

AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 15, 2014 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the April 8, 2014 regular meeting.

<u>Consent Agenda</u> (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 April 1, 2014 regular meeting.
- 3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

- 4. Preliminary Plat Consider a Preliminary Plat for Angel Field West, being 21.80± acres situated in the T.G. Kennedy Survey, Abstract No. 500, located south of Bethany Drive and west of Montgomery Blvd. (PP-2/10/14-9) [Angel Field West]
- 5. Preliminary Plat Consider a Preliminary Plat for The Village at Twin Creeks, Phase One, Two, & Three, being 76.117± acres situated in the Catherine Parsons Survey, Abstract No. 711, located south of Exchange Parkway, east of Bray Central Drive and west of Watters Road. (PP-2/3/14-8) [The Village at Twin Creeks, Phases One, Two & Three]

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, April 11, 2014, 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 4/8/2014 City Council Meeting

•	There were no items taken to the April 8, 2014 City Council Meeting.



PLANNING AND ZONING COMMISSION

Regular Meeting April 1, 2014

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair Shirley Mangrum, 1stVice Chair Ben Trahan, 2ndVice Chair John Ogrizovich Michael Orr Stephen Platt, Jr.

Absent:

Barbara McNutt

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development Shawn Poe, PE, Assistant Director of Engineering Tiffany McLeod, Senior Planner Patrick Blaydes, Planner Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway.

Director's Report

1. Action taken on the Planning& Zoning Commission items by City Council at the March 25, 2014 regular meeting.

Consent Agenda

2. Approve minutes from the March 18, 2014 regular meeting.

Motion: Upon a motion by 2nd Vice Chair Trahan, and a second by

1st Vice Chair Mangrum, the Commission voted 6 IN FAVOR, and 0

OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

3. Public Hearing/Replat – Conduct a Public Hearing and consider a Replat for Lots 1R-1 and 2, Allen Business Centre, being a Replat of Lot 1R of Tract D and Tract E out of Allen Business Centre, being 3.53± acres, City of Allen, Collin County, Texas; located north of Bethany Drive and west of Prestige Circle. (FP-2/17/14-10) [Nine Band Brewing]

Patrick Blaydes, Planner, presented to Commission. The property is located north of Bethany Drive and west of Prestige Circle. The properties to the north and south are zoned Planned Development No. 3 Light Industrial (LI). The property to the east, across Prestige Circle, is zoned Planned Development No. 3 Light Industrial (LI) and Light Industrial (LI). The property to the west is zoned Planned Development No. 3 for Community Facilities (CF) and Light Industrial (LI) use.

Mr. Blaydes stated the property is zoned Planned Development PD No. 3 Light Industrial (LI) with a Specific Use Permit (SUP) for a Bottling Works and Distribution use on Lot 2.

He explained that the purpose of the Replat is to subdivide the property into two (2) lots and establish various easements primarily for the development of Lot 2.

There are two (2) access points into the site; one (1) access points off of Prestige Circle and one (1) access point through a firelane/access easement on the property to the south.

This Replat has been reviewed by the Technical Review Committee and meets the standards of the <u>Allen</u> <u>Land Development Code</u> and Planned Development PD No. 3.

Commissioner Ogrizovich asked if the building on the south end of the property was vacant and if the was intent to tear down the building.

Mr. Blaydes stated that it was currently in use and there was no intention to tear down the building at this time.

Chairman Cocking opened the Public Hearing.

With no one choosing to come forward, the Public Hearing was closed.

Motion: Upon a motion by Commissioner Platt, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 1R-1 and 2, Allen Business Centre.

The motion carried.

4. Combination Plat – Consider a Combination Plat for AVH Kennels Addition, Lots 1 and 2, Block A, being 3.15± acres out of the Peter Wetzel Survey, Abstract No. 990, City of Allen, Collin County, Texas; located at the northwest corner of Main Street and Roaring Springs Drive. (FP-3/3/14-13) [Pet Resort]

Patrick Blaydes, Planner, presented to Commission. The property is located at the northwest corner of Main Street and Roaring Springs Drive. The property to the north is zoned Single Family Residential (R-5). The property to the south, across Main Street, is zoned Community Facilities (CF) and Single Family

Residential (R-5). The properties located to the east and west are zoned Planned Development PD No. 5 Shopping Center (SC). The subject property is part of Planned Development PD No. 5 with a base zoning of Shopping Center (SC). The proposed use for this site is a veterinary hospital and animal boarding facility.

He explained that a Combination Plat may be submitted if a tract of land is subdivided into less than three lots, there is no change in street locations and the requirements for both the preliminary plat and final plat are met.

He stated that the Combination Plat shows two (2) lots. There are three (3) access points for the site. One access point is located on Main Street. Another access point is located on Roaring Springs Drive. The third access point is provided through an existing public access and firelane easement to the west of the site. The existing driveway, located on the property to the west, will also be closed with the development of this site.

This plat also shows various firelane, access, and utility easements.

The Combination Plat for AVH Kennels Addition has been reviewed by the Technical Review Committee and meets the standards of the *Allen Land Development Code* and Planned Development PD No. 5.

Motion:

Upon a motion by Commissioner Orr, and a second by 2^{nd} Vice Chair Trahan, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Combination Plat for AVH Kennels Addition, Lots 1 and 2, Block A, being $3.15\pm$ acres out of the Peter Wetzel Survey, Abstract No. 990, City of Allen, Collin County, Texas.

Patrick Blaydes, Planner

The motion carried.

Adjournment

Jeff Cocking, Chairman

Upon acclamation, the mee	ting adjourned at 7:	15 p.m.	
These minutes approved this	day of	2014.	

Director's Report from 3/25/2014 City Council Meeting

• A request to adopt an ordinance to amend the development regulations of PD No. 108, District H to allow an Assisted Living/Memory Care Use and adopt a Concept Plan, Landscape Plan and Building Elevations for Twin Creeks Assisted Living (located North of Exchange Parkway and East of Bossy Boots Drive) was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

April 15, 2014

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE

Director of Engineering

PREVIOUS COMMISSION/COUNCIL

ACTION:

None

PUBLIC NOTICE: None

BACKGROUND

AGENDA DATE:

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

STAFF RECOMMENDATION

N/A

MOTION

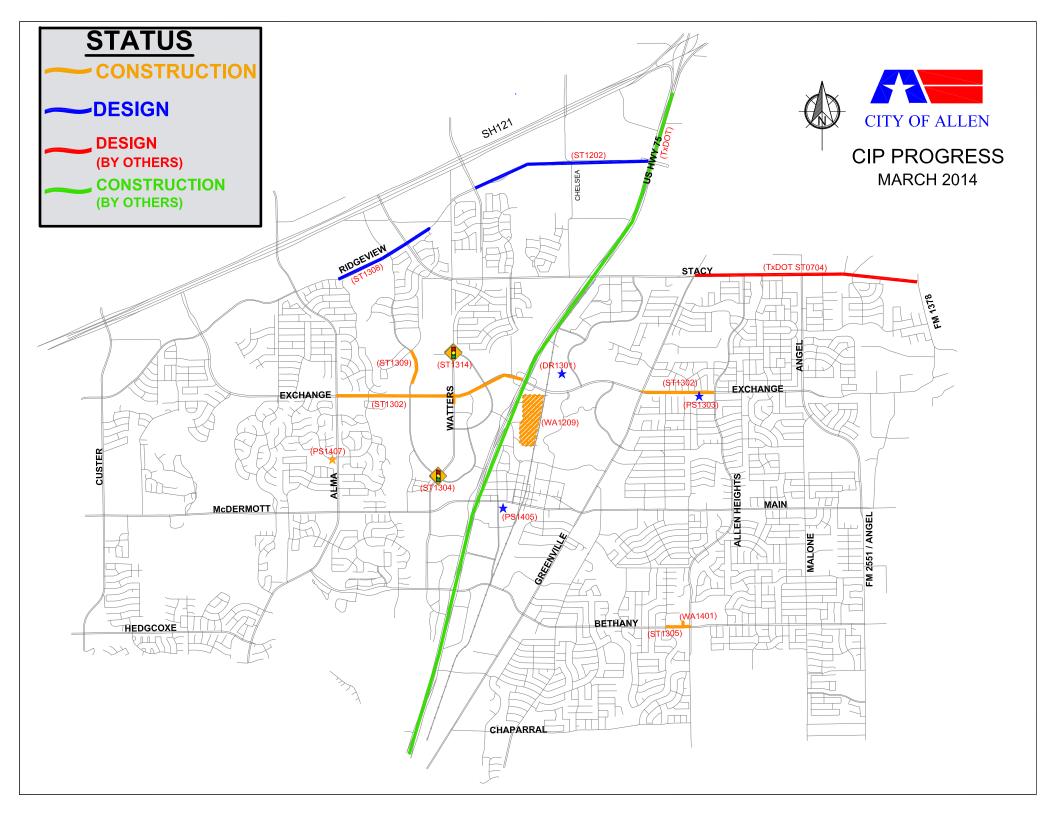
N/A

ATTACHMENTS

CIP Progress Report through March 2014 CIP Map through March 2014

ENGINEERING CIP PROGRESS REPORT - THROUGH MARCH 2014

			PROJECT		STATUS / COMMENTS
C L	IES	1	Fire Station 2 Reconstruction	PS1303	In design. Construction anticipated to occur February 2015 through February 2016.
	racılııles	2	Fire Station 4 Kitchen Remodel	PS1407	Construction anticipated to be complete April 2014.
	FAC	3	MCPAR Lighting Upgrades	PS1405	In design. Construction anticipated to begin June 2014.
		4	2013 Street and Alley Rehabilitation Project	ST1305	Street, alley, accessibility, and sidewalk improvements. Repairs on a section of Bethany expected to be complete March 2014. Project completion anticipated Spring 2014.
	*	5	Bray Central Widening	ST1309	Partnership with developer and AISD to widen Bray Central and construct roundabout at Bossy Boots. Design is complete and Quality Excavation came in as the lowest bidder. Construction anticipated to begin April 2014.
DS	CITY	6	Exchange Parkway (Alma - Allen Heights)	ST1302	Addition of 2 lanes. Construction anticipated to be complete October 2014. Watters Road closure will last through June.
ROADS		7	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.
		8	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Roadway connection through the Bush/Elkin and Johnson properties. Design for 4-lane roadway and 6-lane bridge underway. Construction anticipated in Summer 2014.
	OTHERS	9	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704	TxDOT roadway project under design. ROW acquisition underway. NTMWD waterline relocation has begun. Anticipate TxDOT letting December 2014 with construction starting Spring 2015.
	ОТН	10	US 75 Widening	TXDOT	Addition of 2 general purpose lanes and selected ramp improvements. Anticipate construction starting in Spring 2014. Estimated 30 month duration.
JLIL	IIES	11	755 Heritage Pkwy San Sew Extension	WA1401	Construct 8" sewer main crossing Bethany through steel encasement. Construction expected to be complete April 2014.
I II LI I	UIILIIIES	12	Whis-Lynge Water/SS Replacement	WA1209	Water, sanitary sewer, and paving improvements for Whis-Lynge and Rolling Hills Estates. Paving phase has begun with an anticipated project completion January 2015.
	>	13	Allen Old Stone Dam Gabion Repair	DR1301	Repair of existing gabion walls. Design is 95% complete. Construction anticipated when CDC funding is disbursed in Summer 2014.
THE	OIHEK	14	Signal - Watters / Bossy Boots	ST1314	Will be constructed with the AISD Service Center Project with completion required prior to facility opening. City reviewing 30% design plans.
		15	Signal - Watters / Bray Central	ST1304	Underground facilities are being installed. The project is scheduled to be complete by the end of June 2014.



PLANNING & ZONING COMMISSIONAGENDA COMMUNICATION

AGENDA DATE: April 15, 2014

SUBJECT: Consider a Preliminary Plat for Angel Field West, being

21.80± acres situated in the T.G. Kennedy Survey, Abstract No. 500, located south of Bethany Drive and west of

Montgomery Blvd. (PP-2/10/14-9) [Angel Field West]

STAFF RESOURCE: Tiffany McLeod

Senior Planner

PREVIOUS COMMISSION/COUNCIL

ACTION: PD 96 Adopted – December, 2004

Zoning changed from PD 96 to PD 105 – July, 2010

BACKGROUND

The subject property is located on the southwest corner of Bethany Drive and Montgomery Boulevard. It is currently zoned Planned Development PD No. 105 for Single Family Residential (R-5) use. The property to the north (across Bethany Drive) is zoned Planned Development PD No. 76 for Single Family Residential (R-5) use and Planned Development PD No. 26 for Single Family (SF) use. The property to the east (across Montgomery Boulevard) is zoned Planned Development PD No. 76 for Local Retail (LR) and Townhome (TH) uses. The property to the west is zoned Planned Development PD No. 74 for Single Family Residential (R-5) use. The property to the south is zoned Planned Development PD No. 105 for Single Family Residential (R-5) use and Planned Development PD No. 105 for Single Family Residential (R-5) use and Planned Development PD No. 105 for Single Family Residential (R-5) use.

A PD Concept Plan for this property was approved in 2004. The subject Preliminary Plat is the next step in the development process. This plat is for 21.80± acres of land and shows two phases of development. There are a total of 62 residential lots (front and rear entry) and approximately five (5) acres of open space. The plat also shows various access, maintenance, and utility easements required for development.

There are two (2) access points for the subdivision; both located on Montgomery Boulevard. A temporary turnaround is also provided on the southwest end of the property. All four lanes of Montgomery Boulevard will be built to the southern property line.

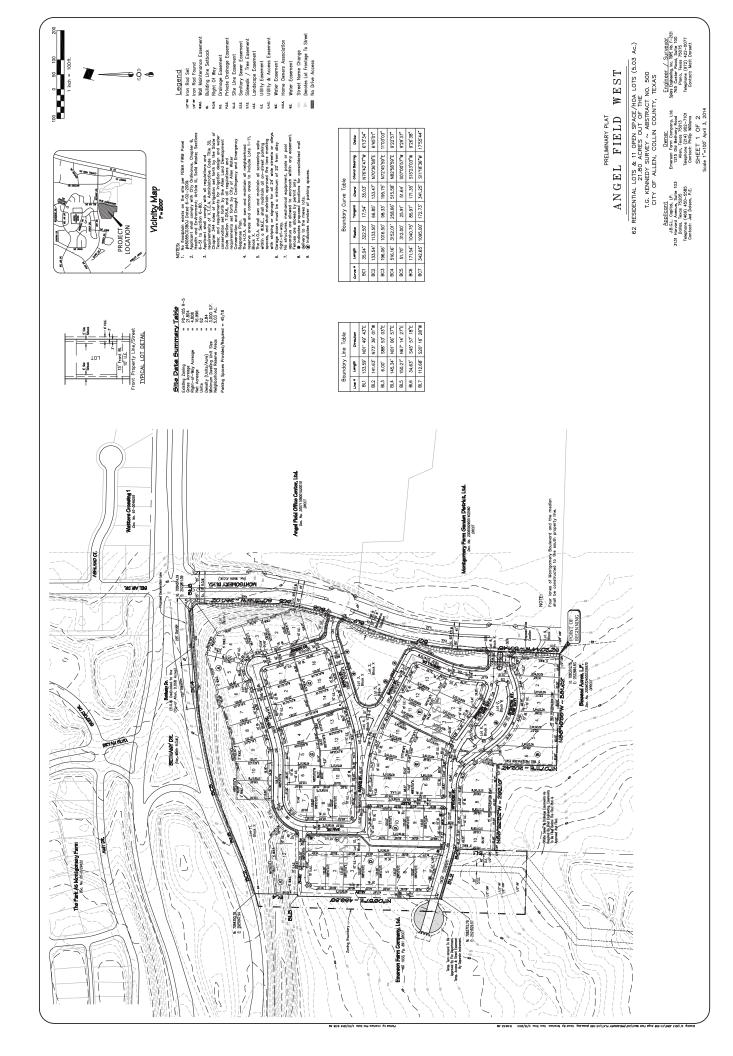
The Preliminary Plat has been reviewed by the Technical Review Committee, is consistent with the approved PD Concept Plan and meets the standards of the <u>Allen Land Development Code</u> (ALDC).

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Preliminary Plat



OWNER'S CERTIFICATION

WEREAS EMERSON FARM COMPANY, IID. Is the owner of a troat of land silvated in the it. 2 (nemcy 20x4), Abstract No. 20C (EMPS on New, Colls control, forms, the subject foots having all of the land conveyed to EMESON FABL COMPANY. III. according to No. 20X4, Fagus Colladors, and of the Land America, Collin County, Texas (DRCCT), the subject treat being more particularly described on Informs.

BECINING at a 1/2" ron rod with a plastic cap found in the southeast corner of the BARSTON FARM COMPANY, LTD. Treat recorded in Vol. 50.34, Page 158 of the Plat Records, Collin County, Texas (DRCCT), and being in the west right-of-way line of Montgomery Boulevard;

THENCE, N 8876'55" W, a distance of 381.62 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 01'07'11" E, a distance of 202.42 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set; THENCE, N 88'22'52" W, a distance of 292.19 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 0149'43" E. a distance of 133.59 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set:

THENCE around a non-tangent curve to the right howing a central angle of 613'34", a croadis of 522.50 feet, a more length of 35.04 feet;

THENCE, N 01706'57" E, a distance of 489.89 feet, to a $1/2^{\rm z}$ iron rod with a plastic cap stamped "SPIARSENG" set; THENCE, N 73'36'01" W, a distance of 141.63 feet, to a 1/2" iron rod with a plastic copstamped "SPIARSENG" set;

THENCE, S 8833303" E, a distance of 6.00 feet, to a 1/2 iron rod with a plastic cap stamped "SPIARSENG" set; THENCE, N 01'06'57" E, a distance of 145.34 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 06450° , a control angle of 133.54 feet, an arc length of 133.54 feet, an arc length of 133.54 feet,

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the freeging final plat of the TRE FREEGINGE. Subdivision or Addition to City of Allen was submitted to the Planning and Zoning Commission and

Date

Date Executed Pro-forma

Mayor Date

2014.

approved by it on the ____ day of ___

City Secretary, City of Allen

THENCE, N 6714'22" E, a distance of 150.27 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set; THENCE around a tangent curve to the right having a central angle of 11'03'03", a readus of 10'16.50 feet, a chard of N 72'45'95" E = 195.75 feet, an arc length of 196.08 feet;

THENCE around a non-tangent curve to the right having a central angle of 09'22'57", a racidus of 315.01 feet, a chord of N 82'58'59" E - 515.58 feet, an arc length of 516.16 feet;

THENCE, S 45'57'18" E, a distance of 34.63 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the right having a central angle of $0929^{\circ}37^{\circ}$, a radius of 312.00 feet, a chord of S 0700 87° W = 51.64 feet, an arc length of 51.70 feet; THENCE, S 0013/18" W, a distance of 280.02 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

HENCE, S 2016'28" W, a distance of 112.68 feet, to a 1/2" fron rod with a plastic cap stamped "SPIARSENG" set; THENCE around a non-tangent curve to the right having a central angle of 0926/38", or radius of 1040,75 feet, a chord of \$ 1572/303" W = 171.35 feet, an arc length of 171.54 feet;

THENCE, S 02'20'44" W, a distance of 301.43 feet, to the POINT OF BEGINNING with the subject tract containing 949,797.86 square feet or 21.80 acres of land. HENCE around a tangent curve to the left hoving a central angle of 175544", a radius of 1095.00 feet, a chord of S 1118'36" W = 341.25 feet, an arc length of 342.65 feet.

RROW ALL MEN BY THESE PRESENT.

REMETED ALL BURGEST REMETED.

THE LIBERGORY RANGE COLOMAN. LETT. Brought the undersigned outbridty, does hereby the LIBERGORY RANGE COLOMAN. LETT. Brought the wide region of the LIBERGORY RANGE COLOMAN.

THE LIBERGORY RANGE COLOMAN. THE REMETED ALL BROWN THE REMETED AND THE REMETED AND

This plot is approved subject to all platting ordin of the City of Allen, Texas.

2014 day of Witness my hand this

Owner

dotary

Surveyor's Certificate

Darren K Brown.

STATE OF TEXAS & COUNTY OF COLLIN § BEFORED ME, the undersi

DARREN K. BROWN	known to me to be the it, and acknowledged to me deration therein expressed.
ty, on this day personally appeared	the foregoing instrument, and acknowledged to me he purposes and consideration therein expressed. Iffice this doy of

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appeared	and ackno ation there	5
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on this day	foregoing ourposes o	this
signed authority, on this day personally appeared	subscribed to the foregoing instrument, and acknowledged to me the same for the purposes and consideration therein expressed.	and seal of office this

STATE OF TEXAS § COUNTY OF COLLIN §	5252
BEFORED ME, the undersigned authority, on this day personally appeared	y, on this day personally appeared
person whose name is subscribed to that he/she executed the same for the	known to me to be the theta consideration to me to be the that he she executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND and seal of office this	ffice this day of
Notory Public	
Approved Attest	
Chairman Secretary Planning & Zoning Commission Planning	Secretory Planning & Zoning Commission

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Centerline Line Table

Line • Length Direction

L36 23.22 N7120'04"W

L37 28.62' N87'39'16"W

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			Lot	Area Table		
	Parcel	8	Block 6	Square Feet	Acreage	Parce
	_		m	10316.63	0.24	-
	2		m	8263.44	0.19	7
	ю		m	7855.54	91.0	2
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	7		ш	9239.22	0.21	-
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3	v	7200.00	0.17	23	23.74	N54" 41" 59"W
4	v	8432.35	0.19	3	31.65	S11 17 02"W
2	v	9192.50	0.21	s2	19.39	S46 06 57"W
9	v	7945.52	0.18	97	14.14	S43' 53' 03"E
7	s	10711.05	0.25	-	21.21	3 3
80	v	7800.00	0.18	5	1000	3 3
6	v	8887.50	0.20	2	17:17	5
9	v	7200.00	0.17	67	25.00	8
=	v	7684.59	0.18	9	21.21	23
12	v	7301.71	91.0	5	25.00	S72° 58° 41°W
13	v	7437.07	0.17	L12	21.21'	S27 58 41"W
14	v	7200.00	0.17	L13	22.63	S46' 06' 57"W
5	v	7200.00	0.17	114	15.90*	S36" 14" 32"E
16	v	7687.50	91.0	115	14.08"	N46' 22' 02"E
				116	14.14	S43. 23, 03,E
8	Onen Snare	Area	Tohle	117	15.00	3,99,10,29,6
3	nde lle	3	p .	L18	19.56	S51° 38° 59*W
Parcel *	Block e	Square Feet	veede	617	14.20	S43° 37' 58"E
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	Longth	61.13	94.97	142.95	158.28	56.73
	Curve #	3	C45	C46	C47	648
	Delto	180'00'00"	63'47'33"	44'34'24"	46'43'36"	6915'59"
	Chard Bearing	S02'20'44"W	N49'32'50"W	N04'38'09"E	N5017'09"E	S71'43'03"E
a Table	Cheese	18.00	14.27	22.38'	10.71	186.98
Lot Curve Table	Tangent	Ì	8.40	12.09	5.83	113.62

Tangent Charle Charle Bearing
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+
8.40" 14.27"
12.09' 22.38'
5.83' 10.71'
164.50" 113.62" 186.98"
235.50" 56.86" 110.54"
198.21 59.32
15.62' 30.10'
7.73' 8.40'
135.50" 13.19" 26.26"
19.49' 9.69'
164.50" 32.99' 64.69'
7.73' 8.40'
5.36' 7.31'
510.00 38.97 77.71
9.53' 3.91'
510.00 39.72 79.20
5.79' 7.57'
82.00" 21.19" 41.04" N06'58'43"E
3141.01' 95.75' 191.42' S86'07'11"W
3152.01" 165.59" 330.72"

N62'43'59"W 5117'48" N80'34'36"E 8'59'23" N76'18'53"E 6'40'23"

\$64'09'39"W 43'56'26" \$78'26'39"W 27'48'10" \$68'09'11"E 18'18'46"

| 12.04 | 22.00 | 6.14 | 11.35 | 55.00 | 6.14 | 11.35 | 55.00 | 6.14 | 11.35 | 55.00 | 6.14 | 11.35 | 55.00 | 6.14 | 11.35 | 55.00 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.

N80'22'36"E 14'47'49"

\$46'06'57"W 90'00'00" \$79'23'17"E 913'15" N81'33'54"W 8'58'17"

S46'06'57"W 90'00'00"

\$65.35'50"E 22.35'57" N73:30'49"W 15:53'24" N89:10'41"W 35:44'14"

96.82° 78.38° 55.29°

CIG 97.19 322.50 CIT 78.89 200.00 CIB 55.47 200.00 CIB 48.27 77.50 CZD 1102.86 44.50 CZI 103.37 277.50 CZZ 28.27 9.00

48.96

102.77

			Cent	erline C	Centerline Curve Table	ole	
	Curve #	Longth	Radio	Tongent	Cherd	Chard Bearing	Delta
	244	61.13	100.00	31.55	60.18	N88'50'49"W	35'01'30
	C45	94.97	300.00	47.88	94.57	N82 02 49 E	18'08'15
	C46	142.95	100.007	86.79	131.09	S50'09'45"W	81'54'24
	C47	158.28	500.00	79.81	157.62	N82'02'49"E	18'08'15
	248	56.73	120.00	28.91	56.21	S78*48'06"W	27'05'16
	C49	235.85	500.00	120.16	233.67	N75'22'15"W	27'01'37
	090	111.75	300.00	56.53	111.10	S13'00'59"W	21.20.31
	52	129.54	222.50	.99.99	127.71	S70'58'34"E	33'21'25
	C52	238.39	177.50	141.06	220.87	S75'33'34"E	76'56'58
	C23	105.59"	177.50"	54.41	104.04	N71'20'22"W	34,05,00
	C54	109.67	122.50	58.82	106.05	N62'43'59"W	5117'48
	C55	77.39	300.00	38.91	77.18	S80'59'26"E	14'46'52

ANGEL FIELD WEST

62 RESIDENTIAL LOTS & 11 OPEN SPACE/HOA LOTS (5.03 Ac.)
1.G. KENEDY SIRVEY ~ ABSTRAOT NO. 500
CITY OF ALLEN, COLLIN COUNTY, TEXAS

OWIGE Emerson Form Conpony, Ltd. 1215 00d Bethony Road Allen, Teors 75013 Telephone (214) 902—701 Contost Philip Williams SHEET 2 OF 2 Scale 1"=100" April 3, 2014 Applicant
JackL. captule, Le.
3131 Harvard Avenue, Suite 103
Dollar, Texas 72205
Telephone (49) 450–7585
Contact Jed Dolson, P.E.

Engineer Surveyor Spirs forgivening, in: TBF IA, F-221 765 Custer Rood, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Contect: Matt Dorsett

PLANNING & ZONING COMMISSIONAGENDA COMMUNICATION

AGENDA DATE: April 15, 2014

SUBJECT: Consider a Preliminary Plat for The Village at Twin Creeks,

Phase One, Two, & Three, being 76.117± acres situated in the Catherine Parsons Survey, Abstract No. 711, located south of Exchange Parkway, east of Bray Central Drive and west of Watters Road. (PP-2/3/14-8) [The Village at Twin

Creeks, Phases One, Two & Three]

STAFF RESOURCE: Tiffany McLeod

Senior Planner

PREVIOUS COMMISSION/COUNCIL

ACTION: PD 108 Adopted – October, 2011

Amend PD 108 Development Regulations – January, 2014

BACKGROUND

The subject property is located south of Exchange Parkway in between Bray Central Drive and Watters Road. It is zoned Planned Development No. 108 for Single Family Residential (SF) use. The property to the north is zoned Planned Development No. 108 for Mixed Use (MIX). The property to the east (across Watters Road) is zoned Planned Development No. 54 for Industrial Technology (IT) use. The property to the south is zoned Planned Development No. 54 for Multi-family Residential (MF-18) use. The property to the west (across Bray Central Drive) is zoned Planned Development No. 54 for Multi-family Residential (MF) and Single Family Residential (R-7) uses.

In January 2014 a Concept Plan for a portion of Planned Development PD No. 108 District D, known as The Village at Twin Creeks, was approved. The subject Preliminary Plat is the next step in the development process. The plat is for 76.117± acres of land and shows three (3) phases of development. There are a total of 344 residential lots and approximately fifteen (15) acres of open space. The plat also shows various drainage, access, maintenance, and utility easements required for development.

There are a total of eleven (11) access points into the development. There are two (2) access points on Bray Central Drive, one (1) access point on Exchange Parkway, two (2) access points (one being emergency access only) on Watters Road and six (6) access points on Raintree Circle.

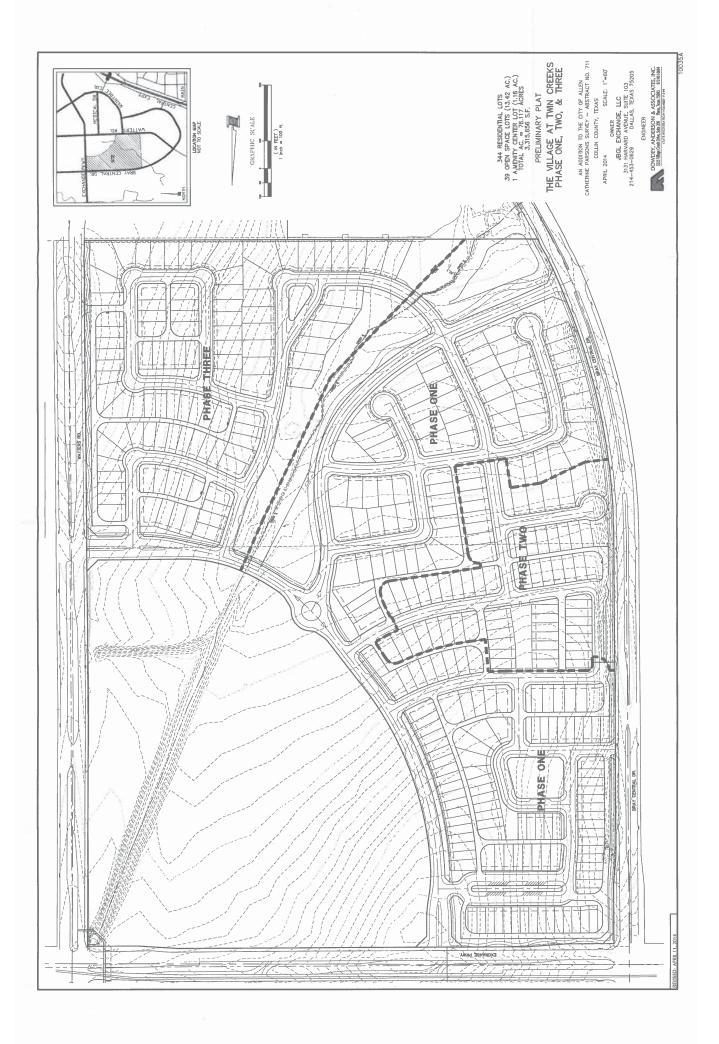
The Preliminary Plat has been reviewed by the Technical Review Committee, is consistent with the approved PD Concept Plan and meets the standards of the <u>Allen Land Development Code</u> (ALDC).

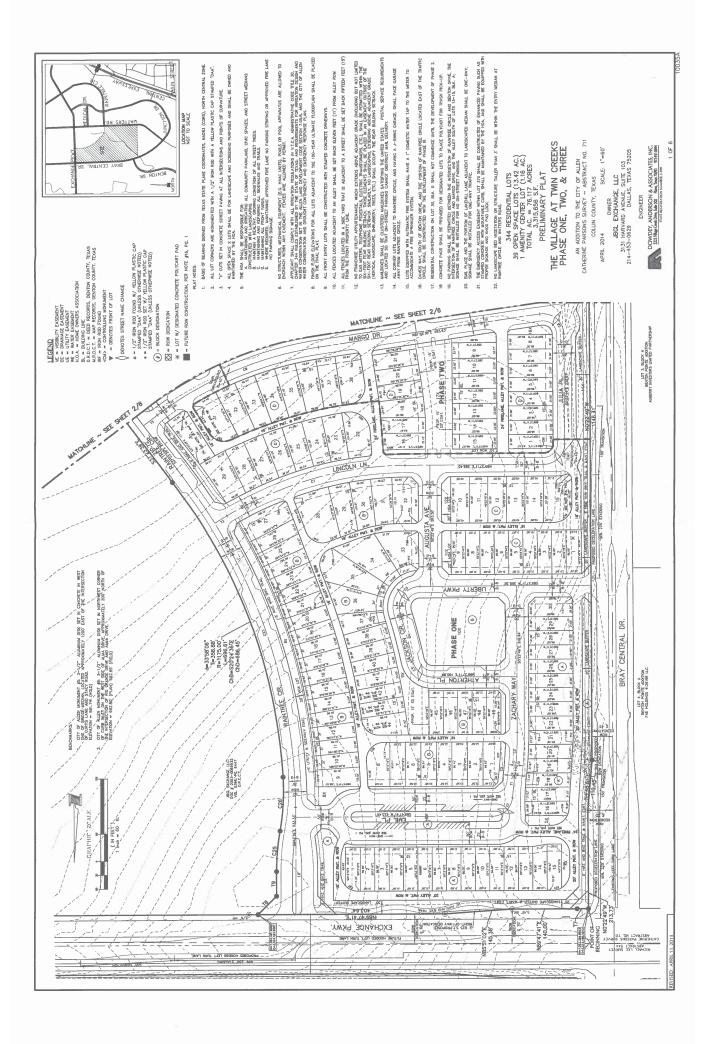
STAFF RECOMMENDATION

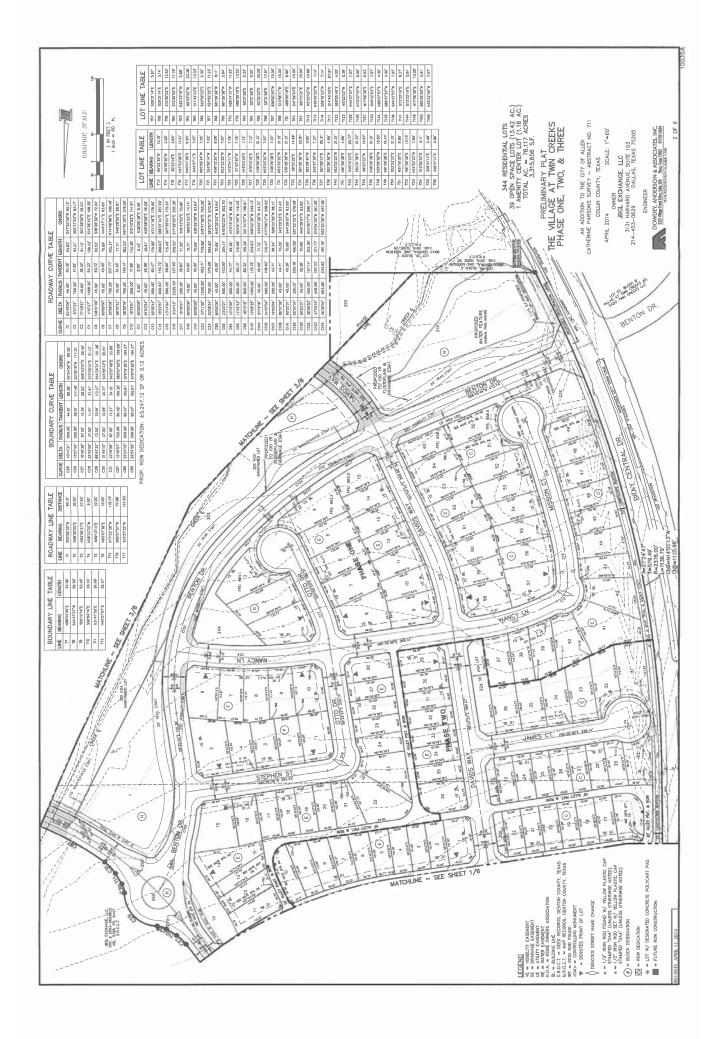
Approval

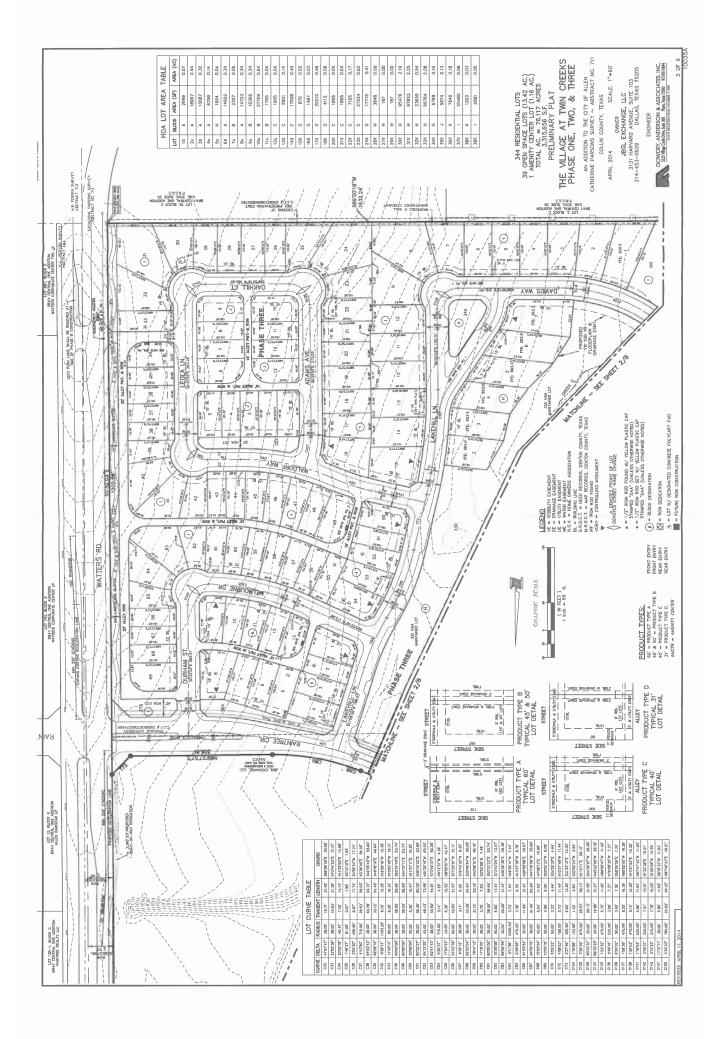
ATTACHMENTS

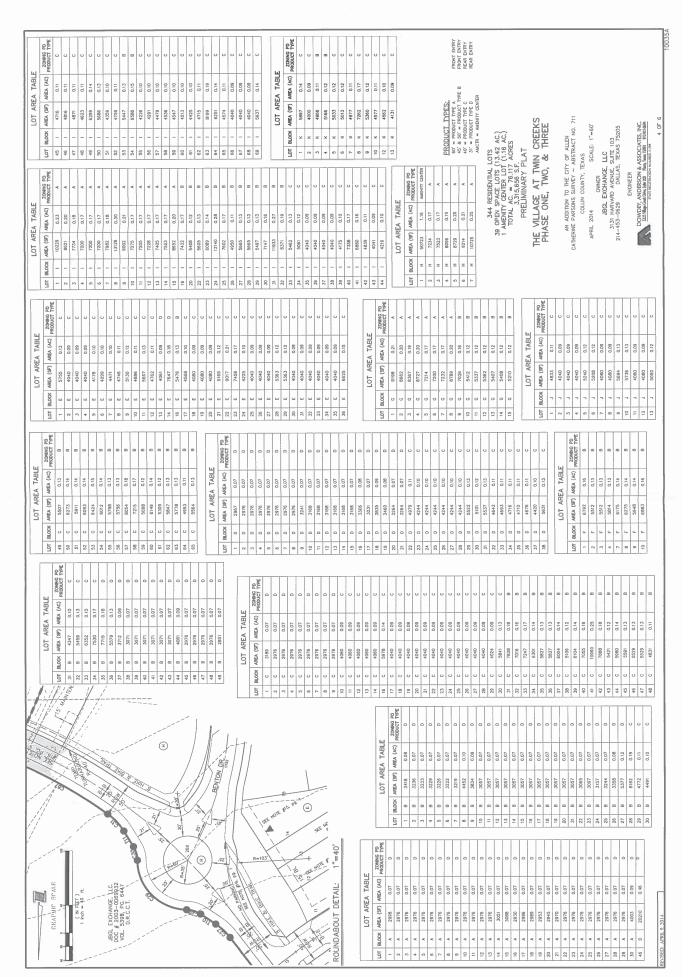
Phasing Plan Preliminary Plat











LEGAL DESCRIPTION
THE VILLAGE AT TWIN CREEKS, PHASE ONE, TWO,
76.117 ACRES

PHASE ONE - 41.532 ACRES

BBMG o tract of land situated in the CATHEINE DARSONS SURVEY, ABSTRACT NO, 711, City of Allen, Calin County, Texas and being part of that tracts of land consortion of the Cathern of land consortion of the Cathern of Indian County, Texas and Cathern prescribed as follows: follows: 2012;12(10):1655590, Deel Record, Calin County, Texas and Deep my core particularly described as follows:

BEGINNING at a 1/2 inch fron rod with a yellow plastic cap stamped "DAA"set for carner at the i Drive, a 90 foot right—of-way, and south line of Exchange Parkway, a variable width right—of-way

MENCE Easterly, with said south line, the following four (4) courses and distances:

North 88 degrees 54 minutes 49 seconds East, a distance of 24.58 feet to a 1/2 inch fron rod with a yellow plastic "DAA"set for conner;

Morth 89 dagrees 47 minutes 41 seconds East, a distance of 140.00 feet to a 5/8 inch fron rod with a blue picetic cop found for commer;

North 85 degrees 51 minutes 02 seconds East, a distance of 145,38 feet to a 1/2 inch Iron rad found for camer,

body to a degrees 47 minutes 41 seconds East, a distance of 403.64 feet to a 1/2 Inch Iran rod with a yellow plastic cap stamped DAA"set for comer;

and across the above mentioned JBGL Exchange, LLC tract, the following seventeen (17) courses and distances: ENCE Southerly, over South 44 degrees 47 mbutes 27 seconds West, leaving sold south line, a distance of 56.56 feet to a 1/2 Inch fron rod with a yellow plostic cop atomped DAX*set for corner;

South 00 degrees 12 minutes 19 seconds East, a detance of 33.45 feet to a 1/2 linch from rood with a yellow plastic cape elemented 7.0.7A red for common efficiency of a curve to the red price help of the open elemented. Si seconde, a radius of 30.00.00 feet and a chied before and south of degrees 45 minutes 56 seconds freet, 85.25 feet;

Southerly, with sold curve to the right, on our distance of 80.38 feet to a 1/2 leah low red with a release plattic cap stomped "OAA" for corner of the beginning of a reverse curve to the Universe of the OAB of the OAB

Southerly, with said curve to the left, an arc distance of 117.40 feet to a 1/2 lech ince nod with a swillow ploatic cop stamped "DAN"set for corner of the beginning of a compound curve to the left howing a center may an

distance of 696.61 fast to a 1/2 inch fron rod with a yellow plastic cap stamped Southeasterly, with said curve to the left, an arc DAA"set for corner;

South 37 degrees 42 minutes 39 accords East, a distance of 20,72 feet to a 1/2 letch from rood with a yellow plastic cops stamped CMA still browner of the beginning of a curve to the first brown or center unique of 18 degrees of minutes 35 seconds, a rodius of 18,53 lets and a chied benefit and distance of South 46 degrees 44 minutes 75 seconds East CBA,0 feet, center

DAA" Southeasterly, with said curve to the left, an ac distance of 28.52 feet to a 1/2 inch fron rod with a yellow plastic cop stamped 's saf for conver; South 56 degrees Of minutes 16 seconds East, a distance of 26.19 feet to a 1/2 inch from rod with a yellow pistolic cops elempsed VDAX set for terms of the beginning to a course to the filt broady or carde marged severs 42 minutes 52 seconds, a rodus of 37.50 feet and a chook benefit again and statutes of South 72 degrees 25 minutes 41 seconds East, 27.15 feet.

Southerly, with said caree to the left, on our distance of 21.4 feet to or JZ tech for red will on yellon plantic cap stomped 10A4* set for course of the highlings of a revenue core to the stomply hisking a central origin of B dequese A3 intelles 32 seconds, a readus of TZD test and a chard benefity and distance of South 44 degrees Z3 minutes 18 seconds (E14.10.1.28 feet).

Southerstein, with and curve to the right, on or dehance of 11227 feet to o 1/2 tech into red with a pellow ploatic cop stamped LDAX set for comer at the bapelings of a reverse such to the left hands a certific and of 13 degrees of the final rest 15 seconds, or reduce of 3/30 feet and a closed bearing and editemes of South 15 degrees 55 mistered 43 seconds Cost, 20.31 feet;

with said curve to the left, an arc distance of 20,77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set

South 31 degrees 47 minutes 50 execute East a detacre of 26.69 feet to a 1/2 inch from rod with a yellow plastic cops stamped TOAX set for exame at the beginning of a curve to the 4th fromego execute angle of 25 eyeges 15 minutes 56 execute, a rodius of 16.50 feet ont a cheer benefity and detacher of 50.00 ft.2 degrees 75 minutes 48 execute East, 33.69 event;

Southeasterly, with sold curve to the left, on one distance of 34.10 feet to a 1/2 hob iron row with a yellow plastic cap stomped 'DA-'s and or corner of the helpering of a compound curve to the left howing or completed curve to the left howing or compound curve to the left howing or compound only of 175.00 feet, and a choice before any and delatine of "south 50 degrees "2" minutes 50 seconds Eart, 195.90 feet,

Southestately, with soid curve to the tert, on air distance of 160.30 feet to a 1/2 inch fron rod with a yellow plastic cop stamped "DAX soi for cones:

South 23 degress 12 minutes 07 seconds West, a distance of 203,62 feet to a 1/2 inch fron rod with a yellow plastic cap stamped DAA"set for comer;

South A Operate di monitor 2 concelò West, o Relation of 1875, de Hest o o 17, de his hor and wish a politic pieta de AbAL set for stress in this common south line of the obser mentioned 802, Educate, Lic hest wall noth line of 1881 (SIGN) CEINPO. MANUAL of the common south line of the obser mentioned 802, Educate, LiC hest wall not his line is disky CEINPO. Side 30, Records, CEIII Canity, Tena CIII of Allini, CeIII Centry, Tena occarding to the piper lited of record in Cobhest 2010, Side 30, Records, CEIII Canity, Tena CIII of Allini, CeIII Centry, Tena occarding to the piper lited of record in Cobhest 2010, Side 30, Records, CEIII Canity, Tena CIII of Allini, CeIII Centry, Tena occarding to the piper lited or record in Cobhest 2010, Side 30, Records, CEIII Canity, Tena CIII of Allini, CeIII Centry, Tena occarding to the piper lited or record in Cobhest 2010, Side 30, Records, CEIII Centry, Tena CIII occarding the CEII occarding South 25 degrees 15 minutes 58 seconds West, a distance of 568.96 feet to a 1/2 inch Iron rod with a yellow plastic cap : "DAX" set for conner;

like and with soid east line and sold curve to the right, an arc distance of 844.45 feet to a 1/2 stamped "DAA"set for corner. HENCE Northerly, leaving a nch iron rod with a yellow

HENCE over and across the above mentioned JBGL Exchange, LLC tract the following twenty-eight (28) courses and distance:

North 82 degrees 34 minutes 12 seconds East, leaving sold cost line, a distance of 85.87 feet to a 1/2 inch from rod with a yellow plastic cap attomped DAA set for corner; North 64 degrees 21 minutes 58 seconds East, a distance of 174.41 feet to a 1/2 inch iron rod with a yellow plastic cap s DAX set for comer.

to a 1/2 inch iron

South GB dayees 33 minutes 22 executed East o distance of 107,01 feet to a 1/2 tech iron rod with a yellow picatic cap stamped DAV-test for content of the behalves of the non-trapiest convey to the feet fravers, or content of 100 dayees 23 minutes 18 seconds, or radius of \$55,00 feet on a cheer beening and distances and internal 19 dayees 14 minutes 38 seconds cast, 3.58 feet; sold curve to the left, an arc distance of 3.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for Northeasterly, with comer,

Verth B1 degrees 26 mbnutes 38 seconds East, a distance of 177.44 feet to a 1/2 bnch iron rod with a yellow plantic cap stamped DAA'set for some;

Morth 36 degrees 26 minutes 38 seconds East, a distance 7.07 feet to a 1/2 inch iron rod with a yellow plastic cop stamped DAM'set conner;

North OB degree 33 minutes 12 seconds Viest, a delates of 300.00 feet to a 1/2 inch hon rod with a yallow plostic cap stamped DAA*set for any of a curve to the his howing a central degree of the bapering of a curve to the his howing on detail degree 30 minutes 20 seconds, a fodus of 30.00 feet and a chord between good degrees of North 30.09 feet and a chord between good degrees of North 30.09 feet to make 12.75 feet.

Merchwesterly, with soid curve to the left, on are distance of 59.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA'set for cone;

North 81 degrees 26 mibutes 38 seconds East, o distorce of 333.24 feet to a 1/2 inch ton rad with a yelice plottic cop interped DAA*stal for course of the beginning course to the left hothing careful angle of 96 of 91 degrees 49 mibutes 16 seconds, a radius of 35.00 feet and a chard besing a lefted 36 degrees 22 mibutes 00 seconds East, 54.58 feet; North 08 degrees 33 minutes 22 seconds West, a distance of 16.00 feet to a 1/2 inch iran rod with a yellow plastic cap stamped DAM'set comer.

for Neshenjy with sold curve to the left, on occ distance of 66.30 feet to a 1/2 inch item rod with a yellow plante cop alternoon of the compound curve to the left hange, a certain of a compound curve to the left hange, a certain of a certain of a certain of the certain of the certain of the certain of the certain of Nerthwesterly, with said curve to the left, on are distance of 37.61 feet to a 1/2 inch iron rod with a yellow plastic cop stamped DAN'set conner, worth 25 degrees 33 minutes 16 seconds West, a distance of 54,38 feet to a 1/2 inch fron rod with a yellow plantic cap stampad "DAN" set connet;

North 24 degrees 35 minutes 20 excends West, a distance of SCOO feet to a 1/2 bitch from red with a yellow plantic cop stamped DAM-self for the content of the Degrees of an one-dispert content to the feet fraction of content and of the degrees of the content of respect to content of 735,00 feet and a chief of bearing and distances of Minute 51 septeme 35 minutes 21 seconds date, (5)2,1 feet. wheth 70 degrees 10 minutes 16 seconds West, a distance of 7.12 feet to a 1/2 inch iron rad with a yellow plastic cap stamped DAM set

Metheotierly, with soid curve to the left, on and distance of 87,37 feet to a 1/2 inch fron rod with a yellow plastic cop stomped DAA'set for conner. worth 07 degrees 42 minutes 40 seconds East, a distance of 7.75 feet to a 1/2 inch from rod with a yellow plostic cop stamped DAA'set for contest; North 32 degrees 23 minutes 46 secondo West, a distance of 64.95 feet to a 1/2 feet from rod with a yellow plotatic crop stamped DAA*est for comer and the beginning or comer to the left holowing control angle of 12 degrees 49 minutes 39 seconds, a rodus at 37.39 feet and a chief bening and distance of North 73 degrees 49 minutes 57 seconds West, 50.25 feet; Southerstein, with said curve to the right, on are distracts of 233.12 feet to a 1/2 finch inco rod with a yellow plostic cop stronged DAM-set for corner of the beginning to more than the right handles covered only of 20 degrees 1.50 minutes 18 seconds, a radius of 1,017.00 more of that date of their behalf part of the right of 1,017.00 more of their behalf part of their US seconds, a radius of 1,017.00 more than one of their behalf part of their US seconds, a radius of 1,017.00 more than one of their date of their US seconds, a radius of 1,017.00 more than one of their date of thein

Westerly, with sold curve to the left, on orc distance of 54.92 feet to o 1/2 inch from rod with a pallow plottle con stomped DAX*vet for the bapishops of a reverse curve to the right hology certain of all organises 15 minutes 12 security, or rodus of 862.50 feet inched beating and distances of 560.17 Segrees 12 minutes 14 seconds west, 230.27 set

with soid curve to the right, on one detance of 44.17 feet to a 1/2 high from rod with a yallow plottle cop stomped DAX*set for conner; vert O4 degrees 20 minutes O3 seconds West, a distance of 68.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAM'set corner; North 49 degrees 03 minutes 32 seconds West, a distance of 71.2 feet to a 1/2 heb from rold will be yellow pitable copy attemped DAM-ted for the content the beginds of a non-impact content to the high funds or cented and exit of 105 degrees 04 minutes 07 seconds, a rodius of 775.00 feet and outside bearing and distance of 50mile 08 degrees 05 minutes 07 seconds West, 41.30 feet. curve to the right, an arc distance of 41.5) feet to a 1/2 linch iran rod with a yellow plastic cap stamped DAA"set for Westerly, with said ca corner,

Southerly, with sold curve to the left, an arc distance of 31.42 feet to a 1/2 inch iron rod with a yellow plastic cop stamped DAA'set for conner;

South CO degrees 21 minutes CS seconds East, a distance of 9.99 feet to a 1/2 inch fron rod with a yellow plostic cap stamped DAA'set for comer; South 89 degrees 36 minutes 16 seconds West, a distance of 79,89 feet to a 1/2 inch iron rod with a yellow plostic cap stamped DAA*set for carrer in the east line of the above mentioned Bray Central Driver.

HENCE Northerly, with said east line, the following three (3) courses and distances:

North O4 degrees 48 minutes 51 seconds East, continuing with sold east line, a distance of 110.45 feet to 1/2 inch ina rod with a yellow plastic cop stamped DAY-set for corner; more taining 41.532 acres of land, North 00 degrees 22 minutes 48 seconds West, with said cast line, a distance of 699.97 feet to a 1/2 Inch stamped DAX set for corner; North OO degrees 22 minutes 49 seconds West, a distance of 213,73 feet to the POINT OF BECKNING and or less.

PHASE TWO- 10.555 ACRES

Bablic a vers of Indea sharked is the CATHERINE PROSES SIRPER, ASHECH, NP. 171, Left or Man, CATH County, Tens and Meing art of that trest of land soneyed to SGD. Lebnes, LLC, according to the document file of Inread, in Pocument Number 2012/23/1001665250, Deed Records, Collin County, Tense and Being more particularly described as fellows:

COMMENCING at a 1/2 hich for red with a yellow plantic cop stamped DAV set for corner of the intersection of the seet line of Bray Central Dive. a 90 foot right-of-way, and south line of Exchange Parkway, a variable width right-of-way.

THENCE Southerly, with said east line, the following three (3) course and distances:

South O4 degress 48 minutes 51 seconds West, a distance of 110,45 feet to a 1/2 Inch Iron rod with a yellow plastic op stamped DAM*set for corner. South 00 degrees 22 minutes 49 seconds East, a distance of 213,73 feet to a 1/2 inch iron rad plastic cap found for corner;

South 00 degrees 22 mbutes 49 seconds East, a distance of 699.97 feet to a 1/2 inch iron rod with a yellow plastic cop stamped JAA'set for the POINT OF BECANNING of the tract of land haren described;

THENCE over and across the above mentioned JBCs, Exchange tract the following twenty sight (28) course and distan as follows:

North Od degrees 27 minuted 50 cannot be also degrees of 950 per or or of with D super points of the minuted DAV that for corner or the beginning of a curve to the telephining of a curve to the right hange of central only of objective of minuted DAV suckets, a resear of 2000 feet and a chord bearing and distance of North 44 degrees 37 minutes 11 seconds Ent. 2020 feet; North 89 degrees 36 minutes 16 seconds East, leaving said east line, a distance of 79.99 feet to a 1/2 tinch rod with a yellow plastic cop stamped DAA'set for corner;

inchth 68 degress 17 homist is treadde Eart, a diameter of 2864,54 set to 1/2 homist hor nod with a pilose pipatis can purposed Johr sait for corner at the helpinosy of a curve to the fift homing a central engle of 03 degress by minutes of Seconda, a regular of 773,00 fest and a chord benthy and dathance of North 88 degress 05 minutes of Seconda 24,450 description. Northeasterly, with said curve to the right, an arc distance of 31.42 feet to a 1/2 inch iran rod with a yellow cop stamped DAA*set for comer;

Costerly, with sold curve to the left, an arc distance of 41.51 feet to a 1/2 inch fron rod with a yellow plastic stamped DAY-set for corner. South 49 degrees 0.3 seconds 32 seconds East, a distance of 7.12 feet to a 1/2 Inch Iron rod with a yellow cap stamped DAA'set for comer;

South of degrees 2 mountain 30 second Early, additioned or 68.35 Met in or 17 bits his mountain 30 second plants on airmoned DAV and for corner of the beginning curve to the little howing o central origin of 30 degrees 30 minutes 18 seconds, cotala of 1,077,00 feet and o chood bearing and distance of South 05 degrees 43 minutes 32 seconds Early 4,416 feet;

Sociatory, with read owner to the Hirt, on one distance of 4417 feet to 472 bets from even the presence petation attempted OutVaries for scores or a mon-tangent curve to the fish howing or sentral original 21 degrees 15 minutes 15 minutes associate, a reading 692,520 feet and a chord bearing and distance of hosty 75 degrees 24 minutes 14 second field, 2025,61 feet, and a chord bearing and distance of hosty 75 degrees 24 minutes 14 second field.

instanting, while add cause to the left, on and dispose to 12.12 feet to 12.72 the libror one faith o pales palestic capacitation. And faith capacitation and the pages palestic capacitation of the pages of a revent or to the right holengo cantrol major of 122 degrees of minutes bit seconds or retain of 122 between the pages of the page of 122 degrees and 1

and a

South 32 degrees 25 minutes 46 seconds East, a distance of 64.35 feet to a 1/2 inch iran rod with a yellow plastic cap stamped DAX-set for corner; Southeasterly, with ead curve to the right, an arc distance 54.92 feet to a 1/2 linch Iron rod with a yellow plastic cap stamped DAA set for corner;

countries of accesses 4, remained as described which contained on 2.75 feet in or 17 bets her to cold this opinion cospositional DAV state for corner of the beginning of a non-tangent curve to the right heining a central single of singeress 48 minutes 3, second, a relegant of read of 735,00 feet and a chard benefing and distincts of South 61 degrees 59 minutes 3.00 minutes 2.00 minutes 3.00 m

344 RESIDENTIAL LOTS
39 OPEN SPACE LOTS (13.42 AC.)
1 AMENITY CENTER LOT (11.6 AC.)
TOTAL AC. = 75.17 ACRES
PRELIMINARY PLAT

THE VILLAGE AT TWIN CREEKS PHASE ONE, TWO, & THREE

AN ADDITION TO THE CITY OF ALLEN CATHERINE PARSONS SURVEY ~ ABSTRACT NO. 711 SCALE: 1" #60' OWNER, LLC
JBCL EXCHANGE, LLC
3131 HARVARD AVENUE, SUITE 103
214–453–0829 DALLAS, TEXAS 75205 COLLIN COUNTY, TEXAS **APRIL** 2014



(PHASE TWO CONTRIVED) Southwesterny, with soil curve to the right, on orc distance of 87,37 feet to a 1/2 inch iron rod with a yellow plastic cap stomped DAX-set	KNOW ALL MEN BY THESE PRESENTS:	KNOW ALL MEN BY THESE PRESENTS:
is commit. The committee 20 seconds East, a distince of 50.00 feet to a 1/2 hab han red with a yellow plastic cop stamped DIAY set for commit.	PM, B& ECHMORE, ILC., reas limited legistic express, interest, be understanded and other discher states doors for the part and understanding the control of	This I, SEM PATTO, do hearly cettify that I prograde this plot from an octual and occurate survey of the level and that the correctionments above thereon shall be properly ploceed, under my personal supervision, in occordance all to be subdevision regulations of City of Affen. Those
South 70 degrees 10 minutes 15 seconds East, a distance at 7.12 feet to a 1/2 tech from red with a yellow plantic cop stamped DAY-sat for south South 25 degrees 33 minutes 18 seconds East, a distance of 54.38 feet to a 1/2 tech from rod with a yellow plantic cop stamped DAY-set for	response i table on redigipite. Any poblica inflate direct the city is control on the premated due per fit of any construction, monitorance or inflatency of the respective specimen or only of these resement state, and any public state; and control the respective specimen or only of these resement state, and any public state; and control the respective speciment of the purpose of call them and only only of all other securities. The purpose of call them all the purpose of call them are the purpose of the purpose of call them are the purpose of the purpose of call them are the purpose of the purpose of call them are the purpose of the purpose of call them are the purpose of the purpose of call them are the purpose of the purpose of call them are the purpose of the purpose of call them are the purpose of the purpose of the purpose of call them are the purpose of the p	SEAN PATRON Stephene Processor Lessan Scienty of Stephene Processor Stephene
corner at the beginning of a curve to the right having a central oragle of 15 degrees 10 mhuutes 38 seconds, a radius of 142,00 feet and a chord bearing and distance of South 17 degrees 57 minutes 57 seconds East, 37,50 feet;	This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Taxas.	STATE OF TEXAS \$
Southerly, with sold curve to the right, on ord distance of 37.81 feet to a 1/2 inch from rod with a yellow plastic cop atompsed DAA*set for correct the behapping of a consoluted curve to the right holding a certain compared to 9 inch a chard bearing and alternative of Allerians of Allerian	WTHESS MY HAND thisday of2014.	
up a union profusing and because on bodies of minimates for structural maps. Only 18 feet, 18 feet, 18 feet, 18 feet feet, on one distance of 60.30 feet to a 1/2 leah front feet feet which a yellow plantic cop stamped DAM*set for present.	BIG_ENCHANEE_LLC or Texas limited liability company	executed the same in the opposity breign stated and nor thin purposes and consporations therein expressed. WINESS MY HAND AND SEAL OF OFFICE, this
in connec. Sould degrees 36 minutes 38 seconds West, a distance of 333.24 feet to a 1/2 lech fron rod with a yellow plastic cap stamped DAX-set for conver.	By. Home: Abrea R. Brickman	Notary Public in and for the State of Texas
South OB degrees 33 minutes 22 seconds East, a distance of 16.00 feet to a 1/2 hab from rod with a yellow plastic cops stamped DAX-set for corner at the beginning of none-largent caver to the right halong or extend upol of 190 degrees do minutes DO seconds, a redular of 38.00 feet and a chard bearing and distance at South 32 degrees 33 minutes 22 seconds East, 53.34 feet;	Title Manager	APRIONED ATTEST
Southeasterly, with sold curve to the right, on orc distance of 59.69 feet to a 1/2 inch iron rod with a yellow plastic cop stamped DAN-set for	STATE OF TEXAS \$ COUNTY OF COLLIN \$	
where, decision of decision of the second East, a distance of 20000 feet to a 1/2 inch ten red with a yellow pissitic cap stamped DAM*set founded degrees JJ minutes 22 seconds East, a distance of 20000 feet to a 1/2 inch ten red with a yellow pissitic cap stamped DAM*set	EGGOR for the makespeed of the control of the control operated when a feature hazary of EC chemical in the responsibility of the control of t	Chairman, Planting and Zothing Commission Secretary, Planting and Zoting Commission
South 36 minutes 26 minutes 38 seconds West, a distance of 7,07 fest to a 1/2 inch fron rod with a yellow plastic cap stamped DAN'set for corner;	GIVEN UNDER MY HAND AND SEAL OF OFFICE thisday of2014.	
South 81 degrees 28 mhuites 39 seconds West o distance of 17744 feet to a 1/2 lich fron rod with a yellow plantic cap stamped DAX*set for corner at the beging of curve to the felt howing a cerefron days of 100 degrees 22 mhuites 18 seconds, a rodus of 525.00 feet ond a chord bearing and distance of South 0 (degrees 14 mhuites 28 seconds West, 3.56 feet.	Modero Pablic is and for the State of Trace	DECUTE PRO-TORALA Mages, City of Alen Date
Westerly, with sold curve to the left, on orc distance of 3.56 feet to a 1/2 inch iron rod with a yellow plastic cop stamped DAA'set for comer.		
North 08 degrees 33 minutes 22 seconds West, a distance of 107.01 feet to a 1/2 inch iron rad with a yellow plastic cap stamped DAA'set for corner,		The underlapped, Int. City Secretary of the City of Allan, Texas hereby certifies that the foregoing Find Plat of THE VILLAGE. AT THRA CREEKS, PHASE, ORE, TWO, AND THREE on oddition to the City of Allan was submitted to the Planning and Zoning Commission and opproved by it on the
South 81 degrees 28 minutes 38 seconds West, a distance of 111,000 feet to a 1/2 high fron rod with a yellow plastic cap stamped DAA'set for conner;		City of Secretary, City of Allen
South 64 degrees 21 minutes 58 seconds West, a distance of 174.41 feet to a 1/2 inch fron rad with a yellow plantic cap stamped DAX-set for corner.		
South 82 degrees 34 minutes 12 seconds West, a distance of 85.67 feet to a 1/2 hab from rod with a yellow plottle cap stramped DAX set for some in the seat lise of the chose mentioned Boy Central Dire, self point belong at the beginning of a non-largest curve to the right holing a central angle of 107 degrees 02 minutes 59 seconds, a radius of 2,75.60 feet and a chiral bening and distance of North CD degrees 54 minutes 18 seconds West, 222.16 feet;		
THENCE hierhery, with said east line and said curve to the right, on one distance of 282.34 feet to a 1/2 inch from rod with a yellow plastic cap stamped DAA-vet for corner;		
THENCE North 00 degrees 22 minutes 49 seconds West, continuing with sold east line, a distance of 446.44 feet to the PONT OF BECHANING and containing 10,255 acres of land, more or less.		
PHASE THREE - 24.03 ACRES		
BENG o treat of land wheeled in the CATHERINE PARSONS SURVEY, 485TRACT NO. 711, City of Allen, Colin County, Tense and being part of that treat of land conseque last. Decounse, LLC, excepted to the accounted into particular of the consequent Number 2012/13/10/1665590, Deed Records, Callin County, Treas and being new particularly destribed on inform		
BECANNIG at a 1/2 inch from rod with a yellow plants caps alranged PAJDECO'found in the west line of Watters Road, o 110 foot injut-ion-way, for bits accommon substant come of solid SCD, Enderbell LLD for all northeast corner to Ell IN, Blace C. or BJANL CENTLAL DE ADDITION, on Addition to the City of Name, Calle Addition, the road read of the City of Name, Calle Addition, the road of the City of Name, Calle Addition, the road of the Calle Addition to the City of Name, Calle Addition, the road of the Calle Addition to the City of Name, Calle Addition, the road of Name, Calle Addition, the road of Name, Calle Addition, the road of Name Addition to the Calle Addition to the Called A		
PIENCE South 89 degrees 50 minutes 18 seconds West, with the common south line of said 350L Exchange, LLC troot and north line of said Addition, a distance of 1,508,79 feet to a 1/2 tech from ord with a yellow ploatic cap stamped DAM set for comen;		
THENCE over and across said JBGL Exchange, LLC tract the following seven (?) courses and distances:		344 RESIDENTIAL LOTS
North 43 degrees 46 mhoutes 22 seconds East, broking sold common line, a distance of 697.46 feet to a 1/2 inch fron rod with a yellow plantic cap atemped DAA's set for corner;		1 AMENITY CRNTER LOT (1.16 AC.) TOTAL AC. = 76.117 ACRES
North 25 degress 16 minutes 38 seconds East, a distance of 568.96 feet to a 1/2 inch fron rod with a yellow plastic cap alamped DAA's set for comes;		SAN SAN SAN SAN SAN PRELIMINARY PLAT
Nexth 23 degrees 12 minutes 07 seconds East, a distance of 20362 that to a 1/2 total from rod with a yellow plants cap stamped DAN set for corner at the beginning of a row-dropper forwar to the left hought a cantral unique of 101 signes 19 minutes 13 seconds, a rodbus of 72487 left and a ched beginning and distance 13 South 07 degrees 72 minutes 31 seconds East, (8,7) they are		THE VILLAGE AT TWN CREFKS PHASE ONE, TWO, & THREE
Southeasterly, with sold curve to the left, on our distance of 16.71 feet to a 1/2 left is on rod with a yellow plostic cop stamped DAN-set for score of the beginning of a composal curve for the first horizon the correct of the first horizon the correct of the first horizon the correct of the first horizon the first horizon the first horizon the first		AN ADDITION TO THE CITY OF ALEN CATHERNE PARSONS SURVEY ~ ABSITRACT NO. 711
Southeasterly, with said curve to the left, an arc distance of 195.51 feet to a 1/2 inch iran rod with a yellow plastic cap stamped DAA*set for corner;		COLLIN COUNTY, TEXAS APRIL_2014 SCALE: 1"=60'

r OF ALLEN ABSTRACT NO. 711 IN CREEKS & THREE TEXAS SCALE: 1"=60' JBGL EXCHANGE, LLC
3131 HARVARD AVENUE, SUITE 103
214-453-0629 DALLAS, TEXAS 75205 , LAT

DOWDEY, ANDERSON & ASSOCIATES, INC.
XIIS Wings Creek Dire, Solve 200 Flow, Tools 1909 177-931-094
STATE RECORDAND NAMERIE - 599

North 89 dayees 27 minutes 57 seconds East, a distance of 306.81 feet to a 1/2 inch fron rod with a yellow pidatic cap stampad DAA'set for corner, North 44 degrees 27 mbutes 57 seconds East, a distance of 56.57 feet to a 1/2 inch iran rod with a yellow plastic cap stamped 10AX-set for corner in the west line of the abone mentioned Walters Road; THENCE South 00 degrees 32 minutes 03 seconds East, with sold west line, a distance of 1,202.26 feet to the PONT OF BEGINNING and containing 24.030 cores of lond, more or less.

REVISED: APRIL 9, 2014