

0 30 60 120
SCALE: 1" = 60'

LINE TABLE				CURVE TABLE					
LINE NO.	BEARING	DISTANCE		CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	N 42°43'35" E	36.69'		1.	21°15'42"	250.00'	92.77'	92.24'	N07°58'15" E
2.	N 45°11'49" E	34.90'		2.	02°07'42"	250.00'	8.30'	8.30'	N19°13'38" E
3.	N 28°52'11" E	22.32'		3.	02°07'42"	250.00'	8.29'	8.29'	N01°43'02" E
4.	S 51°07'41" E	22.03'		4.	23°12'12"	250.00'	101.24'	100.55'	N11°10'47" E
5.	N 60°11'53" E	19.53'		5.	01°18'11"	1514.50'	33.61'	33.61'	S88°56'35" W
6.	S 71°23'54" E	36.17'		6.	58°08'09"	42.50'	43.10'	41.28'	S88°45'03" E
7.	S 69°20'49" E	41.67'		7.	51°39'29"	43.48'	43.48'	41.02'	S89°31'43" E
8.	N 77°01'43" E	16.98'		8.	06°41'02"	891.50'	104.10'	104.64'	N65°18'02" E
9.	S 23°50'31" E	40.66'		9.	19°33'58"	1308.00'	446.49'	444.51'	N71°44'30" E
10.	N 68°38'16" E	24.00'		10.	32°42'08"	61.50'	56.57'	54.60'	N55°10'25" E
11.	S 21°21'44" E	20.00'		11.	42°17'22"	400.00'	59.52'	59.52'	N49°58'02" E
12.	N 12°58'25" E	20.00'		12.	36°35'22"	32.50'	20.75'	20.40'	N89°24'24" E
13.	S 12°58'25" E	11.22'		13.	42°16'27"	20.00'	23.98'	23.44'	S89°31'43" E
14.	N 77°01'35" E	34.71'		14.	61°23'01"	41.50'	44.46'	42.36'	S29°00'00" E
15.	N 44°45'29" E	21.04'		15.	49°46'18"	1082.00'	112.20'	1081.48'	N49°58'02" E
16.	N 38°52'59" E	22.13'		16.	05°46'11"	320.50'	32.27'	32.26'	S88°48'20" E
17.	N 17°04'38" E	18.91'		17.	38°39'37"	59.53'	59.53'	59.53'	N01°12'02" E
18.	S 16°45'59" E	23.68'		18.	18°07'08"	245.50'	77.64'	77.31'	N23°40'28" W
19.	S 31°10'24" E	34.84'		19.	02°59'51"	978.50'	50.01'	50.00'	S89°45'17" W
20.	S 65°41'24" E	18.62'		20.	01°39'22"	1520.50'	43.59'	43.59'	S89°36'08" E
21.	N 54°23'13" E	25.18'		21.	11°16'51"	61.50'	12.13'	12.09'	N82°40'08" E
22.	S 60°41'54" E	23.39'		22.	58°58'28"	41.50'	42.12'	40.85'	S82°13'15" E
23.	N 45°00'18" E	21.04'		23.	109°00'46"	20.00'	37.10'	32.36'	N28°04'46" E
24.	N 45°00'18" E	21.04'		24.	74°07'13"	20.00'	25.47'	24.11'	S71°49'41" E
25.	S 71°35'48" E	7.82'		25.	91°27'44"	20.00'	31.33'	28.64'	S74°02'22" E
26.	N 17°04'38" E	18.91'							
27.	S 81°29'22" E	26.90'							
28.	N 21°44'58" E	19.34'							
29.	S 61°13'13" E	21.47'							
30.	S 61°13'13" E	18.90'							
31.	S 68°13'44" E	21.10'							
32.	S 74°04'42" E	18.61'							
33.	S 74°04'42" E	18.61'							
34.	S 22°33'09" E	21.04'							
35.	S 60°22'09" E	21.04'							

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

LOT 1 BLOCK H

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

STATE PLANE COORDINATES
NORTH CENTRAL TEXAS
ZONE 4202 DATUM NAD83
7098501.03 2518579.995

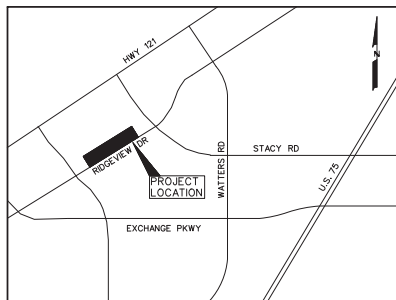
JOHN PHILLIPS SURVEY
ABSTRACT NO. 705
J.W. PARSONS SURVEY
ABSTRACT NO. 705

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

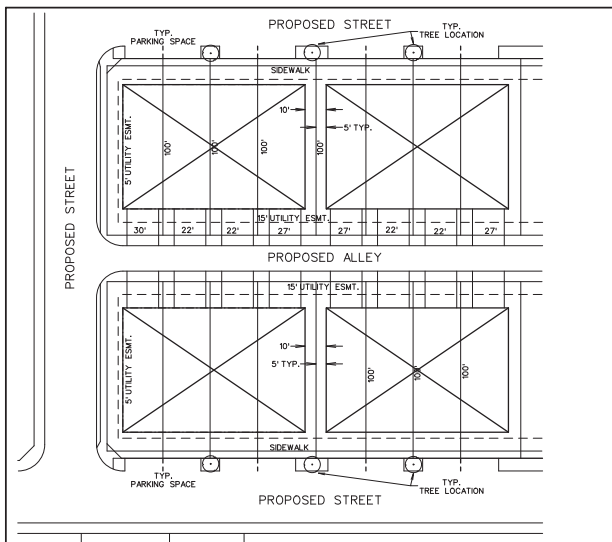
N68°38'32"W
36.85'

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.



TYPICAL LOT DETAIL (Rear entry)
TOWNHOMES
ZONED TH
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
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