

AGENDA CITY OF ALLEN PLANNING AND ZONING COMMISSION REGULAR MEETING OCTOBER 1, 2019 - 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 August 27, 2019, Regular Meeting.

Election of Officers

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

Consent Agenda

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

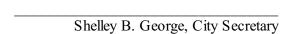
- 3. Capital Improvement Plan (CIP) Status Report.
- 4. Approve Minutes from the August 20, 2019, Workshop Meeting.
- 5. Approve Minutes from the August 20, 2019, Regular Meeting.
- 6. Final Plat Consider a Request for a Final Plat for Legends at Twin Creeks Phase 2, Being 21.554± Acres Located in the Michael See Survey, Abstract No. 544; Generally Located Approximately 837± Feet North of Exchange Parkway and Directly West of Watters Road. (PL-082319-0080) [Legends at Twin Creeks Phase 2]

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, September 27, 2019 at 5:00 p.m.



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.

AGENDA DATE: October 1, 2019

SUBJECT: Action Taken on the Planning and Zoning

Commission Items by City Council at the August 27,

2019, Regular Meeting.

STAFF RESOURCE: Marc Kurbansade, AICP

Director of Community Development

BACKGROUND

- The request to conduct a public hearing and adopt an ordinance to amend Planned Development No. 84, for Saxony on 5, was approved.
- The request to conduct a public hearing and adopt amendments to the Allen Land Development Code was approved.

AGENDA DATE:	October 1, 2019
SUBJECT:	Capital Improvement Plan (CIP) Status Report.
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering
PREVIOUS COMMISSION/COUNCIL ACTION:	None.
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

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

STAFF RECOMMENDATION

N/A

MOTION

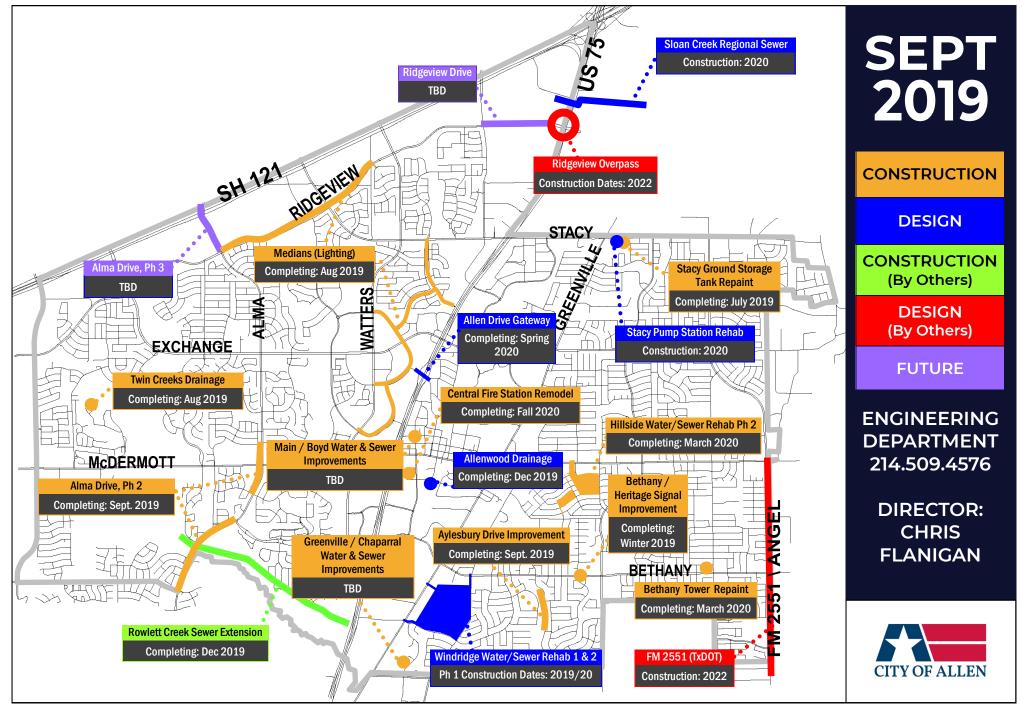
N/A

ATTACHMENTS:

CIP Progress Report through September, 2019 and CIP Map through September, 2019

			CIP REPORT - SEPTEMBER 2019	
	PROJECT		STATUS / COMMENTS	CONST. DATES
1	2019 Street and Alley Rehabilitation (Various Locations)	ST1906	Working through locations	November 2019
2	Allen Drive Gateway Project (US 75 Interchange)	ST1903	PS&E design has begun. Parks Department is negotiating design contract for landscape architecture.	Complete Spring 2020
3	Aylesbury Drive Improvement Project	ST1905	Contractor has completed pavement removal, lime and will be setting grade.	Complete September 2019
4	Alma Drive Improvements, PH 2 (Hedgcoxe-Rainforest)	ST1503	Construction is expected to be substantially complete by middle September 2019.	Complete September 2019
5	Bethany & Heritage Traffic Signal Improvement	ST1907	Project is out for bid. Bid opening is August 29 . Traffic Signal poles were ordered beginning of August.	Complete Winter 2019
6		ST1908	puchase. TXDOT requires cost estimate for the equipments.	Complete Summer 2020
7		ST1705	_	Complete Summer 2019
8		ST0316	Design of widening to 6-lanes. NTMWD and TxDOT have reached an agreement on design conditions. Detailed design now able to resume.	2022
9	Ridgeview / US 75 Overpass	TXDOT		2022
10	Allenwood Drainage	Waterline portion will be presented to Council for award on		TBD
11	Bethany Tower & Stacy Ground Storage Tank #3 Repaint	WA1903	Stacy Tanks phase has been completed. Bethany Tanks have been awarded and are to start no earlier than November 15th.	Complete March 2020
12	Hillside Water & Sanitary Sewer Rehabilitation, PH 2	WA1902	Utility construction wrapping up and pavement restoration has begun.	Complete March 2020
13	Sloan Creek Regional Sewer	WA1904	Finalizing the alignment and working on easement acquisition documents / appraisal	2020
14	Stacy Pump Station Rehab	WA1906		Fiscal Year 2020
15	Twin Creeks Drainage	DR1804	Project is substantially complete awaiting to establish grass.	Substantially Complete
16	Water & Sewer Improvements -	WA1802	Project Advertised on Aug 22. Award anticipated in September	TBD
17	CBD - RR Sanitary Sewer Improvements	WA1908	Project is under design to replace the again sanitary sewer and allow for future development	TBD
18	Windridge Water & Sanitary Sewer Rehabilitation, PH 1 & 2	WA1901	60% design plans received for both project phases and are under review	Substantially Complete
19	Rowlett Creek Sewer Extension	NTWMD	Utility work complete & NTMWD's contractor is working on remaining restoration items.	Complete December 2019
20	Central Fire Remodel & Expansion	PS1701	Foundation complete and going vertical. Phase 1 to be complete January 2020. Phase 2 scheduled to begin January 30, 2020.	Complete Fall 2020
	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	Allen Drive Gateway Project (US 75 Interchange) Aylesbury Drive Improvement Project Alma Drive Improvements, PH 2 (Hedgcoxe-Rainforest) Bethany & Heritage Traffic Signal Improvement Traffic Signal Detection Equipment Median Improvement Project (Select Medians) FM 2551 (Main - Parker Rd) Ridgeview / US 75 Overpass Allenwood Drainage Bethany Tower & Stacy Ground Storage Tank #3 Repaint Hillside Water & Sanitary Sewer Rehabilitation, PH 2 Stacy Pump Station Rehab Twin Creeks Drainage Water & Sewer Improvements - Greenville/Chaparral & Main/Boyd CBD - RR Sanitary Sewer Improvements Windridge Water & Sanitary Sewer Rehabilitation, PH 1 & 2 Windridge Water & Sanitary Sewer Rehabilitation, PH 1 & 2	(Various Locations) 2	Allon Drive Gateway Project (IUS 75 Interchange) Aplesbury Drive Improvement roject Alma Drive Improvements, PH 2 (Integoove-Rainforest) Alma Drive Improvements, PH 2 (Integoove-Rainforest) STI503 September 2019. Bethary & Heritage Traffic Signal Improvement Project Traffic Signal Detection Equipment Figure Regional Sever Aedian Improvement Project Fix 1705 Fix 1705 Fix 1705 Allenwood Drainage Bidgeview / US 75 Overpass TXDOT Dallas District. Sole Source is approved for the equipment puchase. IXDOT requires cost estimate for the equipments. Oncor delivered the wrong transformer at Stockton and Curtis and had to order a new one. Preliminary Engineering and project is environmentally clear. Two bypass lanes on the southbound frontage road will be provided. TXDOT ballas on the southbound frontage road will be provided. TXDOT

ENGINEERING CIP MONTHLY REPORT



AGENDA DATE: October 1, 2019

SUBJECT: Approve Minutes from the August 20, 2019,

Workshop Meeting.

STAFF RESOURCE: Hayley Angel, AICP

Planner II

ATTACHMENTS:

Minutes from the August 20, 2019, Workshop Meeting

PLANNING AND ZONING COMMISSION

WORKSHOP MEETING August 20, 2019

ATTENDANCE:

Commissioners Present:

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

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 6:15 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Items of Interest

1. Discussion regarding proposed Allen Land Development Code amendments relating to Section 4.20.2, "Schedule of Principal Uses" removing Firearms Sales & Service use; Section 6.05, "Site Plan Approval" amending approval procedures, requirements and standards; Section 6.06.1, "Firearms and Explosives Sales and Service" by clarifying use interpretation and removing spacing requirements for said use; Section 6.06.11, "Solar Panels" by amending current requirements to be consistent with current adopted building codes; Section 7.04.1, "Vehicle Parking" by amending regulations and associated calculations relating to parking dimension requirements; Section 7.07, "Fences and Walls" by adding clarifying language regarding separation of uses; Section 8.05, "Subdivision Standards" by amending approval procedures, requirements and standards; Appendix A, "Definitions" by amending the definition of "Certificate of Compliance"; and (9) Amending Section 2.02 "Board of Adjustment" by amending duties and procedures of the Board of Adjustment.

Mr. Kurbansade, Director of Community Development, led the Commission through a discussion of the proposed amendments to the Allen Land Development Code.

The Commission had minor questions related to the proposed amendments.

Executive Session (As Needed)

The Executive Session was not held.

Planning and Zoning Commission August 20, 2019 Page 2

<u>Adjournment</u>		
The meeting adjourned at 6:45 p.m.		
These minutes approved this	_day of	2019.
Ben Trahan, Chair		Hayley Angel, AICP, Planner II

October 1, 2019 **AGENDA DATE:**

Approve Minutes from the August 20, 2019, Regular **SUBJECT:**

Meeting.

Hayley Angel, AICP Planner II **STAFF RESOURCE:**

ATTACHMENTS:

Minutes from the August 20, 2019, Regular Meeting

PLANNING AND ZONING COMMISSION

REGULAR MEETING August 20, 2019

ATTENDANCE:

Commissioners Present:

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

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development Nicole Corr, 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.

Director's Report

1. Mr. Kurbansade discussed the action taken on the Planning & Zoning Commission items by City Council at the August 13, 2019 Regular Meeting.

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

- 2. Capital Improvement Plan (CIP) Status Report.
- 3. Approve Minutes from the August 6, 2019, Planning and Zoning Commission Workshop Meeting.
- 4. Approve Minutes from the August 6, 2019, Planning and Zoning Commission Regular Meeting.

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR and 0 OPPOSED to approve the Consent Agenda as presented. The motion carried.

Regular Agenda

5. Public Hearing – Conduct a Public Hearing and Consider the Proposed Amendments to the Allen Land Development Code relating to Section 4.20.2, "Schedule of Principal Uses" removing Firearms Sales & Service use; Section 6.05, "Site Plan Approval" amending approval procedures, requirements

and standards; Section 6.06.1, "Firearms and Explosives Sales and Service" by clarifying use interpretation and removing spacing requirements for said use; Section 6.06.11, "Solar Panels" by amending current requirements to be consistent with current adopted building codes; Section 7.04.1, "Vehicle Parking" by amending regulations and associated calculation relating to parking dimension requirements; Section 7.07, "Fences and Walls" by adding clarifying language regarding separation of uses; Section 8.05, "Subdivision Standards" by amending approval procedures, requirements and standards; Appendix A, "Definitions" by amending the definition of "Certificate of Compliance", and Amending Section 2.02 "Board of Adjustment" by amending duties and procedures of the Board of Adjustment.

Mr. Kurbansade, Director of Community Development, presented the item to the Commission.

Mr. Kurbansade noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

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

Motion:

Upon a motion by Commissioner Metevier, and a second by 2nd Vice-Chair Orr, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of the proposed amendments to the Allen Land Development Code, as presented. The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:08 p.m.		
These minutes approved this	_day of	2019.
Ben Trahan, Chair		Hayley Angel, AICP, Planner II

AGENDA DATE: October 1, 2019

SUBJECT: Consider a Request for a Final Plat for Legends at

Twin Creeks Phase 2, Being 21.554± Acres Located in the Michael See Survey, Abstract No. 544; Generally Located Approximately 837± Feet North of Exchange Parkway and Directly West of Watters Road. (PL-082319-0080) [Legends at Twin Creeks

Phase 2]

STAFF RESOURCE: Hayley Angel, AICP

Planner II

PREVIOUS COMMISSION/COUNCIL

ACTION:

Planned Development No. 54 - Approved May, 1993

Planned Development No. 54 - Amended October

2002

Planned Development No. 108 - Approved October,

2011

Planned Development No. 108 - Amended April, 2018

Preliminary Plat - Approved June, 2018

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is generally located north of Exchange Parkway and west of Watters Road. The properties to the north are zoned Planned Development PD No. 54 Industrial Technology IT. The properties to the east (across Watters Road) and south are zoned Planned Development PD No. 108 Mixed Use MIX. The properties to the west (across Bray Central Drive) are zoned Planned Development PD No. 108 Multi-Family Residential MF-24.

The property is zoned Planned Development PD No. 108 Mixed Use MIX. A Planned Development amendment was approved by City Council in April 2018, and a Preliminary Plat was approved in June 2018. A Final Plat for phase one of the residential development was approved October 2018. The Final Plat is the last step in the development process.

The Preliminary Plat showed two phases of development. The subject Final Plat is for the second phase of development. The plat shows 21.554± acres of land subdivided into 100 residential lots and three Open Space/HOA lots. There are two point of access into this portion of the development - one through New Smyrna Drive and one through Harbor Hills Drive. The plat also shows the various easements and 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 PD

Concept Plan and the Preliminary Plat, and meets the requirements of the <u>Allen Land Development Code</u>.

STAFF RECOMMENDATION

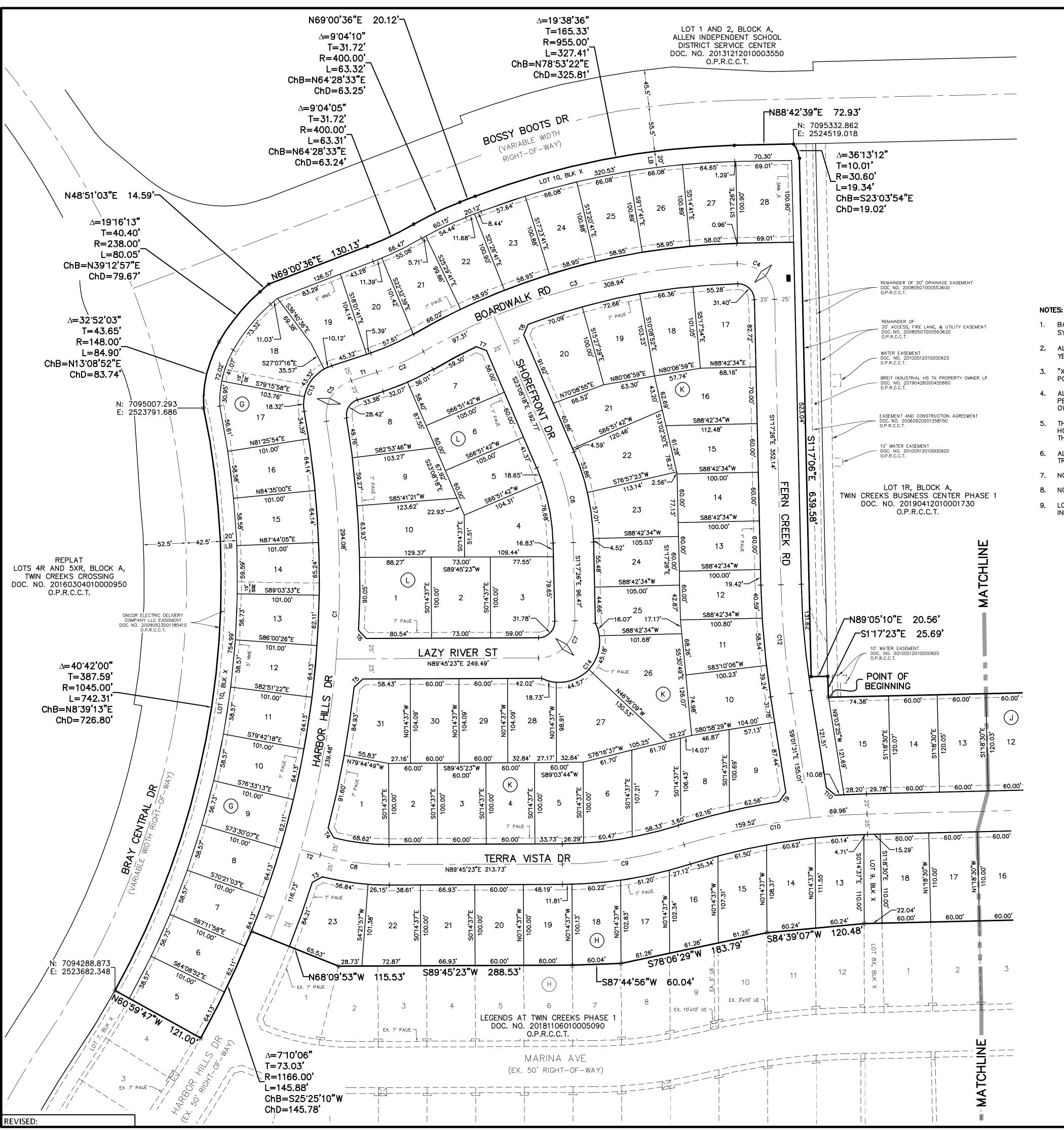
Staff recommends approval.

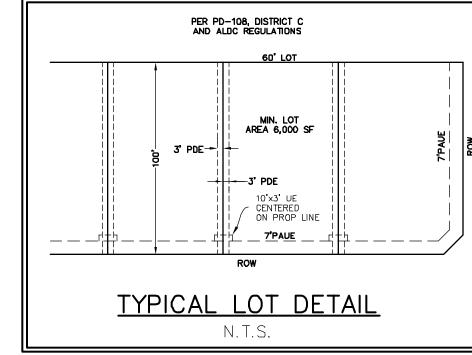
MOTION

I make a motion to approve the Final Plat for Legends at Twin Creeks Phase 2, as presented.

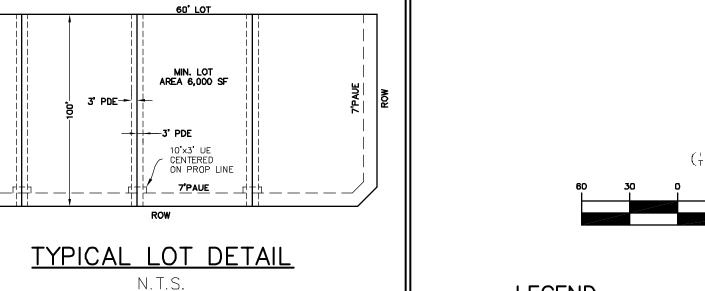
ATTACHMENTS:

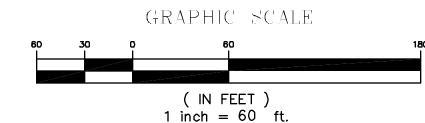
Final Plat





- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
- 2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
- 3. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- 4. ALL OPEN SPACE BLOCK X LOTS SHALL BE FOR LANDSCAPE, SCREENING, PEDESTRIAN ACCESS, TRAIL AND MAINTENANCE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- THE 3' PDE IS NOT SHOWN ON THE LOTS FOR CLARITY PURPOSES. HOWEVER, THE PDE SHALL BE ASSIGNED TO EACH LOT AS DETAILED IN THE TYPICAL LOT DETAIL PROVIDED.
- 6. ALL 8' TRAILS SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL 10' TRAILS SHALL BE MAINTAINED BY THE CITY OF ALLEN.
- 7. NO FLOODPLAIN EXISTS ON THIS SITE.
- 8. NO PROTECTED TREES OR UNPROTECTED TREES EXIST ON THIS SITE.
- 9. LOT 28, BLOCK G, SHALL HAVE DESIGNATED TRASH/RECYCLE PAD AS INDICATED.





LEGEND

LB LANDSCAPE BUFFER PAUE PEDESTRIAN ACCESS & UTILITY EASEMENT PDE PRIVATE DRAINAGE EASEMENT

DRAINAGE EASEMENT SSE SANITARY SEWER EASEMENT WALL & WALL MAINTENANCE EASEMENT

WATER EASEMENT UTILITY EASEMENT BUILDING LINE

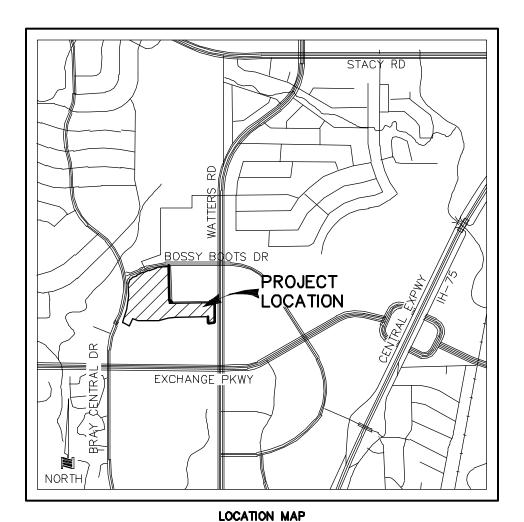
HOA HOMEOWNER'S ASSOCIATION

D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS O.P.R.C.C.T. OFFICIAL PUBLIC RECORD, COLLIN COUNTY, TEXAS

= BLOCK DESIGNATION

DENOTES STREET NAME CHANGE

- = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP
- STAMPED "DAA" (UNLESS OTHERWISE NOTED) = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP
 - STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - = DESIGNATED TRASH/RECYCLE PAD LOCATION (SEE NOTE 9)



NOT TO SCALE

FINAL PLAT LEGENDS AT TWIN CREEKS PHASE 2

LOTS 5-28, BLOCK G LOTS 13-23, BLOCK H LOTS 10-18, BLOCK I LOTS 1-15, BLOCK J LOTS 1-31, BLOCK K LOTS 1-10, BLOCK L LOTS 9-11, BLOCK X

21.554 ACRES 100 DETACHED SINGLE FAMILY LOTS 3 OPEN SPACE/HOA LOTS 4.637 ACRES ROW DEDICATION

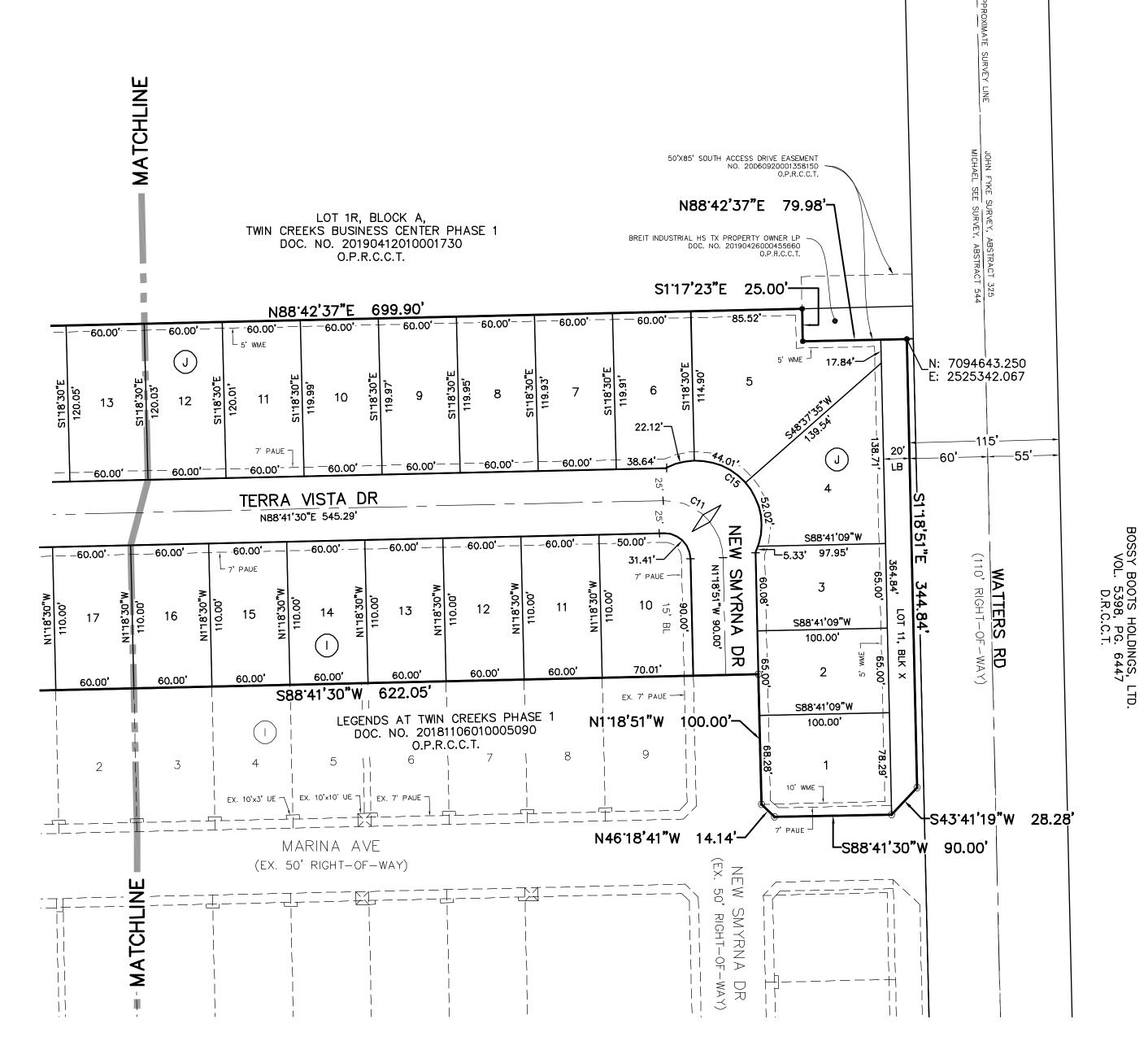
AN ADDITION TO THE CITY OF ALLEN MICHAEL SEE SURVEY ~ ABSTRACT NO. 544 COLLIN COUNTY, TEXAS SCALE: 1" = 60'JUNE 2019

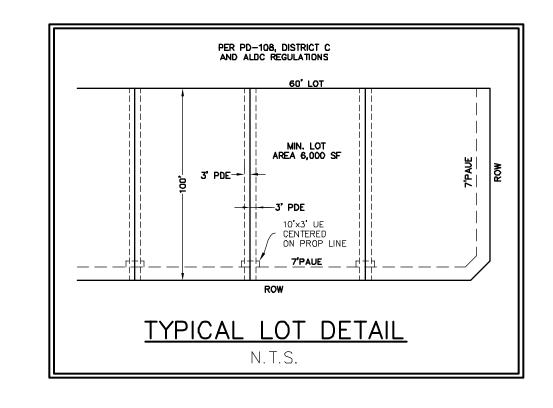
OWNER/DEVELOPER JBGL EXCHANGE, LLC 2805 NORTH DALLAS PARKWAY, SUITE 400 PLANO, TEXAS 75093 CONTACT: BOBBY SAMUEL

PLANNER / ENGINEER / SURVEYOR DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694 STATE REGISTRATION NUMBER: F-399 SURVEY FIRM REGISTRATION NUMBER: 10077800

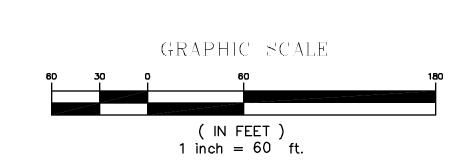
CONTACT: COLIN W. HELFFRICH

SUBMITTAL LOG NO. DATE 1 08/23/2019 2 09/13/2019





- 1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE
- 2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A
- PEDESTRIAN ACCESS, TRAIL AND MAINTENANCE PURPOSES AND SHALL BE
- 5. THE 3' PDE IS NOT SHOWN ON THE LOTS FOR CLARITY PURPOSES. HOWEVER, THE PDE SHALL BE ASSIGNED TO EACH LOT AS DETAILED IN THE TYPICAL LOT DETAIL PROVIDED.
- 7. NO FLOODPLAIN EXISTS ON THIS SITE.
- INDICATED.



LEGEND

LB LANDSCAPE BUFFER PAUE PEDESTRIAN ACCESS & UTILITY EASEMENT PRIVATE DRAINAGE EASEMENT

PDE DRAINAGE EASEMENT SSE SANITARY SEWER EASEMENT WALL & WALL MAINTENANCE EASEMENT

WATER EASEMENT UTILITY EASEMENT BUILDING LINE

HOMEOWNER'S ASSOCIATION D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS

O.P.R.C.C.T. OFFICIAL PUBLIC RECORD, COLLIN COUNTY, TEXAS

= BLOCK DESIGNATION

DENOTES STREET NAME CHANGE

= 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

= 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

= DESIGNATED TRASH/RECYCLE PAD LOCATION (SEE NOTE 9)

LOCATION MAP NOT TO SCALE

EXCHANGE PKWY

- SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
- YELLOW PLASTIC CAP STAMPED "DAA".
- 3. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- 4. ALL OPEN SPACE BLOCK X LOTS SHALL BE FOR LANDSCAPE, SCREENING, OWNED AND MAINTAINED BY THE HOA.
- 6. ALL 8' TRAILS SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL 10' TRAILS SHALL BE MAINTAINED BY THE CITY OF ALLEN.
- 8. NO PROTECTED TREES OR UNPROTECTED TREES EXIST ON THIS SITE.
- 9. LOT 28, BLOCK G, SHALL HAVE DESIGNATED TRASH/RECYCLE PAD AS

RO	ROADWAY LINE TABLE				
LINE	BEARING	DISTANCE			
T1	N71°58'19"E	33.38'			

T2 S73·51'15"E 24.73'

	ROADWAY CURVE TABLE							
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD			
C1	31'17'01"	1191.00'	333.47'	650.29'	N06'11'36"E 642.24'			
C2	12'00'09"	300.00'	31.54'	62.84'	N65°58'15"E 62.73'			
С3	28'46'19"	809.00'	207.50'	406.25'	N74'21'20"E 402.00'			
C4	89'58'05"	45.00'	44.97'	70.66'	S4616'29"E 63.62'			
C5	81 25'13"	45.00'	38.72'	63.95'	N31'15'42"E 58.70'			
C6	21.50'52"	275.00'	53.08'	104.86	S12'12'52"E 104.23'			
C7	91.02,50,	45.00'	45.83'	71.51	N44'13'59"E 64.22'			
C8	16'23'22"	300.00	43.20'	85.81'	S82'02'56"E 85.52'			
C9	17'30'01"	500.00'	76.96'	152.72	N81'00'23"E 152.13'			
C10	16"26'08"	800.00	115.53	229.48'	N80°28'26"E 228.70'			

LOT CURVE TABLE							
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHOR	D	
C13	82:13'49"	50.00'	43.64'	71.76'	S30°51'24"W	65.76'	
C14	142'43'52"	50.00'	148.28'	124.56'	N4413'59"E	94.76'	
C15	141°29'21"	50.00'	143.13	123.47	N46'24'21"W	94.41'	

C11 89'59'39" 45.00' 45.00' 70.68' S46'18'41"E 63.64'

					_
	LOT	AREA TA	BLE		
LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	
5	G	6196	0.14	13	T
6	G	6001	0.14	14	Ī
7	G	6196	0.14	15	T
8	G	6196	0.14	16	T
9	G	6001	0.14	17	Ī
10	G	6196	0.14	18	T
11	G	6196	0.14	19	T
12	G	6196	0.14	20	1
13	G	6001	0.14	21	
14	G	6304	0.14	22	1
15	G	6197	0.14	23	T
16	G	6197	0.14		
17	G	7144	0.16		
18	G	8845	0.20		_
19	G	6908	0.16	LOT	
20	G	6101	0.14	10	Ī
21	G	6295	0.14	11	Ī
22	G	6306	0.14	12	Ī
23	G	6306	0.14	13	Ī
24	G	6307	0.14	14	
25	G	6307	0.14	15	I
26	G	6307	0.14	16	
27	G	6302	0.14	17	

	LOT	AREA TA	BLE			LOT	AREA TA	ABLE
LOT	BLOCK	AREA (SF)	AREA (AC)		LOT	BLOCK	AREA (SF)	AREA (AC)
5	G	6196	0.14		13	Н	6670	0.15
6	G	6001	0.14		14	н	6622	0.15
7	G	6196	0.14		15	Н	6496	0.15
8	G	6196	0.14		16	н	6290	0.14
9	G	6001	0.14		17	Н	6119	0.14
10	G	6196	0.14		18	н	6054	0.14
11	G	6196	0.14		19	Н	6001	0.14
12	G	6196	0.14		20	Н	6000	0.14
13	G	6001	0.14		21	Н	6693	0.15
14	G	6304	0.14		22	Н	6893	0.16
15	G	6197	0.14		23	Н	7891	0.18
16	G	6197	0.14					
17	G	71 44	0.16			LOT	AREA TA	BI F
18	G	8845	0.20	-				
19	G	6908	0.16		LOT	BLOCK	AREA (SF)	AREA (AC)
20	G	6101	0.14		10	1	7615	0.17
21	G	6295	0.14		11	1	6600	0.15
22	G	6306	0.14		12	1	6600	0.15
23	G	6306	0.14		13	1	6600	0.15
24	G	6307	0.14		14	1	6600	0.15
25	G	6307	0.14		15	1	6600	0.15
26	G	6307	0.14		16	1	6600	0.15
27	G	6302	0.14		17	1	6600	0.15
28	G	6963	0.16		18	1	6600	0.15

L	_OT	BLOCK	AREA (SF)	AREA (AC)
	1	J	7778	0.18
	2	J	6500	0.15
	3	J	6495	0.15
	4	J	9581	0.22
	5	J	12528	0.29
	6	J	7123	0.16
	7	J	7195	0.17
	8	J	7197	0.17
	9	J	7198	0.17
	10	J	7199	0.17
	11	J	7200	0.17
	12	J	7201	0.17
	13	J	7202	0.17
	14	J	7204	0.17
	15	J	7955	0.18

			•	
	1	К	6735	0.15
2	2	К	6000	0.14
	3	К	6000	0.14
4	1	К	6000	0.14
Ę	5	К	6015	0.14
6	3	К	6255	0.14
-	7	К	6450	0.15
8	3	К	6216	0.14
ç	9	К	6286	0.14
1	0	К	7432	0.17
1	1	К	6347	0.15
1	2	К	6011	0.14
	3	К	6000	0.14
1	4	к	6000	0.14
1	5	К	6374	0.15
1	6	К	8129	0.19
1	7	К	7250	0.17
1	8	к	6360	0.15
1	9	К	6936	0.16
2	0	К	7386	0.17
2	:1	К	6822	0.16
2	2	К	7816	0.18
2	3	К	7357	0.17
2	4	К	6300	0.14
2	5	К	6269	0.14
2	6	К	11171	0.26
	7	К	9464	0.22
2	8	К	6186	0.14
2	9	К	6245	0.14
3	0	К	6245	0.14
	i1	К	7514	0.17

LOT AREA TABLE

LOT BLOCK AREA (SF) AREA (AC)

LOT AREA TABLE							
LOT	BLOCK	AREA (SF)	AREA (AC)				
1	L	8822	0.20				
2	L	7300	0.17				
3	L	7756	0.18				
4	L	7761	0.18				
5	L	6296	0.14				
6	L	6300	0.14				
7	L	6491	0.15				
8	L	6938	0.16				
9	L	7018	0.16				
10	L	8860	0.20				

HOA LOT AREA TABLE		
LOT/BLOCK	AREA (SF)	AREA (AC)
LOT 9, BLK X	2312	0.05
LOT 10, BLK X	40720	0.93
LOT 11, BLK X	7097	0.16

FINAL PLAT LEGENDS AT TWIN CREEKS PHASE 2

NORTH/

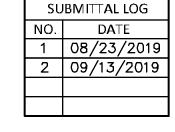
LOTS 5-28, BLOCK G LOTS 13-23, BLOCK H LOTS 10-18, BLOCK LOTS 1-15, BLOCK J LOTS 1-31, BLOCK K LOTS 1-10, BLOCK L LOTS 9-11, BLOCK X

21.554 ACRES 100 DETACHED SINGLE FAMILY LOTS 3 OPEN SPACE/HOA LOTS 4.637 ACRES ROW DEDICATION

AN ADDITION TO THE CITY OF ALLEN MICHAEL SEE SURVEY ~ ABSTRACT NO. 544 COLLIN COUNTY, TEXAS JUNE 2019 SCALE: 1" = 60'

OWNER/DEVELOPER JBGL EXĆHANGE, LLC 2805 NORTH DALLAS PARKWAY, SUITE 400 PLANO, TEXAS 75093 CONTACT: BOBBY SAMUEL





REVISED:

STATE OF TEXAS COUNTY OF COLLIN §

WHEREAS, JBGL Exchange LLC, a Texas limited liability company, is the owner of a tract of land situated in the MICHAEL SEE SURVEY, ABSTRACT NO. 544, City of Allen, Collin County, Texas and being a portion of that tract of land conveyed in Deed to JBGL Exchange LLC, according to the document of record filed in Document Number 20140205000109090, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for an interior ell corner of said JBGL Exchange LLC tract, same being the most southerly southwest corner of LOT 1R, BLOCK A, TWIN CREEKS BUSINESS CENTER PHASE 1, an Addition to the City of Allen, Collin County, Texas, according to the Minor Replat of record filed in Document Number 20190412010001730, Official Public Records, Collin County, Texas:

THENCE N 88' 42' 37" E, with a north line of said JBGL Exchange LLC tract, same being common with the south line of said LOT 1R, BLOCK A, TWN CREEKS BUSINESS CENTER PHASE 1, a distance of 699.90 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set for an exterior ell corner of said JBGL Exchange. LLC tract. same beina the northwest corner of that tract of land conveyed in Deed to Breit Industrial HS TX Property Owner LP, according to the document of record filed in Document Number 20190426000455660. Official Public Records, Collin County, Texas:

THENCE S 01' 17' 23" E, with an east line of said JBGL Exchange LLC tract, same being common with the west line of said Breit Industrial HS TX Property Owner LP tract, a distance of 25.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set for an interior ell corner of said JBGL Exchange, LLC tract, same being the southwest corner of said Breit Industrial HS TX Property Owner LP tract:

THENCE N 88' 42' 37" E. with a north line of said JBGL Exchange LLC tract, same being common with the south line of said Breit Industrial HS TX Property Owner LP tract, a distance of 79.98 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA" set for the most easterly northeast corner of said JBGL Exchange LLC tract, said being in the west line of Watters Road, a variable width right-of-way;

THENCE S 01' 18' 51" E, with the east line of said JBGL Exchange LLC tract, same being common with said west line of Watters Road, a distance of 344.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found at the north end of a corner clip:

THENCE S 43' 41' 19" W, with said corner clip, a distance of 28.28 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found for the south end of said corner clip, same being on the north line of Maring Avenue, a 50' right-of-way, according to the Final Plat of LEGENDS AT TWIN CREEKS PHASE 1, an Addition to the City of Allen, Collin County, Texas, according to the Final Plat of record filed in Document Number 20181106010005090, Official Public Records, Collin County, Texas;

THENCE S 88° 41′ 30″ W. with said north line of Marina Avenue, a distance of 90.00 feet to a 1/2″ iron rod with a vellow plastic cap stamped 'DAA' found for the south end of a corner clip;

THENCE N 46° 18′ 41″ W, with said corner clip, a distance of 14.14 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found for the north end of said corner clip;

THENCE N 01' 18' 51" W, with the east line of New Smyrna Road, a 50' right-of-way, a distance of 100.00 feet to a 1/2" iron rod with a vellow plastic cap stamped 'DAA" found for an interior corner of the above mentioned JBGL Exchange LLC tract, same being an exterior corner of said LEGENDS AT TWIN CREEKS PHASE 1;

THENCE With the south line of said JBGL Exchange LLC tract, same being common with the north line of said LEGENDS AT TWIN CREEKS PHASE 1, the following courses and distances:

S 88°41°30" W, a distance of 622.05 feet to a 1/2"iron rod with a vellow plastic cap stamped "DAA" found:

S 84° 39' 07" W, a distance of 120.48 feet to a 1/2"iron rod with a yellow plastic cap stamped "DAA" found;

S 78°06'29" W, a distance of 183.79 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found;

S 87: 44' 56" W, a distance of 60.04 feet to a 1/2" iron rod with a vellow plastic cap stamped "DAA" found:

S 89° 45' 23" W, a distance of 288.53 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA" found;

N 68° 09′ 53″ W, a distance of 115.53 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found at the west line of Harbor Hills Drive, a 50' right-of-way, same being at the beginning of a non-tangent curve to the right having a central angle of 07° 10' 06", a radius of 1.166.00 feet and chord bearing and distance of S 25° 25' 10" W. 145.78 feet:

With said west line of Harbor Hills Drive and said curve to the right, an arc distance of 145.88 feet to a 1/2" iron rod with a vellow plastic cap stamped "DAA" found:

N 60° 59' 47" W, a distance of 121.00 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA" found for the most westerly common corner of the above mentioned JBGL Exchange LLC tract and the above mentioned LEGENDS AT TWIN CREEKS PHASE 1, and being in the east line of Bray Central Drive, a variable width right-of-way, according to Right-Of-Way Dedications of record filed in Document Number 20070802001068610 and Document Number 20140121000058410, Official Public Records, Collin County, Texas, same being at the beginning of a non-tangent curve to the left having a central angle of 40° 42′ 00″, a radius of 1.045.00 feet and a chord bearing and distance of N 08' 39' 13" F. 726.80 feet:

THENCE With the west line of said JBGL Exchange LLC tract, same being common with said east line of Bray Central Drive and said curve to the left, an arc distance of 742.31 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found at the beginning of a non-tangent curve to the right having a central angle of 32° 52' 03", a radius of 148.00 feet and a chord bearing and distance of N 13' 08' 52" E. 83.74 feet;

THENCE With the common line of said JBGL Exchange LLC tract with said Bray Central Drive, and with said curve to the right, an arc distance of 84.90 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found at the beginning of a compound curve to the right having a central angle of 19° 16′ 13″, a radius of 238.00 feet and chord bearing and distance of N 39' 12' 57" E. 79.67 feet:

THENCE Continuing with the common line of said JBGL Exchange LLC tract with said Bray Central Drive, and with said curve to the right, an arc distance of 80.05 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set;

THENCE N 48° 51' 03" E. continuing with said common line JBGL Exchange LLC tract and Bray Central Drive, a distance of 14.59 feet to a 1/2" iron rod with a vellow plastic cap stamped "DAA" set in the north line of said JBGL Exchange LLC tract, same being common with the south line of Bossy Boots Drive, a variable width right-of-way, according to the Final Plat of LOT 1 AND 2, BLOCK A, ALLEN INDEPENDENT SCHOOL DISTRICT CENTER, an Addition to the City of Allen, Collin County, Texas, according to the Plat of record filed in Document Number 20131212010003550, Official Public Records, Collin County, Texas:

THENCE With the common line of said JBGL Exchange LLC tract with said south line of Bossy Boots Drive, the following courses and distances:

N 69°00'36" E, a distance of 130.13 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA" set, from which a 1/2" iron rod stamped "PACHECO" found bears S 68 15' 41" W, 1.10 feet, same being at the beginning of a curve to the left, having a central angle of 09°04'05", a radius of 400.00 feet and a chord bearing and distance of N 64' 28' 33" E, 63.24 feet:

With said curve to the left, an arc distance of 63.31 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA" set, from which a 1/2" iron rod stamped "PACHECO" found bears S 70' 49' 53" W, 1.05 feet, same being at the beginning of a reverse curve to the right, having a central angle of 09°04'10", a radius of 400.00 feet and a chord bearing and distance of N 64' 28' 33" E. 63.25 feet:

With said curve to the right, an arc distance of 63.32 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA" set, from which a 1/2" iron rod stamped "CORWIN" found bears S 70° 40′ 20" W, 1.14 feet;

N 69°00'36" E, a distance of 20.12 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA" set, from which a 1/2" iron rod stamped "CORWIN" found bears S 73° 22' 06" W, 0.17 feet, same being at the beginning of a curve to the right, having a central angle of 19° 38′ 36″, a radius of 955.00 feet and a chord bearing and distance of N 78' 53' 22" E. 325.81 feet:

With said curve to the right, an arc distance of 327.41 feet to a 1/2" iron rod with a yellow plastic cap stamped DAA"set from which a 5/8"iron rod stamped "RPLS 6381" found bears N 58 47 50"F. 0.23 feet:

N 88° 42′ 39″ E. a distance of 72.93 feet to a 1/2″ iron rod with a yellow plastic cap stamped "DAA" set for the most northerly corner of the above mentioned JBGL Exchange LLC tract, same being the northwest corner of the above mentioned LOT 1R, BLOCK A, TWIN CREEKS BUSINESS CENTER PHASE 1, and being at the beginning of a non-tangent curve to the right having a central angle of 36° 13′ 12″, a radius of 30.60 feet and a chord bearing and distance of S 23' 03' 54" E. 19.02 feet:

THENCE With an east line of said JBGL Exchange LLC tract, same being common with the west line of said LOT 1R BLOCK A. TWN CREEKS BUSINEES CENTER PHASE 1. and with said curve to the right, an arc distance of 19.34 feet to a 1/2"iron rod with a yellow plastic cap stamped "DAA" set;

THENCE With the common line of said JBGL Exchange LLC tract with said LOT 1R, BLOCK A, TWN CREEKS BUSINESS CENTER PHASE 1, the following courses and distances:

S 01' 17' 06" E, a distance of 639.58 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set;

N 89° 05' 10" E, a distance of 20.56 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA" set;

S 01' 17' 23" E, a distance of 25.69 feet to the POINT OF BEGINNING, and containing 21.554 acres of land, more or

KNOW ALL MEN BY THESE PRESENTS:

THAT, JBGL Exchange, LLC, through the undersigned authority, does hereby adopt this plat designating the described property as LEGENDS AT TWIN CREEKS PHASE 2, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

WITNESS MY HAND this _____day of _____, 2019.

By: _____

Title: ______

Name: ______

STATE OF TEXAS § COUNTY OF COLLIN §

BEFORE ME. the undersigned authority, on this day personally appeared ______ of _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of ______, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 2019.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JESUS J. LAJARA, 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.'

(RELEASE DATE: 08/23/2019)

Jesus J. Lajara Registered Professional Land Surveyor No. 6378

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 JESUS J. LAJARA, 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 _____, 2019.

Notary Public in and for the State of Texas

FINAL PLAT LEGENDS AT TWIN CREEKS PHASE 2

> LOTS 5-28, BLOCK G LOTS 13-23, BLOCK H LOTS 10-18. BLOCK I LOTS 1-15. BLOCK J LOTS 1-31, BLOCK K LOTS 1-10, BLOCK L LOTS 9-11. BLOCK X

21.554 ACRES 100 DETACHED SINGLE FAMILY LOTS 3 OPEN SPACE/HOA LOTS 4.637 ACRES ROW DEDICATION

AN ADDITION TO THE CITY OF ALLEN MICHAEL SEE SURVEY ~ ABSTRACT NO. 544 COLLIN COUNTY, TEXAS JUNE 2019 SCALE: 1" = 60'

OWNER /DEVELOPER JBGL EXCHANGE. LLC 2805 NORTH DALLAS PARKWAY, SUITE 400 PLANO, TEXAS 75093 CONTACT: BOBBY SAMUEL

PLANNER / ENGINEER / SURVEYOR DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694 STATE REGISTRATION NUMBER: F-399 SURVEY FIRM REGISTRATION NUMBER: 10077800

CONTACT: COLIN W. HELFFRICH

SUBMITTAL LOG NO. DATE 1 08/23/2019 2 09/13/2019

REVISED:

3 OF 3

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