



*** PUBLIC NOTICE ***

**NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION
REGULAR SESSION
MONDAY, FEBRUARY 24, 2020 AT 6:30 P.M.
CITY HALL – 3300 CORINTH PARKWAY**

AGENDA

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

- A. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on January 27, 2019 at 6:30PM.

IV. PRESENTATIONS:

- A. “Director’s Report” on City Council meeting items from the preceding City Council meetings and other relevant information.

V. AGENDA:

- A. Consider and act upon a replat request by I-35 Millennium L.P., to create a 2 new lots, 2R-1 & 5R-1 within the Millennium Place Addition, being a replat of lots 2 & 5, block A and encompassing 11.109 acres situated in the H. Garrison Survey, Abstract number 507, and is more commonly known as 6633 & 6643 S IH-35E (Millennium Addition Replat)
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Staff Response
 - d. Take Action

ADJOURNMENT:

EXECUTIVE SESSION

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed session for the purpose of seeking confidential legal advice of the City Attorney on any Agenda Item listed herein.

As a majority of Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, **February 21, 2020** at _____ a.m.



Helen-Eve Liebman
Director of Planning and Development Services
City of Corinth, Texas

2/21/2020

Date of Notice

Corinth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE



* * * * PUBLIC NOTICE * * * *
**NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION
REGULAR SESSION
MONDAY, JANUARY 27, 2020 AT 6:30 P.M.
CITY HALL – 3300 CORINTH PARKWAY**

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

*Chairman Rush called the meeting to order at 6:35P.M.
Commissioners Grober, Holzwarth, May, and Thornton were in attendance.
Commissioner Baker was absent.*

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

- A. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on December 16, 2019 at 6:30PM.
- B. Consider and act upon a replat request by Charco Properties LP, to create a new lot within the Rodgers-O'Brien Business Park Addition, being 4.97 acres situated in the H.H. Swisher Survey, Abstract number 1220, and is more commonly known as 3831 FM 2181 (Rodgers-O'Brien Business Park Addition).

*Commissioner Thornton motioned to approve the consent agenda.
Commissioner Holzwarth seconded the motion.*

Motion carried 4-yes; 0-no

IV. PRESENTATIONS:

- A. "Director's Report" on City Council meeting items from the preceding City Council meetings and other relevant information.

Planning and Development Director Helen-Eve Liebman presented the directors report.

V. AGENDA:

- A. The Planning and Zoning Commission will hold a public hearing, consider testimony, and make a recommendation to City Council regarding a rezoning request by Enterprise Car Sales and Rent a Car to amend the zoning classification from C-2, Commercial to PD, Planned Development with a base district of C-2, Commercial on an ±7.12 acre tract of land legally described as Block 1, Lots 6-A1, 6-B1, and 6-C1 of the Pecan Creek Subdivision, and is situated in the William Garrison Survey, Abstract 1545 within the City of Corinth, Denton County, Texas and is more commonly known as 5150 S I-35E, Corinth, TX (Enterprise Car Sales and Rent a Car).
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Staff Response
 - e. Take Action

Planning and Development Director Helen-Eve Liebman presented the case.

Mrs. Liebman stated that the City sent 29 notices to property owners within 200 feet of the subject property on January 7th, notices were posted in the Denton Record Chronicle on January 12, 2020, and signs were posted on January 2nd.

Director Liebman explained that the request was to establish a car, pick-up truck, and box/flat-bed truck rental facility with associated used car sales at the former Huffines Kia/Subaru dealership located at 5150 S. IH-35E. She stated that the applicant is intending to demolish the existing structure and construct new buildings to suit their needs. The applicant intends to construct a main building/show room, truck wash bay, auto car wash, and private gasoline pumps, and that this facility mimics other facilities found in Southlake and Plano.

Mrs. Liebman stated that the applicant is providing a 35 foot landscape buffer adjacent to the existing single family homes which is not required by the City's Unified Development Code. Additionally, Director Liebman explained that the applicant is proposing additional landscape buffers along Pecan Creek Drive with trees, shrubs and three foot berms that will screen the site from the right of way, and that these efforts were beyond what the City's code of ordinances would have required.

Director Liebman also explained that the applicant is proposing a ten foot easement which will accommodate a eight foot walk/bike trail that is in conformance with the City's trail master plan. She explains that Staff has worked with the applicant and the City Attorney to propose language that would discourage the use of the facility as a stand-alone used car dealership by including language that states the sale of used cars must be in conjunction with automobile, pick-up truck and box/flatbed truck rentals. She also explained that the applicant has agreed that all used cars sold on site must be from the last four model years, and that cars exceeding four model years in age would be sold offsite.

Mrs. Liebman explained that prior to the former Huffines Dealership closing that the owner of the property filed an affidavit with Denton County which removed any non-conforming rights that the property may have had, including the use as an automobile dealership, she went on to state that the applicant is not claiming any non-conforming rights to the site and that this is an entirely new zoning case.

Director Liebman explained that the property is in a challenging location on the frontage road of IH-35 and that access to the frontage road is limited by the exit from Post Oak in Denton, and that the site has a vertical visibility challenge. She further explains that past interest in the site has been from mini-storage and multi-family users. Director Liebman states that Staff believes that this is an appropriate location for the site.

Mrs. Liebman also explains that this property is located within the Tax Increment Finance Zone "TIRZ" and that any tax increased derived by the increased in the value of the property would be used for special projects within the TIRZ district.

Ples Schnitz with Alexander, Kienast, and Schnitz Architects (13601 Preston Rd #107W, Dallas, TX 75240) spoke on behalf of the applicant Enterprise Holdings, Inc. He stated that their intent has been to be good neighbors to the adjacent residents on Aspen Street. Mr. Schnitz states that the car sales portion of the business will have hours of operations from 10am to 10pm and that portion of the business is located adjacent to IH35, away from the adjacent residences.

Ples Schnitz went on to state that the rental portion of the business located adjacent to the residential areas will have hours of operations from 7am to 7pm so that all activity adjacent to the residents will cease at 7pm, and that the lights will automatically be lowered. He explains that there will be no auto repair work done on site so there will be no loud mechanical noises emanating from the site.

Commissioner Holzwarth asked how many vehicles they expect to have on site at any given time for sales.

Mr. Schnitz stated that there are 218 spaces on the property for car sales and 80 spaces allocated for car rentals.

Commissioner Grober stated that he wanted to express his gratitude for their efforts in providing enhanced landscaping and buffers that went beyond what they were required to do.

Mr. Schnitz explains that is one of the edicts that he gets from Enterprise and that Enterprise strives to be good neighbors to surrounding property owners as that is good for business. He also explains that Enterprise goes out of their way to cause minimal impact to surrounding properties by using shielded lighting that prevents spill over onto other properties and that they do not use loud intercom systems on the exterior of the buildings since all on-site communication is handled via cell phone.

Chairman Rush opened the public hearing.

Daniel Calabrese – 1602 Knoll Ridge Circle, Corinth, Texas stated that his only concern which had already been answered was the lighting on the site and that if the lighting could be turned the other way it would be appreciated.

Ples Schnitz – Stated that all of the lighting on site would be shielded so that the light faced internally to the site, and that at 7pm the lights would be on dimmers.

Nettie Zehms- 2401 Aspen St., Corinth, Texas stated that she lives right next door to the proposed dealership and has lived there for 33 years and has seen a lot of changes since then. She expressed that she has several concerns, one being a large tree on the property that blocks the view of the site from her property and helps dampen the sound coming from the old dealership.

Mr. Schnitz stated that the trees within the 35 foot buffer adjacent to her property would remain there.

Mrs. Zehms also asked about the existing pipe fence and if it would remain, she explained that the pipe fence was constructed by the previous dealership due to thefts of vehicles from the dealership, and that thieves would drive the cars through the property and into her side yard.

Mr. Schnitz stated that they intend for the pipe fence to be removed since it is unsightly, but that they have the ability to replace the fence if thefts become a problem at this location.

Mrs. Zhems' final concern was regarding loudspeakers, she stated that she wanted to make sure that there would be no loudspeakers on site.

Mr. Schnitz stated that there would be no loudspeakers on site and that all communication would be handled by cell phones.

Mrs. Zhems stated that she wanted to be good neighbors but wanted the applicant to understand that they are in a residential neighborhood and that there is a daycare down the street.

Mr. Schnitz stated that they also wanted to be good neighbors and have taken steps with increased landscaping and using shielded lighting to mitigate the impact on adjacent residents as much as possible.

Ben Priddy – 2403 Aspen Street stated that he doesn't have much concern with the dealership since he's grown accustomed to living near a dealership. However, he does have concern about the lack of a screening wall or fencing between his property and the proposed walking path. Mr. Priddy felt that it causes a security issue.

Mr. Schnitz explained that when they were analyzing the site, they explored two options, one being constructing a wall between the Enterprise location and the adjacent residents. The other was providing a 35 foot landscape buffer between the two locations. They assumed that people would prefer the additional landscape buffer since it placed their operations further away from the residents. He also explained that when a wall is constructed adjacent to residential fences that it creates an area between the fences that is difficult to maintain and is often a home to debris and mice.

Mr. Priddy explained that while the existing fence was constructed many years ago that Enterprise is a completely new proposal and should be required to construct a masonry wall like other commercial sites are required to do adjacent to Single Family residences, and that he would rather have a wall than an increased buffer.

There being no further speakers Chairman Rush closed the public hearing.

Chairman Rush asked if Staff had a response.

Director Liebman stated that she thought that the applicant addressed the concern about the trees at the corner lot and the pipe fence. She stated that the PD regulations allow for a pipe fence up to 24 inches in height if the applicant wished to construct it in the future. She added that the Commission could require a specific design of the pipe fence or require that the fence request come before them prior to its construction if they desired. Mrs. Liebman reiterated that there are no proposed loudspeakers on site and that the Commission could include that requirement in its motion if they wanted it included in the PD regulations.

Chairman Rush asked if the intent was for the walking trail to terminate at the western property line

Director Liebman stated that the City intends to construct additional sidewalks all around the City to provide more connectivity between locations throughout the City and that the applicant is also required to construct a sidewalk along their western property line adjacent to Pecan Creek Drive as well as along the IH35 frontage road.

Comissioner Grober asked when the City anticipates the trail being constructed to this location through the southern neighborhood.

Director Liebman stated that there is already City property from the subject tract to Church street and the trail is proposed to go to the southern boundary of the City. It would be up to the City Council's discretion on the timing of the capital improvement project.

Comissioner Grober, stated that since one of the main concerns was the walking trail if that was something that could be constructed at a later date.

Director Liebman stated that the concern is that it is difficult to go back to someone years later and ask them to construct something, but that the City could look into an escrow agreement to secure funds to construct the trail in the future if the commission wished.

Comissioner Grober stated that he thought that would be good since that is the main concern of the residents, and that it wouldn't connect to anything for a while.

Director Liebman stated that trails have to start somewhere.

Commissioner May motioned that we recommend approval of the proposal with the inclusion of the loudspeaker prohibition to the City Council.

Commissioner Thornton seconded the motion.

Motion Carried 4-Yes; 0-No

ADJOURNMENT:

There being no further business Chairman Rush adjourned the meeting at 7:23 P.M.

MINUTES APPROVED THIS _____ DAY OF _____, 2020.

Brian Rush, Planning and Zoning Commission Chairman

Helen-Eve Liebman, Director of Planning and Development



Memorandum

To: **The Corinth Planning and Zoning Commission**
From: Ben Rodriguez, AICP, Planning and Development Manager
Meeting Date: February 24, 2020
Re: Millennium Addition Replat

Action Requested:

Consider and act upon a replat request by I-35 Millennium L.P., to create a 2 new lots, 2R-1 & 5R-1 within the Millennium Place Addition, being a replat of lots 2 & 5, block A and encompassing 11.109 acres situated in the H. Garrison Survey, Abstract number 507, and is more commonly known as 6633 & 6643 S IH-35E (Millennium Addition Replat)

Background Information:

The applicant is requesting a replat in order to subdivide Lots 2 and 5 within the development to create a two new pad sites for development. Lot 5R-1 will be the location of a retail center with lease spaces.

Lot 2R-1 is being created to facilitate transfer the property to another entity for development of an event center/wedding venue. A replat of this lot will be required post-development to establish the easements and fire lanes required by the development.

Staff has reviewed the proposed replat and has determined that it meets the City's technical requirements for approval.

Public Notices:

N/A

Compliance with the comprehensive plan:

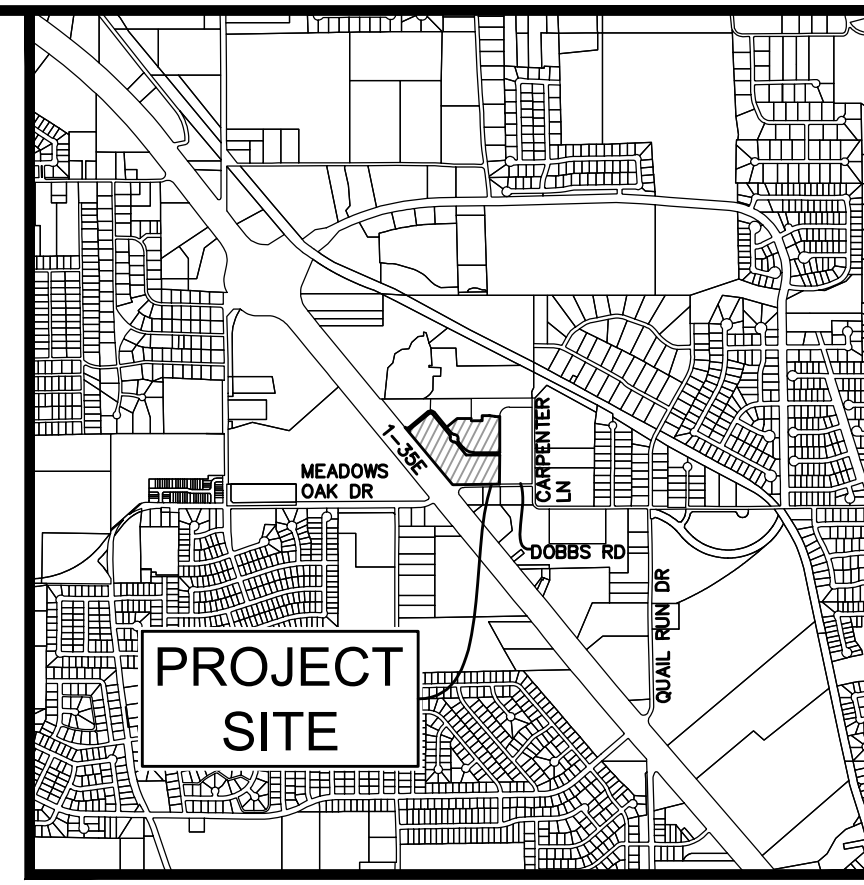
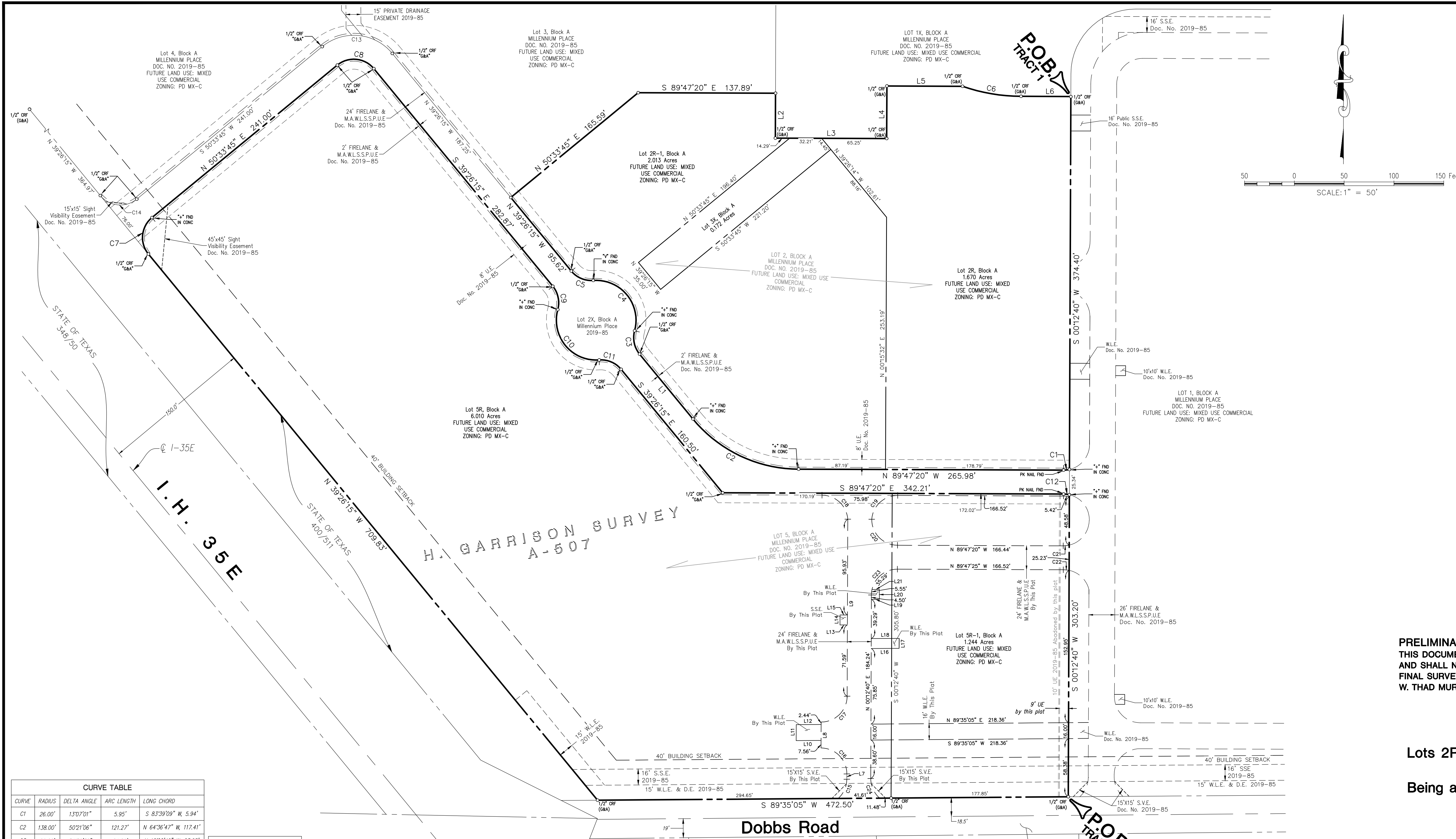
N/A

Supporting Documents:

- Proposed Replat

Staff Recommendation:

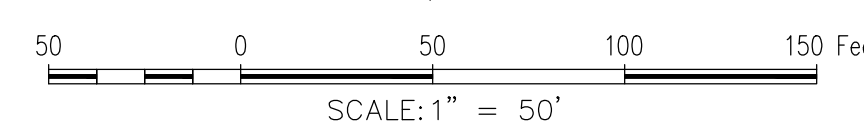
Staff recommends approval on the condition that staff's remaining comments are addressed prior to the plat being filed at the County.



VICINITY MAP 1"=2000'

LEGEND

- BL = BUILDING LINE
- CRF = CAPPED REBAR FOUND
- G&A = G&A | MCADAMS
- M.A.W.L.S.P.U.E = MUTUAL ACCESS, WATER LINE, SANITARY SEWER & PRIVATE UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.D.E. = PUBLIC DRAINAGE EASEMENT
- RF = REBAR FOUND
- S.V.E. = SIGHT VISIBILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.L.E.D.E. = WATER LINE EASEMENT DRAINAGE EASEMENT



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	26.00'	130°01'	5.95'	S 83°39'09" W, 5.94'
C2	138.00'	50°21'06"	121.27'	N 64°36'47" W, 117.41'
C3	26.00'	54°50'50"	24.89'	N 12°00'49" W, 23.95'
C4	40.00'	109°41'41"	76.58'	N 39°26'15" W, 65.41'
C5	26.00'	54°50'50"	24.89'	N 66°51'40" W, 23.95'
C6	180.00'	190°2'59"	59.85'	S 80°15'31" E, 59.57'
C7	26.00'	90°00'00"	40.84'	N 05°33'45" E, 36.77'
C8	26.00'	90°00'00"	40.84'	S 84°26'15" E, 36.77'
C9	26.00'	54°50'50"	24.89'	S 12°00'49" E, 23.95'
C10	40.00'	109°41'41"	76.58'	S 39°26'15" E, 65.41'
C11	26.00'	54°50'50"	24.89'	S 66°51'40" E, 23.95'
C12	26.00'	125°7'03"	5.88'	S 83°18'49" E, 5.86'
C13	50.00'	90°00'00"	78.54'	N 84°26'15" W, 70.71'
C14	26.00'	90°00'00"	40.84'	N 84°26'15" W, 36.77'
C15	26.00'	47°5'50"	21.77'	N 24°11'35" E, 21.14'
C16	26.00'	90°00'00"	40.84'	N 44°47'20" W, 36.77'
C17	26.00'	90°00'00"	40.84'	N 45°12'40" E, 36.77'
C18	26.00'	86°11'34"	39.11'	N 46°47'26" W, 35.53'
C19	26.00'	86°15'31"	39.14'	S 47°10'47" W, 35.55'
C20	26.00'	90°00'00"	40.84'	S 44°47'20" E, 36.77'
C21	26.00'	132°0'33"	6.05'	N 83°32'23" E, 6.04'
C22	26.00'	12°55'10"	5.86'	N 84°36'13" W, 5.85'
C23	26.00'	90°00'00"	40.84'	S 45°12'40" W, 36.77'
C24	26.00'	49°13'00"	22.33'	S 24°23'50" E, 21.65'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 39°26'15" W	84.35'
L2	S 00°12'40" W	45.09'
L3	S 89°47'20" E	111.75'
L4	N 00°12'40" E	52.75'
L5	S 89°47'20" E	75.95'
L6	S 89°47'20" E	50.00'
L7	N 00°12'40" E	5.32'
L8	N 00°19'08" E	26.00'
L9	N 00°12'40" E	179.42'
L10	S 89°35'05" W	24.99'
L11	N 00°12'40" E	16.00'
L12	N 89°35'05" E	25.02'
L13	S 89°35'05" W	7.41'
L14	N 00°12'40" E	10.00'
L15	N 89°35'05" E	7.41'
L16	S 89°35'05" W	28.01'
L17	S 00°12'40" W	10.00'
L18	S 89°35'05" W	28.01'
L19	S 89°35'05" W	7.99'
L20	S 00°12'40" W	10.00'
L21	S 89°35'05" W	7.40'

NOTES:

- Bearings based on NAD '83 Texas Coordinate System, North Central Zone, 4202.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed by McAdams, on the subject property.
- Lot 3X, Block A to be dedicated and maintained by POA.
- According to Community/Panel No. 4812103395, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Private Storm Sewer located in the Mutual Access, Water, Sanitary Sewer and Private Storm Sewer Easement refers to the main lines used to convey storm runoff to the retention pond. This easement is not intended for storm lines under 18" in diameter.
- SIGHT VISIBILITY RESTRICTION: No Structure, object, or plant of any type may obstruct vision from a height of 30 inches to a height of 10 feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement on shown on the plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replatted.
- Developer shall be responsible for restoring, replacing, or repairing, any damages to private property, including but not limited to shade structures and artificial water features that encroaches into public easements, of the City of Corinth Maintenance within said easements.

PRELIMINARY DOCUMENT:
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 W. THAD MURLEY III, RPLS 6802 2/21/20

REPLAT
 Lots 2R, 2R-1, 3X, 5R, & 5R-1, Block A
 MILLENNIUM PLACE
 Being a Replat of Lots 2 & 5, Block A
 MILLENNIUM PLACE
 11.109 Acres
 in the
 H. GARRISON SURVEY, ABSTRACT NO. 507
 CITY OF CORINTH
 DENTON COUNTY, TEXAS



The John R. McAdams
 Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: BC DATE: 2/11/2020 SCALE: 1" = 50' JOB No. 17208

OWNER/DEVELOPER
 I-35E MILLENNIUM LP
 6608 SEAPINES DRIVE
 PLANO, TX 75093
LAKEVIEW MANOR REALTY, LP
 18333 Preston Rd, Suite 248,
 Dallas, TX 75252
 USMT, LLC
 18333 Preston Rd, Suite 248,
 Dallas, TX 75252
 Ph: (469) 399-6683
 Contact: Mingtzong William Tsao

FILED _____ DOC # _____ P.R.D.C.T.

File: 2_20191220\Drawings\Fig. 4 Detail Plats\0400.dwg, Worksheet: PLOT17208.dwg, User: J. GARRISON, Date: 2/11/2020 9:17 AM, by: B. G. GARRISON, Scale: 1/8" = 1'-0", Plot Date: 2/21/2020 3:31 PM, by: B. G. GARRISON

STATE OF TEXAS §
COUNTY OF DENTON §

OWNER'S ACKNOWLEDGMENT AND DEDICATION

We, I-35 Millennium, LP, USMT, LLC, & Lakeview Manor Realty, LP, owners of the land shown on this plat within the area described by metes and bounds as follows:

TRACT 1

BEING all that certain lot, tract or parcel of land situated in the H. Garrison Survey, City of Corinth, Denton County, Texas, being all of that certain tract of land described as Lot 2, Block A, Millennium Place, an addition to the City of Corinth, according to the plat thereof, recorded in Document Number 2019-85, Plat Records, Denton County, Texas, and being part of that certain tract of land described in deed to I-35 Millennium, LP, recorded in Document No. 2016-06515, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" inch rebar with a cap stamped "G&A | MCADAMS" found at the northeast corner of said Lot 2, being in the west line of Lot 1, Block A, of said Millennium Place; and being in the south line of Lot 1X, Block A, of said Millennium Place;

THENCE S 00°12'40" W, with the east line of said Lot 2, and the west line of said Lot 1, a distance of 374.40 feet, to a "*" found in concrete at the southeast corner of said Lot 2, and being the northeast corner of Lot 2X, Block A, of said Millennium Place;

THENCE with the common line of said Lot 2, and said Lot 2X, the following eight (8) calls:

Southeasterly with the arc of a curve to the right, having a radius of 26.00 feet, a central angle of 130°7'01", and an arc length of 5.95 feet, whose chord bears S 83°39'09" W, a distance of 5.94 feet, to a PK nail found;

N 89°47'20" W a distance of 265.91, to a "*" found in concrete;

Northwesterly with the arc of a curve to the right, having a radius of 138.00 feet, a central angle of 50°21'06", and an arc length of 121.27 feet, whose chord bears N 64°36'47" W, a distance of 117.41 feet, to a "*" found in concrete;

N 39°26'15" W a distance of 84.35, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found;

Northwesterly with the arc of a curve to the right, having a radius of 26.00 feet, a central angle of 54°50'50", and an arc length of 24.89 feet, whose chord bears N 12°00'49" W, a distance of 23.95 feet, to a "*" found in concrete;

Northwesterly with the arc of a curve to the left, having a radius of 40.00 feet, a central angle of 109°41'41", and an arc length of 76.58 feet, whose chord bears N 39°26'15" W, a distance of 65.41 feet, to a "V" found in concrete;

Northwesterly with the arc of a curve to the right, having a radius of 26.00 feet, a central angle of 54°50'50", and an arc length of 24.89 feet, whose chord bears N 66°51'40" W, a distance of 23.95 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found;

N 39°26'15" W, a distance of 95.62 feet, to a 1/2" rebar with cap stamped "G&A | MCADAMS" set at the most southerly corner of Lot 3, Block A, of said Millennium Place, same being the most westerly corner of said Lot 2;

THENCE N 50°33'45" E, with the south line of said Lot 3, and the north line of said Lot 2, a distance of 165.59 feet, to a 1/2" rebar with cap stamped "G&A | MCADAMS" set;

THENCE S 89°47'20" E, with the south line of said Lot 3, and the north line of said Lot 2, a distance of 137.89 feet, to a 1/2" rebar with cap stamped "G&A | MCADAMS" set at the southeast corner of said Lot 3, same being in the north line of said Lot 2, and being in the west line of said Lot 1X;

THENCE with the common line of said Lots 1X, and 2, the following six (6) calls:

S 00°12'40" W a distance of 45.09 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found;

S 89°47'20" E a distance of 111.75 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found;

N 00°12'40" E a distance of 52.75 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found;

S 89°47'20" E a distance of 75.95 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found;

Southeasterly with a curve to the left having a radius of 180.00 feet, a central angle of 192°59', and an arc length of 59.85 feet, whose chord bears S 80°15'51" E, a distance of 59.57 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found;

S 89°47'20" E a distance of 50.00 feet to the POINT OF BEGINNING and containing approximately 3.855 acres of land.

TRACT 2

BEING all that certain lot, tract or parcel of land situated in the H. Garrison Survey, City of Corinth, Denton County, Texas, being all of that certain tract of land described as Lot 5, Block A, Millennium Place, an addition to the City of Corinth, according to the plat thereof, recorded in Document Number 2019-85, Plat Records, Denton County, Texas, and being a part of a certain tract of land described in deed to I-35 Millennium, LP, recorded in Document No. 2016-06515, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found at the southeast corner of said Lot 5, and being the southwest corner of Lot 1, Block A, of said Millennium Place, and being in the North line of Dobbs Road;

THENCE S 89°35'05" W, with the north line of Dobbs Road, a distance of 472.50 feet to a 1/2" inch rebar with a cap stamped "G&A | MCADAMS" found at the southwest corner of said Lot 5, being the southeast corner of that certain tract of land described in deed to the States of Texas, recorded in Volume 400, Page 511, Deed Records, Denton County, Texas, same being in the easterly line of I-35 East;

THENCE N 39°26'15" W, with the west line of said Lot 5, and the easterly line of I-35 East, a distance of 709.83 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found at the northwest corner of said Lot 5, same being the southwest corner of Lot 2X, Block A, of said Millennium Place, and being in the east line of I-35 East;

THENCE with the common line of said Lot 5, and said Lot 2X, the following ten (10) calls:

Northwesterly with the arc of a curve to the right, having a radius of 26.00 feet, a central angle of 90°00'00", and an arc length of 40.84 feet, whose chord bears N 05°33'45" E, a distance of 36.77 feet, to a "*" found in concrete;

N 50°33'47" E, a distance of 709.83 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found;

Southeasterly with the arc of a curve to the right, having a radius of 26.00 feet, a central angle of 90°00'00", and an arc length of 40.84 feet, whose chord bears

S 84°26'15" E, a distance of 36.77 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found;

S 39°26'15" E, a distance of 282.87 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found;

Southeasterly with the arc of a curve to the right, having a radius of 26.00 feet, a central angle of 54°50'50", and an arc length of 24.89 feet, whose chord bears

S 12°00'49" E, a distance of 23.95 feet, to a "*" found in concrete;

Southeasterly with the arc of a curve to the left, having a radius of 40.00 feet, a central angle of 109°41'41", and an arc length of 76.58 feet, whose chord bears S 39°26'15" E, a distance of 65.41 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found;

Southeasterly with the arc of a curve to the right, having a radius of 26.00 feet, a central angle of 54°50'50", and an arc length of 24.89 feet, whose chord bears S 66°51'40" E, a distance of 23.95 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found;

S 39°26'15" E, a distance of 160.50 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found;

S 89°47'20" E a distance of 342.21 feet, to a PK nail found;

Southeasterly with the arc of a curve to the right, having a radius of 26.00 feet, a central angle of 125°7'03", and an arc length of 5.88 feet, whose chord bears S 83°18'49" E, a distance of 5.86 feet, to a "*" found in concrete, being the northeast corner of said Lot 5, and being the southeast corner of said Lot 2X;

THENCE S 00°12'40" W, with the east line of said Lot 5, and the west line of said Lot 1, a distance of 303.20 feet to the POINT OF BEGINNING containing approximately 7.254 acres of land.

and designated herein as MILLENNIUM PLACE, a Subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2020.

I-35 Millennium, LP, a Texas limited partnership

BY: I-35 Millennium, LP, a Texas corporation, Its General Partner

BY: Mingtzong William Tsao, Owner (Lots 2R-1, 3X, & 5R) Date

STATE OF TEXAS § COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Mingtzong William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

Type or Print Notary's Name

My commission expires the _____ day of _____, _____

WITNESS OUR HAND this _____ day of _____, 2020.

USMT, LLC

BY: USMT, LLC

BY: USMT, LLC Mingtzong William Tsao, Managing Member (Lot 5R-1) Date

STATE OF TEXAS § COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Mingtzong William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

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BY: USMT, LLC

BY: USMT, LLC Mingtzong William Tsao, Managing Member (Lot 5R-1) Date

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BY: USMT, LLC Mingtzong William Tsao, Managing Member (Lot 5R-1) Date

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WITNESS OUR HAND this _____ day of _____, 2020.

Lakeview Manor Realty, LP

BY: Lakeview Manor Realty, LP

BY: Lakeview Manor Realty, LP Mingtzong William Tsao, Manager (Lot 2R) Date

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BY: Lakeview Manor Realty, LP Mingtzong William Tsao, Manager (Lot 2R) Date

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