



## TOWN OF TROPHY CLUB PLANNING & ZONING COMMISSION

### MEETING AGENDA

March 12, 2026

6:00 PM

Council Chambers  
1 Trophy Wood Drive  
Trophy Club, Texas 76262

### CALL TO ORDER AND ANNOUNCE A QUORUM

#### PUBLIC COMMENT(S)

*This is an opportunity for citizens to address the Board/Commission on any matter pursuant to Texas Government Code Sec. 551.007. The Board/Commission is not permitted to discuss or take action on any presentations made concerning matters that are not listed on the agenda. Presentations are limited to matters over which the Board/Commission has authority. Speakers have up to three (3) minutes or the time limit determined by the Presiding Officer. Each speaker must have submitted their request to speak by completing the Speaker's Form or may email [jross@trophyclub.org](mailto:jross@trophyclub.org)*

#### REGULAR ITEMS

**1. CASE FP-26-001 The Trails (Final Plat)**

Consider a recommendation to the Town Council regarding a Final Plat for "The Trails", an 18-lot single-family residential subdivision on approximately 7.603 acres, generally located north of Macquarie Street and Milson's Point Drive, situated within the Thomas J. Allen Survey, Abstract No. 7, and the JS Kenley Survey, Abstract No. 1641, Town of Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

- 2.** Consider approval of the February 12, 2026, Planning & Zoning Commission regular meeting minutes. (Jackie Ross, Sr. Administrative Assistant)

#### FUTURE AGENDA ITEMS

#### ADJOURN

The Board/Commission may convene into executive session to discuss posted items as allowed by Texas Government Code Sections 551.071 through 551.076 and Section 551.087.

Notice is hereby given that a quorum of the Town of Trophy Club Town Council may be in attendance at this meeting. The Town Council will not deliberate or take any action.

#### CERTIFICATION

I do hereby certify that the Notice of Meeting was posted on the official bulletin board at the Town Hall for the Town of Trophy Club, Texas, in a place convenient and readily accessible to the general public at all times on the following date and time: March 4, 2026, at 4:20 p.m., and said Notice of Meeting was also posted concurrently on the Town's website in accordance with Texas Government Code Ch. 551 of the Texas Government Code.

**Jackie Ross, Sr. Administrative Assistant**

If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 6822372900, 48 hours in advance, and reasonable accommodations will be made to assist you.



## PLANNING & ZONING COMMISSION COMMUNICATION

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**MEETING DATE:** March 12, 2026

**FROM:** Matt Cox, Director of Community Development

**AGENDA ITEM: CASE FP-26-001 The Trails (Final Plat)**

Consider a recommendation to the Town Council regarding a Final Plat for "The Trails", an 18-lot single-family residential subdivision on approximately 7.603 acres, generally located north of Macquarie Street and Milson's Point Drive, situated within the Thomas J. Allen Survey, Abstract No. 7, and the JS Kenley Survey, Abstract No. 1641, Town of Trophy Club, Denton County, Texas. (Matt Cox, Director of Community Development)

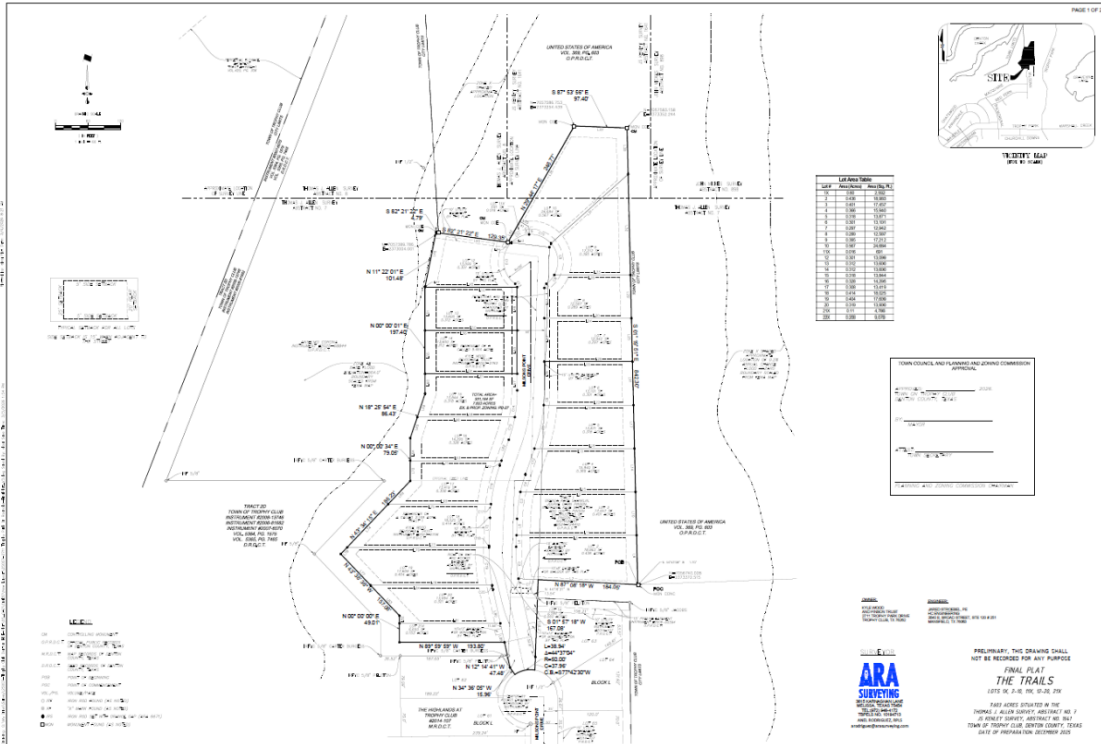
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**BACKGROUND/SUMMARY:**

The Town of Trophy Club received an application from Foxwood, LLC, property owner and applicant, requesting approval of a Final Plat for "The Trails," an 18-lot single-family residential subdivision on approximately 7.603 acres generally located north of Macquarie Street and Milson's Point Drive within the Thomas J. Allen Survey, Abstract No. 7, and the J.S. Kenley Survey, Abstract No. 1641, in Denton County, Texas.

The subject property is located within Planned Development District No. 27 (PD-27). On December 8, 2025, Town Council approved Ordinance No. 2025-36 amending PD-27 to incorporate recently annexed property into the zoning district and allow development of the subdivision. On January 12, 2026, Town Council approved the preliminary plat for "The Trails" with the condition that the applicant revise the PD-27 Concept Plan and Development Standards prior to submitting a final plat application. On February 23, 2026, Town Council approved Ordinance No. 2026-07 amending PD-27 to update the Concept Plan and Development Standards for the subdivision.

The proposed final plat includes 18 single-family residential lots ranging from approximately 12,500 to 24,700 square feet. The plat also identifies Lot 1X, which will be owned and maintained by the Homeowners' Association (HOA); Lot 11X, which will contain a private lift station to be serviced by Trophy Club Municipal Utility District No. 1 and maintained by the HOA; and Lot 21X, which is proposed to be conveyed to the Town of Trophy Club for preservation of the existing linear trail system.



In conjunction with the final plat, the applicant has submitted easement abandonment documents to remove existing easements that conflict with the proposed subdivision layout. These include the abandonment of a 10-foot electric easement (approximately 327 square feet), a pedestrian and bike trail easement (approximately 27,622 square feet or 0.634 acres), a right-of-way access easement (approximately 6,793 square feet or 0.156 acres), and a temporary access easement (approximately 2,901 square feet or 0.067 acres). These abandonments are necessary to accommodate the revised subdivision layout and internal street configuration and will be replaced or reconfigured as needed through the final plat and civil engineering plans to ensure continued utility access, drainage, and connectivity consistent with Town standards.

The subdivision layout reflects a low-density residential design consistent with PD-27 development standards and illustrates proposed lot configurations, street alignments, drainage and utility easements, and open space tracts. Public infrastructure associated with the development will include internal streets constructed to Town standards, water and sanitary sewer service coordinated through Trophy Club Municipal Utility District No. 1, drainage facilities designed to meet Town engineering criteria, and fire protection subject to Fire Marshal review. All public improvements will be further evaluated during civil construction plan review.

Staff has reviewed the final plat application and finds the submittal to be in general conformance with the Town of Trophy Club Subdivision Regulations, PD-27 zoning requirements as amended by Ordinance No. 2026-07, and applicable engineering design

standards. Any remaining technical comments identified through staff and consultant review will be addressed prior to filing of the final plat.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**FISCAL IMPACT:** There is no financial impact associated with this agenda item.

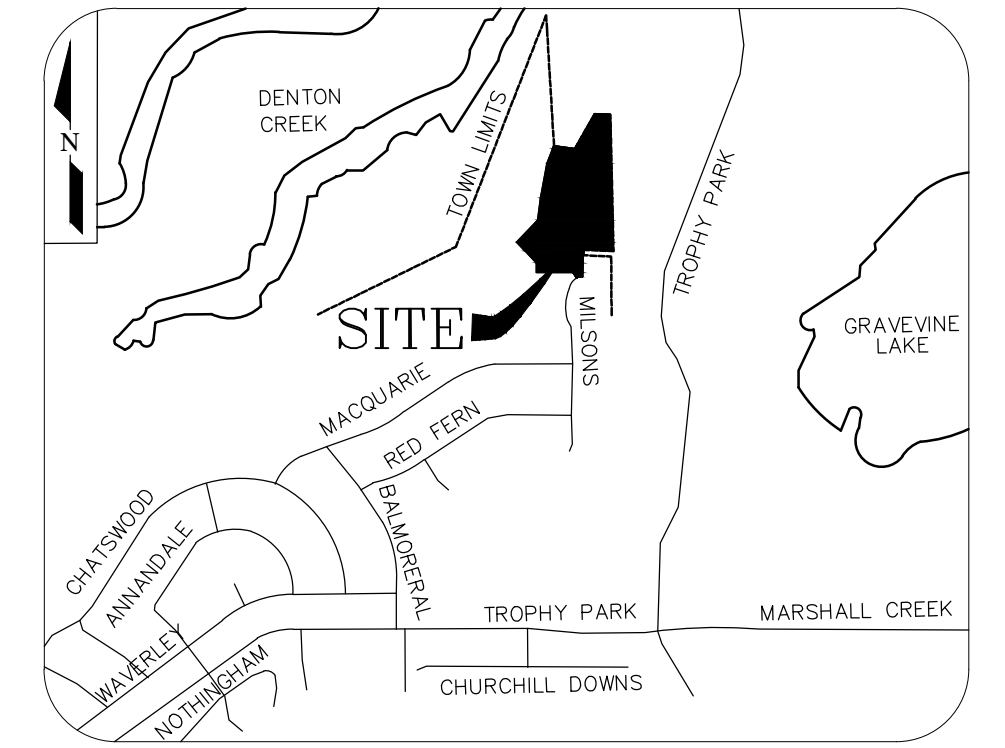
**LEGAL REVIEW:** Town Attorney, Dean Roggia, is reviewing the Final Plat as to form and legality.

**ATTACHMENTS:**

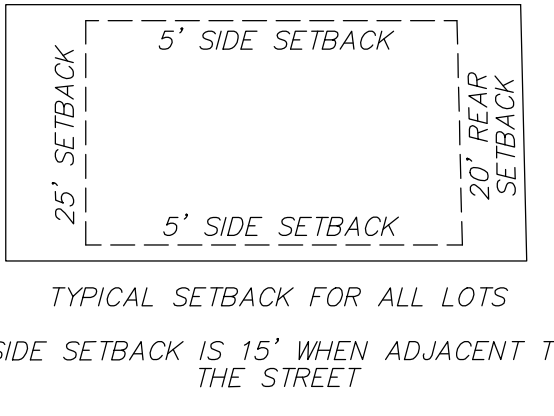
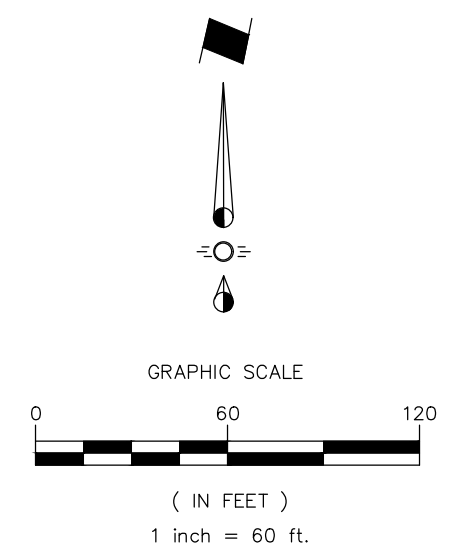
1. The Trails Final Plat
2. The Trails - Easement Abandonments
3. ORD 2026-07 PD-27 The Trails
4. The Trails Final Plat - application

**ACTIONS/OPTIONS:**

Staff recommends that the Planning & Zoning Commission recommend approval of the Final Plat for an 18-lot single-family residential subdivision, known as “The Trails,” consisting of approximately 7.603 acres of property generally located north of Macquarie Street and Milson’s Point Drive, situated in the Thomas J. Allen Survey, Abstract No. 7, and J.S. Kenley Survey, Abstract No. 1641, Town of Trophy Club, Denton County, Texas, subject to compliance with all applicable Town of Trophy Club Subdivision Regulations, Engineering Design Standards, and PD-27 zoning requirements, and addressing all remaining staff and consultant review comments prior to filing the plat with Denton County.



VICINITY MAP (NOT TO SCALE)



Lot #	Area (Acres)	Area (Sq. Ft.)
1X	0.60	2,592
2	0.436	18,963
3	0.401	17,457
4	0.368	15,940
5	0.318	13,871
6	0.301	13,101
7	0.297	12,942
8	0.289	12,587
9	0.395	17,212
10	0.567	24,684
11X	0.016	691
12	0.301	13,099
13	0.312	13,600
14	0.312	13,600
15	0.318	13,844
16	0.328	14,295
17	0.308	13,419
18	0.414	18,025
19	0.404	17,609
20	0.319	13,900
21X	0.11	4,786
22X	0.208	9,079

TOWN COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL

APPROVED: \_\_\_\_\_ 2026.  
TOWN ON TROPHY CLUB  
DENTON COUNTY, TEXAS

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
TOWN SECRETARY

PLANNING AND ZONING COMMISSION CHAIRMAN

OWNER:  
KYLE WOOD  
AND PINSON TRUST  
2711 TROPHY PARK DRIVE  
TROPHY CLUB, TX 76282

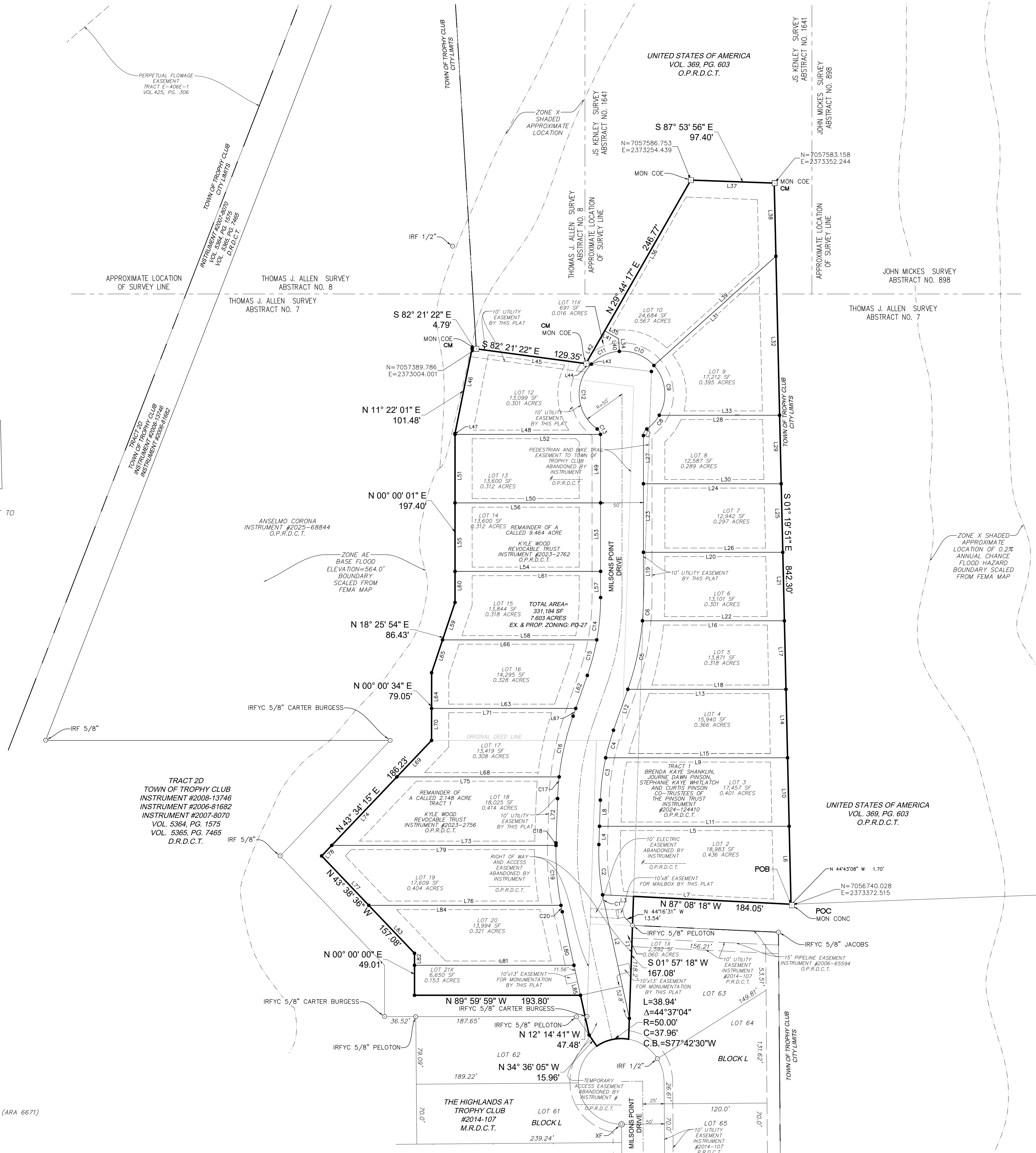
ENGINEER:  
JARED STROEBEL PE  
HC ENGINEERING  
3540 E. BROAD STREET, STE 120 # 251  
MANSFIELD, TX 76063

SURVEYOR  
**ARA**  
SURVEYING  
3615 KARNAGHAN LANE  
MELISSA, TEXAS 75454  
TEL: (972) 946-4172  
TBPELS NO. 10194713  
ANEL RODRIGUEZ, RPLS  
arodriguez@arasurveying.com

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

**FINAL PLAT**  
**THE TRAILS**  
LOTS 1X, 2-10, 11X, 12-20, 21X

7.603 ACRES SITUATED IN THE THOMAS J. ALLEN SURVEY, ABSTRACT NO. 7 JS KENLEY SURVEY, ABSTRACT NO. 1641 TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS  
DATE OF PREPARATION: DECEMBER 2025



Drawing: G:\My Drive\Survey\25007-Trophy Club Denton HCE-Plan\05\_CAD\Civil3D\New Layout\25007-2211 Trophy Park Dr Roronek-Final\Plat\_V3.dwg Saved By: alos Save Time: 3/2/2026 1:34 PM Plotted by: alos Plot Date: 3/4/2026 8:21 AM

- LEGEND**
- CM CONTROLLING MONUMENT
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
  - M.R.D.C.T. MAP RECORDS OF DENTON COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - VOL./PG. VOLUME/PAGE
  - IRF IRON ROD FOUND (AS NOTED)
  - ⊗ XF "X" MARK FOUND (AS NOTED)
  - IRS IRON ROD SET WITH ORANGE CAP (ARA 6671)
  - MON MONUMENT FOUND (AS NOTED)

LINE TABLE with columns: LINE #, DIRECTION, LENGTH. Rows L1 to L20.

LINE TABLE with columns: LINE #, DIRECTION, LENGTH. Rows L21 to L40.

LINE TABLE with columns: LINE #, DIRECTION, LENGTH. Rows L41 to L60.

LINE TABLE with columns: LINE #, DIRECTION, LENGTH. Rows L61 to L80.

LINE TABLE with columns: LINE #, DIRECTION, LENGTH. Rows L81 to L85.

CURVE TABLE with columns: CURVE #, RADIUS, LENGTH, DELTA (Δ), CHORD BEARING, CHORD. Rows C1 to C20.

OWNER'S DEDICATION

An addition in the Town of Trophy Club and does hereby dedicate to the public the use of the utilities, easements and right of way as shown hereon.

The Town of Trophy Club

Co-Trustees of the Pinson Trust Owner

Kyle Wood Owner

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

LEGAL DESCRIPTION

BEING a 331,184 square foot or 7.603 acre tract of land, situated in the Thomas J. Allen Survey, Abstract Number 7, and in the JS Kenley Survey, Abstract Number 1641, Trophy Club, County of Denton, Texas, being all of the property described as Tract 1, in a Warranty Deed to Co-Trustees of the Pinson Trust, recorded in Instrument #2024-124410, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), being the remainder of a called 2.148 acre tract of land, described as Tract 1, in a Special Warranty Deed to Kyle Wood, recorded in Instrument #2023-2756 (O.P.R.D.C.T.), and being the remainder of a called 9.464 acre tract of land, described in a Special Warranty Deed to Kyle Wood Revocable Trust, recorded in Instrument #2023-2762 (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a concrete monument found near the Southeast corner of said Pinson tract, and being a Westerly corner of a property described in a General Warranty Deed to the United States of America (USA), recorded in Volume 369, Page 603, of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 44 degrees 43 minutes 08 seconds West, a distance of 1.70 feet to the Southeast corner of said Pinson tract, said point being the POINT OF BEGINNING of the herein described tract;

THENCE North 87 degrees 08 minutes 18 seconds West, with the South line of said Pinson tract, a distance of 184.05 feet to the Southwest corner of said Pinson Tract, same being in the East line of said remainder of a called 9.464 acre Wood tract;

THENCE South 01 degrees 57 minutes 18 seconds West, with the East line of said remainder of a called 9.464 acre Wood tract, a distance of 167.08 feet to the Southwest corner of Lot 63, Block L, of The Highlands at Trophy Club, an Addition to the Town of Trophy Club, recorded in Instrument #2014-107, of the Map Records of Denton County, Texas (M.R.D.C.T.), same being the Southeast corner of said remainder of a called 9.464 acre tract, and being the beginning of a curve to the left having a radius of 50.00 feet, a chord bearing and distance of South 77 degrees 42 minutes 30 seconds West, 37.96 feet;

THENCE continuing with said curve to the left and with the North right of way line of Milsons Point Drive, a 50.00 foot right-of-way, recorded in Instrument #2014-107 (M.R.D.C.T.), through a central angle of 44 degrees 37 minutes 04 seconds, an arc length of 38.94 feet to the Southwest corner of said remainder of a called 9.464 acre Wood tract, same being an Easterly corner of Lot 62, said Block L;

THENCE North 34 degrees 36 minutes 05 seconds West, with the common line between said remainder of a called 9.464 acre Wood tract, and said Lot 62, a distance of 15.96 feet to a point for corner at the Southeast corner of a tract of land, described in a General Warranty Deed to Anselmo Corona, recorded in Instrument #2025-68844, (O.P.R.D.C.T.);

THENCE North 12 degrees 14 minutes 41 seconds West, with the common line between said remainder of a called 9.464 acre Wood tract, a distance of 47.48 feet to an easterly corner of said Anselmo Corona tract, same being a Southerly ell corner of said remainder of a called 2.148 acre Wood tract;

THENCE with the common line between said Anselmo Corona tract, said remainder of a called 2.148 acre tract, and said remainder of a called 9.464 acre tract (Kyle Wood's), the following courses and distances:

North 89 degrees 59 minutes 59 seconds West, a distance of 193.80 feet to a point for corner;

North 00 degrees 00 minutes 00 seconds East, a distance of 49.01 feet to a point for corner;

North 43 degrees 38 minutes 36 seconds West, a distance of 157.08 feet to a point for corner;

North 43 degrees 34 minutes 15 seconds East, a distance of 186.23 feet to a point for corner in the common line between said remainder of a called 2.148 acre tract, and said remainder of a called 9.464 acre tract;

North 00 degrees 00 minutes 34 seconds east, a distance of 79.05 feet to a point for corner;

North 18 degrees 25 minutes 54 seconds East, a distance of 86.43 feet to a point for corner;

North 00 degrees 00 minutes 01 seconds East, a distance of 197.40 feet to a point for corner;

North 11 degrees 22 minutes 01 seconds East, a distance of 101.48 feet to a point for corner;

South 82 degrees 21 minutes 22 seconds East, a distance of 4.79 feet to a concrete monument stamped "COE" found (Controlling Monument) at a Northerly corner of said remainder of a called 9.464 acre tract, and being the most westerly Southwest corner of said USA tract;

THENCE South 82 degrees 21 minutes 22 seconds East, with the common line between said remainder of a called 9.464 acre tract and said USA tract, a distance of 129.35 feet to a concrete monument stamped "COE" found (Controlling Monument) at the most westerly Northwest corner of said Pinson tract;

THENCE with the common line between said Pinson tract and said USA tract, the following courses and distances:

North 29 degrees 44 minutes 17 seconds East, a distance of 246.77 feet to a concrete monument stamped "COE" found at the Northwest corner of said Pinson tract;

South 87 degrees 53 minutes 56 seconds East, a distance of 97.40 feet to a concrete monument stamped "COE" found (Controlling Monument) at the Northeast corner of said Pinson tract;

South 01 degrees 19 minutes 51 seconds East, a distance of 842.30 feet to the POINT OF BEGINNING, containing 331,184 square feet or 7.603 acres of land more or less.

SURVEYOR CERTIFICATE

The that shown hereon is an accurate representation of an actual ground survey of the land, and the monuments shown hereon were found and/or placed by me or under my direct supervision in accordance with the rules and regulations of the Town of Trophy Club, Texas.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez Texas Registered Professional Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

UTILITY CERTIFICATE table with columns: Charter Communications, Oncor, AT&T, Atmos Energy, Trophy Club MUD, Date.

GENERAL NOTES:

1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.00015063 (TXDOT scale factor).

2. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

3. A portion of this property is located within Zone "AE". It's defined as areas of Special Flood Hazard Areas, Base Flood Elevation: 564.0 feet. A portion of this is property is located within Zone "X" shaded. It's defined as areas of 0.2% Chance of Flood Hazard, according to FEMA FIRM Map #48121C0520C, dated 04/18/2011.

4. The Town or the MUD, as applicable, shall issue no permit until the completion of all dedicated improvements, and acceptance of such improvements associated with the subdivision, are approved by the Town.

5. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and State Law and is subject to fines and withholding of utilities and building permits.

6. This plat does not alter or remove existing deed restrictions, if any, on this property.

7. Minimum finished floor elevations are at least 18 inches above the 100 year flood plain.

8. The entity shall be responsible for the operation and maintenance of any commonly held property and releases the Town of Trophy Club from such responsibility. Should the entity responsible for maintenance of common held property fail to perform the function, the Town has the authority to provide appropriate maintenance and repair and collect appropriate fees and reimbursements.

9. Lot 21X will be maintained by the Town of Trophy Club.

10. Lot 1x will be maintained by the Home Owner's Association (HOA).

11. All public utility lines and appurtenances shown inside the property, are proposed, and not field surveyed.

OWNER: KYLE WOOD AND PINSON TRUST 2711 TROPHY PARK DRIVE TROPHY CLUB, TX 76282

ENGINEER: JARED STROEBEL, PE HC ENGINEERING 3540 E. BROAD STREET, STE 120 # 251 MANSFIELD, TX 76063

SURVEYOR

ARA SURVEYING 3615 KARNAGHAN LANE MELISSA, TEXAS 75454 TEL: (972) 946-4172 TBPELS NO. 10194713 ANEL RODRIGUEZ, RPLS arodriguez@arasurveying.com

FINAL PLAT THE TRAILS LOTS 1X, 2-10, 11X, 12-20, 21X

7.603 ACRES SITUATED IN THE THOMAS J. ALLEN SURVEY, ABSTRACT NO. 7 JS KENLEY SURVEY, ABSTRACT NO. 1641 TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS DATE OF PREPARATION: DECEMBER 2025

**ELECTRIC EASEMENT ABANDONMENT**  
**Part of a called 9.464 acre tract**  
**Thomas J. Allen Survey, Abstract No. 7**  
**Trophy Club, Denton County, Texas**

**BEING** A 327 SQUARE FOOT OR 0.008 ACRE TRACT OF LAND, SITUATED IN THE THOMAS J. ALLEN SURVEY, ABSTRACT NUMBER 7, TROPHY CLUB, COUNTY OF DENTON, TEXAS, BEING PART OF THE REMAINDER OF A CALLED 9.464 ACRE TRACT OF LAND, DESCRIBED IN A SPECIAL WARRANTY DEED TO KYLE WOOD REVOCABLE TRUST, RECORDED IN INSTRUMENT #2023-2762 (O.P.R.D.C.T.), BEING ALL OF A 10 FEET ELECTRIC EASEMENT CREATED IN INSTRUMENT #2010-99944 (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "PELTON" FOUND (CONTROLLING MONUMENT) AT THE NORTHWEST CORNER OF LOT 63, BLOCK L, OF THE HIGHLANDS AT TROPHY CLUB, AN ADDITION TO THE TOWN OF TROPHY CLUB, RECORDED IN INSTRUMENT #2014-107, OF THE MAP RECORDS OF DENTON COUNTY, TEXAS (M.R.D.C.T.), SAME BEING THE EAST LINE OF SAID CALLED 9.464 ACRE TRACT;

**THENCE** NORTH 88 DEGREES 03 MINUTES 07 SECONDS WEST, OVER AND ACROSS SAID 9.464 ACRE TRACT, A DISTANCE OF 49.55 FEET TO A POINT IN THE WEST LINE OF SAID 9.464 ACRE TRACT AND BEING IN THE EAST LINE OF THE REMAINDER OF A CALLED 2.148 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1, IN A SPECIAL WARRANTY DEED TO KYLE B. WOOD, RECORDED IN INSTRUMENT #2023-2756, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.);

**THENCE** NORTH 01 DEGREES 58 MINUTES 59 SECONDS EAST, A DISTANCE OF 8.04 FEET TO THE POINT OF BEGINNING OF THE ELECTRIC EASEMENT ABANDONMENT;

**THENCE** OVER AND ACROSS SAID 9.464 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

NORTH 01 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT;

SOUTH 87 DEGREES 09 MINUTES 46 SECONDS EAST, A DISTANCE OF 32.20 FEET TO A POINT;

SOUTH 03 DEGREES 18 MINUTES 36 SECONDS EAST, A DISTANCE OF 10.06 FEET TO A POINT;

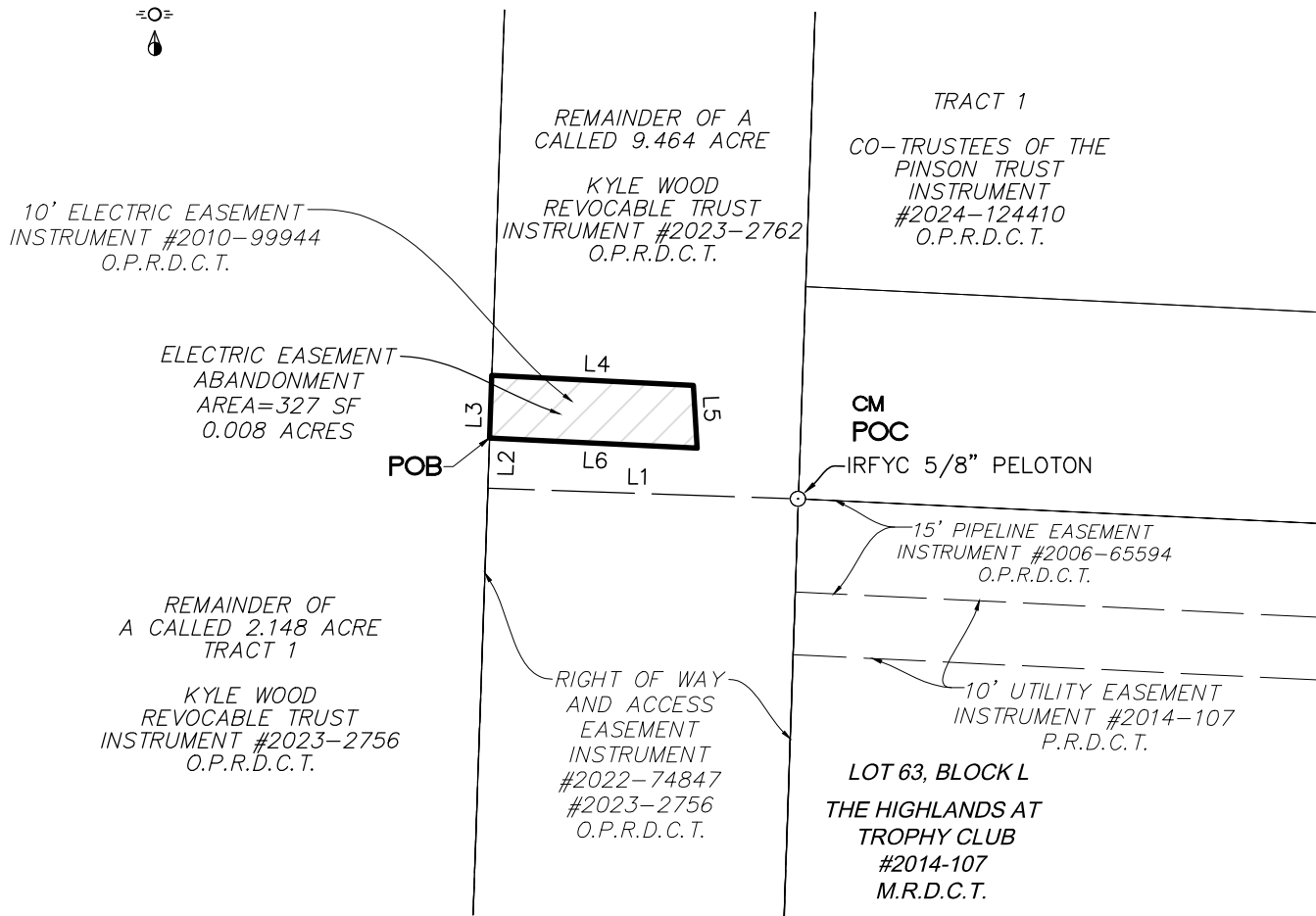
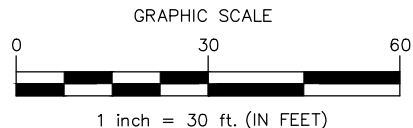
NORTH 87 DEGREES 09 MINUTES 46 SECONDS WEST, A DISTANCE OF 33.13 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 327 SQUARE FOOT OR 0.008 ACRE OF LAND MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011). ALL DISTANCES ARE SURFACE PROJECTION, USING A SCALE FACTOR OF 1.00015063 (TXDOT SCALE FACTOR).

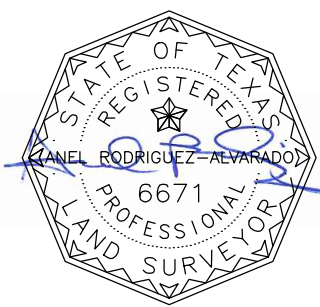
By:                     Anel Rodriguez                     Date:                     03/03/26                    

Surveyor's Name: Anel Rodriguez  
Registered Professional Land Surveyor  
Texas No. 6671





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88° 03' 07"W	49.55'
L2	N01° 58' 59"E	8.04'
L3	N01° 58' 30"E	10.00'
L4	S87° 09' 46"E	32.20'
L5	S03° 18' 36"E	10.06'
L6	N87° 09' 46"W	33.13'



03/03/26

**BASIS OF BEARINGS:** Bearings are based on GPS observations using the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011). All distances are surface projection, using a scale factor of 1.00015063 (TXDOT scale factor).

**LEGEND**

- CM CONTROLLING MONUMENT
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
- POB POINT OF BEGINNING
- IRFYC 5/8 INCH IRON ROD WITH YELLOW CAP FOUND STAMPED "PELTON"

**ARA SURVEYING**  
 3615 KARNAGHAN LANE  
 MELISSA, TEXAS 75454  
 TEL: (972) 946-4172  
 TBPELS NO. 10194713

**ELECTRIC EASEMENT ABANDONMENT**  
 Part of a called 9.464 acre tract  
 Thomas J. Allen Survey, Abstract Number 7  
 Trophy Club, Denton County, Texas

TECHNICIAN	DESIGN FILE NAME	SCALE	DATE
GONZALEZ	25007-2711 Trophy Park Dr Roanoke-Electric Esmt Abandonment	1"=30'	02/26
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
RIVERA	A. RODRIGUEZ	SURVEY	25007

**PEDESTRIAN AND BIKE TRAIL EASEMENT ABANDONMENT**

**Part of a called 9.464 acre tract,  
and Part of a 7.912 acre tract  
Thomas J. Allen Survey, Abstract No. 7  
Trophy Club, Denton County, Texas**

**BEING** A 27,622 SQUARE FOOT OR 0.634 ACRE TRACT OF LAND, SITUATED IN THE THOMAS J. ALLEN SURVEY, ABSTRACT NUMBER 7, TROPHY CLUB, COUNTY OF DENTON, TEXAS, BEING PART OF THE REMAINDER OF A CALLED 9.464 ACRE TRACT OF LAND, DESCRIBED IN A SPECIAL WARRANTY DEED TO KYLE WOOD REVOCABLE TRUST, RECORDED IN INSTRUMENT #2023-2762, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING PART OF A CALLED 7.912 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO ANSELMO CORONA, RECORDED IN INSTRUMENT #2025-68844 (O.P.R.D.C.T.), BEING THAT SAME PEDESTRIAN AND BIKE TRAIL EASEMENT TO TOWN OF TROPHY CLUB, RECORDED IN INSTRUMENT # 2009-132152, (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN "X" CUT FOUND (CONTROLLING MONUMENT) AT THE SOUTHWEST CORNER OF SAID 9.464 ACRE TRACT, AND BEING THE EAST CORNER OF LOT 62, BLOCK L, OF THE HIGHLANDS AT TROPHY CLUB, AN ADDITION TO THE TOWN OF TROPHY CLUB, RECORDED IN INSTRUMENT #2014-107, OF THE MAP RECORDS OF DENTON COUNTY, TEXAS (M.R.D.C.T.);

**THENCE** NORTH 34 DEGREES 36 MINUTES 05 SECONDS WEST, WITH THE COMMON LINE BETWEEN SAID LOT 62, SAID 9.464 ACRE TRACT, AND SAID CORONA TRACT, A DISTANCE OF 41.96 FEET TO A 5/8 IRON ROD WITH YELLOW CAP STAMPED "PELTON" FOUND AT THE NORTHEAST CORNER OF SAID LOT 62, AND BEING A SOUTHERLY CORNER OF SAID CORONA TRACT;

**THENCE** NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 12.19 FEET TO THE SOUTHEAST CORNER OF THE REMAINDER OF A CALLED 2.148 ACRE TRACT OF LAND, DESCRIBED IN A SPECIAL WARRANTY DEED TO KYLE WOOD REVOCABLE TRUST, RECORDED IN INSTRUMENT #2023-2756 (O.P.R.D.C.T.);

**THENCE** OVER AND ACROSS SAID 9.464 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 322.81 FEET TO THE NORTHEAST CORNER OF SAID 2.148 ACRE TRACT;

NORTH 89 DEGREES 36 MINUTES 51 SECONDS EAST, A DISTANCE OF 29.56 FEET TO A POINT;

NORTH 01 DEGREES 57 MINUTES 18 SECONDS EAST, A DISTANCE OF 413.44 FEET TO A POINT;

NORTH 83 DEGREES 06 MINUTES 26 SECONDS WEST, A DISTANCE OF 58.75 FEET TO A POINT;

NORTH 82 DEGREES 21 MINUTES 26 SECONDS WEST, A DISTANCE OF 20.13 FEET TO A POINT;

NORTH 07 DEGREES 38 MINUTES 34 SECONDS EAST, A DISTANCE OF 19.79 FEET TO A POINT IN THE NORTH LINE OF SAID 9.464 ACRE TRACT, SAME BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO UNITED STATES OF AMERICA (USA TRACT), RECORDED IN VOLUME 369, PAGE 603 (O.P.R.D.C.T.);

SOUTH 82 DEGREES 21 MINUTES 22 SECONDS EAST, WITH THE NORTH LINE OF SAID 9.464 ACRE TRACT, AND THE SOUTH LINE OF SAID USA TRACT, A DISTANCE OF 19.97 FEET TO A MONUMENT STAMPED "COE" FOUND (CONTROLLING MONUMENT) AT THE SOUTHEAST CORNER OF SAID USA TRACT, SAME BEING THE MOST WESTERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CO-TRUSTEES OF THE PINSON TRUST, RECORDED IN INSTRUMENT #2024-124410 (O.P.R.D.C.T.);

SOUTH 83 DEGREES 06 MINUTES 26 SECONDS EAST, A DISTANCE OF 76.97 FEET TO THE NORTHEAST CORNER OF SAID 9.464 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF SAID CO-TRUSTEES OF THE PINSON TRUST TRACT;

**PEDESTRIAN AND BIKE TRAIL EASEMENT ABANDONMENT**  
**Part of a called 9.464 acre tract,**  
**and Part of a 7.912 acre tract**  
**Thomas J. Allen Survey, Abstract No. 7**  
**Trophy Club, Denton County, Texas**

SOUTH 01 DEGREES 57 MINUTES 18 SECONDS WEST, WITH THE EAST LINE OF SAID 9.464 ACRE TRACT, A DISTANCE OF 780.38 FEET TO AN "X" FOUND (CONTROLLING MONUMENT) AT THE SOUTHWEST CORNER OF LOT 63, SAID BLOCK L, SAME BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 44 DEGREES 37 MINUTES 04 SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 42 MINUTES 30 SECONDS WEST, A DISTANCE OF 37.96 FEET:

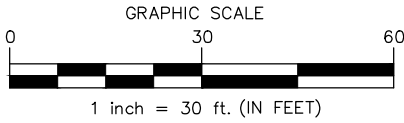
**THENCE** WITH SAID CURVE TO THE LEFT, AN ARC LENGH OF 38.94 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 27,622 SQUARE FOOT OR 0.634 ACRE OF LAND MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011). ALL DISTANCES ARE SURFACE PROJECTION, USING A SCALE FACTOR OF 1.00015063 (TXDOT SCALE FACTOR).

By:           A.OPS           Date:           03/03/26          

Surveyor's Name:     Anel Rodriguez  
Registered Professional Land Surveyor  
Texas No. 6671





PEDESTRIAN AND BIKE TRAIL  
EASEMENT ABANDONMENT  
27,622 SF  
0.634 ACRE

10' ELECTRIC EASEMENT  
INSTRUMENT #2010-99944  
O.P.R.D.C.T.

RIGHT OF WAY AND  
ACCESS EASEMENT  
INSTRUMENT  
#2022-74847  
#2023-2756  
O.P.R.D.C.T.

REMAINDER OF  
A CALLED 2.148 ACRE  
TRACT 1  
KYLE WOOD  
REVOCABLE TRUST  
INSTRUMENT #2023-2756  
O.P.R.D.C.T.

IRFYC 5/8" CARTER BURGESS  
ANSELMO CORONA  
INSTRUMENT #2025-68844  
O.P.R.D.C.T.

IRFYC 5/8" PELOTON

LOT 62, BLOCK L  
THE HIGHLANDS AT  
TROPHY CLUB  
#2014-107  
M.R.D.C.T.

N 01°58'30" E  
322.81'

N 34°36'05" W  
41.96'

S 01°57'18" W  
780.38'

TRACT 1  
CO-TRUSTEES OF THE  
PINSON TRUST  
INSTRUMENT  
#2024-124410  
O.P.R.D.C.T.

CM  
IRFYC 5/8" PELOTON

REMAINDER OF A  
CALLED 9.464 ACRE

KYLE WOOD  
REVOCABLE TRUST  
INSTRUMENT #2023-2762  
O.P.R.D.C.T.

15' PIPELINE EASEMENT  
INSTRUMENT #2006-65594  
O.P.R.D.C.T.

10' UTILITY EASEMENT  
INSTRUMENT #2014-107  
P.R.D.C.T.

LOT 63, BLOCK L  
THE HIGHLANDS AT  
TROPHY CLUB  
#2014-107  
M.R.D.C.T.

TEMPORARY  
ACCESS EASEMENT  
INSTRUMENT #  
20250729000050  
O.P.R.D.C.T.

THOMAS J. ALLEN SURVEY  
ABSTRACT NO. 7

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA (Δ)	CHORD BEARING	CHORD
C1	38.94'	50.00'	44°37'04"	S77° 42' 30"W	37.96'

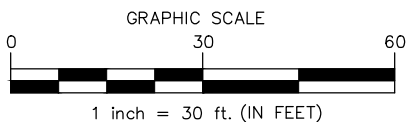
- LEGEND**
- CM CONTROLLING MONUMENT
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
  - M.R.D.C.T. MAP RECORDS DENTON COUNTY, TEXAS
  - P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
  - POB POINT OF BEGINNING
  - IRFYC 5/8 INCH IRON ROD WITH YELLOW CAP FOUND STAMPED "AS NOTED"
  - ⊙ IRF 1/2 INCH IRON FOUND
  - ⊙ XF "X" CUT FOUND



**ARA SURVEYING**  
3615 KARNAGHAN LANE  
MELISSA, TEXAS 75454  
TEL: (972) 946-4172  
TBPELS NO. 10194713

**BASIS OF BEARINGS:** Bearings are based on GPS observations using the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011). All distances are surface projection, using a scale factor of 1.00015063 (TXDOT scale factor).

PEDESTRIAN AND BIKE TRAIL EASEMENT ABANDONMENT			
Part of a called 9.464 acre tract, and Part of a called 7.912 acre tract			
Thomas J. Allen Survey, Abstract Number 7			
Trophy Club, Denton County, Texas			
TECHNICIAN	DESIGN FILE NAME	SCALE	DATE
GONZALEZ	25007-2711 Trophy Park Dr Roanoke-Pedestrian Bike Esmt Abandonment	1"=30'	02/26
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
RIVERA	A. RODRIGUEZ	SURVEY	25007



MATCH LINE PAGE 5



REMAINDER OF A  
CALLED 9.464 ACRE  
  
KYLE WOOD  
REVOCABLE TRUST  
INSTRUMENT #2023-2762  
O.P.R.D.C.T.

N 01°57'18" E  
413.44'

TRACT 1  
CO-TRUSTEES OF THE  
PINSON TRUST  
INSTRUMENT  
#2024-124410  
O.P.R.D.C.T.

N 89°36'51" E  
29.56'

REMAINDER OF  
A CALLED 2.148 ACRE  
TRACT 1  
KYLE WOOD  
REVOCABLE TRUST  
INSTRUMENT #2023-2756  
O.P.R.D.C.T.

S 01°57'18" W  
780.38'

N 01°58'30" E  
322.81'

THOMAS J. ALLEN SURVEY  
ABSTRACT NO. 7

PEDESTRIAN AND BIKE  
TRAIL EASEMENT TO TOWN  
OF TROPHY CLUB  
INSTRUMENT  
#2009-132152  
O.P.R.D.C.T.

MATCH LINE PAGE 3

**LEGEND**

- CM CONTROLLING MONUMENT
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS  
DENTON COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS DENTON  
COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON  
COUNTY, TEXAS
- POB POINT OF BEGINNING
- ⊙ IRFYC 5/8 INCH IRON ROD WITH YELLOW CAP  
FOUND STAMPED "AS NOTED"
- ⊙ IRF 1/2 INCH IRON FOUND
- ⊙ XF "X" CUT FOUND



*BASIS OF BEARINGS: Bearings are based on GPS observations using the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011). All distances are surface projection, using a scale factor of 1.00015063 (TXDOT scale factor).*

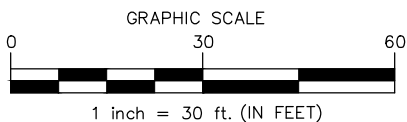


3615 KARNAGHAN LANE  
MELISSA, TEXAS 75454  
TEL: (972) 946-4172  
TBPELS NO. 10194713

**PEDESTRIAN AND BIKE TRAIL  
EASEMENT ABANDONMENT**

Part of a called 9.464 acre tract,  
and Part of a called 7.912 acre tract  
Thomas J. Allen Survey, Abstract Number 7  
Trophy Club, Denton County, Texas

TECHNICIAN	DESIGN FILE NAME	SCALE	DATE
GONZALEZ	25007-2711 Trophy Park Dr Roanoke-Pedestrian Bike Esmt Abandonment	1"=30'	02/26
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
RIVERA	A. RODRIGUEZ	SURVEY	25007



MATCH LINE PAGE 6



REMAINDER OF A  
CALLED 9.464 ACRE

KYLE WOOD  
REVOCABLE TRUST  
INSTRUMENT #2023-2762  
O.P.R.D.C.T.

N 01°57'18" E  
413.44'

S 01°57'18" W  
780.38'

TRACT 1  
CO-TRUSTEES OF THE  
PINSON TRUST  
INSTRUMENT  
#2024-124410  
O.P.R.D.C.T.

PEDESTRIAN AND BIKE TRAIL  
EASEMENT ABANDONMENT  
27,622 SF  
0.156 ACRE

THOMAS J. ALLEN SURVEY  
ABSTRACT NO. 7

MATCH LINE PAGE 4

**LEGEND**

- CM CONTROLLING MONUMENT
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS  
DENTON COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS DENTON  
COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON  
COUNTY, TEXAS
- POB POINT OF BEGINNING
- IRFYC 5/8 INCH IRON ROD WITH YELLOW CAP  
FOUND STAMPED "AS NOTED"
- ⊙ IRF 1/2 INCH IRON FOUND
- ⊙ XF "X" CUT FOUND



*BASIS OF BEARINGS: Bearings are based on GPS observations using the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011). All distances are surface projection, using a scale factor of 1.00015063 (TXDOT scale factor).*



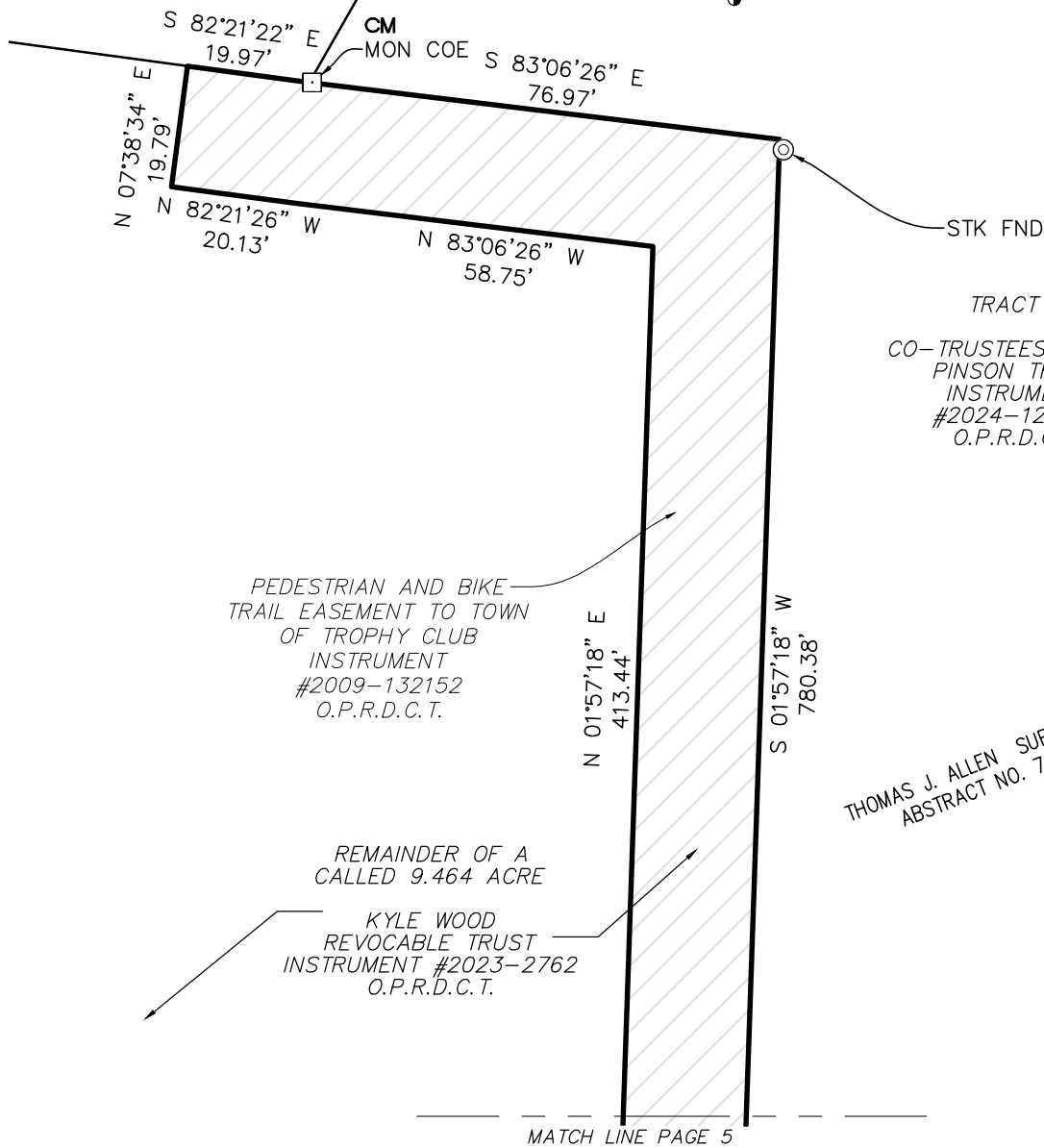
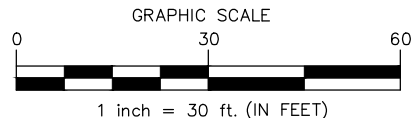
3615 KARNAGHAN LANE  
MELISSA, TEXAS 75454  
TEL: (972) 946-4172  
TBPELS NO. 10194713

**PEDESTRIAN AND BIKE TRAIL  
EASEMENT ABANDONMENT**

Part of a called 9.464 acre tract,  
and Part of a called 7.912 acre tract  
Thomas J. Allen Survey, Abstract Number 7  
Trophy Club, Denton County, Texas

TECHNICIAN	DESIGN FILE NAME	SCALE	DATE
GONZALEZ	25007-2711 Trophy Park Dr Roanoke-Pedestrian Bike Esmt Abandonment	1"=30'	02/26
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
RIVERA	A. RODRIGUEZ	SURVEY	25007

UNITED STATES OF AMERICA  
VOL. 369, PG. 603  
O.P.R.D.C.T.



TRACT 1  
CO-TRUSTEES OF THE  
PINSON TRUST  
INSTRUMENT  
#2024-124410  
O.P.R.D.C.T.

PEDESTRIAN AND BIKE  
TRAIL EASEMENT TO TOWN  
OF TROPHY CLUB  
INSTRUMENT  
#2009-132152  
O.P.R.D.C.T.

REMAINDER OF A  
CALLED 9.464 ACRE

KYLE WOOD  
REVOCABLE TRUST  
INSTRUMENT #2023-2762  
O.P.R.D.C.T.

THOMAS J. ALLEN SURVEY  
ABSTRACT NO. 7

MATCH LINE PAGE 5

**LEGEND**

- CM CONTROLLING MONUMENT
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS  
DENTON COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS DENTON  
COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON  
COUNTY, TEXAS
- POB POINT OF BEGINNING
- IRFYC 5/8 INCH IRON ROD WITH YELLOW CAP  
FOUND STAMPED "AS NOTED"
- ⊙ IRF 1/2 INCH IRON FOUND
- ⊙ XF "X" CUT FOUND



*BASIS OF BEARINGS: Bearings are based on GPS observations using the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011). All distances are surface projection, using a scale factor of 1.00015063 (TXDOT scale factor).*



**PEDESTRIAN AND BIKE TRAIL  
EASEMENT ABANDONMENT**

Part of a called 9.464 acre tract,  
and Part of a called 7.912 acre tract  
Thomas J. Allen Survey, Abstract Number 7  
Trophy Club, Denton County, Texas

TECHNICIAN	DESIGN FILE NAME	SCALE	DATE
GONZALEZ	25007-2711 Trophy Park Dr Roanoke-Pedestrian Bike Esmt Abandonment	1"=30'	02/26
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
RIVERA	A. RODRIGUEZ	SURVEY	25007

**RIGHT OF WAY ACCESS EASEMENT ABANDONMENT**

**Part of a called 9.464 acre tract and  
Part of a called 7.912 acre tract  
Thomas J. Allen Survey, Abstract No. 7  
Trophy Club, Denton County, Texas**

**BEING** A 6,793 SQUARE FOOT OR 0.156 ACRE TRACT OF LAND, SITUATED IN THE THOMAS J. ALLEN SURVEY, ABSTRACT NUMBER 7, TROPHY CLUB, COUNTY OF DENTON, TEXAS, BEING PART OF THE REMAINDER OF A CALLED 9.464 ACRE TRACT OF LAND, DESCRIBED IN A SPECIAL WARRANTY DEED TO KYLE WOOD REVOCABLE TRUST, RECORDED IN INSTRUMENT #2023-2762 (O.P.R.D.C.T.), SAME BEING A PART OF A CALLED 7.192 ACRE TRACT, DESCRIBED IN GENERAL WARRANTY DEED TO ANSELMO CORONA, RECORDED IN INSTRUMENT #2025-68844 (O.P.R.D.C.T.), BEING THAT SAME RIGHT OF WAY ACCESS EASEMENT CREATED IN INSTRUMENT #2022-74847 (O.P.R.D.C.T.), AND IN INSTRUMENT #2023-2756 (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN "X" CUT FOUND (CONTROLLING MONUMENT) AT THE SOUTHWEST CORNER OF SAID 9.464 ACRE TRACT, AND BEING THE EAST CORNER OF LOT 62, BLOCK L, OF THE HIGHLANDS AT TROPHY CLUB, AN ADDITION TO THE TOWN OF TROPHY CLUB, RECORDED IN INSTRUMENT #2014-107, OF THE MAP RECORDS OF DENTON COUNTY, TEXAS (M.R.D.C.T.);

**THENCE** NORTH 34 DEGREES 36 MINUTES 05 SECONDS WEST, WITH THE COMMON LINE BETWEEN SAID LOT 62, SAID 9.464 ACRE TRACT, AND SAID CORONA TRACT, A DISTANCE OF 41.96 FEET TO A 5/8 IRON ROD WITH YELLOW CAP STAMPED "PELTON" FOUND AT THE NORTHEAST CORNER OF SAID LOT 62, AND BEING A SOUTHERLY CORNER OF SAID CORONA TRACT;

**THENCE** NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 12.19 FEET TO THE SOUTHEAST CORNER OF THE REMAINDER OF A CALLED 2.148 ACRE TRACT OF LAND, DESCRIBED IN A SPECIAL WARRANTY DEED TO KYLE WOOD REVOCABLE TRUST, RECORDED IN INSTRUMENT #2023-2756 (O.P.R.D.C.T.);

**THENCE** NORTH 01 DEGREES 58 MINUTES 30 SECONDS EAST, WITH THE WEST LINE OF SAID 9.464 ACRE TRACT, A DISTANCE OF 108.42 FEET TO A POINT;

**THENCE** SOUTH 88 DEGREES 03 MINUTES 07 SECONDS EAST, OVER AND ACROSS SAID 9.464 ACRE TRACT, A DISTANCE OF 49.56 FEET TO A 5/8 IRON ROD WITH YELLOW CAP STAMPED "PELTON" FOUND (CONTROLLING MONUMENT) AT THE NORTH CORNER OF LOT 63, SAID BLOCK L;

**THENCE** SOUTH 01 DEGREES 57 MINUTES 18 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 63, AND THE EAST LINE OF SAID 9.464 ACRE TRACT, A DISTANCE OF 133.20 FEET TO AN "X" FOUND (CONTROLLING MONUMENT) AT THE SOUTHWEST CORNER OF SAID LOT 63, SAME BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 44 DEGREES 37 MINUTES 04 SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 42 MINUTES 30 SECONDS WEST, A DISTANCE OF 37.96 FEET:

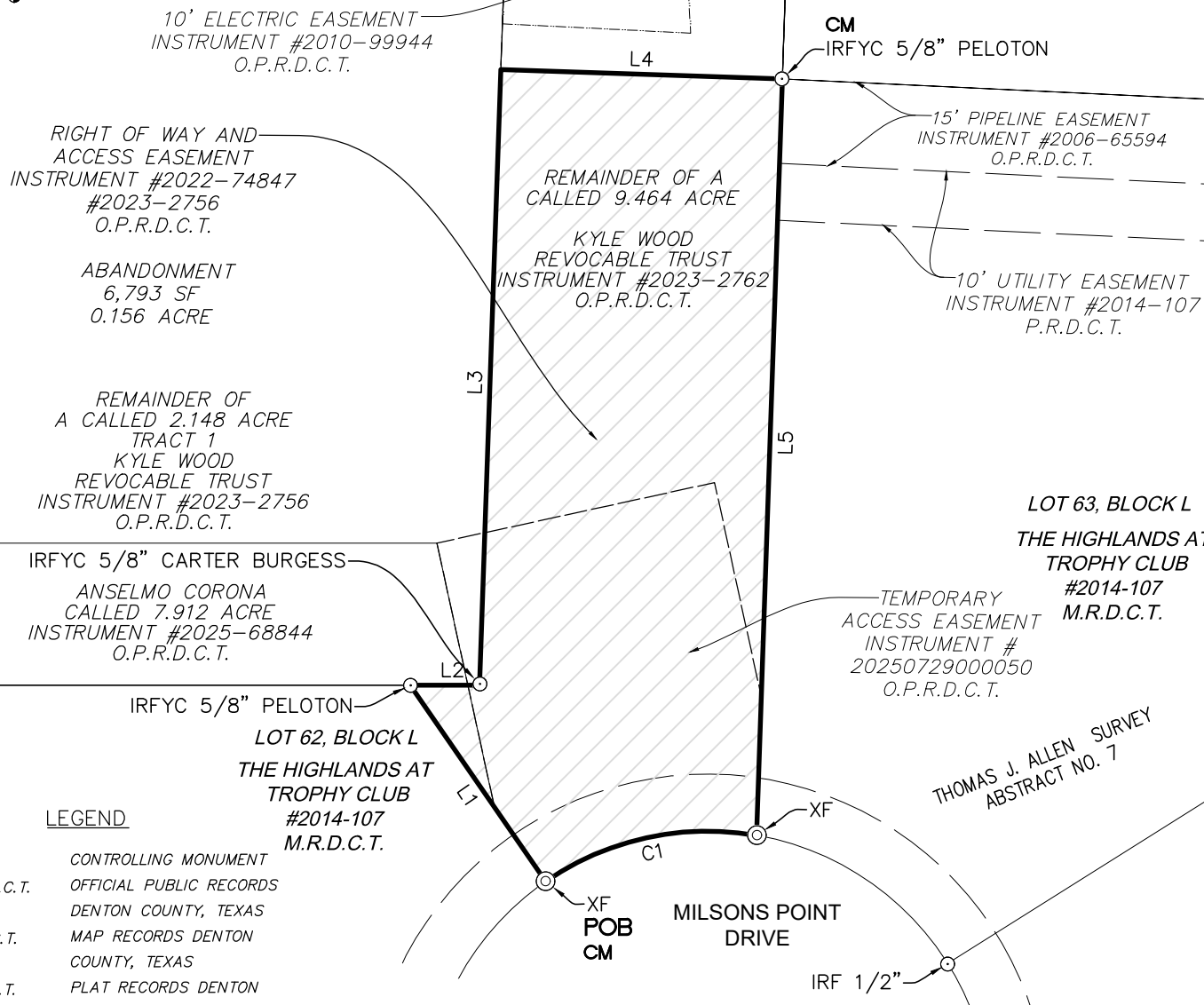
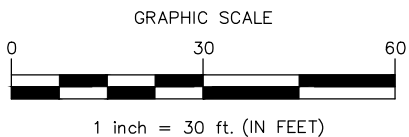
**THENCE** WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 38.94 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 6,793 SQUARE FOOT OR 0.156 ACRE OF LAND MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011). ALL DISTANCES ARE SURFACE PROJECTION, USING A SCALE FACTOR OF 1.00015063 (TXDOT SCALE FACTOR).

By:                     Anel Rodriguez                     Date:                     03/03/26                    

Surveyor's Name: Anel Rodriguez  
Registered Professional Land Surveyor  
Texas No. 6671





RIGHT OF WAY AND ACCESS EASEMENT INSTRUMENT #2022-74847 #2023-2756 O.P.R.D.C.T.

ABANDONMENT 6,793 SF 0.156 ACRE

REMAINDER OF A CALLED 2.148 ACRE TRACT 1 KYLE WOOD REVOCABLE TRUST INSTRUMENT #2023-2756 O.P.R.D.C.T.

IRFYC 5/8" CARTER BURGESS ANSELMO CORONA CALLED 7.912 ACRE INSTRUMENT #2025-68844 O.P.R.D.C.T.

IRFYC 5/8" PELOTON LOT 62, BLOCK L THE HIGHLANDS AT TROPHY CLUB #2014-107 M.R.D.C.T.

REMAINDER OF A CALLED 9.464 ACRE KYLE WOOD REVOCABLE TRUST INSTRUMENT #2023-2762 O.P.R.D.C.T.

15' PIPELINE EASEMENT INSTRUMENT #2006-65594 O.P.R.D.C.T.

10' UTILITY EASEMENT INSTRUMENT #2014-107 P.R.D.C.T.

TEMPORARY ACCESS EASEMENT INSTRUMENT # 20250729000050 O.P.R.D.C.T.

LOT 63, BLOCK L THE HIGHLANDS AT TROPHY CLUB #2014-107 M.R.D.C.T.

THOMAS J. ALLEN SURVEY ABSTRACT NO. 7

**LEGEND**

- CM CONTROLLING MONUMENT
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
- POB POINT OF BEGINNING
- IRFYC 5/8 INCH IRON ROD WITH YELLOW CAP FOUND STAMPED "AS NOTED"
- IRF 1/2 INCH IRON FOUND
- XF "X" CUT FOUND

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N34° 36' 05"W	41.96'
L2	N89° 59' 50"E	12.19'
L3	N01° 58' 30"E	108.42'
L4	S88° 03' 07"E	49.56'
L5	S01° 57' 18"W	133.20'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA (Δ)	CHORD BEARING	CHORD
C1	38.94'	50.00'	44°37'04"	S77° 42' 30"W	37.96'



**BASIS OF BEARINGS:** Bearings are based on GPS observations using the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011). All distances are surface projection, using a scale factor of 1.00015063 (TXDOT scale factor).



RIGHT OF WAY ACCESS EASEMENT ABANDONMENT			
Part of a called 9.464 acre tract and Part of a called 7.912 acre tract Thomas J. Allen Survey, Abstract Number 7 Trophy Club, Denton County, Texas			
TECHNICIAN	DESIGN FILE NAME	SCALE	DATE
GONZALEZ	25007-2711 Trophy Park Dr Roanoke- ROW Access Abandonment Esmt	1"=30'	02/26
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
RIVERA	A. RODRIGUEZ	SURVEY	25007

**TEMPORARY ACCESS EASEMENT ABANDONMENT**

**Part of a called 2.148 acre tract and  
Part of a called 9.464 acre tract  
Thomas J. Allen Survey, Abstract No. 7  
Trophy Club, Denton County, Texas**

**BEING** A 2,901 SQUARE FOOT OR 0.067 ACRE TRACT OF LAND, SITUATED IN THE THOMAS J. ALLEN SURVEY, ABSTRACT NUMBER 7, TROPHY CLUB, COUNTY OF DENTON, TEXAS, BEING PART OF THE REMAINDER OF A CALLED 2.148 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1, IN A SPECIAL WARRANTY DEED TO KYLE B. WOOD, RECORDED IN INSTRUMENT #2023-2756, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING PART OF THE REMAINDER OF A CALLED 9.464 ACRE TRACT OF LAND, DESCRIBED IN A SPECIAL WARRANTY DEED TO KYLE WOOD REVOCABLE TRUST, RECORDED IN INSTRUMENT #2023-2762 (O.P.R.D.C.T.), BEING ALL OF A TEMPORARY ACCESS EASEMENT CREATED IN INSTRUMENT #20250729000050 (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN "X" CUT FOUND (CONTROLLING MONUMENT) AT THE SOUTHWEST CORNER OF SAID 9.464 ACRE TRACT, AND BEING THE EAST CORNER OF LOT 62, BLOCK L, OF THE HIGHLANDS AT TROPHY CLUB, AN ADDITION TO THE TOWN OF TROPHY CLUB, RECORDED IN INSTRUMENT #2014-107, OF THE MAP RECORDS OF DENTON COUNTY, TEXAS (M.R.D.C.T.);

**THENCE** NORTH 34 DEGREES 36 MINUTES 05 SECONDS WEST, WITH THE COMMON LINE BETWEEN SAID LOT 62 AND SAID 9.464 ACRE TRACT, A DISTANCE OF 15.86 FEET TO THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO ANSELMO CORONA, RECORDED IN INSTRUMENT # 2025-68844, (O.P.R.D.C.T.);

**THENCE** NORTH 12 DEGREES 17 MINUTES 30 SECONDS WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 47.58 FEET TO A POINT IN SAID 2.148 ACRE TRACT;

**THENCE** NORTH 77 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT IN SAID 9.464 ACRE TRACT;

**THENCE** SOUTH 12 DEGREES 17 MINUTES 30 SECONDS EAST, A DISTANCE OF 38.54 FEET TO A POINT IN THE WEST LINE OF LOT 63, SAID BLOCK L;

**THENCE** SOUTH 01 DEGREES 57 MINUTES 18 SECONDS WEST, A DISTANCE OF 24.46 FEET TO AN "X" FOUND (CONTROLLING MONUMENT) AT THE SOUTHWEST CORNER OF SAID LOT 63, SAME BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 44 DEGREES 37 MINUTES 04 SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 42 MINUTES 30 SECONDS WEST, A DISTANCE OF 37.96 FEET:

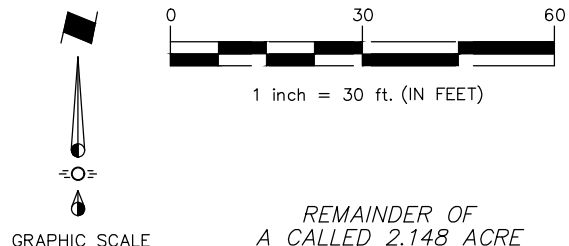
**THENCE** WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 38.94 FEET THE **POINT OF BEGINNING** AND CONTAINING 2,901 SQUARE FOOT OR 0.067 ACRE OF LAND MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011). ALL DISTANCES ARE SURFACE PROJECTION, USING A SCALE FACTOR OF 1.00015063 (TXDOT SCALE FACTOR).

By:                     Anel Rodriguez                     Date:                     03/03/26                    

Surveyor's Name: Anel Rodriguez  
Registered Professional Land Surveyor  
Texas No. 6671





REMAINDER OF  
A CALLED 2.148 ACRE  
TRACT 1  
  
KYLE WOOD  
REVOCABLE TRUST  
INSTRUMENT #2023-2756  
O.P.R.D.C.T.

REMAINDER OF A  
CALLED 9.464 ACRE  
  
KYLE WOOD  
REVOCABLE TRUST  
INSTRUMENT #2023-2762  
O.P.R.D.C.T.  
  
RIGHT OF WAY  
AND ACCESS  
EASEMENT  
INSTRUMENT  
#2022-74847  
#2023-2756  
O.P.R.D.C.T.

10' UTILITY EASEMENT  
INSTRUMENT #2014-107  
P.R.D.C.T.

LOT 63, BLOCK L  
THE HIGHLANDS AT  
TROPHY CLUB  
#2014-107  
M.R.D.C.T.

IRFYC 5/8" CARTER BURGESS  
  
ANSELMO CORONA  
INSTRUMENT #2025-68844  
O.P.R.D.C.T.

ACCESS EASEMENT  
#20250729000050  
O.P.R.D.C.T.

ABANDONMENT  
AREA=2,901 SF  
0.067 ACRES

IRFYC 5/8" PELTON

THOMAS J. ALLEN SURVEY  
ABSTRACT NO. 7

LOT 62, BLOCK L  
THE HIGHLANDS AT  
TROPHY CLUB  
#2014-107  
M.R.D.C.T.

MILSONS POINT  
DRIVE

IRF 1/2"

**LEGEND**

- CM CONTROLLING MONUMENT
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS  
DENTON COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS DENTON  
COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON  
COUNTY, TEXAS
- POB POINT OF BEGINNING
- ⊙ IRFYC 5/8 INCH IRON ROD WITH YELLOW CAP  
FOUND STAMPED "AS NOTED"
- ⊙ IRF 1/2 INCH IRON FOUND
- ⊙ XF "X" CUT FOUND

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N34° 36' 05"W	15.86'
L2	N12° 17' 30"W	47.58'
L3	N77° 42' 30"E	50.00'
L4	S12° 17' 30"E	38.54'
L5	S01° 57' 18"W	24.46'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA (Δ)	CHORD BEARING	CHORD
C1	38.94'	50.00'	44°37'04"	S77° 42' 30"W	37.96'

*BASIS OF BEARINGS: Bearings are based on GPS observations using the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011). All distances are surface projection, using a scale factor of 1.00015063 (TXDOT scale factor).*



03/03/26



**TEMPORARY ACCESS EASEMENT ABANDONMENT**

Part of a called 2.148 acre tract and  
Part of a called 9.464 acre tract  
Thomas J. Allen Survey, Abstract Number 7  
Trophy Club, Denton County, Texas

TECHNICIAN	DESIGN FILE NAME	SCALE	DATE
GONZALEZ	25007-2711 Trophy Park Dr Roanoke-Temp Access Esmt Abandonment	1"=30'	03/26
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
RIVERA	A. RODRIGUEZ	SURVEY	25007

**TOWN OF TROPHY CLUB, TEXAS  
ORDINANCE NO. 2026-07**

**AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS, AMENDING ORDINANCE NO. 2025-36 P&Z, THE SAME BEING AN ORDINANCE AMENDING P&Z ORDINANCE NUMBERS 2010-16; 2010-13; 2010-12; 2010-01; 2009-30; 2009-01; 2008-39; 2007-30; 2007-15; AND 2006-11; KNOWN AS PD PLANNED DEVELOPMENT DISTRICT NO. 27 (“PD-27”); TO AMEND THE DEVELOPMENT STANDARDS AND PROVIDE FOR A NEW CONCEPT PLAN FOR DEVELOPMENT OF “THE TRAILS”, AN 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION; AMENDING ORDINANCE NO. 2000-06 THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP; PROVIDING A SAVINGS AND REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Trophy Club (hereinafter referred to as the “Town”) is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

**WHEREAS**, on May 8, 2006, the Town Council adopted Ordinance No. 2006-11, creating Planned Development District No. 27 (“PD-27”), known as *The Highlands at Trophy Club*, establishing development standards, neighborhood regulations, Village Center standards, street types, parks and open space requirements, and associated exhibits; and

**WHEREAS**, on April 2, 2007, the Town Council adopted Ordinance No. 2007-15, approving a comprehensive revision to PD-27 and replacing in its entirety the regulations previously adopted in Ordinance No. 2006-11; and

**WHEREAS**, the Town subsequently approved several amendments to PD-27, including:

- Ordinance No. 2007-30, amending Lot Type 2 regulations within Neighborhoods 3 and 4;
- Ordinance No. 2008-39, correcting Table 4-1 regarding Lot Type 3 side yard setbacks;
- Ordinance No. 2009-01, adding a definition for “Key Lot” and revising the Screening and Fencing standards;
- Ordinance No. 2009-30, revising Neighborhood 8, Lot Type 5 standards, definitions, street exhibits, the Concept Plan, and density tables;

- Ordinance No. 2010-01, amending permitted uses in the Village Center and adopting the *Restaurant Design Guidelines – Village Center*;
- Ordinance No. 2010-12, rezoning approximately 12.900 acres from PD-27 to Commercial Recreation (CR);
- Ordinance No. 2010-13, adding a definition for “Open Air Structure” and modifying lot coverage requirements for Lot Types 1–4; and
- Ordinance No. 2010-16, adding definitions for “Main Structure” and “Primary Residence” and revising Screening and Fencing standards; and
- Ordinance No. 2025-36, rezoning certain property to be included in PD-27 for “The Trails” development; and

**WHEREAS**, the Town has received an application from Foxwood, LLC, requesting an amendment to PD-27 and to amend Exhibit “B” - Development Standards and adopt a new concept plan to allow for development of “The Trails,” an 18-lot single-family residential subdivision; and

**WHEREAS**, the Town Council of the Town of Trophy Club, Texas (the “Town Council”), is authorized and empowered by law, in accordance with Chapter 212 of the Texas Local Government Code, to regulate the subdivision of land and property development within the Town; and

**WHEREAS**, the owner of the tracts of land as more particularly identified on the attached **Exhibit A** and generally located north of Macquarie Street and Milson’s Point Drive (collectively, the “Property”), filed an application with the Town requesting an amendment to PD Planned Development District No. 27 to provide standards for the development of the Property, as more fully set forth in this Ordinance; and

**WHEREAS**, all legal requirements and conditions were complied with, and after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the Town has recommended to the Town Council the adoption of the amendments to Ordinance No. 2025-36 P&Z, to amend Exhibit “B” – Development Standards and adopt a new concept plan for “The Trails”, as amended and set forth in this Ordinance; and

**WHEREAS**, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at a public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interests of the Town of Trophy Club, Texas and of the public health, safety, and welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB:**

## **SECTION 1. INCORPORATION OF PREMISES**

That the above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

## **SECTION 2. AMENDMENT**

Ordinance No. 2025-36 P&Z of the Town of Trophy Club, Texas, the same being PD Planned Development No. 27 ("PD-27"), which includes the Property identified in the attached **Exhibit A**, is hereby amended by adopting the revised development standards as provided in the attached **Exhibit B**, and all other articles, chapter, sections, paragraphs, sentences, phrases and words are not amended, but are hereby ratified and affirmed and shall remain in full force and effect. In addition to the foregoing, the Trails concept plan is hereby amended to provide for an updated Pathway Plan as shown and described on **Exhibit B**. The updated Pathway Plan adopted by this Ordinance, as it relates only to the Trails development, shall control and supersede the Pathway Plan adopted by any previous ordinances.

Ordinance No. 2000-06 P&Z of the Town of Trophy Club, Texas, the same being the Town's Comprehensive Zoning Ordinance, is hereby amended to reflect the revised development standards and new concept plan as set forth in **Exhibit B**, and all other articles, chapters, sections, paragraphs, sentences, phrases and words are not amended but are hereby ratified and affirmed and shall remain in full force and effect.

## **SECTION 3. COMPREHENSIVE ZONING MAP AMENDMENT**

The Planning and Zoning Coordinator is hereby directed to mark and indicate on the official Zoning District Map of the Town the zoning changes herein made.

## **SECTION 4. SAVINGS AND REPEALER**

This Ordinance shall be cumulative of all other ordinances of the Town affecting the regulation of land and zoning and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those Ordinances are in direct conflict with the provisions of this Ordinance whether such Ordinances are codified or uncodified, and all other provisions of the Ordinances of the Town of Trophy Club, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. Notwithstanding the foregoing, any complaint, action, cause of action or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such repealed Ordinance(s) shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall be deemed to remain and continue in full force and effect.

**SECTION 5.  
SEVERABILITY**

The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 6.  
PENALTY**

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues. The penalty provided by this section shall be cumulative of all other penalties allowed by law, including without limitation, civil remedies available for enforcement of this Ordinance.

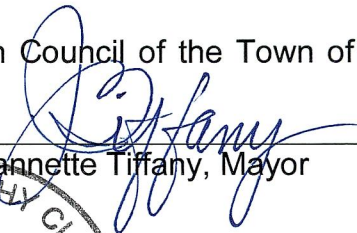
**SECTION 7.  
PUBLICATION**

The Town Secretary of the Town of Trophy Club is hereby directed to publish the caption, penalty and effective date of this Ordinance as required by Section 3.16 of the Town's Charter.


**SECTION 8.  
EFFECTIVE DATE**

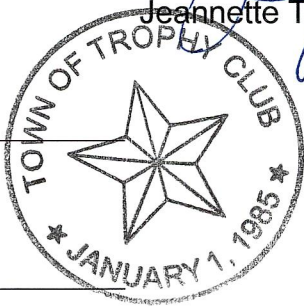
This Ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

**PASSED AND APPROVED** by the Town Council of the Town of Trophy Club, Texas, this 23rd day of February 2026.

  
\_\_\_\_\_  
Jeannette Tiffany, Mayor

ATTEST:  
  
\_\_\_\_\_  
Tammy Dixon, Town Secretary

APPROVED TO AS FORM:  
  
\_\_\_\_\_  
Dean Roggia, Town Attorney



**FOR A 7.603 ACRE TRACT OF LAND KNOWN AS**

**PD-27**

**THE TRAILS**

**TROPHY CLUB,  
DENTON COUNTY, TEXAS**

**Exhibit "A" – Legal Description  
Exhibit "B" – Development Standards**

## EXHIBIT "A"

### LEGAL DESCRIPTION

BEING a 331,184 square foot or 7.603 acre tract of land, situated in the Thomas J. Allen Survey, Abstract Number 7, and in the JS Kenley Survey, Abstract Number 1641, Trophy Club, County of Denton, Texas, being all of the property described as Tract 1, in a Warranty Deed to Co-Trustees of the Pinson Trust, recorded in Instrument #2024-124410, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), being the remainder of a called 2.148 acre tract of land, described as Tract 1, in a Special Warranty Deed to Kyle Wood, recorded in Instrument #2023-2756 (O.P.R.D.C.T.), and being the remainder of a called 9.464 acre tract of land, described in a Special Warranty Deed to Kyle Wood Revocable Trust, recorded in Instrument #2023-2762 (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a concrete monument found near the Southeast corner of said Pinson tract, and being a Westerly corner of a property described in a General Warranty Deed to the United States of America (USA), recorded in Volume 369, Page 603, of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 44 degrees 43 minutes 08 seconds West, a distance of 1.70 feet to the Southeast corner of said Pinson tract, said point being the POINT OF BEGINNING of the herein described tract;

THENCE North 87 degrees 08 minutes 18 seconds West, with the South line of said Pinson tract, a distance of 184.05 feet to the Southwest corner of said Pinson Tract, same being in the East line of said remainder of a called 9.464 acre Wood tract;

THENCE South 01 degrees 57 minutes 18 seconds West, with the East line of said remainder of a called 9.464 acre Wood tract, a distance of 167.08 feet to the Southwest corner of Lot 63, Block L, of The Highlands at Trophy Club, an Addition to the Town of Trophy Club, recorded in Instrument #2014-107, of the Map Records of Denton County, Texas (M.R.D.C.T.), same being the Southeast corner of said remainder of a called 9.464 acre tract, and being the beginning of a curve to the left having a radius of 50.00 feet, a chord bearing and distance of South 77 degrees 42 minutes 30 seconds West, 37.96 feet;

THENCE continuing with said curve to the left and with the North right of way line of Milsons Point Drive, a 50.00 foot right-of-way, recorded in Instrument #2014-107 (M.R.D.C.T.), through a central angle of 44 degrees 37 minutes 04 seconds, an arc length of 38.94 feet to the Southwest corner of said remainder of a called 9.464 acre Wood tract, same being an Easterly corner of Lot 62, said Block L:

THENCE North 34 degrees 36 minutes 05 seconds West, with the common line between said remainder of a called 9.464 acre Wood tract, and said Lot 62, a distance of 15.96 feet to a point for corner at the Southeast corner of a tract of land, described in a General Warranty Deed to Anselmo Corona, recorded in Instrument #2025-68844, (O.P.R.D.C.T.);

THENCE North 12 degrees 14 minutes 41 seconds West, with the common line between said remainder of a called 9.464 acre Wood tract, a distance of 47.48 feet to an easterly corner of said Anselmo Corona tract, same being a Southerly ell corner of said remainder of a called 2.148 acre Wood tract;

THENCE with the common line between said Anselmo Corona tract, said remainder of a called 2.148 acre tract, and said remainder of a called 9.464 acre tract (Kyle Wood's), the following courses and distances:

North 89 degrees 59 minutes 59 seconds West, a distance of 193.80 feet to a point for corner;

North 00 degrees 00 minutes 00 seconds East, a distance of 49.01 feet to a point for corner;

North 43 degrees 38 minutes 36 seconds West, a distance of 157.08 feet to a point for corner;

North 43 degrees 34 minutes 15 seconds East, a distance of 186.23 feet to a point for corner in the common line between said remainder of a called 2.148 acre tract, and said remainder of a called 9.464 acre tract;

North 00 degrees 00 minutes 34 seconds east, a distance of 79.05 feet to a point for corner;

North 18 degrees 25 minutes 54 seconds East, a distance of 86.43 feet to a point for corner;

North 00 degrees 00 minutes 01 seconds East, a distance of 197.40 feet to a point for corner;

North 11 degrees 22 minutes 01 seconds East, a distance of 101.48 feet to a point for corner;

South 82 degrees 21 minutes 22 seconds East, a distance of 4.79 feet to a concrete monument stamped "COE" found (Controlling Monument) at a Northerly corner of said remainder of a called 9.464 acre tract, and being the most westerly Southwest corner of said USA tract;

THENCE South 82 degrees 21 minutes 22 seconds East, with the common line between said remainder of a called 9.464 acre tract and said USA tract, a distance of 129.35 feet to a concrete monument stamped "COE" found (Controlling Monument) at the most westerly Northwest corner of said Pinson tract;

THENCE with the common line between said Pinson tract and said USA tract, the following courses and distances:

North 29 degrees 44 minutes 17 seconds East, a distance of 246.77 feet to a concrete monument stamped "COE" found at the Northwest corner of said Pinson tract;

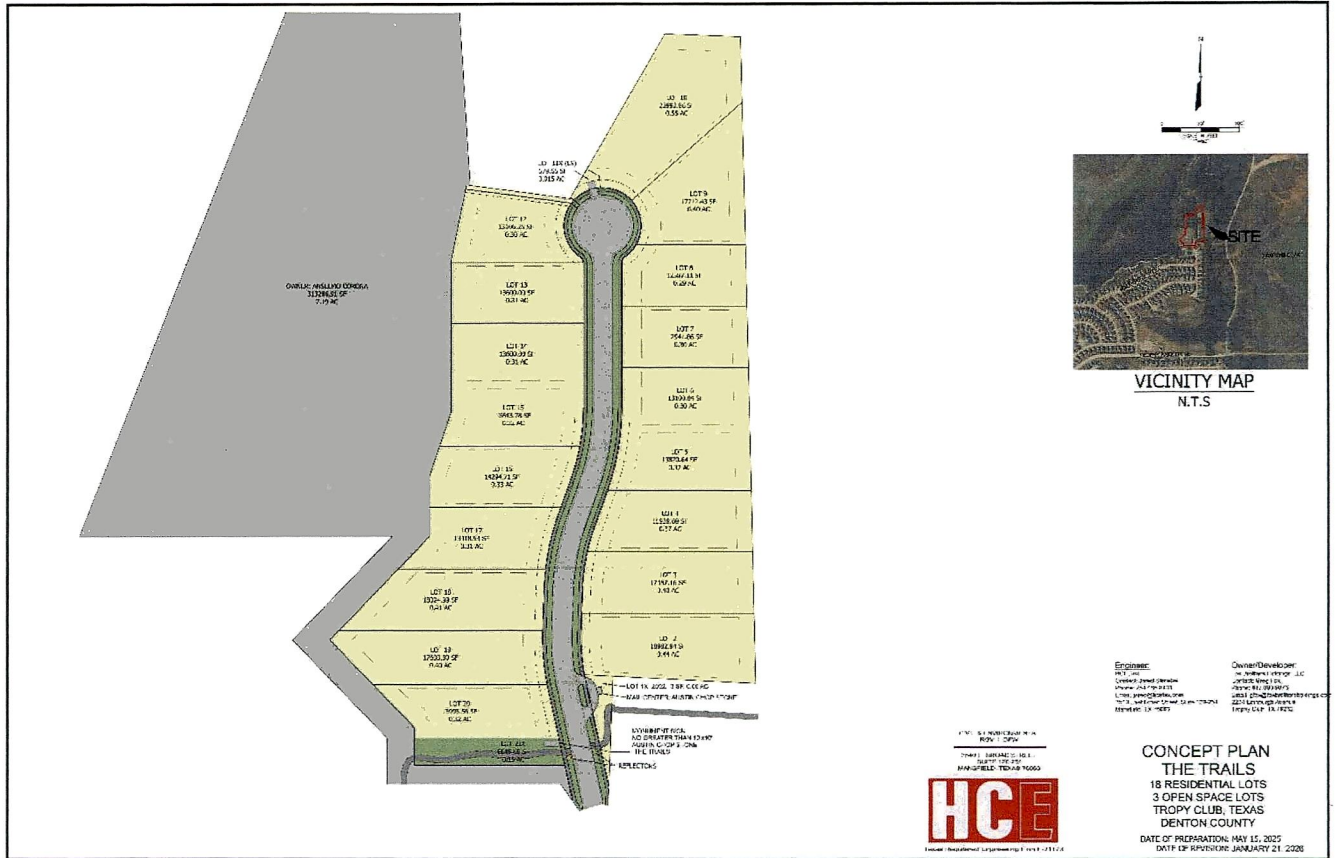
South 87 degrees 53 minutes 56 seconds East, a distance of 97.40 feet to a concrete monument stamped "COE" found (Controlling Monument) at the Northeast corner of said Pinson tract;

South 01 degrees 19 minutes 51 seconds East, a distance of 842.30 feet to the POINT OF BEGINNING, containing 331,184 square feet or 7.603 acres of land more or less.

# EXHIBIT "B"

## DEVELOPMENT STANDARDS

### I. PROJECT LOCATION



<https://pentavia.egnyte.com/dl/Qc3rhpG4t3kc>

The Trails consist of approximately 7.603 acres of land generally to the north of Milson's Point Dr. SITUATED IN THE THOMAS J. ALLEN SURVEY, ABSTRACT NO. 7 JS KENLEY SURVEY, ABSTRACT NO. 1641 CITY OF TROPHY CLUB, DENTON COUNTY surrounded by the Corps of Engineer's property, and west of the Town's eastern town limit.

## **PURPOSE AND INTENT**

- A. **Purpose and Intent:** The purpose of the district is to create a master planned community featuring a mixture of housing types and commercial uses in a manner that will encourage sustainable neighborhoods and attract investment to the area.
1. The **purpose** of this district is:
    - a. To provide development and land use flexibility within the framework of a Planned Development zoning district.
  2. The **intent** of this district is:
    - a. To design streets and buildings which will contribute to creating safe neighborhoods.
    - b. To provide an attractive environment for pedestrians which include such things as buildings framing public space, street trees, lighting and canopies that will attract pedestrians.
    - c. To contribute to the definition and use of public parks and plazas.
  3. The Trails PD is intended to provide the community with a mixture of housing types in a pattern and amount that will encourage sustainable neighborhoods and development.
  4. The Trails Concept Plan delineates the boundaries of the respective neighborhood areas (Exhibit B). The Development Standards shall apply to the entire development of The Trails District unless indicated otherwise. Housing mix, street types, building types and frontage standards for any particular area shall be controlled by the neighborhood areas delineated on the plan.
- B. **Applicability:** This Ordinance shall apply to all development within the PD boundaries. Unless otherwise stated herein, all ordinances of the Town shall apply to The Trails.

## **DEFINITIONS**

Accessory Building: A subordinate building or structure of masonry and/or wood construction that is detached from the main building and customarily incidental to the principal building.

Block: A continuous street edge along any one side, between any intersections with a Street, Mews, or Court.

Court: A street with buildings fronting across the street from a central green or open space.

Covered Front Porch: An area of at least 60 S.F. covered by the main roof or an architectural extension.

Gifts to the Street: Building enhancements that improve the feel and experience of the street, including porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas and colonnades.

Green: A publicly accessible space with turf and landscaping fronted by buildings either directly or across the street.

Key Lot: Any lot which has a street adjacent to both its front and side building lines, and its rear property line is also the side property line of an adjacent lot. (Added by Ordinance 2009-01 P&Z, Approved 1/5/09)

Kiosk Sign: A sign that contains individual panels and that is generally used to provide direction to residential subdivisions from major thoroughfares or to provide direction to schools, amenities, information centers, community facilities and neighborhoods within a residential subdivision.

Public Open Space: Whether maintained by the school district through a joint use agreement, private association or public improvement district, publicly accessible parks, greens, squares, courtyards, plazas, parkways, medians, commons and tot lots, shall constitute Public Open Space.

Pull Through Garage: A garage that is sited at the rear of a lot and behind the principal structure that requires a driveway adjacent to the principal structure to connect the garage with the street fronting the principal structure.

Shall: A term requiring compliance.

Shared Parking: Parking areas that provide parking for multiple commercial sites or pads.

Should: A term encouraging compliance.

Side Street: A street that principally is fronted by the side of a residential or commercial building on a corner lot.

Transparency: Windows, glass doors and other clear façade treatments that provide a sense of openness to a structure.

**LOT TYPE REGULATIONS**

The Trails at Trophy Club will include lot type 3 in order to achieve the goals established for the district. The lot type and requirements shall be as follows:

**Lot Type 3:**

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than eight thousand, four hundred (8,400) square feet, together with the allowed incidental and accessory uses.
  
2. Permitted Uses: Land use and structures shall comply with uses permitted for single family residential districts in Section 14 of the Town of Trophy Club Zoning Ordinance and in accordance with the following:
  - a. Accessory Uses: Accessory uses shall be permitted within Lot Type 3 in accordance with the regulations provided in Section 14, Accessory Structures.
  
  - b. Conditional Uses: Conditional uses may be permitted within the Lot Type 3 in accordance with the regulations provided in Section 14, Conditional Use Permit.
  
  - c. Limitation of Uses: Any use not expressly permitted or allowed by permit herein is prohibited.
  
3. Plan Requirements: No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all the requirements of the Town of Trophy Club, has been approved by the Town Council and recorded in the Denton County Plat Record.
  
4. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height.
  
5. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot size: 8,400 square feet

Lot Coverage: The combined area covered by all main buildings and accessory structures shall not exceed forty percent (40%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.

Minimum Floor Area: 1,800 square feet

Front Yard:	25 feet minimum
Rear Yard:	20 feet minimum (No rear yard shall face any street without approval from the Planning and Zoning Commission; provided, however, that this requirement shall not apply where the rear yard of a lot abuts a street which is contiguous to the perimeter of the Town.)
Side Yard:	5 feet minimum
Side Yard Adjacent to Street:	15 feet minimum
Lot Width:	70 feet minimum (measured at front building line)
Lot Width Adjacent to Side Street:	80 feet minimum (measured at front building line)
Lot Depth:	110 feet minimum
Lot Depth (corner or cul-de-sac lot):	90 feet minimum/
Garage:	May not face front street unless set back at least 25 feet from the front building line; may not face side street unless set back 50 feet from the side street right-of-way.

## **NEIGHBORHOOD REGULATIONS**

### **Neighborhood 7:**

Neighborhood 7 shall include the following lot type:

- Lot Type 3 - Approximately 18 lots.

## **DEVELOPMENT AND DESIGN STANDARDS**

- A. Accessory Structures:** All development within The Trails Planned Development District shall comply with Section 14 of the Town of Trophy Club Zoning Ordinance in effect at the time of Town Council approval of this ordinance.

Nothing in this ordinance shall be construed as preventing any Architectural Control Committee with jurisdiction over any neighborhood from further restricting permission, location, and type of any accessory structure.

- B. Screening and Fences:** All development within The Trails Planned Development District shall comply with Section 14 of the Town of Trophy Club Zoning Ordinance in effect at the time of Town Council approval of this ordinance, with the following modifications:

1. Fencing on corner lots facing side streets shall be enhanced wooden fences (board-on-board or other design, with a top cap). All enhanced fencing within any neighborhood shall be consistent and shall be approved with the Detailed Site Plan.
2. Fencing facing open space, parks, floodplain, or flowage easement shall be wrought iron (or tubular steel) as required by Town Ordinance, with the exceptions of the following that may be solid wood fencing:
  - a) Facing gas well sites.
  - b) Facing active use park areas (ball fields, swim center, neighborhood center, etc.)
  - c) Facing other areas specifically approved at the time of Detailed Site Plan.
3. Side Yard Adjacent to Side Street: Side yard fences adjacent to a side street for Lot Types 3 and 4 shall be located on the property line and must be 10-ft. behind the front façade; no differential for key lots. (Added by Ordinance 2009-01 P&Z, Approved 1/5/09)
4. Side yards adjacent to perimeter fencing may connect to the perimeter fencing and the side yard fence must be located a minimum of ten feet (10-ft.) behind the front façade. The HOA will maintain the perimeter fencing; the homeowner will maintain the fence connecting to the perimeter fencing. (Added by Ordinance 2009-01 P&Z, Approved 1/5/09)

C. **Landscape Standards:** All development within The Trails Planned Development District shall comply with Section 14 of the Town of Trophy Club Zoning Ordinance in effect at the time of Town Council approval of this ordinance.

1. Additional Requirements:

- a. The median within Trophy Club Drive shall have trees, minimum 3" caliper, spaced at fifty foot (50') intervals.
- b. Common areas adjacent to streets shall have trees, minimum 3" caliper, spaced at fifty foot (50') intervals.

2. Tree Requirements:

A minimum of one (1) tree per 30' of lot front yard width is required. Lot Type 2 shall have a minimum of two (2) trees. Trees are allowed in the parkway. Trees shall be a minimum 3" caliper and be one of the trees listed below to count toward tree requirements.

Tree List

Bald Cypress  
Bradford Pear  
Cedar Elm  
Chinese Pistachio  
Homestead Elm  
Lace Bark Elm  
"Little Gem" Magnolia  
Live Oak  
October Glory Maple  
Southern Magnolia  
Texas Red Oak

D. **Off-Street Parking Requirements:** All development within The Trails Planned Development District shall comply with Section 14 of the Town of Trophy Club Zoning Ordinance.

E. **Residential Architectural Standards:**

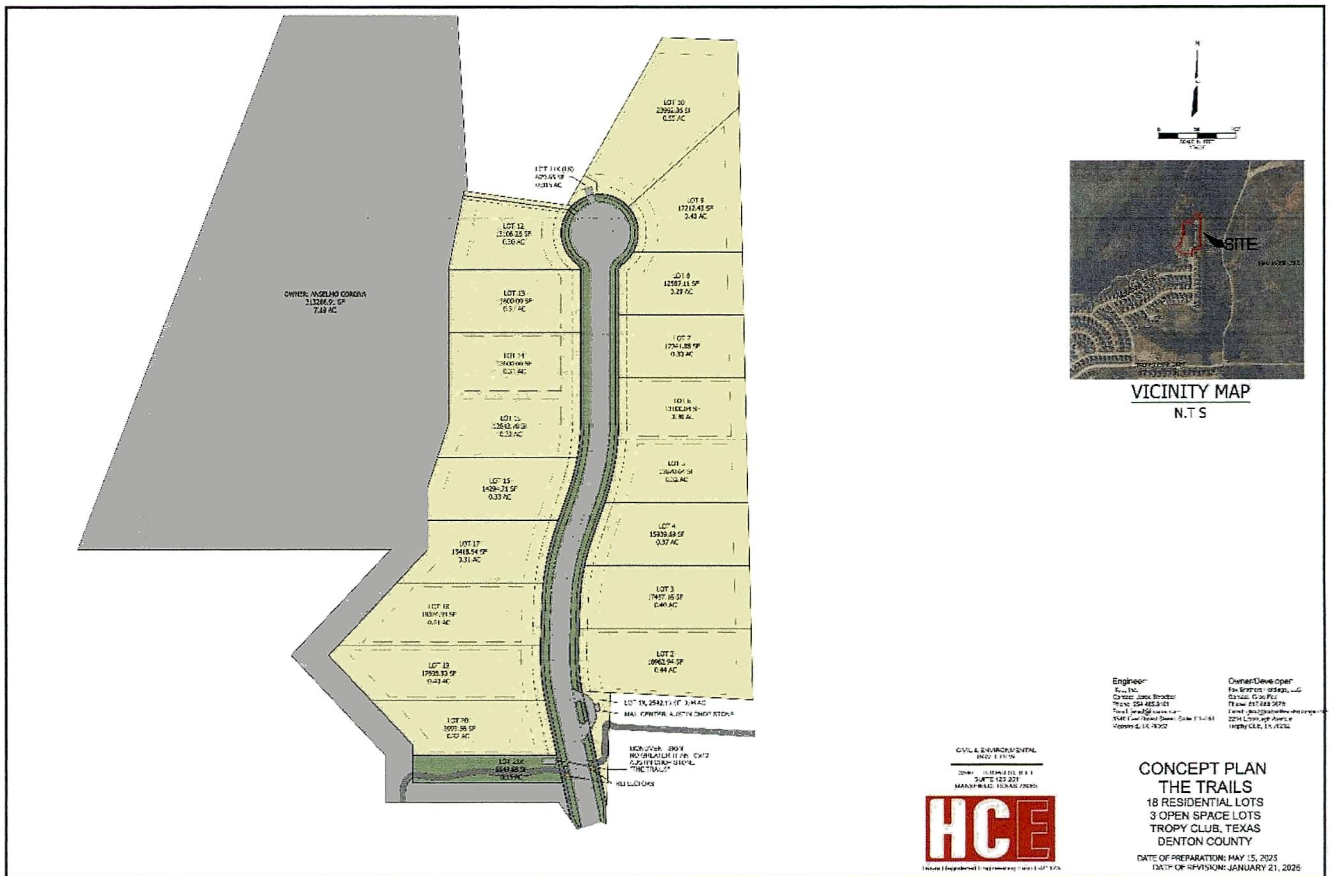
1. Gifts to the Street: All buildings shall utilize at least three (3) of the following design features to provide visual relief along the front of the residence:

Architectural garage doors  
Architectural pillars or posts  
Bay window  
Brick chimney on exterior wall (front of house)  
Cast stone accents  
Covered front porches  
Cupolas or turrets  
Dormers

- Gables
- Garage door not facing street
- Metal roof accents
- Multiple types of masonry materials
- Recessed entries, a minimum of three (3) feet deep
- 6/12 Primary roof pitch or greater
- Separate transom windows
- Variable roof pitch
- Shutters

At least 20 percent of the houses constructed within each phase of the Planned Development Site Plan shall have a covered front porch. Buildings on corner lots shall be constructed with a Gift to the Street on both the front and side street elevations.

2. Building Materials:



- a. All residences shall be constructed primarily of masonry as set forth below. Masonry shall be defined for The Trails as brick, stone, and stucco. Other materials of equal or similar characteristics may be allowed upon approval of the Planning and Zoning Commission.
  - i. For one-story homes and for the first story of two-story homes, 100% of all exterior wall surfaces shall be constructed of masonry, excluding doors, windows, boxed or bay windows, ornamental trim, dormers, areas under covered porches one story in height, and other architectural projections.

- ii. For areas above the first story of two-story homes, a minimum of 80% of all exterior wall surfaces shall be constructed of masonry, excluding doors, windows, boxed or bay windows, ornamental trim, dormers, areas above a roof line, areas under covered porches not extending to the first floor, and other architectural projections.
  - iii. For all homes, the front and street sides shall have 100% of all exterior wall surfaces constructed of masonry, excluding doors, windows, boxed or bay windows, ornamental trim, dormers, areas above a roof line, area under covered porches not extending to the first floor, and other architectural projections.
- b. Roofs shall be constructed of a process and of materials that shall have a minimum installation and manufacturer's warranty of thirty (30) years. Minimum roof pitch shall be a 6/12, except for the roofs of sheds and porches. Seamless and standing seam metal roofs are permitted provided that they are of architectural quality. No wooden shingles shall be used on roofs.

3. Garages: All residential lots shall provide a two-car (or larger) garage. The minimum dimension of two-car garages shall be 19.5' in width and 21.5' in depth.

Garages shall not face a golf course.

4. Signage in Residential Areas: Monuments signs at the entry-ways of neighborhoods shall be allowed that conform to the monument standards approved by the Town. Ornamental hanging signs suspended from a decorative post shall be allowed in lieu of monument signs for entry-ways of neighborhoods.

5. HVAC Screening: All buildings shall be designed such that mechanical equipment (HVAC, etc.), excepting vents and stacks, is not visible from the public right-of-way or open space, or is screened by two (2) or more shrubs. The minimum height of shrubs at the time of installation/planting shall be at least three feet (3') in height.

6. Lighting: Street lights shall be installed and located as required by the Town's Subdivision Regulations.

Homeowner alley lighting shall be located on garage walls facing the alley, shall be directed in a downward direction, and shall not exceed 100 watts.

Detailed typical of street lights shall be determined at the time of Planned Development Detailed Site Plan.

7. Elevations: Single family house plans for Lot Types 1 – 5 shall vary from lot to lot as follows:
  - a. The same floor plan with the same elevation shall be separated by a minimum of 4 lots (between them) on the same side of the street, and by a minimum of 2 lots (between them) on the opposite side of the street, with no two elevations located on an adjacent lot directly to the rear.
  - b. The same floor plan with a different elevation shall be separated by a minimum of one (1) lot on the same or on the opposite side of the street.

## **PARK AND OPEN SPACE REQUIREMENTS**

The Developer shall construct a trail system consisting of a 8' trail pathway through the flowage easement that connects the proposed park sites.

Where the trail utilizes sidewalks within the development, the sidewalk pathway shall be at least 6' wide. A Pathway Plan is included in Exhibit B.



### PLAT APPLICATION

#### PLAT TYPE – CHECK THE APPROPRIATE BOX BELOW

Preliminary Plat  Final Plat  Replat  Amended Plat  Short Form Plat  Vacating Plat

#### PROPERTY INFORMATION

Project Name: The Trails Total Lots: 21  
Property Address: 2711 Trophy Park Dr, Trophy Club Total Acres: 7.603  
Legal Description: See Exhibit A DCAD/TAD TAX ID: See Exhibit A

#### APPLICANT / OWNER INFORMATION

##### Applicant

Company Name: Foxwood LLC  
Contact Name: Greg Fox  
Address: 129 S. Main St  
City, State, Zip: Grapevine, TX 76051  
Phone: 817-880-9876  
Email: gfox@foxbrothersholdings.com  
Signature:  Signed by: FOC4164DCTAD421...

##### Owner (If Different)

Company Name: Foxwood LLC  
Contact Name: Greg Fox  
Address: 129 S. Main St  
City, State, Zip: Grapevine, TX 76051  
Phone: 817-880-9876  
Email: gfox@foxbrothersholdings.com  
Signature:  Signed by: FOC4164DCTAD421...

**NOTE: The property owner must sign the application or submit a notarized letter of authorization.**

#### APPLICATION REQUIREMENTS

- DISCLAIMER: The Town of Trophy Club only enforces Town ordinances, and approval or denial of an application is based on that authority. Permit approval does not exempt the applicant from Covenants & Restrictions and/or HOA regulations.
- All required information, plans and signatures shall be completed prior to application submittal. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
- Five (5) folded and collated 24" x 36" plat sets shall be submitted with this application in addition to a digital set in pdf format on a thumb drive or emailed to Planning staff.
- All required application fees shall be paid upon submittal of this application.
- This application shall not be considered administratively complete until Town staff determines that the application meets all requirements of applicable Town codes so that it may be reviewed by the Planning & Zoning Commission, has been placed on the agenda for the Commission, and the agenda has been posted as required by law. An incomplete application shall not be considered "filed" with the Town as defined in the subdivision regulations, but shall be returned to the applicant for completion and resubmittal.

#### STAFF USE ONLY

Date Received: 2/25/2026  
Received by: Jacqueline Ross  
Fee Paid: \$580.00  
Payment Type/Check #: CC Online  
Receipt #: 00012504  
Case #: P&Z 000266-2026  
P&Z Agenda Item #FP-26-001  
On 3/12/2026



**PLANNING & ZONING COMMISSION  
COMMUNICATION**

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**MEETING DATE:** March 12, 2026

**FROM:** Jackie Ross

**AGENDA ITEM:** Consider approval of the February 12, 2026, Planning & Zoning Commission regular meeting minutes. (Jackie Ross, Sr. Administrative Assistant)

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**BACKGROUND/SUMMARY:** The Planning & Zoning Commission held a regular meeting on February 12, 2026.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**FISCAL IMPACT:** N.A

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. PZ Meeting Minutes 02.12.2026

**ACTIONS/OPTIONS:**

Staff recommends that the Planning & Zoning Commission move to approve the February 12, 2026, regular meeting minutes.

Town of Trophy Club  
Planning & Zoning Commission  
Meeting Minutes  
February 12, 2026, 6:00 p.m.  
1 Trophy Wood Drive, Trophy Club, Texas 76262

**CALL TO ORDER**

Vice Chair Mike Branum called the February 12, 2026, Planning & Zoning Commission meeting to order at 6:01 p.m.

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**COMMISSIONERS PRESENT**

Jonathan Poole, Place 1  
Mike Branum, Vice Chair, Place 3  
Reginald Barbarin, Place 4  
Terry Kesterson, Place 5  
Sean Holmes, Place 6

**COMMISSIONERS ABSENT**

Ben Griffiths, Place 2  
Michael Biggs, Chair, Place 7

**STAFF MEMBERS PRESENT**

Matt Cox, Director of Community Development  
Jackie Ross, Sr. Administrative Assistant

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**PUBLIC COMMENTS**

There were none.

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**REGULAR ITEMS**

**1. CASE PD-AMD-26-001, PD-27 Amendment (The Trails)**

Conduct a public hearing and consider a recommendation to the Town Council regarding an amendment to Planned Development District 27 (PD-27) to revise the Concept Plan and Development Standards for "The Trails" development, an 18-lot single-family residential subdivision on approximately 7.603 acres generally located north of Macquarie Street and Milson's Point Drive, situated in the Thomas J. Allen Survey, Abstract No. 7, and JS Kenley Survey, Abstract No. 1641, Town of Trophy Club, Denton County, Texas.

**i. Public Hearing**

Vice Chair Branum opened the public hearing at 6:03 p.m.

Matt Cox, Director of Community Development, presented the proposed ordinance amendment.

Applicant Greg Fox addressed the Commission and responded to questions regarding the property, trail system, and access.

Vice Chair Branum closed the public hearing at 6:05 p.m.

**ii. Recommendation**

Commissioners discussed the walking path and pedestrian safety. The existing path will remain, with signage, reflectors, and colored pavers planned; no pedestrian push-button crossing is proposed at this time.

Commissioner Poole moved to recommend approval of proposed ordinance as presented.

Commissioner Barbarin seconded the motion.

**Vote on Motion:**

**AYES:** Poole, Branum, Barbarin, Kesterson, Holmes

**NAYES:** None

**VOTE:** 5-0

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**2. CASE PD-AMD-26-002, PD-37 Amendment (Bobcat Village Phase I & Phase II)**

Conduct a public hearing and consider a recommendation to the Town Council regarding an amendment to Planned Development District 37 (PD-37) to revise the Concept Plan and Development Standards for Bobcat Village Phase I & Phase II, a townhome residential district on approximately 4.9 acres located on Bobcat Boulevard, situated in the Thomas H. Callaway Survey, Abstract No. 272, Thomas Kelly Survey, Abstract No. 704, Town of Trophy Club, Denton County, Texas.

**i. Public Hearing**

Vice Chair Branum opened the public hearing at 6:10 p.m.

Matt Cox, Director of Community Development, presented the proposed ordinance amendment.

Vice Chair Branum closed the public hearing at 6:14 p.m.

**ii. Recommendation**

Commissioners discussed lighting, traffic safety, and design features, noting no street lights are planned and a taller wall will help reduce headlight impacts. The trail crossing will include gated access with a traffic control device, and the townhomes are intended to appear residential with an HOA established.

Commissioner Holmes moved to recommend approval of proposed ordinance as presented.

Commissioner Poole seconded the motion.

**Vote on Motion:**

**AYES:** Poole, Branum, Barbarin, Kesterson, Holmes

**NAYES:** None

**VOTE:** 5-0

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**3. CASE PP-26-002 Bobcat Village Phase I, formerly Well Site 1H (Preliminary Plat)**

Consider a recommendation to the Town Council regarding a preliminary plat request for Bobcat Village Phase I, formerly well site 1H, a townhome residential development on approximately 2.788 acres located on Bobcat Boulevard, within the Thomas H. Callaway Survey, Abstract No. 272, and the Thomas Kelly Survey, Abstract No. 704, Town of Trophy Club, Denton County, Texas.

Matt Cox, Director of Community Development, presented the proposed preliminary plat.

Commissioners reviewed the preliminary plat, noting it generally conforms to Town regulations and includes one fewer lots than the previous plan, along with added clarifications on property lines, easements, and lot designations. Discussion also addressed drainage flow, green space lots, fire hydrants, and utility considerations to ensure compliance with engineering standards.

Commissioner Poole moved to recommend approval of proposed preliminary plat as presented.

Commissioner Holmes seconded the motion.

**Vote on Motion:**

**AYES:** Poole, Branum, Barbarin, Kesterson, Holmes

**NAYES:** None

**VOTE:** 5-0

**4. CASE PP-26-003 Bobcat Village Phase II, formerly Well Site 1HB (Preliminary Plat)**

Consider a recommendation to the Town Council regarding a preliminary plat request for Bobcat Village Phase II, formerly well site 1HB, a townhome residential development on approximately 2.106 acres located on Bobcat Boulevard, within the Thomas H. Callaway Survey, Abstract No. 272, Town of Trophy Club, Denton County, Texas.

Matt Cox, Director of Community Development, presented the proposed preliminary plat.

Commissioners reviewed the preliminary plat proposing 17 total lots, including 14 townhomes and 3 open space/private street lots maintained by the HOA. Discussion included plat details, parking layout, easements, and that future use of open space areas will be determined by the HOA.

Commissioner Kesterson moved to recommend approval of proposed preliminary plat as presented.

Commissioner Barbarin seconded the motion.

**Vote on Motion:**

**AYES:** Poole, Branum, Barbarin, Kesterson, Holmes

**NAYES:** None

**VOTE:** 5-0

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**5. Consider approval of the January 8, 2026, Planning & Zoning Commission meeting minutes.**

Commissioner Kesterson moved to approve the January 8, 2026, Planning & Zoning Commission meeting minutes as presented.

Commissioner Poole seconded the motion.

**Vote on Motion:**

**AYES:** Poole, Branum, Barbarin, Kesterson, Holmes

**NAYES:** None

**VOTE:** 5-0

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**ADJOURNMENT**

There being no further business, Vice Chair Branum adjourned the meeting at 6:41 p.m.

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Chairperson Michael Biggs  
Planning & Zoning Commission

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Jackie Ross, Sr. Administrative Assistant  
Town of Trophy Club, TX