

AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 1, 2015 – 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 August 25, 2015, 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 August 18, 2015, regular meeting.
- 3. Final Plat Consider a request for a Final Plat for Cypress Meadows Phase 2. The property is 34.995± located in the J. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas; generally located north of McDermott Drive between Custer Road and Shallowater Drive. (FP-4/14/15-20) [Cypress Meadows Phase 2]
- 4. Final Plat Consider a request for a Final Plat for Lots 4 and 5X, Block A, Twin Creeks Crossing, The property is 14.677± acres located in the Michael Lee Survey, Abstract No. 544 and the Henry Brandenburg Survey, Abstract No. 110, City of Allen, Collin County, Texas; generally located northwest of Exchange Parkway and Bray Central Drive. (FP-8/11/15-52) [Twin Creeks Crossing Phase 2]

Regular Agenda

- 5. Public Hearing/Replat Conduct a Public Hearing and consider a request for a Replat for Lots 1R, 2X, and 3X, Block A, Twin Creeks Crossing, being a Replat of part of Lot 1 and all of Lots 2X, and 3X, Block A, Twin Creeks Crossing Phase 1. The property is 14.842± acres located in the Michael Lee Survey, Abstract No. 544, and the Henry Brandenburg Survey, Abstract No. 110, City of Allen, Collin County, Texas; generally located northwest of Exchange Parkway and Bray Central Drive. (RP-7/15/15-48) [Twin Creeks Crossing Phase 1]
- 6. Public Hearing/Replat Conduct a Public Hearing and consider a request for a Replat for Lots 3R-1, 3R-2, and 3R-3, Block A, Watters Creek at Montgomery Farm Phase 1 & 2, being a Replat of Lot 3R, Block A, Watters Creek at Montgomery Farm Phase 1 & 2. The property is 7.457± acres, located in the Thomas G. Kennedy Survey, Abstract No. 500, and the Rufus Sewell Survey, Abstract No. 875, Collin County, City of Allen, Texas; generally located south of Bethany Drive and west of US 75. (RP-8/24/15-57) [Watters Creek]

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 28, 2015 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 8/25/2015 City Council Meeting

• There were no items taken to the August 25, 2015 City Council Meet	ing.
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PLANNING AND ZONING COMMISSION

Regular Meeting August 18, 2015

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair Ben Trahan, 2nd Vice-Chair John Ogrizovich Luke Hollingsworth Michael Orr Stephen Platt, Jr.

Absent:

Shirley Mangrum, 1st Vice-Chair

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development Madhuri Kulkarni, Planner Kevin Laughlin, City Attorney Tim Porter, Program Manager of Engineering Brian Bristow, Assistant Director of Parks and Recreation

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 July 28, 2015, and August 11, 2015, regular meetings attached.

<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. Capital Improvement Plan CIP Status Report.
- 3. Approve minutes from the July 21, 2015, regular meeting.
- 4. Request for Extension Consider a request for a 60-day extension to file the Final Plat for Allen Center North Addition, Lot 6, Block A, being 1.9480± acres located in the James T. Roberts Survey, Abstract No. 777, City of Allen, Collin County, Texas; generally located south of Stacy Road and east of Greenville Avenue. (FP-4/17/15-21) [Allen Center North Addition]

Motion: Upon a motion by Commissioner Platt, and a second by

 2^{nd} Vice-Chair Trahan, the Commission voted 6 IN FAVOR, and 0

OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

5. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 108 and adopt a Concept Plan and Building Elevations relating to an 8.142± acre portion of Lot 1-R-1, Block F, Bray Central One Addition, City of Allen, Collin County, Texas, generally located at the southeast corner of the intersection of Raintree Circle and Junction Drive. (Z-5/18/15-27) [Alders at Twin Creeks]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated that the item is a PD Amendment and a public hearing for the Alders at Twin Creeks. The property is located on the southeast corner of Raintree Circle and Junction Drive and to the west of US 75. The property is currently zoned PD-108 MIX. Surrounding zoning includes PD-54 IT to the north of Raintree Circle, PD-54 IT and PD-108 MIX to the west across Junction Drive, PD-54 IT to the south, and PD-108 MIX and to the east.

Ms. Kulkarni stated that the applicant is proposing a Senior Independent Living Facility and want to amend the development regulations of District E of PD-108 to allow the use and to adopt a Concept Plan and building elevations. The Concept Plan shows the development at approximately 8.14 acres. The plan shows a building that is roughly 260,000 square feet which will be 4 stories. There are a total of 243 units proposed with 164 one-bedroom units and 79 two-bedroom units. The density of this project will equate to 29.8 units per acre which complies with the standards of PD-108.

Ms. Kulkarni stated that the proposed parking ratio is 1.44 spaces per unit. A total of 351 parking spaces are provided through a combination of surface parking, covered carports, detached, and attached garages. There are a total of three access points to the site. There is one (1) access point on Raintree Circle and one (1) access point on Junction Drive. An access point is also provided on the southwestern portion of the property through an existing Firelane, Access, and Utility Easement on the adjacent property.

Screening for the property will consist of an 8' metal fence with 2' masonry columns to be built along the eastern property line. An 8' foot masonry wall is to be built on the southern property line. The screening on the southeastern property line will consist of a combination of a detached garage structure, a trash enclosure structure, and an eight foot (8') masonry wall.

Approximately 1.5 acres of open space will be provided mainly along the perimeter as well as the interior of the site. There is a 10' hike and bike trail along Raintree Circle and a 5' sidewalk will be constructed along Junction Drive. Park benches will be provided along both the sidewalk and the trail. PD-108 allows civic space to be counted towards open space requirements. For this project, civic space will be provided with enhancements that will be made to separate lot (Lot 6). The original PD has a stipulation that civic space has to be centrally located, with Lot 6 being identified in the plan.

Improvements to be made to the open space detention area include additional street furniture, shade structures as well as a walking trail. Twin Creeks will be repairing some of the existing furniture. Maintenance responsibility for the civic space will be shared between this property and surrounding properties through a future maintenance agreement. A connection point between the site and the open

space/detention area will include enhanced paving at the crosswalk, a park canopy, and landscaping to create a prominent focal point.

Ms. Kulkarni presented the elevations and stated that the primary building materials are brick, stone, and stucco. Roof materials include both standing seam metal roof and composite roof shingles.

Ms. Kulkarni summarized the development regulations as follows:

- Base zoning district: District E of PD-108 and ALDC
- Permitted uses: Senior Independent Living in addition to the permitted uses set forth in PD-108
- Setbacks: The building and accessory structures on the Property shall be set back from the property boundaries as shown on attached Concept Plan.
- Deed Restrictions: Limited to 55 years of age or older; restrictive covenants to be filed prior to or concurrently with the recording of the Plat
- Parking ratio: 1.44 spaces per unit
- Screening: 8' metal fence with 2' wide masonry columns on the eastern property line; 8' masonry wall on the southern property line; detached garage structure, a trash enclosure structure, and an 8' masonry wall on the southeastern property line
- Civic Space: No Plat approval until the Civic Space agreement is filed; no CO for any building on the Property until construction or installation of the Civic Space Improvements is completed

Commissioner Ogrizovich referenced the Civic Space, and asked why the three ponds were not included in the highlighted area.

Ms. Kulkarni stated that the ponds are currently platted as a separate lot. The Civic Space on the detention pond lot will be counted as a requirement for the main lot. Some of the improvements that will be made include walking trail, benches. The loop on the western pond already exists but they will be completing the loop on the second pond.

Commissioner Ogrizovich asked are if we are requiring that work (improvements to the civic space) for approval for the primary piece.

Ms. Kulkarni said yes.

Commissioner Ogrizovich then asked why the civic space lot was not included as part of the highlighted area on the property notification map provided.

Ms. Kulkarni stated that the detention pond lot was not included in the highlighted area because the property in question is only the property that is being developed [Senior Independent Living on Lot 1-R-1].

Commissioner Ogrizovich asked if the the improvements will also be made in the detention pond lot, that is outlined in blue, then why is not on the property notification map.

Ms. Kulkarni said the detention pond lot is tied to the lot in question (Lot 1-R-1) as well as the surrounding properties.

Chairman Cocking said that Twin Creeks was a unique property. When the area was originally designed, there was an approach to take to create a common detention center of water retention and drainage for the entire large scale area.

Mr. Bass added that the intent of the civic space was to be shared and the ponds were already in place. The independent living site is quite narrow, so it was negotiated with the Parks department to give credit for the detention area. The detention area will be shared with various surrounding owners.

Commissioner Ogrizovich asked who would maintain the detention area.

Ms. Kulkarni stated that there will be a maintenance agreement for the subject property and the surrounding properties. The maintenance agreement will be in place for all of the various owners.

Mr. Bass added that the Keller Williams facility has an undivided interest in all the property. This current developer also has an undivided interest. Currently, Twin Creeks owns the vast majority of the acreage. Ultimately, there were will be multiple owners all with an equal interest in the detention area.

Commissioner Ogrizovich asked if the detention area is going to be maintained by private owners and not by the Parks department.

Mr. Bass stated that it is a private facility and at the time of platting, there will be an agreement that will be filed of record of the maintenance. He stated that the detention pond lot will not be a publicly owned facility.

Chairman Cocking stated this map (of the detention ponds) has been used before with Keller Williams with some improvements already in place. He asked if the map will be completed when the property is ready or if there is a concise list of what will be built.

Ms. Kulkarni stated with this project only what is shown on the rendering will be built. In the future, when other properties surrounding are built, there will be additional improvements.

Chairman Cocking asked if everything on the rendering is going to be built.

Michael Shafer, 1910 Bordeaux Court, Allen, Texas, stated that is correct. Everything that is in the rendering including the path around Ponds 2 and 3 is including a sitting area in the middle of Ponds 2 and 3, covered sitting area, and the enhanced entrance to the detention pond area will be constructed.

Chairman Cocking asked if the area will be wheelchair accessible, to which Mr. Shafer answered yes.

Mr. Bass clarified that a portion of the trail along the first pond is already in place. The ponds serve a regional purpose, and accept water from Exchange Parkway. The round facility is the gazebo facility. He also pointed out the new portion of the trail that will be expanded. The improvements shown on the detention pond area go beyond what was originally shown in the original PD.

Commissioner Orr asked about parking for the open space, and if there is an overage in the parking count for someone who might want to visit the space but not be a part of the senior independent living.

Ms. Kulkarni stated the parking ratio is 1.44 and there are 351 parking spaces for residents and visitors.

Chairman Cocking stated that this is a private park and it is not expected that people will drive to it from the neighboring area to use this facility.

Mr. Shafer stated that the Homewood Suites visitors may use the park as a walking trail. However, it is unlikely that people will visit this park as there are several other public parks in Allen.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking stated that no letters were received.

Commissioner Ogrizovich said that it is a nice project and is suitable for the area.

Chairman Cocking asked the applicant what would prevent garages from being used as storage buildings rather than as parking.

Mr. Shafer stated they would manage that. He also stated that there will be a lot of storage within the facility and built into the plan. The garages are not intended to be storage units.

Motion:

Upon a motion by Commissioner Orr, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the request to amend the development regulations of Planned Development No. 108 and adopt a Concept Plan and Building Elevations relating to an 8.142± acre portion of Lot 1-R-1, Block F, Bray Central One Addition, for Alders at Twin Creeks.

6. 2016-2020 Capital Improvement Program Presentation.

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.

Mr. Tim Porter, Program Manager of Engineering, and Mr. Brian Bristow, Assistant Director of Parks and Recreation, presented the Proposed 2016-2020 Capital Improvement Program to the Commission.

Motion:

Upon a motion by Chairman Cocking, and a second by Commissioner Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the 2016-2020 Capital Improvement Program to the City Council.

Adjournment

The meeting adjourned at 8:34p.m.	
These minutes approved thisday of	2015.
Jeff Cocking, Chairman	Madhuri Kulkarni, Planner

Director's Report from 7/28/2015 City Council Meeting

- The request to adopt an Ordinance to amend the Development and Use Regulations applicable to Tract 4 of Planned Development PD No. 53, from Community Facilities CF to Townhome Residential District TH, and adopt a Concept Plan, Building Elevations, and Development Regulations for Allen Stake Center, generally located west of Alma Drive and north of Exchange Parkway, was tabled.
- The request to adopt an Ordinance to amend the base zoning of a portion of Planned Development No. 3 from Shopping Center SC to a base zoning of Light Industrial LI, and adopt Development Regulations, Concept Plan, Landscape Plan and Building Elevations for a 6.5± acre tract of land generally located northwest of the intersection of Greenville Avenue and Bethany Drive for The Tech Center on Greenville was approved.

Director's Report from 8/11/2015 City Council Meeting

- The tabled item to adopt an Ordinance to amend the Development and Use Regulations Applicable to Tract 4 of Planned Development No. 53, from Community Facilities to Townhome Residential District, and adopt a Concept Plan, Building Elevations, and Development Regulations for Allen Stake Center, generally located west of Alma Drive and north of Exchange Parkway, was approved.
- The request to adopt an Ordinance to create Planned Development No. 121 for Single-Family, Multi Family, Office and Retail Uses for 91.3± acre, generally located north and south of Montgomery Boulevard and west of US Highway 75, for Montgomery Ridge Phase 2, was approved.

PLANNING & ZONING COMMISSIONAGENDA COMMUNICATION

AGENDA DATE: September 1, 2015

SUBJECT: Consider a request for a Final Plat for Cypress Meadows

Phase 2. The property is 34.995± located in the J. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas; generally located north of McDermott Drive between Custer Road and Shallowater Drive. (FP-4/14/15-20)

[Cypress Meadows Phase 2]

STAFF RESOURCE: Tiffany McLeod, AICP

Senior Planner

PREVIOUS COMMISSION/COUNCIL

ACTION: Planned Development PD No. 112 Approved – March, 2013

Preliminary Plat Approved – May, 2013 Ph. 1 Final Plat Approved – July, 2013 PD Amendment – October, 2014

BACKGROUND

The property is generally located north of McDermott Drive and between Custer Road and Shallowater Drive. The property to the north is zoned Single Family Residential R-5. The property to the east, across Shallowater Drive, is zoned Planned Development PD No. 88 Single Family Residential R-7. The property to the south is zoned Planned Development PD No. 112 Single Family Residential R-5. The property to the west (across Custer Road) is in the City of Plano.

The property was zoned Planned Development PD No. 112 Single Family Residential R-5 in March of 2013. A Preliminary Plat for both phases was approved in May of 2013. Phase 1 was final platted in July of 2013. The Final Plat is the last step in the development process for this second phase of the development.

The Final Plat is for $34.995\pm$ acres of land consisting of 139 single family residential lots. There are a total of three (3) access points for the property. One (1) access point is located on Shallowater Drive. The remaining two (2) access points are through streets within Phase 1. The plat also shows various easements required for development of the site.

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

STAFF RECOMMENDATION

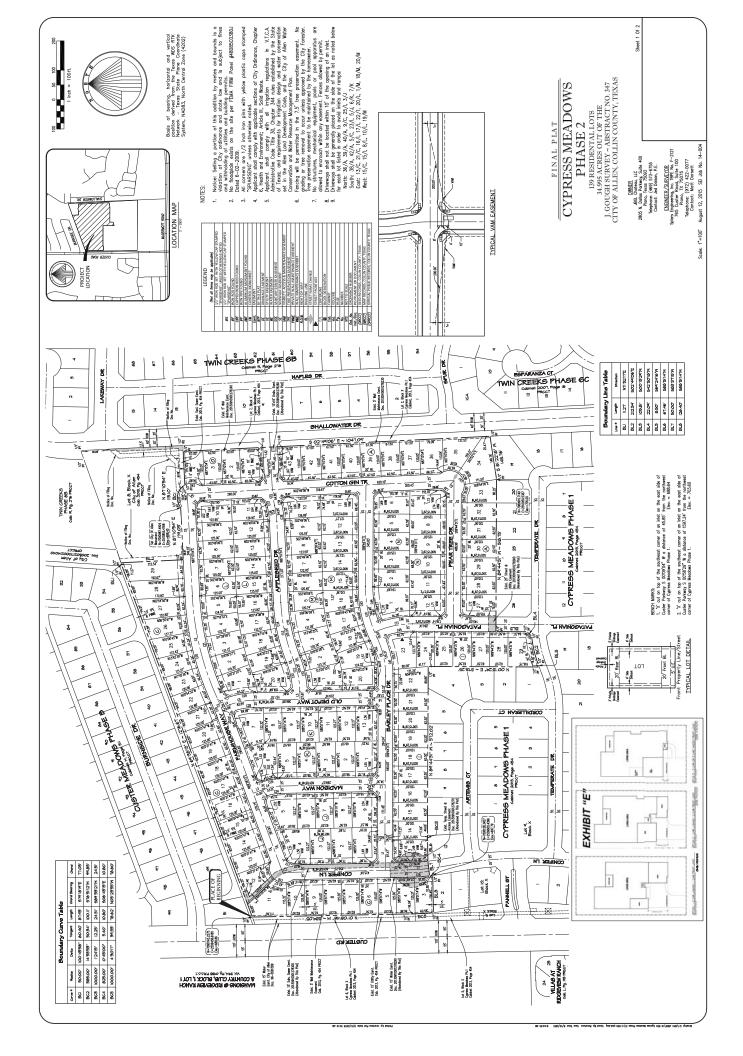
Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Cypress Meadows Phase 2; generally located north of McDermott Drive between Custer Road and Shallowater Drive.

ATTACHMENTS

Final Plat



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		Acreoge	0.211	0.174	0.172	0.172	0.172	0.172	0.172	0.172	0.172	0.233	0.258	0.172	0.172	0.172	0.172	0.245				Acreage	0.00
	Lot Area Table	Squre Feet	9,202	7,569	7,500	7,500	7,500	7,500	7,500	7,500	7,500	10,130	11,240	7,500	7,500	7,500	7,500	10,651			Area Table	Square Feet	0070
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8.		Cerve	Radus	Delta	Tongest	¥	temat	Chard Bearing	ž,	
ਗ਼		5	900'00,	513'59	96.56	38	73.07	N0345'45'W	M. S	
a		22	625.00	433.46	24.90	20	49.77	N672120'E	E.	
٥		13	960.00	22,06,27	185.59	38	366.56	N76'07'41'E	щ	
٥		3	159.54	19713'01"	27.01	5	53.51	W10'45'17"W	3	
J		53	250.00	1912'52"	42.32	35,	83.84	N10"45"12"W	₹.	
2		8	1000.00	12415	12.25	10	24.51	N89 33 21 E	щ	
۰		C2	1005.00	12415	12.32	22	24.63	W0078'39'W	M. 6	
₂₀		8	1008.08	12415	12.35	30	24.70	N0076'39"W		
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ω		C10	400.00	25'50'31"	91.77	ь	180.41	N77720'13'E	3,5	
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╗		C12	300.00	205212	. 55.25	52	109.28	N78'25'08'E	3.8	
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		410	300.00	10,28,31	. 27.50		54.85	N8136381	ij,	
		C15	300.00	10'28'31"	27.50	.05	54.85	N81'56'38'E	3.8	
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<u></u>								ŧ	Lot Curn	
	_			1.	Curve e	2	Redire	Delta	Tange	
	_				C16	825	825.00	513'59"	37.70	
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Cheed 99.76 99.76 99.76 99.76 99.53 94.51 94.51 94.51 94.51 94.57 94.77 94.77 94.77

		ŧ	Curve	Table		
Curve e	Radio	Delte	Tangent	temat	Chard Bearing	9
018	825.00*	513'59"	37.70	75.35	S03'45'45'E	75.32
C17	775.00	513'59"	35.42	70.78	S03'45'45'E	70.76
C18	20:00	15313'34"	210.09	133.71	S38'35'49"W	97.28
C19	600.00	4.33.46	23.90	47.78	N67'21'20'E	47.77
020	975.00	22'06'37"	190.49	376.25	S76'07'46"W	373.92
2	925.00	21'35'31"	176.39	348.59	S76'23'09'W	346.53
222	1025.00	124'15"	12.56	25.12	S89'33'21"W	25.12
523	975.00*	124'15"	11.95	23.89	S89'33'21"W	23.89
C24	134.54	1913'01"	22.78	45.12	N10.4517*W	44.91
523	179.41	17.00'54"	26.84	53.28	W12'07'59'W	53.08
628	980.00	10416	9.16	18.32	W_85,95,00N	18.32
C27	1030.00	1'04'39"	976	19.37	N00'36'27'W	19.37
823	225.00	16'32'58"	32.72	64.99	W09725'15"W	64.76
623	275.00*	1721'45	41.99	83.33	N09'49'39"W	83.02
85	963.08	116'40"	10.96	21.92	N00'30'26"W	21.92
5	1033.08	11610	11.44	22.89	W0030'41'W	22.89
CSZ	275.00	181715	44.26	71.78	N77'07'39'E	87.40
css	325.00	18"41"06"	53.47	105.99	N7719'34'E	105.52
534	625.00*	1911'53"	105.70	208.42	S77'34'58'W	208.44
85	575.00	1911'53"	97.24	192.66	877"34"58"W	191.76
85	275.00*	10'28'31"	25.21	50.28	N8136'38'E	50.21
C27	325.00	325'08"	9.70	19.39	S78'24'57'W	19.39
SS:	325.00	10'28'31"	29.79	59.42	N81 56 38 E	59.34
C.39	275.00	208.02	5.12	10.24	S77'46'24"W	10.24
040	50.00	62'58'26"	30.62	54.95	N02'33'53'E	52.23
25	325.00	22'04'54"	63.41	125.25	N7913'02'E	124.48
C42	275.00	25'50'31"	63.09	124.03	N77'20'13'E	122.98
543	425.00*	25'50'31"	97.50	191.69"	S7720'13*W	190.07
#5	375.00	16'52'00"	55.60	110.39	S81.49,29*W	109.99
545	275.00	1713'51"	41.67	82.70	NO8'21'23"W	82.39
046	325.00	18'05'42"	51.75	102.64	N08.47'23'W	102.22
C#7	50.00	166'48'58"	432.67	145.57	N43'43'11'E	99.34
C48	115.00	18'44'41"	18.98	37.62	N10'29'22'W	37.46
C49	102.73	1913'30"	17.40	34.47	N10*45'02'W	34.31
25	200.00	1612'45"	28.49	56.59	N76'37'10"E	56.40
8	.00'058	18.40,06	139.71	276.95	W.15.05.77S	275.73
C\$2	268.37	22.47.39	54.10	106.77	N77'43'59'E	106.06
8	525.00	22'18'38"	103.53	204.43	N.62,62,11S	203.14

N7754'18'E S82716'21'E S89'30'06'W S06'19'24'W

(14) 1000 (14) 1000 (14) 1000 (14) 1000 (14) 1000 (14) 1000 (14) 1000 (15) 1000 (15) 1000 (15) 1000 (16) 1

WEREAS RRQ. CANTEUL, LLC. in the owner of a treat of land situated in the J. Coupil Survey, Abstract No. 347, CRy of Men. Chem. Conv. I man, have a select text being part of a tract of land conveyed to RBA. Dictions, LLC according to the deed encered an incurrent Number 2014(10)2001/25/8801 of the Deed Recents, Calin County, Towns (RRCCT), the subject treat being more particularly described on follows:

EDAMIO of 1/2" for not with a pleatic cap stamped SPMSSBG should for corner of Operas Machaer Phose 1, an addition to 46 of of 4 Mar. counted in Cobert 1) Deep 144 of the Research, Cobert 2004, Times (PICCI), and thesign the south fine of 0.73 for side for eight-6-ray decident to the City of Mar, an elemen of the plast of Cubert Western Part 1 of 15 of 16 Mar. recorded in Cabert II of the Path Research, Cablic County, Teres

HENCE, N 697813'E, 1278.67 feet dong the aboth line of said Oaster Meadone Ploace B to a 1/2" iron pipe found aboth being the southest comer of a tract described in deed to the City of Mier, recorded in Document Number 2006/27/2002/2406 (1990:7);

HENCE, N 715217° E, 11.27 feet along the south line of said City of Allen tract to a 1/2' iron rod with plastic stamped "SPIARSENG" found corner, said point being the northwest corner of Lot 8, Block X, of Ogeress Meadows Phase 1;

HENCE along the common line of said Cypress Meadows Phase 1 and Lot 8, Block X, the following courses:

S 0249'06" E, 212.54 feet to a 1/2" Iron rod with plastic cap stamped "SPIARSENG" found; 4 8770'54" E, 179.03 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found:

Around a non-tangent curve to the right having a central angle of 10048/36"; a radius of 50.00 feet, E - 77.03 feet, an arc length of 87.93 feet to a 1/2" iron rad with plastic cap stamped "SPNARSENG" if

stamped 'SPIARSENG' NHBNCE S 0249'06" E, Departing said common line 1047.09 feet to a 1/2" iron rod with found: 4 8770'54" E, 115.10 feet to a 1/2" Iron rod with plastic cap stamped "SPIARSENG" found:

381'22'18" W, 148,76 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found:

4 894431" W. 518.75 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found: S 0015'29" W, 105.81 feet to a 1/2" Iron rod with plastic cap stamped "SPIARSENG" found

S 425018" W, 22.09 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found:

a chard of S 76'51'12" found:

fround a non-tangent curve to the left having a central angle of 1452/53; a radius of 385.00 (eet, a H=99.85 (set, an arc length of 100.11 feet to a 1/2; iron rod with plastic cap stamped 'SPNARSENG' is

4 8944'31" W, 572.02 feet to a 1/2" iron rad with plastic cap stamped "SPIARSENG" found: 4 0015'29" E, 378.25 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found: 5 69'24'16" W, 8.50 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found:

fround a tangent curve to the left having a central angle of 012415; a radius of 1000,00 feet, a chool of S 893321" W -24.51 feet, an arc length of 24.51 feet to a 1/2" from rod with plastic cap stamped "SPARSBNC" found: 5 88'51'14" W, 67.46 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found:

fround a non-tangent curve to the left having a central angle of 00'45'00', a radius of 80'5.00 feet, a chard of 506'45'15" is - 10.80 feet, an arc length of 10.80 feet to a 1/2" from rod with plastic cap stamped "SPIARSENG" found: S 833715" W, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found:

fround a non-tangent curve to the right having a central angle of 04°20'17", a radius of 1000.00 feet, a chard of N 0323'55" W - 78.60 feet, an arc length of 78.62 feet to a 1/2" from rad with plastic cap stamped "SPURSENO" found: N 01708/46" W, 539.05 feet to the PLACE OF BECONNING with the subject tract containing 1,524,382 square feet of 34,995 across of land.

S 88'51'14" W, 126.40 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found:

CNOW ALL MEN BY THESE PRESENTS:

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Mitness my hand this BGL CHATEAU, LLC.

James R. Brickman, Manage STATE OF TEXAS COUNTY OF DALLAS

ESTICIO ME, the undersidance, a Notary basis in end or in Scalate of Imme, on the day reposing approach dames R, editionally and the to be the person and officer whose more its absorbed to the foresting statement, and confoundeded to me that he executed the same for the purposes and considerations therein states.

day of SIVEN UNDER MY HAND AND SEAL OF OFFICE this the

Votary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Danse K. Brann, of Spiers Engineering, linc, do beetly catify that I propared this plot and the field notes made a the level from an extell and accounted wanny of the levind and that the commental shall release the reportly ploted under my present sequelation, in accordance with this Subdividen Regulation of the City of Man, Frazz. day of Dated this the

DARREN K. BROWN, R.P.L.S. NO.

STATE OF TEXAS COUNTY OF COLLIN

EETOR III, the undersigned, a Notay Pablic in and for The Slate of Faces, on this day prescoolly appeared Daren K. Brown, insent to the the person and officer does more is absorbed to the foresy instanced and obsorbedage to me that is exercised the same for the papears and confederation them appeared and in the capacity faceth stated. GVEN UNDER MY HAND AND SEAL OF OFFICE this the

Notary Public, State of Texas

Secretory Plonning & Zoning Commission Chairman Planning & Zoning Commission

Date

Date

Attest

Date

day of approved by it on the

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Find Plat of the CYPRESS MEADONS PHASE 2 addition to the City of Allen was submitted to the Planning and Zoning Commission and

City Secretary, City of Allen

PHASE 2

139 RESIDENTAL LOTS
3,935 ACRES OUT OF THE
J. GOUGH SURVEY - ABSTRACTNO 347
CITY OF ALLEN, COLLIN COUNTY, TEXAS CYPRESS MEADOWS

QWNER
URQ. Chateau, LLC
2805 N. Dalias Priviney, Suite 400
Plano, Teans 75093
Telephone: (469) 573–6755
Contact: Jed Dolson, P.E.

Sheet 2 Of 2

ENGINEER/SJRVEYOR Spies Englewerin, Inc. Ther No. F-2121 SD Ouster Road, Sulte 100 Plano, 17 55075 Telephone: (972) 422-0077 Contact: Matt Dersett

SEI Job No. 14-004

Scale: 1"=100' August 12, 2015

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: September 1, 2015

SUBJECT: Consider a request for a Final Plat for Lots 4 and 5X, Block

A, Twin Creeks Crossing, The property is 14.677± acres located in the Michael Lee Survey, Abstract No. 544 and the Henry Brandenburg Survey, Abstract No. 110, City of Allen, Collin County, Texas; generally located northwest of Exchange Parkway and Bray Central Drive. (FP-8/11/15-52)

[Twin Creeks Crossing Phase 2]

STAFF RESOURCE: Madhuri Kulkarni

Planner

PREVIOUS COMMISSION/COUNCIL

ACTION: PD 54 – Approved May, 1993 (Tract 18 for MF).

PD 108 – Approved October, 2011 (District A) PD 108 Amendment – Approved June, 2012 Preliminary Plat Approved – December, 2012 Final Plat for Phase 1 Approved – April 2, 2013

BACKGROUND

The property is generally located north of Exchange Parkway and west of Bray Central Drive. The property to the north is zoned Planned Development PD No. 54 for Single Family Residential SF and Planned Development PD No. 54 Community Facilities CF as well as Planned Development PD No. 54 Industrial Technology IT (across Bray Central Drive). The property to the west is zoned Planned Development PD No. 54 Single Family Residential SF and Planned Development PD No. 54 Medium Density Single Family Residential MDSF. The property to the south is zoned Planned Development PD No. 108 for Multifamily Residential MF-24 (Phase 1 of Twin Creeks Crossing). The property to the east (across Bray Central Drive) is zoned Planned Development PD No. 54 Industrial Technology IT and Planned Development PD No. 108 for Mixed Use MIX.

The zoning for the property (previously called Ablon at Twin Creeks) was approved in June 2012. A Preliminary Plat for both phases was approved in December 2012. The Final Plat is the last step in the development process for this phase.

The Final Plat is for $14.677 \pm acres$ of land consisting of two (2) lots. Lot 4 is for the multifamily residential subdivision and Lot 5X is a Public Access Easement to be maintained by the owner. There are a total of four (4) access points for the property. One (1) access point is located on Bray Central Drive. The remaining three (3) access points are through Fire Lane, Mutual Access, and Utility Easements shared with the adjacent lot to the south (Phase 1). The plat also shows various easements and ROW dedication required for development of the site.

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

STAFF RECOMMENDATION

Staff recommends approval.

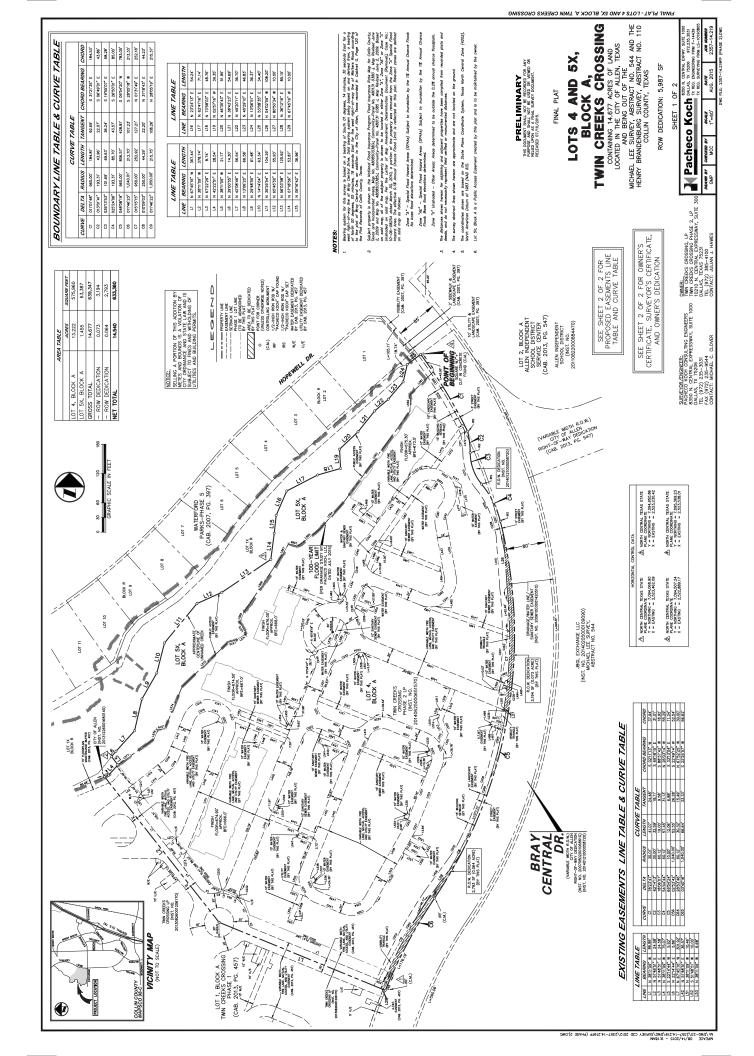
Planning & Zoning Commission September 1, 2015 Twin Creeks Crossing Phase 2 Page 2

RECOMMENDED MOTION

I make a motion to approve the Final Plat for Lots 4 and 5X, Block A, Twin Creeks Crossing, generally located northwest of Exchange Parkway and Bray Central Drive, for Twin Creeks Crossing Phase 2.

ATTACHMENTS

Final Plat



PROPOSED EASEMENTS LINE TABLE & CURVE TABLE

	I INE TABLE	4,4		I INE TABLE	4 %		INE TABLE	ų		I ME TABLE	4		INIE TABLE	۱
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JN/7	BEARING	TENGTH	TWE	BEARING	TENGTH	TINE	BEARING	LENGTH	JWI7	BEARING	LENGTH	JN/7	BEARING	LENG1
L408	N 3612'16" E	85.46	1443	S 10'00'41" E	108.88′	1478	N 55'00'41" W	5.18	1513	N 22.45'16" W	29.43	1548	S 67"45'16" E	31.00
L409	N 80'50'34" W	10.00'	1444	N 67'45'16" W	109.78	L479	N 70'54'31" W	156.27*	4197	N 2275'17" E	11.12	1549	S 67'45'16" E	8.50
5	N 04'02'09" W	107.35	1445	S 67'45'16" E	52.84	L480	N 67'45'16" W	3.03'	1,515	N 674516 W	6.00	1550	S 2214'44" W	10.00
3	N 2214'44" E	265.60	1446	S 221444 W	25.00	184	N 70'54'31" W	160.05	1516	N 2214'44' E	10.00	1991	N 67'45'16" W	8.50
1412	N 67'45'16" W	2.53	1447	S 67'45'16" E	10.00	L482	N 67'45'16" W	34.61	1217	S 67'45'16" E	6.00	1552	S 2214'44" W	50.00
1413	S 2214'44" W	85.22"	1448	N 2214'44" E	25.00	1483	S 67'45'16" E	138.94	1518	N 2215'17" E	49.52	1553	S 67"45'16" E	33.60
1414	S 51 48 51 W	78.17'	L449	S 67'45'16" E	46.14"	1484	S 2214"44" W	10.00	L519	S 221517" W	66.50	1554	S 2213'52" W	56.14
1415	N 51'48'51" E	72.74"	L450	S 67'45'16" E	116.60	1485	N 67'45'16" W	142.35	L520	S 22'45'16" E	29.42,	1555	S 68'05'06" E	13.73
1416	N 2214'44" E	85.22	1997	N 67'45'16" W	105.87	1486	N 2214'44" E	55.05	1221	S 221444 W	33.42	1556	N 21'38'40" E	9.95,
141	S 67'45'16" E	2.53	L452	N 2214'44" E	10.00	L487	N 35'36'11' E	156.80	L522	S 60'40'16" E	37.00	1257	N 683746 W	3.62
1418	S 2214'44" W	217.94	1453	S 67'45'16" E	105.87	1488	S 54'23'49" E	15.00	1523	S 2919'44' W	10.00	1558	N 2218'29" E	46.19
L419	N 2214'44" E	336.46	1454	N 221444 E	10.00	L489	N 35'36'11" E	17.00	1524	N 60'40'16" W	37.00	1559	S 67'24'05" E	10.34
L420	S 67.4516 E	38.04	1455	S 67'45'16" E	8.65	L490	N 2214'44" E	52.16	1525	S 60'40'16" E	37.32	1991	S 452458 W	96.76
1421	S 2214'44" W	248.72	1456	N 67'45'16" W	29.00	L491	N 82.56'08' W	13.93	1526	S 2919'44' W	10.00	1562	S 00'09'31" E	33.54
1422	S 67.4516 E	59.48	1457	N 221444 E	10.00	L492	N 2214'44" E	28.08	1227	N 60'40'16" W	37.32	1563	S 360320 W	230.67
L423	N 291944 E	167.22	1458	S 67*45'16" E	29.00	L493	N 671444 E	14.71	1528	N 67'45'16" W	11.64	1564	S 41'47'04" W	74.69
1424	N 2214'44" E	125.06	1459	N 67'45'16" W	72.88	L494	N 2214 44 E	17.85	1529	N 221444 E	10.00	1565	S 522238 W	54.24
1425	N 67'45'16 W	77.14	L460	N 221444 E	10.00	L495	3 44 41 E	5.28	1530	S 67'45'16' E	3.92	1566	N 77'07'21 W	20.09
L426	N 67'45'16" W	48.33	1461	S 67'45'16" E	88.00	L496	N 67'45'16" W	22.09	1531	N 67'45'16" W	138.15	1267	S 30'21'13' W	35.37
1427	N 2214'44" E	67.48	L462	N 67'45'16" W	6.83	L497	S 2214'44" W	5.00	1532	N 67'45'16" W	139.78	1568	S 33354'45" W	132.20
1428	S 67.4516 E	300.72	1463	N 2214'44" E	10.00	L498	W 91.57.29 N	10.00	1533	N 65'58'27" W	8.71,	1569	S 23'58'50" W	22.09
1429	N 67'45'16" W	266.44	1484	S 67*4516 E	10.63	L499	N 2214 44 E	10.00	1534	N 24'01'33" E	10.00	1570	S 2815'03' E	27.81
1430	N 2214'44" E	13.27	1465	N 54'23'49" W	54.53	1500	S 67*45'16" E	31.12	1535	S 65'58'27" E	8.40	1571	S 57'26'10" W	23.47
L431	S 67'45'16" E	95.82	1466	N 35'36'11" E	19.00	1201	S 80'53'30" E	13.48	1536	S 6714'44" W	9.60	1572	S 72'39'05" W	18.72
1432	N 10'00'41" W	108.88	L467	S 54'23'49" E	10.00	1502	S 2214'44" W	27.06	1537	S 22'45'16" E	10.00	1573	S 46'04'37" W	129.10
1433	S 35'36'11" W	133.09	L468	S 35'36'11" W	9.00	1503	S 67"45"16" E	36.54	1538	N 6714'44" E	7.60	1574	S 2214'44" W	92.12
1434	S 2214'44" W	43.70	L469	S 54'23'49" E	44.53	1504	S 2214'44" W	10.00	L539	N 67"45"16" W	49.62	1575	S 8154'35" W	15.26
1435	S 2214'44" W	476.75	1470	N 35'36'11" E	97.27	1505	W _91,5%.19 N	36.54	L540	S 2214'44" W	2.00	1576	S 21'29'43" W	21.75
1436	S 67*45'16" E	77.14	1471	N 63'44'51" E	15.38	1506	S 2214'44" W	12.09	1541	N 67'45'16" W	10.00	1577	S 54'30'16" W	89.91
1437	S 2214'44" W	125.06*	L472	S 63'44'51" W	12.87	1207	S 2214'44" W	9.52,	1542	N 2214'44" E	12.00	1.578	N 2214'44" E	59.24
1438	S 2919'44" W	167.22"	1473	S 35'36'11" W	89.50	1508	N 67'45'16" W	10.00	1543	S 67*45'16" E	56.45	L579	N 2214'44" E	52.25
1439	N 67'45'16" W	59.48	1474	S 55'00'41" E	34.33	1209	N 2214'44" E	6.57	1544	N 67"45"16" W	98.04	1280	N 2214'44" E	21.95
1440	N 2214'44" E	255.63	1475	S 10'00'41" E	58.14"	L510	S 67*45'16" E	119.26	1545	S 67*45'16" E	98.04	1281	S 67*45'16" E	4.83
1441			1476			1121	N 67'45'16" W	110.48	1546		31.00	1582	S 67'45'16" E	82.76
L442	N 35'36'11" E	133.097	1477	N 10'00'41" W	54.00	L512	N 2214'44" E	20.65	1547	N 2214'44" E	10.00*			

			CURVE	TABLE				
CURVE	DELTA	RADIUS	HL5N37	TANGENT	CHORD BEARING	сноко	CURVE	DEL TA
C204	011'47'19"	1,065.00	219.12	109.95	N 28'05'47' E	218.74	C237	0601001080
C205	010'09'24"	235.00	41.66	20.88	N 3118'53" E	41.60	C238	02710"21"
020	11,01,910	945.00	286.69	134.24	N 18'09'06" E	285.81	C239	05710"21"
C207	01611'23"	935.00	264.20	132.99	N 015854" E	263.32	C240	090,00,060
C208	00131'55"	945.00	25.27	12.63	N 13'23'51" W	25.27	C241	12215"25"
C209	025.24'06"	178.33*	.90'6,	40.19*	N 26'49'56" W	78.41	C242	049 59 41
C210	03913'53"	116.69	79.90	41.59	N 19'55'07" W	78.35	C243	184"22"50"
C211	012'30'29"	178.31	38.93	19.54*	N 06'33'25" W	38.85	C244	013'05'14"
C212	010'55'43"	945.00	180.25	90.40	N 31'24'38" W	179.98	C245	059'57"04"
C213	060 25 53	30.00	31.64	17.47	N 07'58'12" W	30.20	C246	033'30'23"
C214	00,00,060	54.00	84.82	54.00	N 22'45'16" W	76.37	C247	066 58 10
C215	00,00,060	54.00	84.82	54.00	S 6714'44'W	76.37	C248	133'54'39"
C216	02934.07	30.00	15.48	7.92,	S 37'01'48' W	15.31	C249	066'56'29"
C217	010'25'08"	30.00	5.46	2.74	N 46'36'18' E	5.45	C250	059'55'37"
C218	02934.07	54.00	27.87	14.25	N 37'01'48" E	27.56	C251	080,000,000
C219	00,00,060	30.00	47.12	30.00	N 671444 E	42.43	C252	090,00,060
C220	00,00,060	30.00	47.12	30.00	S 22'45'16" E	42.43	C253	007:05:00
C221	119'34'07"	30.00	62.61	51.51	S 82'01'48' W	51.85	C254	082'55'00"
C222	060'09'51"	30.00	31.50	17.38	N 07'50'11" W	30.07	C255	090,00,060
C223	00,00,060	30.00	47.12	30.00	N 6714'44' E	42.43	C256	010'44'17"
C224	00,00,060	30.00	47.12	30.00	S 22'45'16" E	42.43	C257	010'44'17"
C225	_00,00,060	54.00	84.82	94.00	S 22'45'16" E	76.37	C258	116'26'41
C226	082,25,00	54.00	78.15	47.71	N 70'47'14" E	71.50	C259	013'05'14"
C227	00705'00"	124.00	15.33	7.67	N 25'47'14" E	15.32	C260	184 22 50
C228	_00,00,060	54.00	84.82	94.00	N 22.4516 W	76.37	C281	049'59'41"
C229	066'48'07"	54.00	62.96	35.61	S 78'50'41" W	59.45	C282	1221525
C230	066'48'07"	30.00	34.96	19.78	S 78'50'41" W	33.03	C263	0111114
C231	_00,00,060	30.00	47.12	30.00	N 22'45'16" W	42.43	C284	007'26'58
C232	052'31'53"	30.00	27.51	14.80	N 48'30'41" E	26.55	C265	008'35'30"
C233	022'31'53"	60.00	23.59	11.95	N 63'30'41" E	23.44	C286	012'09'33"
C234	060'00'00"	30.00	31.42	17.32	N 8214'44" E	30.00	C267	006.20,40
C235	034"50"42"	30.00	18.24*	9.41	S 5019'55" E	17.96	C268	020'46'24"
C236	-96,91,990	30.00	34.70	19.59*	S 79'06'26" W	32.80		

_				CURVE	CURVE IABLE		
CHORD	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	СНОКО
218.74	C237	080,00,00	30.00	31.42	17.32	N 37'45'16" W	30.00
41.60	C238	02710'21"	60.00	28.45	14.50	N 21'20'26" W	28.19
285.81	C239	05710'21"	30.00	29.94	16.35	N 06'20'26" W	28.71
263.32	C240	090,00,060	30.00	47.12'	30.00	N 6714'44" E	42.43
25.27	C241	12215'25"	24.00	115.22"	97.94	N 51'07'02" E	94.58
78.41	C242	049'59'41"	30.00	26.18	13.99′	N 14'59'10" E	25.35
78.35	C243	184"22"50"	24.00	173.77	1411.94"	N 5212'24" W	107.92
38.85	C244	013'05'14"	100.00	22.84	11.47	S 42'08'48" W	22.79
179.98	C245	059'57'04"	24.00	56.50	31.15*	S 18'42'53" W	53.96
30.20	C246	033'30'23"	30.00	17.54	9.03,	S 05'29'33" W	17.29'
76.37	C247	066 58 10	30.00	35.07	19.85	S 55.43.49 W	33.10
76.37	C248	133'54'39"	60.00	140.23	141.05	S 2275'35" W	110.42
15.31	C249	066'56'29"	30.00	35.05	19.83	S 1113'30" E	33.09
5.45	C250	059'55'37"	30.00	31.38	17.29	S 5212'33" W	29.97
27.56	C251	080,00,00	30.00	47.12	30.00	N 6714'44" E	42.43
42.43	C252	080,00,00	30.00	47.12	30.00	S 22'45'16" E	42.43
42.43	C253	0020.200	100.00	12.36	6.19	S 25'47'14" W	12.35
51.85	C254	082'55'00"	30.00	43.42	26.50	S 70'47'14" W	39.72
30.07	C255	00,00,060	30.00	47.12	30.00	N 22'45'16 W	42.43
42.43	C256	010'44'17"	100.00	18.74	9.40	N 27'36'53" E	18.71
42.43	C257	010'44'17"	100.00	18.74	9.40	N 27'36'53" E	18.71
76.37	C258	116.26.41	30.00	60.97	48.43	N 09'31'55" W	51.01
71.50	C259	013'05'14"	124.00	28.32	14.22	N 42'08'48" E	28.26
15.32	C280	184 22 50	30.00	96.54	784.41	S 5212'24" E	59.96
76.37	C261	049'59'41	54.00	47.12	25.18	S 14'59'10" W	45.64
59.45	C282	1221525	30.00	64.01	54.41	S 51'07'02" W	52.54
33.03	C263	0111114	954.23	186.32	93.46	N 05'41'36" E	186.02
42.43	C284	007'26'58"	971.48	126.31	63.24	N 06'45'50" E	126.22
26.55	C265	008.35,30	1,038.91	155.79	78.04"	S 310010 W	155,64"
23.44	C266	012'09'33"	955.00	202.67	101.72	S 30'47'43" E	202.29
30.00	C267	_01,05,900	955.00	114.06	57.11	S 13'40'27" E	114.02
17.96	C268	020'46'24"	955.00	346.25	175.05	S 19'32'38" W	344.36

OWNER'S CERTIFICATE

immy Research, and controlling United The Control Cont

officement of a 's' cut found on a mapped in the ment (optivities) and office the cut office and office cut of optivities of a foot office of optivities of a foot feet from the architect current of it. I floor of the optivities TRENCE, in a southerly direction, along the said west line of Bray Central Drive and along the southeast line of said Twin Creeks Crossing Phose 2 tract, the following as (6) cale:

Along and cure to the right having a central angle of 11 degrees, O1 minutes, 48 seconds, a radius of 980.00 feet, a chard bening and described on 13 degrees, 27 minutes, 28 seconds Dark 1455 feet, and recibilises of 1848 feet to a 1/2-inch feer and with "HACEO (MOCK age set at the beginning of a maniferagent cure to the Agit.

Along and curve to the right having a central angle of 13 degrees, Ot minutes, 41 seconds, a radia of 193.17 feet, a obserd beharing and Sobol 16 degrees, 46 minute, 10 technols below. 1430 feet, an arc detance of 43.86 feet to a 1/2-inch feer of 43.86 feet, and the degrees of 43.86 feet to a 1/2-inch feer or all the degrees of a remove curve to the rift.

Along aoid curve to the Aft, having a central angle of 30 degrees, 13 minutes, 55 seconds, a radias of 101,60 feet, a chard besering and deficience of South 19 degrees, 50 minute 17, Decorda Escilla feet, and an object and of 101,60 feet to a 1/22-both river not with "PACREO NOTA" as set at the beginning of a reverse curve to the right! Along said cure to the right, having a central angle of 25 degrees, 24 minutes, 06 seconds, a radias of 1933) feet, a obsord beneating and control of the co

Along soid curve to the right, howing a central angle of 48 degrees, 08 minutes, 18 seconds, a realist of 980.00 feet, a obord seeming and definition of Soin for Angless, 45 minutes, 20 seconds well, 780.05 feet on order of Angle COS (Fig. 10 or 10 order), Angle COS (Fig. 10 or 10 order), Angle COS (Fig. 10 order), A wing said over to the fit, whope coverage ages of 1 segress, definitely assessing a construct of 1 (AGD) fits, a characteristic of 1 segress, and 1 segress,

TRINCE, departing the soid west fine of Bory Central Diver and the soid soot like of Lot 1, Block A and into and across soid Lot 1, Block A mar showing the (2) comb.

Morth 38 degrees, 11 minutes, 09 seconds West, a distance of 378.74 feet to a point for corner in a southeast line of Lot 3X of sold Block A and a northwest line of said Lot 1, Block A: North 67 degrees, 43 minutes, 16 seconds Mest, a distance of 367.44 feet to a 1/2-hich fron rod with "PACKECO KOCH" cap set for corner;

THENCE, North 67 degrees, 22 mhoutes, 29 seconds East, along said southeast line of Lot 35, Block A and said northwest line of Lot 1, Block A, a distance of 8,74 feet to an angle paint; THENCE, North 42 degrees, 22 minutes, 51 esconds East, contituing along sold southeast line of Lot 37, Block A and the northwest line of Lot 50, 40 and the northwest line of the floor of 125 elected to point for corner, sold point being the eastermost corner of sold Lot 37, Block A and the northermost corner of Lot 1, 8, Block A. THENCE, North 38 degrees, 11 minutes, 09 seconds West, along the northeast line of said Lot 34, Block A, a distance of 21.17 feet to a point for comer in a southeast line of Lot 1X of said Block R, said point being northermost corner of said Lot 3X, Block A;

PHENCE, in a natheasterly direction, along the natheest line of sold Tain Creeks Crossing Phase 2 tract and along the approxis centerine of the unnamed creek, the following twenty (20) collic:

North 30 degrees, OS minutes, SS seconds East, a deficience of 14,50 Med to a point for commer.
North 42 degrees, OB minutes, 46 seconds East, a deficience of 56,54 Med to a point for commer.
North 23 degrees, OB minutes, 50 seconds East, a deficience of 56,64 Med to a degree of North North 23 degrees, 46 minutes, 50 seconds East, a deficience of 61,64 Med to a point for commer.
North 12 degrees, 41 minutes, CM seconds East, a deficience of 61,54 Med to a point for commer.

North 39 degrees, 29 minutes, 54 seconds East, a distance of 104,29 feet to a point for corner. North 65 degrees, 45 minutes, 50 seconds East, a distance of 55.87 feet to a point for corner; North St dagwas, CS minister, St accords East, a detence of 120.28 best to a point for comer.
North CJ dagwas, if all minister, St second East, a detence of 120.7 feet to a point for comer.
North CJ dagwas, if a minister, St second East, a detence of St St feet to a point for comer.
North CJ dagwas, St minister, St second East, a detence of 54.24 feet to a cold for comer.
North CJ dagwas, St minister, 15 seconds East, a detence of 71.14 feet to a point for comer.
North CJ dagwas, 41 minister, 16 seconds East, a detence of 71.14 feet to a point for comer.

North Cl. degrees, 27 millotes, 16 account that, a delicence of 35.55 field to a point for connext.
North of degrees, 25 millotes, 42 account field, a delicence of 51.55 field to a point for connext.
North 26 degrees, 25 millotes, 25 account field, a delicence of 51.55 field to a book for connext.
North 46 degrees, 20 millotes, 11 accounts field, a delicence of 56.75 field to a point for connext.
North 40 degrees, 20 millotes, 11 accounts field, a delicence of 56.75 field to a point for connext.
North 40 degrees, 29 millotes, 10 accounts field, a delicence of 46.25 field to a point for connext. North 40 degrees, 29 minutes, 10 seconds East, a distance of 46.83 feet to a point for comer. North 13 degrees, 06 minutes, 51 seconds East, a distance of 36.37 feet to a point for comer. s East, a distance of 34.40 feet to the POWT OF BEG

NWG, 639,347 square feet or 14,677 acres of land, more or less.

North 73 degrees, 59 minutes, 03 seconds East a distance of 48,76 feet to a point for comer. North 02 degrees, 57 minutes, 16 seconds West, a distance of 39,35 feet to a point for comer.

"Executed Pro-forma"	Mayor City of Allen, Texas	most the formation and Zening - 201	
"Attested"	Secretory Pleaning and Zoning Commission	For the search of the CD, Secretary of the CD, of them, Then, then the search of the foregoing fine Det of Commission and agreemed by it on the ———————————————————————————————————	
"panouddy,	Chalperson Planning and Zoning Commission Date	unes The understand, the CIV Secretory o Lots 4 and St. Bloot A. hiel Deeds Commission and opposed by It on	Oily Secretary Oily of Allen

OWNER'S DEDICATION

COUNTY OF CALLS

FOUNTY
his plot is approved subject to all platting Aftness my hand this ______ day of _____

Twh Creeks Crossing, LP Twh Creeks Crossing Phase 2, LP

Julian J. Howes Authorized Agent and Representative STATE OF TEXAS

BECORE ME, the undersigned outbority, a Notary Public in and for the State of Texas, on this day personally appeared Aultan J. Mawes, non-the businessed and an absorbed to the Reopolay International and advantagled to me that he executed the same for the purpose and consideration thems appressed, and in the copacity therein stated.

under my hand and seal of office this .

Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF DALLAS

HOOP 41, MET BY THEE PRESENTS.
THAT I, METHOD COMPLE AD MEN'S CHIEF TO BE THAT OF COUNTY ANNY Of the land and that the conner mountains shown thereon shall be properly plosed, under my personal aspection, in accordance with the subdishor regulations of the CDD of Meri, Teas.

STATE OF TEXAS COUNTY OF DALLAS

ESCORE ME, the undersigned outherfly, a hotory Public in and for the State of Teast, on this day personally appeared Michael C. Clover, not to be the suppose person whose person whose person whose person whose person whose persons of the forespoty personal person whose persons of the purpose and consideration therein appressed, and is the capacity thresh states.

day of even under my hand and seal of office this

Votory Public in and for the State of Texas

PRELIMINARY
THIS DOCUMENT SMALL NOT BE RECORDED FOR ANY
PURPOSES, AND SMALL NOT BE USED OR VIEWED OR
RELEASED 07/10/2018.

BLOCK A, TWIN CREEKS CROSSING LOTS 4 AND 5X,

FINAL PLAT

CONTAINING 14.677 ACRES OF LAND
LOCATED IN THE CITY OF ALLEN, TEXAS
AND BEING OUT OF THE
MICHAEL LEE SURVEY, ABSTRACT NO. 544 AND THE
HENRY BRANDENBURG SURVEY, ABSTRACT NO. 110
COLLIN COULN COUNTY, TEXAS M. SHEK-CACK-DONELEER: M. SHEK-CACK-DONELEER: H. PACHEON KOCH-CACKING. SHOWN, SUITE 1000 DALLAS, TO 72508 TEL (972) 235–3034 CONTACT: MICHAEL C, CLOVER

ROW DEDICATION: 5,987 SF SHEET 2 OF 2

Pacheco Koch BALL R TONG PRIZES.

RECEDENTE FOR LEST OF THE STREET PRIZES.

THE RECEDITION FOR LESTON CHECKED BY

THIN OFFICE GROSSING, LP
THIN OFFICE GROSSING, LP
TOO CONTROL CENTRAL, EXPRESSINAY, SUITE 300
TEL (972) 385-4100
CONTACT, JULIAN J, HAWES

SCALE NONE

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: September 1, 2015

SUBJECT: Conduct a Public Hearing and consider a request for a Replat

for Lots 1R, 2X, and 3X, Block A, Twin Creeks Crossing, being a Replat of part of Lot 1 and all of Lots 2X, and 3X, Block A, Twin Creeks Crossing Phase 1. The property is 14.842± acres located in the Michael Lee Survey, Abstract No. 544, and the Henry Brandenburg Survey, Abstract No. 110, City of Allen, Collin County, Texas; generally located northwest of Exchange Parkway and Bray Central Drive.

(RP-7/15/15-48) [Twin Creeks Crossing Phase 1]

STAFF RESOURCE: Madhuri Kulkarni

Planner

PREVIOUS COMMISSION/COUNCIL ACTION:

PD 54 – Approved May, 1993 (Tract 18 for MF). PD 108 – Approved October, 2011 (District A) PD 108 Amendment – Approved June, 2012 Preliminary Plat Approved – December, 2012 Final Plat for Phase 1 Approved – April 2, 2013

BACKGROUND

The property is generally located north of Exchange Parkway and west of Bray Central Drive. The property to the north is zoned Planned Development PD No. 108 for Multifamily Residential MF-24 (Phase 2 of Twin Creeks Crossing) and Planned Development PD No. 54 for Medium Density Single Family Residential MDSF. The property to the west is zoned Planned Development PD No. 54 Medium Density Single Family Residential MDSF and Planned Development PD No. 54 Single Family Residential SF. The property to the south (across Exchange Parkway) is zoned Planned Development PD No. 54 Multifamily Residential MF. The property to the east (across Bray Central Drive) is zoned Planned Development PD No. 108 for Mixed Use MIX.

The zoning for the property (previously called Ablon at Twin Creeks) was approved in June 2012. A Preliminary Plat for both phases was approved in December 2012. The Final Plat for Phase 1 was approved in April 2013.

The Replat is for 14.842± acres of land consisting of three (3) lots. The main purpose of the replat is to shift the shared lot line between Phase 1 (on Lot 1-R) and Phase 2 further south due to ownership changes and financing matters related to the project. This new property boundary is also reflected on the Final Plat for Phase 2. In addition to the shift in the shared lot line, the plat also shows building setbacks and landscape easements. All other elements remain the same.

The Replat has been reviewed by the Technical Review Committee, is generally consistent with the PD Concept Plan, the approved Preliminary Plat, and the <u>Allen Land Development Code</u>.

STAFF RECOMMENDATION

Staff recommends approval.

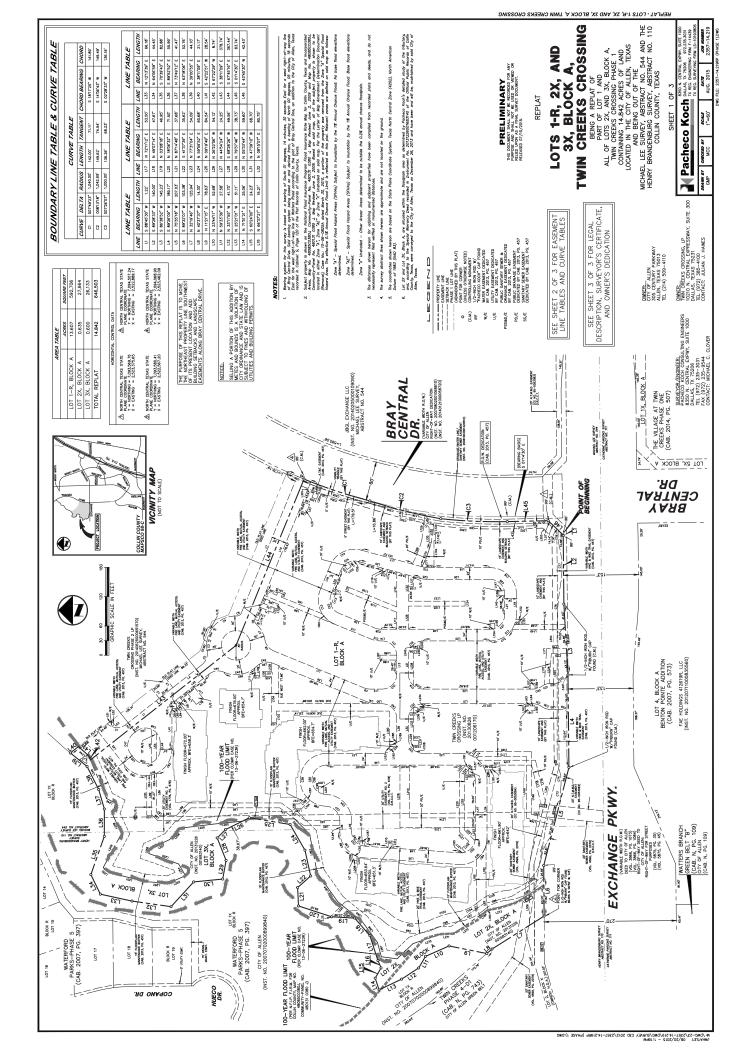
Planning & Zoning Commission September 1, 2015 Twin Creeks Crossing Phase 1 Page 2

MOTION

I make a motion to approve the Replat for Lots 1-R, 2X, and 3X, Block A, Twin Creeks Crossing, generally located northwest of Exchange Parkway and Bray Central Drive, for Twin Creeks Crossing Phase 1.

ATTACHMENTS

Replat



SHEET 2 OF 3

Pacheco Koch Pouss, Tree spreamen Trees spreamen Cup Month Pouss Trees Spreamen Cup Month Pous Trees Spreamen Cup Month Pouss Trees Spreamen Cup Month Pous

OWNER: CITY OF ALLEN 305 CENTURY PARKWAY ALLEN, TEXAS 75013 TEL (214) 509-4110

OWNER.
TWIN CERES CROSSING, LP
TOZIO N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, ITEXAS 7221 EEE (922) 385-4100
CONTACT: JULIAN J. HAWES

SURPCORACIONERE.

PACHECONORDONISTING ENGINEERS
8350 N. CENTRAL, EXPWY, SUIT: 1000
1014.1A.; N. 72006
TEL (972) 235–3031
CONTACT: MCHARL C. CLOVER

LOTS 1-R, 2X, AND

3X, BLOCK A,

TWIN CREEKS CROSSING

LOTS 1, 2X, AND 3X, BLOCK A,

TWIN CREEKS CROSSING PHASE 1

CONTAINING 14.842 ACRES OF LAND

LOCATION THE CITY OF ALLEN, TEXAS

MICHAEL LES ENDREY, ABSTRACT NO. 554 AND THE

HENRY BRANEBBURGS SURVEY, ABSTRACT NO. 110

FALSE COLLIN COUNTY, TEXAS

PROPOSED EASEMENTS LINE TABLE & CURVE TABLE

				CURVE	: TABLE		
6	CURVE	DELTA	RADIUS	HLDN37	TANGENT	CHORD BEARING	СНОКО
Т	83	253.42	1040.00	52.55	26.28	S 22'49'14" W	52.54
_	52	62,24,38	30.00	32.94	18.35	N 064249 W	31.31
_	88	76.32.22	30.00	40.08	23.67	S 13:32'41' W	37.16
	85	016'32"	1040.00	2.00	2.50		2.00.
	990	35,25,51	.00.49	33.39	17.25	S 39'57'40" W	32.86
П	193	6.45.45	30.00	3.54	1,77	N 863707 W	3.54
	C62	6519'11"	24.00,	61.56	34.61	S 57'20'24" E	58.28
_	293	11.14.37	54.00	10.60	5.32	S 19'03'30" E	10.58
-	8	2853.46	60.12	30.32	15.49		30.00
-	292	3,40,16	1040.00	66.64	33,33	S 22"25"57" W	66.62
_	98	63.47'30"	80.12	.96'99	37.42'	S 07'51'26" E	63.54
_	82	47.13.11	30.00	24.72	13.11		24.03
-	88	13.59'44"	217,78	53.20	26.73	S 68'28'30" E	53.07
	690	8:06:10*	1060.00	150.52	75.39*	S 02'49'35" W	150.40
_	C20	13.09.23	237.78	54.60	27.42	S 6971"29" E	54.48
_	C21	9.03.09	237.78	37.57	18.82	S 67'08'22" E	37.53
_	225	25.28.20	24.00	52.76	28.70		50.69
_	C73	15.02,38	95.00	24.94	12.54"	N 88'56'52" W	24.87
_	C74	25'37'54	85.00	38.03	19.34		37.71
_	C75	17.05'27"	100.001	29.83	15.03		29.72
_	676	9,44,16	200.00	84.98	42.59	N 85'09'14" W	84.88
_	C27	2316'45"	190.00	77.20'	39.14"	N 88.04'31" E	76.67
_	C78	19,09,29	100.00	33.44	16.85	S 86'00'53" W	33.28
-	623	26.46.09	54.00	25.23	12.85	S 13'23'04" W	25.00
_	080	21'44'18"	54.00	20.49	10.37	N 79'07'51" E	20.37
_	8	15.38,33	54.00	14.74"	7.42		14.70
_	C82	16.39.12"	105.00	30.52	15.37	S 81'40'24" W	30.41
_	C83	20.4811	125.00	45.39	22.95	S 79'35'55" W	45.14
-	88	38,00,29	24.00	35.83	18.60		35.18
	C85	23'03'32"	30.00	12.07	6.12	N 78'28'14" W	11.99
-	388	37.0708"	24.00	34,98'	18.13"	S 20'31'01" W	34,38
_	C87	10.37.34	24.00	10.01	5.02	S 44'23'22" W	10.00
	288	14719'14"	30.00	77,14"	102,33		57,58
	680	3817735	.00.49	36.09	18.75	S 70'51'12" W	35.42
	080	61.50,18"	30.00	32.38	17.97	S 59'04'51" W	30.83*
	5	19.32,08	30.00	10.23	5.16	S 271417 W	10.18
	263	11.23.22	54.00	10.73	5.38		10.72
-	C93	23'01'27"	30.00	12.06	6.11	S 07'30'44" E	11.97
_	285	10.07,26	30.00	5.30	2.66	S 84'56'17' E	5.29
-	385	52,38,35"	100.001	91.88	49.47	S 30'59'30" E	88.68
_	985	36'32'44	.00.08	51.03	26.42	N 22'56'35 W	50.17
-	8	32.21.42	100.00	26.48	29.02,		55.73
_	863	15.59.13	193.00	53.55	27.10		53.68
_	8	670507	8200	11.23	62.98		104.99
_	0100	50.47.34	84.00	74.47	39.88	N 16 50 52 E	72.05
-	000	24.37.36	104.00	98.16	55/1	16 00 01	45.00
-	100	10,000	00.00	E0.43	20.01	E 00 75 00 0	60.24
_	200	*CF.16.62	80.00	45.10	24.21	25.00,00	44.50
т	505	16.12.44	100.001	63.78	33.02		62.71
_	010	75.3619	80.00	105.56	62.06		98.07
_	C107	2910,29	100.00	50.92	26.02	N 65'41'17" W	50.37
_	C108	41.48,37	30.00	21.89	11.46	S 205419 W	21.41
	C109	41.48.37	30.00	21.89	11.46	S 20'54'19" W	21.41
ì							

						-
CURVE	DELTA	RADIUS	TENGTH .	TANGENT	CHORD BEARING	CHOKO
5	78'23'47	30.01	41.07	24.48	S 021113 W	37.94
C5	621413	30.00	32,59"	18.11	S 691815" E	31,01
23	18'06'07"	60.12	19.00.	9.58	S 88'37'42" W	18.92
Š	24,44,44	60.12	57.45	31.13	N 2603'14" W	55.29
S	89,04,24	10.00	12.06	6.88		11.76
8	69'07'02"	10.00	12.06	6 80	W	7
C2	26.50.35	60.12	78.20	19.82	N 6122727 F	37.65
8	57.22.28	30.00	30.04	16.42	S 50'55'58" W	28.80
5	2274.44	30.00	11.65	2.80	S 11.07'22" W	11.57
010	00,00,06	30.00	47.12	30.00	le.	42.43
15	.00,00,06	30.00	47.12	30.00		42.43
C12	22"4"44"	74 00'	20.97	10.62		20.83
553	00,00,06	54.00	84.82	54.00	6714'44	78.37
45	\$250,0XC	,ve 00,	78 21	47.76	W DENKAR W	71 66'
Ę.	1541,47	,00	7.07	101	12,01.00	7.06
95	*********	, 40	00.00	,00		10.00
3 5	00,000	0000	04.07	00.00		10.37
3	30,00,00	20.00	20.00	20.00	000000	10.07
9 5	00000	30.00	7.7	20,00	0000	2
800	200000	20.00	77.75	30.00	8 49,00,00 M	47.43
97.5	38.37.00	32.00	21.57	17.	S 19'57'30" E	21.16
CZ1	30.23.10	30.00	16.17	8.29	N 15'27'57 W	15.98
C22	71.49.42	30.44	38.16	22.05	S 35'56'13" E	35.71
C23	200,00,06	30.00	47.12	30.00	S 6714 44 W	42.43
C24	82,59,03	30.00	43.45	26.53	N 2615'44" W	39.75
C25	1513'47"	54.00	14.35	7.22	S 07'36'53" W	14.31
C26	.00,00,06	30.00	47.12	30.00	N 45'00'00" E	42.43
C27	*00,00,06	30.00	47.12	30.00	S 45,00,00° E	42.43
C28	2214'44"	30.00	11.65	5.90	S 1107.22 W	11.57
C29	3610'20"	30,50	19.20	96'6	N 18'06'32" E	18,94
C30	36'01'03	30.00	18.86	9.75	S 18'01'54 W	18.55
C31	36.02,25	30.00	18.87	9.76	N 18701'12" E	18.56
C32	20,00,06	30.00	47.12	30.00	N 45'00'00 W	42.43
C33	.00,00,06	30.00	47.12	30.00	S 45'00'00" W	42.43
C34	.00,00,06	54.00	84.82	54.00	N 45'00'00" E	76.37
33	.00,00.46	54.00	88.59"	57.91	S 4300'00" E	78.99
036	*00,00,98	54.00	81.05	50.36	S 47'00'00" W	73.66
C37	88'02'33"	30.00	46.10	28.99	N 45'58'43" E	41.70
C38	178'02'33"	24.00,	167.80*	3161.02	N 89'01'17" W	107.98
C39	90,00,00	30.00	47.12	30.00	S 45'00'00" E	42.43
040	.00,00,06	30.00	47.12	30.00	N 45'00'00" E	42.43
C41	2214 44	54.00	20.97	10.62	S 11'07'22" W	20.83
C#2	66'51'54"	30.00	35.01	19.81	N 111113* W	33.06
043	68,39,29	60.12	72.05	41.06	1017.25	67.81
#5	62,13,28"	30.00	32.58	18.11	N 07'04'25" W	31.00
565	51,48,51	30.00	27.13	14.57	N 64'05'34" W	26.21
C46	141'48'51	54.00,	133.66	156.01		102.06
047	.00,00,06	30.00	47.12	30.00		42.43
248	12811'09"	30.00	67.12	61.76	N 255426 E	53.97
680	141.48.21	30.00	74.25	86.67		56.70
020	178'02'33	30.00	93.22	1756.12		59.99
C51	.00,00,06	30.00	47.12	30.00		42.43
C52	94,00,00	30.00	49.22	32.17		43.88
3	96,00,00	30.00	45.03*	27.98	.00,00.2	40.92
8	68,02,33	24.00	82.98	62.19	F 75.88.88 N	78.08
					200	20.00

EXISTING EASEMENTS LINE TABLE & CURVE TABLE

[
7	LINE TABLE	77.				CURVE	CURVE TABLE		
3W7	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH	TANGENT	DELTA RADIUS LENGTH TANGENT CHORD BEARING	сново
1301	S 67'56'30' E	19.92	C301	"15'91'800	1,018.27	147.07	73.66	N 10'06'05" E	146.94*
L302	N 0114'30" W	72.01	C302	007'27'44"	1,065.00	138.70	69.45	N 02'29'22" E	138.61
L303	S 44'26'09" W	26.71	C303	71,51,00	1,057.69*	151.77	76.01	N 14'05'05" E	151.64
L304	S 89'26'09" W	467.13	C304	007*47*47*	1,055.00	143.55	71.89	N 1816'15" E	143.44
1305	N 75'35'18" W	207.00	C305	007*48'50"	1,045.00	142.52"	71.37	S 1817'41" W	142.41
1306	S 89'32'07" W	125.95	0306	0035337	1.045.00	71.017	36.52	S 12"26"28" W	,00,12
					-				!

OWNER'S CERTIFICATE

HINDERS, the Control of the Control of Alexandron and the Alexandron and the Control of the Alexandron and the Alexandr

REDAMN, at a 1/2-hot han nod with PALCHEO KOOI" cap found for comer in the north right-of-way like of Euchonge Penkway (a received with right-of-way), and point have just the suchest and of a high-of-way comer pic if the interaction of the such north the of Euchonge Penkway and when they wanted Dive (a various with night-of-way).

TRENCE, in a watery direction along the sold north the of Enchmay Frances, the following siz (6) cubic. South 88 dayses, 44 minutes, 20 seconds their, o distance of 1.25 feet to 0 1/2—thin from rod with FALCHEOD KNOH' cap found at mappy point.

South 89 degrees, 28 minutes, 33 seconds West, a distance of 140.00 feet to a 1/2-inch iron rad with PIBURN' cap found at an angle point. South 86 degrees, 38 minutes, 52 seconds West, a distance of 145,23 feet to a 1/2-hab iron rod with PIBURN* cap found at an engle point;

South 89 degrees, 26 minutes, 09 seconds West, a distance of 18917 feet to a 1/2-hich fron rad with PBURN: cap found at an angle point. North 73 degrees, 33 mhuites, 18 seconds Mest, a distance of 207.03 feet to a 1/2-inch iron with PAONECO KOOH cap found at on maje point;

South 80 degree, It inhules, IT sectors that a deliner of 10.128 their is on order point (not self) and point being the Page 73.2 of the Pat Records of Collin County, Team, and point date being the apparatuse confusion of Heisers Remore. The Pat Records of Collin County, Team, and point date being the approximant confusion of Heisers Remore. The Pat Records of Collin County, Team, and point date the approximant confusion of Heisers Remore, the County from the self and one set the of self has County from the self approximant of Heisers Remore, the Kolemy See (2) colls.

North 20 degrees. It minding, de seconde West, o distance of 125.54 heet to a point for conner; North of degrees, in Twinding, 2 meeting, the contract of the LTD delt to a LTD of the contract of point like destinant North of LTD, Acad B. Windinger devel-plane, it on addition to the CTD of them leaves according to the point removed in Calibert 2007, Page 2017 of a Delf of Recording a point date being of the Misraeckins of sold appropriate centerlies of Builders Boroth and

PENCI, deporting the soil east line of Tein Creats Phase 4–D1 and the soil approximate centerline of Watters Branch and along the nast line of Lot IX and the soid approximate centerline of the unnamed creak, the following thirty—ane (31) catio:

The state of Let if and the seadone securities of Machine and Table sets of the common the set of the set of the security of the set of the set of the security of the set of the security of the set of the set of the security of the set of the set of the set of the security of the set of the set of the security of the set of the set of the security of the set of the set of the security of th

OWNER'S CERTIFICATE (CONTINUED)

HDICE, South 38 degrees, 11 minutes, 08 seconds East, along a northeast line of soid Lot 3%, a distance of 21.17 feet to a point for somer, soid point being the easternmost corner of soid Lot 1; THENCE, along a southeast line of said Lot 3X and a northwest line of said Lot 1, the following two (2) calls:

THENCE, departing the said southeast line of Lot 3X and into and across said Lot 1, the following two (2) calls: South 42 degrees, 22 mbutes, 51 seconds Mest, o distance of 28,54 feet to a point for corner; South 67 degrees, 22 mbutes, 29 seconds Mest a distance of 8,74 feet to a point for corner;

South 67 degrees, 45 mitutes, 16 seconds East, a distance of 367.44 feet to a point for comer in the said west line of Bray Central Drives, said point belong in a non-tangent curve to the left; South 38 degrees, 11 minutes, 09 seconds East, a distance of 378.74 feet to a point for corner,

TRONGS is a content) direction, along the soid west line of largy Central Drine, the following four (4) colors Along soid curve to the wife himing a central origin of 07 degrees, 40 minutes, 21 economic, or make of 1,00.00 feet a chord be-entry and distinct a close 18 degrees of Trainlanes, 2000 feet (1,185 or or or dedress of 142,00 feet to 9 point of the entry of and corner, soid point when the heptings of a conceiling care to the left.

Along said curve to the left, hankin a central angle of 07 degrees, 26 minutes, 07 seconds, a radius of 1,050.00 feet, a chord bearing and distance of 55uth 02 degrees, 28 minutes, 35 seconds Nest, 150.16 feet, an arc distance of 136.26 feet to a point of the end of and curve. Along acid curve to the left, hanking a central oncyle of 08 degrees, 13 minutes, 18 seconds, a radius of 1,042,89 feet, a chord anging and statement of 55uth 14 degrees. Of minutes, 4,542 feet, and 4542 feet, are adjusted and of 148,82 feet to a point at the end of said curve, said point help the supplicing of a non-temperat curve to the left in

South OI degrees, 14 minutes, 30 seconds East, a distance of 83,74 feet to a point for corner at the northeast end of said corner clip:

Interest, South 43 degrees, 45 minutes, 30 accords West, a distance of 42.43 feet to the POINT OF BECONNING, CASSOS square feet or 14.842 acres of land, more or less.

Mayor City of Allen, Texas "Executed Pro-forma" Secretary Planning and Zoning Commission Attested Charperson Planning and Zoning Commission Approved

SURVEYOR'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

ARROW ALL MED BY THESE PRESENTS.
THAT I, LIBERION C. CORM, do hardy cently that I proposed that reposit from an exclud and execute survey of the load and that the
corner manuments about these three presents are interest, under my persons about the city of the city and invast.

PRELIMINARY THS DOCUMENT SHALL NOT BE RECORDE FOR MYY PURPOSES AND SHALL NOT BE USED OR VENED OR RELED UPPO AS A THAL SHRVEY DOCUMENT.

STATE OF TEXAS

BETORE ME, the undesigned outhority, a Motary Public in and for the State of Teach, on this day personally appeared Michael C. Clowe, shown in to be the same person whose mine a busched for the Cheopola performent and administrated to me that he executed the small for the purpose and consideration therein superseased, and it has capacity therein states.

under my hand and seal of office this

Votary Public in and for the State of Texas

OWIER.
TWIN CREEKS CROSSING, LP
TOZIO N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 7227RESSWAY, SUITE 300
TEL (972) 385-4100
CONTACT: JULIAN J. HAMES SURPLYCHARGER BEST STATEMENT OF THE STATEMENT OF THE STATEMENT STATEMENT OF THE STATEMENT STATEMENT OF THE STATEMENT
OWNER: CITY OF ALLEN 305 CENTURY PARKWAY ALLEN, TEXAS 75013 TEL (214) 509-4110

OWNER'S DEDICATION

THEREFORE, KNOW ALL MEN BY THESE PRESENTS

Int.; the Oracle counting LP and the Oracle After mixture the controlled controlled comparing the oracle of
Julian J. Howes Authorized Agent and Representative

OF DALLAS STATE OF TEXAS

BETORE ME, the undersigned authority, a Notory Public in and for the State of Terax, on this day personally appeared Julian J. Hares, and the he same persons moters name is subscribed to the freegoing instrument and acknowledged to me that he executed the parament for the purpose and consideration them are persessed, and in the apposity them stated.

under my hand and seal of office this.

Notary Public in and for the State of Texas

2015.

Witness my hand this _____ For: The City of Allen, Te

COUNTY OF DALLAS STATE OF TEXAS

66708. ME, the undersigned outborily, a hotsey Public in and for the State of Texas, on this day personally appeared.

Hower to be the service on more is an expense where a more is absorbed to the forespingly instrument and the executed the same for the purpose and condensedand to me that he executed the same for the purpose and condensity therefore the same for the purpose and condensity therefore the same for the purpose and condensity therefore the condensity of the conden

under my hand and seal of office this _____ day of

Notary Public in and for the State of Texas

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELEASED 07/07/2018.

REPLAT

TWIN CREEKS CROSSING LOTS 1-R, 2X, AND 3X, BLOCK A,

BEING A REPLAT OF

LOTS 1, 2X, AND 3X, BLOCK A,

TWIN CREEKS CROSSING PHASE 1

CONTAINING 14.842 ACRES OF LAND

LOCATED IN THE CITY OF ALLEN, TEXAS

AND BEING OUT OF THE

MICHAEL LES SINREY, ABSTRACT NO. 10

HENRY BRANDENBURG SURREY, ABSTRACT NO. 10

COLLIN COUNTY, TEXAS

SHEET 3 OF

Pacheco Koch N. Genral Every. Sur. Rec. Elenerane Fira 15-17 TX Rec. Elenerane Fira 15-17 TX Rec. SURFENNE FIRA 15-10 AUG. 2015 SCALE NONE DRAWN BY CMECKED BY GMP MCC

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: September 1, 2015

SUBJECT: Conduct a Public Hearing and consider a request for a Replat

for Lots 3R-1, 3R-2, and 3R-3, Block A, Watters Creek at Montgomery Farm Phase 1 & 2, being a Replat of Lot 3R, Block A, Watters Creek at Montgomery Farm Phase 1 & 2. The property is 7.457± acres, located in the Thomas G. Kennedy Survey, Abstract No. 500, and the Rufus Sewell Survey, Abstract No. 875, Collin County, City of Allen, Texas; generally located south of Bethany Drive and west of

US 75. (RP-8/24/15-57) [Watters Creek]

STAFF RESOURCE: Tiffany McLeod, AICP

Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION:

Planned Development approved: February 2006 General Development Plan approved: March 2006

Preliminary Plat approved: March 2006 Final Plat approved: October 2006

Planned Development amended for Sign Plan: November

2009 & June 2010

Replat approved - September, 2011

BACKGROUND

The property is a portion of the Watters Creek at Montgomery Farm development and generally located south of Bethany Drive and west of US75. The property to the north, south and west is zoned Planned Development PD No. 99 Mixed Use MIX. The property to the east, across US 75, is zoned Light Industrial LI.

The Replat is for $7.457\pm$ acres of land and subdivides Lot 3R into three separate lots. A hotel use is proposed for Lot 3R-1. There are two access points into the site; one on the US 75 service road and one on the future extension of Montgomery Boulevard. The Replat also modifies existing easements (including the realignment of Market Street), dedicates additional ROW along US 75 and establishes new easements required for the development of Lot 3R-1.

The Replat has been reviewed by staff, is generally consistent with the PD Concept Plan and meets the requirements of the <u>Allen Land Development Code</u>.

STAFF RECOMMENDATION

Approval

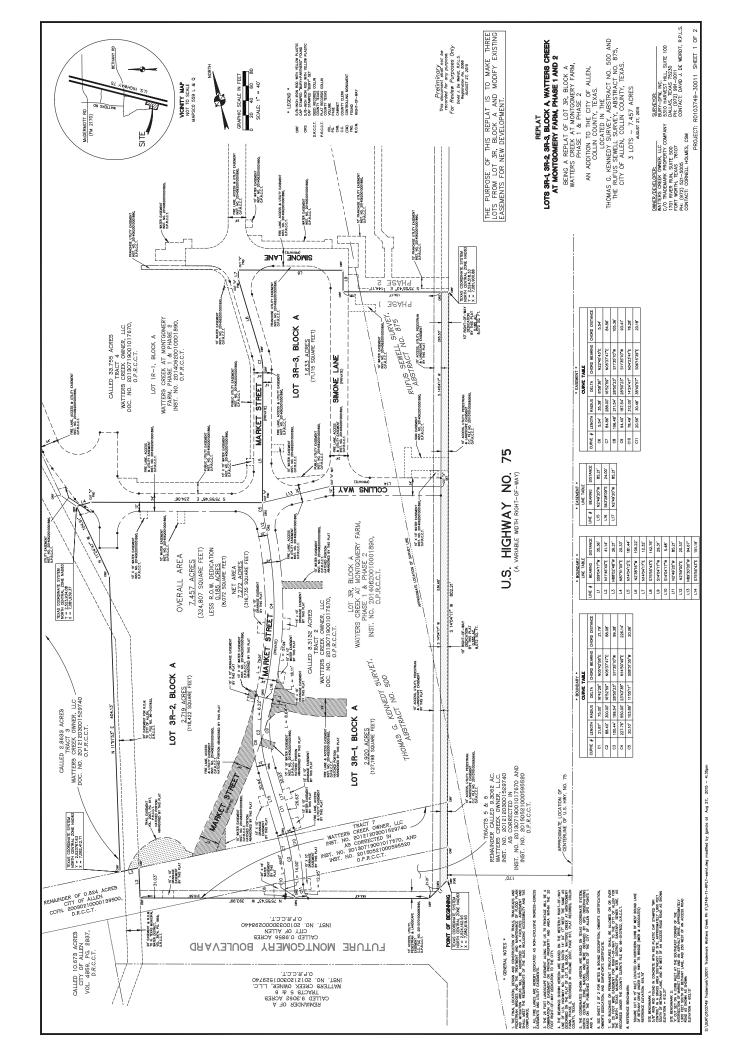
RECOMMENDED MOTION

I make a motion to approve the Replat for Lots 3R-1, 3R-2, and 3R-3, Block A of Watters Creek at Montgomery Farm Phase 1 &2; generally located south of Bethany Drive and west of US 75.

Planning & Zoning Commission September 1, 2015 Watters Creek at Montgomery Farm Replat Page 2

ATTACHMENTS

Replat



OWNER'S CERTIFICATE

WHERE SETS OWER D. TO SEEL ON TO SEALONS PRESENT COMENVE IS THE SELECTOR OF SEALONS OF THE SELECTOR OF SEALON OF THE SELECTOR OF SEALON OF THE SELECTOR OF SEALON OF THE SEALON SEALON OF SEALON OF THE SEALON OF SEALON

FEGNANCI A 5,9-we reave from the control of the con

THENCE SOUTH 59'04'17" WEST ALONG SAID CORNER CLIP, A DISTANCE OF 35.36 FEET TO A 5/9-INCH IRON ROD WITH A CAP STAMPED BURY + PARTNERS?

THENCE NORTH 7555'43" WEST CONTINUING ALONG THE NORTH LINE OF SAID 0.5986 AGET THACT, A DISTANCE OF 383.99 FEET TO A 5/8-HICH RION ROD WITH A CAP STAMPED "BURY + PARTNERS" FOUND FOR THE SOLITHWEST CORNER OF SAID TRACT NO. 7.

BLOCK AND HAT CALLED DASA AGE THOST OF LAND DESTREED IN THE CREAT OF THE CALLED DASA AGE THOST OF LAND ESCREED IN THE TOTAL CHEK'S THE NO ZODOSZODOWSZ THENCE NORTH 11' 46' 40' EAST ALONG THE WEST LINE OF SAID TRACT NO. 7, A DISTANCE OF 41.14 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED 'BURY PARTHERS' FOUND FOR CORNER IN THE SOUTH LINE OF SAID LOT 3R, BLOCK A'.

THENCE ALONG THE COMMON LINE OF SAID LOT 3R, BLOCK A AND SAID TRACT 3, THE FOLLOWING.

NORTH 11' 51' 53" EAST, A DISTANCE OF 404.13 FEET, TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY + PARTNERS" FOUND FOR CORNER;

NORTH 11' 24' 47" WEST, A DISTANCE OF 104.51 FEET, TO A 5/8—NCH RON ROD WITH A CAP STANDED "BURN" + APRINERS" FORMOR FOR THE WOST WESTERN NORTHEST CORRER OF SAID LOT NS. BENG THE SOUTHEST CORRER OF LOT TIRS—I BOOK A OF SAID WAITERS CREEK AT WORTGOMERY FAMA, PHASE 2.

NORTH 87' 51' 05" EAST, A DISTANCE OF 20.33 FEET TO CUT "X" FOUND FOR CORNER. THENCE ALONG THE COMMON LINE OF SAID LOT 3R, BLOCK A AND SAID LOT IR-1, BLOCK A, THE FOLLOWING;

SOUTH 75' 55' 48" EAST, A DISTANCE OF 234.06 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 14' 04' 12" EAST, A DISTANCE OF 181.44 FEET TO A CUT "X" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET.

NORTHEISTERY WITH SAID CURVE TO THE LETT, THROUGH A CENTRAL ANGLE OF 16 42.2 FOR AN AMOLE CLENGTH OF 21.87 FEET, A CHORD BEVAINS OF NORTH 05: 42°-56. EAST AND A CHORD DISTANCE OF 21.79 FEET, TO A CUT "X" SET FOR THE POINT OF TANGENCY:

NORTH 02' 38' 16" WEST, A DISTANCE OF 106.22 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 14" 04" 17" EAST, A DISTANCE OF 12.32 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 75' 55' 43" EAST, A DISTANCE OF 142.76 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "BURY+PARTNERS" FOUND FOR CORNER;

SOUTH 14' 04' 17" WEST, A DISTANCE OF 29.31 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "BURY+PARTNERS" FOUND FOR CORNER;

SOUTH 75' 55' 43" EAST, A DISTANCE OF 144,17 FEET TO A 5/8 INCH IRON ROOW WITH A CAP STANDED "BURN-PARTNERS" FOUND FOR CORNER IN THE RECENTATIONED "WESTERLY RIGHT"—OF—WAY OF U.S. HIGHWAY NO. 75;

THENCE SOUTH 14" 04" 17" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 802.21 FEET TO THE POINT OF BEGINNING:

CONTAINING A COMPUTED AREA OF 324,807 SQUARE FEET OR 7.457 ACRES OF LAND.

ALL MEN BY THESE PRESENTS:

THAT WHITES OCERT OWER, LIC. C/O THOUSANGE MERCHY COMEN. IN PROCEED THE UNDERSORD JURISHING OCES HERBY ACROT HIS PAY INSOLATION THE CITY OF ALLIN, TEXAS, AND DOES HERBY DEDIVATE. TO THE CITY OF ALLIN, TEXAS, AND DOES HERBY DEDIVATE. TO THE PAGE 1 HAD COMEN TO THE CITY OF ALLIN, TEXAS, AND DOES HERBY DEDIVATE. TO THE PAGE 1 HAD COMEN TO THE CITY OF ALLIN, TEXAS, AND DOES HERBY DEDIVATE. TO THE PAGE 1 HAD COMEN TO THE PAGE 2 HAD COMEN TO THE PAGE 2 HAD COMEN TO THE PAGE 3 HAD COMEN T

AND RULES, REGULATIONS THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RESOLUTIONS OF THE CITY OF ALLEN, TEXAS.

, 2015. DAY OF HAND THIS WITNESS MY

WATTERS CREEK OWNER, LLC

AGENT FOR BY: TRADEMARK PROPERTY COMPANY (AS 9

COUNTY OF COLLIN * STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE, NOW IN TO ME IN THE NAME FOR EDGEOING INSTRUMENT AND OB THE PERSON WHOSE NAME IS SUBSISRIBED TO THE FORECOME INSTRUMENT AND CONSUBRATION OF THE PUBLIC STATE OF THE SAME FOR THE PUBLIC STATE OCCUSIONATION THERE OF PURPOSE IN THE CAPACITY THEREIN STATED.

DAY OF_ HIS UNDER MY HAND AND SEAL OF OFFICE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, DAVID J. DE WERDT, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE, MARCHAL MARCHAL SUMPOR DEMONSTRATION IN THE LOAD THAT THE CORNER MONIMENTS SHOWN THEERON SHALL BY ONE MEE FOUND WORSE MY SEPROND WORSEN SHALL BY ONE MEE FOUND WORSEN WE SERVEN FOUND WITH MEETING MEETING MEETING MARCHALIN TEXAS.

Preliminary
This document shall not be
recarded for my purpose.
For Review Purposes only
Doed to the West, Rel.S.
Residentien No. 3066
August 27, 2015 9 DANID J. DE WEIRDT, R.P.L.S.
TEXAS REGISTRATION NO. 5066
BURY—DFW, INC.
5310 HAWEST HILL ROAD, SUITE 100
DALLAS, TEXAS 75230
(972) 991–0011

COUNTY OF DALLAS *

STATE OF TEXAS

TEXAS NOTARY PUBLIC IN AND FOR THE STATE OF

COMMISSION SECRETARY PLANNING & ZONING ATTEST: DATE DATE CHAIRPERSON PLANNING & ZONING COMMISSION DATE EXECUTED PRO-FORMA APPROVED:

THE INDERSONED. THE CITY SECRETARY OF THE CITY OF ALLEN, TEXAS, HEREBY STRING THE CHECKING PERSON, SHI, 1882—28 SHI, SHE, DICK A KINTERS CHEEK AT MONTONERY FAMP THESE I AND 2, AN ADDITION TO THE CITY OF KINTERS OF SERVITED TO THE PLANNING AND ZUNING COMMISSION AND APPROVED BY IT ON THE DAY OF

CITY SECRETARY, CITY OF ALLEN

THE PURPOSE OF THIS REPLAT IS TO MAKE THREE LOTS FROM LOT 3R, BLOCK A AND MODIFY EXISTING EASEMENTS FOR NEW DEVELOPMENT.

REPLAT

LOTS 3R-1, 3R-2, 3R-3, BLOCK A WATTERS CREEK
AT MONTGOMERY FARM, PHASE 1 AND 2
BEING A REPLAT OF LOT 3R BLOCK A
WATTERS GREEK AT MONTGOMERY FARM,
PHASE 1 & PHASE 2

ΑND AN ADDITION TO THE CITY OF ALLEN, COUNTY, TEXAS, LOCATED IN THE THOWAS G, KENNEDY SURVEY, ABSTRACT NO. 500 AN THE RUFU'S SEMELL SURVEY, ABSTRACT NO. 975, CITY OF ALLEN, COLLIN COUNTY, TEXAS. 3 LOTS - 7.457 ACRES AUGUST 27, 2015

COWNER CREELOPER:
SWITTERS CREEK OWNER, LLC
CAN TRADELARE FROPERTY COMPANY 5.5
TOT IN WER NIN, SUITE 500
FORT WRITH, TEXAS 76107
CONTINUES SET-5000
CONTINUES CREEKEL HOLMES, CSM

SURVEYOR.
5310 HARVEST HILL, SUITE 100
BALLAS, TEXSO
PH: (972) 991–0011
CONTACT: DAND J. DE WEIRDT, R.P.L.S.

SHEET 2 OF R0103749-30011 PROJECT: