



P&Z MEETING DATE: October 1, 2020

DATE: September 24, 2020

TO: Planning & Zoning Commission

FROM: Loren Shapiro, Chief Planner

SUBJECT: Consider And Take Final Action On A **Replat Of Thomas Place** For An Approximately 19.977-Acre Tract Located On The East Side Of Denton Drive And North Side Of Hutton Branch Creek. **Case No. PLRP 20-109 Thomas Place.** Case Coordinator: Loren Shapiro.

BACKGROUND:

The purpose of the replat is to relocate a Federal Emergency Management Agency (FEMA) floodplain line and correct dedication language for two street easements along Jackson Street. A Letter of Map Revision has been approved by FEMA allowing the adjustment of the floodplain line. The new floodplain line removes several single family lots from inside the floodplain.

There are no changes to existing easements, right-of-way, or lot lines with this replat.

FINANCIAL IMPLICATIONS:

There are no financial implications on the current and future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL** as submitted.

ATTACHMENTS:

- Result Sheet
- Technical Comments
- Site Location and Zoning Map
- Applicant's Exhibits

RESULT SHEET

Date: 10/01/20

Case No./Name: PLRP 20-109 Thomas Place

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** as submitted.

B. P&Z ACTION from P&Z meeting: 10/01/20

Result: / Vote:

RESIDENTIAL REPLAT

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

ZONING: PD-213 for the (SF-5/12) Single-Family Residential Detached and (SF-TH) Single-Family Townhouse Residential Districts

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-7/14) Single-Family Residential, (D) Duplex, and (MF-18) Multifamily Districts	Single-Family Detached, Duplex, and Multifamily
SOUTH	(SF-7/14) Single-Family Residential District and Downtown Transit Center, Urban Fringe and Urban General	Single-Family Detached and Rail Yard
EAST	PD-15 for the (SF-7/14) Single-Family Detached Residential District	Single-Family Detached
WEST	PD-199 for the (SF-7/14) Single-Family Detached Residential District	Single-Family Detached

REQUEST: Request to replat and reestablish the location of the FEMA floodplain and correct dedication language for two street easements along Jackson Street. The replat will not change existing lot lines, easements or right-of-way.

PROPOSED USE: Single-Family Residential Detached and Attached

ACRES/LOTS: 19.977-acres/1 lot

LOCATION: East side of Denton Drive and north side of Hutton Branch Creek

HISTORY: On February 6, 2018 City Council approved rezoning the property to PD-213 for the (SF 5/12) Single-Family Residential Detached and Townhouse Residential Districts. Beforehand, the properties were zoned Transit Center Urban Fringe and Urban General since 2005.

A replat was approved by the Planning and Zoning Commission on May 3, 2018 for 36 townhome lots, 35 casita lots, 21 villa lots, and nine common area tracts with residential streets and easements. The subdivision replat was filed with Dallas County on May 6, 2020.

COMPREHENSIVE PLAN: Mixed-Use Urban Transit

TRANSPORTATION PLAN: Denton Drive is designated a (C4U) 4-Lane Undivided Collector.

OWNER: City of Carrollton, Thomas Place Development, Ltd.; David Weekley Homes and Kindred Homes

REPRESENTED BY: Greg Helsel, Spiars Engineering

STAFF ANALYSIS

REQUEST

The purpose of this replat is to relocate the FEMA floodplain line from several single-family lots. The relocation of the floodplain line is a result of a Letter of Map Revision (LOMR) approved by FEMA. The replat also corrects wording for the dedication of two street easements to the City along Jackson Street.

PLAT ELEMENTS

Three single-family residential types, number of lots and tract configurations remain the same in the Thomas Place Subdivision. There are still 36 townhouses, 35 casitas, 21 villas, and 9 common area lots proposed.

Easements/Right-of-Way:

The subdivision configuration remains the same. No lot lines, street right-of-way or easements are modified with the replat.

ZONING ORDINANCE

The property is zoned PD-213 for the (SF-5/12) Single-Family and (SF-TH) Single-Family Townhouse Residential District. The planned development allows three housing lot types – Townhouse (single-family attached) and two single-family detached – Casitas and Villas.

The replat meets the requirements of PD-213 for the (SF-5/12) Single-Family and (SF-TH) Single-Family Townhouse Residential District standards.

SUBDIVISION ORDINANCE

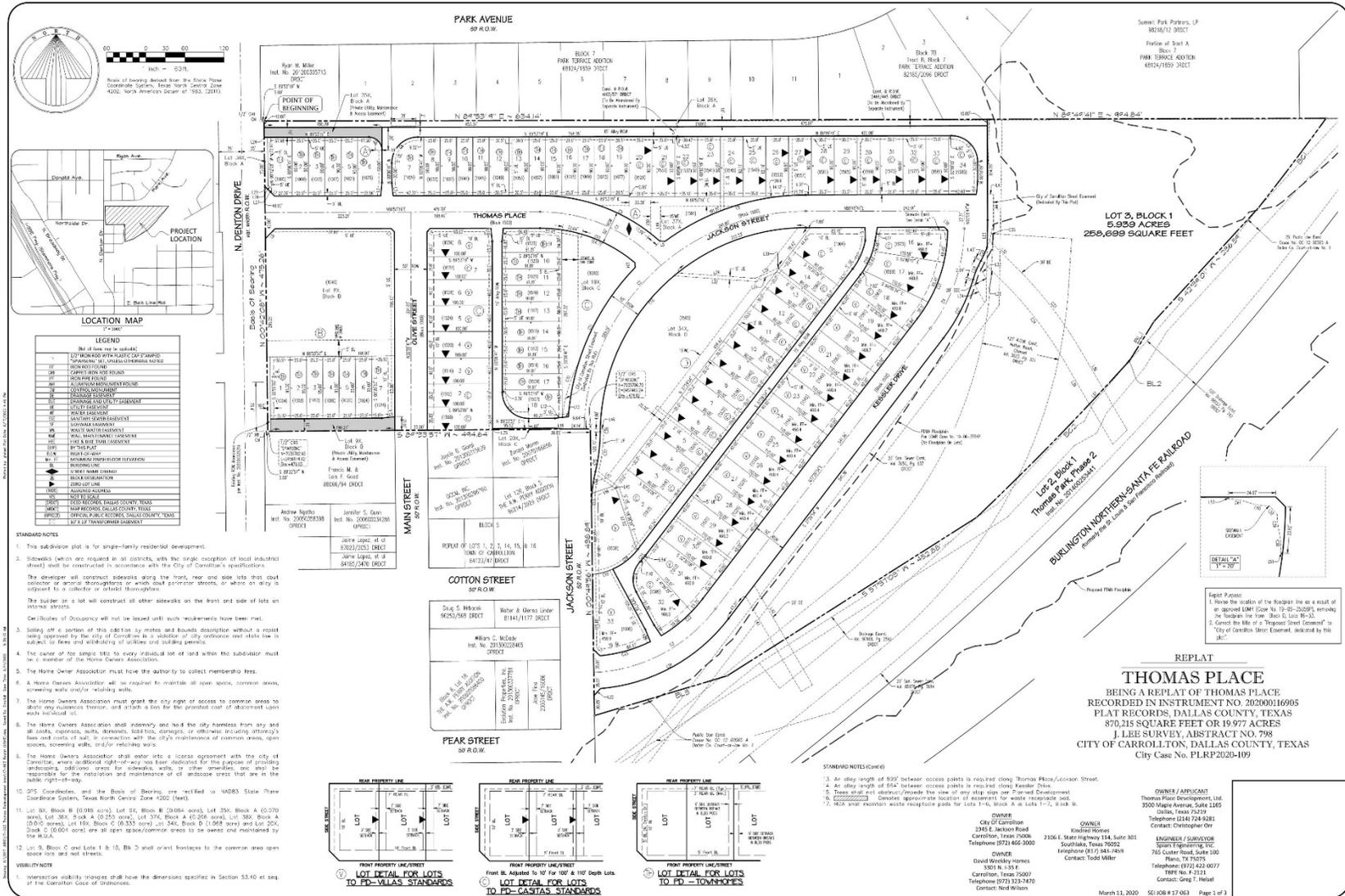
The proposed replat meets the requirements of the Subdivision Ordinance and does not modify the previously approved replat including the lot configuration, street right-of-way or easements.

CONCLUSION

The proposed replat is in conformance with all requirements of the Comprehensive Subdivision and Zoning Ordinances. Staff recommends approval of the replat, as submitted.

APPLICANT'S EXHIBITS

Agenda Item No. 5
PLRP 2020-109 Thomas Place



APPLICANT'S EXHIBITS

Agenda Item No. 5
PLRP 2020-109 Thomas Place

Line #	Length	Bearing
B1	68.45'	S 31°45'06" W
B2	7.54'	S 40°19'31" W
B3	219.53'	S 73°20'54" W

Curve #	Length	Radius	Chord	Chord Bearing	Date
B1	171.96'	4141.33'	171.94'	S 37°07'02" W	7/13/04
B2	330.70'	4441.33'	330.62'	S 44°32'36" W	4/15/04

Line #	Length	Bearing
L28	119.89'	S 88°02'48" E
L29	37.78'	N 69°47'57" E
L30	1.49'	S 50°30'06" E
L31	22.90'	S 69°47'57" W
L32	126.45'	N 88°52'18" W
L33	24.73'	S 20°'01'17" E
L34	37.61'	N 39°51'17" W
L35	63.04'	S 45°'29'41" E
L36	69.89'	S 30°'39'41" E
L37	31.30'	S 43°07'52" W
L38	79.86'	N 30°16'42" W
L39	46.37'	N 40°16'42" W
L40	165.12'	S 30°'39'41" E
L41	87.66'	N 30°16'42" W
L42	3.07'	N 89°49'4" E
L43	40.17'	S 00°'01'07" E
L44	5.02'	S 89°33'57" E
L45	26.73'	S 50°'00'06" E
L46	53.29'	N 00°06'41" W
L47	41.72'	N 00°06'41" W
L48	1.00'	N 83°21'17" W
L49	8.09'	N 42°43'54" W
L50	1.00'	N 00°16'19" W

Lot #	Block #	Square Feet	Average
1	A	3,791	0.016
2	A	2,250	0.052
3	A	2,250	0.052
4	A	2,250	0.052
5	A	2,250	0.052
6	A	3,375	0.075
7	A	4,075	0.086
8	A	3,250	0.052
9	A	2,250	0.052
10	A	3,250	0.052
11	A	2,250	0.052
12	A	3,745	0.053
13	A	2,745	0.053
14	A	2,250	0.052
15	A	2,250	0.052
16	A	2,250	0.052
17	A	3,250	0.052
18	A	2,200	0.052
22	A	5,225	0.074
23	A	3,222	0.051
26	A	3,211	0.051
27	A	4,154	0.073
28	A	3,150	0.072
29	A	3,150	0.072
30	A	3,150	0.072
31	A	3,150	0.072
32	A	3,150	0.072
33	A	3,150	0.072
34	A	3,931	0.086

Lot #	Block #	Square Feet	Average
1	B	2,897	0.061
2	B	2,370	0.055
3	B	2,370	0.055
4	B	2,370	0.055
5	B	2,370	0.055
6	B	3,375	0.075
7	B	4,075	0.086
8	B	3,250	0.052
9	B	2,250	0.052
10	B	3,250	0.052
11	B	2,250	0.052
12	B	3,745	0.053
13	B	2,745	0.053
14	B	2,250	0.052
15	B	2,250	0.052
16	B	2,250	0.052
17	B	3,250	0.052
18	B	2,200	0.052
22	B	5,225	0.074
23	B	3,222	0.051
26	B	3,211	0.051
27	B	4,154	0.073
28	B	3,150	0.072
29	B	3,150	0.072
30	B	3,150	0.072
31	B	3,150	0.072
32	B	3,150	0.072
33	B	3,931	0.086

Lot #	Block #	Square Feet	Average
1	C	3,567	0.082
2	C	3,500	0.080
3	C	4,000	0.092
4	C	4,000	0.092
5	C	4,000	0.092
6	C	4,000	0.092
7	C	3,500	0.080
8	C	4,957	0.096
9	C	3,339	0.077
10	C	2,295	0.053
11	C	2,295	0.053
12	C	2,295	0.053
13	C	2,295	0.053
14	C	2,800	0.064
15	C	2,800	0.064
16	C	2,295	0.053
17	C	2,295	0.053
18	C	2,295	0.053
19	C	3,623	0.083
20	C	4,400	0.101
21	C	4,400	0.101
22	C	4,400	0.101
23	C	4,400	0.101
24	C	4,400	0.101
25	C	4,400	0.101
26	C	4,400	0.101
27	C	4,400	0.101
28	C	4,400	0.101
29	C	4,400	0.101
30	C	4,400	0.101
31	C	5,628	0.129
32	C	5,122	0.118
33	C	7,735	0.178

Lot #	Block #	Square Feet	Average
1	D	6,691	0.154
2	D	5,359	0.123
3	D	3,150	0.072
4	D	3,150	0.072
5	D	3,150	0.072
6	D	3,150	0.072
7	D	3,150	0.072
8	D	3,150	0.072
9	D	3,150	0.072
10	D	3,150	0.072
11	D	3,150	0.072
12	D	3,150	0.072
13	D	3,150	0.072
14	D	3,150	0.072
15	D	1,470	0.049
16	D	4,937	0.115
17	D	5,420	0.124
18	D	4,929	0.113
19	D	4,400	0.101
20	D	4,400	0.101
21	D	4,400	0.101
22	D	4,400	0.101
23	D	4,400	0.101
24	D	4,400	0.101
25	D	4,400	0.101
26	D	4,400	0.101
27	D	4,400	0.101
28	D	4,400	0.101
29	D	4,400	0.101
30	D	4,400	0.101
31	D	5,628	0.129
32	D	5,122	0.118
33	D	7,735	0.178

Lot #	Block #	Area
19C	X	0.333
20C	X	0.004
31C	X	0.588
37C	X	0.206

Line #	Length	Bearing
L1	7.11'	N 45°24'23" W
L2	23.10'	N 30°35'57" E
L3	23.10'	N 05°49'19" E
L4	23.10'	N 05°49'19" E
L5	7.31'	S 87°12'56" E
L6	28.11'	N 83°13'20" E
L7	7.07'	N 45°06'41" W
L8	21.10'	N 44°35'35" W
L9	7.07'	N 44°35'35" W
L10	23.10'	N 05°49'19" E
L11	23.10'	N 30°35'57" E
L12	11.44'	S 83°51'19" W
L13	6.37'	S 83°51'19" W
L14	1.85'	N 02°'07'53" E
L15	19.84'	N 37°12'54" W
L16	32.10'	S 70°14'05" W
L17	26.14'	N 20°32'00" E
L18	3.06'	N 45°26'03" E
L19	19.88'	S 34°06'21" E
L20	19.88'	S 22°36'26" E
L21	13.72'	N 47°30'11" W
L22	14.48'	S 42°48'03" W
L23	41.97'	S 00°57'03" W
L24	5.00'	N 89°53'19" E
L25	14.22'	N 45°24'23" W
L26	7.31'	N 45°24'23" W
L27	7.03'	N 00°26'41" E

Curve #	Length	Radius	Chord	Chord Bearing	Date
C1	31.42'	20.00'	28.28'	N 45°06'41" W	09/05/00
C2	62.83'	40.00'	56.57'	S 41°52'19" W	09/05/00
C3	62.83'	40.00'	56.57'	N 45°10'19" W	09/05/00
C4	191.31'	366.00'	188.12'	S 68°27'06" W	09/05/00
C5	200.97'	275.00'	196.53'	N 67°10'22" W	4/15/02
C6	124.71'	225.00'	123.17'	N 65°42'56" W	3/15/02
C7	256.02'	366.00'	250.81'	S 24°29'11" W	4/04/00
C8	63.00'	40.00'	56.73'	S 45°16'22" E	02/19/22
C9	22.08'	225.00'	22.07'	S 07°58'41" W	5/1/22
C10	33.74'	225.00'	33.71'	S 09°56'16" W	8/30/22
C11	61.44'	275.00'	61.31'	N 08°56'04" E	12/46/22
C12	492.21'	316.00'	443.94'	S 45°27'21" E	03/14/24
C13	47.78'	100.00'	47.31'	N 23°48'56" E	2/21/25
C14	47.46'	100.00'	47.02'	N 52°20'44" E	2/21/25
C15	33.41'	100.00'	33.26'	N 75°13'25" E	10/14/25
C16	32.57'	115.00'	32.02'	N 59°23'50" E	10/14/25
C17	48.41'	225.00'	48.18'	N 21°30'11" E	10/19/25
C18	58.56'	225.00'	58.38'	N 31°28'20" E	10/19/25
C19	7.10'	15.00'	7.10'	N 43°07'41" E	2/23/27
C20	52.17'	40.00'	43.11'	S 07°43'09" W	2/23/27
C21	62.47'	225.00'	60.24'	N 74°16'26" E	2/23/27
C22	228.87'	275.00'	223.24'	S 01°28'43" W	4/25/27
C23	101.66'	275.00'	101.06'	S 28°54'28" W	2/15/29
C24	32.32'	138.50'	30.46'	S 22°27'50" W	12/23/29
C25	22.99'	191.50'	22.97'	S 24°55'57" W	8/10/18
C26	87.35'	250.00'	86.90'	S 16°35'28" W	2/10/18

Curve #	Length	Radius	Chord	Chord Bearing	Date
C33	161.01'	615.00'	160.55'	S 37°49'41" E	1/5/00/03
C34	153.15'	585.00'	152.72'	N 37°49'41" W	1/5/00/03
C35	42.37'	161.50'	42.24'	S 17°16'23" W	1/5/01/49
C36	4.68'	311.00'	4.68'	S 01°50'56" E	07/51/51
C37	6.58'	280.00'	6.175'	S 05°54'23" W	12/31/43
C38	0.21'	28.00'	0.191'	N 03°48'13" W	2/15/32/1
C39	9.52'	22.67'	9.49'	N 05°24'01" W	16/42/04
C40	1.55'	31.84'	1.487'	N 60°33'16" W	2/16/44/1
C41	8.66'	27.38'	8.61'	N 80°18'27" W	2/17/58

Curve #	Length	Radius	Chord	Chord Bearing	Date	
C1	298.77'	250.00'	169.91'	262.76'	S 66°11'17" E	4/75/04/1
C2	528.99'	341.00'	332.46'	478.00'	N 45°33'18" E	8/83/40/1
C3	217.33'	250.00'	116.07'	210.95'	N 82°24'58" E	4/74/82/1
C4	164.01'	150.00'	85.11'	164.17'	N 81°04'33" E	3/75/61/1

Lot Count:
Townhomes - 36 Lots
Casitas - 35 Lots
Villas - 21 Lots
Common Areas - 9 Lots

REPLAT
THOMAS PLACE
BEING A REPLAT OF THOMAS PLACE
RECORDED IN INSTRUMENT NO. 20200016905
PLAT RECORDS, DALLAS COUNTY, TEXAS
870,215 SQUARE FEET OR 19,977 ACRES
J. LEE SURVEY, ABSTRACT NO. 798
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS
City Case No. PLRP2020-109

OWNER / APPLICANT
Thomas Place Development, Ltd
3500 Maple Avenue, Suite 1165
Dallas, Texas 75219
Telephone (214) 724-9281
Contact: Christopher Orr

OWNER
City of Carrollton
1945 E Jackson Road
Carrollton, Texas 75006
Telephone (972) 456-3000

OWNER
Kirkoff Homes
2106 E. Stone Highway 114, Suite 101
Southlake, Texas 76092
Telephone (817) 368-7459
Contact: Todd Miller

OWNER
David Worley Homes
3101 N. 135 E.
Carrollton, Texas 75007
Telephone (972) 323-7479
Contact: Ned Wilson

ENGINEER / SURVEYOR
SOTER ENGINEERING, INC.
760 Canton Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0977
FIRM No. P-2121
Contact: Greg T. Hebel

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APPLICANT'S EXHIBITS

Agenda Item No. 5 PLRP 2020-109 Thomas Place

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS THOMAS PLACE DEVELOPMENT, LTD. The City of Carrollton, Kindred Homes and David Weckley Homes are the owners of a tract of land situated in the J Lee Survey, Abstract No. 798, City of Carrollton, Dallas County, Texas, according to the deed recorded in Document Number 201900028795 and the subject tract being all of Lot 18, Block 1, Thomas Park, Phase 2 according to the deed recorded in Instrument No. 201900028441 of the Official Public Records, Dallas County, Texas (OPRC), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPARSENO" set on the south line of a tract conveyed to Ryan M. Miller, recorded in instrument No. 2000003070 (OPRC), from which a 1/2" iron rod with plastic cap found on the east line of Denton Drive, a variable width right-of-way, bears S 89°37'03" W, 5.00 feet;

THENCE N 89°37'03" E, 0.2114 feet along the south line of said Miller tract and along the south line of Block 7 of Park Terrace Addition, recorded in Volume 58124, Page 1559 of the Deed Records, Dallas County, Texas (OPRC), to a 1/2" iron rod with plastic cap stamped "SPARSENO" set for corner;

THENCE N 89°48'41" E, 994.64 feet continuing along the north line of Block 7, one of Block 7B, Park Terrace Addition, recorded in Volume 82185, Page 2096 (OPRC), and of a tract conveyed to Sammie Park Hartman, Jr., recorded in Volume 93216, Page 12 (OPRC), and Lot 1, Block 2, Thomas Park, recorded in Volume 98224, Page 22 (OPRC), to 1/2" iron rod with plastic cap stamped "SPARSENO" set for the northeast corner of lot 18 and the northeast corner of lot 2, Block 1, Thomas Park, Phase 2;

THENCE along the west line and north line of Lot 2, the following:

A non-tangent curve to the right having a central angle of 02°13'08", a radius of 4461.33 feet, a chord of S 37°07'02" W - 171.94 feet, an arc length of 179.96 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set;

S 42°39'01" W, 236.29 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set;

S 31°48'48" W, 66.15 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set;

S 40°19'31" W, 7.54 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set;

A non-tangent curve to the right having a central angle of 04°15'58", a radius of 4441.33 feet, a chord of S 44°22'26" W - 230.62 feet, an arc length of 330.70 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set;

S 37°37'03" W, 452.85 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set;

And S 73°22'54" W, 2.23 feet to a 1/2" iron rod with plastic cap stamped "SPARSENO" set on the east line of Jackson Street, a 50 foot right-of-way;

THENCE N 00°49'26" W, 438.89 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPARSENO" set for the northeast corner of Jackson Street;

THENCE S 89°37'03" W, 484.64 feet along the north line of Jackson Street, and of a tract conveyed to Zorany Moran, recorded in instrument No. 2007036856, and of a tract conveyed to Joyce B. Gong, recorded in instrument No. 2013001562, and of Main Street, a 50 foot right-of-way, and of a tract conveyed to Francis and Lois Good, recorded in Volume 88056, Page 94 (OPRC), to a 1/2" iron rod with plastic cap stamped "SPARSENO" set on the east line of Denton Drive for corner, and from which the northeast corner of said Good tract bears S 89°37'03" W, 5.00 feet;

THENCE N 00°42'08" W, 475.26 feet along the east line of Denton Drive to the POINT OF BEGINNING with the subject tract containing 570,215 square feet or 19.977 acres of land.

SURVEYOR'S CERTIFICATE

I, Darren K. Brown, of Spars Engineering Inc., a Registered Public Surveyor, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Carrollton, Texas. Dated this the ____ day of _____, 2020.



DARREN K. BROWN, R.P., S. NO. 25852

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Darren K. Brown, 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 OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, THOMAS PLACE DEVELOPMENT, LTD., THE CITY OF CARROLLTON, KINDRED HOMES, AND DAVID WEECKLEY HOMES do hereby stipulate this plat covering the hereabove described property to THOMAS PLACE, an Addition to the City of Carrollton, and do hereby dedicate to the public use forever the streets and drive shown thereon and do hereby reserve the easement shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities existing to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and over the said easement strip for the purpose of constructing, reconstructing, inspecting, and maintaining, without the necessity of any leave of absence or permission of anyone. This plat agreed subject to all plotting ordinances, rules, regulations and resolutions of the City of Carrollton, Texas.

Whence our hands, this ____ day of _____, 2020.

THOMAS PLACE DEVELOPMENT, LTD.

By: Alex Hodge, Project Manager

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Alex Hodge, 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 OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

CITY OF CARROLLTON

By: Signature of Owner Position in City

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

KINDRED HOMES

By: Todd Miller, Division President

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Todd Miller, 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 OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

DAVID WEECKLEY HOMES

By: Lisa Wilson, Land Acquisition Manager

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Lisa Wilson, 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 OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

CITY SIGNATURE BLOCK

On the ____ day of _____, 20____, this plat was duly approved by the Planning and Zoning Commission of the City of Carrollton.

Signed: Director of Development Services Attest: City Secretary

Signed: Chairman Planning and Zoning Commission

UTILITY CERTIFICATE:

"This Plat correctly presents the required easements for the development."

Attest: Gas

Onor: Electric Delivery

REPLAT
THOMAS PLACE
BEING A REPLAT OF THOMAS PLACE
RECORDED IN INSTRUMENT NO. 20200016905
PLAT RECORDS, DALLAS COUNTY, TEXAS
870,215 SQUARE FEET OR 19.977 ACRES
J LEE SURVEY, ABSTRACT NO. 798
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS
City Case No. PLRP2020-109

OWNER / APPLICANT
Thomas Place Development, Ltd.
3560 Maple Avenue, Suite 1165
Dallas, Texas 75219
Telephone (214) 744-9481
Contact: Christopher Ohl
OWNER
City of Carrollton
1945 E. Jackson Road
Carrollton, Texas 75006
Telephone (972) 466-3000
OWNER
Kindred Homes
2306 E. State Highway 114, Suite 301
Southlake, Texas 76082
Telephone (817) 343-7959
Contact: Todd Miller
OWNER
David Weckley Homes
3121 N. I-35 E
Carrollton, Texas 75007
Telephone (972) 323-7470
Contact: Neil Wilson
INDUSTRIAL SUBDIVISION
Spars Engineering, Inc.
705 Gates Road, Suite 100
Plano, TX 75075
Telephone (972) 427-2097
TBRF No. F-1311
Contact: Greg T. Hillard

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