the Town has received an abandoned plat request and stated the plat is recommended by both staff and the abandoned plat removes the caveat approval with the contingency that the Septic system will be banded by TECQ.

Bryant Wilson made a motion to recommend abandoning a plat to the Town Council known as Universal Storage Place II Addition as submitted by M84 Enterprises, LTD with the contingency that the septic system be banded by TECQ. Motion was seconded by Rhonda Bradford. Motion carried: 5 in favor, 0 opposed.

- 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.

Application withdrawn.

- 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.

Rhonda Bradford made a motion to recommend to Town Council approval of Amended Plat of Providence Commons Lot 6X, Block C and Lot 7X, Block E as submitted by M84 Enterprises, LTD. Motion was seconded by Bryant Wilson. Motion carried: 5 in favor, 0 opposed.

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

Nothing at the moment.

9. ADJOURNMENT

David Vartian made a motion to adjourn. Motion was seconded by Shainna Fenimore. Motion carried: 5 in favor, 0 opposed.

Stephen White adjourned the meeting at 7:15 p.m.

Stephen White, Chairman

Rachel Tracy, Secretary

Hilary McConnell, Town Secretary



Planning and Zoning
Commission

Staff Report

3/17/2026

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:

Universal Storage Place II Addition Preliminary Plat.

STAFF RECOMMENDATION:

Staff recommends contingent approval pending Engineers' comments. Comments are minor in nature.

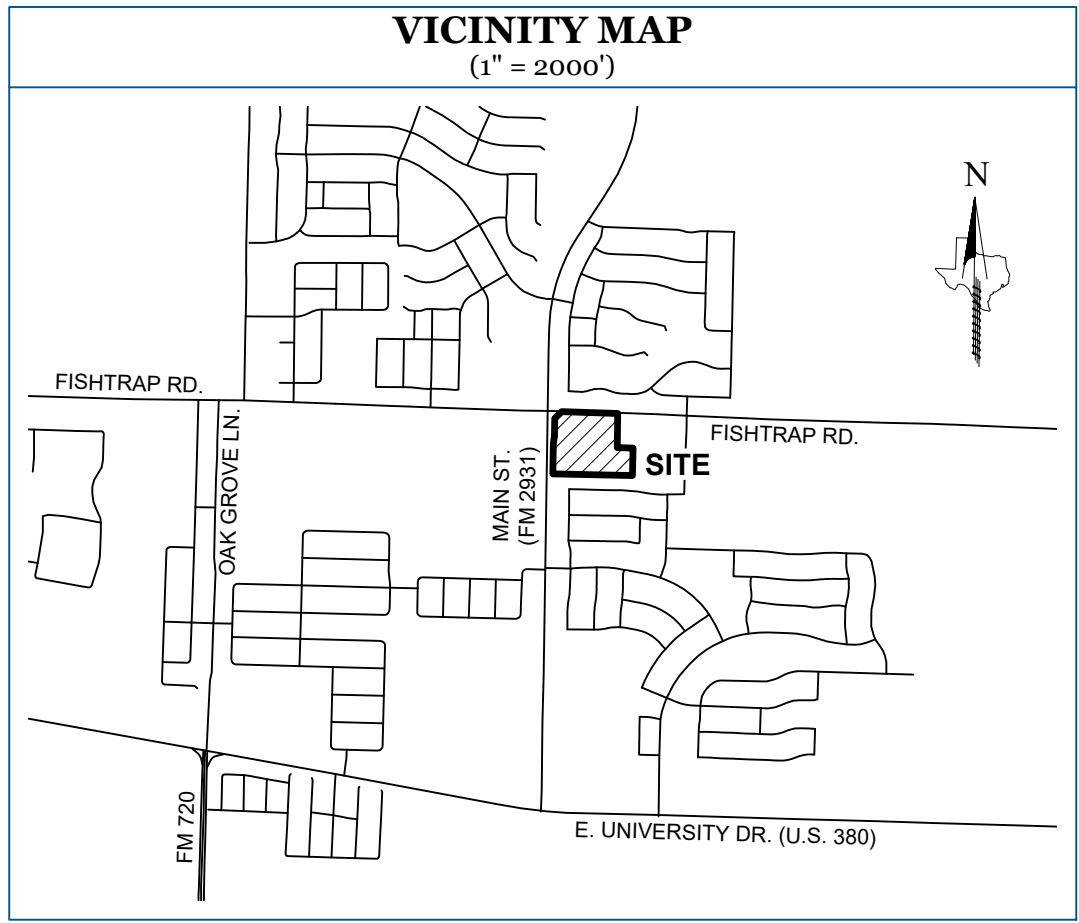
1. Preliminary paving, drainage, water and sanitary sewer information typical shown on sheet 2 and 3 are not included. Please provide the required information sheet you want to include with this submission. It should cover Lots 1R, 2, and 3, not just Lot 1R.
2. Provide additional information on the nature and planned ownership of the storm sewer system downstream of Lot 1R across Lot 2, discharging into an assumed detention pond on Lot 3.
3. On the 6.77 acre tract to the east outside of the preliminary plat boundary, you show a drainage easement with a blank volume and page. Is this a separate instrument proposed easement or does it currently exist?
4. Provide information on the discharge pipe system for water from the assumed detention pond on Lot 3 to the town's established storm sewer system.
5. Gas line easement along Fishtrap road appears to be partially in the area shown as ROW dedication. Easement documentation is show as unfound. What is the basis for the location and width call out of 75 ft. Contact gas provider for information on the facility and the easement.
6. Lot 3 does not show any fire lane and access easements across the lot connecting to the south entrance and providing fire access to the existing south buildings.

Revise to add.

7. It has been discussed previously, but to keep it in the conversation, the existing OSSF/septic system for the buildings on Lot 3 will need to be abandoned and the building added to Town water and sanitary sewer connections before the creation of the lot 1R and lot 3 property line.
8. Final driveway number and location on FM 2931 will need to be conditioned on TxDOT review and final approval of a driveway connection submittal. The preliminary aerial overlay for driveway spacing discussion is not adequate for a full TxDOT permit submission, just for discussion of the requested variance to TxDOT access management requirements.

MOTION:

I move to 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.



- 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 AllTerra 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 01°54'51" W	23.00'
FL2	S 89°05'35" E	5.30'
FL4	S 00°54'25" W	254.00'
FL5	N 89°05'35" W	184.00'
FL7	S 00°54'25" W	38.81'
FL8	N 89°05'35" W	24.00'
FL9	N 00°54'25" E	1.59'
FL11	N 00°54'25" E	30.10'
FL13	N 00°54'25" E	240.27'
FL15	S 89°05'35" E	131.00'
FL17	N 00°54'25" E	38.69'
FL18	S 88°05'09" E	30.00'
FL19	S 00°54'25" W	38.16'
FL21	S 89°05'35" E	8.71'
FL22	S 00°54'25" W	209.00'
FL24	N 89°05'35" W	140.00'
FL26	N 00°54'25" E	209.00'
FL28	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" E	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

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
FL3	20.00'	31.42'	90°00'00"	S 45°54'25" W
FL6	20.00'	31.42'	90°00'00"	S 45°54'25" W
FL10	20.00'	30.01'	85°57'29"	N 42°04'19" W
FL12	20.00'	29.96'	85°48'55"	N 43°57'27" E
FL14	44.00'	69.12'	90°00'00"	N 45°54'25" E
FL16	20.00'	31.42'	90°00'00"	N 45°54'25" E
FL20	20.00'	31.42'	90°00'00"	S 44°05'35" E
FL23	20.00'	31.42'	90°00'00"	S 45°54'25" W
FL25	20.00'	31.42'	90°00'00"	N 44°05'35" W
FL27	20.00'	31.42'	90°00'00"	N 45°54'25" E
FL29	20.00'	31.42'	90°00'00"	S 44°05'35" E

JOB NUMBER
2501.041-05

DATE
11/20/2025

REVISION
02/11/2026

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

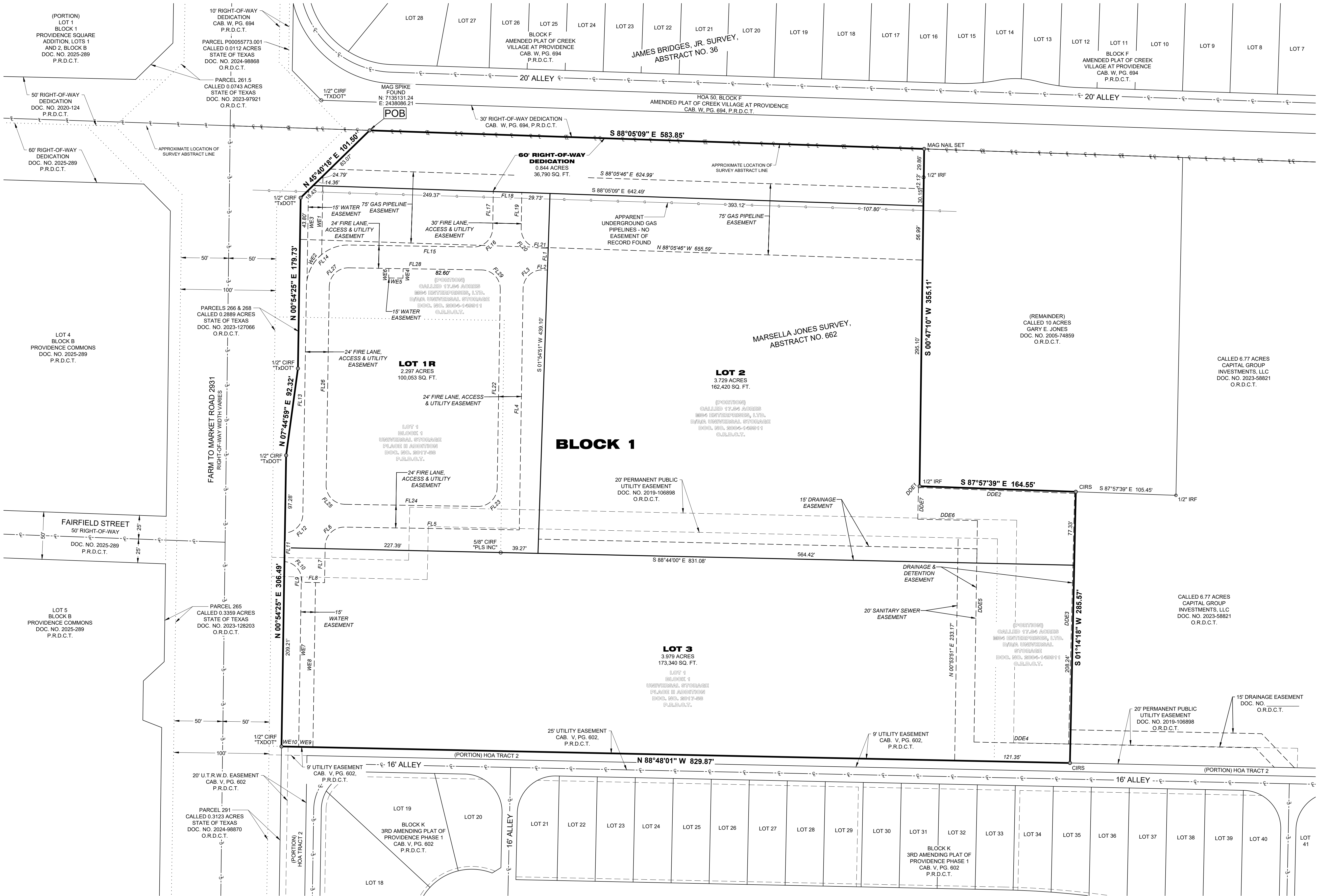
LEGEND

POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRS = 1/2" IRON ROD WITH GREEN 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: Richard Spicer, Jr
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



PRELIMINARY PLAT
**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
2501.041-05

DATE
11/20/2025

REVISION
02/11/2026

DRAWN BY
DJJ/MMF



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TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr
222 S. Elm Street, Suite: 200
Denton, TX 76201
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d/b/a Universal Storage
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(214) 794-9117

ENGINEER
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1782 W. McDermott Drive
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PRELIMINARY PLAT
**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 _____, 20__.

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 _____, 20__.

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 _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

THE TOWN COUNCIL OF PROVIDENCE VILLAGE ON date ____ of ____ 20__ VOTED AFFIRMATIVELY TO CONDITIONALLY APPROVE PREPARATION OF FINAL PLAT SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY: _____
MAYOR

ATTEST: _____
TOWN SECRETARY