NOTICE OF PUBLIC HEARING

Planning & Zoning Commission

Tuesday, July 21, 2026 6:30 PM Van Alstyne City Hall, 152 N Main Drive

A request to rezone an approximate 2.3-acre tract of land from Agricultural District (A) to Planned Development District (PD), with underlying designation of C-2—Commercial District-General, generally to modify uses and development standards to allow for a commercial development, located on the north side of Martin Due Road, approximately 2,000 feet east of S. John Douglas Road, as shown on the attached exhibit.

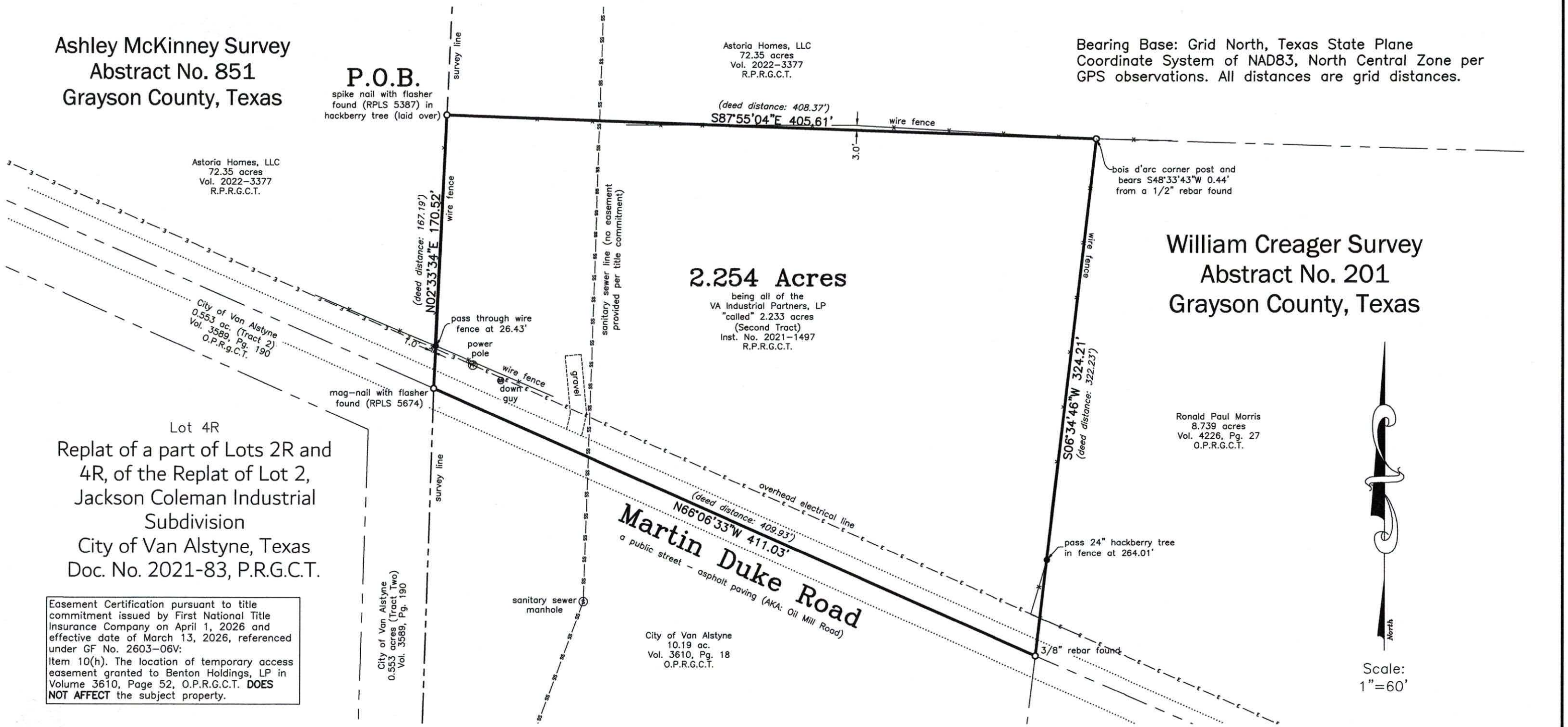
TBD Martin Duke Rd. 2.254 Acres

The meeting shown above is open to the public. You will have the right to speak for or against the proposed request during the public hearing portion of the meeting. For additional information contact Alex Glushko at aglushko@cityofvanalstyne.us.

Ashley McKinney Survey
Abstract No. 851
Grayson County, Texas

P.O.B.
spike nail with flasher found (RPLS 5387) in hackberry tree (laid over)

Bearing Base: Grid North, Texas State Plane Coordinate System of NAD83, North Central Zone per GPS observations. All distances are grid distances.



Lot 4R
Replat of a part of Lots 2R and 4R, of the Replat of Lot 2, Jackson Coleman Industrial Subdivision
City of Van Alstyne, Texas
Doc. No. 2021-83, P.R.G.C.T.

Easement Certification pursuant to title commitment issued by First National Title Insurance Company on April 1, 2026 and effective date of March 13, 2026, referenced under GF No. 2603–06V:
Item 10(h). The location of temporary access easement granted to Benton Holdings, LP in Volume 3610, Page 52, O.P.R.G.C.T. **DOES NOT AFFECT** the subject property.

Owner: VA Industrial Partners, LP

Buyer: Cavalier Properties, LLC

Address: TBD Martin Duke Road
Van Alstyne, Texas

Job No. BGVA610426

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463–6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 4, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief. See Field Notes attached herewith.

The subject property shown hereon does not lie within the limits of any designated 100–year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0550 F, Revised Date: September 29, 2010.

This survey is for the sole benefit of the Owners and Buyers Stated hereon, Security Title and Lamar National Bank and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

Kate A. Wagner, R. P. L. S. No. 6578

Copyright Date: April 22, 2026