



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 5, 2022 – 7:00 PM
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

1. Call to Order and Announce a Quorum is Present.

2. Pledge of Allegiance.

3. Election of Officers.

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

4. Director's Report.

4.1 Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the March 22, 2022, Regular Meeting.

5. 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.)

5.1 Approve Minutes from the March 15, 2022, Planning and Zoning Commission Regular Meeting.

5.2 Consider a Request for a Final Plat of Lots 2, 3, and 4, Block A, Priya Living Addition, Being Approximately 6.005 Acres Located in the John Fyke Survey, Abstract No. 325; Generally Located East of Bossy Boots Drive and North of Stockton Drive. (PL-031122-0001) [Senior Independent Living]

5.3 Consider a Request for a Final Plat of Lot 1, Block A, Priya Living Addition, Being Approximately 4.998 Acres Located in the John Fyke Survey, Abstract No. 325; Generally Located East of Bossy Boots Drive and Approximately 393 Feet North of Stockton Drive. (PL-111221-0015) [Priya Living]

5.4 Consider a Request for a Final Plat of Lot 1, Block A, Allen High Point Addition, Being Approximately 12.562 Acres Located in the Henry Wetsel Survey, Abstract No. 1026; Generally Located at the Northwestern Corner of the Intersection of Greenville Avenue and Exchange Parkway. (PL-031122-0002) [Allen High Grocer]

5.5 Consider a Request for a Replat for Lot 2, Block 1, CVS-Main St. Addition; Generally

Located South of Main St. and Approximately 500 feet west of Malone Road. (PL-031122-0004) [Castle Allen]

5.6 Consider a Request for a Preliminary Plat for Twin Creeks Watters, Being Approximately 35.673 Acres in the John Fyke Survey, Abstract No. 325; Generally Located at the Northeastern Corner of the Intersection of Watters Road and Exchange Parkway. (PL-Pre-031122-0002) [Twin Creeks Watters]

5.7 Consider a Request for a Preliminary Plat for Allen Gateway Addition, Being 55.957± Acres in the S. Jackson Survey, Abstract No. 489 Generally Located on the northwest corner of Ridgeview Drive and Exchange Parkway. (PL-Pre-030422-0001) [Allen Gateway Addition]

6. Regular Agenda.

7. 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.

8. Adjournment.

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, April 1, 2022, 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.

<p>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 5, 2022
AGENDA CAPTION:	Elect a Chair, First Vice-Chair, and Second Vice-Chair.
STAFF RESOURCE:	Marc Kurbansade, Director of Community Development
STRATEGIC PLANNING GOAL:	Financially Sound and Transparent City Government.

BACKGROUND

The Commission should elect a Chair, First Vice-Chair, and Second Vice-Chair.

<p>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 5, 2022
AGENDA CAPTION:	Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the March 22, 2022, Regular Meeting.
STAFF RESOURCE:	Marc Kurbansade, Director
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

No items were taken to the March 22, 2022 City Council Meeting.

<p>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 5, 2022
AGENDA CAPTION:	Approve Minutes from the March 15, 2022, Planning and Zoning Commission Regular Meeting.
STAFF RESOURCE:	Hayley Angel, Planning Manager
STRATEGIC PLANNING GOAL:	Financially Sound and Transparent City Government.

ATTACHMENT(S)

[Minutes from the March 15, 2022 P&Z Meeting](#)

PLANNING AND ZONING COMMISSION
REGULAR MEETING
March 15, 2022

ATTENDANCE:

Commissioners Present

Dan Metevier, 1st Vice-Chair
Elias Shaikh, 2nd Vice-Chair
Brent Berg
Kenneth Cook
Michael Smiddy
Jason Wright

City Staff Present

Marc Kurbansade, AICP, Director of Community Development
Joseph Cotton, P.E., Assistant Director of Engineering
Hayley Angel, AICP, Planning Manager
Jordan Caudle, Planner
Kaleb Smith, City Attorney

1. Call to Order and Announce a Quorum is Present.

With a quorum of the Commissioners present, 1st Vice-Chair Metevier called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

2. Pledge of Allegiance.

3. Directors Report.

3.1 The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the February 22, 2022, Regular Meeting.

4. 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.)

4.1 Receive Capital Improvement Plan (CIP) Status Report.

4.2 Approve Minutes from the February 15, 2022, Planning and Zoning Commission Regular Meeting.

Motion: Upon a motion by Commissioner Berg, and a second by Commissioner Cook, the Commission voted 6 IN FAVOR and 0 OPPOSED to approve the Consent Agenda items as presented.

The motion carried.

5. Regular Agenda.

- 5.1 Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 108 Office "O", District F, to repeal Ordinance No. 3879-11-21, and to adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Building Elevations Relating to the Use and Development of Lot 7, Block G, Bray Central One, Generally Located at the Southwestern Corner of the Intersection of Exchange Parkway and Raintree Circle. (ZN-121721-0023) [Jackrabbitt]

Mr. Kurbansade presented the item to the Commission and stated that staff recommends approval of the item.

1st Vice-Chair Metevier opened the public hearing.

The following individual spoke in favor of the item:

- David Hicks, 401 Woodlake Drive, Allen, Texas.

1st Vice-Chair Metevier closed the public hearing.

Commissioners discussed drive-thru lanes functionality and order pick-up and deliveries.

Motion: **Upon a motion by Commissioner Cook, and a second by Commissioner Berg, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of an Ordinance to amend the Development Regulations of District F of Planned Development No. 108, with a base zoning of Office, subject to the Zoning Exhibit, Concept Plan, Landscape Plan, and Building Elevations, as presented.**

The motion carried.

- 5.2 Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 58 Shopping Center "SC", Tract 1, Relating to the Use and Development of Lot 1, Block A, Cornerstone / Allen Addition, Generally Located on the East Side of the US Highway 75 Northbound Frontage Road Approximately 565 feet North of the Intersection of Exchange Parkway and the US Highway 75 Northbound Frontage Road. (ZN-120820-0017) [1300 N. Central Expwy]

Mr. Kurbansade presented the item to the Commission and stated that staff recommends approval of the item.

1st Vice-Chair Metevier opened the public hearing.

With no one coming forward to speak, 1st Vice-Chair Metevier closed the public hearing.

Motion: **Upon a motion by Commissioner Berg, and a second by Commissioner Smiddy, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of an Ordinance to amend the development regulations of Planned Development No. 58 with a base zoning of Shopping Center, as presented.**

The motion carried.

- 5.3 Conduct a Public Hearing and Consider a Request for a Specific Use Permit for a Car Wash on Lot 2, Block A, Stacy Chelsea Commercial Addition; Generally Located Directly North of Stacy Road and West of Chelsea Blvd. Commonly known as 850 W. Stacy Road. (SUP-102921-0005) [Car Spa]

Ms. Angel stated that the Applicant requested an additional month to address additional noise dampening measures. Ms. Angel presented the item to the Commission and stated that staff recommends approval of the applicant's request to continue the public hearing to date certain April 19, 2022, Planning and Zoning Commission meeting.

1st Vice-Chair Metevier opened the public hearing.

The following letter was received in opposition of the item:

- Vernon Andrews, 2110 Spicewood Drive, Allen, Texas.

Motion: **Upon a motion by Commissioner Wright, and a second by Commissioner Berg, the Commission voted 6 IN FAVOR and 0 OPPOSED to continue the public hearing to date certain April 19, 2022.**

The motion carried.

6. **Executive Session.** *(As needed)*

The Executive Session was not held.

7. **Adjournment.**

The meeting adjourned at 7:48 p.m.

These minutes were approved this 5th day of April 2022.

Dan Metevier, 1ST VICE-CHAIR

Hayley Angel, AICP, PLANNING MANAGER

<p style="text-align: center;">PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 5, 2022
AGENDA CAPTION:	Consider a Request for a Final Plat of Lots 2, 3, and 4, Block A, Priya Living Addition, Being Approximately 6.005 Acres Located in the John Fyke Survey, Abstract No. 325; Generally Located East of Bossy Boots Drive and North of Stockton Drive. (PL-031122-0001) [Senior Independent Living]
STAFF RESOURCE:	Jordan Caudle, Planner
PREVIOUS COUNCIL ACTION:	Planned Development No. 54 - Approved May, 1993 Planned Development No. 108 - Approved October, 2011 Planned Development No. 108 - Approved July, 2012 Planned Development No. 108 - Approved February, 2021
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

The properties are generally located east of Bossy Boots Drive and north of Stockton Drive. The properties to the north are zoned Single-Family Residential (R-6) for the Quail Run Phase I Subdivision. The properties to the west (across Bossy Boots Drive), east, and south are zoned Planned Development No. 108 (PD-108) with a base zoning of Mixed Use (MIX).

In April 2021, City Council adopted a Planned Development for an age-restricted community called Senior Independent Living. A Site Plan for Senior Independent Living has been approved on Lot 3, and a Preliminary Plat for the entire development was approved in June 2021.

The Final Plat shows three lots for a total of approximately 6.005 acres. There are three primary points of access into the site--one from Bossy Boots Drive and two from Stockton Drive. There is a fourth point of access that will connect to a future development on the subject property's northwestern property line. The plat also shows various easements required for development of the property.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I move to approve the Final Plat of Lots 2, 3, and 4, Block A, Priya Living Addition, as presented.

ATTACHMENT(S)

[Final Plat](#)

OWNER'S CERTIFICATE AND DEDICATION

State of Texas §
County of Collin §

Being a 6.005 acres tract of land situated in the John Fyke Survey, Abstract No. 325, City of Allen, Collin County, Texas, being remainder of a 30.477 acre tract of land conveyed to Twin Creeks Business Park Inc., a Texas Corporation, by Special Warranty Deed, recorded in Instrument No. 20120731000930950, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a "X" cut in concrete set at the northwesterly right-of-way line of Stockton Drive, (a variable width right-of-way, dedicated by Document No. 20150320000307720), being at the most easterly corner of Lot 1, Block A, of Goddard School at Allen Addition, an addition, to the City of Allen, Collin County, Texas, as in Instrument No. 20200616010002190 of the O.P.R.C.C.T.;

THENCE departing the northwesterly right-of-way line of said Stockton Drive, and the along the north line of said Lot 1, Block A the following three (3) calls:

North 46 degrees 49 minutes 39 seconds West, a distance of 175.03 feet to a "x" cut in concrete set;

South 44 degrees 57 minutes 43 seconds West, a distance of 116.02 feet to a "x" cut in concrete set;

South 57 degrees 11 minutes 53 seconds West, a distance of 160.19 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set, being the northwest corner of said Lot 1, Block A, being on the northeasterly right-of-way of Bossy Boots Drive (a 60' wide right-of-way);

THENCE North 32 degrees 47 minutes 30 seconds West, along the northeasterly right-of-way line of said Bossy Boots Drive, a distance of 209.54 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (controlling monument), being in the northeast right-of-way line of said Bossy Boots Drive, and being the most southerly corner of a 4.998 acre tract of land conveyed to Twin Creeks Business Park Inc., a Texas Corporation (Twin Creeks tract 2), by Special Warranty Deed, recorded in Instrument No. 20210617001222570, of the O.P.R.C.C.T.;

THENCE North 43 degrees 38 minutes 04 seconds East, departing said right-of-way and along the southeasterly line of said Twin Creeks tract 2, a distance of 679.54 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (controlling monument), being the most easterly corner of said Twin Creeks tract 2, being in the southerly subdivision line of Quail Run Phase 1, recorded in Instrument No. 19000101001036330, of the O.P.R.C.C.T., and being the southerly right-of-way of a 16' alley (dedicated by Instrument No. 19000101001036330);

THENCE North 89 degrees 09 minutes 12 seconds East, departing said common corner and along the southerly subdivision line of said Quail Run Phase 1, a distance of 265.23 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set, being in the southerly subdivision line of said Quail Run Phase 1, and being the easterly right-of-way of said Stockton Drive;

THENCE departing the southerly subdivision line of said Quail Run Phase 1, and along the westerly right-of-way of said Stockton Drive the following two (2) calls:

South 10 degrees 09 minutes 43 seconds West, a distance of 127.82 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set, also being the beginning of a non-tangent curve to the right, having a central angle of 33 degrees 47 minutes 14 seconds, a radius of 960.15 feet and being subtended by a chord bearing of South 27 degrees 03 minutes 20 seconds West, a chord distance of 558.03 feet;

Continuing in southwesterly direction, an arc distance of 566.19 feet to the POINT OF BEGINNING and containing 6.005 acres of land (261,563 square feet), more or less.

OWNER'S ACKNOWLEDGEMENT

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That, TWIN CREEKS BUSINESS PARK, INC., acting as herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as LOT 2, LOT 3 & LOT 4 BLOCK A, PRIYA LIVING ADDITION, an addition to the City of Allen, Collin County, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. no buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

Witness my hand this _____ day of _____, 2022.

BY: TWIN CREEKS BUSINESS PARK

BY: _____
Pat C. Beaird, Principal

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office this _____ day of _____, 2022

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, MARK ALLAN NACE, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Allen, Texas.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

MARK ALLAN NACE
Registered Professional Land Surveyor
Texas Registration No. 5539

Date: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

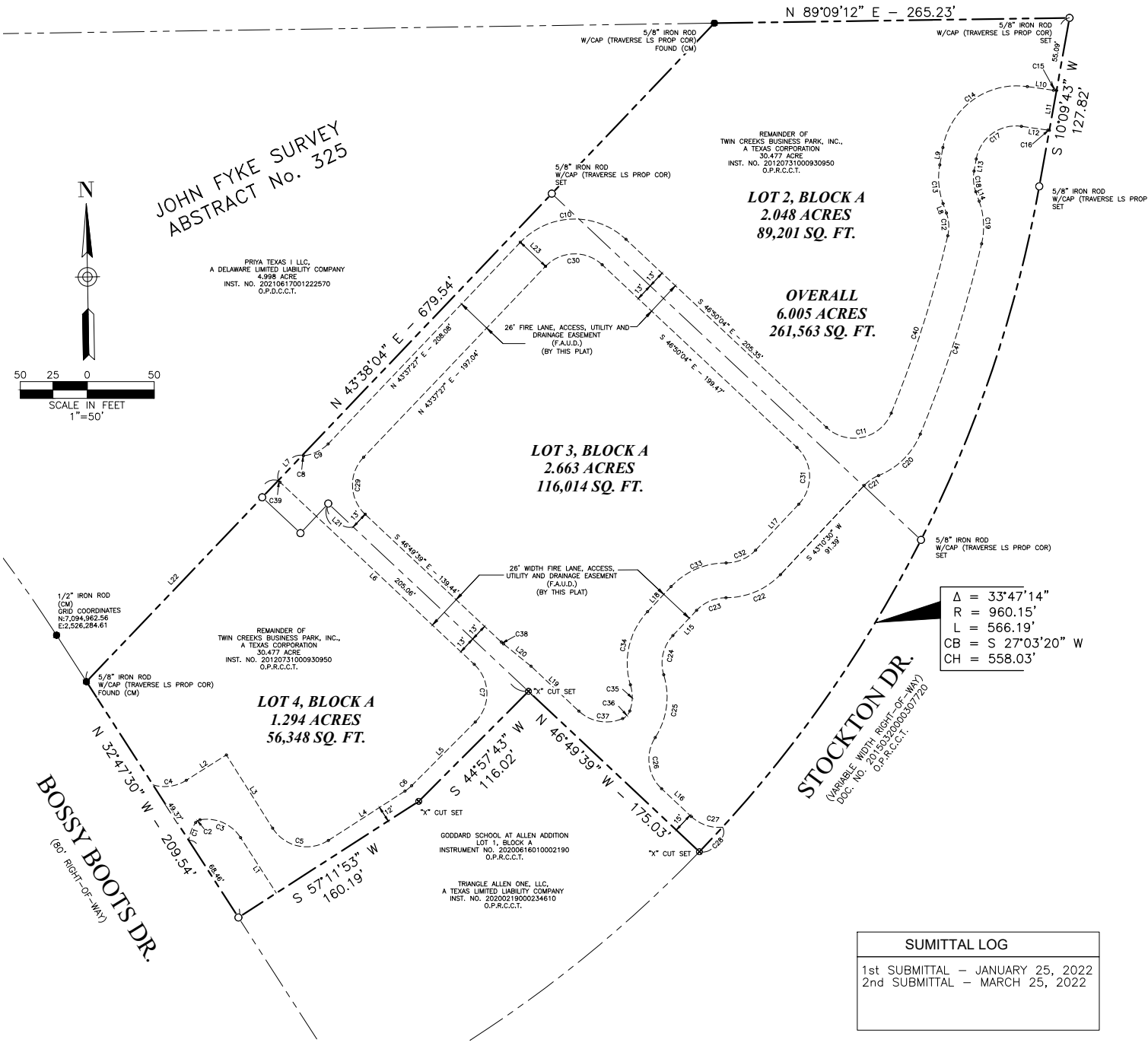
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022

Notary Public in and for the State of Texas

LINE TABLE					
No.	Bearing	Distance	No.	Bearing	Distance
L1	N 32°48'07" W	49.29'	L30	S 46°50'04" E	55.49'
L2	N 57°43'31" E	35.46'	L31	N 43°09'56" E	10.08'
L3	S 32°16'29" E	64.64'	L32	S 46°50'04" E	15.00'
L4	N 57°11'53" E	68.09'	L33	S 43°09'56" W	10.06'
L5	N 44°57'43" E	67.18'	L34	S 43°07'01" W	14.92'
L6	N 46°49'39" W	198.82'	L35	N 46°52'59" W	10.00'
L7	N 43°38'04" E	26.15'	L36	N 43°07'01" E	15.05'
L8	N 19°48'41" W	7.48'	L37	N 46°50'04" W	57.29'
L9	N 10°10'38" E	13.15'	L38	N 43°08'27" E	26.04'
L10	S 81°51'59" E	19.80'	L39	S 46°50'04" E	99.82'
L11	S 10°09'43" W	30.27'	L40	N 43°10'22" E	10.00'
L12	N 81°51'59" W	19.94'	L41	S 46°50'04" E	15.00'
L13	S 10°09'43" W	9.15'	L42	S 43°09'56" W	10.00'
L14	S 19°48'41" E	7.48'	L43	N 88°10'08" E	46.08'
L15	S 43°13'11" W	25.83'	L44	S 46°49'39" E	56.00'
L16	S 46°49'39" E	30.43'	L45	S 46°49'39" E	83.66'
L17	S 43°10'21" W	47.14'	L46	N 46°49'39" W	79.62'
L18	S 43°10'20" W	25.67'	L47	N 46°49'39" W	51.92'
L19	N 46°49'39" W	49.06'	L48	S 88°10'08" W	23.33'
L20	N 50°59'55" W	26.41'	L49	N 46°48'36" W	7.45'
L21	S 46°49'39" E	25.55'	L50	N 51°00'55" W	14.89'
L22	N 43°38'04" E	207.50'	L51	N 57°58'35" W	10.00'
L23	N 46°22'34" W	26.00'	L52	S 57°59'28" E	9.73'
L24	S 43°55'52" W	10.00'	L53	N 46°50'04" W	17.59'
L25	N 46°49'39" W	15.00'	L54	S 43°09'56" W	5.00'
L26	N 43°55'52" E	10.00'	L55	N 46°50'04" W	15.00'
L27	N 43°10'30" E	25.15'	L56	N 43°09'56" E	15.00'
L28	N 46°49'39" W	20.06'	L57	S 46°50'04" E	29.85'
L29	N 43°41'20" E	55.55'			

CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	27°34'29"	30.00'	14.44'	N 20°59'00" E	14.30'
C2	45°30'45"	5.00'	3.97'	N 57°31'37" E	3.87'
C3	66°54'53"	30.00'	35.04'	S 66°15'34" E	33.08'
C4	49°20'47"	30.00'	25.84'	N 82°12'02" E	25.05'
C5	90°31'38"	30.00'	47.41'	S 77°32'18" E	42.63'
C6	12°14'10"	30.00'	6.41'	N 51°04'48" E	6.40'
C7	91°47'22"	30.00'	48.06'	N 00°55'58" W	43.08'
C8	55°40'59"	0.99'	0.96'	S 68°01'27" E	0.92'
C9	39°40'17"	30.00'	20.77'	N 64°26'44" E	20.36'
C10	89°32'29"	56.00'	87.52'	N 88°23'41" E	78.88'
C11	111°03'53"	30.00'	58.15'	N 77°37'59" E	49.47'
C12	33°03'06"	30.00'	17.31'	N 03°17'08" W	17.07'
C13	29°59'19"	56.01'	29.31'	N 04°49'02" W	28.98'
C14	87°57'24"	56.01'	85.98'	N 54°09'20" E	77.78'
C15	12°08'53"	10.44'	2.21'	S 86°30'56" E	2.21'
C16	6°29'47"	10.00'	1.13'	N 78°37'05" W	1.13'
C17	87°58'18"	30.00'	46.07'	S 54°08'52" W	41.68'
C18	29°58'24"	30.00'	15.70'	S 04°49'29" E	15.52'
C19	33°03'20"	56.01'	32.31'	S 03°17'01" E	31.87'
C20	46°11'05"	56.02'	45.16'	S 45°09'53" W	43.94'
C21	25°07'25"	30.00'	13.16'	S 55°44'04" W	13.05'
C22	46°22'11"	56.01'	45.33'	S 67°02'13" W	44.10'
C23	47°00'07"	30.00'	24.61'	S 66°43'14" W	23.93'
C24	59°59'52"	30.00'	31.42'	S 13°10'25" W	30.00'
C25	49°28'36"	56.00'	48.36'	S 07°58'01" W	46.87'
C26	79°31'58"	30.05'	41.71'	S 07°03'40" E	38.44'
C27	48°28'01"	30.00'	25.38'	S 71°03'40" E	24.63'
C28	12°29'55"	960.15'	25.11'	S 43°11'59" W	25.11'
C29	90°27'06"	30.00'	47.36'	N 01°36'06" W	42.59'
C30	89°32'29"	30.00'	46.88'	N 88°23'41" E	42.26'
C31	90°00'25"	30.00'	47.13'	S 01°49'52" E	42.43'
C32	47°04'07"	30.00'	24.65'	S 66°42'24" W	23.96'
C33	47°04'07"	56.01'	46.01'	S 66°42'24" W	44.73'
C34	60°07'31"	56.00'	58.77'	S 13°13'57" W	56.11'
C35	38°05'12"	30.03'	19.97'	S 01°18'08" W	19.60'
C36	45°30'50"	10.00'	7.94'	S 43°21'21" W	7.74'
C37	66°56'00"	30.05'	35.11'	N 80°21'27" W	33.15'
C38	35°7'46"	31.58'	2.18'	N 48°57'54" W	2.18'
C39	31°7'24"	32.48'	1.87'	N 48°39'56" W	1.87'
C40	8°51'38"	900.14'	139.20'	N 17°40'14" E	139.07'
C41	9°14'43"	926.64'	149.52'	S 17°52'01" W	149.36'
C42	0°53'58"	955.97'	15.01'	S 41°37'16" W	15.01'
C43	0°55'05"	936.10'	15.00'	N 33°04'14" E	15.00'
C44	0°37'19"	955.15'	10.37'	S 27°52'26" W	10.37'



CERTIFICATE OF APPROVAL	
APPROVED	ATTEST
CHAIRMAN PLANNING AND ZONING COMMISSION	SECRETARY PLANNING AND 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 PLAT OF THE SUBDIVISION OR ADDITION TO THE CITY OF ALLEN WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED BY IT ON THE _____ DAY OF _____, 2022.	
CITY SECRETARY, CITY OF ALLEN	

SUMMITTAL LOG	
1st SUBMITTAL	JANUARY 25, 2022
2nd SUBMITTAL	MARCH 25, 2022

FINAL PLAT
LOT 2, LOT 3 & LOT 4,
BLOCK A
PRIYA LIVING CENTER
ADDITION
LOT 2, LOT 3 & LOT 4,
BLOCK A
6.005 ACRES
PER SPECIAL WARRANTY DEED RECORDED UNDER
COUNTY CLERK NO. 20120731000930950, O.P.R.C.C.T.
30.477 ACRES
SITUATED IN THE
JOHN FYKE SURVEY, ABSTRACT NO. 325
AN ADDITION TO THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: January 24, 2022 Project No.: TR-42-21

OWNER/DEVELOPER
Name: Twin Creek Business Park, Inc.
Address: 12221 Merit Drive, Suite 750
Dallas, Texas, 75251
Contact Name: Pat C. Beaird
Phone: 972-503-1040

ENGINEER
Name: Triangle Engineering, LLC
Address: 1784 W. McDermott Drive, Suite 110
Dallas, Texas, 75251
Contact Name: Kew Kam
Phone: 469-213-8868

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Mark Nace
Phone: 469-784-9321

<p style="text-align: center;">PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 5, 2022
AGENDA CAPTION:	Consider a Request for a Final Plat of Lot 1, Block A, Priya Living Addition, Being Approximately 4.998 Acres Located in the John Fyke Survey, Abstract No. 325; Generally Located East of Bossy Boots Drive and Approximately 393 Feet North of Stockton Drive. (PL-111221-0015) [Priya Living]
STAFF RESOURCE:	Jordan Caudle, Planner
PREVIOUS COUNCIL ACTION:	Planned Development No. 54 - Approved May, 1993 Planned Development No. 108 - Approved October, 2011 Planned Development No. 108 - Approved July, 2012 Planned Development No. 108 - Approved February, 2021 Planned Development No. 108 - Approved April, 2021
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

The property is generally located east of Bossy Boots Drive and north of Stockton Drive. The properties to the north are zoned Single-Family Residential (R-6) for the Quail Run Phase I Subdivision. The properties to the west (across Bossy Boots Drive), east, and south are zoned Planned Development No. 108 (PD-108) with a base zoning of Mixed Use (MIX).

In April 2021, City Council adopted a Planned Development for an age-restricted community called Priya Living. A Site Plan for this site has been approved, and a Preliminary Plat was approved in June 2021. A Final Plat for this site was approved in December 2021. Section 8.03.5 of the Allen Land Development Code establishes an expiration date of 90 days after approval for plats to be filed. The subject plat did not receive accurate signatures in the time period. There are no other changes to the plat.

The Final Plat shows one lot at a total of approximately 4.998 acres. There are two primary points of access into the site--one from Bossy Boots Drive and one through an internal access drive. There is a third point of access that will connect to a future development on the subject property's eastern property line. The plat also shows various easements required for development of the property.

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

STAFF RECOMMENDATION

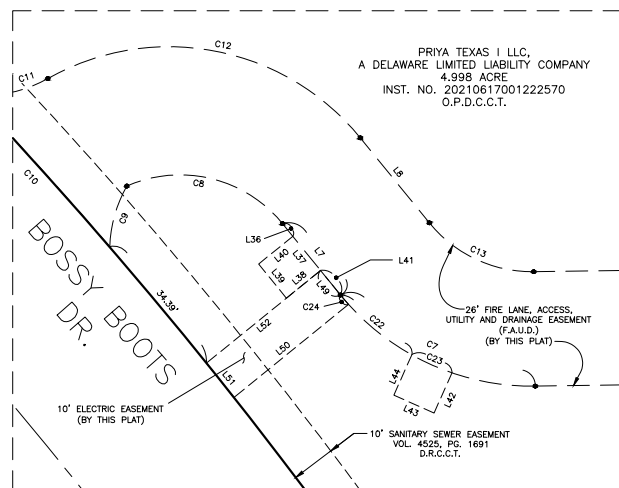
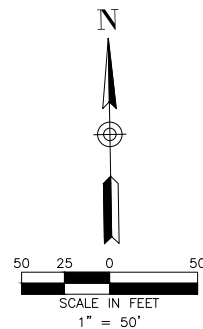
Staff recommends approval.

MOTION

I move to approve the Final Plat of Lot 1, Block A, Priya Living Addition, as presented.

ATTACHMENT(S)

[Final Plat](#)

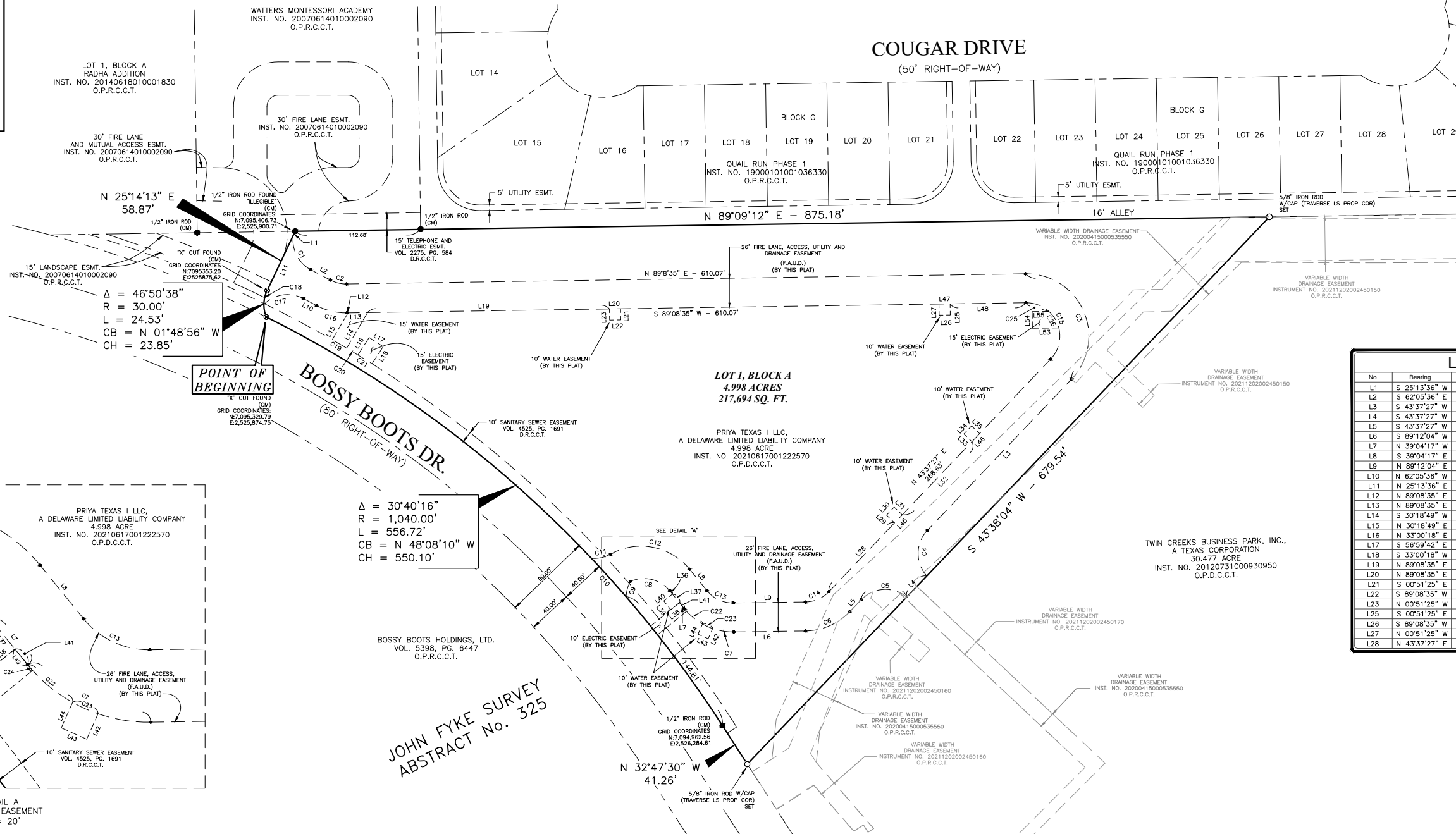


DETAIL A
ELECTRIC EASEMENT
1" = 20'

LEGEND	
————	BOUNDARY LINE
— · — · —	ADJOINER BOUNDARY LINE
— — —	EASEMENT LINE (AS NOTED)
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
SQ. FT.	SQUARE FEET
(CM)	CONTROL MONUMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

GENERAL NOTES

1. The purpose of this plat is to create a one (1) lot from a deed.
2. Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Alterra RTK Network and adjusted to surface using a surface scale factor of 1.00015271.



LINE TABLE					
	Bearing	Distance		Bearing	Distance
L1	S 25°13'36" W	3.90'	L29	N 46°22'33" W	10.00'
L2	S 62°05'36" E	19.81'	L30	N 43°37'27" E	10.00'
L3	S 43°37'27" W	187.86'	L31	S 43°37'27" E	10.00'
L4	S 43°37'27" W	26.14'	L32	N 43°37'27" E	90.76'
L5	S 43°37'27" W	14.75'	L33	N 46°22'33" W	10.00'
L6	S 89°12'04" W	64.57'	L34	N 46°22'33" E	10.00'
L7	S 39°04'17" W	20.88'	L35	S 43°37'27" E	10.00'
L8	S 39°04'17" E	24.89'	L36	S 39°04'17" E	3.69'
L9	S 89°12'04" E	64.57'	L37	S 39°04'17" E	10.00'
L10	S 62°05'36" W	13.79'	L38	S 50°55'43" W	10.00'
L11	N 25°13'36" E	54.89'	L39	N 39°04'17" W	10.00'
L12	N 89°08'35" E	1.00'	L40	N 50°55'43" E	10.00'
L13	N 89°08'35" E	17.53'	L41	S 39°04'17" E	7.20'
L14	S 30°18'49" W	37.09'	L42	S 24°02'18" W	10.00'
L15	N 30°18'49" E	28.02'	L43	N 65°57'42" W	10.00'
L16	N 33°00'18" E	18.61'	L44	N 24°02'18" E	10.00'
L17	S 56°59'42" E	15.00'	L45	S 43°37'27" W	10.00'
L18	S 33°00'18" W	18.29'	L46	S 43°37'27" W	10.00'
L19	N 89°08'35" E	217.34'	L47	N 89°08'35" E	10.00'
L20	N 89°08'35" E	10.00'	L48	S 89°08'35" W	68.15'
L21	S 00°51'25" E	10.00'	L49	S 39°04'17" E	7.20'
L22	S 00°51'25" E	10.00'	L50	S 50°55'43" E	10.00'
L23	S 00°51'25" E	10.00'	L51	N 38°36'06" W	10.00'
L24	S 00°51'25" E	10.00'	L52	N 50°55'43" E	33.40'
L25	S 89°08'35" W	10.00'	L53	S 89°08'35" W	23.72'
L26	N 00°51'25" W	10.00'	L54	N 00°51'25" W	15.50'
L27	N 43°37'27" E	85.40'	L55	N 89°08'35" E	15.50'

SUMITTAL LOG	
1st PRELIMINARY PLAT SUBMITTAL:	5/21/2021
2nd PRELIMINARY PLAT SUBMITTAL:	6/4/2021
1st FINAL PLAT SUBMITTAL:	11/12/2021
2nd FINAL PLAT SUBMITTAL:	11/30/2021
3rd FINAL PLAT SUBMITTAL:	12/02/2021
4th FINAL PLAT SUBMITTAL:	03/08/2022
5th FINAL PLAT SUBMITTAL:	03/25/2022

FINAL PLAT
PRIYA LIVING
ADDITION

LOT 1, BLOCK A,
4.998 ACRES

BEING ALL OF A 4.998 ACRE TRACT
PRIYA TEXAS LLC

A DELAWARE LIMITED LIABILITY COMPANY
AS RECORDED IN DOCUMENT NO. 20210617001222570
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

SITUATED IN THE
JOHN FYKE SURVEY, ABSTRACT NO. 325
AN ADDITION TO THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9322
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: September 23, 2021
Revised: November 11, 2021
Revised: November 30, 2021
Revised: March 08, 2022

Project No.: TR-36-21
1 OF 2

1 OF 2

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Mark Nace
Phone: 469-784-9321

OWNER/DEVELOPER
Name: Priya Texas I LLC
Address: 2601 Mission Street, Suite 604
San Francisco, California 94110
Contact Name: Arun Paul

OWNER'S CERTIFICATE AND DEDICATION

State of Texas §
County of Collin §

Being a 4.998 acre tract of land situated in the John Fyke Survey, Abstract No. 325, City of Allen, Collin County, Texas, being all of that 4.998 acre tract of land conveyed to Priya Texas I LLC, a Delaware limited liability company, as recorded in Instrument Number 20210617001222570, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bound as follows:

BEGINNING at a "X" cut in concrete found (control monument) in the northeast right-of-way line of Bossy Boots Drive (80' right-of-way), same being a northwest corner of said Priya Texas I LLC tract and being the beginning of a non-tangent curve to the right, having a central angle of 46 degrees 50 minutes 38 seconds, a radius of 30.00 feet, a chord of North 01 degrees 48 minutes 56 seconds West, and a chord distance of 23.85 feet;

THENCE Northwesterly, departing said right-of-way line and along said curve to the right, an arc distance of 24.53 feet to an "X" cut in concrete found (control monument), said point being the southeasterly line of Watters Montessori Academy, an addition to the City of Allen, Texas, recorded in Instrument Number 20070614010002090, O.P.R.C.C.T., and also being a northwest corner of said Priya Texas I LLC tract;

THENCE North 25 degrees 14 minutes 13 seconds East, along the common westerly line of said Priya Texas I LLC tract and the southeasterly line of said Watters Montessori Academy, a distance of 58.87 feet to a 1/2 inch iron rod with cap found (control monument), said iron rod being the northwest corner of said Priya Texas I LLC tract and also being in the south line of said Watters Montessori Academy;

THENCE North 89 degrees 09 minutes 12 seconds East, along the common northern line of said Priya Texas I LLC tract, and the south line of said Watters Montessori Academy and also being along the south line of Quail Run Phase 1, an addition to the City of Allen, Texas, recorded in Instrument Number 19000101001036330, O.P.R.C.C.T., passing at a distance of 112.68 feet a 1/2 inch iron rod found for reference, continuing for a total distance of 875.18 feet to a 5/8 inch iron rod with a yellow cap stamped "TRAVERSE LS PROP COR" set for corner in the north line of said Priya Texas I LLC tract and same being the south line of said Quail Run Phase 1;

THENCE South 43 degrees 38 minutes 04 seconds West, across said Priya Texas I LLC tract, a distance of 679.54 feet to a 5/8 inch iron rod with a yellow cap stamped "TRAVERSE LS PROP COR" set for corner, at the northeasterly of said right-of-way line and the west line of said Priya Texas I LLC tract;

THENCE North 32 degrees 47 minutes 30 seconds West, along the common southwesterly line of said Priya Texas I LLC tract and northeasterly of said right-of-way line, a distance of 41.26 feet to a 1/2 inch iron rod found (control monument) for corner and being the beginning of a tangent curve to the left, having a central angle of 30 degrees 40 minutes 18 seconds, a radius of 1,040.00 feet, a chord of North 48 degrees 08 minutes 10 seconds West, and a chord distance of 550.10 feet;

THENCE Northwesterly, along said curve to the left, an arc distance of 556.72 feet to the **POINT of BEGINNING** and containing 4.998 acres of land (217,694 square feet), more or less.

OWNER'S ACKNOWLEDGEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

That PRIYA TEXAS I LLC, through the undersigned authority, does hereby adopt this plat designating the described property as LOT 1, BLOCK A, PRIYA LIVING ADDITION, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this _____ day of _____, 2022.

BY: PRIYA TEXAS I LLC

BY: _____
Arun Paul, Manager

STATE OF _____ §
COUNTY OF _____ §

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

Given under my hand and seal of office this _____ day of _____, 2022

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, MARK ALLAN NACE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ALLEN, TEXAS.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

MARK ALLAN NACE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5539

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Given under my hand and seal of office this _____ day of _____, 2022

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED ATTEST

CHAIRMAN SECRETARY
PLANNING AND ZONING COMMISSION PLANNING AND 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 PLAT OF THE LOT 1, BLOCK A, PRIYA LIVING ADDITION, AN ADDITION TO THE CITY OF ALLEN WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED BY IT ON THE _____ DAY OF _____, 2022.

CITY SECRETARY, CITY OF ALLEN

SUMITTAL LOG

1st PRELIMINARY PLAT SUBMITTAL: 5/21/2021
2nd PRELIMINARY PLAT SUBMITTAL: 6/4/2021
1st FINAL PLAT SUBMITTAL: 11/12/2021
2nd FINAL PLAT SUBMITTAL: 11/30/2021
3rd FINAL PLAT SUBMITTAL: 12/02/2021
4th FINAL PLAT SUBMITTAL: 03/08/2022
5th FINAL PLAT SUBMITTAL: 03/25/2022

FINAL PLAT
PRIYA LIVING
ADDITION

LOT 1, BLOCK A,
4.998 ACRES

BEING ALL OF A 4.998 ACRE TRACT
PRIYA TEXAS I LLC
A DELAWARE LIMITED LIABILITY COMPANY
AS RECORDED IN DOCUMENT NO. 20210617001222570
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

SITUATED IN THE
JOHN FYKE SURVEY, ABSTRACT NO. 325
AN ADDITION TO THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS



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W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: September 23, 2021 Project No.: TR-36-21
Revised: November 11, 2021
Revised: November 30, 2021
Revised: March 08, 2022

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Mark Nace
Phone: 469-784-9321

OWNER/DEVELOPER
Name: Priya Texas I LLC
Address: 2601 Mission Street, Suite 604
San Francisco, California 94110
Contact Name: Arun Paul

<p style="text-align: center;">PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 5, 2022
AGENDA CAPTION:	Consider a Request for a Final Plat of Lot 1, Block A, Allen High Point Addition, Being Approximately 12.562 Acres Located in the Henry Wetsel Survey, Abstract No. 1026; Generally Located at the Northwestern Corner of the Intersection of Greenville Avenue and Exchange Parkway. (PL-031122-0002) [Allen High Grocer]
STAFF RESOURCE:	Jordan Caudle, Planner
PREVIOUS COUNCIL ACTION:	Planned Development No. 58 - Approved March, 1996 Planned Development No. 58 Amended November, 2008 Planned Development No. 58 Amended January, 2014
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

The property is generally located west of Greenville Avenue and north of Exchange Parkway. The properties to the north are zoned Single-Family Residential (R-7) for the Spring Meadow subdivision and Shopping Center (SC). The properties to the west are zoned Planned Development No. 58 (PD-58) with a base zoning of Multi-Family (MF). The properties to the east across Greenville Avenue are zoned Single-Family Residential (R-7) for the Allen North Addition Phase One subdivision. The properties to the south are zoned PD-58 with a base zoning of SC and PD-58 with a base zoning of Community Facilities (CF).

A Planned Development was approved for the property in January 2014 and a Preliminary Plat was approved in August 2014. A site plan for a grocery use was approved in December 2021. The Final Plat is the last step in the development process.

The Final Plat shows one lot at a total of approximately 12.562 acres. There are three primary points of access into the site--one from Greenville Avenue, one through an internal access drive, and one Exchange Parkway. The plat also shows various easements required for development of the property.

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

STAFF RECOMMENDATION

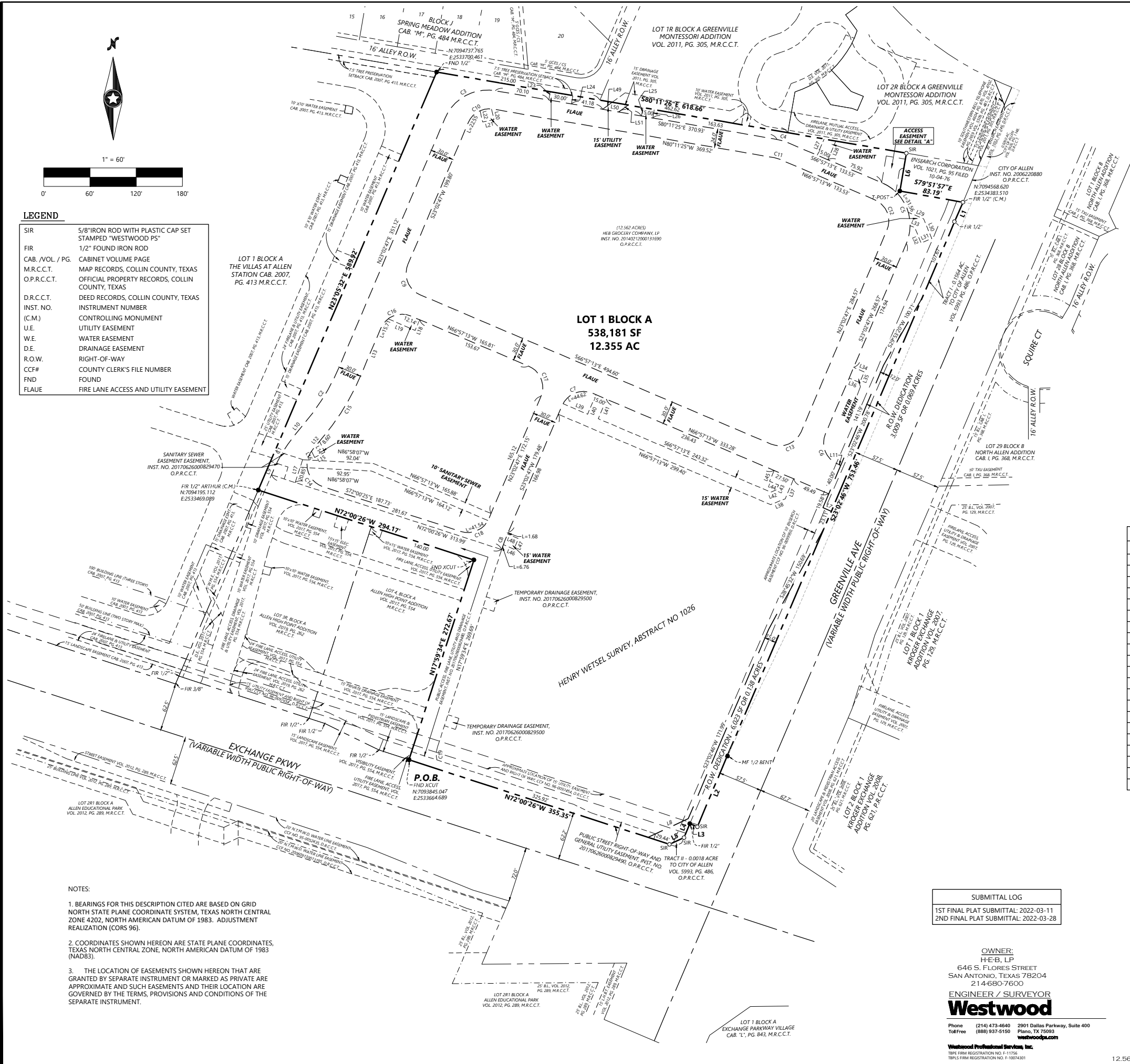
Staff recommends approval.

MOTION

I move to approve the Final Plat of Lot 1, Block A, Allen High Point Addition, as presented.

ATTACHMENT(S)

[Final Plat](#)



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	52.41'	200.00'	015°00'51" S	52.26'
C2	83.06'	285.00'	016°41'52" N	81°23'24" E
C3	80.39'	60.00'	076°45'48" N	N 61°25'41" E
C4	13.86'	60.00'	013°14'21" S	S 73°34'19" E
C5	94.25'	60.00'	090°00'00"	S 21°57'13" E
C6	47.12'	30.00'	090°00'00"	S 21°57'13" E
C7	47.12'	30.00'	090°00'00"	S 68°02'47" W
C8	23.45'	285.00'	004°42'49" S	S 20°41'22" W
C9	47.12'	30.00'	090°00'00"	S 21°57'13" E
C10	40.19'	30.00'	076°45'48" N	N 61°25'41" E
C11	8.32'	36.00'	013°14'21" S	N 73°34'19" E
C12	47.12'	30.00'	090°00'00"	N 21°57'13" W
C13	47.12'	30.00'	090°00'00"	N 68°02'47" E
C14	59.73'	30.00'	114°04'01" S	S 14°58'25" E
C15	91.80'	315.00'	016°41'52" S	S 21°23'42" W
C16	47.12'	30.00'	090°00'00"	S 68°02'47" W
C17	47.12'	30.00'	090°00'00"	N 21°57'13" E
C18	44.48'	30.00'	084°56'48" N	N 65°31'11" E
C19	16.85'	30.00'	032°10'54" S	S 15°40'07" W
C20	7.84'	5.00'	089°52'52" S	S 54°42'51" W
C21	21.54'	60.00'	020°34'06" S	N 56°40'10" W

Line Table		
Line #	Length	Direction
L1	27.45'	S23°15'44"W
L2	100.00'	S22°52'43"W
L3	10.48'	N67°07'29"W
L4	19.68'	S22°52'43"W
L5	20.83'	S65°11'10"W
L6	49.83'	S66°56'12"W
L7	12.00'	S66°54'24"W
L8	57.69'	N65°11'10"E
L9	5.66'	N23°05'33"E
L10	24.76'	N39°44'38"E
L11	4.49'	S66°57'13"E
L12	21.84'	S39°44'38"W
L13	67.49'	S23°02'47"W
L14	15.62'	N62°00'25"W
L15	15.00'	N67°59'35"E
L16	9.14'	S27°00'25"E
L17	31.35'	N17°59'34"E
L18	15.00'	S23°02'47"W
L19	38.12'	N66°57'13"W
L20	14.13'	N12°41'25"W
L21	15.00'	N77°18'35"E
L22	15.00'	S12°41'25"E
L23	11.00'	N09°48'35"E
L24	11.00'	N09°48'35"E
L25	11.00'	S09°48'35"W
L26	11.00'	S09°48'35"W
L27	22.87'	S23°02'47"W
L28	26.40'	S23°02'47"W
L29	21.69'	S66°57'13"E

Line Table		
Line #	Length	Direction
L30	27.58	S21°57'13"E
L31	15.00	S88°02'47"W
L32	21.36	N15°17'13"W
L33	6.70	N65°17'13"E
L34	15.00	S65°17'13"E
L35	15.00	S32°02'47"W
L36	15.00	N65°17'13"W
L37	28.11	S23°02'47"W
L38	20.36	S88°02'47"W
L39	34.76	S65°57'13"E
L40	27.50	N23°02'47"E
L41	27.50	S23°02'47"E
L42	7.93	S88°02'47"W
L43	32.02	S32°02'47"W
L44	12.50	S65°17'13"E
L45	15.00	S32°02'47"W
L46	15.00	S65°17'13"E
L47	15.00	N23°02'47"E
L48	15.48	N65°17'13"E
L49	15.28	S33°43'36"E
L50	20.84	S80°11'25"E
L51	15.28	S80°11'25"E
L52	8.00	S09°46'24"W
L53	12.00	S09°46'24"W
L54	26.70	S09°46'24"W
L55	3.37	N65°17'13"E
L56	35.08	N09°44'25"E
L57	24.99	S80°11'25"E

SUBMITTAL LOG
1ST FINAL PLAT SUBMITTAL: 2022-03-11
2ND FINAL PLAT SUBMITTAL: 2022-03-28

OWNER:
H-E-B, LP
646 S. FLORES STREET
SAN ANTONIO, TEXAS 78204
214-680-7600

ENGINEER / SURVEYOR
Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
TollFree (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPIS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
ALLEN HIGH POINT ADDITION
BLOCK A LOT 1

12.562 AC. (547,213SF)-TOTAL
0.207 AC. (9,032 SF)-R.O.W DEDICATION
LOCATED IN THE CITY OF ALLEN, TEXAS
AND BEING OUT OF THE
HENRY WETSEL SURVEY, ABSTRACT No. 1026
CITY OF ALLEN, COLLIN COUNTY, TEXAS

12.562 ACRES MARCH 25, 2022 JOB No. 0032877.00 ALLEN HIGH POINT ADDITION



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N:\032877\001 PROJECT DATA\DWG\SURVEY\0032877\00FP.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF COLLIN)(

WHEREAS, HEB Grocery Company, LP is the sole owner of a 12.562 acre tract of land situated in the Henry Wetsel Survey, Abstract No. 1026, City of Allen, Collin County, Texas, and being all of the 12.562 acre tract of land conveyed to HEB Grocery Company, LP by deed of record in Instrument No. 20140212000131690 of the Official Public Records of Collin County, Texas; said 12.562 acre tract being more particularly described as follows:

BEGINNING at a found "X" cut in concrete in the northeast right-of-way line of Exchange Parkway, a variable width right-of-way; said point being at a west corner of said 12.562 acre tract; and the south corner of Lot 4, Block A, Allen High Point Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume 2017, Page 554, of the Map Records of Collin County, Texas;

THENCE North 17 degrees 59 minutes 34 seconds East, along a common line between the said 12.562 acre tract and the said Lot 4, Block A, Allen High Point Addition, a distance of 272.67 feet to a found "X" cut in concrete at an 'ell' corner of said 12.562 acre tract and the east corner of said Lot 4, Block A, Allen High Point Addition;

THENCE North 72 degrees 00 minutes 26 seconds West, continuing along the common line between the said 12.562 acre tract and the said Lot 4, Block A, Allen High Point Addition, at a distance of 140.00 feet passing the north corner of said Lot 4, and the east corner of Lot 3R of Block A, Allen High Point Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume 2019, Page 262, of the Map Records of Collin County, Texas, continuing along the common line between the said Lot 3R, Block A, Allen High Point Addition and the said 12.562 acre tract, in all a total distance of 294.17 feet to a found 1/2" iron rod with a yellow plastic cap stamped "ARTHUR SURVEY" for corner in the southeast line of Lot 1, Block A, The Villas At Allen Station, an addition to the City of Allen, Collin County, Texas, according to the plat thereof record in Volume 2007, Page 413, of said Map Records; said point being at the north corner of said Lot 3R, Block A, Allen High Point Addition and a west corner of said 12.562 acre tract;

THENCE North 23 degrees 05 minutes 32 seconds East, departing the said common line between Lot 3R, Block A, Allen High Point Addition and the 12.562 acre tract, along the common line between the said Lot 1, Block A, The Villas At Allen Station and said 12.562 acre tract, a distance of 589.92 feet to a found 1/2" iron rod for corner in the southwest right-of-way line of 16-foot alley, at the east corner of said Lot 1, Block A, The Villas At Allen Station; said point being the north corner of said 12.562 acre tract;

THENCE South 80 degrees 11 minutes 26 seconds East, departing the said common line between Lot 1, Block A, The Villas At Allen Station and the 12.562 acre tract, along the said southwest line of the 16-foot alley and the northeast line of said 12.562 acre tract, at a distance of 215.00 feet passing the southeast corner of said 16-alley and the southwest corner of Lot 1R, Block A, Greenville Montessori Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof record in Volume 2011, Page 305, of said Map Records, continuing along the common line between said 12.562 acre tract and said Lot 1R, Block A, Greenville Montessori Addition, at a distance of 462.62 feet passing the south corner of said Lot 1R, Block A, Greenville Montessori Addition, and the west corner of Lot 2R, of said Block A, Greenville Montessori Addition, continuing along the common line between the said 12.562 acre tract and the said Lot 2R, Block A, Greenville Montessori Addition, in all a total distance of 618.66 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the north corner of a tract of land conveyed to Ensearch Corporation, by deed of record in Volume 1021, Page 95, of the Deed Records of Collin County, Texas;

THENCE South 09 degrees 46 minutes 24 seconds West, departing the said common line between Lot 2R, Block A, Greenville Montessori Addition and the 12.562 acre tract, along a common line between the said 12.562 acre tract and the said Ensearch Corporation tract, a distance of 49.83 feet to a found T-Post for corner;

THENCE South 79 degrees 51 minutes 57 seconds East, continuing along the said common line between the 12.562 acre tract and Ensearch Corporation tract, a distance of 83.19 feet to a found 1/2" iron rod for corner in the northwest right-of-way line of N. Greenville Avenue (State Highway 5), a variable width right-of-way; said point being the southeast corner of said Ensearch Corporation tract and an east corner of said 12.562 acre tract;

THENCE departing the said common line between the Ensearch Corporation tract and the 12.562 acre tract, along the said northwest line N. Greenville Avenue and a southeast line of said 12.562 acre tract, the following courses and distances:

South 23 degrees 15 minutes 44 seconds West, a distance of 27.45 feet to found 1/2" iron rod at an angle point;

South 23 degrees 02 minutes 46 seconds West, a distance of 753.46 feet to a found 1/2" iron rod at an angle point;

South 22 degrees 52 minutes 43 seconds West, a distance of 100.00 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS";

North 67 degrees 07 minutes 29 seconds West, a distance of 10.48 feet to a found 1/2" iron rod at an 'ell' corner;

South 22 degrees 52 minutes 43 seconds West, a distance of 19.68 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" at the north end of a right-of-way corner clip at the intersection of the said northwest line of N. Greenville Avenue and the said northeast line Exchange Parkway;

THENCE South 65 degrees 11 minutes 10 seconds West, departing the said northwest line N. Greenville Avenue and the said southeast line of the 12.562 acre tract, along the said right-of-way corner clip and a southerly line of said 12.562 acre tract, a distance of 20.83 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for corner in the said northeast line of Exchange Parkway; said point being the west end of said right-of-way corner clip and a south corner of said 12.562 acre tract;

THENCE North 72 degrees 00 minutes 26 seconds West, departing the said right-of-way corner clip, along the northeast line of Exchange Parkway and the said southwest line of the 12.562 acre tract, a distance of 355.35 feet to the POINT-OF-BEGINNING, containing 547,213 square feet or 12.562 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Allen, Collin County, Texas.

Jason B. Armstrong
Registered Professional Land Surveyor
No. 5557

STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2022.

Notary Public in and for the State of Texas.

OWNER'S DEDICATION

STATE OF TEXAS)(
COUNTY OF COLLIN)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, HEB Grocery Company, LP, the undersigned owner of the land shown on this plat, do hereby adopt this conveyance designating the hereinabove described property as ALLEN HIGH POINT ADDITION, BLOCK A, LOT 1, an addition to the City of Allen, Collin County, Texas, an addition to the City of Allen, Texas, and do 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 _____, 2022.

HEB Grocery Company, LP

By: _____
Name: Benjamin R. Scott
Title: Vice President of Real Estate

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Benjamin R. Scott, as Vice President of Real Estate of HEB Grocery Company, LP, on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

CITY APPROVAL	
Approved	Attest
Chairman Planning and Zoning Commission	Secretary Planning and Zoning Commission
Date	Date
Executed Pro Forma	

The undersigned, City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Revised Preliminary Plat of the ALLEN HIGH POINT ADDITION, BLOCK A, LOT 1, to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the ____ day of _____, 2022.

City Secretary, City of Allen

SUBMITTAL LOG	
1ST FINAL PLAT SUBMITTAL: 2022-03-11	
2ND FINAL PLAT SUBMITTAL: 2022-03-28	

OWNER:
HEB, LP
646 S. FLORES STREET
SAN ANTONIO, TEXAS 78204
214-680-7600
ENGINEER / SURVEYOR

Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TERRA FIRM REGISTRATION NO. F-11756
TERRA FIRM REGISTRATION NO. F-10054001

FINAL PLAT
ALLEN HIGH POINT ADDITION
BLOCK A, LOT 1
12.562 AC. (547,213SF)-TOTAL
0.207 AC. (9,032 SF)-R.O.W DEDICATION
LOCATED IN THE CITY OF ALLEN, TEXAS
AND BEING OUT OF THE
HENRY WETSEL SURVEY, ABSTRACT No. 1026
CITY OF ALLEN, COLLIN COUNTY, TEXAS
12.562 ACRES MARCH 25, 2022 JOB No. 0032877.00 ALLEN HIGH POINT ADDITION

2/2

ALLEN HIGH POINT ADDITION

<p style="text-align: center;">PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 5, 2022
AGENDA CAPTION:	Consider a Request for a Replat for Lot 2, Block 1, CVS-Main St. Addition; Generally Located South of Main St. and Approximately 500 feet west of Malone Road. (PL-031122-0004) [Castle Allen]
STAFF RESOURCE:	Jordan Caudle, Planner
PREVIOUS COUNCIL ACTION:	Planned Development No. 2 - Approved October, 1981
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

The property is generally located south of Main Street and approximately 500 feet west of Malone Road. The properties to the north (across Main Street) are zoned Local Retail (LR). The properties to the west and south are zoned Planned Development No. 2 (PD-2) Single-Family Residential R-5 from the Greengate Addition Section Three. The property to the east is zoned PD-2 with a base zoning district of LR.

In October 1981, City Council adopted a Planned Development. A Site Plan for this site has been approved for a medical office use on Lot 3.

The Replat shows two lots for a total of approximately 1.423 acres. There are three primary points of access into the site--one from Main Street and two through internal access drives. The plat also shows various easements required for development of the property.

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

STAFF RECOMMENDATION

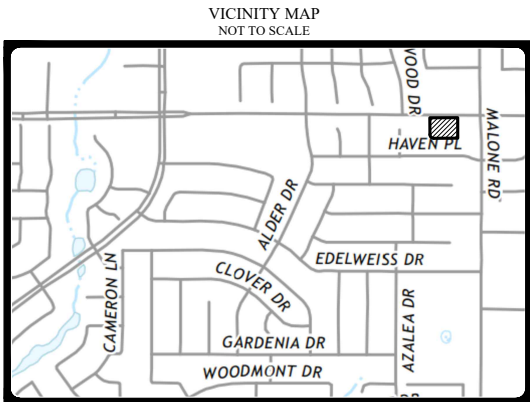
Staff recommends approval.

MOTION

I move to approve the Final Plat of Lot 2R and 3, Block 1, CVS-MAIN ST. Addition, as presented.

ATTACHMENT(S)

[Replat](#)



1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000152710.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C03851, dated June 02, 2009, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create two recorded lots out of a previously recorded lot.

Line Data Table		
Line #	Distance	Bearing
L1	9.56'	S89°51'27"W
L2	9.52'	N89°51'27"E

Notary Public in and for the State of Texas

City Secretary, City of Allen

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

Submittal Log
Replat First Submittal: March 11
Replat Second Submittal: March 28

ENGINEER
CLAY MOORE
ENGINEERING
1903 Central Drive Suite #406
Bedford, Texas 76021
Phone: 817-281-0572

OWNER/DEVELOPER
Peggy's Folly, L.P.
5501 St. Andrews Court
Plano, Texas 75093



WINDROSE
LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
 FIRM REGISTRATION NO. 101943311 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 04/09/2021 CHECKED BY: M.P. JOB NO.: D56438

Point of Contact:
 Grayson CeBalloos
 972-370-5871
 grayson.cebaloos@windrosereservices.com
 Last Revision Date: 03/29/2022

REPLAT
CVS-MAIN ST. ADDITION
LOTS 2R AND 3, BLOCK 1
Being a Replat of Lot 2, Block 1
CVS-Main St. Addition,
an addition to the
City of Allen, Collin County, Texas
as recorded in Cab. Q, Page 235, P.R.C.C.T.
1.423 Acres situated in the
J.A. Taylor Survey, Abstract No. 908
City of Allen, Collin County, Texas

<p style="text-align: center;">PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 5, 2022
AGENDA CAPTION:	Consider a Request for a Preliminary Plat for Twin Creeks Watters, Being Approximately 35.673 Acres in the John Fyke Survey, Abstract No. 325; Generally Located at the Northeastern Corner of the Intersection of Watters Road and Exchange Parkway. (PL-Pre-031122-0002) [Twin Creeks Watters]
STAFF RESOURCE:	Hayley Angel, Planning Manager
PREVIOUS COUNCIL ACTION:	Planned Development No. 54 - Approved May, 1993 Planned Development No. 108 - Approved October, 2011 Planned Development No. 108 - Approved September, 2021 Planned Development No. 108 - Approved March, 2022
STRATEGIC PLANNING GOAL:	Safe and Livable Community for All.

BACKGROUND

The subject property is located at the northeast corner of Exchange Parkway and Watters Road. The properties to the north are zoned Community Facilities and Planned Development No. 108 (PD-108) with a base zoning of Mixed Use (MIX). The properties to the east are zoned PD-108 with a base zoning of MIX. The properties to the south are zoned PD-108 with a base zoning of Office, Planned Development No. 54 with base zoning districts of Industrial Technology, and CF. The properties to the west are zoned PD-108 with a base zoning district of MIX.

The subject property is currently zoned PD-108 with a base zoning of MIX. City Council adopted a Planned Development Amendment in September 2021 for single-family detached, single-family attached, and commercial uses. A subsequent amendment was adopted in March 2022 to modify the lot widths on a small number of lots throughout the development. A Preliminary Plat is the next step in the development process.

The Preliminary Plat shows approximately 59 single-family detached lots, 118 single-family attached lots, 12 open space lots, and three commercial lots. The overall development has three main points of access into the site--one from Bossy Boots Drive, one from Watters Road, and one from Exchange Parkway. The commercial properties have secondary access points on Bossy Boots Drive, Watters Road, and Exchange Parkway. The Preliminary Plat also shows various easements and right-of-way dedications required for the development of the property.

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

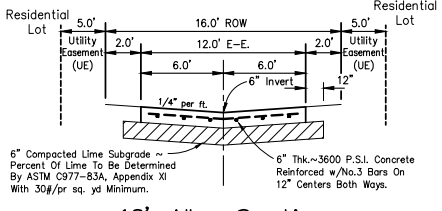
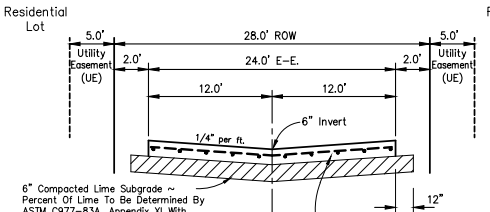
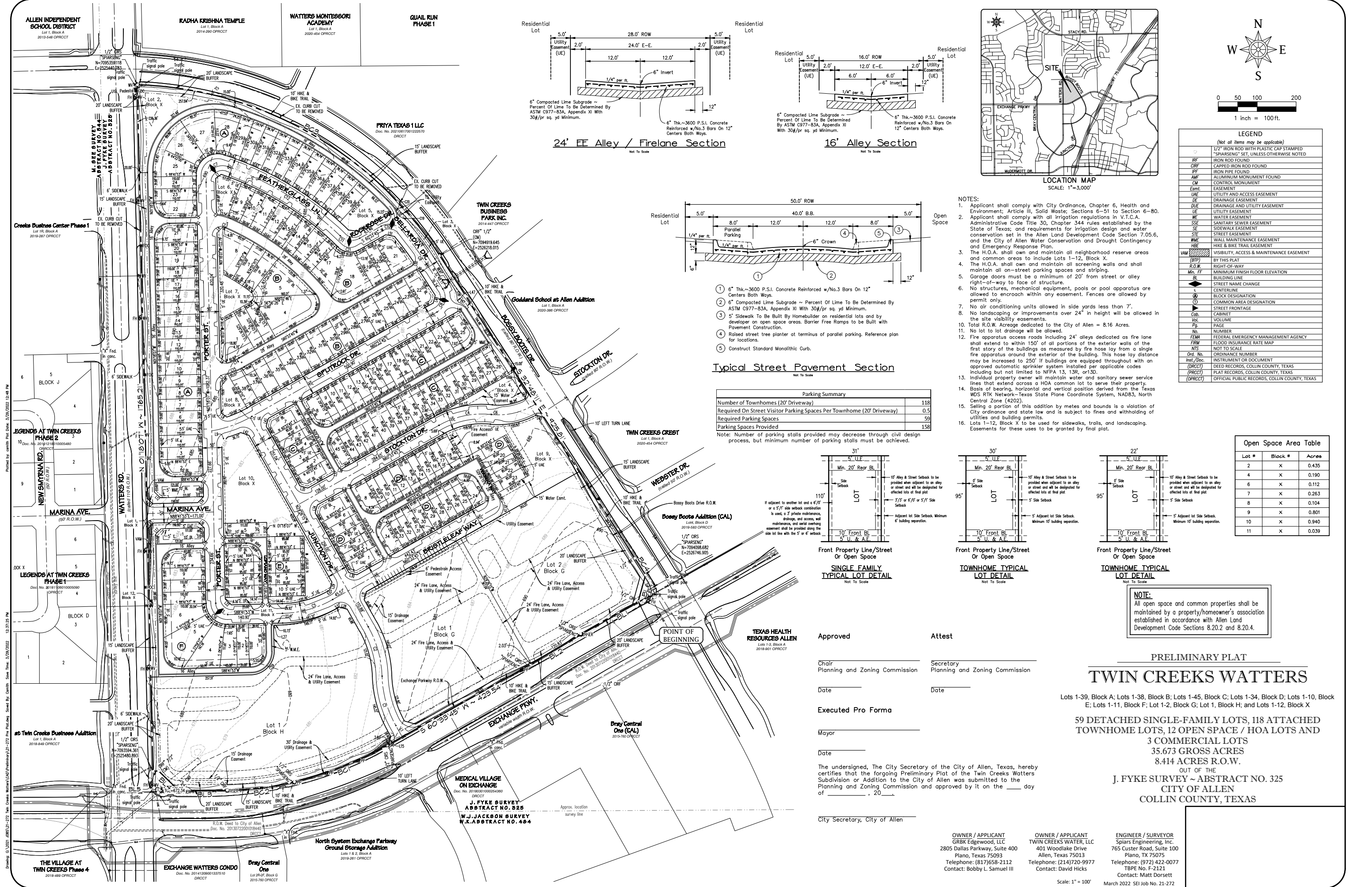
Staff recommends approval.

MOTION

I make a motion to approve the Preliminary Plat for Twin Creeks Watters, as presented.

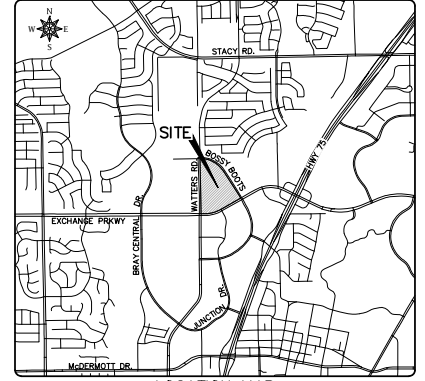
ATTACHMENT(S)

Preliminary Plat



24' FF Alley / Firelane Section

16' Alley Section



LOCATION MAP

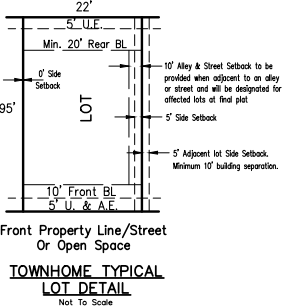
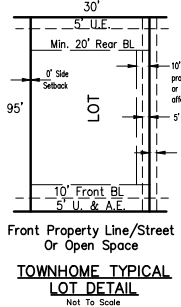
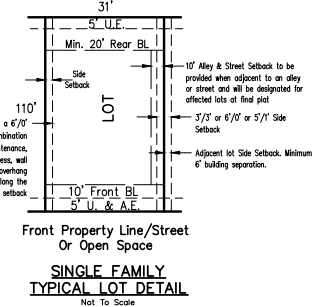
LEGEND	
(Not all items may be applicable)	
	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
	IRON ROD FOUND
	CAPPED IRON ROD FOUND
	IRON PIPE FOUND
	ALUMINUM MONUMENT FOUND
	CONTROL MONUMENT
	EASEMENT
	UTILITY AND ACCESS EASEMENT
	DRAINAGE EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	SIDEWALK EASEMENT
	STREET EASEMENT
	WALL MAINTENANCE EASEMENT
	HIKE & BIKE TRAIL EASEMENT
	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
	BY THIS PLAT
	RIGHT-OF-WAY
	MINIMUM FINISH FLOOR ELEVATION
	BUILDING LINE
	STREET NAME CHANGE
	CENTERLINE
	BLOCK DESIGNATION
	COMMON AREA DESIGNATION
	STREET FRONTAGE
	CABINET
	VOLUME
	PAGE
	NUMBER
	FEDERAL EMERGENCY MANAGEMENT AGENCY
	FLOOD INSURANCE RATE MAP
	NOT TO SCALE
	ORDINANCE NUMBER
	INSTRUMENT OR DOCUMENT
	DEED RECORDS, COLLIN COUNTY, TEXAS
	PLAT RECORDS, COLLIN COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

- NOTES:
- Applicant shall comply with City Ordinance, Chapter 6, Health and Environment; Article III, Solid Waste; Sections 6-51 to Section 6-80.
 - Applicant shall comply with all irrigation regulations in V.T.C.A. Administrative Code Title 30, Chapter 344 rules established by the State of Texas; and requirements for irrigation design and water conservation set in the Allen Land Development Code Section 7.05.6, and the City of Allen Water Conservation and Drought Contingency and Emergency Response Plan.
 - The H.O.A. shall own and maintain all neighborhood reserve areas and common areas to include Lots 1-12, Block X.
 - The H.O.A. shall own and maintain all screening walls and shall maintain all on-street parking spaces and striping.
 - Garage doors must be a minimum of 20' from street or alley right-of-way to face of structure.
 - No structures, mechanical equipment, pools or pool apparatus are allowed to encroach within any easement. Fences are allowed by permit only.
 - No air conditioning units allowed in side yards less than 7'.
 - No landscaping or improvements over 24" in height will be allowed in the site visibility easements.
 - Total R.O.W. Acreage dedicated to the City of Allen = 8.16 Acres.
 - No lot to lot drainage will be allowed.
 - Fire apparatus access roads including 24' alleys dedicated as fire lane shall extend to within 150' of all portions of the exterior walls of the first story of the buildings as measured by fire hose lay from a single fire apparatus around the exterior of the building. This hose lay distance may be increased to 250' if buildings are equipped throughout with an approved automatic sprinkler system installed per applicable codes including but not limited to NFPA 13, 13R, or 13D.
 - Individual property owner will maintain water and sanitary sewer service lines that extend across a HOA common lot to serve their property.
 - Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Lots 1-12, Block X to be used for sidewalks, trails, and landscaping. Easements for these uses to be granted by final plat.

Typical Street Pavement Section

Parking Summary	
Number of Townhomes (20' Driveway)	118
Required On Street Visitor Parking Spaces Per Townhome (20' Driveway)	0.5
Required Parking Spaces	59
Parking Spaces Provided	158

Note: Number of parking stalls provided may decrease through civil design process, but minimum number of parking stalls must be achieved.



Open Space Area Table		
Lot #	Block #	Acres
2	X	0.435
4	X	0.190
6	X	0.112
7	X	0.263
8	X	0.104
9	X	0.801
10	X	0.940
11	X	0.039

NOTE:
All open space and common properties shall be maintained by a property/homeowner's association established in accordance with Allen Land Development Code Sections 8.20.2 and 8.20.4.

Approved _____ Attest _____

Chair _____ Secretary _____
Planning and Zoning Commission Planning and Zoning Commission

Date _____ Date _____

Executed Pro Forma _____

Mayor _____

Date _____

The undersigned, The City Secretary of the City of Allen, Texas, hereby certifies that the forgoing Preliminary Plat of the Twin Creeks Watters 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 _____

PRELIMINARY PLAT
TWIN CREEKS WATTERS

Lots 1-39, Block A; Lots 1-38, Block B; Lots 1-45, Block C; Lots 1-34, Block D; Lots 1-10, Block E; Lots 1-11, Block F; Lot 1-2, Block G; Lot 1, Block H; and Lots 1-12, Block X

59 DETACHED SINGLE-FAMILY LOTS, 118 ATTACHED TOWNHOME LOTS, 12 OPEN SPACE / HOA LOTS AND 3 COMMERCIAL LOTS
35.673 GROSS ACRES
8.414 ACRES R.O.W.

OUT OF THE
J. FYKE SURVEY ~ ABSTRACT NO. 325
CITY OF ALLEN
COLLIN COUNTY, TEXAS

OWNER / APPLICANT
GRBK Edgewood, LLC
2805 Dallas Parkway, Suite 400
Plano, Texas 75093
Telephone: (817)658-2112
Contact: Bobby L. Samuel III

OWNER / APPLICANT
TWIN CREEKS WATER, LLC
401 Woodlake Drive
Allen, Texas 75013
Telephone: (214)720-9977
Contact: David Hicks

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Dorsett

Scale: 1" = 100'
March 2022 SEI Job No. 21-272

Drawing: 03/2021 0860J1-272 Twp. Creek Waters/CAD/Platmaster/03/21-272 Pre-Plotting Saved By: Camille Sam Time: 3/29/2022 12:48 PM Printed by: Camille Plot Date: 3/29/2022 12:48 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the J. Fyke Survey, Abstract No. 325, City of Allen, Collin County, Texas, being a portion of a tract conveyed to GRBK Edgewood LLC according to the Special Warranty Deed recorded in Document No. 2021-2335590 of the Deed Records, Collin County, Texas (DRCC), and TWIN CREEKS WATTERS LLC according to the Special Warranty Deed recorded in Document No. 2021-1116002340240 of the Deed Records, Collin County, Texas (DRCC) with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the south end of a corner clip being the intersection of the west line of Bossy Boots Drive, a called 80 foot right-of-way, with the north line of Exchange Parkway, a variable width right-of-way, created by a right-of-way deed to the City of Allen, recorded in Document No. 20130722001018440 DRCC;

THENCE along the north line of Exchange Parkway and said right-of-way deed, the following:

S 60°33'45" W, 170.04 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 58°39'12" W, 150.08 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 60°33'45" W, 423.54 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A tangent curve to the right having a central angle of 15°45'28", a radius of 935.00 feet, a chord of S 68°26'29" W - 256.34 feet, an arc length of 257.15 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the right having a central angle of 13°21'04", a radius of 750.00 feet, a chord of S 82°59'46" W - 174.37 feet, an arc length of 174.77 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 89°40'18" W, 124.72 feet to a 1/2" iron rod with plastic cap found for the east end of a corner clip being the intersection of Exchange Parkway with the east line of Watters Road, a called 110 foot right-of-way;

THENCE N 45°49'22" W, 71.33 feet along said corner clip to a 1/2" iron rod with plastic cap found;

THENCE S 89°40'18" W, 14.83 feet continuing along said corner clip to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 01°18'07" W, 1765.21 feet along the east line of Watters Road to the intersection thereof with the south line of Bossy Boots Drive, a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE along the south and west line of Bossy Boots Drive, the following:

A non-tangent curve to the right having a central angle of 55°25'28", a radius of 960.00 feet, a chord of S 60°30'55" E - 892.86 feet, an arc length of 928.65 feet to a 1/2" iron rod found;

S 32°48'11" E, 925.81 feet to a 1/2" iron rod found;

And a non-tangent curve to the right having a central angle of 01°29'04", a radius of 1960.00 feet, a chord of S 32°34'12" E - 50.78 feet, an arc length of 50.78 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the north end of the first mentioned corner clip;

THENCE S 15°23'36" W, 70.50 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 1,556,837 square feet or 35.740 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

Witness my hand this _____ day of _____, 2022

GRBK Edgewood, LLC

Bobby L. Samuel III

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Bobby L. Samuel III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this _____ day of _____, 2022.

Notary Public

KNOW ALL MEN BY THESE PRESENTS:

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

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

Witness my hand this _____ day of _____, 2022

TWIN CREEKS WATTERS, LLC

David Hicks

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared David Hicks, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this _____ day of _____, 2022.

Notary Public

Centerline Line Table		
Line #	Length	Direction
L1	33.16	N29° 26' 15.06"W

Boundary Line Table		
Line #	Length	Direction
BL1	170.04'	S 60°33'45" W
BL2	150.08'	S 58°39'12" W
BL3	124.72'	S 89°40'18" W
BL4	71.33'	N 45°49'22" W
BL5	14.83'	S 89°40'18" W
BL6	70.50'	S 15°23'36" W

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	257.15'	935.00'	256.34'	S 68°26'29" W	15°45'28"
BC2	174.77'	750.00'	174.37'	S 82°59'46" W	13°21'04"
BC3	928.65'	960.00'	892.86'	S 60°30'55" E	55°25'28"
BC4	50.78'	1960.00'	50.78'	S 32°34'12" E	1°29'04"

Lot Line Table		
Line #	Length	Direction
L1	17.35'	S 53°21'51" W
L2	7.07'	N 43°41'53" E
L3	7.54'	S 42°20'41" E
L4	21.21'	S 43°41'53" W
L5	7.07'	S 46°18'07" E
L6	18.80'	S 54°13'23" S
L7	23.28'	N 37°48'38" E
L8	18.10'	S 54°12'08" E
L9	23.58'	N 36°56'38" E
L10	7.07'	S 43°41'53" W
L11	7.07'	S 46°18'07" E
L12	21.21'	N 46°18'07" W
L13	21.21'	S 46°18'07" E
L14	21.21'	N 43°41'53" E
L15	21.21'	N 15°33'45" E
L16	21.21'	N 46°18'07" W
L17	21.21'	S 43°41'53" W
L18	7.07'	N 43°41'53" E
L19	7.07'	S 46°18'07" E
L20	7.07'	S 43°41'53" W

Lot Line Table		
Line #	Length	Direction
L21	7.07'	S 46°18'07" E
L22	21.21'	S 46°18'07" E
L23	7.07'	N 43°41'53" E
L24	7.07'	S 46°18'07" E
L25	7.07'	S 46°18'07" E
L26	7.07'	S 43°41'53" W
L27	2.93'	N 43°41'53" E
L28	21.21'	S 74°26'15" E
L29	21.21'	S 15°33'45" W
L30	21.21'	S 74°26'15" E
L31	21.21'	S 15°33'45" W
L32	7.07'	N 15°33'45" E
L33	7.07'	S 74°26'15" E
L34	21.21'	N 15°33'45" E
L35	21.21'	S 74°26'15" E
L36	7.07'	S 74°26'15" E
L37	7.07'	N 15°33'45" E
L38	7.07'	N 15°33'45" E
L39	7.07'	S 74°26'15" E
L40	21.61'	N 76°43'42" W

Lot Line Table		
Line #	Length	Direction
L41	20.68'	N 13°37'48" E
L42	22.32'	S 71°21'34" E
L43	21.21'	S 15°33'45" W
L44	7.07'	S 74°26'15" E
L45	7.07'	S 15°33'45" W
L46	8.54'	S 85°52'29" E
L47	8.13'	S 32°20'42" E
L48	20.58'	S 13°52'47" W
L49	7.28'	S 76°07'13" E
L50	6.78'	N 13°15'28" E
L51	23.07'	S 79°42'47" E
L52	8.66'	S 42°05'20" E
L53	21.21'	N 43°41'53" E

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C13	6.81'	86.00'	6.81'	N 68°54'09" W	4°32'17"
C14	32.87'	177.00'	32.82'	N 65°52'57" E	10°38'24"
C15	35.37'	205.00'	35.33'	N 68°23'47" E	9°53'12"
C16	26.23'	55.00'	25.98'	S 42°20'37" E	27°19'32"
C17	33.03'	58.00'	32.59'	N 49°07'22" W	32°37'43"
C18	32.08'	55.00'	31.62'	N 16°05'44" W	33°24'54"
C19	28.50'	55.00'	28.18'	N 54°36'06" W	29°41'20"
C20	29.43'	58.00'	29.12'	N 29°08'02" W	29°04'28"
C21	21.83'	44.01'	21.61'	S 86°30'09" E	28°25'10"

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiors Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.

Dated this the _____ day of _____, 2022.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

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 Darren K. Brown, 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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas



Approved

Chair
Planning and Zoning Commission

Date

Executed Pro Forma

Mayor

Date

The undersigned, The City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Preliminary Plat of the Twin Creeks Watters 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

Lot Area Table			
Lot #	Block	S.F.	Acres
1	A	4,663	0.107
2	A	4,469	0.103
3	A	3,410	0.078
4	A	3,410	0.078
5	A	3,410	0.078
6	A	3,410	0.078
7	A	3,410	0.078
8	A	3,410	0.078
9	A	3,410	0.078
10	A	3,410	0.078
11	A	3,410	0.078
12	A	3,410	0.078
13	A	3,410	0.078
14	A	3,410	0.078
15	A	3,410	0.078
16	A	3,410	0.078
17	A	3,410	0.078
18	A	3,410	0.078
19	A	3,410	0.078
20	A	3,410	0.078
21	A	4,927	0.113
22	A	4,478	0.103
23	A	3,410	0.078
24	A	3,410	0.078
25	A	5,897	0.135
26	A	6,849	0.157
27	A	7,017	0.161
28	A	5,632	0.129
29	A	3,595	0.083
30	A	3,595	0.083
31	A	3,595	0.083
32	A	3,595	0.083
33	A	3,595	0.083
34	A	3,595	0.083
35	A	3,595	0.083
36	A	3,595	0.083
37	A	3,595	0.083
38	A	3,595	0.083
39	A	3,595	0.083

Lot Area Table			
Lot #	Block	S.F.	Acres
1	B	6,014	0.138
2	B	3,410	0.078
3	B	3,387	0.078
4	B	11,477	0.263
5	B	8,471	0.194
6	B	3,692	0.085
7	B	3,712	0.085
8	B	6,374	0.146
9	B	3,568	0.082
10	B	2,895	0.066
11	B	3,571	0.082
12	B	3,569	0.082
13	B	2,895	0.066
14	B	3,578	0.082
15	B	3,577	0.082
16	B	2,895	0.066
17	B	5,362	0.123
18	B	8,250	0.189
19	B	3,065	0.070
20	B	3,065	0.070
21	B	5,632	0.129
22	B	4,318	0.099
23	B	2,850	0.065
24	B	2,850	0.065
25	B	3,325	0.076
26	B	3,325	0.076
27	B	2,850	0.065
28	B	2,850	0.065
29	B	2,850	0.065
30	B	3,325	0.076
31	B	3,325	0.076
32	B	2,850	0.065
33	B	2,850	0.065
34	B	2,850	0.065
35	B	3,325	0.076
36	B	3,325	0.076
37	B	2,851	0.065
38	B	3,400	0.078

Lot Area Table			
Lot #	Block	S.F.	Acres
1	C	3,784	0.087
2	C	2,090	0.048
3	C	2,565	0.059
4	C	2,565	0.059
5	C	2,090	0.048
6	C	2,090	0.048
7	C	4,136	0.095
8	C	4,042	0.093
9	C	2,090	0.048
10	C	2,090	0.048
11	C	2,090	0.048
12	C	2,565	0.059
13	C	2,565	0.059
14	C	2,090	0.048
15	C	2,090	0.048
16	C	2,090	0.048
17	C	2,565	0.059
18	C	2,565	0.059
19	C	2,090	0.048
20	C	2,090	0.048
21	C	2,090	0.048
22	C	2,565	0.059
23	C	2,565	0.059
24	C	2,090	0.048
25	C	3,942	0.090
26	C	2,882	0.066
27	C	2,090	0.048
28	C	2,090	0.048
29	C	2,090	0.048
30	C	2,565	0.059
31	C	2,565	0.059
32	C	2,090	0.048
33	C	2,090	0.048
34	C	2,090	0.048
35	C	2,565	0.059
36	C	2,565	0.059
37	C	2,090	0.048
38	C	2,090	0.048
39	C	2,090	0.048
40	C	2,565	0.059
41	C	2,565	0.059
42	C	2,090	0.048
43	C	2,090	0.048
44	C	2,090	0.048
45	C	3,443	0.079

Lot Area Table			
Lot #	Block	S.F.	Acres
1	D	3,784	0.087
2	D	2,090	0.048
3	D	2,090	0.048
4	D	2,565	0.059
5	D	2,565	0.059
6	D	2,090	0.048
7	D	4,136	0.095
8	D	3,700	0.085
9	D	2,090	0.048
10	D	2,090	0.048
11	D	2,090	0.048
12	D	2,565	0.059
13	D	2,565	0.059
14	D	2,090	0.048
15	D	2,090	0.048
16	D	2,090	0.048
17	D	2,090	0.048
18	D	3,040	0.070
19	D	2,762	0.063
20	D	2,090	0.048
21	D	2,090	0.048
22	D	2,090	0.048
23	D	2,565	0.059
24	D	3,634	0.083
25	D	2,090	0.048
26	D	2,090	0.048
27	D	2,090	0.048
28	D	2,090	0.048
29	D	2,565	0.059
30	D	2,565	0.059
31	D	2,090	0.048
32	D	2,090	0.048
33	D	2,090	0.048
34	D	3,680	0.084

<p style="text-align: center;">PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 5, 2022
AGENDA CAPTION:	Consider a Request for a Preliminary Plat for Allen Gateway Addition, Being 55.957± Acres in the S. Jackson Survey, Abstract No. 489 Generally Located on the northwest corner of Ridgeview Drive and Exchange Parkway. (PL-Pre-030422-0001) [Allen Gateway Addition]
STAFF RESOURCE:	Marc Kurbansade, Director of Community Development
PREVIOUS COUNCIL ACTION:	Planned Development No. 101 - Adopted January, 2007 Planned Development No. 141 - Adopted January, 2020 Planned Development No. 141 - Amended January, 2022
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

The subject property is generally located at the northwest corner of Ridgeview Drive and Exchange Parkway. The zoning designations of the surrounding properties are as follows:

- North (across State Highway 121) - City of McKinney
- South - Planned Development No. 54 with base zoning districts of Medium Density Single Family, Single Family Residential 6, and Community Facilities (CF)
- East - Planned Development No. 141 with a base zoning district of Mixed Use (MIX)
- West - Planned Development No. 127 with base zoning districts of Corridor Commercial (CC) and Multifamily-18; and Planned Development No. 63 with a base zoning district of CF

In January 2020, City Council adopted a Planned Development for Allen Gateway, a mixed-use development comprised of approximately 74.877 acres. In January 2022, City Council subsequently adopted some minor amendments for the same property. This Preliminary Plat is only for a portion of that overall property, and is intended to ensure the logical development and subdivision of the property.

The subject Preliminary Plat shows 55.957± acres of land subdivided into ten lots. There are seven major points of access into the site--two from Ridgeview Drive, three from Exchange Parkway, and two from the State Highway 121 frontage lane. It should be noted that the westernmost access point from the State Highway 121 frontage lanes is intended to be a shared access drive with the adjacent property to the west.

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

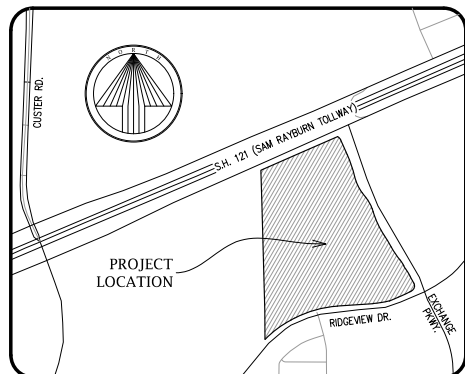
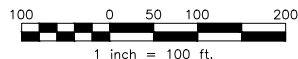
Staff recommends approval.

MOTION

I make a motion to approve the Preliminary Plat for Allen Gateway Addition, as presented.

ATTACHMENT(S)

[Preliminary Plat](#)



LOCATION MAP

LEGEND	
(Not all items may be applicable)	
O	1/2" IRON ROD WITH PLASTIC CAP STAMPED SERIESING SET, BLOCK OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IRF	IRON PIPE FOUND
PMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EsmL	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
UE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSS	SANITARY SEWER EASEMENT
SEW	SEWER EASEMENT
STE	STREET EASEMENT
FUE	FIRELANE & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HRF	HIRE & BUREAU TRAIL EASEMENT
VAM	VEHICLE ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. Fl.	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
▲	STREET NAME CHANGE
◀	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
PRCT	DEED RECORD, COLLIN COUNTY, TEXAS
PRCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCD	OFFICIAL, PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRCD	DEED RECORDS, DENTON COUNTY, TEXAS
PRCD	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRCD	OFFICIAL, PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRCD	DEED RECORDS, DALLAS COUNTY, TEXAS
PRCD	PLAT RECORDS, DALLAS COUNTY, TEXAS
OPRCD	OFFICIAL, PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

N: 7095758.4682
E: 2512044.6289

Line #	Bearing	Distance
BL1	S 24°05'26" E	184.03'
BL2	S 28°46'06" E	86.62'
BL3	S 61°13'57" W	23.99'
BL4	S 67°18'27" W	110.91'
BL5	S 86°02'46" W	407.23'
BL6	S 62°40'11" W	49.34'
BL7	N 00°15'11" W	298.66'
BL8	N 00°33'21" W	18.98'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	51.54'	75.00'	39°06'33"	S 43°38'42" E	50.54'
BC2	259.01'	1400.00'	10°36'01"	S 18°42'26" E	258.64'
BC3	209.87'	537.00'	22°23'31"	S 24°41'11" E	208.53'
BC4	67.40'	83.07'	43°56'50"	S 38°12'00" E	67.38'
BC5	146.77'	378.00'	22°14'50"	S 29°22'00" E	145.85'
BC6	36.49'	1463.00'	1°25'45"	S 17°32'03" E	36.49'
BC7	298.35'	1037.00'	16°29'03"	S 25°03'42" E	297.32'
BC8	155.26'	1963.00'	43°15'55"	S 31°02'16" E	155.22'
BC9	178.31'	937.00'	10°54'12"	S 34°15'25" E	178.04'
BC10	76.36'	313.00'	13°58'39"	S 32°41'11" E	76.17'
BC11	39.71'	262.00'	84°10'03"	S 30°22'23" E	39.67'
BC12	103.07'	1052.00'	5°36'49"	S 31°34'30" E	103.03'
BC13	102.10'	65.00'	89°59'44"	S 16°14'03" W	91.93'
BC14	143.15'	100.00'	80°10'15"	S 65°17'34" W	143.02'
BC15	186.11'	1020.00'	1°02'27.5"	S 80°49'09" W	185.85'
BC16	507.96'	1245.00'	23°22'36"	S 74°21'28" W	504.44'
BC17	367.75'	1420.00'	18°48'47"	S 53°51'47" W	366.10'

Easement Line Table			
Line #	Bearing	Distance	
L9	N 45°49'50" W	212.28'	
L10	N 21°19'41" E	113.12'	
L11	S 68°00'00" E	288.60'	
L12	S 22°00'00" W	196.22'	
L13	S 04°00'00" E	27.69'	
L14	N 86°00'00" E	100.53'	
L15	S 68°00'00" E	70.85'	
L16	S 04°00'00" E	53.48'	
L17	N 85°59'50" E	225.49'	
L18	S 03°50'36" E	0.21'	
L19	S 85°59'50" W	3.91'	
L20	S 03°47'25" E	4.63'	
L21	S 86°26'00" W	19.92'	
L22	S 03°56'22" E	124.81'	
L23	N 03°56'22" W	124.81'	
L24	N 86°26'00" E	19.92'	
L25	N 03°47'25" W	4.63'	
L26	N 85°59'50" E	3.91'	
L27	N 03°50'36" W	0.22'	
L28	S 85°59'50" W	52.29'	

Line #	Bearing	Distance
L29	N 04°03'01" W	53.48'
L30	N 68°00'50" W	73.93'
L31	S 86°00'00" W	100.52'
L32	N 04°00'01" W	27.68'
L33	N 22°00'00" E	19.22'
L34	N 68°00'00" W	286.60'
L35	N 21°14'41" E	262.26'
L36	S 52°19'41" E	86.00'
L37	S 21°14'41" W	38.50'
L38	S 68°40'19" E	371.76'
L39	N 03°36'22" W	412.27'
L40	N 89°57'44" E	555.54'
L41	S 14°59'50" E	212.28'
L42	N 89°57'44" E	555.54'
L43	N 03°36'22" W	434.57'
L44	N 89°23'25" E	295.93'
L45	S 68°40'19" E	186.84'
L46	N 21°14'41" E	38.50'
L47	S 82°19'41" E	130.21'
L48	N 21°14'41" E	262.26'

Easement Line Table		
Line #	Bearing	Distance
149	S 68°01'59" E	371.76'
150	N 21°19'41" E	302.21'
151	N 71°03'16" E	379.38'
152	S 21°19'41" W	302.21'
153	N 68°01'59" W	130.21'
154	N 21°19'41" E	302.21'
155	S 68°01'59" E	216.21'
156	S 71°03'16" W	379.38'
157	N 68°01'59" W	216.21'
158	N 23°40'36" W	201.00'
159	S 62°20'22" E	214.91'
160	N 67°50'54" E	121.14'
161	S 67°50'54" W	121.14'
162	S 62°20'22" W	214.91'
163	N 23°40'02" E	349.92'
164	N 66°19'56" E	502.73'
165	N 23°40'36" W	201.00'
166	N 21°19'41" E	302.21'
167	S 68°01'59" E	167.04'
168	N 88°21'32" E	295.93'

Line #	Bearing	Distance
L69	S 01°36'22" E	380.13'
L70	S 66°19'58" W	589.90'
L71	S 66°19'58" W	589.90'
L72	N 01°36'22" W	104.44'
L73	N 66°19'58" E	443.00'
L74	S 23°40'02" E	349.92'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C18	190.20	600.00	36°19'31"	S 03°09'55" E	187.03
C19	46.34	290.00	90°02'16"	S 45°05'48" E	41.71*
C20	3.68*	288.00	73°14'48"	S 05°03'56" W	3.68*
C21	0.97	288.00	175°09'18"	N 07°03'50" W	0.97*
C22	34.34	294.00	90°02'16"	S 45°05'48" E	31.71*
C23	466.97	600.00	44°35'34"	N 89°01'54" E	455.28
C24	190.20	600.00	36°19'31"	S 03°09'55" W	187.03
C25	120.10	300.00	22°56'15"	S 80°08'27" E	119.30
C26	466.97	600.00	44°35'34"	N 89°01'54" E	455.28
C27	151.88	300.00	29°02'17"	S 81°40'21" E	150.27
C28	143.20	300.00	27°02'55"	S 81°40'21" E	141.84
C29	143.20	300.00	27°02'55"	S 81°40'21" E	141.84
C30	151.88	300.00	29°02'17"	S 80°03'50" E	150.27
C31	120.10	300.00	22°56'15"	S 80°08'27" E	119.30

PRELIMINARY PLAT

ALLEN GATEWAY
ADDITION

IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS
S. JACKSON SURVEY, ABST. 489

55.957 Acres

Current Zoning: PD-141
March, 2022

OWNER / APPLICANT LOT 10
Cope Tower Partners, LLC
and
Olds Family 2002 Trust
c/o Cynergy Development Advisors
900 W. Bethany Drive, Suite 230
Allen, TX 75013

OWNER / APPLICANT
NAP Allen Gateway, LP
90 Trophy Club Dr., Suite 104
Trophy Club, TX 76262
Telephone (972) 374-5270
Contact: Mike Pacilio

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 /
TBPLS No. F-10043100
Contact: Kevin Wier

Scale: 1"=100' Sheet 1 of 2 SEI Job No. 21-033

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the C. Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas, the subject tract being a portion of a tract conveyed to NAP Allen Gateway, LP, according to the deed recorded in Document No. 20210614001191280 of the Deed Records, Collin County, Texas (DRCCT), also being all of a tract of land conveyed to Cope Tower Partners, LLC, according to the deed recorded in Document No. 20200918001933290 OPRCCT, and Olds Family 2002 Trust, according to the deed recorded in Document No. 20210205020258540 OPRCCT with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "SPIARSENG" set at the intersection of the southeast line of State Highway 121, a variable width public right-of-way (also known as the Sam Rayburn Tollway), with the southwest line of Exchange Parkway, a variable width right-of-way, and from which a 1/2" iron rod found for the north corner of said NAP Allen Gateway tract, and being the west corner of a tract conveyed to the City of Allen, recorded in Document No. 20110714000729490 DRCCT, bears N 66°19'58" E, 372.85 feet;

THENCE along said southwest line of Exchange Parkway, the following:

A non-tangent curve to the right having a central angle of 39°06'33", a radius of 75.50 feet, a chord of S 43°38'42" E - 50.54 feet, an arc length of 51.54 feet to a point for corner; S 24°05'26" E, 184.03 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARSENG" set; A tangent curve to the right having a central angle of 10°36'01", a radius of 1400.00 feet, a chord of S 18°47'26" E - 258.64 feet, an arc length of 259.01 feet to a point for corner; A reverse curve having a central angle of 22°23'31", a radius of 537.00 feet, a chord of S 24°41'11" E - 208.53 feet, an arc length of 209.87 feet to a point for corner; A compound curve to the left having a central angle of 04°36'50", a radius of 837.00 feet, a chord of S 38°11'20" E - 67.38 feet, an arc length of 67.40 feet to a point for corner; A reverse curve having a central angle of 22°14'50", a radius of 378.00 feet, a chord of S 29°22'20" E - 145.85 feet, an arc length of 146.77 feet to a point for corner; A compound curve to the right having a central angle of 01°25'45", a radius of 1463.00 feet, a chord of S 17°32'03" E - 36.49 feet, an arc length of 36.49 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARSENG" set; A reverse curve having a central angle of 16°29'03", a radius of 1037.00 feet, a chord of S 25°03'42" E - 297.32 feet, an arc length of 298.35 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARSENG" set; A reverse curve having a central angle of 04°31'55", a radius of 1963.00 feet, a chord of S 31°02'16" E - 155.22 feet, an arc length of 155.26 feet to a point for corner; A reverse curve having a central angle of 10°54'12", a radius of 937.00 feet, a chord of S 34°13'25" E - 178.04 feet, an arc length of 178.31 feet to a point for corner; A reverse curve having a central angle of 13°58'39", a radius of 313.00 feet, a chord of S 32°41'11" E - 76.17 feet, an arc length of 76.36 feet to a point for corner; A reverse curve having a central angle of 08°41'03", a radius of 262.00 feet, a chord of S 30°02'23" E - 39.67 feet, an arc length of 39.71 feet to a point for corner; A reverse curve having a central angle of 05°36'49", a radius of 1052.00 feet, a chord of S 31°34'30" E - 103.03 feet, an arc length of 103.07 feet to a point for corner; And S 28°46'06" E, 86.62 feet to the north end of a corner clip being the intersection of the west line of Exchange Parkway with the north line of Ridgeview Parkway, a variable width right-of-way to a 1/2" iron rod with yellow plastic cap stamped "SPIARSENG" set; THENCE along said corner clip, around a non-tangent curve to the right having a central angle of 89°59'44", a radius of 65.00 feet, a chord of S 16°14'03" W - 91.92 feet, an arc length of 102.10 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARSENG" set;

THENCE along the north line of Ridgeview Parkway, the following:

S 61°13'57" W, 23.99 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARSENG" set; A tangent curve to the right having a central angle of 08°07'15", a radius of 1010.00 feet, a chord of S 65°17'34" W - 143.03 feet, an arc length of 143.15 feet to a point for corner; S 67°18'27" W, 110.91 feet to a point for corner; A non-tangent curve to the right having a central angle of 10°27'15", a radius of 1020.00 feet, a chord of S 80°49'09" W - 185.85 feet, an arc length of 186.11 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARSENG" set; S 86°02'46" W, 407.23 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARSENG" set; A tangent curve to the left having a central angle of 23°22'36", a radius of 1245.00 feet, a chord of S 74°21'28" W - 504.44 feet, an arc length of 507.96 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARSENG" set; S 62°40'11" W, 49.34 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARSENG" set; And a tangent curve to the left having a central angle of 18°48'47", a radius of 1120.00 feet, a chord of S 53°15'47" W - 366.10 feet, an arc length of 367.75 feet to the east line of a tract Catholic Diocese of Dallas (Our Lady of Angels), recorded in Document No. 20021106001631770 DRCCT to a 1/2" iron rod with yellow plastic cap stamped "SPIARSENG" set;

THENCE N 00°15'11" W, 298.66 feet along the east line of said Catholic Diocese of Dallas tract to a 1/2" iron rod with plastic cap found for the northeast corner thereof, and being the southeast corner of a tract conveyed to Mixon Investments Co., Inc., recorded in Volume 803, Page 446 DRCCT;

THENCE N 00°33'21" W, 18.98 feet along the east line thereof;

THENCE N 01°36'22" W, 1331.40 feet continuing along the east line thereof;

THENCE N 00°37'22" W, 275.08 feet along the east line thereof to 1/2" capped iron rod found on the south line of State Highway 121;

THENCE N 66°19'58" E, 945.73 feet along the south line thereof to the POINT OF BEGINNING with the subject tract containing 2,437,466 square feet or 55.957 acres of land.

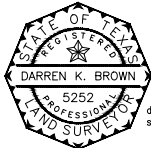
SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of _____, Texas.

Dated this the _____ day of _____, 2022.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@
spiarsengineering.com

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 Darren K. Brown, 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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, NAP ALLEN GATEWAY, LP, do hereby adopt this plat designating the hereinabove described property as ALLEN GATEWAY, an Addition to the City of Allen, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. 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 systems 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 the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Allen, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2022.

NAP ALLEN GATEWAY, LP

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF xxxxxx §

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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, COPE TOWER PARTNERS, LLC, do hereby adopt this plat designating the hereinabove described property as ALLEN GATEWAY, an Addition to the City of Allen, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. 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 systems 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 the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Allen, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2022.

COPE TOWER PARTNERS, LLC

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF xxxxxx §

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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, OLDS FAMILY 2002 TRUST, do hereby adopt this plat designating the hereinabove described property as ALLEN GATEWAY, an Addition to the City of Allen, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. 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 systems 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 the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Allen, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2022.

OLDS FAMILY 2002 TRUST

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF xxxxxx §

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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

PRELIMINARY PLAT
**ALLEN GATEWAY
ADDITION**
LOTS 1-10, BLOCK A
IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS
S. JACKSON SURVEY, ABST. 489
55.957 Acres
Current Zoning: PD-141
March, 2022

OWNER / APPLICANT LOT 10
Cope Tower Partners, LLC
and
Olds Family 2002 Trust
c/o Cynergy Development Advisors
900 W. Bethany Drive, Suite 230
Allen, TX 75013
Telephone (214) 287-0090
Contact: Michael Matthews

OWNER / APPLICANT
NAP Allen Gateway, LP
90 Trophy Club Dr., Suite 104
Trophy Club, TX 76262
Telephone (972) 374-5270
Contact: Mike Pacilio

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 /
TBPLS No. F-10043100
Contact: Kevin Wier