



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
NOVEMBER 2, 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. Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the October 26, 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 October 19, 2021, Planning and Zoning Commission Regular Meeting.
3. Preliminary Plat - Consider a Request for a Preliminary Plat for Reserve at Watters, Being Approximately 34.235 Acres in the Francis Dosser Survey, Abstract No. 280; Generally Located at the Northwestern Corner of the Intersection of Watters Road and Stacy Road. (PL-Pre-100821-0004) [Reserve at Watters]

**Regular Agenda**

4. Residential Replat - Consider a Request for a Residential Replat for Lot 1, Block L and Lot 1, Block M, The Farm; Generally Located Approximately 900 Feet East from the Northeastern Corner of the Intersection of Ridgeview Drive and Alma Drive. (PL-100821-0013) [Watter's Edge at The Farm]

**Executive Session (As needed)**

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

### **Adjournment**

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, October 29, 2021 at 5:00 p.m.

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Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

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

November 2, 2021

**SUBJECT:**

Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the October 26, 2021, Regular Meeting.

**STAFF RESOURCE:**

Marc Kurbansade, AICP  
Director of Community Development

**BACKGROUND**

The City Council approved the requests to amend Planned Development No. 4 with a base zoning of Shopping Center for Christ the Servant Lutheran Church and to establish a Planned Development zoning district with a base zoning of Light Industrial for Chelsea 121 Warehouse.

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

November 2, 2021

**SUBJECT:**

Approve Minutes from the October 19, 2021,  
Planning and Zoning Commission Regular Meeting.

**STAFF RESOURCE:**

Rolandrea Russell  
Planner

**ATTACHMENTS:**

Minutes from the October 19, 2021 Planning and Zoning Commission Workshop Meeting

**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**October 19, 2021**

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**ATTENDANCE:**

**Commissioners Present**

Ben Trahan, Chair  
Dan Metevier, 1<sup>st</sup> Vice-Chair  
Brent Berg  
Jason Wright  
Kenneth Cook

**Commissioners Absent**

Elias Shaikh, 2<sup>nd</sup> Vice-Chair  
Michael Smiddy

**City Staff Present**

Marc Kurbansade, AICP, Director of Community Development  
Hayley Angel, AICP, Planning Manager  
Rolandrea Russell, Planner  
Jessica Johnsen, Planner  
Shelby Percy, City Attorney

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

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 7:00 p.m. 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 October 12, 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 October 5, 2021, Planning and Zoning Commission Workshop Meeting.
3. Approve Minutes from the October 5, 2021, Planning and Zoning Commission Regular Meeting.
4. Receive Capital Improvement Plan (CIP) Map.

**Motion:** Upon a motion by 1<sup>st</sup> Vice-Chair Metevier, and a second by Commissioner Berg, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda items as presented.

**The motion carried.**

### **Regular Agenda**

5. Public Hearing - 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. 3815-4-21, 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-072321-0013) [Convenience Store with Fuel Sales-905 Exchange Pkwy]

Mr. Kurbansade presented the item to the Commission and noted that staff is recommending denial of the agenda item.

David Hicks, Applicant, 401 Woodlake Drive, Allen, TX, gave a brief overview of the project, and requested the Commissioners to approve the request as presented.

Chair Trahan opened the public hearing.

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

The Commission discussed the following:

- The change in current land use;
- Detention pond; and
- The permitted land uses in District F.

**Motion:** Upon a motion by Commissioner Wright, and a second by 1<sup>st</sup> Vice-Chair Metevier, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to Amend the Development Regulations of Planned Development PD No. 108 Office "O", District F, to repeal Ordinance No. 3815-4-21, 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, as presented.

**The motion carried.**

### **Executive Session** *(As needed)*

The Executive Session was not held.

### **Adjournment**

The meeting adjourned at 7:42 p.m.

These minutes approved this 2<sup>nd</sup> day of November 2021.

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Ben Trahan, CHAIR

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Rolandrea Russell, PLANNER

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	November 2, 2021
<b>SUBJECT:</b>	Consider a Request for a Preliminary Plat for Reserve at Watters, Being Approximately 34.235 Acres in the Francis Dosser Survey, Abstract No. 280; Generally Located at the Northwestern Corner of the Intersection of Watters Road and Stacy Road. (PL-Pre-100821-0004) [Reserve at Watters]
<b>STAFF RESOURCE:</b>	Rolandrea Russell Planner
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Planned Development No. 43 - Approved December, 1986 Planned Development No. 146 - Approved September, 2021
<b>LEGAL NOTICES:</b>	None.
<b>ANTICIPATED COUNCIL DATE:</b>	None.

### **BACKGROUND**

The property is located on the northwestern corner of the intersection of Watters Road and Stacy Road. The properties to the north are zoned Planned Development No. 39 with a base zoning of Single-Family Residential (R-3). The properties to the east (across Watters Road) are zoned Planned Development No. 92 with base zonings of Single-Family Residential (R-7) and Shopping Center (SC). The properties to the south (across Stacy Road) are zoned Planned Development No. 86 with a base zoning of Single-Family Residential (R-5). The properties to the west are zoned Planned Development No. 72 with a base zoning of Single-Family Residential (R-3).

In September 2021, City Council adopted a Planned Development to establish design standards for a single-family community called The Reserve at Watters. A Preliminary Plat is the next step in the development process.

The subject Preliminary Plat shows approximately 34.235 acres of land subdivided into 124 detached single-family lots and 8 HOA lots. There are two primary access points into the development--one on Watters Road and one on Stacy Road. There are two existing access points from the subdivision to the north to which this development will extend pavement and connect. The preliminary plat also shows various easements and right-of-way dedication 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.

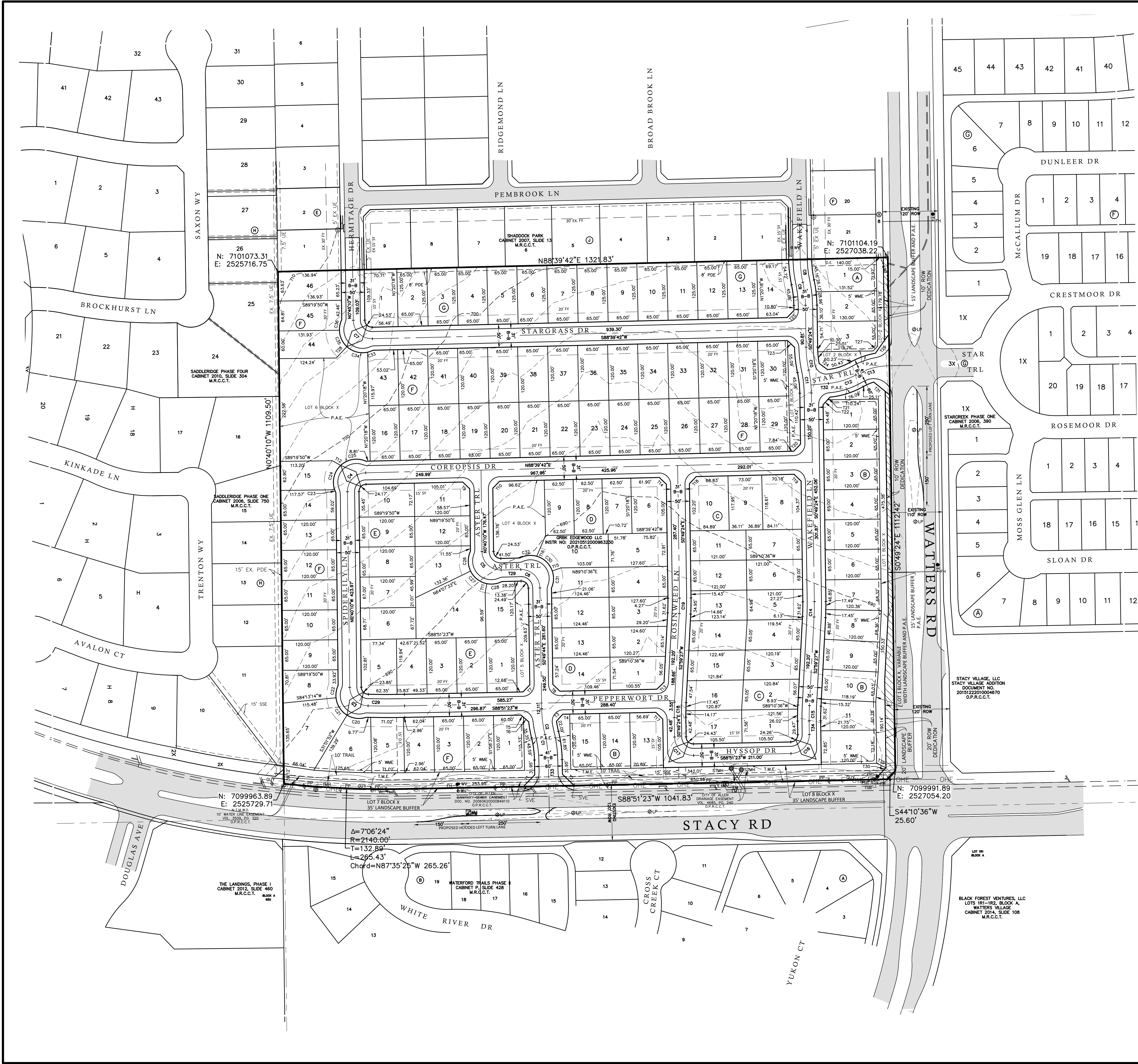
### **MOTION**

*I move to approve the Preliminary Plat for Reserve at Watters, as presented.*

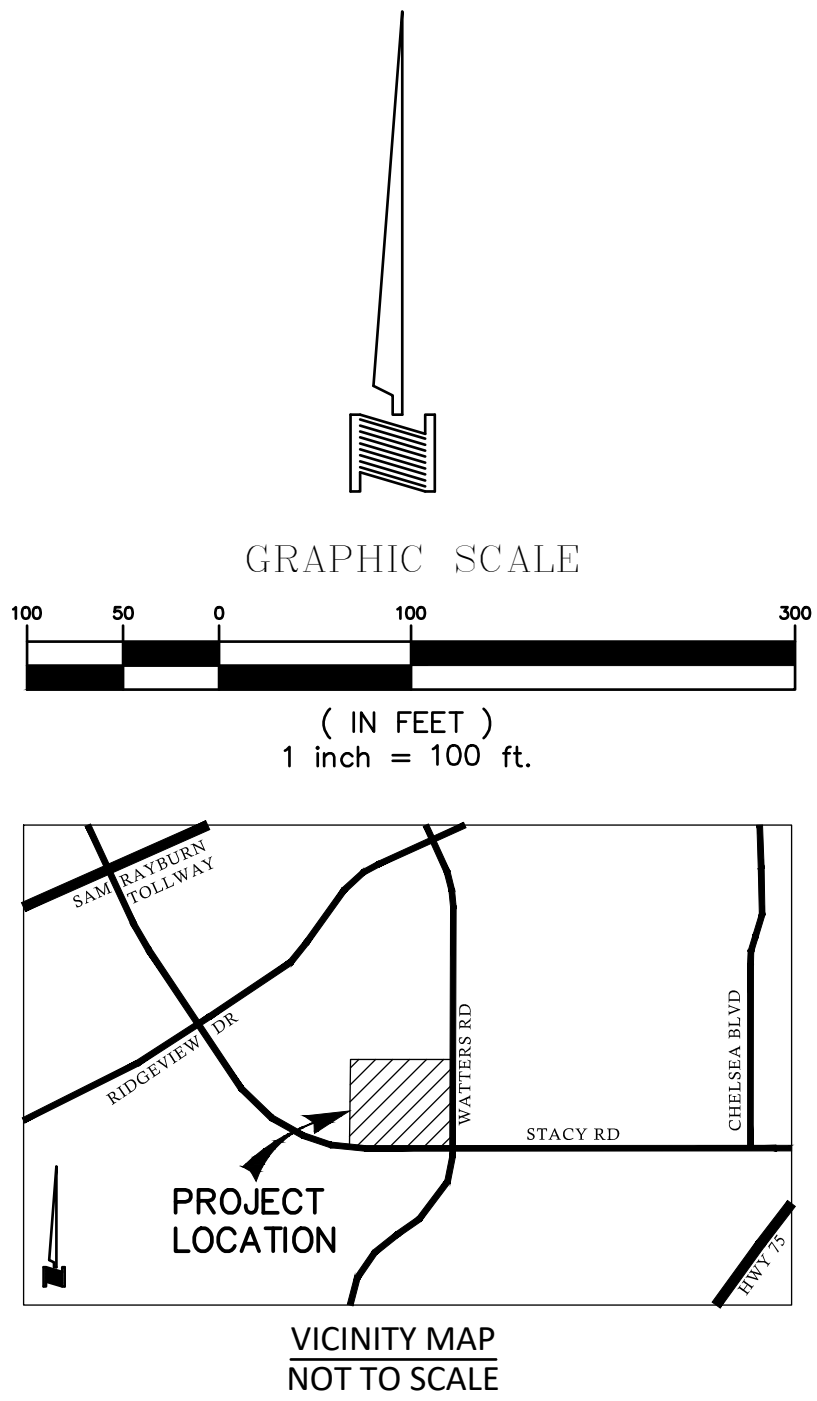
### **ATTACHMENTS:**

Preliminary Plat





- LEGEND**
- FY FRONT YARD
  - SY SIDE YARD
  - SVE SIGHT VISIBILITY EASEMENT
  - OHE OVERHEAD ELECTRIC LINE
  - WME WALL MAINTENANCE EASEMENT
  - D.E. DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - PDE PRIVATE DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - T.M.E. TRAIL AND MAINTENANCE EASEMENT
  - ROW RIGHT OF WAY
  - B-B BACK OF CURB TO BACK OF CURB
  - LB LANDSCAPE BUFFER
  - KL KEY LOT
  - HOA HOME OWNERS ASSOCIATION
  - PDE PRIVATE DRAINAGE EASEMENT
  - RIGHT-OF-WAY DEDICATION
  - DENOTES STREET NAME CHANGE
  - P.A.E. PEDESTRIAN ACCESS EASEMENT



**OPEN SPACE CALCULATION**  
1 acre / 75 lots required  
124 lots/75 = 1.65 acres of open space required

**PROVIDED OPEN SPACE**  
LOT 3 BLOCK X = 0.11 ACRES OF OPEN SPACE  
LOT 4 BLOCK X = 0.41 ACRES OF OPEN SPACE  
LOT 5 BLOCK X = 0.15 ACRES OF OPEN SPACE  
LOT 6 BLOCK X = 1.01 ACRES OF OPEN SPACE  
TOTAL = 1.68 ACRES OF OPEN SPACE

- NOTES**
1. Phasing: Project will be constructed in one phase
  2. Block X Lots 1, 2 & 7 includes a pedestrian access easement.
  3. 8' Private Drainage Easement (PDE) on Block G Lots 1-14 are to be maintained by the Homeowners Association (HOA). The HOA shall maintain the 5" flume located in the 8' PDE along the north property line of Block G Lots 1-14. Privacy fences may be placed at the edge of the flume.
  4. All lots shall have a 6' interior side yards including Block C Lots 7 & 11, Block D Lots 5 & 10 and Block E Lot 6.
  5. All open space and common properties shall be owned and maintained by a property/homeowner's association established in accordance with Allen Land Development Code Sections 8.20.2 and 8.20.4.

**PRELIMINARY PLAT  
RESERVE AT WATTERS**  
124 TOTAL RESIDENTIAL LOTS,  
8 HOA LOTS  
34.2 ACRES  
0.298 ACRES OF ROW DEDICATION

FRANCIS DOSSER SURVEY, ABSTRACT NO. 280  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS  
OCTOBER 8, 2021

OWNER  
GRBK EDGEWOOD LLC  
2805 NORTH DALLAS PARKWAY SUITE 400  
PLANO, TEXAS 75093  
PHONE: (469)573-6769  
CONTACT: BOBBY SAMUEL

SURVEYOR  
AXIS SURVEYING  
P.O. BOX 575  
WAXAHACHIE, TEXAS 75168  
PHONE: (214)903-8200  
CONTACT: SEAN SHROPSHIRE

ENGINEER  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
CONTACT: AARON HUNSAKER

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	9740	0.22
2	A	8465	0.19
3	A	8399	0.19

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	7749	0.18
2	B	7800	0.18
3	B	7800	0.18
4	B	7800	0.18
5	B	7800	0.18
6	B	7800	0.18
7	B	7962	0.18
8	B	7963	0.18
9	B	7800	0.18
10	B	7741	0.18
11	B	7738	0.18
12	B	8702	0.20
13	B	8435	0.19
14	B	7900	0.18
15	B	7800	0.18

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	8567	0.20
2	C	7859	0.18
3	C	7816	0.18
4	C	7774	0.18
5	C	7844	0.18
6	C	7865	0.18
7	C	7865	0.18
8	C	9959	0.23
9	C	8635	0.20
10	C	9806	0.23
11	C	7865	0.18
12	C	7865	0.18
13	C	7901	0.18
14	C	7965	0.18
15	C	7923	0.18
16	C	7880	0.18
17	C	8653	0.20

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	8284	0.19
2	D	7958	0.18
3	D	8224	0.19
4	D	8294	0.19
5	D	9230	0.21
6	D	9051	0.21
7	D	7500	0.17
8	D	7500	0.17
9	D	7500	0.17
10	D	10162	0.23
11	D	7876	0.18
12	D	8090	0.19
13	D	8090	0.19
14	D	8834	0.20

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	E	7800	0.18
2	E	7800	0.18
3	E	7800	0.18
4	E	7760	0.18
5	E	9164	0.21
6	E	8186	0.19
7	E	8040	0.18
8	E	7800	0.18
9	E	7800	0.18
10	E	8526	0.20
11	E	8632	0.20
12	E	7800	0.18
13	E	9783	0.22
14	E	17947	0.41
15	E	7623	0.18

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	F	7788	0.18
2	F	7800	0.18
3	F	7800	0.18
4	F	7800	0.18
5	F	8522	0.20
6	F	10696	0.25
7	F	15782	0.36
8	F	7755	0.18
9	F	7800	0.18
10	F	7800	0.18
11	F	7800	0.18
12	F	7800	0.18
13	F	7800	0.18
14	F	7792	0.18
15	F	7504	0.17
16	F	7800	0.18
17	F	7800	0.18
18	F	7800	0.18
19	F	7800	0.18
20	F	7800	0.18
21	F	7800	0.18
22	F	7800	0.18
23	F	7800	0.18
24	F	7800	0.18
25	F	7800	0.18
26	F	7800	0.18
27	F	7800	0.18
28	F	7800	0.18
29	F	7800	0.18
30	F	7800	0.18
31	F	7800	0.18
32	F	7800	0.18
33	F	7800	0.18
34	F	7800	0.18
35	F	7800	0.18
36	F	7800	0.18
37	F	7800	0.18
38	F	7800	0.18
39	F	7800	0.18
40	F	7800	0.18
41	F	7800	0.18
42	F	7800	0.18
43	F	7773	0.18
44	F	8185	0.19
45	F	8798	0.20
46	F	8823	0.20

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	G	8877	0.20
2	G	8125	0.19
3	G	8125	0.19
4	G	8125	0.19
5	G	8125	0.19
6	G	8125	0.19
7	G	8125	0.19
8	G	8125	0.19
9	G	8125	0.19
10	G	8125	0.19
11	G	8125	0.19
12	G	8125	0.19
13	G	8125	0.19
14	G	9202	0.21

HOA LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
LOT 1 BLOCK X	15148	0.35
LOT 2 BLOCK X	5865	0.13
LOT 3 BLOCK X	4851	0.11
LOT 4 BLOCK X	18047	0.41
LOT 5 BLOCK X	6646	0.15
LOT 6 BLOCK X	44156	1.01
LOT 7 BLOCK X	20850	0.48
LOT 8 BLOCK X	26393	0.61

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	N43°51'23"E	35.36'
T2	S46°08'37"E	35.36'
T3	S41°22'57"W	20.28'
T4	S88°51'23"W	15.13'
T5	N48°05'14"W	6.84'
T6	N48°05'14"W	15.08'
T7	N44°01'00"E	21.27'
T8	S45°59'00"E	21.15'
T9	N46°00'14"W	21.09'
T10	S43°59'46"W	21.34'
T11	N11°06'33"E	20.00'
T12	N60°53'53"W	20.69'
T13	N45°55'25"E	21.96'
T14	N46°04'51"W	21.12'
T15	N70°41'19"E	20.00'
T16	N22°54'00"E	48.90'
T17	N45°44'11"W	21.06'
T18	S43°55'09"W	21.31'
T19	N46°04'51"W	21.12'
T20	N43°55'09"E	21.31'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T21	S42°00'51"W	7.65'
T22	S42°00'51"W	14.35'
T23	N46°04'51"W	21.12'
T24	S53°14'53"E	22.33'
T25	N43°55'09"E	21.31'
T26	N35°18'56"E	33.70'
T27	N44°10'36"E	14.14'
T28	S42°56'40"W	33.64'
T29	N88°39'42"E	42.61'
T30	N44°01'00"E	35.45'
T31	N51°12'10"W	31.88'
T32	S84°51'18"W	37.94'
T33	S1°08'37"E	117.13'
T34	S0°49'24"E	29.47'
T35	N64°30'50"W	22.31'

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN SHROPSHIRE, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision, in accordance with the subdivision regulations of City of Allen, 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."  
SEAN SHROPSHIRE  
Registered Professional Land Surveyor  
No. 5674

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 SEAN SHROPSHIRE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this \_\_\_\_day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

APPROVED

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

EXECUTED PRO–FORMA

\_\_\_\_\_  
Mayor, City of Allen

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing Preliminary Plat of RESERVE AT WATTERS an addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
City of Secretary, City of Allen

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	12°39'20"	250.00'	27.72'	55.22'	N7°28'17"W 55.11'
C2	12°58'34"	250.00'	28.43'	56.62'	S7°18'40"E 56.50'
C3	88°09'33"	40.50'	39.22'	62.32'	S44°44'56"E 56.35'
C4	89°19'51"	40.50'	40.03'	63.14'	S43°59'46"W 56.94'
C5	90°40'09"	40.50'	40.98'	64.09'	S46°00'14"E 57.61'
C6	90°30'55"	40.50'	40.87'	63.98'	N46°04'51"W 57.53'
C7	90°40'09"	40.50'	40.98'	64.09'	S46°00'14"E 57.61'
C8	11°26'43"	250.00'	25.05'	49.94'	S6°34'28"E 49.86'
C9	11°28'26"	250.00'	25.12'	50.06'	N6°33'37"W 49.98'
C10	11°28'42"	250.00'	25.13'	50.08'	S6°33'45"E 50.00'
C11	11°28'42"	250.00'	25.13'	50.08'	N6°33'45"W 50.00'
C12	24°24'14"	150.00'	32.44'	63.89'	N72°39'11"E 63.41'
C13	28°43'32"	150.00'	38.41'	75.20'	S74°48'51"W 74.42'
C14	3°48'51"	500.00'	16.65'	33.28'	N1°05'02"E 33.28'
C15	3°48'51"	500.00'	16.65'	33.28'	S1°05'02"W 33.28'
C16	89°40'47"	40.50'	40.27'	63.39'	N44°01'00"E 57.12'
C17	90°19'13"	40.50'	40.73'	63.84'	S45°59'00"E 57.44'
C18	3°48'51"	500.00'	16.65'	33.28'	S1°05'02"W 33.28'
C19	3°48'51"	500.00'	16.65'	33.28'	N1°05'02"E 33.28'
C20	49°25'14"	50.00'	23.01'	43.13'	N83°27'19"W 41.80'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C21	52°57'56"	50.00'	24.91'	46.22'	N32°15'44"W 44.59'
C22	31°24'40"	50.00'	14.06'	27.41'	N9°55'34"E 27.07'
C23	7°23'56"	50.00'	3.23'	6.46'	N22°48'43"W 6.45'
C24	65°50'54"	50.00'	32.38'	57.46'	N13°48'42"E 54.35'
C25	67°46'04"	50.00'	33.58'	59.14'	N80°37'11"E 55.75'
C26	51°01'44"	50.00'	23.86'	44.53'	N0°20'31"W 43.07'
C27	53°02'05"	50.00'	24.95'	46.28'	N52°22'25"W 44.65'
C28	38°17'26"	50.00'	17.36'	33.41'	S81°57'50"W 32.80'
C29	2°18'55"	1960.00'	39.60'	79.20'	S89°59'10"E 79.19'
C30	55°08'09"	50.00'	26.10'	48.12'	S46°52'46"E 46.28'
C31	44°15'46"	50.00'	20.33'	38.63'	S2°49'12"W 37.67'
C32	42°43'59"	50.00'	19.56'	37.29'	N84°11'10"E 36.43'
C33	14°31'04"	50.00'	6.37'	12.67'	S70°04'42"W 12.64'
C34	55°36'25"	50.00'	26.37'	48.53'	N74°51'33"W 46.64'
C35	45°44'50"	50.00'	21.09'	39.92'	N24°10'56"W 38.87'
C36	26°28'52"	50.00'	11.76'	23.11'	N11°55'55"E 22.90'

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEING A TRACT OF LAND LOCATED IN THE FRANCIS DOSSER SURVEY, ABSTRACT NO. 280, CITY OF ALLEN, COLLIN COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED IN DEED TO PAUL LEHNER AND VIRGINIA LEHNER, RECORDED IN INSTRUMENT NO. 92–0083443, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND FORMERLY KNOWN AS COUNTY ROAD 150 ABANDONED BY CITY ORDINANCE 2379–3–05, RECORDED IN VOLUME 6075, PAGE 4231, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" SET IN CONCRETE ON THE SOUTHEAST CORNER OF AN EXISTING SIDEWALK AT THE INTERSECTION OF THE WEST RIGHT–OF–WAY LINE OF WATTERS ROAD, A VARIABLE WIDTH RIGHT–OF–WAY, WITH THE SOUTH LINE OF SHADDOCK PARK, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2007, SLIDE 13, MAP RECORDS, COLLIN COUNTY, TEXAS (M.R.C.C.T.);

THENCE SOUTH 00°49'24" EAST, ALONG SAID WEST RIGHT–OF–WAY LINE, A DISTANCE OF 1,112.42 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 44°10'36" WEST, CONTINUING ALONG SAID WEST RIGHT–OF–WAY LINE, A DISTANCE OF 25.60 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE NORTH RIGHT–OF–WAY LINE OF STACY ROAD, A VARIABLE WIDTH RIGHT–OF–WAY;

THENCE SOUTH 88°51'23" WEST, ALONG SAID NORTH RIGHT–OF–WAY LINE, A DISTANCE OF 1,041.83 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°06'24", A RADIUS OF 2,140.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 87°35'25" WEST, 265.26 FEET;

THENCE WESTERLY, CONTINUING ALONG SAID NORTH RIGHT–OF–WAY LINE AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 265.43 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE INTERSECTION OF SAID NORTH RIGHT–OF–WAY LINE WITH THE PROJECTED EAST LINE OF SADDLERIDGE PHASE ONE, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2006, SLIDE 750, M.R.C.C.T.;

THENCE NORTH 00°40'10" WEST, PASSING THE SOUTHEAST CORNER OF SAID SADDLERIDGE PHASE ONE AT A DISTANCE OF 31.53 FEET, AND CONTINUING, ALONG SAID EAST LINE OF SAID SADDLERIDGE PHASE ONE, PASSING AGAIN AT A DISTANCE OF 839.22 FEET A 1/2–INCH IRON ROD WITH A CAP STAMPED "DAA" FOUND AT THE EAST COMMON CORNER OF SAID SADDLERIDGE PHASE ONE AND SADDLERIDGE PHASE FOUR, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2010, SLIDE 304, M.R.C.C.T., AND CONTINUING, ALONG THE EAST LINE OF SAID SADDLERIDGE PHASE FOUR, FOR A TOTAL DISTANCE OF 1,109.50 FEET TO A 5/8–INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE SOUTHWEST CORNER OF SAID SHADDOCK PARK;

THENCE NORTH 88°39'42" EAST, ALONG THE SOUTH LINE OF SAID SHADDOCK PARK, PASSING AT A DISTANCE OF 136.93 FEET A 1/2–INCH IRON ROD FOUND IN THE WEST LINE OF HERMITAGE DRIVE, A 50–FOOT RIGHT–OF–WAY, PASSING AGAIN AT A DISTANCE OF 800.81 FEET A 1/2–INCH IRON ROD FOUND AT THE SOUTH COMMON CORNER OF LOTS 3 AND 4, BLOCK J OF SAID SHADDOCK PARK, PASSING AGAIN AT A DISTANCE OF 1156.83 FEET A 1/2–INCH IRON ROD FOUND IN THE EAST RIGHT–OF–WAY LINE OF WAKEFIELD LANE, A 50–FOOT RIGHT–OF–WAY, AND CONTINUING FOR A TOTAL DISTANCE OF 1,321.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,491,273 SQUARE FEET OR 34.235 ACRES OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT, \_\_\_\_\_ through the undersigned authority, does hereby adopt this plat designating the described property as RESERVE AT 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

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	November 2, 2021
<b>SUBJECT:</b>	Consider a Request for a Residential Replat for Lot 1, Block L and Lot 1, Block M, The Farm; Generally Located Approximately 900 Feet East from the Northeastern Corner of the Intersection of Ridgeview Drive and Alma Drive. (PL-100821-0013) [Watter's Edge at The Farm]
<b>STAFF RESOURCE:</b>	Hayley Angel, AICP Planning Manager
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Planned Development No. 72 - Approved October, 1986 Planned Development No. 72 - Approved October, 1998 Planned Development No. 72 - Approved March, 2005 Planned Development No. 134 - Approved January, 2018 Planned Development No. 134 - Approved July, 2020 Preliminary Plat - Approved October, 2020 Final Plat - Approved February, 2021 Revised Preliminary Plat - Approved April, 2021
<b>LEGAL NOTICES:</b>	None.
<b>ANTICIPATED COUNCIL DATE:</b>	None.

### **BACKGROUND**

The property is generally located on the north side of Ridgeview Drive, approximately 900 feet east of the northeastern corner of the intersection of Alma Drive and Ridgeview Drive. The properties to the north, east, and west are zoned Planned Development No. 134A (PD-134A) with a base zoning of Mixed Use (MIX). The properties to the south (across Ridgeview Drive) are zoned Planned Development No. 72 with a base zoning of Single-Family Residential (R-5). The subject property is zoned PD-134A with a base zoning of MIX and is in the Neighborhood South Character District.

In July 2020, City Council adopted a Planned Development with seven Character Districts for a mixed-use development known as The Farm. The Final Plat for the initial infrastructure for the development was approved in February 2021. A Revised Preliminary Plat for the subject property was approved in April 2021 and showed a subdivision into single-family lots for townhomes.

The Residential Replat is comprised of approximately 11.134 acres of land subdivided into 112 residential lots and five open space lots. The right-of-way of Hay Bale Drive is proposed to be realigned by this plat. City



Council has reviewed and approved the abandonment of the existing right-of-way contingent on the approval and recording of the subject plat.

There are two primary points of access from Ridgeview Drive. As the overall development continues through construction, a total of four internal private drives will connect Doris May Drive to the northern portions of the development.

The applicant has requested to add a franchise utility easement in the 30-foot-wide landscape buffer along Ridgeview Drive. While easements are permitted within this landscape buffer, other zoning and subdivision requirements must be met in the remaining area. The Technical Review Committee has not reviewed the location of this easement; its impact on the screening required by Ordinance No. 3761-7-20, Section 3.A.4.a.ii; and its impact on the location of the trail required by Ordinance No. 3761-7-20, Section 5.A.1.c.ii. These requirements are typically reviewed at time of engineering plans and determined to be complete prior to the acceptance of a Final Plat pursuant to Section 8.05.1 of the ALDC.

Section 8.03.4.3 of the ALDC requires that no plat shall be approved until "... adequate provision has been made for adequate public improvements; [and] the plat conforms to all applicable zoning and other regulations." Given the outstanding items for review, staff is recommending that this plat be approved with the following conditions:

- Demonstrate compliance with easement location as required by Section 8.03.4.3.c;
- Demonstrate compliance with screening as required by Section 3.A.4.a.ii of Ordinance No. 3761-7-20 and Section 8.03.4.3.d of the ALDC; and
- Demonstrate compliance with hike and bike trail location as required by Section 5.A.1.c.ii of Ordinance No. 3761-7-20 and Section 8.05.1.a.iv.3 of the ALDC.

#### **STAFF RECOMMENDATION**

Staff recommends approval with conditions pending additional review by the Technical Review Committee.

#### **MOTION**

***I move to approve with conditions the Residential Replat for Watters Edge at The Farm, as presented.***

#### **ATTACHMENTS:**

Residential Replat

0 30 60 120

SCALE: 1" = 60'



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	21°15'42"	250.00'	92.77'	92.24'	N07°58'15"E
2.	02°03'09"	250.00'	8.95'	8.95'	N19°37'58"E
3.	02°07'42"	250.00'	9.29'	9.29'	N21°43'02"E
4.	23°12'13"	250.00'	101.24'	100.55'	N10°10'41"E
5.	01°16'11"	1516.50'	33.61'	33.61'	S88°56'35"W
6.	58°00'00"	42.50'	43.10'	43.10'	S89°45'03"E
7.	51°39'29"	81.50'	73.48'	71.02'	S85°31'43"E
8.	09°41'02"	979.50'	104.70'	104.64'	N65°18'02"E
9.	19°33'58"	1308.00'	446.69'	444.51'	N71°44'30"E
10.	52°42'08"	61.50'	56.57'	54.60'	N68°38'16"E
11.	42°17'22"	82.50'	60.89'	59.52'	N49°59'02"E
12.	05°41'02"	979.50'	104.70'	104.64'	N65°18'02"E
13.	42°16'27"	32.50'	23.98'	23.44'	S49°26'43"E
14.	41°44'48"	81.50'	73.48'	71.02'	N69°24'24"E
15.	03°46'16"	1082.00'	11.21'	11.20'	S87°48'23"E
16.	09°46'11"	320.50'	32.27'	32.26'	S89°48'20"E
17.	91°30'37"	41.50'	66.38'	59.53'	N31°12'24"E
18.	18°07'08"	245.50'	77.64'	77.31'	N23°40'28"W
19.	02°03'09"	250.00'	8.95'	8.95'	N19°37'58"E
20.	01°36'22"	1520.50'	43.39'	43.39'	S89°36'08"E
21.	11°16'51"	61.50'	12.11'	12.09'	N62°40'08"E
22.	58°58'26"	41.50'	42.72'	40.85'	S62°13'15"E
23.	108°00'46"	20.00'	37.70'	32.36'	N09°04'46"E
24.	74°07'13"	20.00'	25.87'	24.11'	S71°49'41"E
25.	91°27'44"	20.00'	31.93'	28.64'	S74°02'22"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 42°43'35" E	36.69'
2.	N 45°17'45" W	34.90'
3.	N 02°53'11" E	22.33'
4.	S 51°07'47" W	22.03'
5.	S 50°11'53" W	22.33'
6.	S 71°23'54" E	36.17'
7.	S 69°20'43" E	41.61'
8.	N 77°01'43" E	16.89'
9.	S 25°55'37" E	40.66'
10.	N 68°38'16" E	24.00'
11.	S 21°21'44" E	20.00'
12.	N 25°58'25" W	11.22'
13.	S 12°58'25" W	11.22'
14.	N 77°01'43" E	34.71'
15.	N 45°28'53" E	22.46'
16.	N 77°01'43" E	22.13'
17.	S 76°22'45" W	23.66'
18.	S 16°49'58" E	25.54'

THE FARM  
DOC. NO. 2021-85

LOT 1 BLOCK I

Δ = 25°54'55"  
R = 1500.00'  
L = 678.46'  
C = 672.69'  
B = N75°21'02"E

Δ = 06°13'56"  
R = 1500.00'  
L = 163.16'  
C = 163.08'  
B = N65°30'32"E

Δ = 02°54'33"  
R = 1533.00'  
L = 77.84'  
C = 77.83'  
B = N89°45'46"E

Δ = 02°55'31"  
R = 967.00'  
L = 49.37'  
C = 49.37'  
B = N89°45'17"E

LOT 1 BLOCK K

STATE PLANE COORDINATES  
NORTH CENTRAL TEXAS  
ZONE 4202 DATUM NAD83

7099210.266 2520282.819

LOT 2 BLOCK X  
CITY OF ALLEN FULLY-DEVELOPED  
100-YEAR FLOODPLAIN  
PER FLOOD STUDY PREPARED BY  
CARDINAL STRATEGIES  
DATED SEP. 7, 2021

STATE PLANE COORDINATES  
NORTH CENTRAL TEXAS  
ZONE 4202 DATUM NAD83

7098913.48 2520280.874

POINT OF BEGINNING  
30' TRAIL ESMT.  
DOC. NO. 2021-85

Δ = 10°12'05"  
R = 1039.50'  
L = 185.08'  
C = 184.84'  
B = N85°46'22"W

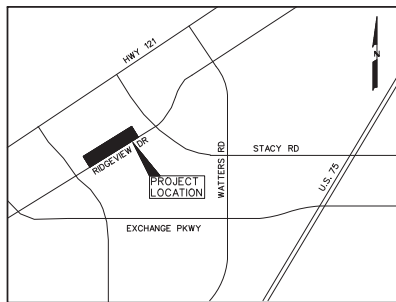
Δ = 27°10'05"  
R = 1265.50'  
L = 600.06'  
C = 594.46'  
B = S75°32'33"W

Δ = 06°41'02"  
R = 940.00'  
L = 109.65'  
C = 109.59'  
B = S65°18'02"W

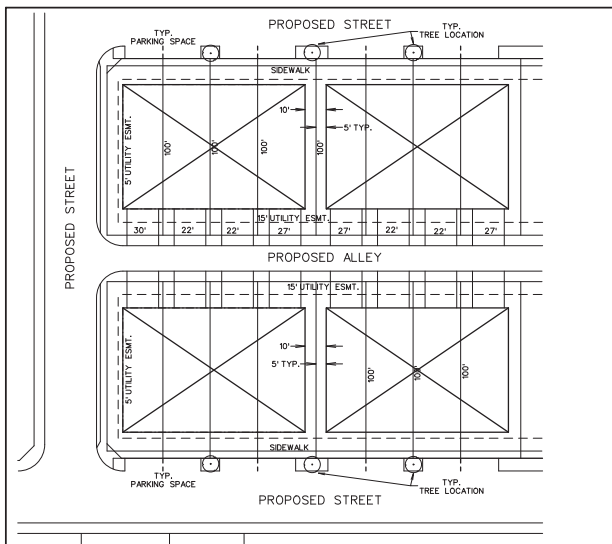
Δ = 22°37'05"  
R = 200.00'  
L = 78.95'  
C = 78.44'  
B = N37°10'25"W

NOTES:

- Bearings are referenced to The Farm, an addition to the City of Allen, as described in Doc. No. in the Plat Records of Collin County, Texas.
- 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.
- All open space and common properties shall be owned and maintained by a property/homeowner's association established in accordance with Allen Land Development Code Sections 8.20.2 and 8.20.4.
- A sodded buffer not less than 30' wide constructed with a trail with at least one (1) shade tree, minimum four caliper inches, and one (1) ornamental tree planted on an average spacing of not less than 30 feet along the street frontage of Ridgeview Dr. All work shall be completed to the satisfaction of the Director of Parks and Recreation prior to the issuance of a final building inspection or certificate of occupancy for any building to be constructed on the townhome property.
- All landscaping, irrigation, landscape lighting and landscape drainage systems located within public street ROW shall be maintained by a Property Owner's Association.
- Street cross section shall comply with the PD regulations to the satisfaction of the City Engineer.
- The 12' trail along Ridgeview Drive shall be constructed and all trail amenities shall be provided to the satisfaction of the Director of Parks and Recreation during any construction on the subject property. The trail shall be completed to the satisfaction of the Director of Parks and Recreation prior to the issuance of a final building inspection or certificate of occupancy for any building to be constructed on the townhome property.
- The 12' trail along the eastern property line, located on Block X, Lot 2, (approx. 300' of trail) shall be constructed and all trail amenities shall be provided to the satisfaction of the Director of Parks and Recreation during any construction on the subject property. The trail shall be completed to the satisfaction of the Director of Parks and Recreation prior to the issuance of a final building inspection or certificate of occupancy for any building to be constructed on the townhome property.
- Block X on the Residential Replat refers to land designated as Open Space.
- 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.
- B.L. - Building Line  
U.E. - Utility Easement  
P.A.E. - Pedestrian Access Easement



LOCATION MAP  
N.T.S.



Parking Summary  
Required Parking - 59  
Proposed Parking - 71

RESIDENTIAL REPLAT  
OF  
**WATTERS EDGE  
AT THE FARM**  
LOTS 1-45 BLOCK L1  
LOTS 1-33 BLOCK L2  
LOTS 1-34 BLOCK M  
LOTS 1-5 BLOCK X  
112 TOTAL RESIDENTIAL LOTS  
5 COMMON AREA LOTS (1.794 ACRES)  
11.134 TOTAL ACRES  
2.722 TOTAL R.O.W. ACRES  
BEING A REPLAT  
OF  
**THE FARM**  
BLOCK L LOT 1 &  
BLOCK M LOT 1  
OUT OF THE  
J.W. ROBERTS SURVEY, ABSTRACT NO. 762  
J.W. PARSONS SURVEY, ABSTRACT NO. 705  
JOHN PHILLIPS SURVEY, ABSTRACT NO. 718  
IN THE  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS  
OWNER  
TFCC ALLEN FARM, LLC,  
1800 VALLEY VIEW LANE, SUITE 100  
FARMERS BRANCH, TEXAS 75234  
DANIEL SATSKY  
PREPARED BY  
CORVIN ENGINEERING, INC.  
TBPLS FIRM #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
OCTOBER 2021 SCALE: 1"=60'

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.W. Parsons Survey, Abstract No. 705, John Phillips Survey, Abstract No. 718 and the J.W. Roberts Survey, Abstract No. 762, being all of Lot 1 Block M & Lot 1 Block L, out of The Farm, an addition to the City of Allen, Texas, as described in Doc. No. 2021-85, in the Plat Records of Collin County, Texas, and being all of a R.O.W. abandonment, as recorded in Ordinance No. 3848-8-21 in the City of Allen, Collin County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southeast corner of said Lot 1 being in the north line of Ridgeview Dive (Variable R.O.W.):

THENCE, South 77° 01'35" West, along the north line of said Ridgeview Drive, for a distance of 151.08 feet, to a 1/2 inch iron rod found:

THENCE, South 88° 42'16" West, continuing along said line, for a distance of 164.15 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1039.50 feet, a central angle of 10° 12'05";

THENCE, continuing along said line and with said curve to the left for an arc distance of 185.08 feet (Chord Bearing North 85° 46'22" West 184.84 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 89° 07'35" West, continuing along said line, for a distance of 45.75 feet, to a 1/2 inch iron rod found being on a curve to the left, having a radius of 1265.50 feet, a central angle of 27° 10'05";

THENCE, along the north line of said Ridgeview Drive and with said curve to the left, for an arc distance of 600.06 feet (Chord Bearing South 75° 32'33" West 594.46 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 940.00 feet, a central angle of 06° 41'02";

THENCE, continuing along said north and south lines and with said curve to the right, for an arc distance of 109.65 feet (Chord Bearing South 65° 18'02" West 109.59 feet), to a 1/2 inch iron rod found at the point tangency;

THENCE, South 68° 38'33" West, continuing along said lines, for a distance of 365.07 feet, to a 1/2 inch iron rod found at the most southerly southwest corner of said Lot 1 Block L:

THENCE, North 68° 38'32" West, departing the north line of said Ridgeview Drive and along the west line of said Lot 1, for a distance of 35.85 feet, to a 1/2 inch iron rod found:

THENCE, North 25° 55'37" West, along the west line of said Lot 1, for a distance of 97.52 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 200.00 feet, a central angle 22° 37'05";

THENCE, continuing along said west line and with said curve to the right, for an arc distance of 78.95 feet (Chord Bearing North 37° 10'25" West 78.44 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 25° 51'53" West, continuing along said west line, for a distance of 62.70 feet, to a 1/2 inch iron rod found:

THENCE, North 21° 22'49" East, continuing along said west line, for a distance of 20.37 feet, to a 1/2 inch iron rod found at most northerly northwest corner of said Lot 1 Block L:

THENCE, North 68° 37'30" East, along the north line of said Lot 1 Block L, for a distance of 349.83 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 1500.00 feet, a central angle of 06° 13'56";

THENCE, continuing along said north line and with said curve to the left, for an arc distance of 163.16 feet (Chord Bearing North 65° 30'32" East 163.08 feet), to a 1/2 inch iron rod found at the point of reverse curvature of curve to the right, having a radius of 1500.00 feet, a central angle of 25° 54'55";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 678.46 feet (Chord Bearing North 75° 21'02" East 672.69 feet), to a 1/2 inch iron rod found at the most northerly northeast corner of said Lot 1 Block L:

THENCE, North 01° 41'31" West, departing said north line, for a distance of 33.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1533.00 feet, a central angle of 02° 54'33";

THENCE, with said curve to the right for an arc distance of 77.84 feet (Chord Bearing North 89° 45'46" East 77.83 feet), to a 1/2 inch iron rod found at the point reverse curvature of a curve to the left, having radius of 967.00 feet, a central angle of 02° 55'31";

THENCE, with said curve to the left for an arc distance of 49.37 feet (Chord Bearing North 89° 45'17" East 49.37 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 88° 17'32" East, continuing along said north line, for a distance of 351.76 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 1 Block M:

THENCE, South 29° 41'20" East, along the east line of said Lot 1 Block M, for a distance of 77.28 feet, to a 1/2 inch iron rod found:

THENCE, South 14° 36'54" East, continuing along said east line, for a distance of 236.92 feet, to the POINT OF BEGINNING and containing 11.134 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Residential Replat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Allen, Texas.

WARREN L. CORWIN  
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

NOTARY PUBLIC, STATE OF TEXAS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That TFCC ALLEN FARM, LLC., through the undersigned authority, does hereby adopt this Residential Replat designating the described property as "WATTERS EDGE AT THE FARM", 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 Residential Replat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

TFCC ALLEN FARM, LLC.

DANIEL SATSKY

THE STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared DANIEL SATSKY, 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 purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

NOTARY PUBLIC, STATE OF TEXAS

Approved

Attest

Chairperson  
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 Residential Replat of WATTERS EDGE AT THE FARM, an addition 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

RESIDENTIAL REPLAT  
OF  
**WATTERS EDGE  
AT THE FARM**  
LOTS 1-45 BLOCK L1  
LOTS 1-33 BLOCK L2  
LOTS 1-34 BLOCK M  
LOTS 1-5 BLOCK X  
112 TOTAL RESIDENTIAL LOTS  
5 COMMON AREA LOTS (1.794 ACRES)  
11.134 TOTAL ACRES  
2.722 TOTAL R.O.W. ACRES  
BEING A REPLAT  
OF  
**THE FARM**  
BLOCK L LOT 1 &  
BLOCK M LOT 1  
OUT OF THE  
J.W. ROBERTS SURVEY, ABSTRACT NO. 762  
J.W. PARSONS SURVEY, ABSTRACT NO. 705  
JOHN PHILLIPS SURVEY, ABSTRACT NO. 718  
IN THE  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS  
OWNER  
TFCC ALLEN FARM, LLC.  
1800 VALLEY VIEW LANE, SUITE 100  
FARMERS BRANCH, TEXAS 75234  
DANIEL SATSKY  
PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS FIRM #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
OCTOBER 2021