



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 18, 2021 - 7:00 PM
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action Taken on the Planning and Zoning Commission Items by City Council at the May 11, 2021, Regular Meeting.

Consent Agenda

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

2. Approve Minutes from the May 4, 2021, Planning and Zoning Commission Regular Meeting.
3. Receive Capital Improvement Plan (CIP) Status Report.
4. Final Plat - Consider a request for a Final Plat for Lot 1, Block A, Stephen G. Terrell Park, Being 86.61± Acres of Land Located in the Shadrick Jackson Survey, Abstract No. 489 and the Mary Standifer Survey, Abstract No. 812; Lot 21, Block J, Cumberland Crossing, Phase V; Lot 65, Block F, Cumberland Crossing, Phase 1 and Lots 16 and 17, Block 1, Cumberland Crossing, Phase 1A; Generally Located North and East of Exchange Parkway and Approximately 1,064± Feet West of Twin Creeks Drive. (PL-042321-0007) [Stephen Terrell Recreation Center]
5. Residential Replat - Consider a Request for a Residential Replat of Lot 7, Block 2, Green Meadow Estates First Section, Being 4.360± Acres; Generally Located at the Northwestern Corner of the Intersection of Rock Ridge Road and Meadow Lane. (PL-042321-0006) [Green Meadow Estates]

Executive Session (As needed)

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

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, May 14, 2021 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.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

May 18, 2021

SUBJECT:

Action Taken on the Planning and Zoning Commission Items by City Council at the May 11, 2021, Regular Meeting.

STAFF RESOURCE:

Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

- No items were taken to the May 11, 2021 City Council meeting.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

May 18, 2021

SUBJECT:

Approve Minutes from the May 4, 2021, Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE:

Rolandrea Russell
Planner

ATTACHMENTS:

Minutes from the May 4, 2021 Planning and Zoning Commission Meeting

PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 4, 2021

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Dan Metevier, 2nd Vice-Chair
Elias Shaikh
Michael Smiddy
John Ogrizovich

Commissioners Absent:

Jeff Burkhardt

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Joseph Cotton, P.E., Assistant Director of Engineering
Hayley Angel, AICP, Senior Planner
Rolandrea Russell, Planner
Shelby Percy, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Trahan 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.

Directors Report

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the April 13, 2021 and April 27, 2021 Regular Meetings.

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

2. Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the April 6, 2021, Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by 2nd Vice-Chair Metevier, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda, as presented.**

The motion carried.

Regular Agenda

4. Preliminary Plat - Consider a Request for a Preliminary Plat for The Avenue Addition, Being 12.5323± Acres Located in the James W. Parsons Survey, Abstract No. 705; Generally Located Directly North

of Ridgeview Drive and Approximately 572± Feet West of Alma Road. (PL-Pre-040921-0002) [The Avenue Addition]

Ms. Angel, Senior Planner, presented the item to the Commission.

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

The Commission discussed the street network and fire truck accessibility.

Motion: **Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Smiddy, the Commission voted 6 IN FAVOR and 0 OPPOSED to approve of the Preliminary Plat for The Avenue Addition as presented.**

The motion carried.

5. Public Hearing - Conduct a Public Hearing and Consider a Request for a Specific Use Permit (SUP) for a Restaurant/Private Club Use for a 6,493± Square Foot Portion of a Building Located on Lot 7A-1, Block A, The Village at Allen; Generally Located Directly South of Stacy Road and East of U.S. Highway 75 (and Commonly Known as 190 E. Stacy Road, B1000, Suite 1000). (SUP-032621-0002) [Bar Louie (change ownership)]

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

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

Chairman Trahan opened the public hearing.

With no one speaking, Chair Trahan closed the public hearing.

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by 2nd Vice-Chair Metevier, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval for a Specific Use Permit request for a Restaurant/Private Club use for a portion of Lot 7A-1, Block A, The Village at Allen, subject to the development regulations and SUP Site Plan, as presented**

The motion carried.

6. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of a Portion of Tract 6 of Planned Development PD No. 55 Commercial/Office C/O to Allow Medical Clinic as a Permitted Use on Lot 4, Block B, Allen Central Retail Addition No. 3; Generally Located Directly South of McDermott Drive and Approximately 548± Feet West of U.S. Highway 75. (ZN-040221-0002) [Texas Health Urgent Care]

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

Ms. Russell noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

Robert Reeves, Applicant, 3807 Vinecrest Drive, Dallas, TX, 75229, gave a brief overview of the company and project.

Chair Trahan closed the public hearing.

Motion: **Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Smiddy, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of the request to amend the development regulations of a portion of Tract 6 of Planned Development No. 55 with the base zoning of Commercial/Office for Lot 4, Block B, Allen Central Retail Addition No. 3, as presented**

The motion carried.

Executive Session (*As Needed*)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:19 p.m.

These minutes approved this _____ day of _____ 2021.

Ben Trahan, Chair

Rolandrea Russell, Planner

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

May 18, 2021

SUBJECT:

Receive Capital Improvement Plan (CIP) Status Report.

STAFF RESOURCE:

Chris Flanigan, PE
Director of Engineering

BACKGROUND

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

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	May 18, 2021
SUBJECT:	Consider a request for a Final Plat for Lot 1, Block A, Stephen G. Terrell Park, Being 86.61± Acres of Land Located in the Shadrick Jackson Survey, Abstract No. 489 and the Mary Standifer Survey, Abstract No. 812; Lot 21, Block J, Cumberland Crossing, Phase V; Lot 65, Block F, Cumberland Crossing, Phase 1 and Lots 16 and 17, Block 1, Cumberland Crossing, Phase 1A; Generally Located North and East of Exchange Parkway and Approximately 1,064± Feet West of Twin Creeks Drive. (PL-042321-0007) [Stephen Terrell Recreation Center]
STAFF RESOURCE:	Rolandrea Russell Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 54 - Approved May, 1993 Planned Development No. 98 - Approved January, 2006 Preliminary Plat - Approved March, 2006 Final Plat - Approved August, 2006 Final Plat - Approved December, 2010 Preliminary Plat - Approved November, 2012 Final Plat - Approved July 2013 Zoning - Approved January, 2015
LEGAL NOTICES:	None
ANTICIPATED COUNCIL DATE:	None

BACKGROUND

The subject property is located north and east of Exchange Parkway and west of Twin Creeks Drive. The properties to the north (across Ridgeview Drive) are zoned Planned Development PD No. 141 (PD-141) with a base zoning of Mixed Use (MIX) and Planned Development PD No. 101 (PD-101) with a base zoning of Corridor Commercial (CC). The properties to the east are zoned Planned Development PD No. 111 (PD-111) with a base zoning of Single-Family Residential (R-5) and Planned Development PD No. 98 (PD-98) with a base zoning of Single-Family Residential (R-4). The properties to the west and south (across Exchange Parkway) are zoned Planned Development PD No. 54 (PD-54) with a base zoning of Single-Family Residential (SF) and PD-54 with a base zoning of Community Facilities (CF).

The property is currently zoned CF and PD-54 with a base zoning of CF. A Site Plan for the subject site, the Stephen G. Terrell Recreation Center, was approved December 2020. Platting is the last step in the

development process.

The Final Plat shows one lot at a total of 86.61± acres, 24.193± acres of which were previously recorded as:

- Lots 16 and 17, Block 1, Cumberland Crossing Phase IA;
- Lot 21, Block J, Cumberland Crossing Phase V; and
- Lot 65, Block F, Cumberland Crossing Phase I.

There are two points of access into the development--both through Exchange Parkway. The plat also shows various easements and a right-of-way dedication 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

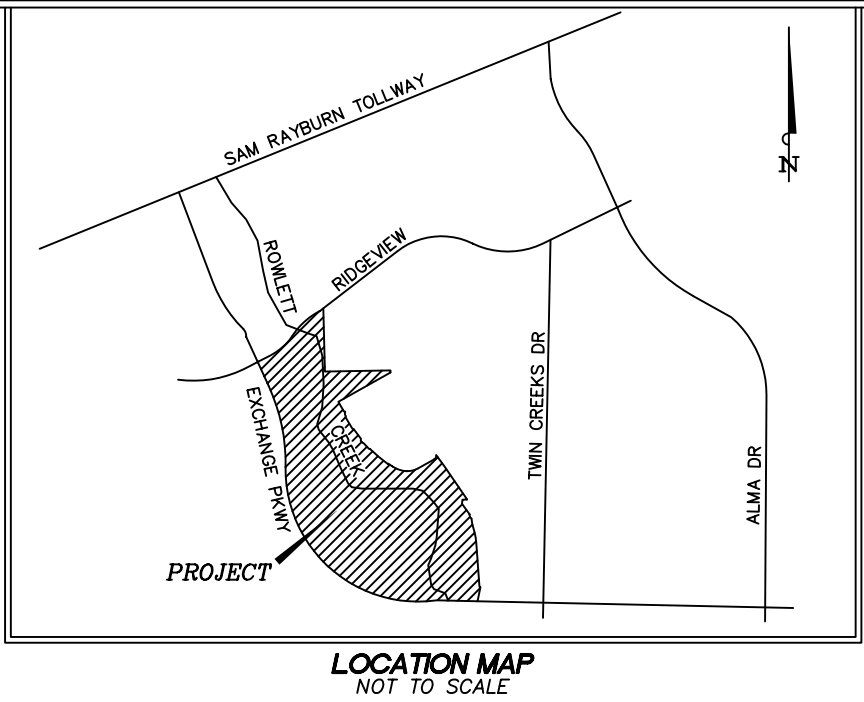
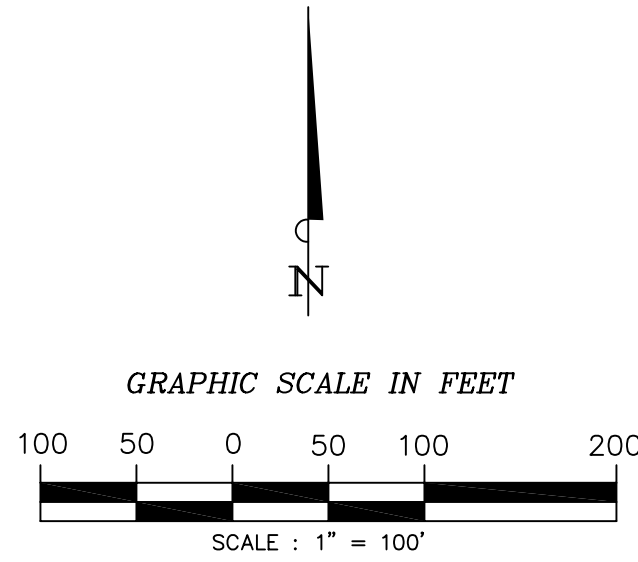
Staff recommends approval.

MOTION

I move to approve the Final Plat of Lot 1, Block A, Stephen G. Terrell Park, as presented.

ATTACHMENTS:

Final Plat



DRAINAGE EASEMENT LINE TABLE					
No.	BEARING	DIST.	No.	BEARING	DIST.
DE19	N 50°06'04" W	14.79'	DE71	N 57°06'47" W	71.04'
DE20	S 87°42'40" W	25.82'	DE72	N 51°10'35" W	50.34'
DE21	N 79°38'57" W	99.88'	DE73	N 36°40'45" W	56.33'
DE22	S 89°34'56" W	28.28'	DE74	N 16°59'20" E	53.92'
DE23	N 69°31'45" W	38.34'	DE75	N 48°50'02" E	48.58'
DE24	N 16°07'27" W	28.99'	DE76	N 50°12'51" W	78.52'
DE25	N 61°12'22" W	9.42'	DE77	N 51°54'43" W	39.49'
DE26	S 86°59'22" W	11.78'	DE78	S 80°59'13" W	19.44'
DE27	N 65°03'44" W	151.43'	DE79	N 70°30'37" W	15.92'
DE28	N 82°57'39" W	86.66'	DE80	N 37°32'37" W	48.01'
DE29	N 48°15'35" W	15.49'	DE81	N 10°37'27" E	21.31'
DE30	N 05°44'41" E	39.18'	DE82	N 17°49'50" E	26.87'
DE31	N 47°32'35" W	43.09'	DE83	N 34°45'13" W	27.80'
DE32	N 73°49'17" W	33.31'	DE84	N 04°01'52" E	21.68'
DE33	N 55°28'30" W	34.57'	DE85	N 47°53'36" W	55.86'
DE34	N 28°01'48" E	52.30'	DE86	N 53°15'09" W	67.70'
DE35	N 12°04'17" E	52.31'	DE87	N 26°02'53" W	204.28'
DE36	N 31°44'30" E	26.68'	DE88	N 05°56'57" W	94.26'
DE37	N 59°09'03" E	20.92'	DE89	N 22°53'52" E	50.91'
DE38	N 82°19'35" E	18.54'	DE90	N 03°20'32" W	88.96'
DE39	S 86°11'19" E	18.62'	DE91	N 83°13'36" W	74.88'
DE40	S 66°17'40" E	29.76'	DE92	N 21°03'03" W	8.48'
DE41	N 55°12'44" E	47.00'	DE93	N 12°06'11" E	30.52'
DE42	N 36°26'23" E	14.32'	DE94	N 18°05'55" W	114.87'
DE43	N 07°52'28" E	25.61'	DE95	N 82°38'38" W	64.22'
DE44	N 21°48'55" W	12.22'	DE96	N 68°39'24" E	51.04'
DE45	N 51°27'40" W	18.21'	DE97	N 20°41'16" E	51.76'
DE46	N 35°07'51" W	48.43'	DE98	N 26°04'03" W	37.51'
DE47	N 46°02'13" W	24.66'	DE99	N 44°14'57" W	48.04'
DE48	N 35°57'40" W	20.39'	DE100	N 07°13'09" E	24.25'
DE49	N 57°23'56" W	18.38'	DE101	N 39°13'36" E	14.94'
DE50	N 32°04'36" W	31.61'	DE102	N 28°57'25" W	59.17'
DE51	N 43°12'57" W	37.08'	DE103	N 12°58'42" W	129.00'
DE52	N 55°27'44" W	75.68'	DE104	N 33°37'29" W	57.79'
DE53	N 64°04'24" W	42.46'	DE105	N 46°50'18" W	27.16'
DE54	N 57°04'52" W	69.71'	DE106	N 33°07'52" W	66.44'
DE55	N 50°43'49" W	23.46'	DE107	N 14°02'44" W	25.11'
DE56	N 38°28'24" W	26.87'	DE108	N 03°58'03" W	30.83'
DE57	N 23°04'23" W	17.54'	DE109	N 12°11'31" E	27.42'
DE58	N 41°19'09" W	58.78'	DE110	N 06°20'41" W	30.33'
DE59	N 53°35'02" W	55.51'	DE111	N 37°49'33" W	22.36'
DE60	N 70°05'14" W	17.56'	DE112	N 90°00'00" W	16.76'
DE61	N 44°07'09" W	92.81'	DE113	N 47°35'01" W	14.45'
DE62	N 37°30'12" W	94.31'	DE114	N 09°07'24" E	86.30'
DE63	N 59°23'31" W	59.96'	DE115	N 01°12'10" E	43.56'
DE64	N 46°58'15" W	144.12'	DE116	N 28°12'20" E	52.87'
DE65	N 39°03'18" W	49.14'	DE117	N 43°03'03" E	134.88'
DE66	N 66°32'32" W	17.10'	DE118	N 40°09'47" W	4.46'
DE67	N 52°28'35" W	28.11'	DE119	N 22°48'39" E	22.80'
DE68	N 80°32'39" W	15.07'			
DE69	S 84°36'31" W	37.32'			
DE70	N 34°50'27" W	12.51'			

FLOOD NOTE:

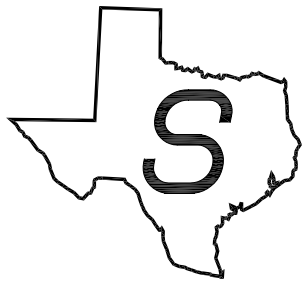
THE LOCATION FOR THE 100-YEAR FEMA FLOOD LINE AND THE PROPOSED FULLY DEVELOPED FLOOD LINE WAS PROVIDED BY PACHECO-KOCH CONSULTING ENGINEERS.

NOTES:

- 1) BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD 83, AS DERIVED FROM THE ALLTERRA CONTINUALLY OPERATING REFERENCE STATIONS via REAL TIME KINEMATIC METHODS.
- 2) FIR DENOTES A FOUND IRON ROD.
- 3) SIR DENOTES A 5/8" IRON ROD SET WITH PLASTIC CAP 'STAMPED' 'SPARR SURVEYS'.
- 4) All open space common properties shall be owned and maintained by a property/homeowners' association established in accordance with Allen Land Development Code Sections 8.20.2 and 8.20.4.

OWNER:
CITY OF ALLEN, TEXAS
305 CENTURY PARKWAY
ALLEN, TX 75013
(214) 509-4100

ENGINEER:
PACHECO KOCH
7557 RAMBLER ROAD
SUITE 1400
DALLAS, TEXAS 75231
(972) 235-3031



Sparr Surveys
2553 C.R. 722
McKinney, Texas 75069
(214) 544-2297

TBPLS FIRM No. 100593300

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

FINAL PLAT
LOT 1, BLOCK A
STEPHEN G. TERRELL PARK

BEING A
86.61 ACRE TRACT OF LAND
INCLUDING 62,588 Square Feet or 1.44 ACRES OF LAND
DEDICATED FOR RIGHT-OF-WAY PURPOSES
BEING A REPLAT OF

LOT 21, BLOCK J, CUMBERLAND CROSSING, PHASE V
LOT 65, BLOCK F, CUMBERLAND CROSSING, PHASE 1A
LOT 16, BLOCK 1, CUMBERLAND CROSSING, PHASE 1A
LOT 17, BLOCK 1, CUMBERLAND CROSSING, PHASE 1A
AND UNPLATTED TRACTS OF LAND
CONTAINING 69,549 ACRES

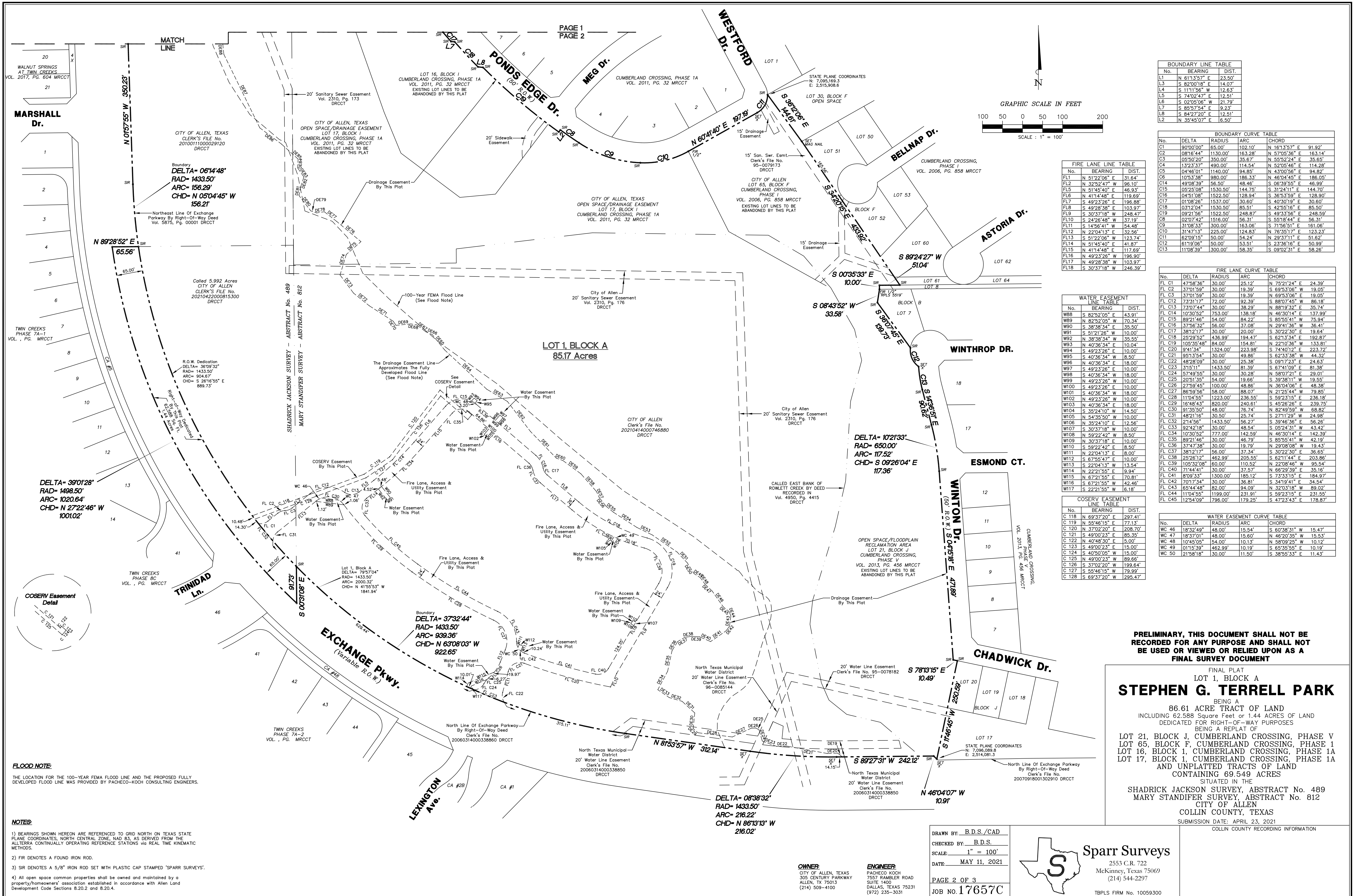
SITUATED IN THE
SHADRICK JACKSON SURVEY, ABSTRACT No. 489
MARY STANDIFER SURVEY, ABSTRACT No. 812
CITY OF ALLEN
COLLIN COUNTY, TEXAS

SUBMISSION DATE: APRIL 23, 2021

COLLIN COUNTY RECORDING INFORMATION

SUBMITTAL SCHEDULE	
No.	DATE
1	04-23-2021
2	05-07-2021
3	05-11-2021

DRAWN BY: B.D.S./CAD
CHECKED BY: B.D.S.
SCALE: 1" = 100'
DATE: MAY 11, 2021
PAGE 1 OF 3
JOB NO. 17657C



STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, The City of Allen, Texas, is the owner of a tract of land situated in the Shadrick Jackson Survey, Abstract No. 489 and, the Mary Standifer Survey, Abstract No. 812 in the City of Allen, Collin County, Texas, and being all of that called 21.324 acre tract of land as described in Special Warranty Gift Deed to the City of Allen, Texas, recorded under Clerk's File No. 2010011100029120 in the Deed Records of Collin County, Texas (DRCTT) and, being a part of that called 42.233 acre tract of land as described in Special Warranty Deed to the City of Allen, Texas, recorded under Clerk's File No. 20210414000746880 DRCTT and, being all of that called 5.992 acre tract of land as described in Special Warranty Deed to the City of Allen, Texas, recorded Clerk's File No. 2021042200815300 DRCTT and, being all of Lot 21, Block J of Cumberland Crossing, Phase V, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2013, Page 456 in the Map Records of Collin County, Texas (MRCTT) and, being all of Lot 65, Block F of Cumberland Crossing, Phase I, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2006, Page 858 MRCTT and, being all of Lot 17, Block I and Lot 16, Block I of Cumberland Crossing, Phase 1A, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2011, Page 32 MRCTT, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the south end of a 65.00 foot radius corner clip at the intersection of the east line of Exchange Parkway (variable width right-of-way), with the south line of Ridgeview Drive (variable width right-of-way), said point being the southwest corner of a tract of land as described in Right-of-Way Dedication Deed to the City of Allen, Texas, recorded under Clerk's File No. 20071219001682610 DRCTT;

THENCE in a northeasterly direction, along the south line of said Ridgeview Drive the following:

Northeasterly along a circular curve to the right, through a central angle of 90 Degrees 00 Minutes 00 Seconds an arc distance of 102.10 feet and having a chord which bears North 16 Degrees 13 Minutes 57 Seconds East, 91.92 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

North 61 Degrees 13 Minutes 57 Seconds East, 23.50 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the point of curvature of a circular curve to the left having a radius of 1130.00 feet;

Northeasterly along said circular curve to the left, through a central angle of 08 Degrees 16 Minutes 44 Seconds an arc distance of 163.28 feet and having a chord which bears North 57 Degrees 05 Minutes 36 Seconds East, 163.14 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the point of reverse curvature of a circular curve to the right having a radius of 350.00 feet;

Northeasterly along said circular curve to the right, through a central angle of 05 Degrees 50 Minutes 20 Seconds an arc distance of 35.67 feet and having a chord which bears North 55 Degrees 52 Minutes 24 Seconds East, 35.65 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the point of reverse curvature of a circular curve to the left having a radius of 490.00 feet;

Northeasterly along said circular curve to the left, through a central angle of 13 Degrees 23 Minutes 37 Seconds an arc distance of 114.54 feet and having a chord which bears North 52 Degrees 05 Minutes 46 Seconds East, 114.28 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the point of compound curvature of a circular curve to the left having a radius of 1140.00 feet;

Northeasterly along said circular curve to the left, through a central angle of 04 Degrees 46 Minutes 01 Seconds an arc distance of 94.85 feet and having a chord which bears North 29 Degrees 37 Minutes 11 Seconds East, 94.82 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

North 40 Degrees 37 Minutes 56 Seconds East, 100.00 feet to a point in Maxwell Creek at the point of curvature of a circular curve to the right having a radius of 980.00 feet;

Northeasterly along said circular curve to the right, through a central angle of 10 Degrees 53 Minutes 38 Seconds an arc distance of 186.33 feet and having a chord which bears North 46 Degrees 04 Minutes 45 Seconds East, 186.05 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

North 51 Degrees 31 Minutes 34 Seconds East, 160.00 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the northwest corner of Fall Creek, Phase II, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2013, Page 412 MRCTT;

THENCE South 01 Degrees 31 Minutes 06 Seconds East, departing the south line of said Ridgeview Drive, along the west line of said Fall Creek, Phase II, 821.07 feet to a 1/2-inch iron rod found at the southwest corner of said Fall Creek, Phase II, said point also being the northwest corner of Lot 17, Block I of Cumberland Crossing, Phase 1A, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2011, Page 32 MRCTT;

THENCE North 89 Degrees 00 Minutes 21 Seconds East, along the south line of said Fall Creek, Phase II and north line of said Lot 17, Block I, 701.88 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 17, Block I and the northwest corner of Cumberland Crossing, Phase 1, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2006, Page 858 MRCTT;

THENCE South 00 Degrees 50 Minutes 46 Seconds East, departing the south line of said Fall Creek, Phase II, along the west line of said Cumberland Crossing, Phase 1, 22.42 feet to a 1/2-inch iron rod found at the northeast corner of Block I of said Cumberland Crossing, Phase 1A;

THENCE South 60 Degrees 41 Minutes 32 Seconds West, departing the west line of said Cumberland Crossing, Phase 1, along the north line of said Block I, 640.00 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the northwest corner of said Block I;

THENCE South 29 Degrees 18 Minutes 20 Seconds East, along the west line of said Block I, 120.00 feet to a 1/2-inch iron rod found at the westerly north corner of Lot 16, Block I of said Cumberland Crossing, Phase 1A;

THENCE South 82 Degrees 00 Minutes 18 Seconds East, along the south line of said Lot 15 and north line of said Lot 16, 14.07 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the west line of Ponds Edge Drive (variable right-of-way) and lying in a non-tangent circular curve to the left having a radius of 56.50 feet;

THENCE in a southeasterly direction, along the west line of said Ponds Edge Drive, Block I the following:

Southeasterly along said circular curve to the left, through a central angle of 49 Degrees 08 Minutes 39 Seconds an arc distance of 48.46 feet and having a chord which bears South 06 Degrees 39 Minutes 55 Seconds East, 46.99 feet to a cut 'X' set;

South 11 Degrees 11 Minutes 56 Seconds West, 12.63 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' lying in a non-tangent circular curve to the left having a radius of 1530.50 feet;

Southeasterly along said circular curve to the left, through a central angle of 05 Degrees 25 Minutes 08 Seconds an arc distance of 144.75 feet and having a chord which bears South 31 Degrees 24 Minutes 11 Seconds East, 144.70 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

South 74 Degrees 02 Minutes 47 Seconds East, 12.51 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' lying in a non-tangent circular curve to the left having a radius of 1522.50 feet;

Southeasterly along said circular curve to the left, through a central angle of 04 Degrees 51 Minutes 08 Seconds an arc distance of 128.94 feet and having a chord which bears South 36 Degrees 53 Minutes 59 Seconds East, 128.90 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

South 02 Degrees 05 Minutes 06 Seconds West, 21.79 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' lying in a non-tangent circular curve to the left having a radius of 1537.00 feet;

Southeasterly along said circular curve to the left, through a central angle of 01 Degrees 08 Minutes 26 Seconds an arc distance of 30.60 feet and having a chord which bears South 40 Degrees 30 Minutes 19 Seconds East, 30.60 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

South 85 Degrees 57 Minutes 54 Seconds East, 9.23 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' lying in a non-tangent circular curve to the left having a radius of 1530.50 feet;

Southeasterly along said circular curve to the left, through a central angle of 03 Degrees 12 Minutes 04 Seconds an arc distance of 85.51 feet and having a chord which bears South 42 Degrees 55 Minutes 16 Seconds East, 85.50 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

South 84 Degrees 27 Minutes 20 Seconds East, 12.51 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' lying in a non-tangent circular curve to the left having a radius of 1522.50 feet;

Southeasterly along said circular curve to the left, through a central angle of 09 Degrees 21 Minutes 56 Seconds an arc distance of 248.87 feet and having a chord which bears South 49 Degrees 33 Minutes 56 Seconds East, 248.59 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

North 35 Degrees 45 Minutes 07 Seconds East, 6.50 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at which point said Ponds Edge Drive becomes a 50 foot right-of-way, and lying in a non-tangent circular curve to the left having a radius of 1516.00 feet;

Southeasterly along said circular curve to the left, through a central angle of 02 Degrees 07 Minutes 42 Seconds an arc distance of 56.31 feet and having a chord which bears South 55 Degrees 18 Minutes 44 Seconds East, 56.31 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the point of compound curvature of a circular curve to the left having a radius of 300.00 feet;

Southeasterly along said circular curve to the left, through a central angle of 31 Degrees 08 Minutes 33 Seconds an arc distance of 163.06 feet and having a chord which bears South 71 Degrees 56 Minutes 51 Seconds East, 161.06 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the point of compound curvature of a circular curve to the left having a radius of 225.00 feet;

Southeasterly along said circular curve to the left, through a central angle of 31 Degrees 47 Minutes 13 Seconds an arc distance of 124.83 feet and having a chord which bears North 76 Degrees 35 Minutes 17 Seconds East, 123.23 feet to a 1/2-inch iron rod found at the northwest corner of Lot 65, Block F of said Cumberland Crossing, Phase I;

North 60 Degrees 41 Minutes 40 Seconds East, 197.19 feet to a cut 'X' set at the point of curvature of a circular curve to the left having a radius of 50.00 feet;

Northeasterly along said circular curve to the left, through a central angle of 62 Degrees 09 Minutes 15 Seconds an arc distance of 54.24 feet and having a chord which bears North 29 Degrees 37 Minutes 11 Seconds East, 51.62 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the northwest corner of Lot 30, Block F of said Cumberland Crossing, Phase I;

THENCE South 36 Degrees 12 Minutes 06 Seconds East, departing the south line of said Ponds Edge Drive, along the west line of said Block F, 144.61 feet to a magnetic nail set with flasher stamped 'SPARR RPLS 3701';

THENCE South 34 Degrees 20 Minutes 15 Seconds East, continuing along the west line of said Block F, 433.92 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the south line of said Cumberland Crossing, Phase I, same being the north line of said Cumberland Crossing, Phase V, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2013, Page 456 MRCTT;

THENCE South 89 Degrees 24 Minutes 27 Seconds West, along the south line of said Cumberland Crossing, Phase I and north line of said Cumberland Crossing, Phase V, 51.04 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the northeast corner of Lot 21, Block J of said Cumberland Crossing, Phase V;

THENCE in a southerly direction, along the east line of said Lot 21, Block J the following:

South 00 Degrees 35 Minutes 33 Seconds East, along the west line of Lot 8, Block B of said Cumberland Crossing, Phase V, 10.00 feet to a 1/2-inch iron rod found with plastic cap stamped 'RPLS 5519' at the northwest corner of Lot 7, Block B of said Cumberland Crossing, Phase V;

South 08 Degrees 43 Minutes 52 Seconds West, along the west line of said Lot 7, Block B, 33.58 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

South 36 Degrees 07 Minutes 45 Seconds East, continuing along the west line of said Lot 7, Block B, 139.73 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the west line of Winton Drive (50 foot right-of-way), and lying in a non-tangent circular curve to the left having a radius of 50.00 feet;

THENCE in a southerly direction, along the west line of said Winton Drive the following:

Southeasterly along said circular curve to the left, through a central angle of 61 Degrees 19 Minutes 06 Seconds an arc distance of 53.51 feet and having a chord which bears South 23 Degrees 36 Minutes 16 Seconds East, 50.99 feet to a cut 'X' set at a point of compound curvature of a non-tangent circular curve to the left having a radius of 300.00 feet;

Southeasterly along said circular curve to the left, through a central angle of 11 Degrees 08 Minutes 39 Seconds an arc distance of 58.35 feet and having a chord which bears South 09 Degrees 02 Minutes 31 Seconds East, 58.26 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

South 14 Degrees 36 Minutes 51 Seconds East, 90.62 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the point of curvature of a circular curve to the right having a radius of 650.00 feet;

Southeasterly along said circular curve to the right, through a central angle of 10 Degrees 21 Minutes 33 Seconds an arc distance of 117.52 feet and having a chord which bears South 09 Degrees 26 Minutes 04 Seconds East, 117.36 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

South 04 Degrees 15 Minutes 18 Seconds East, 471.89 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the intersection of the west line of said Winton Drive with the south line of Chadwick Drive (50 foot right-of-way);

THENCE South 78 Degrees 13 Minutes 15 Seconds East, along the south line of said Chadwick Drive, 10.49 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the northwest corner of Lot 20, Block J of said Cumberland Crossing, Phase V;

THENCE South 11 Degrees 46 Minutes 45 Seconds West, departing the south line of said Chadwick Drive, along the west line of said Lot 20, at 120.00 feet passing the southwest corner of said Lot 20, same being the northwest corner of Lot 17, in said Block J, continuing along the west line of said Lot 17, in all a distance of 250.59 feet to a cut 'X' set in the north line of Exchange Parkway (variable right-of-way), as established by Special Warranty Deed recorded under Clerk's File No. 20070918001302910 DRCTT;

THENCE in a westerly and northerly direction, along the north and east line of said Exchange Parkway the following:

North 46 Degrees 04 Minutes 07 Seconds West, 10.91 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' to a point where Exchange Parkway becomes a 133 foot right-of-way;

South 89 Degrees 27 Minutes 31 Seconds West, 242.12 feet to a cut 'X' set at the point of curvature of a circular curve to the right having a radius of 1433.50 feet;

Northwesterly along said circular curve to the right, through a central angle of 08 Degrees 38 Minutes 32 Seconds an arc distance of 216.22 feet and having a chord which bears North 86 Degrees 13 Minutes 13 Seconds West, 216.02 feet to a cut 'X' set;

North 81 Degrees 53 Minutes 57 Seconds West, 312.14 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the point of curvature of a circular curve to the right having a radius of 1433.50 feet;

Northwesterly along said circular curve to the right, through a central angle of 37 Degrees 32 Minutes 44 Seconds an arc distance of 939.36 feet and having a chord which bears North 63 Degrees 08 Minutes 03 Seconds West, 922.65 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the southerly corner of said 5.992 acre City of Allen tract;

THENCE South 00 Degrees 31 Minutes 08 Seconds East, departing the northeast line of said Exchange Parkway, along the east line of said 5.992 acre City of Allen tract, 91.73 feet to a point in the center of said Exchange Parkway and lying in a non-tangent circular curve to the right having a radius of 1498.50 feet;

THENCE northwesterly along the center of said Exchange Parkway and said circular curve to the right, through a central angle of 39 Degrees 01 Minutes 28 Seconds an arc distance of 1020.64 feet and having a chord which bears North 27 Degrees 22 Minutes 46 Seconds West, 1001.02 feet to the northwest corner of said 5.992 acre City of Allen tract;

THENCE North 89 Degrees 28 Minutes 52 Seconds East, Departing the center of said Exchange Parkway, along the north line of said 5.992 acre City of Allen tract, 65.56 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the east line of said Exchange Parkway and lying in a non-tangent circular curve to the right having a radius of 1433.50 feet;

THENCE in a northerly direction, along the east line of said Exchange Parkway the following:

Northwesterly along said circular curve to the right, through a central angle of 06 Degrees 14 Minutes 48 Seconds an arc distance of 156.29 feet and having a chord which bears North 05 Degrees 04 Minutes 45 Seconds West, 156.21 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys'

North 01 Degrees 57 Minutes 55 Seconds West, 350.23 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the point of curvature of a circular curve to the left having a radius of 1566.50 feet;

Northwesterly along said circular curve to the left, through a central angle of 25 Degrees 04 Minutes 44 Seconds an arc distance of 685.67 feet and having a chord which bears North 14 Degrees 30 Minutes 17 Seconds West, 680.21 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

North 24 Degrees 39 Minutes 02 Seconds West, 149.12 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

North 28 Degrees 46 Minutes 03 Seconds West, 165.00 feet to the **POINT OF BEGINNING** and containing 86.61 acres of land.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That the **CITY OF ALLEN**, through the undersigned authority, does hereby adopt this plat designating the described property as **LOT 1, BLOCK A, STEPHEN G. TERRELL PARK**, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the street and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right to ingress and egress to and from and upon any of said utility 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 the _____ day of _____, 2021

For: City of Allen

Signed By: _____

Printed Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ of the City of Allen, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purpose therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

Notary Public
State of Texas

Approved

Attest

Chairman
Planning & Zoning Commission

Secretary
Planning & Zoning Commission

Date

Date

Executed Pro-forma

Mayor

Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of Lot 1, Block A of STEPHEN G. TERRELL PARK, to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____ day of _____, 2021.

City Secretary
City of Allen, Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

I, Brad Sparr, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey prepared under my direction and that all corners are as shown thereon and that said plat has been prepared in accordance with the platting rules and regulation of the City of Allen, Texas.

Dated this the _____ day of _____, 2021.

Brad Sparr
Registered Professional
Land Surveyor No. 3701

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Brad Sparr, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purpose therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

Notary Public
State of Texas

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

FINAL PLAT
LOT 1, BLOCK A
STEPHEN G. TERRELL PARK
BEING A
86.61 ACRE TRACT OF LAND
INCLUDING 62,588 Square Feet or 1.44 ACRES OF LAND
DEDICATED FOR RIGHT-OF-WAY PURPOSES
BEING A REPLAT OF
LOT 21, BLOCK J, CUMBERLAND CROSSING, PHASE V
LOT 65, BLOCK F, CUMBERLAND CROSSING, PHASE 1
LOT 16, BLOCK 1, CUMBERLAND CROSSING, PHASE 1A
LOT 17, BLOCK 1, CUMBERLAND CROSSING, PHASE 1A
AND UNPLATTED TRACTS OF LAND
CONTAINING 69.549 ACRES
SITUATED IN THE
SHADRICK JACKSON SURVEY, ABSTRACT No. 489
MARY STANDIFER SURVEY, ABSTRACT No. 812
CITY OF ALLEN
COLLIN COUNTY, TEXAS
SUBMISSION DATE: APRIL 23, 2021
COLLIN COUNTY RECORDING INFORMATION

DRAWN BY: B.D.S./CAD
CHECKED BY: B.D.S.
DATE: MAY 11, 2021
PAGE 3 OF 3
JOB NO. 17657C



Sparr Surveys

2553 C.R. 722
McKinney, Texas 75069
(214) 544-2297

TBPLS FIRM No. 10059300

OWNER:

CITY OF ALLEN, TEXAS
305 CENTURY PARKWAY
ALLEN, TX 75013
(214) 509-4100

ENGINEER:

PACHECO KOCH
7557 RAMBLER ROAD
SUITE 1400
DALLAS, TEXAS 75231
(972) 235-3031

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	May 18, 2021
SUBJECT:	Consider a Request for a Residential Replat of Lot 7, Block 2, Green Meadow Estates First Section, Being 4.360± Acres; Generally Located at the Northwestern Corner of the Intersection of Rock Ridge Road and Meadow Lane. (PL-042321-0006) [Green Meadow Estates]
STAFF RESOURCE:	Jordan Caudle Planning Technician
PREVIOUS COMMISSION/COUNCIL ACTION:	Final Plat - Approved November 16, 1978
LEGAL NOTICES:	Notification Letter - Mailed by June 2, 2021

BACKGROUND

The property is generally located at the northwestern corner of Rock Ridge Road and Meadow Lane. The properties to the north, east, south, and west are located within the extraterritorial jurisdiction of the City of Allen.

The subject property is located in the extraterritorial jurisdiction of the City of Allen. Section 1.03 of the Allen Land Development Code requires all property in the extraterritorial jurisdiction to meet subdivision regulations as shown in Article VIII. A Final Plat was approved in November 1978.

The subject Residential Replat shows 4.360± acres of land subdivided into two lots. This is considered a Residential Replat because the property has been deed restricted to residential use within the past five years. In conformance with Sec. 212.015.f of the Texas Local Government Code all property owners within 200 feet of the replatted lots will be notified by mail within 15 days of approval.

The Residential Replat has been reviewed by the Technical Review Committee and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I move to approve the Residential Replat for Lot 7R-1 and Lot 7R-2, Block 2, Green Meadow Estates

First Section as presented.

ATTACHMENTS:

Residential Replat

OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That, **Salvatore A. Rossano, III, Kelsey L. Rossano, Don Flora, Jr., and Betty Flora,** through the undersigned authority, do hereby adopt this plat designating the described property as **Residential Replat of Lots 7R-1 & 7R-2, Block 2 of Green Meadow Estates, First Section**, an addition to the City of Allen, Texas and does hereby dedicate to the public use forever the street and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

WITNESS, MY HAND, this ____ day of _____, 2021.

Salvatore A. Rossano, III (Owner)

Kelsey L. Rossano (Owner)

Don Flora, Jr. (Owner)

Betty Flora (Owner)

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Salvatore A. Rossano, III**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and
for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Kelsey L. Rossano**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and
for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Don Flora, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and
for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Betty Flora**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and
for the State of Texas

The purpose of this replat is to
create two lots from one lot

Legend

IRF Iron Rod Found
RCIRS Roome Capped Iron Rod Set
CIRF Capped Iron Rod Found
CCMR Collin County Map Records
CCLR Collin County Land Records
MNS Mag Nail Set
CM Controlling Monument

Attest

Secretary, Planning & Zoning Commission

Date

Approved

Chairperson, Planning & Zoning Commission

Date

Executed Pro-forma

Mayor

The undersigned, The City Secretary of the City of Allen, Texas, hereby certifies that the foregoing **Residential Replat of Lots 7R-1 & 7R-2, Block 2 of Green Meadow Estates, First Section**, to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the ____ day of _____, 2021.

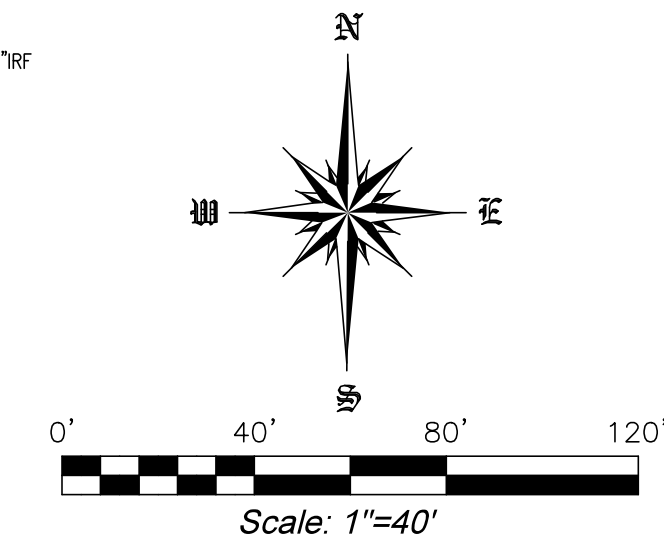
City Secretary, City of Allen

Lot 9, Block 2
Green Meadow Estates,
Third Section
Vol. B, Pg. 264, CCMR

Lot 8A, Block 2
Green Meadow Estates,
Third Section
Vol. B, Pg. 264, CCMR
(CC# 19940216000156090, CCLR)

Lot 8B, Block 2
Green Meadow Estates,
Third Section
Vol. B, Pg. 264, CCMR
(CC# 19940216000156070, CCLR)

Lot 8C, Block 2
Green Meadow Estates,
Third Section
Vol. B, Pg. 264, CCMR
(CC# 19940216000156170, CCLR)



Flood Note: No part of the property described herein lies within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 48085C0405 J, present effective date of map June 2, 2009, herein property situated within Zone X (unshaded). The flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Notes: 1) Survey was performed without the benefit of a title commitment. 2) Subject property affected by any or all easements of record. 3) Bearings based on Green Meadow Estates, First Section, Volume B, Page 254 of the Collin County Map Records. 4) State Plane Coordinates, Texas North Central Zone, Zone 4202, Datum: NAD83, based off City of Allen Control Monument No. 1.) Elevations based on City of Allen Control Monument No. 1, Datum: NAVD88.

Lot 6, Block 2
Green Meadow Estates,
First Section
Vol. B, Pg. 254, CCMR

Lot 7R-2
102,820 Sq. Ft.
2.360 Acres

Lot 7, Block 2
Green Meadow Estates,
First Section
Vol. B, Pg. 254, CCMR
CC# 20210210000287390, CCLR

Lot 7R-1
87,120 Sq. Ft.
2.000 Acres

Lot 7, Block 3
Green Meadow Estates,
First Section
Vol. B, Pg. 254, CCMR

Lot 8A, Block 3
Green Meadow Estates,
First Section
Vol. B, Pg. 254, CCMR
(CC# 19920507000300950, CCLR)

Lot 8B, Block 3
Green Meadow Estates,
First Section
Vol. B, Pg. 254, CCMR
(CC# 20190128030002300, CCLR)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **Salvatore A. Rossano, III, Kelsey L. Rossano, Don Flora, Jr., and Betty Flora**, are the owners of **Lot 7, Block 2 of Green Meadow Estates, First Section**, as recorded in **Volume B, Page 254** of the Collin County Map Records, being the same tract of land described under County Clerk No. 20210210000287390 of the Collin County Land Records situated in the State of Texas, County of Collin, and the E.T.J of the City of Allen, being part of the George Fitzhugh Survey, Abstract No. 320 and with said premises being more particularly described as follows:

BEGINNING at a P.K. Nail found marking the southeast corner of said Lot 7, the southwest corner of Lot 8, Block 3, the northwest corner of Lot 18, Block 3, and the northeast corner of Lot 1, Block 1 of said Green Meadow Estates, First Section, said corner also being in the centerline intersection of Meadow Lane (60' wide street & utility easement) with Rock Ridge Road (100' wide street & utility easement), and the southeast corner of the herein described with premises;

THENCE with the north line of Lot 1, the south line of Lot 7, and said premises, some being the centerline of Meadow Lane 60' wide street & utility easement as follows: North 78°00'00" West, 50.00 feet to a P.K. Nail found marking the beginning of curve to the left; northwesterly along said curve having a central angle of 12°00'00", for an arc distance of 92.04 feet, with a radius of 439.47 feet (chord = North 84°00'00" West, 91.87 feet) to a point marking the end of curve, from which a P.K. Nail found bears North 17°20'53" East, 0.76 feet, North 90°00'00" West, 139.86 feet to a Mag Nail set marking the southwest corner of Lot 7, said premises, and the southeast corner of Lot 8, Block 2 of Green Meadow Estates, Third Section as recorded in Volume B, Page 254 of the Collin County Map Records;

THENCE crossing through Meadow Lane 30' street & Utility Easement, and with east line of Lot 8, the west line of Lot 7, and said premises, North 00°00'00" West, passing at 29.65 feet a 3/8" iron rod found for reference, and continuing for a total distance of 592.98 feet to a 3/8" iron rod found marking the northwest corner of Lot 7, said premises, and the southwest corner of Lot 6, Block 2 of said Green Meadow Estates, First Section;

THENCE with the common line between Lots 6 & 7, same being the north line of said premises, South 78°00'00" East, 401.47 feet to a Mag Nail set in the center of a 100' wide street & utility easement for Rock Ridge Road, marking the southeast corner of Lot 6, the northeast corner of Lot 7, and said premises;

THENCE with the centerline of a 100' wide street & utility easement for Rock Ridge Road, same being the west line of Lot 7, Block 3 of said Green Meadow Estates, First Section, the aforementioned Lot 8, the east line Lot 7, Block 2, and said premises, South 12°00'00" West (basis of bearings), passing at 47.56 feet a P.K. Nail found marking the southwest corner of Lot 7, Block 3, the northwest corner of Lot 8, and continuing for a total distance of 541.34 feet to the place of beginning and containing 189,940 square feet or 4.360 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, **F. E. Bemenderfer, Jr.**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

NOT FOR RECORDING

F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051



ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **F.E. Bemenderfer, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

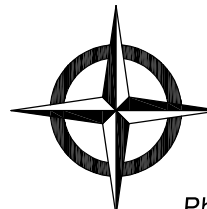
Notary Public in and for
The State of Texas

**Residential Replat
Lots 7R-1 & 7R-2, Block 2
Green Meadow Estates, First Section
189,940 Sq.Ft. / 4.360 Acres
2 - Residential Lots**

Being a Replat of Lot 7, Block 2
Green Meadow Estates, First Section
recorded in Volume B, Page 254, C.C.M.R.

**George Fitzhugh Survey, Abstract No. 320
ETJ of the City of Allen, Collin County, Texas
April, 2021**

P:\AC\2021Q1\AC875050.dwg



**Roome
Land Surveying**

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Lot 18B, Block 3
Green Meadow Estates,
First Section
Vol. B, Pg. 254, CCMR
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No.	Revision/Issue	Date
1.	City Comments dated 5.5.21	5.6.2021