CITY OF ALLEN

AGENDA
CITY OFALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, SEPTEMBER 4, 2012
COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the August 28, 2012 regular meeting.

Consent Agenda (*Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)*

2. Approve minutes from the August 21, 2012 regular meeting.

3. Final Plat – Consider a request for a Final Plat for Waterford Parks Phase 9; being 21.693± acres situated in the Henry Brandenburg Survey, Abstract No. 110, City of Allen, Collin County, Texas; located north of Exchange Parkway and west of Bray Central Drive. (FP-7/6/12-45) [Waterford Parks Phase 9]

4. Final Plat – Consider a request for a Final Plat for The Landings, Phase 1; being 38.133± acres situated in the Henry Brandenburg Survey, Abstract No. 110 and the Michael Lee Survey, Abstract No. 544, City of Allen, Collin County, Texas; located south of Stacy Road and west of Watters Road. (FP-7/16/12-47) [The Landings, Phase 1]

5. Final Plat – Consider a request for a Final Plat for Creekside at Ridgeview, Phase 1; being 18± acres situated in the Shadrick Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas; located north of Ridgeview Drive and east of Custer Road. (FP-7/26/12-49) [Creekside at Ridgeview, Phase 1]

Regular Agenda

6. Preliminary Plat – Consider a request for a Preliminary Plat for Bossy Boots Addition, being 30.301± acres located north of Exchange Parkway and east of Bossy Boots Drive. (8/13/12-55) [Bossy Boots Addition]

Executive Session (*As needed*)

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

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, August 31, 2012, at 5:00 p.m.

_____

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

Director's Report from 8/28/12 City Council Meeting

There was one item taken to the August 28, 2012 City Council meeting for consideration:

- A request for a Specific Use Permit for a fitness and health center for Emler Swim School, located north of Stacy Road and east of Watters Road, was approved.

PLANNING AND ZONING COMMISSION

Regular Meeting
August 21, 2012

ATTENDANCE:

Commissioners Present:
Robert Wendland, Chairman
Jeff Cocking, 1st Vice Chair
Shirley Mangrum, 2nd Vice Chair
John Ogrizovich
Steven Platt, Jr.
Ben Trahan

City Staff Present:
Ogden 'Bo' Bass, AICP, Director of Community Development
Chris Flanigan, PE, Director of Engineering
Shelby Griffin, Planner
Kevin Laughlin, City Attorney
Tiffany McLeod, Senior Planner

Call to Order and Announce a Quorum is Present:
With a quorum of the Commissioners present, Chairman Robert Wendland called the meeting to order at 7:00 p.m. in the City Hall Council Chambers at Allen City Hall, 305 Century Parkway.

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the August 14, 2012 regular meeting.

Consent Agenda

2. Approve minutes of the August 7, 2012 regular meeting.

3. Final Plat – Consider a request for a Final Plat for Stacy-Chelsea Commercial Addition, Lot 2, Block A; being 1.395± acres situated in the Francis Dasser Survey, Abstract No. 280, City of Allen, Collin County, Texas; located northwest of Stacy Road and Chelsea Boulevard. (FP-5/7/12-36) [Stacy-Chelsea Commercial Addition]

Motion: **Upon a motion by 2nd Vice Chairman Mangrum, and a second by Commissioner Trahan, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda**.

The motion carried.

Regular Agenda

Agenda Item #3 Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of 38.814± acres situated in the J. W. Parsons Survey, Abstract No. 705, City of Allen, Collin County, Texas, from Single Family Residential R-5 to a Planned Development for Single Family Residential R-5; located south of Ridgeview Drive and west of Twin Creeks Drive. (Z-6/22/12-44) [Fall Creek Addition]

Tiffany McLeod, Senior Planner, presented to the Commission. The property is located south of Ridgeview Drive and west of Twin Creeks Drive. The property is currently zoned Single Family Residential R-5. Ms. McLeod explained that the applicant is requesting to change the zoning of the property to a Planned Development with the following development regulations as it relates to the proposed development:

1. The property shall be developed and used in accordance with the Single Family Residential R-5 zoning district regulations.

2. The minimum garage setback for front entry garages shall be eighteen (18) feet from the front building setback line; with the exception of the highlighted lots (as identified on the Concept Plan) which shall be allowed a minimum setback of twelve (12) feet from the front building setback line.

The *Allen Land Development Code* (ALDC) requires a front entry garage to be placed a minimum of twenty (20) feet behind the front building setback line.

Ms. McLeod identified the reason for the zoning request. She explained that with the eighteen (18) foot setback, 92% of the lots will have fourteen (14) floor plan options to provide to the buyer. The remaining nine (9) lots will have ten (10) options with the twelve (12) foot garage setback.

Ms. McLeod stated that staff supports the request to change the garage setback to eighteen (18) feet across the entire subdivision. Staff does not support the request for the garage setback to be twelve (12) feet for the nine (9) highlighted lots.

Commissioner Platt clarified that the third car garage option is not the primary garage. Ms. McLeod stated that the J-Swing garage is the primary garage.

Chairman Wendland opened the Public Hearing.

With no one else coming forward, Chairman Wendland closed the Public Hearing.

Chairman Wendland read the written citizen responses concerning this item:

Marianne Jeanes, 1600 Summer Oaks Drive, Allen, TX was in opposition for the request.
Hemen Patel, 1484 Wesley Drive, Allen, TX was in favor of the request.

Warren Corwin, 200 W. Belmont, Allen, TX, applicant, presented to the Commission.

2nd Vice Chair Mangrum inquired about the number of product types that could be built with the twenty (20) foot garage setback. Mr. Corwin did not know the number. Ms. McLeod added that three of product options with the third car garage can be built without the eighteen (18) foot garage setback.

Chairman Wendland confirmed that staff was in support of the two (2) foot reduction. Ms. McLeod confirmed that staff was supportive of the garage setback being reduced to eighteen (18) feet throughout the entire subdivision.

Commissioner Platt asked the applicant if he knew the number of home buyers that select the third car garage option. Mr. Corwin stated that he did not know the exact number.

Commissioner Ogrizovich asked if the subject case would set a precedent. Ms. McLeod stated that the Fall Creek Planned Development would be the first subdivision to have varying garage setbacks.

2nd Vice Chair Mangrum stated she could support the eighteen (18) foot setback, but could not support the twelve (12) foot garage setback.

1st Vice Chair Cocking inquired about what "inconsistent street view" means. Ms. McLeod explained that the it is the intent to have the vehicles hidden by the J-Swing garage along the entire street. 1st Vice Chair Cocking stated that he would be able to support the eighteen (18) foot request and that he could support a fifteen (15) garage setback only for the third car garage option on the highlighted lots.

Ms. McLeod added that the standard parking space is eighteen (18) feet in length. Any reduction from eighteen (18) feet pushed the vehicle into the street view.

Commissioner Platt stated that he would rather see a reduction in the garage setback than push the homes further into the lot.

Commissioner Trahan stated that he would be supportive of a twelve (12) foot garage setback for the nine (9) highlighted lots.

Chairman Wendland stated that he did not have a problem with the eighteen (18) foot garage setback. He added that he would be opposed to the twelve (12) foot garage setback for all of the nine (9) lots and that he would agree with 1st Vice Chair Cocking's idea on some kind of modification to the eighteen (18) foot request.

Commissioner Trahan inquired about the possibility to table the item. Chairman Wendland stated his concern for holding up the building permits and that he would be in favor of trying to move forward with a recommendation.

1st Vice Chair Cocking inquired about the ability of the Director of Community Development to approve modifications. Mr. Bass stated that he would not be able to fluctuate from the zoning requirements. Chairman Wendland stated that it is a nondelegable item.

Commissioner Platt stated that the building setback is twenty-five (25) feet and with the twelve (12) foot garage setback, the garage would be a minimum of thirty-seven (37) feet from the street.

Mr. Corwin, the applicant, addressed the Commission again.

2nd Vice Chair Mangrum inquired about the number of bedrooms. The applicant stated that there are approximately 4 or 5 bedrooms. 2nd Vice Chair Mangrum added that there would probably be teenage drivers.

Chairman Wendland stated that he was inclined to make a decision this evening. He added that he was more inclined to approve of the twelve (12) foot garage setback.

Motion: **Upon a motion by Commissioner Platt, and a second by Commissioner Trahan, the Commission voted 4 IN FAVOR, and 2 OPPOSED (2nd Vice Chair Mangrum and Commissioner Ogrizovich) to recommend approval of the request to change the zoning of 38.814± acres of land from Single Family Residential R-5 to a Planned Development for Single Family Residential R-5 with the following condition:**

- **The minimum garage setback for the entire development shall be eighteen (18) feet from the front building setback line, and**
- **The minimum garage setback for Lots 5, 8, 10, 11, 18, and 19 of Block A and Lots 13, 20, and 21 of Block D (highlighted lots) shall be a minimum of twelve (12) feet from the front building setback line.**

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:53 p.m.

These minutes approved this _____day of _____2012.

_____ _____

Robert Wendland, Chairman Shelby Griffin, Planner

Director's Report from 8/14/12 City Council Meeting

There were three items taken to the August 14, 2012 City Council meeting for consideration:

- A request for a Specific Use Permit for a fueling station for Racetrac, located north of Exchange Parkway and east of Bossy Boots Drive, was approved.

- A request to change the zoning for 0.8556± acres from Single Family Residential R-5 to a Planned Development for Assisted Living Center use, located north of Exchange Parkway and east of Cabernet Drive, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	September 4, 2012
SUBJECT:	Final Plat – Consider a request for a Final Plat for Waterford Parks Phase 9; being 21.693± acres situated in the Henry Brandenburg Survey, Abstract No. 110, City of Allen, Collin County, Texas; located north of Exchange Parkway and west of Bray Central Drive. (FP-7/6/12-45) [Waterford Parks Phase 9]
STAFF RESOURCE:	Shelby Griffin Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	May, 1993 - PD 54 Zoning Approved December, 1998 - PD 77 Zoning Approved. April, 2006 – Preliminary Plat Approved August, 2010 – revised Preliminary Plat Approved September, 2010 – revised Preliminary Plat Approved
PUBLIC NOTICE:	None

BACKGROUND

The property is located north of Exchange Parkway and west of Bray Central Drive. The property is zoned Planned Development No. 77 for Single Family Residential R-5 and Planned Development No. 54 for Single Family Residential. The property to the north is zoned Planned Development No. 77 for Single Family Residential R-5. The property to the east (across Bray Central Drive) is zoned Community Facility. The property to the south is zoned Planned Development No. 77 for Single Family Residential R-5 and Planned Development No. 54 for Single Family Residential. The property to the west is zoned Planned Development No. 54 for Single Family Residential.

The subject Final Plat is 21.693± acres and shows 72 residential lots, one (1) greenbelt lot, and one (1) open space lot. There are two (2) access points into phase 9 of Waterford Parks; the primary access point to the subdivision is off of Bray Central Drive and the second access point is through Waterford Parks, Phase 8 on Arches Park Drive.

Lot 7X, Block U is an open space lot that shall be owned and maintained by the City of Allen. Lot 8X, Block U shall be owned and maintained by the Waterford Parks HOA. A Hike and Bike trail will be located within the Lot 7X, Block U open space lot and will connect the entire trail system that runs on the eastern edge of Watters Creek from Ridgeview Drive to Bethany Drive. An eight (8) foot screening wall and sidewalk already exist along Bray Central Drive.

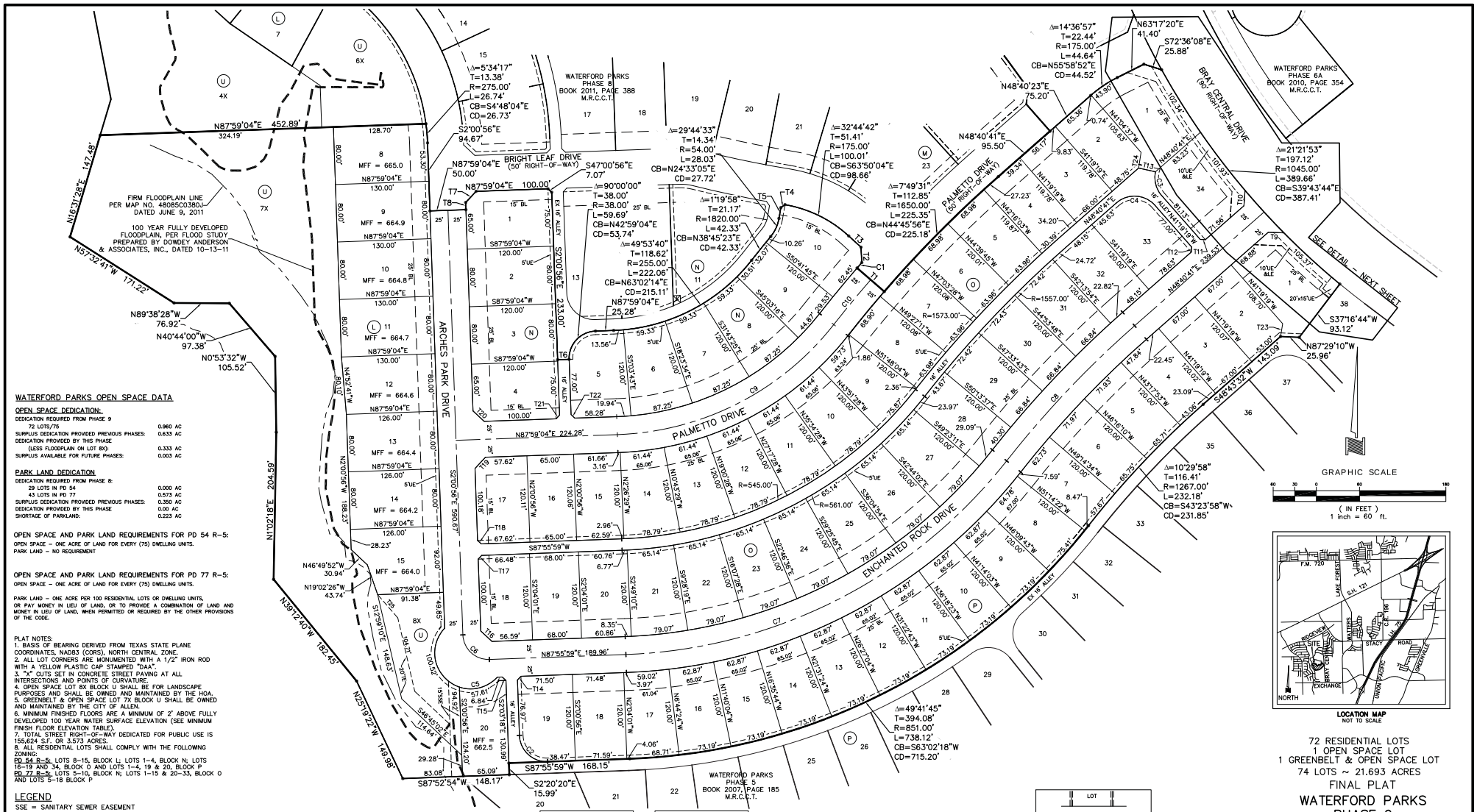
The Final Plat has been reviewed by the Technical Review Committee, meets the standards of the *Allen Land Development Code*, and is consistent with the revised Preliminary Plat.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Final Plat



WATERFORD PARKS OPEN SPACE DATA

OPEN SPACE DEDICATION:

DEDICATION REQUIRED FROM PHASE 9	
72 LOTS/75	0.960 AC
SURPLUS DEDICATION PROVIDED PREVIOUS PHASES:	0.633 AC
DEDICATION PROVIDED BY THIS PHASE	
(LESS FLOODPLAIN ON LOT 8X):	0.333 AC
SURPLUS AVAILABLE FOR FUTURE PHASES:	0.003 AC

PARK LAND DEDICATION

DEDICATION REQUIRED FROM PHASE 8:	
29 LOTS IN PD 54	0.000 AC
43 LOTS IN PD 77	0.573 AC
SURPLUS DEDICATION PROVIDED PREVIOUS PHASES:	0.350 AC
DEDICATION PROVIDED BY THIS PHASE:	0.00 AC
SHORTAGE OF PARKLAND:	0.223 AC

OPEN SPACE AND PARK LAND REQUIREMENTS FOR PD 54 R-5:

OPEN SPACE – ONE ACRE OF LAND FOR EVERY (75) DWELLING UNITS.
PARK LAND – NO REQUIREMENT

OPEN SPACE AND PARK LAND REQUIREMENTS FOR PD 77 R-5:

OPEN SPACE – ONE ACRE OF LAND FOR EVERY (75) DWELLING UNITS.

PARK LAND – ONE ACRE PER 100 RESIDENTIAL LOTS OR DWELLING UNITS, OR PAY MONEY IN LIEU OF LAND, OR TO PROVIDE A COMBINATION OF LAND AND MONEY IN LIEU OF LAND, WHEN PERMITTED OR REQUIRED BY THE OTHER PROVISIONS OF THE CODE.

PLAT NOTES:
1. BASIS OF BEARING DERIVED FROM TEXAS STATE PLANE COORDINATES, NAD83 (CORS), NORTH CENTRAL ZONE.
2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
3. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
4. OPEN SPACE LOT 8X BLOCK U SHALL BE FOR LANDSCAPE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
5. GREENBELT & OPEN SPACE LOT 7X BLOCK U SHALL BE OWNED AND MAINTAINED BY THE CITY OF ALLEN.
6. MINIMUM FINISHED FLOORS ARE A MINIMUM OF 2' ABOVE FULLY DEVELOPED 100 YEAR WATER SURFACE ELEVATION (SEE MINIMUM FINISH FLOOR ELEVATION TABLE).
7. TOTAL STREET RIGHT-OF-WAY DEDICATED FOR PUBLIC USE IS 155,624 S.F. OR 3.573 ACRES.
8. ALL RESIDENTIAL LOTS SHALL COMPLY WITH THE FOLLOWING ZONING:
PD 54 R-5: LOTS 8-15, BLOCK L; LOTS 1-4, BLOCK N; LOTS 16-19 AND 34, BLOCK O AND LOTS 1-4, 19 & 20, BLOCK P
PD 77 R-5: LOTS 5-10, BLOCK N; LOTS 1-15 & 20-33, BLOCK O AND LOTS 5-18 BLOCK P

LEGEND

SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
PAE = PUBLIC ACCESS EASEMENT
UE = UTILITY EASEMENT
WME = WALL & WALL MAINTENANCE EASEMENT
BL = BUILDING LINE
LE = LANDSCAPE EASEMENT
TE = TRAIL EASEMENT
TUE = TRANSFORMER & UTILITY EASEMENT
PDE = PRIVATE DRAINAGE EASEMENT TO BE MAINTAINED BY THE HOMEOWNER
MFF = MINIMUM FINISH FLOOR ELEVATION
HOA = HOMEOWNER'S ASSOCIATION
DOC.# = DOCUMENT NUMBER
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
<CM> = CONTROL MONUMENT
⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS NOTED OTHERWISE)
• = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA"
⊠ = 10'x10' TRANSFORMER & UTILITY EASEMENT "TUE"

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	0°20'13"	1700.00'	5.00'	10.00'	S41°01'17"W 10.00'
C2	90°03'05"	38.00'	38.03'	59.72'	S47°02'28"E 53.76'
C3	53°27'52"	38.00'	19.14'	35.46'	S14°35'23"E 34.19'
C4	90°00'00"	38.00'	38.00'	59.69'	N86°19'19"W 53.74'
C5	181°12'25"	50.00'	4747.28'	158.13'	S47°02'46"E 99.99'

ROADWAY CURVE TABLE

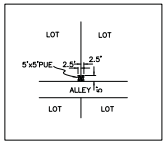
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C6	90°03'05"	35.50'	35.53'	55.80'	S47°02'28"E 50.23'
C7	49°43'13"	706.00'	327.12'	612.65'	N63°01'34"E 593.61'
C8	10°30'43"	1412.00'	129.89'	259.06'	N43°25'19"E 258.70'
C9	49°53'40"	400.00'	186.08'	348.33'	N63°02'14"E 337.43'
C10	2°45'46"	1675.00'	40.39'	80.77'	N39°28'17"E 80.76'

LOT LINE TABLE

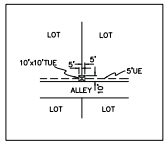
LINE	BEARING	LENGTH
T1	S49°08'50"E	50.00'
T2	S3°00'35"E	21.42'
T3	S47°27'43"E	23.19'
T4	N54°19'38"E	7.11'
T5	N9°40'48"E	15.21'
T6	N87°59'04"E	16.00'
T7	N42°59'04"E	21.21'
T8	N2°00'56"W	10.00'
T9	S87°46'20"E	21.74'
T10	N4°00'36"E	21.34'
T11	N86°19'19"W	7.07'
T12	N3°40'41"E	7.07'
T13	S77°37'29"E	24.00'
T14	N42°57'32"E	7.07'

LOT LINE TABLE

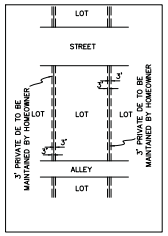
LINE	BEARING	LENGTH
T15	N47°00'56"W	7.07'
T16	S47°02'28"E	21.20'
T17	N42°57'32"E	7.07'
T18	N47°02'28"W	7.07'
T19	N42°59'04"E	21.21'
T20	N47°00'56"W	21.21'
T21	N42°59'04"E	7.07'
T22	N47°00'56"W	7.07'
T23	S9°28'04"W	18.07'
T24	N8°44'23"E	22.05'
T25	S40°50'27"E	42.81'



PEDESTAL & UTILITY EASEMENT (TYPICAL)
Not to Scale



TRANSFORMER & UTILITY EASEMENT (TYPICAL)
Not to Scale



REAR ENTRY SIDE YARD DRAINAGE EASEMENT (TYPICAL)
Not to Scale

REVISED: JULY 26, 2012

DOCUMENT NO. _____ 1 OF 2

72 RESIDENTIAL LOTS
1 OPEN SPACE LOT
1 GREENBELT & OPEN SPACE LOT
74 LOTS ~ 21.693 ACRES

FINAL PLAT
WATERFORD PARKS PHASE 9

AN ADDITION TO THE CITY OF ALLEN
HENRY BRANDENBURG SURVEY ~ ABSTRACT NO. 110
COLLIN COUNTY, TEXAS

MAY 2012 SCALE: 1"=60'

OWNER/DEVELOPER
PULTE HOMES OF TEXAS LP
1234 LAKESHORE DRIVE, SUITE 750A
972-462-3409 COPPELL, TEXAS 75019

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

11009-09

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LEGAL DESCRIPTION
WATERFORD PARKS PHASE NINE

BEING a tract of land situated in the Henry Brandenburg Survey, Abstract No. 110 and the Michael See Survey, Abstract 544, City of Allen, Collin County, Texas and being a part of that tract of land described as Tract 1 in Deed to Pulte Homes of Texas, L.P., as recorded in Instrument No. 20100908000950720, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with an orange plastic cap stamped "C&P ENGINEERING" in the southeasterly line of Palmetto Drive, a 50 foot right-of-way, for the south corner of WATERFORD PARKS PHASE 7, an Addition to the City of Allen, Collin County, Texas according to the Plat thereof recorded in Book 2011, Page 89, Map Records, Collin County, Texas;

THENCE North 48 degrees 40 minutes 23 seconds East, a distance of 75.20 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract at the beginning of a curve to the right having a radius of 175.00 feet, a central angle of 14 degrees 36 minutes 57 seconds and a chord bearing and distance of North 55 degrees 58 minutes 52 seconds East, 44.52 feet;

With said curve to the right an arc distance of 44.64 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

THENCE North 63 degrees 17 minutes 20 seconds East, a distance of 41.40 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 72 degrees 36 minutes 08 seconds East, a distance of 25.88 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set in the west line of Bray Central Drive for a corner of this tract at the beginning of a curve to the left, having a radius of 1045.00 feet, a central angle of 21 degrees 21 minutes 53 seconds and a chord bearing and distance of South 39 degrees 43 minutes 44 seconds East, 387.41 feet;

With said curve to the left an arc distance of 389.66 feet to a 1/2" iron rod with orange plastic cap stamped "C&P" found for the Southeasterly corner of this tract and the Northeasterly corner of Waterford Parks Phase 5, an addition to the City of Allen, Collin County Texas according to the plat filed of record in Book 2007, Page 185, Map Records of Collin County, Texas;

THENCE with the south lines of this tract, same being common with the northerly lines of said Waterford Parks Phase 5, the following courses and distances;

South 37 degrees 16 minutes 44 seconds West, a distance of 93.12 feet to a 1/2" iron rod with orange plastic cap stamped "C&P" found for a corner;

North 87 degrees 29 minutes 10 seconds West, a distance of 25.96 feet to a 1/2" iron rod with orange plastic cap stamped "C&P" found for a corner;

South 48 degrees 43 minutes 32 seconds West, a distance of 143.09 feet to a 1/2" iron rod with orange plastic cap stamped "C&P" found for a corner at the beginning of a curve to the left, having a radius of 1267.00 feet, a central angle of 10 degrees 29 minutes 58 seconds and a chord bearing and distance of South 43 degrees 23 minutes 58 seconds West, 231.85 feet;

With said curve to the left an arc distance of 232.18 feet to a 1/2" iron rod with orange plastic cap stamped "C&P" found for a corner at the beginning of a curve to the right, having a radius of 851.00 feet, a central angle of 49 degrees 41 minutes 45 seconds and a chord bearing and distance of South 63 degrees 02 minutes 18 seconds West, 715.20 feet;

With said curve to the right an arc distance of 738.12 feet to a 1/2" iron rod with orange plastic cap stamped "C&P" found for a corner;

South 87 degrees 55 minutes 59 seconds West, a distance of 168.15 feet to a 1/2" iron rod with orange plastic cap stamped "C&P" found for a corner;

South 02 degrees 20 minutes 20 seconds East, a distance of 15.99 feet to a 1/2" iron rod with orange plastic cap stamped "C&P" found for a corner;

South 87 degrees 52 minutes 54 seconds West, a distance of 148.17 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for the southwesterly corner of this tract, same being the northwesterly corner of the above mentioned Phase 5 and being in the East line of Twin Creeks Phase 4-D1, an addition to the City of Allen, Collin County, Texas according to the plat filed of record in Cabinet N, Page 743, Map Records of Collin County, Texas;

THENCE leaving the common line of said Waterford Parks Phase 5 and this tract, with the east lines of said Twin Creeks Addition, common with the west lines of this tract, the following courses and distances:

North 25 degrees 19 minutes 22 seconds West, a distance of 149.98 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner;

North 39 degrees 12 minutes 40 seconds West, a distance of 182.45 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner;

North 01 degrees 02 minutes 18 seconds East, a distance of 204.59 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner;

North 00 degrees 53 minutes 32 seconds West, a distance of 105.52 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner;

North 40 degrees 44 minutes 00 seconds West, a distance of 97.38 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner;

North 89 degrees 38 minutes 28 seconds West, a distance of 76.92 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner;

North 57 degrees 32 minutes 41 seconds West, a distance of 171.22 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner;

North 16 degrees 31 minutes 28 seconds East, a distance of 147.48 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

THENCE leaving the common line of said Twin Creeks Addition and this tract, with the common southerly lines of Waterford Parks Phase 8, an addition to the City of Allen, Collin County, Texas according to the plat filed of record in Book 2011, Page 388, Map Records of Collin County, Texas, with the northern lines of this tract the following courses and distance:

North 87 degrees 59 minutes 04 seconds East, a distance of 452.89 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner at eh beginning of a curve to the right having a radius of 275.00 feet, a central angle of 05 degrees 34 minutes 17 seconds and a chord bearing and distance of South 04 degrees 48 minutes 04 seconds East, 26.73 feet;

With said curve to the right an arc distance of 26.74 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

South 02 degrees 00 minutes 56 seconds East, a distance of 94.67 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

North 87 degrees 59 minutes 04 seconds East, a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

North 02 degrees 00 minutes 56 seconds West, a distance of 10.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

North 42 degrees 59 minutes 04 seconds East, a distance of 21.21 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

North 87 degrees 59 minutes 04 seconds East, a distance of 100.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

South 47 degrees 00 minutes 56 seconds East, a distance of 7.07 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

South 02 degrees 00 minutes 56 seconds East, a distance of 233.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

North 87 degrees 59 minutes 04 seconds East, a distance of 16.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner at the beginning of a curve to the right, having a radius of 38.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing and distance of North 42 degrees 59 minutes 04 seconds East, 53.74 feet;

With said curve to the right an arc distance of 59.69 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

North 87 degrees 59 minutes 04 seconds East, a distance of 25.28 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner at the beginning of a curve to the left, having a radius of 255.00 feet, a central angle of 49 degrees 53 minutes 40 seconds and a chord bearing and distance of North 63 degrees 02 minutes 14 seconds East, a distance of 215.11 feet;

With said curve to the left an arc distance of 222.06 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner at the beginning of a curve to the right, having a radius of 1820.00 feet, a central angle of 01 degrees 19 minutes 58 seconds and a chord bearing and distance of North 38 degrees 45 minutes 23 seconds East, 42.33 feet;

With said curve to the right an arc distance of 42.33 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner at the beginning of a curve to the left, having a radius of 54.00 feet, a central angle of 29 degrees 44 minutes 33 seconds and a chord bearing and distance of North 24 degrees 33 minutes 05 seconds East, 27.72 feet;

With said curve to the left an arc distance of 28.03 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

North 09 degrees 40 minutes 48 seconds East, a distance of 15.21 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

North 54 degrees 19 minutes 38 seconds East, a distance of 7.11 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner at the beginning of a curve to the right, having a radius of 175.00 feet, a central angle of 32 degrees 44 minutes 42 seconds and a chord bearing and distance of South 63 degrees 50 minutes 04 seconds East, 98.66 feet;

With said curve to the right an arc distance of 100.01 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

South 47 degrees 27 minutes 43 seconds East, a distance of 23.19 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

South 03 degrees 00 minutes 35 seconds East, a distance of 21.42 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner at the beginning of a curve to the left, having a radius of 1700.00, a central angle of 00 degrees 20 minutes 13 seconds and a chord bearing and distance of South 41 degrees 01 minutes 17 seconds West, 10.00 feet;

With said curve to the left and arc distance of 10.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

South 49 degrees 08 minutes 50 seconds East, a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner at the beginning of a curve to the right, having a radius of 1650.00 feet, a central angle of 07 degrees 49 minutes 31 seconds and a chord bearing and distance of North 44 degrees 45 minutes 56 seconds East, 225.18 feet;

With said curve to the right an arc distance of 225.35 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a corner;

North 48 degrees 40 minutes 41 seconds East, a distance of 95.50 feet to the POINT OF BEGINNING, containing 21.693 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

THAT, PULTE HOMES OF TEXAS LP, a Texas limited partnership, through the undersigned authority, does hereby adopt this plat designating the described property as WATERFORD PARKS PHASE 9, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

WITNESS MY HAND this _____day of _____, 2012.

PULTE HOMES OF TEXAS LP

By: _____

Name: Clint Vincent

Title: Vice President of Land Development

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Clint Vincent, Vice President of Land Development for Pulte Homes of Texas LP, a Texas limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 2012.

_____
Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN PATTON, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my person supervision, in accordance with the subdivision regulations of City of Allen, Texas.

_____ _____
SEAN PATTON
Registered Professional Land Surveyor
State of Texas License #5660

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared SEAN PATTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____day of _____, 2012.

_____ _____
Notary Public in and for the State of Texas

APPROVED

_____ _____
Chairman, Planning and Zoning Commission

_____ _____
Date

ATTEST

_____
Secretary, Planning and Zoning Commission

_____
Date

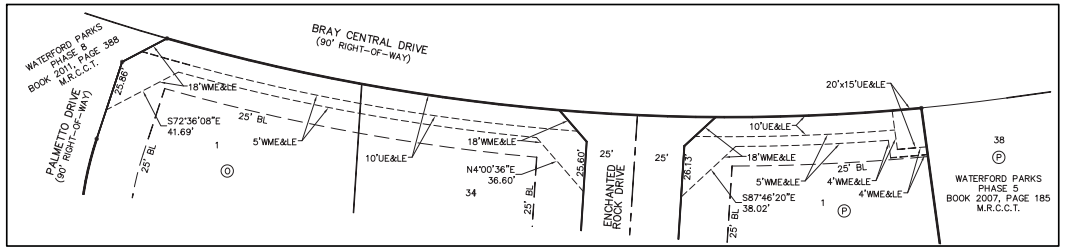
EXECUTED PRO-FORMA

_____ _____
Mayor, City of Allen

_____
Date

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing Final Plat of WATERFORD PARKS PHASE 9, an addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____day of _____, 2012.

_____
City of Secretary, City of Allen



DETAIL
SCALE: 1"=30'

72 RESIDENTIAL LOTS
1 OPEN SPACE LOT
1 GREENBELT & OPEN SPACE LOT
74 LOTS ~ 21.693 ACRES

FINAL PLAT

WATERFORD PARKS PHASE 9

AN ADDITION TO THE CITY OF ALLEN
HENRY BRANDENBURG SURVEY ~ ABSTRACT NO. 110
COLLIN COUNTY, TEXAS

MAY 2012 SCALE: 1"=60'

OWNER/DEVELOPER
PULTE HOMES OF TEXAS LP
1234 LAKESHORE DRIVE, SUITE 750A
972-462-3409 COPPELL, TEXAS 75019

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

REVISED: JULY 26, 2012

DOCUMENT NO. _____

11009-09

Y:\11009\11009-09FP.dwg, Layout2, 7/27/2012 3:16:26 PM, cross, Dowdey, Anderson & Associates, Inc., JCR

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	September 4, 2012
SUBJECT:	Final Plat – Consider a request for a Final Plat for The Landings, Phase 1; being 38.133± acres situated in the Henry Brandenburg Survey, Abstract No. 110 and the Michael Lee Survey, Abstract No. 544, City of Allen, Collin County, Texas; located south of Stacy Road and west of Watters Road. (FP-7/16/12-47) [The Landings, Phase 1]
STAFF RESOURCE:	Shelby Griffin Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	January and April, 2012 – Zoning Amended April, 2012 – General Development Plan Approved May, 2012 – Preliminary Plat Approved
PUBLIC NOTICE:	None

BACKGROUND

The property is located south of Stacy Road and west of Watters Road. The property is zoned Single Family Residential R-5. The property to the north and west is zoned Planned Development No. 77 for Single Family Residential R-5. The property to the south is zoned Planned Development No. 54 for Industrial Technology. The property to the east is zoned Planned Development No. 86 for Single Family Residential R-5.

The subject Final Plat is 38.133± acres and shows phase one of two. There are 109 residential lots and five (5) Home Owner Association (HOA) maintained lots. There are two (2) access points shown; the primary access point to the subdivision is off of Stacy Road and the secondary access point is off of Hopewell Drive; connecting to the Waterford Parks subdivision.

An HOA maintained amenity center is located near the primary entrance of the subdivision, on Lot 12X, Block B. There will be an amenitized open space lot at the northeast corner of the site, on Lot 65X, Block A that will provide for water detention.

An eight (8) foot screening wall will be built along the northern property line of the residential lots in Block E, adjacent to Stacy Road and along the southern property line of the HOA Lot 65X, Block A. In addition, an eight (8) foot screening wall will be built along the entire southern property line and along residential Lots 42 and 43 of Block A, adjacent to Watters Road. The masonry wall will be built in its entirety as part of Phase 1.

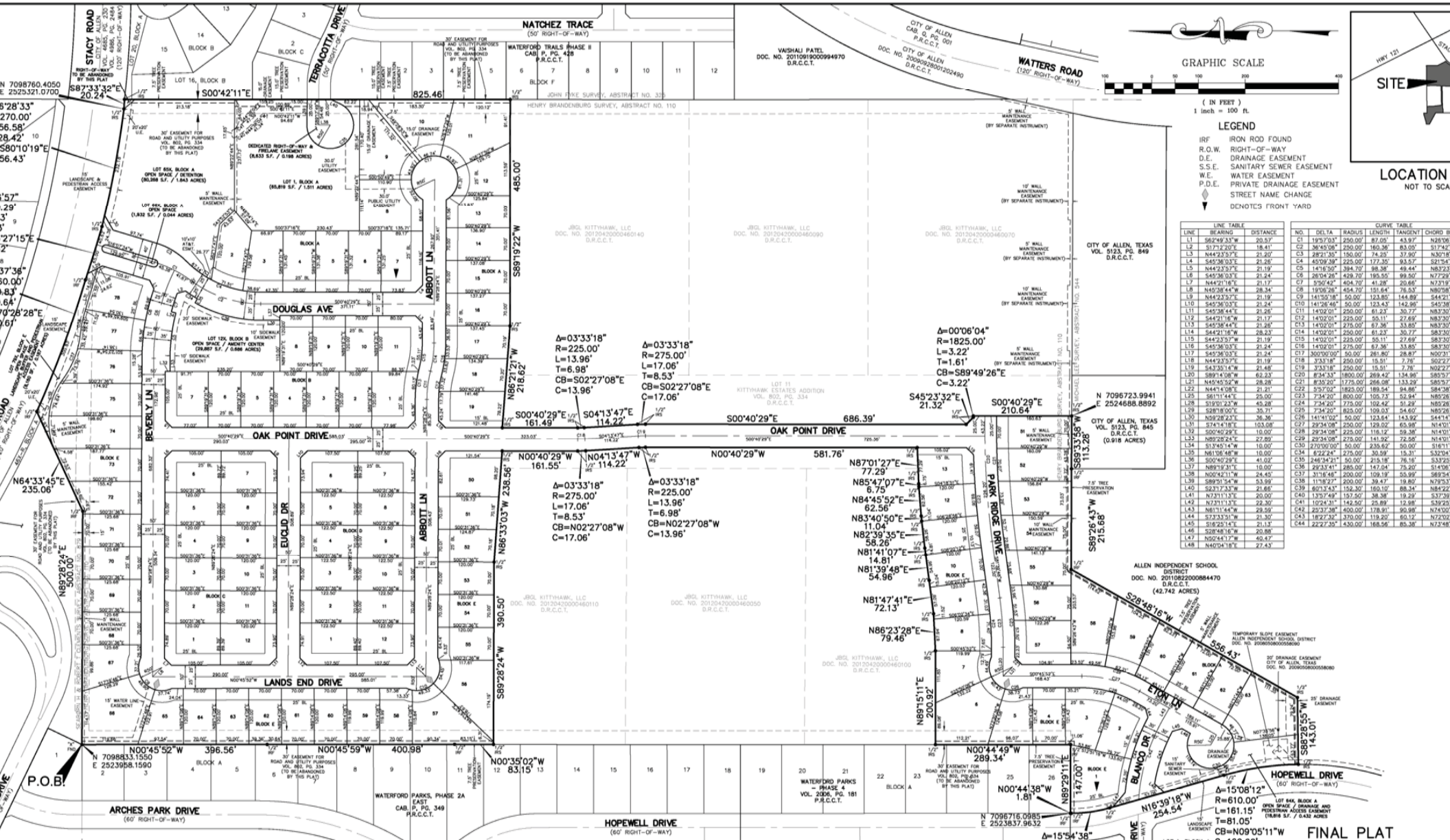
The Final Plat has been reviewed by the Technical Review Committee and meets the standards of the *Allen Land Development Code*. The Final Plat is consistent with the approved Preliminary Plat and General Development Plan.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Final Plat



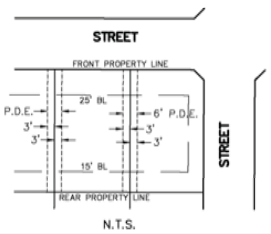
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S62°49'33"W	20.57'
L2	S17°12'20"E	18.41'
L3	N44°23'53"E	21.20'
L4	S45°36'03"E	21.26'
L5	N44°23'53"E	21.19'
L6	S45°36'03"E	21.24'
L7	N44°21'16"E	21.17'
L8	N45°38'44"W	28.34'
L9	N44°23'53"E	21.19'
L10	S45°36'03"E	21.24'
L11	S45°38'44"E	21.28'
L12	S44°21'16"W	21.17'
L13	S45°38'44"E	21.26'
L14	S44°21'16"W	28.23'
L15	S44°23'53"W	21.19'
L16	S45°36'03"E	21.24'
L17	S45°36'03"E	21.24'
L18	N44°23'53"E	21.19'
L19	S43°35'14"W	21.48'
L20	S89°14'08"W	62.23'
L21	N45°45'52"W	28.28'
L22	N44°14'08"E	21.21'
L23	S61°11'44"E	25.00'
L24	S19°01'23"W	45.28'
L25	S28°18'00"E	35.71'
L26	N59°28'23"E	36.36'
L27	S74°14'18"E	103.08'
L28	S00°40'29"E	10.00'
L29	N89°28'24"E	27.89'
L30	S13°45'14"W	10.00'
L31	N61°08'48"W	10.00'
L32	S00°40'29"E	41.02'
L33	N89°19'31"E	10.00'
L34	N00°42'11"W	24.45'
L35	S89°51'54"W	53.99'
L36	S23°17'33"W	21.68'
L37	N73°11'13"E	20.00'
L38	N73°11'13"E	22.30'
L39	N61°11'44"W	29.59'
L40	S73°33'51"W	21.30'
L41	S16°25'14"E	21.13'
L42	S28°48'16"W	20.88'
L43	N50°44'17"W	40.47'
L44	N40°04'18"E	27.43'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B
C1	19°57'03"	250.00'	87.05'	43.97'	N26°06
C2	36°45'08"	250.00'	160.36'	83.05'	S17°42'
C3	28°21'35"	150.00'	74.25'	37.90'	N30°18
C4	45°09'39"	225.00'	177.35'	93.57'	S21°54'
C5	14°16'50"	394.70'	98.38'	49.44'	N83°23
C6	26°04'26"	429.70'	195.55'	99.50'	N77°29
C7	5°50'42"	404.70'	41.28'	20.66'	N73°19
C8	19°06'26"	454.70'	151.64'	76.53'	N80°58
C9	141°35'18"	50.00'	123.85'	144.89'	S44°21
C10	141°26'46"	50.00'	123.43'	142.96'	S45°38
C11	14°02'01"	250.00'	61.23'	30.77'	N83°30
C12	14°02'01"	225.00'	55.11'	27.69'	N83°30
C13	14°02'01"	275.00'	67.36'	33.85'	N83°30
C14	14°02'01"	250.00'	61.23'	30.77'	S83°30
C15	14°02'01"	225.00'	55.11'	27.69'	S83°30
C16	14°02'01"	275.00'	67.36'	33.85'	S83°30
C17	300°00'00"	50.00'	261.80'	28.87'	N00°31
C18	3°33'18"	250.00'	15.51'	7.76'	S02°27
C19	3°33'18"	250.00'	15.51'	7.76'	N02°27
C20	8°34'33"	1800.00'	269.42'	134.96'	S85°57
C21	8°35'20"	1775.00'	266.08'	133.29'	S85°57
C22	5°57'02"	1825.00'	189.54'	94.86'	S84°38
C23	7°34'20"	800.00'	105.73'	52.94'	N85°26
C24	7°34'20"	775.00'	102.42'	51.29'	N85°26
C25	7°34'20"	825.00'	109.03'	54.60'	N85°26
C26	141°41'02"	50.00'	123.64'	143.92'	S44°14
C27	29°34'08"	250.00'	129.02'	65.98'	N14°01
C28	29°34'08"	225.00'	116.12'	59.38'	N14°01
C29	29°34'08"	275.00'	141.92'	72.58'	N14°01
C30	270°00'00"	50.00'	235.62'	50.00'	S16°11
C34	6°22'24"	275.00'	30.59'	15.31'	S32°04
C35	246°34'21"	50.00'	215.19'	76.16'	S33°25
C36	29°33'41"	285.00'	147.04'	75.20'	S14°06
C37	31°16'46"	200.00'	109.19'	55.99'	S69°24
C38	11°18'27"	200.00'	39.47'	19.80'	N79°53
C39	60°13'43"	152.30'	160.10'	88.34'	N84°22
C40	13°57'49"	157.50'	38.38'	19.29'	S37°39
C41	10°24'31"	142.50'	25.89'	12.98'	S39°25
C42	23°37'38"	400.00'	178.91'	90.98'	N74°00
C43	18°27'32"	370.00'	119.20'	60.12'	N72°02
C44	22°27'35"	430.00'	168.56'	85.38'	N73°48

GENERAL NOTE:

1. FLOOD STATEMENT: According to Community Panel No. 48085C02070J, dated JUNE 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, 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 statement shall not create liability on the part of the Surveyor.
2. Open Space Lots will be owned and maintained by the HOA.
3. Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone 4202, Datum NAD83.
4. All set corners are one-half inch iron rod with yellow cap stamped "JBI" unless otherwise noted.
5. Enhanced 6' sidewalk shall be built according to the approved Preliminary Plat of The Landings.
6. 8.300 acres of right-of-way is to be dedicated to the City of Allen by this plat.

TYPICAL LOT DETAIL



FINAL PLAT

THE LANDINGS, PHASE I

38.133 ACRES OUT OF
THE HENRY BRANDENBURG SURVEY, ABSTRACT
AND THE MICHAEL LEE SURVEY, ABSTRACT NO.
AND BEING ALL OF LOTS 47X AND 48X, BLOCK A,
MINOR REPLAT FOR WATERFORD PARKS, PHASE I, AN
TO THE CITY OF ALLEN
AS RECORDED IN CABINET ___, PAGE ___;

109 RESIDENTIAL LOTS, 5 BLOCK, AND 5 HOA L
ZONING CLASSIFICATION: R-5
CITY OF ALLEN, COLLIN COUNTY, TEXAS

JBGL KITTYHAWK, LLC — OWNER/
3131 HARVARD AVENUE, SUITE 103 (21
Dallas, Texas 75205

JBI PARTNERS, INC. — SURVEYOR/
16301 Quorum Drive, Suite 200 B (97
Addison, Texas 75001

RESUBMITTED: AUGUST 17, 2012
SUBMITTED: JULY 12, 2012

LEGAL DESCRIPTION

BEING all that parcel of land located in the City of Allen, Collin County, Texas and being a part of the Henry Brandenburg Survey, Abstract Number 110, a part of the Seaborn H. & Robert t. Clements Survey, Abstract Number 879, and being a part of that tract of land called Exhibit A–1 and a part of that tract of land called Exhibit A–2 described in deed to JBGL Kittyhawk, LLC recorded in County Clerk's Document No. 20120420000460030, Deed Records Collin County, Texas, being all of that tract of land called Exhibit A–1 and a part of that tract of land called Exhibit A–2 described in deed to JBGL Kittyhawk, LLC recorded in County Clerk's Document No. 20120420000460040, Deed Records Collin County, Texas, being a part of that tract of land called Exhibit A–2 described in deed to JBGL Kittyhawk, LLC recorded in County Clerk's Document No. 20120420000460050, Deed Records Collin County, Texas, being all of that tract of land called Exhibit A–1 and a part of that tract of land called Exhibit A–2 described in deed to JBGL Kittyhawk, LLC recorded in County Clerk's Document No. 20120420000460060, Deed Records Collin County, Texas, being a part of that tract of land called Exhibit A–2 described in deed to JBGL Kittyhawk, LLC recorded in County Clerk's Document No. 20120420000460070, Deed Records Collin County, Texas, being all of that 3.674 acre tract of land described in deed to JBGL Kittyhawk, LLC recorded in County Clerk's Document No. 20120420000460080, Deed Records Collin County, Texas, being a part of that tract of land called Exhibit A–2 described in deed to JBGL Kittyhawk, LLC recorded in County Clerk's Document No. 20120420000460090, Deed Records Collin County, Texas, being a part of that tract of land called Exhibit A–1 and a part of that tract of land called Exhibit A–2 described in deed to JBGL Kittyhawk, LLC recorded in County Clerk's Document No. 20120420000460100, Deed Records Collin County, Texas, being a part of that tract of land called Exhibit A–1 and a part of that tract of land called Exhibit A–2 described in deed to JBGL Kittyhawk, LLC recorded in County Clerk's Document No. 20120420000460110, Deed Records Collin County, Texas, being all of that tract of land called Exhibit A–1 and a part of that tract of land called Exhibit A–2 described in deed to JBGL Kittyhawk, LLC recorded in County Clerk's Document No. 20120420000460120, Deed Records Collin County, Texas, being a part of that tract of land called Exhibit A–2 described in deed to JBGL Kittyhawk, LLC recorded in County Clerk's Document No. 20120420000460140, Deed Records Collin County, Texas, and being all of Lot 47X, and Lot 48X, Block A, Waterford Parks, Phase One, Lots 44X–R, 46X–R, 47X, and 48X, Block A, an addition to the City of Allen, Texas as recorded in Cabinet _____, Page _____, Plat Records Collin County, Texas, and being further described as follows:

BEGINNING at a "X" found in concrete at the southeast corner of Lot 1 and being the northeast corner of Lot 2, Block A, Waterford Parks, Phase 2A East, an addition to the City of Allen, Texas, recorded in Cabinet P, Page 349, Map Records Collin County, said point being the south line of Waterford Parks, Phase One, an addition to the City of Allen, Texas, recorded in Cabinet M, Page 461, Map Records Collin County;

THENCE North 89 degrees 28 minutes 24 seconds East, 500.00 feet along the south line of said Waterford Parks, Phase One to a one–half inch iron rod found for the southeast corner of Lot 44X–R and the southwest corner of Lot 47X, Block A, of said Waterford Parks, Phase One;

THENCE North 64 degrees 33 minutes 45 seconds East, 235.06 feet to a one–half inch iron rod found for the northeast corner of said Lot 46X–R and the northwest corner of Lot 48X, Block A of said Waterford Parks, Phase One,, and said point being in the southwesterly right–of–way line of Stacy Road (a 120' right–of–way);

THENCE along the south right–of–way line of Stacy Road as follows:
Southeasterly 300.83 feet, along a curve to the left having a central angle of 07 degrees 37 minutes 36 seconds, a radius of 2260.00 feet, a tangent of 150.64 feet, and whose chord bears South 70 degrees 28 minutes 28 seconds East, 300.61 feet to a one–half inch iron rod found for corner;
Southeasterly 119.63 feet, along a curve to the left having a central angle of 02 degrees 36 minutes 57 seconds, a radius of 2620.29 feet, a tangent of 59.83 feet, and whose chord bears South 73 degrees 27 minutes 15 seconds East, 119.62 feet to a one–half inch iron rod set for corner;
Southeasterly 256.58 feet, along a curve to the left having a central angle of 06 degrees 28 minutes 33 seconds, a radius of 2270.00 feet, a tangent of 128.42 feet, and whose chord bears South 80 degrees 10 minutes 19 seconds East, 256.43 feet to a one–half inch iron rod set for corner;
South 87 degrees 33 minutes 32 seconds East, 20.24 feet to a one–half inch iron set at the northwest corner of Lot 20, Block A, of Waterford Trails, Phase II, an addition to the City of Allen as recorded in Cabinet P, Page 428, Map Records Collin County;

THENCE South 00 degrees 42 minutes 11 seconds East, 825.46 feet along the west line of said Waterford Trails, Phase II to a one–half inch iron rod set for corner;

THENCE South 89 degrees 19 minutes 22 seconds West, 485.00 feet to a one–half inch iron rod set for corner;

THENCE North 86 degrees 21 minutes 21 seconds West, 218.62feet to a one–half inch iron rod set for corner;

THENCE South 00 degrees 40 minutes 29 seconds East, 161.49 feet to a one–half inch iron rod set for corner;

THENCE Southeasterly, 13.96 feet, along a curve to the left having a central angle of 03 degrees 33 minutes 18 seconds, a radius of 225.00 feet, a tangent of 6.98 feet, and whose chord bears South 02 degrees 27 minutes 08 seconds East, 13.96 feet to a one–half inch iron rod set for corner;

THENCE South 04 degrees 13 minutes 47 seconds East, 114.22 feet to a one–half inch iron rod set for corner;

THENCE Southeasterly, 17.06 feet, along a curve to the right having a central angle of 03 degrees 33 minutes 18 seconds, a radius of 275.00 feet, a tangent of 8.53 feet, and whose chord bears South 02 degrees 27 minutes 08 seconds East, 17.06 feet to a one–half inch iron rod set for corner;

THENCE South 00 degrees 40 minutes 29 seconds East, 686.39 feet to a one–half inch iron rod set for corner;

THENCE South 45 degrees 23 minutes 32 seconds East, 21.32 feet to a one–half inch iron rod set for corner;

THENCE Southeasterly, 3.22 feet, along a curve to the right having a central angle of 00 degrees 06 minutes 04 seconds, a radius of 1825.00 feet, a tangent of 1.61 feet, and whose chord bears South 89 degrees 49 minutes 26 seconds East, 3.22 feet to a one–half inch iron rod set for corner;

THENCE South 00 degrees 40 minutes 29 seconds East, 210.64 feet to a one–half inch iron rod set in the north line of that tract of land conveyed to the City of Allen, Texas recorded in Volume 5123, Page 845, Deed Records Collin County, Texas;

THENCE South 89 degrees 33 minutes 58 seconds West, 113.28 feet to a one–half inch iron rod found for northeast corner of that tract of land described in deed to Allen Independent School District as recorded in County Clerk's Document Number 20110822000884470, Deed Records Collin County;

THENCE South 89 degrees 26 minutes 43 seconds West, 215.68 feet along the north line of said Allen Independent School District tract of land to a one–half inch iron rod found for corner;

THENCE South 28 degrees 48 minutes 16 seconds West, 556.43 feet to a one–half inch iron rod set for corner;

THENCE South 88 degrees 28 minutes 55 seconds West, 143.01 feet to a one–half inch iron rod set in the east right–of–way line of Hopewell Drive (a 60' right–of–way);

THENCE along the east right–of–way line of Hopewell Drive as follows:
Northwesterly, 161.15 feet, along a curve to the left having a central angle of 15 degrees 08 minutes 12 seconds, a radius of 610.00 feet, a tangent of 81.05 feet, and whose chord bears North 09 degrees 05 minutes 11 seconds West, 160.68 feet to a one–half inch iron rod found for corner;
North 16 degrees 39 minutes 18 seconds West, 254.54 feet to a one–half inch iron rod found for corner;
Northwesterly, 83.31 feet, along a curve to the right having a central angle of 15 degrees 54 minutes 38 seconds, a radius of 300.00 feet, a tangent of 41.92 feet, and whose chord bears North 08 degrees 41 minutes 58 seconds West, 83.04 feet to a one–half inch iron rod found for corner;
North 00 degrees 44 minutes 38 seconds West, 1.81 feet to a one–half inch iron rod found for the southwest corner of Lot 26, Block A, Waterford Parks ,Phase 4, an addition to the City of Allen recorded in Volume 2006, Page 181, Plat Records Collin County, Texas;

THENCE North 89 degrees 29 minutes 11 seconds East, 147.00 feet to the southeast corner of said Lot 26, Block A;

THENCE North 00 degrees 44 minutes 49 seconds West, 289.34 feet along the east line of said Waterford Parks, Phase 4 to a one–half inch iron rod set for corner;

THENCE North 89 degrees 15 minutes 11 seconds East, 200.92 feet to a one–half inch iron rod set for corner;

THENCE North 86 degrees 23 minutes 28 seconds East, 79.46 feet to a one–half inch iron rod set for corner;

THENCE North 81 degrees 47 minutes 41 seconds East, 72.13 feet to a one–half inch iron rod set for corner;

THENCE North 81 degrees 39 minutes 48 seconds East, 54.96 feet to a one–half inch iron rod set for corner;

THENCE North 81 degrees 41 minutes 07 seconds East, 14.81 feet to a one–half inch iron rod set for corner;

THENCE North 82 degrees 39 minutes 35 seconds East, 58.26 feet to a one–half inch iron rod set for corner;

THENCE North 83 degrees 40 minutes 50 seconds East, 11.04 feet to a one–half inch iron rod set for corner;

THENCE North 84 degrees 45 minutes 52 seconds East, 62.56 feet to a one–half inch iron rod set for corner;

THENCE North 85 degrees 47 minutes 07 seconds East, 6.75 feet to a one–half inch iron rod set for corner;

THENCE North 87 degrees 01 minutes 27 seconds East, 77.29 feet to a one–half inch iron rod set for corner;

LEGAL DESCRIPTION CONTINUED...

THENCE North 00 degrees 40 minutes 29 seconds West, 581.76 feet to a one–half inch iron rod set for corner;

THENCE Northwesterly, 13.96 feet, along a curve to the left having a central angle of 03 degrees 33 minutes 18 seconds, a radius of 225.00 feet, a tangent of 6.98 feet, and whose chord bears North 02 degrees 27 minutes 08 seconds West, 13.96 feet to a one–half inch iron rod set for corner;

THENCE North 04 degrees 13 minutes 47 seconds West, 114.22 feet to a one–half inch iron rod set for corner;

THENCE Northwesterly, 17.06 feet, along a curve to the right having a central angle of 03 degrees 33 minutes 18 seconds, a radius of 275.00 feet, a tangent of 8.53 feet, and whose chord bears North 02 degrees 27 minutes 08 seconds West, 17.06 feet to a one–half inch iron rod set for corner;

THENCE North 00 degrees 40 minutes 29 seconds West, 161.55 feet to a one–half inch iron rod set for corner;

THENCE North 86 degrees 33 minutes 03 seconds West, 238.56 feet to a one–half inch iron rod set for corner;

THENCE South 89 degrees 28 minutes 24 seconds West, 390.50 feet to a one–half inch iron rod set ine the east line of Lot 12, Block A, of said Waterford Parks, Phase 2A East;

THENCE along the east line of said Waterford Parks, Phase 2A East as follows:
North 00 degrees 35 minutes 02 seconds West, 83.15 feet to a one–half inch iron rod found for corner;
North 00 degrees 45 minutes 59 seconds West, 400.98 feet to a one–half inch iron rod found for corner;
North 00 degrees 45 minutes 52 seconds West, 396.56 feet to the POINT OF BEGINNING and containing 1,661,313 square feet or 38.138 acres of land.

BASIS OF BEARING:
The basis of bearing is derived from GPS observations using the City of Allen geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

KNOW ALL MEN BY THESE PRESENTS:

That JBGL Kittyhawk, LLC., through the undersigned authority, does hereby adopt this plat designating the described property as "The Landings, Phase I", an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the street and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules regulation, and resolutions of the City of Allen, Texas.

JBGL KITTYHAWK, LLC

Witness my hand this ____day of _____, 2012

_____
Owner

STATE OF TEXAS ~

COUNTY OF _____ ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2012.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Dan B. Ramsey, do hereby certify that I prepared this plat from an actu
accurate survey of the land and that the corner monuments shown thereon sho
properly placed, under my personal supervision, in accordance with the subdivisi
regulations of the City of Allen, Texas.

_____
Dan B. Ramsey, R.P.L.S. No. 4271

Date:

STATE OF TEXAS REGISTERED DAN B. RAMSEY 4172 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS ~

COUNTY OF _____ ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this d
personally appeared _____, known to me to be the pers
whose name is subscribed to the foregoing instrument and acknowledged to me
he executed the same for the purposes and consideration therein expressed an
capacity therein stated.

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

_____
Notary Public, State of Texas

Approved	Attest
_____	_____
Name Planning & Zoning Commission	Secretary Planning & Zoning Commission
_____	_____
Date Executed Pro–forma	Date
_____	_____
Mayor	Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of The Landing, Phase I Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____ day of _____, 2012.

_____
City Secretary, City of Allen

FINAL PLAT
THE LANDINGS, PHASE
38.133 ACRES OUT OF
THE HENRY BRANDENBURG SURVEY, ABSTRAC
AND THE MICHAEL LEE SURVEY, ABSTRACT NO
AND BEING ALL OF LOTS 47X AND 48X, BLOCK A
MINOR REPLAT FOR WATERFORD PARKS, PHASE I, A
TO THE CITY OF ALLEN
AS RECORDED IN CABINET ___, PAGE ___

109 RESIDENTIAL LOTS, 5 BLOCK, AND 5 HOA
ZONING CLASSIFICATION: R–5
CITY OF ALLEN, COLLIN COUNTY, TEXAS

JBGL KITTYHAWK, LLC **OWNER**
3131 HARVARD AVENUE, SUITE 103 (
Dallas, Texas 75205

JBI PARTNERS, INC. **SURVEYOR**
16301 Quorum Drive, Suite 200 B (9
Addison, Texas 75001

RESUBMITTED: AUGUST 17, 2012
SUBMITTED: JULY 12, 2012

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	September 4, 2012
SUBJECT:	Final Plat – Consider a request for a Final Plat for Creekside at Ridgeview, Phase 1; being 18± acres situated in the Shadrick Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas; located north of Ridgeview Drive and east of Custer Road. (FP-7/26/12-49) [Creekside at Ridgeview, Phase 1]
STAFF RESOURCE:	Shelby Griffin Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	October, 1997 – PD 63 Zoning Approved January, 2012 – PD 63 Zoning Amendment Approved June, 2012 – Preliminary Plat Approved
PUBLIC NOTICE:	None

BACKGROUND

The property is located northeast of Ridgeview Drive and east of Custer Road. The property is zoned Planned Development No. 63 for Single Family Residential R-6. The property to the north is zoned Corridor Commercial. The property to the east is zoned Planned Development No. 63 Community Facilities. The property to the south (across Ridgeview Drive) is zoned Planned Development No. 63 Single Family Residential R-5. The property to the west (across West Rowlett Creek) is zoned Planned Development No. 63 Multi-family Residential.

The Final Plat is approximately 18± acres and shows 49 single family residential lots and 4 common area lots. There are two access points shown; both points of access are along Ridgeview Drive.

Due to the proximity of this property to West Rowlett Creek, Lot 4, Block D (floodplain) will be dedicated to the City of Allen for park purposes. A trail will be constructed along the western end of the property to meet the requirements of the City's Trail Master Plan. A second hike and bike trail will run along Ridgeview Drive.

An eight (8) foot masonry wall will be built along the northern and eastern property lines and along the southern property line of the residential lots located adjacent to Ridgeview Drive. This plat also shows various landscape, maintenance, utility, and drainage easements.

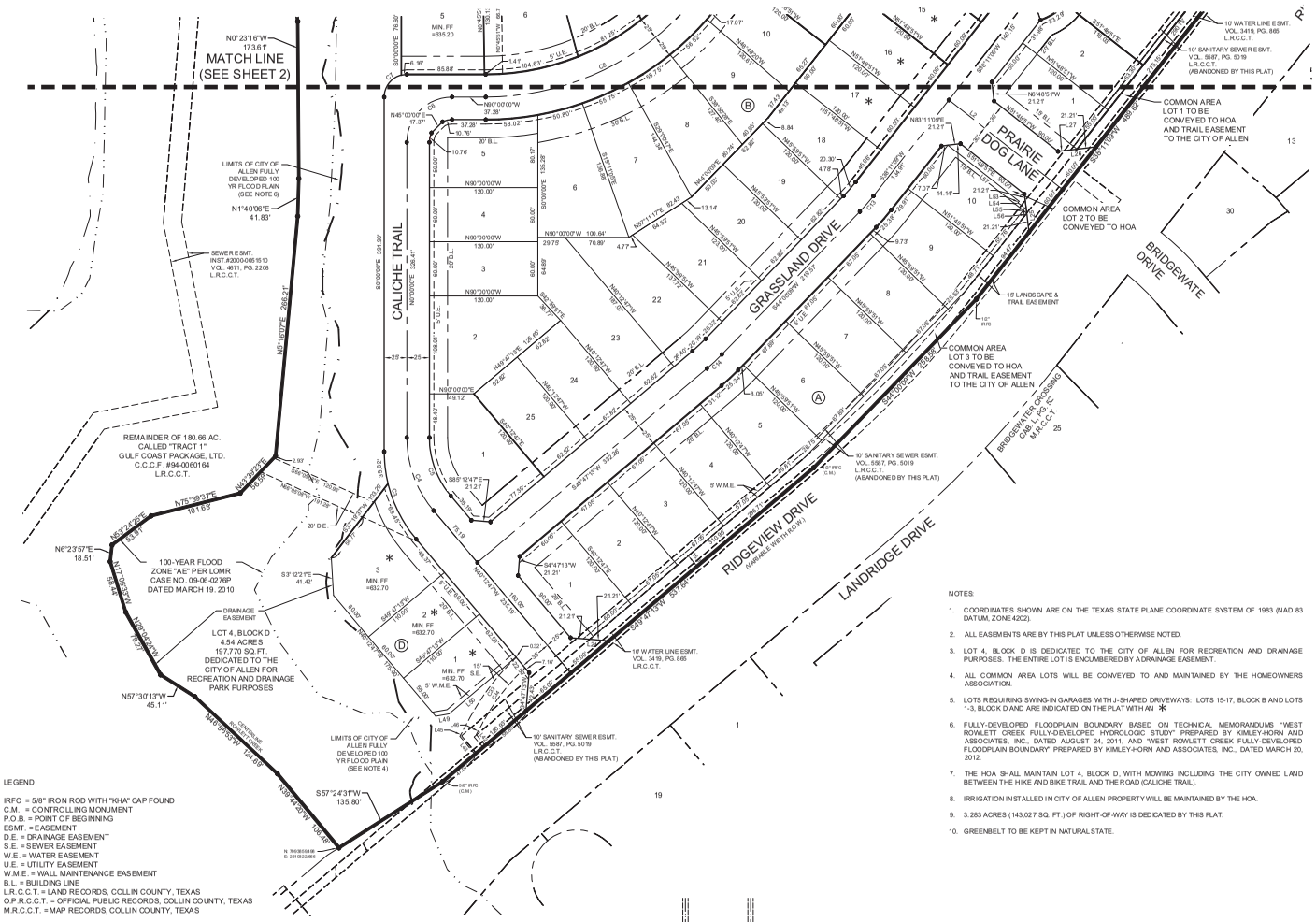
The Final Plat has been reviewed by the Technical Review Committee, meets the standards of the *Allen Land Development Code* and is consistent with the approved Preliminary Plat.

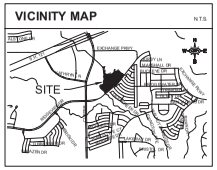
STAFF RECOMMENDATION

Approval

ATTACHMENTS

Final Plat





LINE TABLE		
NO.	BEARING	LENGTH
L1	S67°58'30"E	25.88'
L2	N51°48'51"W	180.00'
L3	N89°14'09"E	21.93'
L4	N61°21'18"E	81.77'
L5	S28°38'42"E	10.00'
L6	N61°21'18"E	81.77'
L7	N89°14'09"E	21.97'
L18	S67°05'38"W	14.88'
L19	N22°54'28"W	12.00'
L20	S67°05'38"W	11.62'
L21	N22°54'28"W	12.00'
L22	S67°05'38"W	10.00'
L23	N22°54'28"W	12.00'
L24	S89°12'47"E	42.43'
L25	S06°48'51"E	42.43'
L26	S83°11'09"W	21.21'
L27	S83°11'09"W	21.21'
L40	N18°15'24"W	60.00'
L41	N04°37'48"E	60.00'
L42	S40°12'49"E	15.00'
L43	S40°12'49"E	25.84'
L45	S28°26'00"W	24.67'
L46	S28°26'00"W	14.43'
L47	S00°45'51"E	10.00'
L48	S22°23'52"E	23.34'
L49	N79°47'13"E	15.00'
L50	N49°47'13"E	97.07'
L51	S10°46'49"E	4.99'
L52	S79°13'11"W	28.92'
L53	S38°11'09"W	2.00'
L54	S51°48'47"E	7.59'
L55	S06°48'47"E	10.24'
L56	N38°11'09"E	4.24'

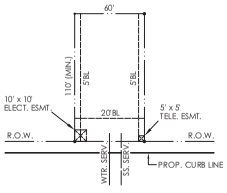
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°57'50"	400.00'	20.69'	S13°56'35"W	20.69'
C2	5°33'18"	400.00'	38.78'	S57°28'38"E	38.77'
C3	40°12'47"	150.00'	105.28'	S20°06'23"E	103.13'
C4	40°12'47"	125.00'	87.73'	S20°06'23"E	85.94'
C5	40°12'47"	100.00'	70.18'	S20°06'23"E	68.75'
C6	90°00'00"	50.00'	78.54'	S45°00'00"W	70.71'
C7	75°52'57"	25.00'	33.11'	S37°56'28"W	30.74'
C8	51°48'51"	300.00'	271.30'	N64°05'33"E	262.15'
C9	25°52'13"	375.00'	169.32'	N25°15'02"E	167.89'
C10	16°09'44"	375.00'	105.78'	N39°53'38"W	105.43'
C11	89°59'55"	50.00'	78.54'	N06°48'48"W	70.71'
C12	157°06'48"	60.00'	164.53'	N06°48'48"W	117.61'
C13	5°49'00"	225.00'	22.84'	N41°05'39"E	22.83'
C14	5°47'04"	225.00'	22.72'	N46°53'41"E	22.71'
C15	27°52'50"	85.00'	41.36'	S75°17'44"W	40.95'
C16	27°52'50"	75.00'	36.50'	S75°17'44"W	36.14'
C17	18°23'43"	240.00'	77.19'	S08°27'01"W	76.86'
C18	14°45'12"	260.00'	66.95'	S06°36'46"W	66.76'
C33	18°29'06"	257.50'	83.08'	S37°40'33"W	82.72'
C34	18°18'27"	242.50'	77.48'	S37°35'53"W	77.16'

NOTES:

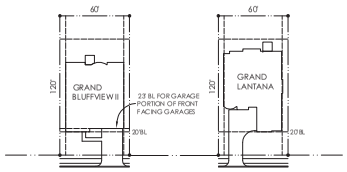
1. COORDINATES SHOWN ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83 DATUM, ZONE 4202).
2. ALL EASEMENTS ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
3. LOT 4, BLOCK D IS DEDICATED TO THE CITY OF ALLEN FOR RECREATION AND DRAINAGE PURPOSES. THE ENTIRE LOT IS ENCUMBERED BY A DRAINAGE EASEMENT.
4. ALL COMMON AREA LOTS WILL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. LOTS REQUIRING SWING-IN GARAGES WITH J-SHAPED DRIVEWAYS: LOTS 15-17, BLOCK B AND LOTS 1-3, BLOCK D AND ARE INDICATED ON THE PLAT WITH AN ✱
6. FULLY-DEVELOPED FLOODPLAIN BOUNDARY BASED ON TECHNICAL MEMORANDUMS "WEST ROWLETT CREEK FULLY-DEVELOPED HYDROLOGIC STUDY" PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DATED AUGUST 24, 2011, AND "WEST ROWLETT CREEK FULLY-DEVELOPED FLOODPLAIN BOUNDARY" PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DATED MARCH 20, 2012.
7. THE HOA SHALL MAINTAIN LOT 4, BLOCK D, WITH MOWING INCLUDING THE CITY OWNED LAND BETWEEN THE HIKE AND BIKE TRAIL AND THE ROAD (CALICHE TRAIL).
8. IRRIGATION INSTALLED IN CITY OF ALLEN PROPERTY WILL BE MAINTAINED BY THE HOA.
9. 3.283 ACRES (143,027 SQ. FT.) OF RIGHT-OF-WAY IS DEDICATED BY THIS PLAT.
10. GREENBELT TO BE KEPT IN NATURAL STATE.

LEGEND

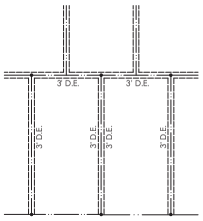
IRFC = 5/8" IRON ROD WITH "KHA" CAP FOUND
C.M. = CONTROLLING MONUMENT
P.O.B. = POINT OF BEGINNING
ESMT. = EASEMENT
D.E. = DRAINAGE EASEMENT
S.E. = SEWER EASEMENT
W.E. = WATER EASEMENT
U.E. = UTILITY EASEMENT
W.M.E. = WALL MAINTENANCE EASEMENT
B.L. = BUILDING LINE
L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS



TYPICAL LOT DETAIL



TYPICAL FLOORPLAN LAYOUT



TYPICAL LOT DRAINAGE EASEMENTS

OWNER/APPLICANT:
Creekside Allen, LLC
2929 W. 5th Street, Suite A
Fort Worth, TX 76107
Phone (817) 332-9600
Fax (817) 332-1400
Contact: Lee Nicol

ENGINEER:
Nathan D. Maier Consulting Engineers, Inc.
8080 Park Lane, Suite 600
Dallas, Texas 75231
Phone (214) 739-4741
Fax (214) 739-5961
Texas Firm Registration No. F-356
Contact: Mike Daniel, P.E., RPLS

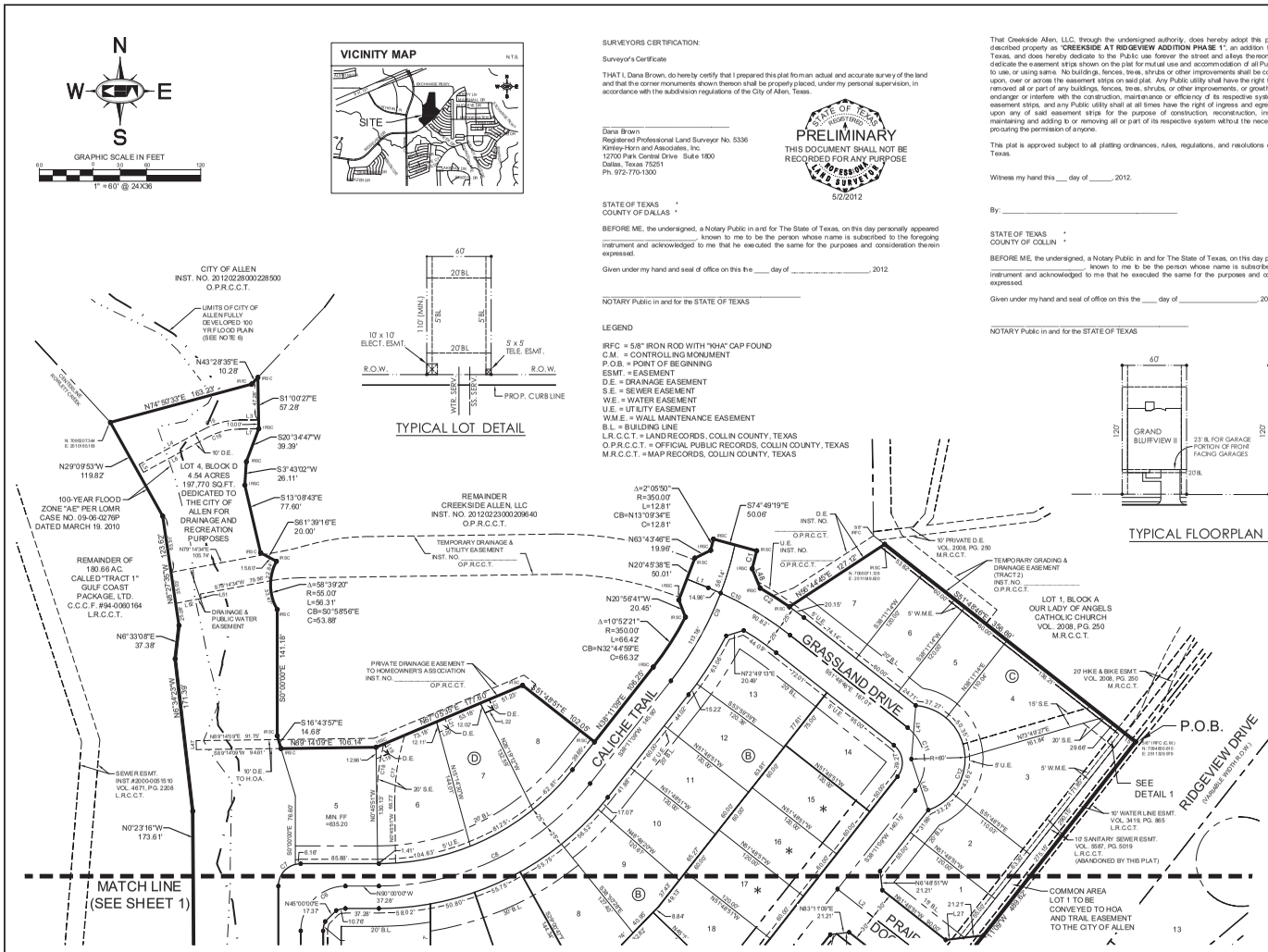
SURVEYOR:
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Phone (972) 770-1300
Fax (972) 239-3820
Contact: Dana Brown, RPLS

FINAL PLAT
CREEKSIDE AT RIDGEVIEW ADDITION
PHASE 1
BEING 18.000 ACRES
(49 RESIDENTIAL LOTS AND
4 COMMON AREA LOTS)
OUT OF THE
SHADRICK JACKSON SURVEY
ABSTRACT NO. 489
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SLJ	DAB	JULY 2012	066452300	1 OF 2

DWG NAME: K:\DAL_SURVEY\066452300-CREEKSIDE AT RIDGEVIEW\DWG\066452300-CREEKSIDE AT RIDGEVIEW FP PH1.DWG PLOTTED BY JONES, STEPHANIE 8/21/2012 6:46 PM LAST SAVED 8/8/2012 3:29 PM



TYPICAL LOT DETAIL

SURVEYORS CERTIFICATION:

Surveyor's Certificate

THAT I, Dana Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

_____
Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12700 Park Central Drive Suite 1800
Dallas, Texas 75251
Ph. 972-770-1300

STATE OF TEXAS
REGISTERED
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
PROFESSIONAL LAND SURVEYOR
5/2/2012

STATE OF TEXAS *
COUNTY OF DALLAS *

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ____ day of _____, 2012.

_____
NOTARY Public in and for the STATE OF TEXAS

LEGEND

IRFC = 5/8" IRON ROD WITH "KHA" CAP FOUND
C.M. = CONTROLLING MONUMENT
P.O.B. = POINT OF BEGINNING
ESMT. = EASEMENT
D.E. = DRAINAGE EASEMENT
S.E. = SEWER EASEMENT
W.E. = WATER EASEMENT
U.E. = UTILITY EASEMENT
W.M.E. = WALL MAINTENANCE EASEMENT
B.L. = BUILDING LINE
L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS

That Creekside Allen, LLC, through the undersigned authority, does hereby adopt this plat designating the described property as "**CREEKSIDE AT RIDGEVIEW ADDITION PHASE 1**", an addition to the City of Allen, Texas, and does hereby dedicate to the Public use forever the street and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all Public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any Public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any Public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this ___ day of _____, 2012.

By: _____

STATE OF TEXAS *
COUNTY OF COLLIN *

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ___ day of _____, 2012.

_____
NOTARY Public in and for the STATE OF TEXAS

TYPICAL FLOORPLAN LAYOUT

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS CREEKSIDE ALLEN, LLC, is the owner of a tract of land situated in the Shadrick Jackson Survey, Abstract Number 489, City of Allen, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Creekside Allen, LLC recorded in Instrument No. 20120223000209640, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with "KHA" cap found in the north right-of-way line of Ridgeview Drive (a variable width right-of-way) dedicated to the City of Allen recorded in Volume 6034, Page 4318, Land Records, Collin County, Texas at the southwest corner of Lot 1, Block A, Our Lady of Angels Catholic Church, an addition to the City of Allen recorded in Volume 2008, Page 250, Map Records, Collin County, Texas;

THENCE with the said north right-of-way line of Ridgeview Drive the following courses and distances:

South 38°11'09" West, a distance of 489.62 feet to a 1/2" iron rod with "KHA" cap found for corner;
South 44°00'09" West, a distance of 258.58 feet to a 1/2" iron rod with "KHA" cap found for corner;
South 49°47'13" West, a distance of 537.64 feet to a 5/8" iron rod with "KHA" cap found for corner;
South 57°24'31" West, a distance of 135.80 feet to a point for corner in the centerline of Rowlett Creek;

THENCE departing the said north right-of-way line of Ridgeview Drive and along the said centerline of Rowlett Creek the following courses and distances:

North 39°44'20" West, a distance of 106.48 feet to a point for corner;
North 48°56'53" West, a distance of 124.69 feet to a point for corner;
North 5°30'13" West, a distance of 45.11 feet to a point for corner;
North 29°04'24" West, a distance of 79.27 feet to a point for corner;
North 11°06'33" West, a distance of 58.44 feet to a point for corner;
North 06°23'57" East, a distance of 18.51 feet to a point for corner;
North 5°32'45" East, a distance of 53.91 feet to a point for corner;
North 7°53'37" East, a distance of 101.68 feet to a point for corner;
North 4°39'23" East, a distance of 56.59 feet to a point for corner;
North 0°51'07" East, a distance of 266.21 feet to a point for corner;
North 0°14'06" East, a distance of 41.83 feet to a point for corner;
North 00°23'16" West, a distance of 173.61 feet to a point for corner;
North 06°34'23" West, a distance of 171.39 feet to a point for corner;
North 06°33'08" East, a distance of 37.38 feet to a point for corner;
North 08°27'35" West, a distance of 123.62 feet to a point for corner;
North 29°09'53" West, a distance of 119.82 feet to a point for corner;

THENCE departing the said centerline of Rowlett Creek the following courses and distances:

North 74°50'33" East, a distance of 163.23 feet to a 5/8" iron rod with "HKA" cap found for corner;
North 43°28'35" East, a distance of 10.28 feet to a 5/8" iron rod with "KHA" cap set for corner;
South 1°00'27" East, a distance of 57.28 feet to a 5/8" iron rod with "KHA" cap set for corner;
South 20°34'47" West, a distance of 39.39 feet to a 5/8" iron rod with "KHA" cap set for corner;
South 3°43'02" West, a distance of 26.11 feet to a 5/8" iron rod with "KHA" cap set for corner;
South 13°08'43" East, a distance of 77.60 feet to a 5/8" iron rod with "KHA" cap set for corner;
South 6°13'39" East, a distance of 20.00 feet to a 5/8" iron rod with "KHA" cap set at the beginning of a non-tangent curve to the left having a central angle of 58°39'20", a radius of 55.00 feet, a chord bearing and distance of South 0°58'56" East, 53.88 feet;
In a southerly direction, with said curve to the left, an arc distance of 56.31 feet to a 5/8" iron rod with "KHA" cap set at the end of said curve;
South 0°00'00" East, a distance of 141.18 feet to a 5/8" iron rod with "KHA" cap set for corner;
South 16°43'57" East, a distance of 14.68 feet to a 5/8" iron rod with "KHA" cap set for corner;
North 89°14'09" East, a distance of 106.14 feet to a 5/8" iron rod with "KHA" cap set for corner;
North 6°70'35" East, a distance of 177.60 feet to a 5/8" iron rod with "KHA" cap set for corner;
South 51°48'51" East, a distance of 102.05 feet to a 5/8" iron rod with "KHA" cap set for corner;
North 38°11'09" East, a distance of 106.25 feet to a 5/8" iron rod with "KHA" cap set at the beginning of a tangent curve to the left having a central angle of 10°52'21", a radius of 350.00 feet, a chord bearing and distance of North 32°44'59" East, 66.32 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 66.42 feet to a 5/8" iron rod with "KHA" cap set at the end of said curve;
North 20°56'41" West, a distance of 20.45 feet to 5/8" iron rod with "KHA" cap set for corner;
North 20°45'38" East, a distance of 50.01 feet to a 5/8" iron rod with "KHA" cap set for corner;
North 63°43'46" East, a distance of 19.96 feet to a 5/8" iron rod with "KHA" cap set at the beginning of a non-tangent curve to the left having a central angle of 2°05'50", a radius of 350.00 feet, a chord bearing and distance of North 13°09'34" East, 12.81 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 12.81 feet to a 5/8" iron rod with "KHA" cap set at the end of said curve;
South 74°49'19" East, a distance of 50.06 feet to a 5/8" iron rod with "KHA" cap set at the beginning of a non-tangent curve to the right having a central angle of 2°57'50", a radius of 400.00 feet, a chord bearing and distance of South 13°58'35" West, 20.69 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 20.69 feet to a 5/8" iron rod with "KHA" cap set at the end of said curve;
South 2°22'32" East, a distance of 23.34 feet to a 5/8" iron rod with "KHA" cap set at the beginning of a non-tangent curve to the right having a central angle of 5°33'18", a radius of 400.00 feet, a chord bearing and distance of South 57°28'36" East, 38.77 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 38.78 feet to a 5/8" iron rod with "KHA" cap set at the end of said curve;
North 56°44'45" East, a distance of 127.12 feet to a 5/8" iron rod with "HKA" cap set for corner in the southwest line of said Lot 1;

THENCE with the said southwest line of Lot 1, South 51°48'46" East, a distance of 356.69 feet to the **POINT OF BEGINNING** and containing 18.000 acres or 784,080 square feet of land

Bearing system of this survey is based on a line oriented between City of Allen geodetic monuments 5 and 6 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983. North Central Zone 4202. The horizontal coordinates of this survey are local surface coordinates derived from Allen Monument 6.

Approved

_____
Chairperson
Planning & Zoning Commission

_____
Date

Attest

_____
Secretary
Planning & Zoning Commission

_____
Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of the CREEKSIDE AT RIDGEVIEW ADDITION PHASE 1 Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the __ day of _____, 2012.

_____
City Secretary, City of Allen

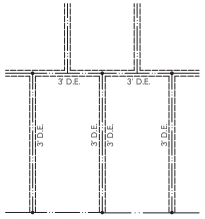
Executed Pro-forma

_____
Mayor

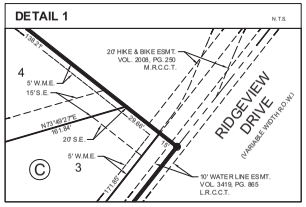
_____
Date

NOTES:

1. COORDINATES SHOWN ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83 DATUM, ZONE 4202).
2. ALL EASEMENTS ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
3. LOT 4, BLOCK D IS DEDICATED TO THE CITY OF ALLEN FOR RECREATION AND DRAINAGE PURPOSES. THE ENTIRE LOT IS ENCUMBERED BY A DRAINAGE EASEMENT.
4. ALL COMMON AREA LOTS WILL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. LOTS REQUIRING SWING-IN GARAGES WITH J-SHAPED DRIVEWAYS: LOTS 15-17, BLOCK B AND LOTS 1-3, BLOCK D AND ARE INDICATED ON THE PLAT WITH AN ✱
6. FULLY-DEVELOPED FLOODPLAIN BOUNDARY BASED ON TECHNICAL MEMORANDUMS "WEST ROWLETT CREEK FULLY-DEVELOPED HYDROLOGIC STUDY" PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DATED AUGUST 24, 2011, AND "WEST ROWLETT CREEK FULLY-DEVELOPED FLOODPLAIN BOUNDARY" PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DATED MARCH 20, 2012.
7. THE HOA SHALL MAINTAIN LOT 4, BLOCK D, WITH MOWING INCLUDING THE CITY OWNED LAND BETWEEN THE HIKE AND BIKE TRAIL AND THE ROAD (CALICHE TRAIL).
8. IRRIGATION INSTALLED IN CITY OF ALLEN PROPERTY WILL BE MAINTAINED BY THE HOA.
9. 3.283 ACRES (143,027 SQ. FT.) OF RIGHT-OF-WAY IS DEDICATED BY THIS PLAT.
10. GREENBELT TO BE KEPT IN NATURAL STATE.



TYPICAL LOT DRAINAGE EASEMENTS



OWNER/APPLICANT:
Creekside Allen, LLC
2929 W. 5th Street, Suite A
Fort Worth, TX 76107
Phone (817) 332-9600
Fax (817) 332-1400
Contact: Lee Nicol

ENGINEER:
Nathan D. Maier Consulting Engineers, Inc.
8080 Park Lane, Suite 600
Dallas, Texas 75231
Phone (214) 739-4741
Fax (214) 739-5961
Texas Firm Registration No. F-356
Contact: Mike Daniel, P.E., RPLS

SURVEYOR:
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Phone (972) 770-1300
Fax (972) 239-3820
Contact: Dana Brown, RPLS

FINAL PLAT
CREEKSIDE AT RIDGEVIEW ADDITION PHASE 1
BEING 18.000 ACRES
(49 RESIDENTIAL LOTS AND
4 COMMON AREA LOTS)
OUT OF THE
SHADRICK JACKSON SURVEY
ABSTRACT NO. 489
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SLJ	DAB	JULY 2012	066452300	2 OF 2

DWG NAME: K:\DAL_SURVEY\066452300-CREEKSIDE AT RIDGEVIEW\PHASE\066452300-CREEKSIDE AT RIDGEVIEW FP PH1.DWG PLOTTED BY JONES, STEPHANIE 5/21/2012 5:47 PM LAST SAVED 5/9/2012 3:29 PM

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	September 4, 2012
SUBJECT:	Preliminary Plat – Consider a request for a Preliminary Plat for Bossy Boots Addition, being 30.301± acres located north of Exchange Parkway and east of Bossy Boots Drive. (8/13/12-55) [Bossy Boots Addition]
STAFF RESOURCE:	Shelby Griffin Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	October, 1997–PD 54 Zoning Approved January, 2012– PD 63 Zoning Amendment Approved June, 2012–Preliminary Plat Approved
PUBLIC NOTICE:	None

BACKGROUND

The property is located north of Exchange Parkway and east of Bossy Boots Drive. The property is zoned Planned Development No. 108 for Mixed Use. The property to the north is zoned Single Family Residential R-6 and Multi-family. The property to the east is zoned Planned Development No. 54 for Industrial Technology and Planned Development No. 108 for Mixed Use. The property to the south (across Exchange Parkway) is zoned Planned Development No. 54 for Corridor Commercial. The property to the west (across Bossy Boots Drive) is zoned Planned Development No. 108 for Mixed Use.

The Preliminary Plat is approximately 30.301± acres and shows 23 lots. There are five (5) access points shown into the site; three access points being off of Bossy Boots Drive, one access point through the Quail Run subdivision on Stockton Drive, and one access point off of the Private Street running along the western boundary of Wal-mart.

An eight (8) foot masonry wall and a thirty (30) foot landscape easement are shown along the northern property line, abutting the single family residential subdivision to the north. Along Stockton Drive there is a twenty (20) foot landscape setback on the eastern side of the road which will include the hike and bike trail. A hike and bike trail will also run along the north side of Exchange Parkway and along the east side of Bossy Boots Drive. This plat also shows various landscape, maintenance, utility, and drainage easements.

The Final Plat has been reviewed by the Technical Review Committee, meets the standards of the *Allen Land Development Code* and is consistent with the approved Planned Development No. 108 Concept Plan.

STAFF RECOMMENDATION

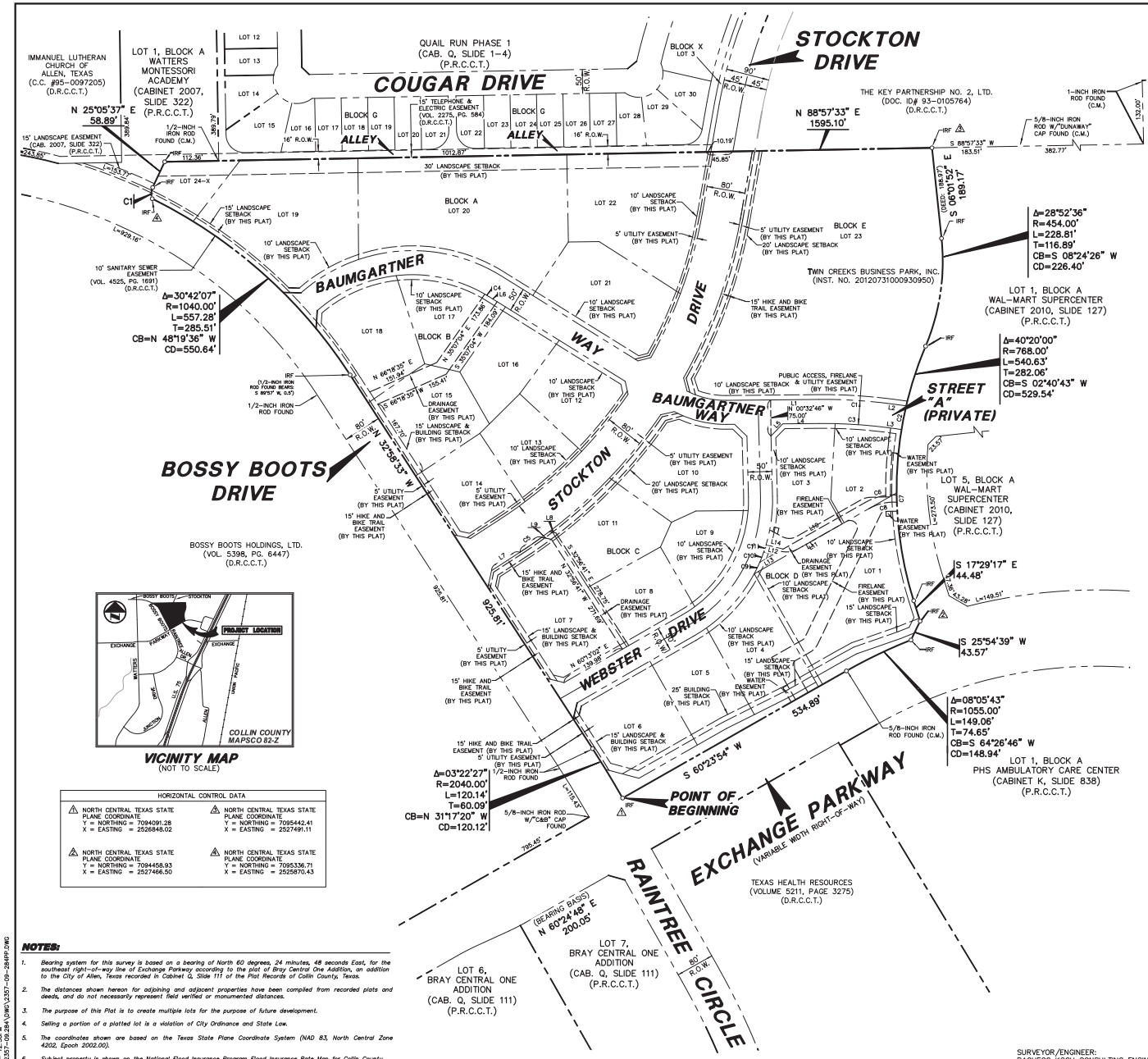
Approval

MOTION

I make a motion to approve the Preliminary Plat for Bossy Boots addition.

ATTACHMENTS

Preliminary Plat



VICINITY MAP
(NOT TO SCALE)

LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRF	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE

0 50 100 200 300
GRAPHIC SCALE IN FEET

NEW EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	S 89°27'14" W	100.28'
L2	S 82°21'23" E	28.64'
L3	S 82°21'23" E	25.50'
L4	S 89°27'14" W	75.69'
L5	S 43°59'11" W	35.07'
L6	S 58°08'06" E	20.66'
L7	S 57°01'23" W	70.55'
L8	N 78°04'29" W	13.66'
L9	N 78°04'29" W	20.71'
L10	S 60°23'54" W	196.48'
L11	S 60°23'54" W	273.87'
L12	S 76°43'36" E	21.57'
L13	S 60°23'54" W	33.77'
L14	S 76°43'36" E	36.48'

NEW EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	08°11'23"	1075.00'	153.66'	76.96'	N 86°27'05" W	153.53'
C2	03°44'18"	768.00'	50.11'	25.06'	S 11°41'37" W	50.10'
C3	08°11'23"	1025.00'	146.51'	73.38'	N 86°27'05" W	146.39'
C4	1°47'42"	300.00'	9.40'	4.70'	N 59°01'57" W	9.40'
C5	03°01'02"	1040.00'	54.77'	27.39'	N 55°30'52" E	54.76'
C6	32°27'01"	120.00'	67.96'	34.92'	S 76°37'25" W	67.06'
C7	01°07'21"	768.00'	15.05'	7.52'	S 01°22'51" E	15.05'
C8	33°03'21"	105.00'	60.58'	31.16'	S 76°55'35" W	59.74'
C9	04°34'43"	327.23'	26.15'	13.08'	N 25°23'46" E	26.14'
C10	04°04'06"	327.23'	23.24'	11.62'	N 21°22'44" E	23.23'
C11	02°38'08"	327.23'	15.05'	7.53'	N 18°00'14" E	15.05'

AREA TABLE

	LOT NO.	ACRES	SQUARE FEET
BLOCK A			
	LOT 19	1.583	68,970
	LOT 20	2.218	96,635
	LOT 21	1.000	43560
	LOT 22	1.460	63,585
	LOT 24-X	0.319	13,908
BLOCK B			
	LOT 12	0.639	27,847
	LOT 13	0.548	23,858
	LOT 14	0.626	27,276
	LOT 15	0.771	33,593
	LOT 16	0.573	24,961
	LOT 17	0.647	28,185
	LOT 18	0.831	36,198
BLOCK C			
	LOT 7	1.114	48,521
	LOT 8	0.563	24,519
	LOT 9	0.525	22,878
	LOT 10	1.041	45,338
	LOT 11	0.702	30,574
BLOCK D			
	LOT 1	1.693	73,764
	LOT 2	0.536	23,333
	LOT 3	0.781	34,031
	LOT 4	0.746	32,488
	LOT 5	0.627	27,292
	LOT 6	0.853	37,173
BLOCK E			
	LOT 23	5.229	227,771
TOTAL (ROW DEDICATION)		4.676	203,643
TOTAL (GROSS)		30.301	1,319,901
TOTAL (NET)		25.625	1,116,258

HORIZONTAL CONTROL DATA

1 NORTH CENTRAL TEXAS STATE PLANE COORDINATE Y = NORTHING = 7094091.28 X = EASTING = 2526848.02	2 NORTH CENTRAL TEXAS STATE PLANE COORDINATE Y = NORTHING = 7095442.41 X = EASTING = 2527491.11
3 NORTH CENTRAL TEXAS STATE PLANE COORDINATE Y = NORTHING = 7094458.93 X = EASTING = 2527466.50	4 NORTH CENTRAL TEXAS STATE PLANE COORDINATE Y = NORTHING = 7095336.71 X = EASTING = 2525870.43

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	45°56'39"	30.00'	24.06'	12.72'	N 02°07'17" E	23.42'

NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

SEE SHEET 2 OF 3 FOR NEW LOT DIMENSIONS.

NOTES:

1. *Bearing system for this survey is based on a bearing of North 60 degrees, 24 minutes, 48 seconds East, for the southeast right-of-way line of Exchange Parkway according to the plat of Bray Central One Addition, an addition to the City of Allen, Texas recorded in Cabinet Q, Slide 111 of the Plat Records of Collin County, Texas.*
2. *The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.*
3. *The purpose of this Plat is to create multiple lots for the purpose of future development.*
4. *Selling a portion of a platted lot is a violation of City Ordinance and State Law.*
5. *The coordinates shown are based on the Texas State Plane Coordinate System (NAD 83, North Central Zone 4202, Epoch 2002.00).*
6. *Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas, Map No. 48085C0385J, Community-Panel No. 480131 0385 J, effective date: June 2, 2009. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:*

Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

PRELIMINARY PLAT

BOSSY BOOTS ADDITION

23 LOTS
CONTAINING 30.301 ACRES AND
LOCATED IN THE CITY OF ALLEN, TEXAS
OUT OF THE
JOHN FYKE SURVEY, ABSTRACT NO. 325
COLLIN COUNTY, TEXAS
SHEET 1 OF 3

SURVEYOR/ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
8350 N. CENTRAL EXPRESSWAY, SUITE 1000
DALLAS, TX 75206
TEL (972) 235-3031
FAX (972) 235-9544
CONTACT: MICHAEL C. CLOVER

OWNER:
TWIN CREEKS BUSINESS PARK, INC
5910 N. CENTRAL EXPRESSWAY, SUITE 1445
DALLAS, TEXAS 75206
TEL (214) 891-6110

Pacheco Koch
DALLAS • FORT WORTH • HOUSTON
8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008O-00

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MWW	MCC	1"=100'	AUGUST 2012	2357-09.284

DWG FILE: 2357-09-284PP.DWG

BOSSY BOOTS ADDITION - PRELIMINARY PLAT

KWRITTZ
08/27/2012 - 12:30PM
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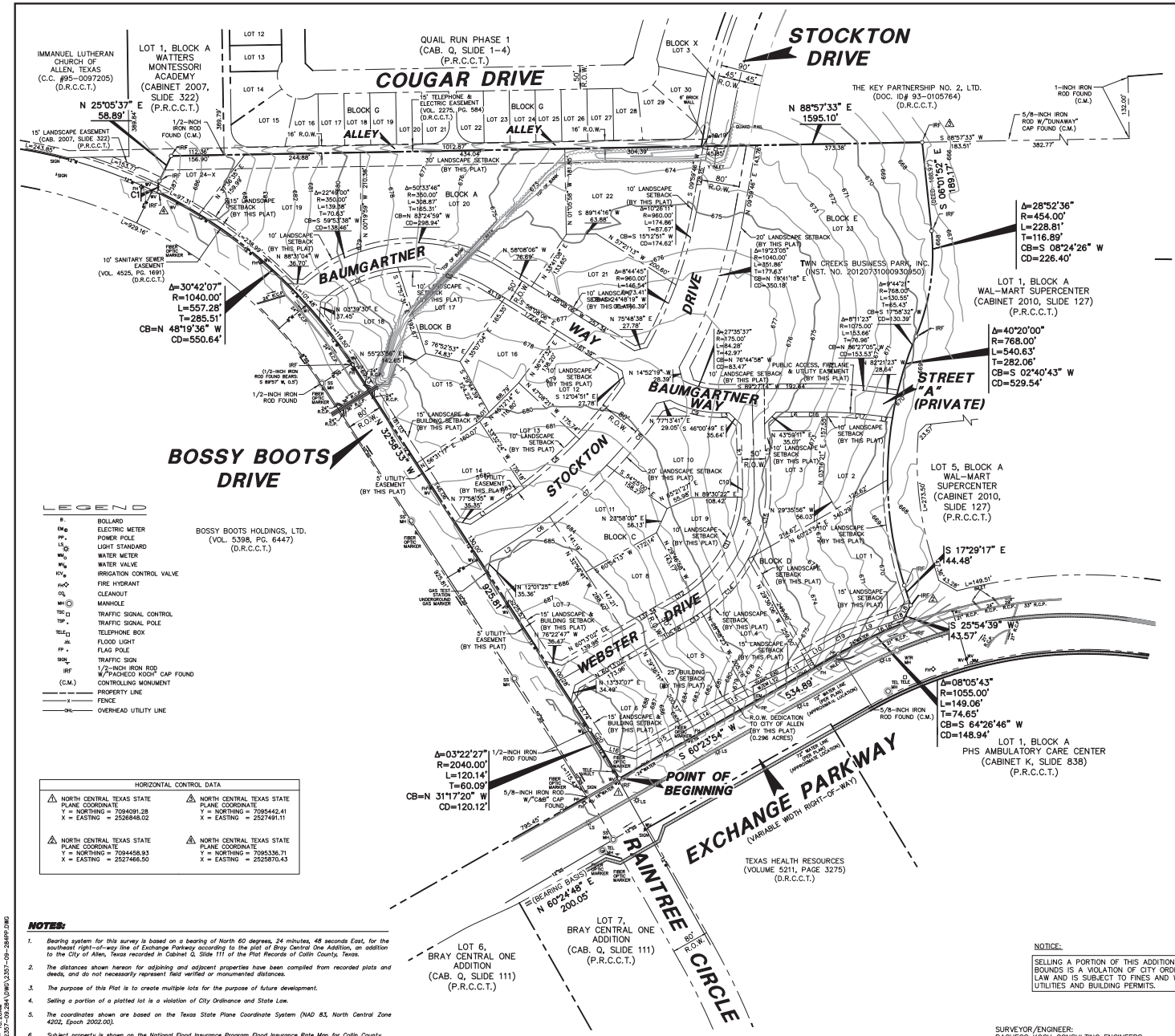

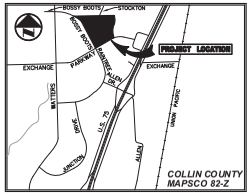

VICINITY MAP
(NOT TO SCALE)

LEGEND

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LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
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SGN	TRAFFIC SIGN
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(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	FENCE
	OVERHEAD UTILITY LINE

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LOT LINE TABLE

LINE	BEARING	LENGTH
L1	S 57°01'23" W	70.55'
L2	S 57°01'23" W	70.55'
L3	S 89°27'14" W	16.95'
L4	N 01°28'52" W	125.88'
L5	N 01°28'52" W	125.06'
L6	S 89°27'14" W	75.69'
L7	S 82°21'23" E	25.50'
L8	N 25°54'39" E	27.41'
L9	S 70°50'42" W	96.49'
L10	S 60°23'54" W	66.67'
L11	S 60°23'54" W	59.20'
L12	S 63°27'05" W	85.15'
L13	S 63°27'05" W	65.06'
L14	S 60°23'54" W	69.31'
L15	S 60°23'54" W	139.80'
L16	N 75°12'51" W	71.48'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	34°46'09"	300.00'	182.05'	93.93'	S 66°05'58" W	179.27'
C2	38°22'51"	300.00'	200.96'	104.41'	N 77°19'30" W	197.22'
C3	09°06'38"	960.00'	152.65'	76.49'	N 39°06'25" E	152.49'
C4	09°24'26"	960.00'	157.62'	78.99'	N 48°21'57" E	157.44'
C5	03°57'13"	960.00'	66.24'	33.13'	N 55°02'47" E	66.23'
C6	04°22'47"	1040.00'	79.50'	39.77'	N 54°49'59" E	79.48'
C7	08°58'42"	1040.00'	162.97'	81.65'	N 48°09'15" E	162.80'
C8	09°19'26"	1040.00'	169.24'	84.81'	N 39°00'11" E	169.05'
C9	28°39'51"	225.00'	112.56'	57.49'	S 76°12'51" E	111.39'
C10	05°58'21"	275.00'	28.67'	14.35'	N 01°30'19" E	28.65'
C11	49°06'49"	275.00'	235.73'	125.66'	N 29°02'05" E	228.58'
C12	06°36'44"	275.00'	31.74'	15.89'	N 56°54'40" E	31.72'
C13	05°28'08"	325.00'	31.02'	15.52'	N 57°28'58" E	31.01'
C14	26°39'06"	325.00'	151.54'	77.15'	N 41°25'21" E	149.82'
C15	29°34'40"	325.00'	167.77'	85.60'	N 13°18'28" E	165.92'
C16	01°51'33"	1025.00'	33.26'	16.63'	N 89°37'00" W	33.26'
C17	06°19'50"	1025.00'	113.25'	56.68'	N 85°31'18" W	113.20'
C18	01°39'45"	1066.00'	30.93'	15.47'	S 68°18'05" W	30.93'
C19	01°56'08"	1076.27'	36.36'	18.18'	S 61°21'58" W	36.36'
C20	01°28'09"	2040.00'	51.12'	25.56'	N 32°15'29" W	51.12'

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
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SEE SHEET 1 OF 3 FOR NEW EASEMENT DIMENSIONS.

NOTES:

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2. *The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.*
3. *The purpose of this Plat is to create multiple lots for the purpose of future development.*
4. *Selling a portion of a platted lot is a violation of City Ordinance and State Law.*
5. *The coordinates shown are based on the Texas State Plane Coordinate System (NAD 83, North Central Zone 4202, Epoch 2002.00).*
6. *Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas, Map No. 48085C0385L, Community-Panel No. 480131 0385 L, effective date: June 2, 2009. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:*

   Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

SURVEYOR/ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
8350 N. CENTRAL EXPRESSWAY, SUITE 1000
DALLAS, TX 75206
TEL (972) 235-3031
FAX (972) 235-9544
CONTACT: MICHAEL C. CLOVER

OWNER:
TWIN CREEKS BUSINESS PARK, INC
5910 N. CENTRAL EXPRESSWAY, SUITE 1445
DALLAS, TEXAS 75206
TEL (214) 891-6110

PRELIMINARY PLAT – TOPOGRAPHY EXHIBIT

BOSSY BOOTS ADDITION

23 LOTS
CONTAINING 30.301 ACRES AND
LOCATED IN THE CITY OF ALLEN, TEXAS
OUT OF THE
JOHN FYKE SURVEY, ABSTRACT NO. 325
COLLIN COUNTY, TEXAS
SHEET 2 OF 3

Pacheco Koch
DALLAS • FORT WORTH • HOUSTON
8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008O-00

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MWW	MCC	1"=100'	AUGUST 2012	2357-09.284

DWG FILE: 2357-09-284PP.DWG

BOSSY BOOTS ADDITION - PRELIMINARY PLAT

KWRITE
08/29/2012 – 10:26AM
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