



**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.

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Shelley B. George, City Secretary

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

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

October 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.

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

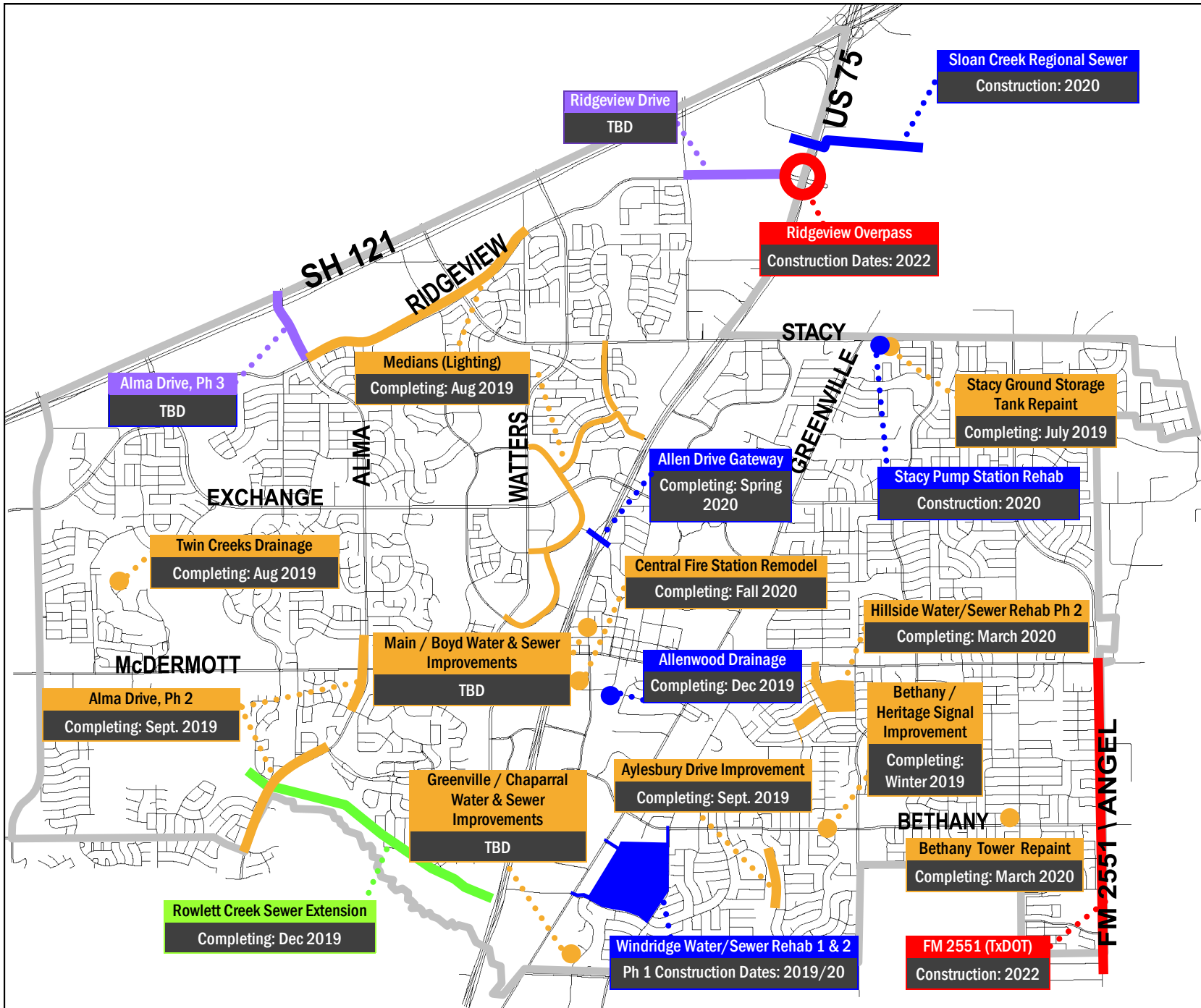
CIP Progress Report through September, 2019 and CIP Map through September, 2019

# ENGINEERING CIP REPORT - SEPTEMBER 2019

PROJECT				STATUS / COMMENTS		CONST. DATES
ROADS	CITY	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	Traffic Signal Detection Equipment	ST1908	LAPFA Aggement signed by City of Allen. Signed contract is send to TXDOT Dallas District. Sole Source is approved for the equipment puchase. TXDOT requires cost estimate for the equipments.	Complete Summer 2020
		7	Median Improvement Project (Select Medians)	ST1705	Oncor delivered the wrong transformer at Stockton and Curtis and had to order a new one.	Complete Summer 2019
	OTHERS	8	FM 2551 (Main - Parker Rd)	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	Preliminary Engineering and project is environmentally clear. Two bypass lanes on the southbound frontage road will be provided. TxDOT holding utility relocation meetings.	2022
UTILITIES & DRAINAGE	CITY	10	Allenwood Drainage	DR1901	Waterline portion will be presented to Council for award on September 10th.	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	Site evaluation and recommendation report complete & consultant is addressing coments & generating a future timeline for moving forward. Schedule anticipated mid September.	Fiscal Year 2020
		15	Twin Creeks Drainage	DR1804	Project is substantially complete awaiting to establish grass.	Substantially Complete
		16	Water & Sewer Improvements - Greenville/Chaparral & Main/Boyd	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
	OTHERS	19	Rowlett Creek Sewer Extension	NTWMD	Utility work complete & NTMWD's contractor is working on remaining restoration items.	Complete December 2019
OTHER	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	

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

# ENGINEERING CIP MONTHLY REPORT



**SEPT  
2019**

**CONSTRUCTION**

**DESIGN**

**CONSTRUCTION  
(By Others)**

**DESIGN  
(By Others)**

**FUTURE**

**ENGINEERING  
DEPARTMENT  
214.509.4576**

**DIRECTOR:  
CHRIS  
FLANIGAN**



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

October 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**

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### **WORKSHOP MEETING**

**August 20, 2019**

#### **ATTENDANCE:**

##### **Commissioners Present:**

Ben Trahan, Chair  
Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Michael Orr, 2<sup>nd</sup> 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.



**Adjournment**

The meeting adjourned at 6:45 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

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Ben Trahan, Chair

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Hayley Angel, AICP, Planner II

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

**AGENDA DATE:**

October 1, 2019

**SUBJECT:**

Approve Minutes from the August 20, 2019, Regular Meeting.

**STAFF RESOURCE:**

Hayley Angel, AICP  
Planner II

**ATTACHMENTS:**

Minutes from the August 20, 2019, Regular Meeting

## PLANNING AND ZONING COMMISSION

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### REGULAR MEETING

August 20, 2019

#### **ATTENDANCE:**

##### **Commissioners Present:**

Ben Trahan, Chair  
Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Michael Orr, 2<sup>nd</sup> 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.

**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 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 2<sup>nd</sup> 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.

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Ben Trahan, Chair

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Hayley Angel, AICP, Planner II

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	October 1, 2019
<b>SUBJECT:</b>	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]
<b>STAFF RESOURCE:</b>	Hayley Angel, AICP Planner II
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	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
<b>LEGAL NOTICES:</b>	None.
<b>ANTICIPATED COUNCIL DATE:</b>	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 *Allen Land Development Code*.

**STAFF RECOMMENDATION**

Staff recommends approval.

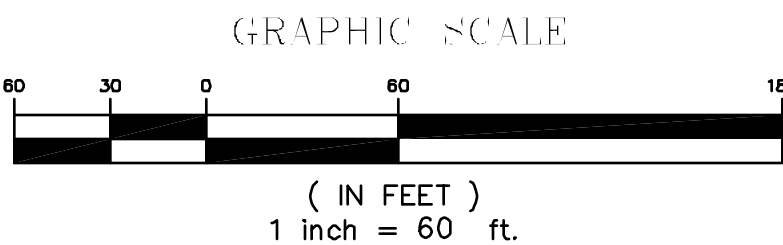
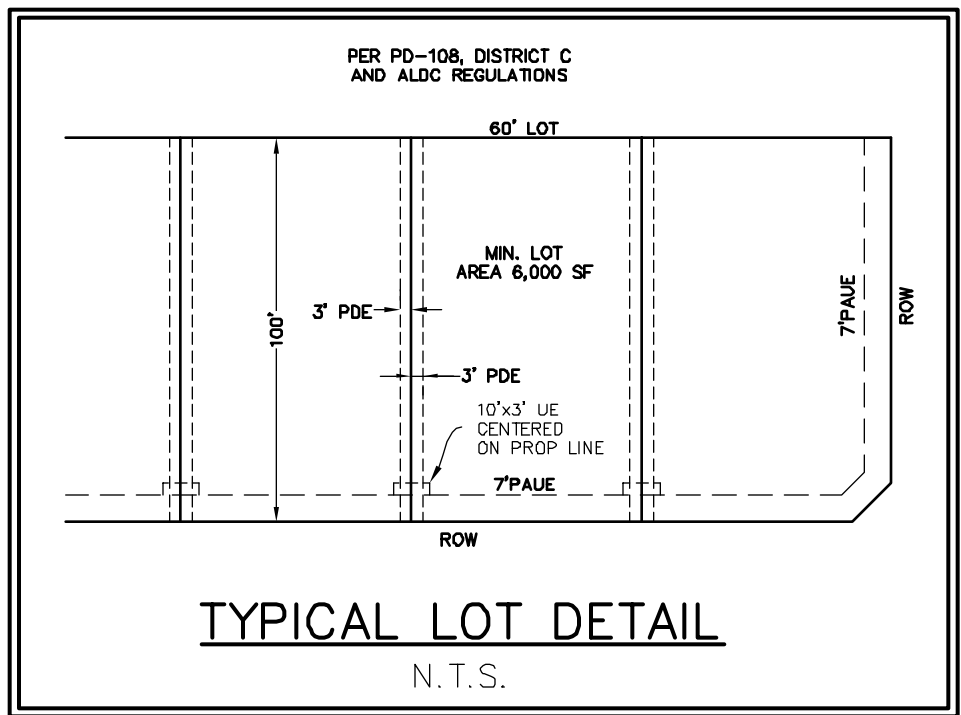
**MOTION**

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

**ATTACHMENTS:**

Final Plat

LOT 1 AND 2, BLOCK A,  
ALLEN INDEPENDENT SCHOOL  
DISTRICT SERVICE CENTER  
DOC. NO. 20131212010003550  
O.P.R.C.C.T.

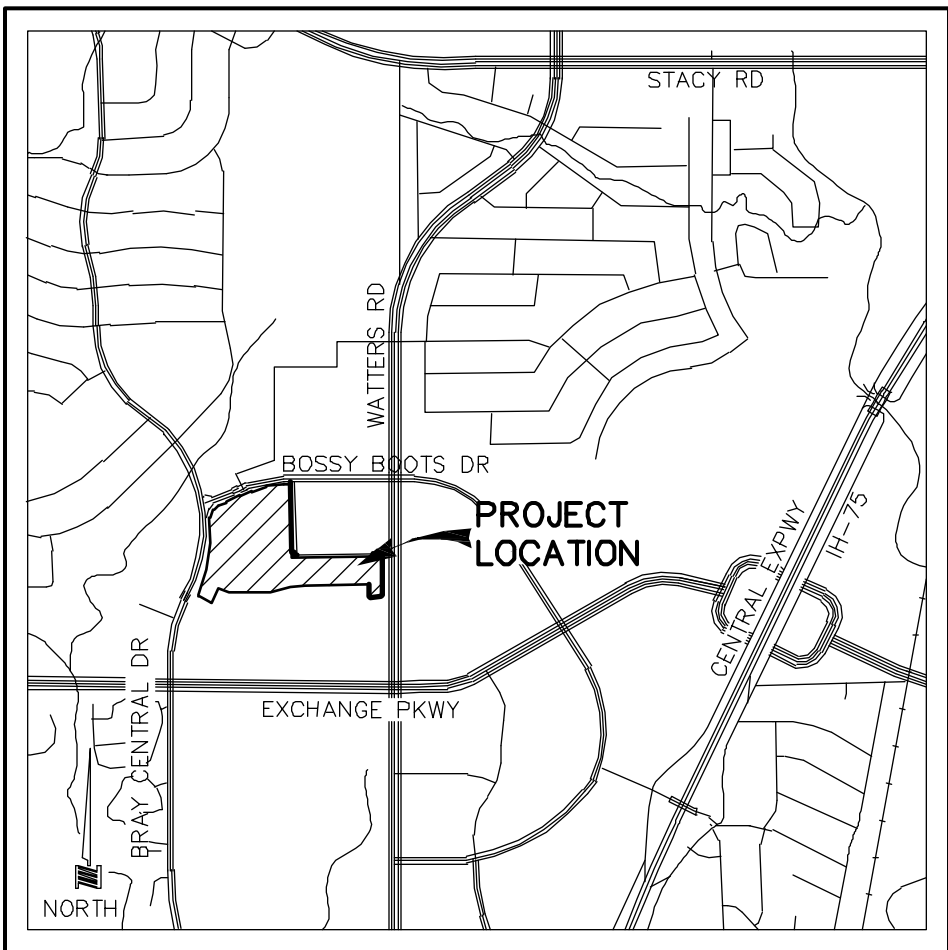


#### LEGEND

- LB LANDSCAPE BUFFER
- PAUE PEDESTRIAN ACCESS & UTILITY EASEMENT
- PDE PRIVATE DRAINAGE EASEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WME WALL & WALL MAINTENANCE EASEMENT
- WE WATER EASEMENT
- UE UTILITY EASEMENT
- BL 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
- (A) = 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)

#### NOTES:

- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
- ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- 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.
- ALL 8' TRAILS SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL 10' TRAILS SHALL BE MAINTAINED BY THE CITY OF ALLEN.
- NO FLOODPLAIN EXISTS ON THIS SITE.
- NO PROTECTED TREES OR UNPROTECTED TREES EXIST ON THIS SITE.
- LOT 28, BLOCK G, SHALL HAVE DESIGNATED TRASH/RECYCLE PAD AS INDICATED.



### 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. HELFRICH





SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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"E, 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, TWIN 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, TWIN 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 less.

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, Texas.

WITNESS MY HAND this \_\_\_\_day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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 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

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

3 OF 3