



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
OCTOBER 20, 2020 – 7:00 PM  
CONDUCTED VIA CONFERENCE**

**This City of Allen Planning and Zoning Commission meeting will be conducted with the members of the Commission and City staff participating via video conference. The facility will not be open to the public.**

Members of the public are entitled to participate remotely via broadcast by webinar. To speak remotely at the Planning and Zoning Commission Meeting, speakers must:

- Submit the online registration form found at: [PZ Speaker Registration](#) not later than 3 p.m. on Tuesday, October 20, 2020.
- Once the registration form is received, registered speakers will receive either an email or phone call providing the telephone number to call on the date of the meeting.
- Speakers must call not later than 6:45 p.m. on the date of the meeting in order to be allowed to speak. Late callers will not be accepted and will not be allowed to speak.
- Handouts or other information that a member of the public desires to provide to the Commission must be emailed to [planningsubmittals@cityofallen.org](mailto:planningsubmittals@cityofallen.org) by 3 p.m. on October 20, 2020, to ensure the information is able to be provided to the Commissioners in advance of the meeting.

The meeting will be live streamed on Allen City TV at [www.cityofallen.org/982/ACTV](http://www.cityofallen.org/982/ACTV) for those wanting to watch the meeting but not address the Commission.

**Call to Order and Announce a Quorum is Present**

**Pledge of Allegiance**

**Director's Report**

1. Action Taken on the Planning and Zoning Commission Items by City Council at the October 13, 2020, Regular Meeting.

## **Consent Agenda**

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

2. Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the October 6, 2020, Planning and Zoning Commission Workshop Meeting.
4. Approve Minutes from the October 6, 2020, Planning and Zoning Commission Regular Meeting.

## **Regular Agenda**

5. Preliminary Plat - Consider a Request for a Preliminary Plat for The Farm Subdivision, Being 135.35± Acres Located in the John Phillips Survey, Abstract No. 718, the Thomas Phillips Survey, Abstract No. 717, and the J. W. Roberts Survey, Abstract No. 762; Generally Located at the Northwestern Corner of the Intersection of Ridgeview Drive and Alma Drive. (Pre-PL-092520-0003) [The Farm]
6. Public Hearing - Conduct a Public Hearing and Consider a Request to Change the Zoning of Approximately 1.88± Acres of Land in the William Snider Survey, Abstract No. 821 from Agricultural-Open Space "AO" to Single-Family Residential "R-2", Generally Located at the Northeastern Corner of the Intersection of Malone Road and High Point Drive, and Commonly Known as 405 S. Malone Road. (ZN-091620-0015) [Myers Estate]

## **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, October 16, 2020 at 5:00P.M.

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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.

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:**

October 20, 2020

**SUBJECT:**

Action Taken on the Planning and Zoning Commission Items by City Council at the October 13, 2020, Regular Meeting.

**STAFF RESOURCE:**

Marc Kurbansade, AICP  
Director of Community Development

**BACKGROUND**

- There were no items taken to the September 8, 2020 Regular Meeting.

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	October 20, 2020
<b>SUBJECT:</b>	Capital Improvement Plan (CIP) Status Report.
<b>STAFF RESOURCE:</b>	Chris Flanigan, PE Director of Engineering

**BACKGROUND**

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

**ATTACHMENTS:**

CIP Report through October 2020

## ENGINEERING CIP REPORT - October 2020

PROJECT			STATUS / COMMENTS	CONST. DATES		
ROADS	CITY	1	Allen Drive Gateway Project (US 75 Interchange)	ST1903	Huitt Zollars has submittted 90% plans to TxDOT.	Construction Dec 2020
		2	Bethany & Heritage Traffic Signal Improvement	ST1907	Project is almost complete. Installing SOD 9/28.	Substantial Complete
		3	Traffic Signal Detection Equipment	ST1908	Waiting on TXDOT approval to bid and award the project. Reached out to TXDOT regarding the status waiting for response.	TBD
		4	2020 Street and Alley Rehabilitation (Various Locations)	ST2002	Four locations remaining in awarded package. Century Parkway sidewalk construction to begin 9/30.	Complete Fall 2020
		5	Mcdermott - Twin Creek & Suncreek Intersection	ST1909	Durable completed the signal work. Awaiting resolution for the Suncreek Sign Issues.	Complete Summer 2020
		6	Traffic Signal Construction Bethany & Bel-Air and Watters & Ridgeview	ST2003	Underground work at Bethany And Bel-Air is nearly complete, Ridgeview and Watters work is in progress.	Complete Fall 2020
		7	Ridgeview Drive Chelsea to US75	ST2000	Council Approved the PS&E contract on July 28, 2020. BW2 working on 30% PS&E design.	TBD
		8	Alma/Ridgeview	ST2005	60% design plans expected 10/2. Coordination meeting with the City of McKinney 10/9.	TBD
OTHERS		9	FM 2551 (Main - Parker Rd)	ST0316	Design of widening to 6-lanes. NTMWD and TxDOT have reached an agreement on design conditions. City has provided plan comments back to TxDOT.	2022
		10	Ridgeview / US 75 Overpass	TxDOT	TxDOT has submitted 100% utility plans to franchise for relocation. TxDOT plans to have all ROW acquired by December 2020.	Construction 2022
		11	US75 Highmast Project	TxDOT	TxDOT has been coordinating with Allen to determine conflicts.	Construction 2022
UTILITIES & DRAINAGE		12	Sloan Creek Regional Sewer	WA1904	Negotiations with three landowners ongoing. Final offers presented to land owners. 100% plans under review.	Complete Dec 2021
		13	Sloan Creek 24" Water	WA1904	Engineering PS&E contract to be presented to council for approval on October 27, 2020.	Construction 2021
		14	Stacy Pump Station Rehab	WA1906	Consultant is working on 100% plans.	Construction 2021
		15	CBD - RR Sanitary Sewer Improvements	WA1908	Advertising early October. Bid opening late October.	Construction 2021
		16	Windridge Water & Sanitary Sewer Rehabilitation, PH 1 & 2	WA1901	Phase 1: Contractor is mobilizing. Construction beginning on Hawthorne. Phase 2: 100% plans expected this week. Awaiting proposal for extra water line.	Construction Fall 2020
FACILITIES		17	Fire Station #6	PS1901	Phase 2 of design going to council October 27th. Construction drawings expected in Spring of 2021.	TBD
		18	Central Fire Remodel & Expansion	PS1701	Phase 1 Completed and new fire station operational. Phase 2 construction finished. Furniture installed. AV to be installed last week of August. Completion September 7, 2020.	Completed Fall 2020
		19	City Hall Server Room HVAC	P02103	To begin work January 2021.	Jan-21
		20	City Door Safety Upgrade	CV2001	Phase 1 begun, Phase 2 to begin in September. Completion December 2020.	Complete December 2020
		21	City Hall Rotunda Reception Desk	CV2001	Construction began on 9/26. Completion December 9th.	Complete December 2020
		22	Fire Station #5 Parking Lot Repair	P02007	Council Approved Award August 25, 2020. Completion November 2020.	Complete November 2020
		23	City Hall Waterproofing	PF2004	RFQ Completed with short list assigned September 28th, Request for plans to be completed by October 15th.	TBD
		24	Facility Metal Repair	P02010	Repaint of the exterior metal at several city facilities. Bidding currently with a council award date of November, 2020.	TBD
		25	Facility Duct Cleaning	P02101	Duct cleaning of City Hall, MCPAR, and Library, set to advertise October 1st with a council award date of November 2020.	Complete December 2020
		26	DRN HVAC Replacement	PF2101	Replace the failing HVAC system for the pools at the Natatorium. Scheduling being worked out with Stakeholders and School to best fit with the Natatorium and AISD schedules.	Summer 2021
		27	DRN Roof Replacement	PF2102	Remove and replace the aging roof of the Natatorium. Scheduling being worked out with Stakeholders and School to best fit with the Natatorium and AISD schedules.	Summer 2021
		28	City Facility Roof Replacement	PF2103	Replace the roofs of City Hall, MCPAR, and the PDHQ. Currently under design review.	Summer 2021

■ CONSTRUCTION    
 ■ DESIGN    
 ■ DESIGN (BY OTHERS)    
 ■ CONSTRUCTION (BY OTHERS)    
 ■ FUTURE

# ENGINEERING CIP MONTHLY REPORT

October  
2020

CONSTRUCTION

DESIGN

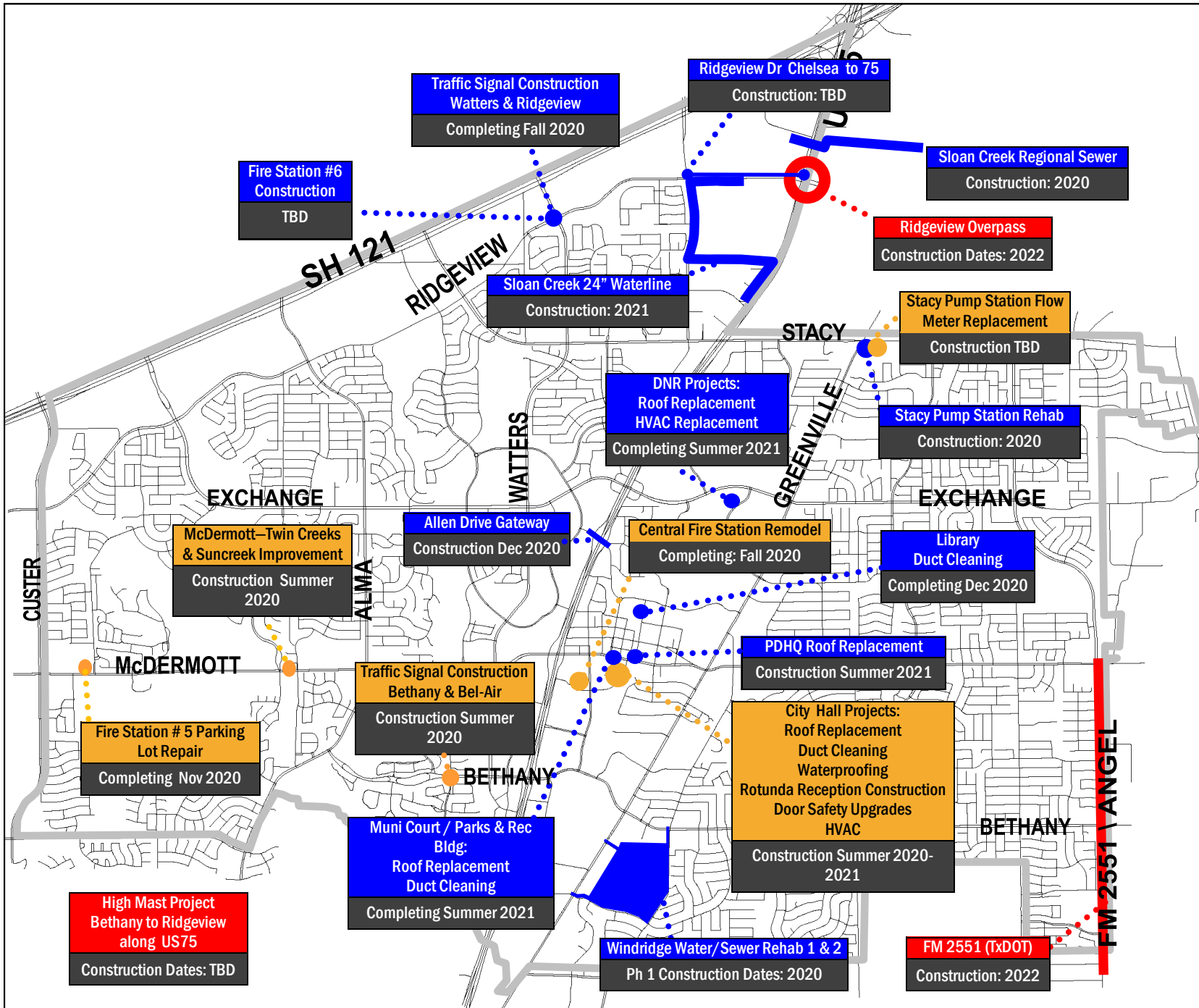
CONSTRUCTION  
(By Others)

DESIGN  
(By Others)

FUTURE

ENGINEERING  
DEPARTMENT  
214.509.4576

DIRECTOR:  
CHRIS  
FLANIGAN



<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:**

October 20, 2020

**SUBJECT:**

Approve Minutes from the October 6, 2020, Planning and Zoning Commission Workshop Meeting.

**STAFF RESOURCE:****ATTACHMENTS:**

Minutes from the October 6, 2020 Workshop Meeting

**PLANNING AND ZONING COMMISSION**

**WORKSHOP MEETING**

**OCTOBER 6, 2020**

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**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, Chair  
Stephen Platt, Jr., 1<sup>st</sup> Vice Chair  
Dan Metevier  
Michael Smiddy  
Jeff Burkhardt  
John Ogrizovich  
Elias Shaikh

**City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development  
Shelley George, City Secretary  
Hayley Angel, AICP, Senior Planner  
Rolandrea Russell, Planner  
Kevin Laughlin, City Attorney

**Call to Order and Announce a Quorum is Present:**

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 6:15 p.m. via Video Conference.

**Items of Interest**

1. Discussion - The Director of Community Development discussed training regarding meeting procedures and process.

Marc Kurbansade, Director of Community Development led the Commission through a discussion of the procedures and process of the Planning and Zoning Commission.

**Executive Session (As Needed)**

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 6:41 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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Ben Trahan, Chair

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Rolandrea Russell, Planner



<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:**

October 20, 2020

**SUBJECT:**

Approve Minutes from the October 6, 2020, Planning and Zoning Commission Regular Meeting.

**STAFF RESOURCE:**

Rolandrea Russell  
Planner

**ATTACHMENTS:**

Minutes from the October 6, 2020 Regular Meeting

**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**OCTOBER 6, 2020**

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**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, Chair  
Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Dan Metevier, 2<sup>nd</sup> Vice-Chair  
Michael Smiddy  
Jeff Burkhardt  
John Ogrizovich  
Elias Shaikh

**City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development  
Shelley George, City Secretary  
Hayley Angel, AICP, Senior Planner  
Rolandrea Russell, Planner  
Jordan Caudle, Planning Technician  
Joseph Cotton, Assistant Director of Engineering  
Kevin Laughlin, City Attorney

**Call to Order and Announce a Quorum is Present:**

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 7:00 p.m. via Video Conference.

**Directors Report**

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the September 22, 2020, Regular Meeting.

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

2. Elect a Chair, First Vice-Chair and Second Vice-Chair.

Chair Trahan opened the floor for nominations for Planning and Zoning Commission Chair position.

**Motion:**           **Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by Commissioner Metevier, the Commission voted 6 IN FAVOR, 0 OPPOSED and 1 ABSTENTION by Commissioner Trahan to appoint Mr. Ben Trahan to the Planning and Zoning Commission Chair position.**

**The motion carried.**

Chair Trahan opened the floor for nominations for Planning and Zoning Commission 1<sup>st</sup> Vice-Chair position.

**Motion:**           **Upon a motion by Commissioner Metevier, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, 0 OPPOSED by Commissioner**

**Platt and 1 ABSTENTION to appoint Mr. Stephen Platt to the Planning and Zoning Commission 1<sup>st</sup> Vice-Chair position.**

**The motion carried.**

Chair Trahan opened the floor for nominations for Planning and Zoning Commission 2<sup>nd</sup> Vice-Chair position.

**Motion:**           **Upon a motion by Commissioner Ogrizovich, and a second by 1<sup>st</sup> Vice-Chair Platt, the Commission voted 6 IN FAVOR, 0 OPPOSED and 1 ABSTENTION by Commissioner Metevier to appoint Mr. Dan Metevier to the Planning and Zoning Commission 2<sup>nd</sup> Vice-Chair position.**

**The motion carried.**

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

3. Approve minutes from the September 15, 2020, regular meeting.
4. Final Plat - Consider a Request for a Final Plat for Myers Estate, Block A, Lot 1, Being 1.88± Acres Situated in the William Snider Survey, Abstract No. 821; Generally Located at the Northeastern Corner of the Intersection of Malone Road and Highpoint Drive. (PL-091120-0014) [Myers Estate]

**Motion:**           **Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by 2<sup>nd</sup> Vice-Chair Metevier, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda as presented.**

**The motion carried.**

**Regular Agenda**

5. Combination Plat - Consider a Request for a Combination Plat for Lot 1, Block A, Dalcour Allen Addition, Being 7.367± Acres Situated in the Francis Dosser Survey, Abstract No 280 and Lot 13, Block B, Starcreek Commercial; Generally Located Directly North of Ridgeview Drive and East of Watters Road. (PL-091120-0016) [Dalcour Urban Residential]

Ms. Russell, Planner, presented the item to the Commission.

Ms. Russell stated that the Combination Plat meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

**Motion:**           **Upon a motion by 2<sup>nd</sup> Vice-Chair Metevier, and a second by Commissioner Shaikh, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Final Plat for Lot 1, Block A, Dalcour Allen Addition as presented.**

**The motion carried.**

6. Final Plat - Consider a Request for a Final Plat for Lot 1, Block A, Davis at Montgomery Ridge, Phase 2, Being 4.040± Acres Located in the Thomas G. Kennedy Survey, Abstract No 500; Generally Located at the Northeast Corner of Montgomery Boulevard and Marian Drive. (PL-080720-0012) [Davis at Montgomery Ridge PH2]

Ms. Russell, Planner, presented the item to the Commission.

Ms. Russell stated that the Final Plat was previously approved with conditions by the Planning and Zoning Commission at the September 15<sup>th</sup>, 2020 meeting pending addition review of the new easement location by the Technical Review Committee.

Ms. Russell noted that the Final Plat meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item

**Motion:**           **Upon a motion by Commissioner Smiddy, and a second by Commissioner Burkhardt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Final Plat for Lot 1, Block A, Davis at Montgomery Ridge, Phase 2 as presented.**

**The motion carried.**

**Executive Session (As Needed)**

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 7:12 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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Ben Trahan, Chair

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Rolandrea Russell, Planner

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	October 20, 2020
<b>SUBJECT:</b>	Consider a Request for a Preliminary Plat for The Farm Subdivision, Being 135.35± Acres Located in the John Phillips Survey, Abstract No. 718, the Thomas Phillips Survey, Abstract No. 717, and the J. W. Roberts Survey, Abstract No. 762; Generally Located at the Northwestern Corner of the Intersection of Ridgeview Drive and Alma Drive. (Pre-PL-092520-0003) [The Farm]
<b>STAFF RESOURCE:</b>	Hayley Angel, AICP Senior Planner
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Planned Development No. 72 - Approved October, 1986 Planned Development No. 72 - Approved October, 1998 Planned Development No. 72 - Approved March, 2005 Planned Development No. 134 - Approved January, 2018 Planned Development No. 134 - Approved July, 2020
<b>LEGAL NOTICES:</b>	None.
<b>ANTICIPATED COUNCIL DATE:</b>	None.

### **BACKGROUND**

The property is generally located at the northwestern corner of the intersection of Alma Drive and Ridgeview Drive. The property to the east is zoned Agricultural-Open Space AO. The properties to the south (across Ridgeview Drive) are zoned Planned Development PD No. 72 Single-Family Residential R-5. The properties to the west (across Alma Drive) are zoned Planned Development PD No. 142 Mixed Use MIX.

In July 2020, City Council adopted a Planned Development for a mixed use development known as The Farm. The property incorporates uses such as single-family residential, urban residential, commercial, and office. The applicant is proceeding with a Preliminary Plat of the entire site to ensure logical development as each portion of the site develops. Following the Preliminary Plat, it is expected that engineering drawings for the primary infrastructure (private streets, water, sewer, and storm water) will be reviewed. A Final Plat for the entire development would follow approval of these engineering drawings.

The subject Preliminary Plat shows 135.35± acres of land subdivided into 28 lots. There are five points of access on State Highway 121, two points of access on Alma Drive, and two points of access on Ridgeview Drive. Because Lots 27 and 28 are anticipated to be a townhome development, the Preliminary Plat shows the

necessary right-of-way dedications. There are additional right-of-way dedications for the development of Ridgeview Drive and traffic improvements on Alma Road.

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

**STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

*I move to approve the Preliminary Plat for The Farm, as presented.*

**ATTACHMENTS:**

Preliminary Plat



OWNERS DEDICATION

State of Texas  
County of Collin

WHEREAS Johnson Centre, Ltd. is the owner of a tract of land out of the Thomas Phillips Survey, Abstract No. 717, the John Phillips Survey, Abstract No. 718 and the J.W. Roberts Survey, Abstract No. 762 in the City of Allen, Collin County, Texas, being part of a 8.44 acre tract of land described in deed to Johnson Centre, Ltd. recorded in Volume 4505, Page 2672, being part of a 5 acre tract of land described in deed to Johnson Centre, Ltd. recorded in Volume 4505, Page 2464, being part of a 56.78 acre tract of land described in deed to Johnson Centre, Ltd. recorded in Volume 4505, Page 2457, being part of a 10 acre tract of land described in deed to Johnson Centre, Ltd. recorded in Volume 4505, Page 2437, being part of a 10 acre tract of land described in deed to Johnson Centre, Ltd. recorded in Volume 4505, Page 2452, being part of a 5 acre tract of land described in deed to Johnson Centre, Ltd. recorded in Volume 4505, Page 2448, being part of a 25 acre tract of land described in deed to Johnson Centre, Ltd. recorded in Volume 4505, Page 2443, being part of a 9.25 acre tract of land described in deed to Johnson Centre, Ltd. recorded in Volume 4505, Page 2440, being part of a 27.83 acre tract of land described in deed to Johnson Centre, Ltd. recorded in Volume 4505, Page 4916, all of the Land Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a point for the intersection of the north right-of-way line of Ridgeview Drive (variable width ROW) and the east right-of-way line of Alma Drive (variable width right-of-way) from which a 5/8-inch iron rod found with a cap stamped "Jacobs" bears South 15 degrees 42 minutes East, 0.4 feet;

**THENCE** with said east right-of-way, the following courses and distances to wit:

North 26 degrees 15 minutes 11 seconds West, a distance of 290.58 feet to a 1/2-inch iron rod found for corner;

North 27 degrees 53 minutes 22 seconds West, a distance of 350.14 feet to a point for corner from which a 1/2-inch iron rod found bears North 07 degrees 00 minutes West, 0.2 feet;

North 26 degrees 15 minutes 10 seconds West, a distance of 39.49 feet to a 5/8-inch iron rod found with a plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 16 degrees 44 minutes 55 seconds, a radius of 1246.00 feet, a chord bearing and distance of North 34 degrees 37 minutes 37 seconds West, 362.93 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 364.23 feet to a point from which a 1/2-inch iron rod found bears North 44 degrees 07 minutes East, 0.4 feet;

North 43 degrees 00 minutes 05 seconds West, a distance of 62.15 feet to a 5/8-inch iron rod with a cap stamped "Jacobs" found at the beginning of a tangent curve to the right having a central angle of 41 degrees 35 minutes 14 seconds, a radius of 1000.00 feet, a chord bearing and distance of North 22 degrees 12 minutes 27 seconds West, 710.01 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 725.83 feet to a 5/8-inch iron rod found for corner;

North 01 degree 24 minutes 50 seconds West, a distance of 31.27 feet to a 5/8-inch iron rod with a cap stamped "Jacobs" found for corner on the south right-of-way of State Highway 121 (Sam Rayburn Tollway - variable width ROW);

**THENCE** leaving the east right-of-way line of said Alma Drive and with said south right-of-way line, the following courses and distances to wit:

North 07 degrees 33 minutes 05 seconds East, a distance of 91.97 feet to a 5/8-inch iron rod with a cap stamped "Jacobs" found for corner;

North 66 degrees 19 minutes 27 seconds East, a distance of 812.38 feet to a broken concrete monument found for corner;

North 67 degrees 18 minutes 11 seconds East, a distance of 443.02 feet to a point from a 5/8-inch iron rod with a cap stamped "Jacobs" bears South 37 degrees 10 minutes East, 0.3 feet;

North 60 degrees 31 minutes 56 seconds East, a distance of 979.70 feet to a point from which a 5/8-inch iron rod with a cap stamped "Jacobs" bears South 32 degrees 59 minutes East, 0.6 feet;

North 64 degrees 38 minutes 32 seconds East, a distance of 1098.60 feet to an aluminum disk stamped "Allen" for corner in the west line of a 129.37 acre tract of land described in deed Elkin P. Bush Property Company recorded in Volume 3988, Page 1722 of the Land Records of Collin County, Texas;

**THENCE** leaving the south right-of-way line of said State Highway 121 and with said west line, South 00 degrees 39 minutes 28 seconds East, a distance of 2501.38 feet to a 5/8-inch iron rod found for corner in the north right-of-way line of said Ridgeview Drive;

**THENCE** with said south right-of-way line, the following courses and distances to wit:

South 77 degrees 01 minutes 35 seconds West, a distance of 359.26 feet to a 5/8-inch iron rod found for corner;

South 00 degrees 42 minutes 01 second East, a distance of 65.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

South 88 degrees 42 minutes 16 seconds West, a distance of 181.48 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner from which a 5/8-inch iron rod with a cap stamped "Jacobs" bears North 14 degrees 33 seconds West, 1.3 feet;

South 89 degrees 30 minutes 19 seconds West, a distance of 212.08 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner from which a 5/8-inch iron rod with a cap stamped "Jacobs" bears North 20 degrees 30 seconds West, 1.10 feet for the beginning of a non-tangent curve to the left having a central angle of 20 degrees 29 minutes 47 seconds, a radius of 1185.00 feet, a chord bearing and distance of South 78 degrees 53 minutes 50 seconds West, 421.65 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 423.91 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner from which a 5/8-inch iron rod with a cap stamped "Jacobs" bears North 24 degrees 38 seconds West, 0.7 feet;

South 68 degrees 38 minutes 57 seconds West, a distance of 740.20 feet to a point from which a 5/8-inch iron rod with a cap stamped "Jacobs" bears South 08 degrees 07 seconds West, 0.3 feet, said point being the beginning of a tangent curve to the left having a central angle of 04 degrees 53 minutes 29 seconds, a radius of 1185.00 feet, a chord bearing and distance of South 66 degrees 12 minutes 12 seconds West, 101.13 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 101.16 feet to a 5/8-inch iron rod found for corner;

**THENCE** South 63 degrees 45 minutes 28 seconds West, a distance of 304.60 feet to the **POINT OF BEGINNING** and containing 135.350 acres or 5,895,828 square feet of land.

KNOW ALL MEN BY THESE PRESENTS:

That Johnson Centre, Ltd., through the undersigned authority, does hereby adopt this plat designating the described property as **LOTS 1-28, BLOCK 1, THE FARM SUBDIVISION**, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the street and alleys therein and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner \_\_\_\_\_  
  
Title \_\_\_\_\_  
  
Notary Public, State of Texas



NOTARY BLOCK

STATE OF TEXAS §  
COUNTY OF § COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PROPERTY OWNER:  
JOHNSON CENTRE, LTD.  
2095 N. COLLINS BLVD., STE 200  
RICHARDSON, TEXAS 75080-8310

CIVIL ENGINEER:  
DYNAMIC ENGINEERING CONSULTANTS, PC  
JOSH EDGE, P.E.  
714 S. GREENVILLE AVE., STE 100  
ALLEN, TEXAS 75013  
T: 972-534-2100

SURVEYOR:  
GEONAV, LLC  
JOEL C. HOWARD, RPLS, PLS  
3410 MIDCOURT RD., STE 110  
CARROLLTON, TX 75006  
T: 972-243-2409

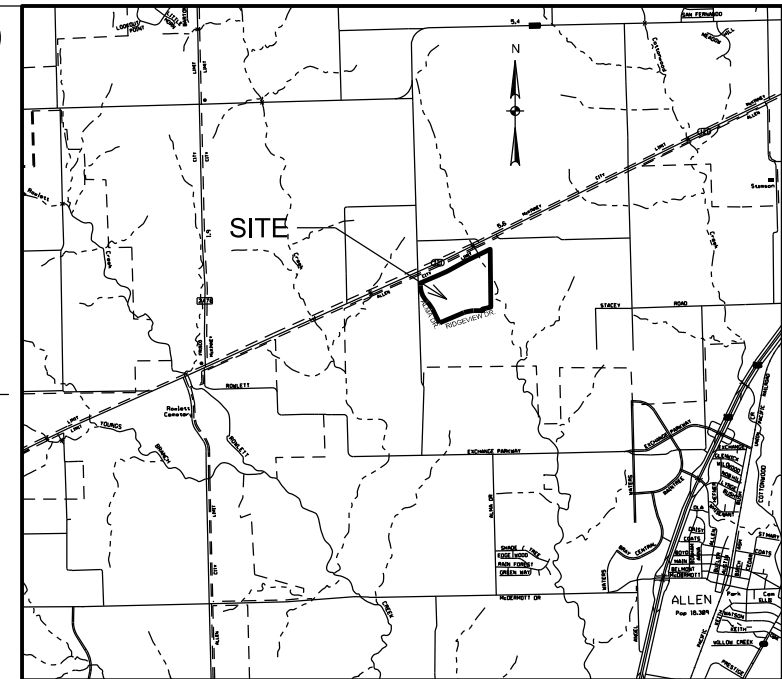
DEVELOPER:  
JARYCO  
ATTN: BRUCE HELLER  
714 S. GREENVILLE AVE., STE 120  
ALLEN, TEXAS 75002  
T: 214-495-8881

Texas Registered Engineering Firm No. F-13660  
714 S. Greenville Ave., STE 100  
Allen, TX 75002  
T: 972.534.2100  
www.dynamiccec.com

**DYNAMIC ENGINEERING**  
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223 North Sycamore Street, Newtown, Pennsylvania 18940 Ph: 267.685.0276 Fax: 267.685.0361 | 8 Robbins Street, Suite 102, Toms River, New Jersey 08753 Ph: 732.974.0198 Fax: 732.974.3521

0 200 400  
1" = 200'



NOTES:

- The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
- The purpose of this plat is creat a subdivision addition to the City of Allen for development.
- The surveyor has relied upon that commitment for title insurance as prepared by Chicago Title Insurance Company, GF Number 200216T, having an effective date of January 06, 2019 and an issued date of January 16, 2019, in the preparation of this survey.
- By graphical plotting of FEMA Flood Insurance Rate Map Number 48085C0265J, having an effective date of June 1, 2009, the property lies wwithin Zones X (unshaded), designated as those areas outside the 0.2% annual chance floodplain, and Zone AE (Floodway), as shown hereon.
- The 100-year flood line shown hereon is based upon that Kimley-Horn Flood Study prepared on November 02, 2017.
- A Trail Easement for Waters Creek Greenbelt Open Space Trail shall be dedicated within Lot 23 and Lot 24 at time of their respective Final Plat.
- All dimensions are along lot lines and/or access centerlines as shown.

Surveyor's Certificate:

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

JOEL C. HOWARD  
RPLS No. 6267  
(SEAL)

NOTARY BLOCK

STATE OF TEXAS §  
COUNTY OF § COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

LEGEND:

— PROPERTY LINE  
--- EASEMENT LINE  
D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS  
P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS  
FIR FOUND IRON ROD  
FIRC FOUND IRON ROD WITH CAP

Approved \_\_\_\_\_ Attest \_\_\_\_\_  
  
Chairperson \_\_\_\_\_ Secretary  
Planning & Zoning Commission Planning & Zoning Commission  
  
Date \_\_\_\_\_ Date \_\_\_\_\_  
  
Executed Pro-forma \_\_\_\_\_  
  
Mayor \_\_\_\_\_ Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of Lots 1-27, Block 1, The Farm Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Secretary, City of Allen

**GEONAV**  
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110 CARROLLTON, TEXAS 75006  
SCALE 1"=200' (972) 243-2409 PROJECT NUMBER: 1826  
TBPLS FIRM NO. 10194205

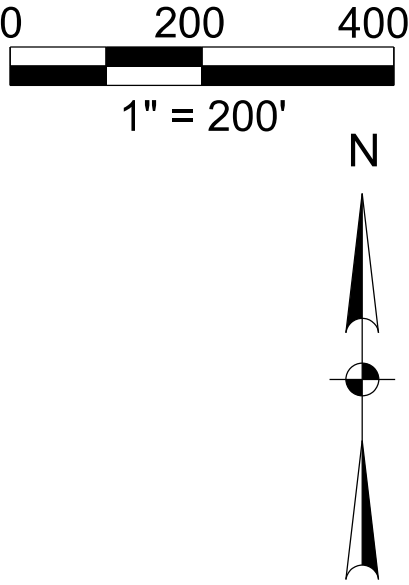
DATED: OCTOBER 15, 2020 DRAWN BY: JCH

**PRELIMINARY PLAT  
OF  
LOTS 1-28, BLOCK 1  
THE FARM SUBDIVISION  
135.350 GROSS ACRES  
(5,895,828 SQ.FT.)  
118.68 NET ACRES  
(5,169,701 SQ.FT.)**  
SITUATED IN THE  
JOHN PHILLIPS SURVEY, A-718  
J.W. PARSONS SURVEY, A-705  
J.W. ROBERTS SURVEY, A-762  
CITY OF ALLEN,  
COLLIN COUNTY, TEXAS



CURVE	DELTA	RADIUS	AL	DIRECTION	DISTANCE
C1	6° 41' 2"	831.851	73.71	N 69° 18' 2" E	73.87
C2	20° 0' 28"	1573.84	746.17	N 72° 29' 38" E	739.20
C3	20° 0' 28"	269.00	98.93	N 72° 29' 38" E	105.94
C4	6° 47' 10"	621.00	106.07	N 72° 29' 14" E	105.94
C5	100° 24' 28"	153.941	43.73	S 69° 18' 2" W	38.86
C6	100° 24' 28"	153.941	680.53	S 69° 18' 2" W	674.07
C7	96° 41' 28"	25.00	47.21	S 69° 18' 2" W	76.10
C8	20° 0' 28"	251.00	80.66	N 72° 29' 37" E	80.95
C9	19° 10' 58"	659.00	186.87	N 72° 29' 37" E	186.89
C10	10° 12' 5"	1093.00	185.08	S 69° 18' 2" W	184.84
C11	4° 54' 18"	1000.00	115.83	S 69° 18' 2" W	115.83
C12	10° 12' 5"	1093.00	185.08	S 69° 18' 2" W	184.84
C13	4° 54' 18"	1000.00	115.83	S 69° 18' 2" W	115.83
C14	16° 59' 28"	1042.31	28.89	S 69° 18' 2" W	28.89
C15	4° 54' 18"	1000.00	115.83	S 69° 18' 2" W	115.83
C16	34° 35' 33"	1000.00	603.75	S 69° 18' 2" W	603.75
C17	16° 44' 55"	1246.00	384.24	S 69° 18' 2" W	384.24
C18	16° 44' 55"	1246.00	384.24	S 69° 18' 2" W	384.24
C19	16° 44' 55"	1246.00	384.24	S 69° 18' 2" W	384.24
C20	16° 44' 55"	1246.00	384.24	S 69° 18' 2" W	384.24
C21	4° 54' 18"	1000.00	115.83	S 69° 18' 2" W	115.83
C22	5° 51' 59"	1500.00	153.58	N 69° 18' 2" E	153.58
C23	21° 52' 17"	450.00	171.78	N 69° 18' 2" E	171.78
C24	16° 44' 55"	1246.00	384.24	N 69° 18' 2" E	384.24
C25	41° 35' 14"	1000.00	725.83	N 69° 18' 2" E	725.83
C26	41° 35' 14"	1000.00	725.83	N 69° 18' 2" E	725.83
C27	20° 29' 47"	1183.90	423.81	N 69° 18' 2" E	423.81
C28	20° 29' 47"	1183.90	423.81	N 69° 18' 2" E	423.81
C29	28° 9' 58"	600.00	294.95	N 69° 18' 2" E	294.95
C30	54° 4' 58"	600.00	68.98	N 69° 18' 2" E	68.98
C31	28° 14' 10"	350.00	172.47	N 69° 18' 2" E	172.47
C32	28° 14' 10"	350.00	172.47	N 69° 18' 2" E	172.47
C33	11° 50' 52"	640.00	128.82	N 69° 18' 2" E	128.82
C34	8° 58' 40"	2584.88	420.85	N 69° 18' 2" E	420.85
C35	8° 58' 40"	2584.88	420.85	N 69° 18' 2" E	420.85
C36	8° 58' 40"	2584.88	420.85	N 69° 18' 2" E	420.85
C37	8° 58' 40"	2584.88	420.85	N 69° 18' 2" E	420.85
C38	32° 19' 43"	640.00	351.12	N 69° 18' 2" E	351.12
C39	17° 19' 23"	640.00	351.12	N 69° 18' 2" E	351.12
C40	7° 28' 3"	640.00	83.41	N 67° 55' 55" E	83.35
C41	7° 28' 3"	640.00	83.41	N 67° 55' 55" E	83.35

LINE	DIRECTION	DISTANCE
L1	N 69° 18' 2" E	444.06
L2	N 69° 18' 2" E	319.89
L3	N 25° 48' 6" W	319.89
L4	N 25° 48' 6" W	363.22
L5	N 25° 48' 6" W	363.22
L6	N 25° 48' 6" W	284.14
L7	N 25° 48' 6" W	103.54
L8	S 71° 46' 20" E	103.54
L9	N 64° 11' 54" E	150.17
L10	S 48° 28' 6" W	258.99
L11	N 64° 11' 54" E	258.99
L12	S 48° 28' 6" W	258.99
L13	N 64° 11' 54" E	258.99
L14	S 48° 28' 6" W	258.99
L15	N 64° 11' 54" E	418.74
L16	N 68° 38' 33" E	450.06
L17	N 68° 38' 33" E	450.06
L18	S 69° 18' 2" W	76.10
L19	N 25° 48' 6" W	287.00
L20	S 69° 18' 2" W	287.00
L21	N 25° 48' 6" W	287.00
L22	S 69° 18' 2" W	287.00
L23	N 25° 48' 6" W	287.00
L24	S 69° 18' 2" W	287.00
L25	N 25° 48' 6" W	287.00
L26	S 69° 18' 2" W	287.00
L27	N 25° 48' 6" W	287.00
L28	S 69° 18' 2" W	287.00
L29	N 25° 48' 6" W	287.00
L30	S 69° 18' 2" W	287.00
L31	N 25° 48' 6" W	287.00
L32	S 69° 18' 2" W	287.00
L33	N 25° 48' 6" W	287.00
L34	S 69° 18' 2" W	287.00
L35	N 25° 48' 6" W	287.00
L36	S 69° 18' 2" W	287.00
L37	N 25° 48' 6" W	287.00
L38	S 69° 18' 2" W	287.00
L39	N 25° 48' 6" W	287.00
L40	S 69° 18' 2" W	287.00
L41	N 25° 48' 6" W	287.00
L42	S 69° 18' 2" W	287.00
L43	N 25° 48' 6" W	287.00
L44	S 69° 18' 2" W	287.00
L45	N 25° 48' 6" W	287.00
L46	S 69° 18' 2" W	287.00
L47	N 25° 48' 6" W	287.00
L48	S 69° 18' 2" W	287.00
L49	N 25° 48' 6" W	287.00
L50	S 69° 18' 2" W	287.00
L51	N 25° 48' 6" W	287.00
L52	S 69° 18' 2" W	287.00
L53	N 25° 48' 6" W	287.00
L54	S 69° 18' 2" W	287.00
L55	N 25° 48' 6" W	287.00
L56	S 69° 18' 2" W	287.00
L57	N 25° 48' 6" W	287.00
L58	S 69° 18' 2" W	287.00
L59	N 25° 48' 6" W	287.00
L60	S 69° 18' 2" W	287.00
L61	N 25° 48' 6" W	287.00
L62	S 69° 18' 2" W	287.00
L63	N 25° 48' 6" W	287.00
L64	S 69° 18' 2" W	287.00
L65	N 25° 48' 6" W	287.00
L66	S 69° 18' 2" W	287.00
L67	N 25° 48' 6" W	287.00
L68	S 69° 18' 2" W	287.00
L69	N 25° 48' 6" W	287.00
L70	S 69° 18' 2" W	287.00
L71	N 25° 48' 6" W	287.00
L72	S 69° 18' 2" W	287.00
L73	N 25° 48' 6" W	287.00
L74	S 69° 18' 2" W	287.00
L75	N 25° 48' 6" W	287.00
L76	S 69° 18' 2" W	287.00
L77	N 25° 48' 6" W	287.00
L78	S 69° 18' 2" W	287.00
L79	N 25° 48' 6" W	287.00
L80	S 69° 18' 2" W	287.00
L81	N 25° 48' 6" W	287.00
L82	S 69° 18' 2" W	287.00
L83	N 25° 48' 6" W	287.00
L84	S 69° 18' 2" W	287.00
L85	N 25° 48' 6" W	287.00
L86	S 69° 18' 2" W	287.00
L87	N 25° 48' 6" W	287.00
L88	S 69° 18' 2" W	287.00
L89	N 25° 48' 6" W	287.00
L90	S 69° 18' 2" W	287.00
L91	N 25° 48' 6" W	287.00
L92	S 69° 18' 2" W	287.00
L93	N 25° 48' 6" W	287.00
L94	S 69° 18' 2" W	287.00
L95	N 25° 48' 6" W	287.00
L96	S 69° 18' 2" W	287.00
L97	N 25° 48' 6" W	287.00
L98	S 69° 18' 2" W	287.00
L99	N 25° 48' 6" W	287.00
L100	S 69° 18' 2" W	287.00
L101	N 25° 48' 6" W	287.00
L102	S 69° 18' 2" W	287.00
L103	N 25° 48' 6" W	287.00
L104	S 69° 18' 2" W	287.00
L105	N 25° 48' 6" W	287.00
L106	S 69° 18' 2" W	287.00
L107	N 25° 48' 6" W	287.00
L108	S 69° 18' 2" W	287.00
L109	N 25° 48' 6" W	287.00
L110	S 69° 18' 2" W	287.00
L111	N 25° 48' 6" W	287.00
L112	S 69° 18' 2" W	287.00
L113	N 25° 48' 6" W	287.00
L114	S 69° 18' 2" W	287.00
L115	N 25° 48' 6" W	287.00
L116	S 69° 18' 2" W	287.00
L117	N 25° 48' 6" W	287.00
L118	S 69° 18' 2" W	287.00
L119	N 25° 48' 6" W	287.00
L120	S 69° 18' 2" W	287.00
L121	N 25° 48' 6" W	287.00
L122	S 69° 18' 2" W	287.00
L123	N 25° 48' 6" W	287.00
L124	S 69° 18' 2" W	287.00
L125	N 25° 48' 6" W	287.00
L126	S 69° 18' 2" W	287.00
L127	N 25° 48' 6" W	287.00
L128	S 69° 18' 2" W	287.00
L129	N 25° 48' 6" W	287.00
L130	S 69° 18' 2" W	287.00
L131	N 25° 48' 6" W	287.00
L132	S 69° 18' 2" W	287.00
L133	N 25° 48' 6" W	287.00



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Allen, TX 75013  
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3410 MIDCOURT RD., SUITE 110 CARROLLTON, TEXAS 75006  
SCALE 1"=200' (972) 243-2409 PROJECT NUMBER: 1826  
TBPLS FIRM NO. 10194205

DATED: OCTOBER 15, 2020 DRAWN BY: JCH

PRELIMINARY PLAT  
OF  
LOTS 1-27  
THE FARM SUBDIVISION  
135.350 GROSS ACRES  
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118.68 NET ACRES  
(5,169,701 SQ.FT.)

SITUATED IN THE  
JOHN PHILLIPS SURVEY, A-718  
J.W. PARSONS SURVEY, A-705  
CITY OF ALLEN,  
COLLIN COUNTY, TEXAS



<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
--

<b>AGENDA DATE:</b>	October 20, 2020
<b>SUBJECT:</b>	Conduct a Public Hearing and Consider a Request to Change the Zoning of Approximately 1.88± Acres of Land in the William Snider Survey, Abstract No. 821 from Agricultural-Open Space "AO" to Single-Family Residential "R-2", Generally Located at the Northeastern Corner of the Intersection of Malone Road and High Point Drive, and Commonly Known as 405 S. Malone Road. (ZN-091620-0015) [Myers Estate]
<b>STAFF RESOURCE:</b>	Hayley Angel, AICP Senior Planner
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Recognition of Inclusion in City - Approved August, 2019 Final Plat - Approved October, 2020
<b>LEGAL NOTICES:</b>	Public Hearing Sign - Installed October 9, 2020 Public Hearing Letters - Mailed October 9, 2020
<b>ANTICIPATED COUNCIL DATE:</b>	November 10, 2020

### **BACKGROUND**

The property is located at the northeastern corner of the intersection of Malone Road and High Point Drive. The properties to the north, east, and south (across High Point Drive) are zoned Agricultural-Open Space AO. The property to the west (across Malone Road) is zoned Planned Development No. 2 Community Facilities CF.

The subject property is approximately 1.88± acres and is currently zoned Agricultural-Open Space AO. The applicant is requesting to rezone the property to Single-Family Residential R-2.

The property has been functionally recognized as part of the City since 1985; though through an error in the initial annexation ordinance, it was formally recognized as part of the City of Allen in 2019. When property is annexed into the City, it holds the zoning district Agricultural-Open Space "AO" until the City Council adopts an ordinance changing the zoning district. The applicant is pursuing the zoning change from this initial designation to Single-Family Residential R-2. This zoning district would permit a minimum lot area of 18,000 square feet, a minimum lot width of 100 feet, and a maximum lot coverage of 35%.

To evaluate this request, staff reviewed the Future Land Use Map and the surrounding properties. The Future Land Use Map, adopted as part of the Comprehensive Plan, designates this area as Suburban Residential (SR). Suburban Residential focuses on single-family detached land uses at a density of one to five units per acre. Acceptable zoning districts include the majority of single-family zoning districts, including Single-Family

Residential R-2. The surrounding properties also fall into the land use classification of Suburban Residential, ranging from Single-Family Residential R-2 to Single-Family Residential R-5. Staff has determined that the request is compatible with both the Future Land Use Map and the surrounding properties.

Staff has reviewed the request.

### **STAFF RECOMMENDATION**

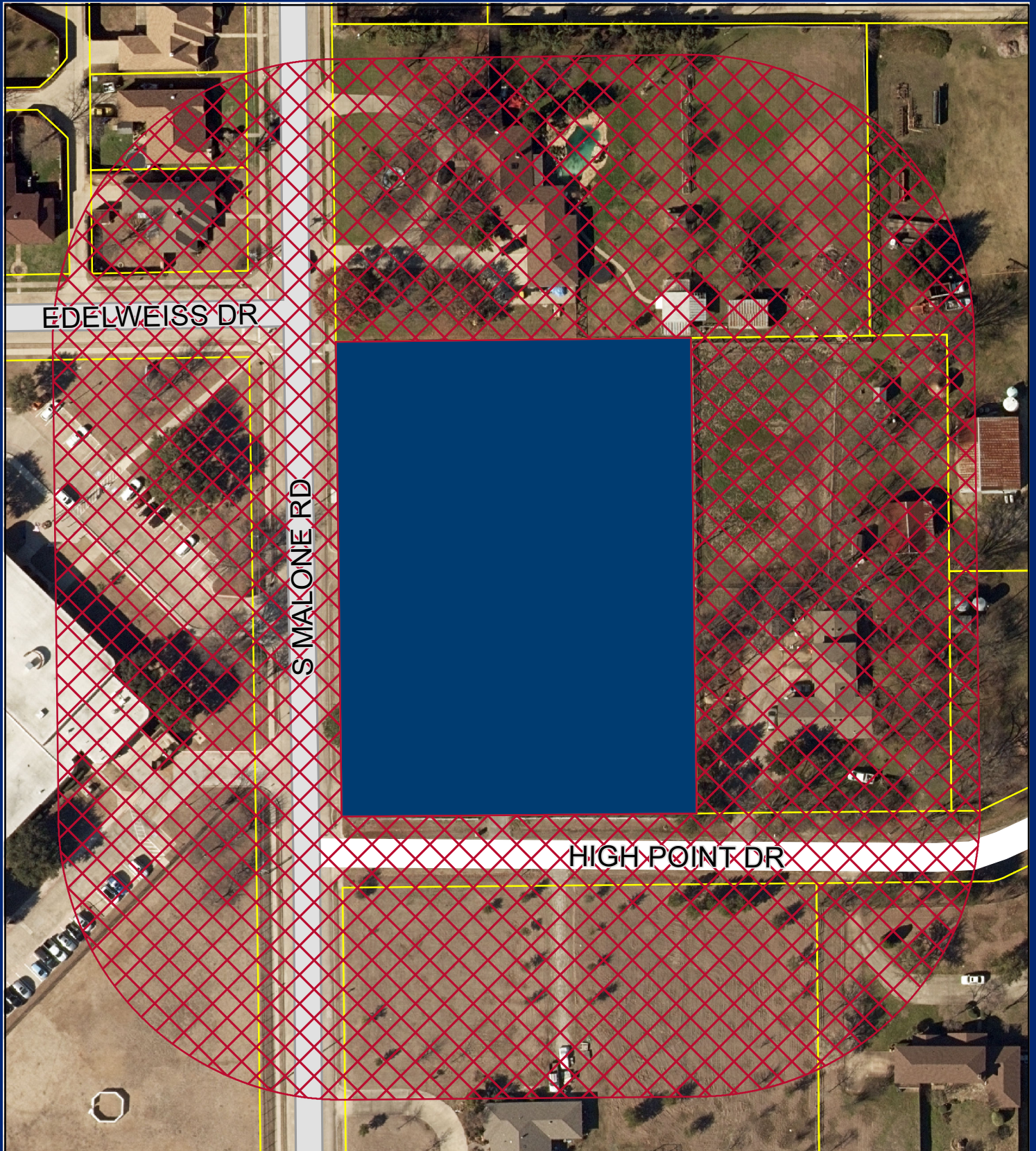
Staff recommends approval.

### **MOTION**

*I move to recommend approval of the request to rezone approximately 1.88± acres of land, generally located at the northeastern corner of the intersection of High Point Drive and Malone Road, to Single-Family Residential R-2.*

### **ATTACHMENTS:**




Property Notification Map  
Zoning Exhibit

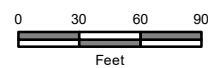


Location Map

**Myers Estate**  
**405 S Malone Rd**

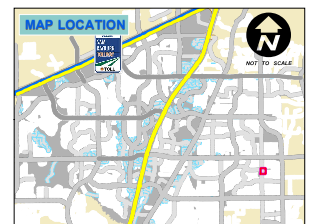
### Map Legend

-  MyersEstateBuffer
-  MyersEstateProperty
-  CollinCAD Parcels

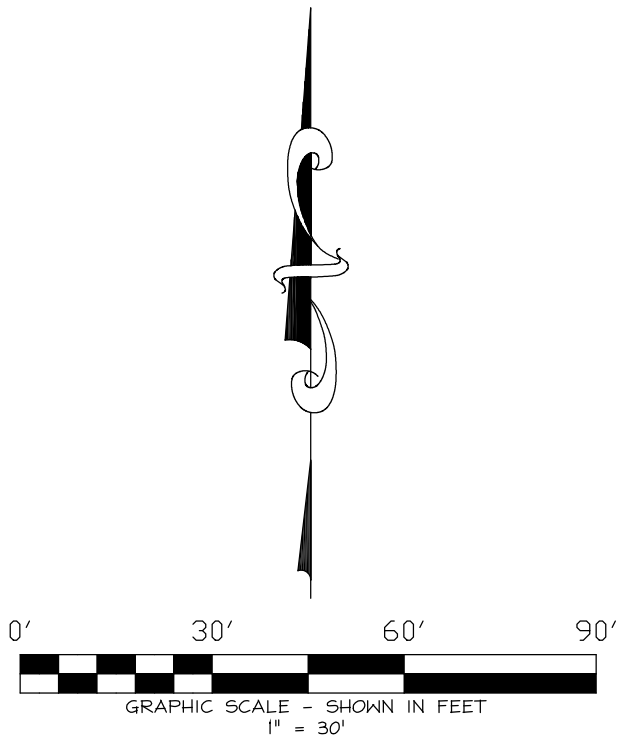
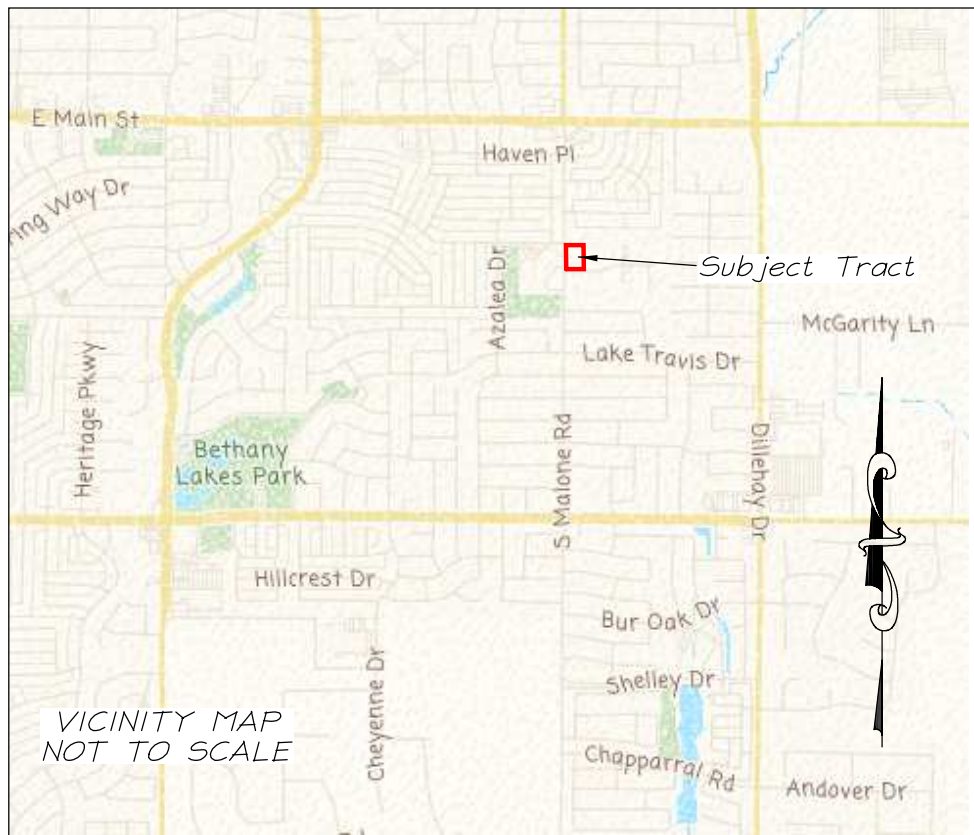


Community Development - Planning  
Date Saved: 9/29/2020

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.







LEGAL DESCRIPTION

Being an 1.88 acre lot, tract or parcel of land situated in the William Snider Survey, Abstract No. 821, Collin County, Texas, and being all of that certain called 1.88 acre tract of land conveyed from Paul Scott Beatty, et al, to First Buy Texas, LLC, a Texas limited liability company, by General Warranty Deed, as recorded in File No. 20200310000346190, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of said 1.88 acre tract, the Northwest corner of a called 0.314 acre tract of land conveyed to Dudley Robertson, by deed as recorded in Volume 909, Page 556, Deed Records, Collin County, Texas, and on the South line of a called 1.93 acre tract of land conveyed to Lennie Nicholson and Lisa Nicholson, by deed as recorded in File No. 20080613000718700, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 56 minutes 21 seconds East, with the East line of said 1.88 acre tract and partially with the West line of said 0.314 acre tract and the West line of a called 1.00 acre tract of land conveyed to Dudley Robertson et ux, by deed as recorded in Volume 897, Page 645, Deed Records, Collin County, Texas, passing at 334.52 feet a 1/2 inch iron rod and red cap found for reference and continuing in all a total distance of 334.95 feet to a point for corner at the Southeast corner of said 1.88 acre tract and at the intersection of the North right of way line of Highpoint Drive, dedication as recorded in Volume M, Slide 354, Plat Records, Collin County, Texas, and the West line of said 1.00 acre tract;

THENCE South 89 degrees 54 minutes 43 seconds West, with the South line of said 1.88 acre tract and the North right of way line of Highpoint Drive, a distance of 245.00 feet to a 1/2 inch iron rod and red cap found at the Southwest corner of said 1.88 acre tract, and on the East right of way line of Malone Road, dedication as recorded in Volume F, Slide 560, Plat Records, Collin County, Texas;

THENCE North 00 degrees 56 minutes 21 seconds West, with the West line of said 1.88 acre tract and with the East right of way line of Malone Road, a distance of 334.95 feet to a point for corner at the Northwest corner of said 1.88 acre tract and on the South line of said 1.93 acre tract, and from which a 1/2 inch iron rod and red cap found bears South 69 degrees 40 minutes 28 seconds West, a distance of 0.37 feet;

THENCE North 89 degrees 54 minutes 43 seconds East, with the North line of said 1.88 acre tract and with the South line of said 1.93 acre tract, a distance of 245.00 feet to the POINT OF BEGINNING and CONTAINING 1.88 acres of land.

I, Tina Ballard RPLS No. 6746, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY: Tina Y. Ballard  
TINA BALLARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6746



LEGEND

- CM CONTROLLING MONUMENT
- BL BUILDING LINE BY THIS PLAT
- 1/2" IRON ROD FOUND
- ⊙ POINT FOR CORNER
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- ⬢ FH FIRE HYDRANT
- GUY WIRE
- POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊠ TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- OVERHEAD ELECTRIC
- /// ASPHALT

NOTES:

- Bearings based on NAD 83 (2011), Texas North Central Zone 4202, as observed by GPS. Area and distances shown hereon are at grid.
- The property is shown as being located entirely within Zone X by Flood Insurance Rate Map No. 48085C0385J, dated JUNE 02, 2009. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
- No easement record search was made by this office concerning this property.

OWNER/DEVELOPER - GREG MYERS P.O. BOX 1634, ALLEN, TX 75013 - PHONE NUMBER: 972-849-1530	
ADDRESS: 405 S. MALONE ST ALLEN, TX 75002 PREPARED: 10/07/2020 ZONING: AO BY-LINE JOB NO: 2020-1697 SCALE: 1" = 30' TECHNICIAN: TYB	<b>BY-LINE SURVEYING LLC</b> P.O. Box 834 Emory, TX 75440 Ph: (903) 473-5159 Firm No. 10194233 www.bylinesurveying.com
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**ZONING EXHIBIT  
OF FINAL PLAT, MYERS ESTATE  
LOT 1, BLOCK A, 1.88 ACRES  
AN ADDITION TO THE CITY OF ALLEN  
COLLIN COUNTY, TEXAS**  
William Snider Survey,  
Abstract No. 821  
DATE: 10/07/2020