



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
NOVEMBER 16, 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 November 9, 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 November 2, 2021, Planning and Zoning Commission Regular Meeting.
3. Receive Capital Improvement Plan (CIP) Map.

**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, November 12, 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 16, 2021

**SUBJECT:**

Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the November 9, 2021, Regular Meeting.

**STAFF RESOURCE:**

Marc Kurbansade, AICP  
Director of Community Development

**BACKGROUND**

The City Council approved the request to amend Planned Development No. 108 for Convenience Store with Fuel Sales.

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

November 16, 2021

**SUBJECT:**

Approve Minutes from the November 2, 2021,  
Planning and Zoning Commission Regular Meeting.

**STAFF RESOURCE:**

Rolandrea Russell  
Planner

**ATTACHMENTS:**

Minutes from the November 2, 2021 P&Z Commission Meeting

**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**November 2, 2021**

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**ATTENDANCE:**

**Commissioners Present**

Ben Trahan, Chair  
Dan Metevier, 1<sup>st</sup> Vice-Chair  
Elias Shaikh, 2<sup>nd</sup> Vice-Chair  
Brent Berg  
Jason Wright  
Kenneth Cook  
Michael Smiddy

**City Staff Present**

Marc Kurbansade, AICP, Director of Community Development  
Jessica Johnsen, Planner

**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 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]

**Motion:** Upon a motion by Commissioner Smiddy, and a second by 1<sup>st</sup> Vice-Chair Metevier, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda items as presented.

**The motion carried.**

**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]

Mr. Kurbansade presented the item to the Commission.

He noted that staff is recommending approval with conditions pending additional review by the Technical Review Committee.

The Commission discussed the compliance of the resubmittal with the presented conditions and the open space requirements for the development.

**Motion:** Upon a motion by 1<sup>st</sup> Vice-Chair Metevier, and a second by Commissioner Berg, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve with conditions the Residential Replat for Watters Edge at The Farm, as presented.

**The motion carried.**

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

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 7:09 p.m.

These minutes approved this 16<sup>th</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 16, 2021
<b>SUBJECT:</b>	Receive Capital Improvement Plan (CIP) Map.
<b>STAFF RESOURCE:</b>	Chris Flanigan, PE Director of Engineering

**BACKGROUND**

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

**ATTACHMENTS:**

CIP Map through November 2021

# ENGINEERING CIP MONTHLY REPORT

November  
2021

CONSTRUCTION

DESIGN

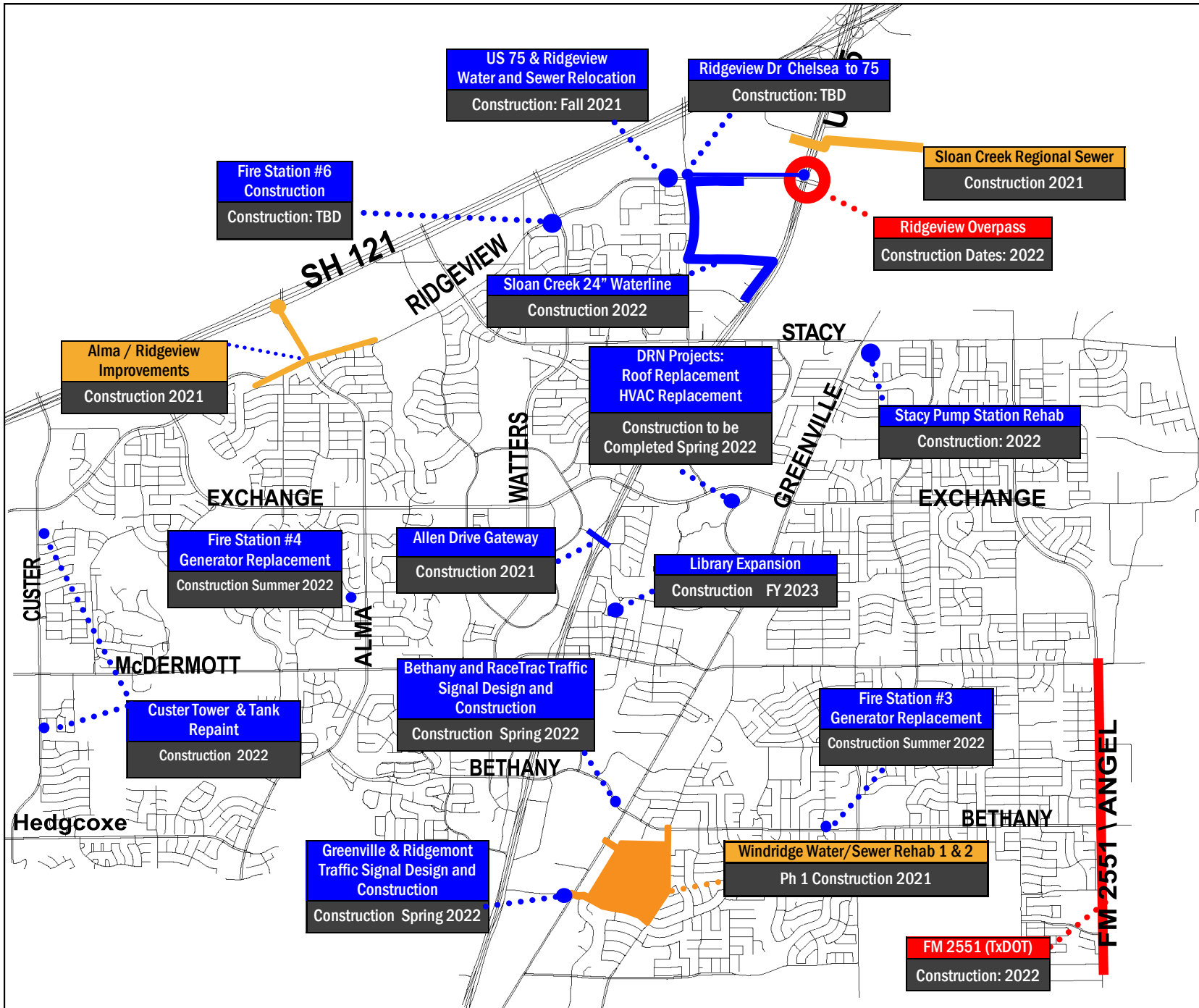
CONSTRUCTION  
(By Others)

DESIGN  
(By Others)

FUTURE

ENGINEERING  
DEPARTMENT  
214.509.4576

DIRECTOR:  
CHRIS  
FLANIGAN





<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	November 16, 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.

This item was approved with conditions at the November 2, 2021 Planning and Zoning Commission meeting. Since that time, the applicant has resubmitted civil plans, landscape plans, and the residential replat.

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.

At the November 2, 2021 Planning and Zoning Commission meeting, this item was 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;
- 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; and
- Demonstrate compliance with unencumbered width of the landscape buffer pursuant to Section 8.03.4.3.d and Section 5.A.1.b of Ordinance No. 3761-7-20.

The applicant's resubmittal has demonstrated compliance with the above conditions. Staff is recommending approval of the request.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MOTION**

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

### **ATTACHMENTS:**

Response Letter  
Residential Replat

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**Corwin Engineering, Inc.**

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200 W. Belmont Drive, Suite E  
Allen, Texas 75013  
972.396.1200  
Fax 972.396-4987

**City of Allen**

305 Century Parkway  
Allen, Texas 75013

RE: Watters Edge At The Farm

Attn: Haley Angel  
Planning Manager

Haley,

Please accept this as our response letter to the conditions received on the above referenced project.

1. Pursuant to Section 8.03.4.3.c, application must demonstrate that "... adequate provision has been made for adequate public improvements." Specifically, this application will need to include the location of Oncor easement as added in the submittal made on October 21, 2021; **Oncor easements are shown on the revised plans and there are no conflicts with the public improvements in this area.**
2. Pursuant to Section 8.03.4.3.d, application must demonstrate that "... the plat conforms to applicable zoning." Section 3.A.4.a.ii of Ordinance No. 3761-7-20 outlines the landscape requirements for screening which cannot conflict with easement placement; **Landscape plans have been revised and attached. Trees have been removed from the easements.**
3. Pursuant to Section 8.03.4.3.d, application must demonstrate that "... the plat conforms to applicable zoning." Section 5.A.1.b of Ordinance No. 3761-7-20 requires that fifteen feet of the width of the landscape buffer open space should be unencumbered by any easement; **Landscape buffer open space has the required fifteen feet of width.**
4. Pursuant to Section 8.05.1.a.iv.3, application must demonstrate that the location of the hike and bike trail can meet the requirements of Section 5.A.1.c.ii of Ordinance No. 3761-7-20. **Hike and bike trail location meets the requirements of the ordinance.**

Please let me know if you have any questions concerning this information.

Sincerely,  
CORWIN ENGINEERING, INC.



Warren L. Corwin, P.E.

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	13.53'		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'	446.69'	444.51'	N71°44'30" E
10.	N 88°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	11.22'		11.	42°17'22"	1082.00'	112.20'	1082.00'	N69°48'02" 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°17'22"	1082.00'	112.20'	1082.00'	N69°48'02" 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.	09°46'18"	1082.00'	112.20'	1082.00'	N69°48'02" E
16.	N 38°52'59" E	22.13'		16.	09°46'11"	320.50'	32.27'	32.26'	S88°48'20" E
17.	N 17°04'38" E	18.91'		17.	38°39'37"	50.00'	50.00'	50.00'	N01°12'00" E
18.	S 16°45'59" E	23.66'		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'	50.00'	50.00'	S89°45'17" W
20.	S 65°41'24" E	18.62'		20.	01°39'22"	1520.50'	43.59'	43.39'	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

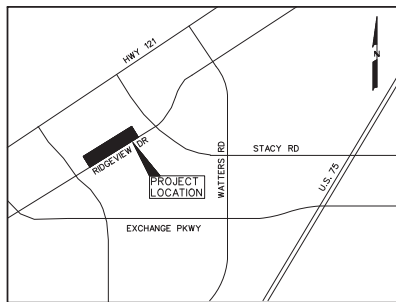
JOHN PHILLIPS SURVEY  
ABSTRACT NO. 705  
J.W. PARSONS SURVEY  
ABSTRACT NO. 705

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

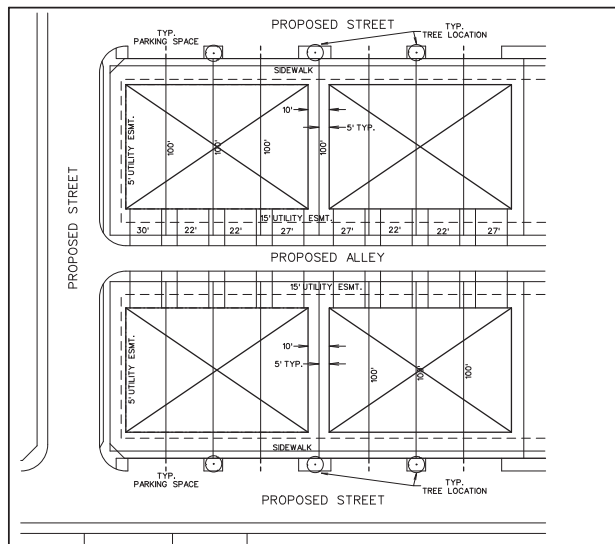
N68°38'32"W  
36.85'

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  
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