



**NOTICE OF CITY OF PRINCETON  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
AND AGENDA  
August 16, 2021**

**Meeting Time and Place**

The Planning and Zoning Commission for The City of Princeton will meet in Regular Session on Monday, August 16, 2021 at 6:00pm at City Hall 123 W. Princeton Drive to discuss the following:

**Sherry Campbell, Place 1  
Vice Chairperson**

**Robert Bellon Jr., Place 2  
Commission Member**

**Chris Cooper, Place 3  
Commission Member**

**Marlo Obera, Place 4  
Commission Member**

**Kyle Sutton, Place 5  
Chairperson**

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**A. CALL TO ORDER (PLEASE TURN OFF ALL CELL PHONES)**

**B. PLEDGE OF ALLEGIANCE**

**C. COMMISSIONERS ROLL CALL**

**PRESENT**

Sherry Campbell	_____
Robert Bellon	_____
Marlo Obera	_____
Kyle Sutton	_____
Chris Cooper	_____

### **C. CITIZENS APPEARANCE**

*Citizens are allowed 3 minutes to speak. The Planning & Zoning Commission is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statement of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.*

### **D. CONSENT AGENDA**

Consent Agenda: All consent agenda items listed are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 1) Possible approval of the Princeton Planning & Zoning regular meeting minutes of July 19, 2021.

### **E. PUBLIC HEARING**

- 1) **ZA20210890 – Zoning Map Amendment - Discussion and possible action** and recommendation to City Council regarding a request from 380 Forest Grove Property, LP for a zone map amendment for Planned Development for property being a 24.80-acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

### **F. REGULAR AGENDA**

- 1) **FP20201380 – Final Plat – Discussion and possible action** and recommendation to the City Council regarding a request from MCG Construction, INC for final plat approval of lots 1R1, 3R and 5R, Block A, of The Lost Highway Addition situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.
- 2) **PL20211270 – Preliminary Plat – Discussion and possible action** and recommendation to the City Council regarding a request from Oncor for preliminary plat approval of a 4.008 tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.
- 3) **PL20211246 – Preliminary Plat – Discussion and possible action** and recommendation to the City Council regarding a request from Starlight Homes of Texas, LLC for preliminary plat approval of a 125.549 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

## **G. INFORMATION**

- 1) Next Meeting: September 20, 2021 @ 6:00pm
- 2) Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time:
- 3) Update on ongoing projects

## **I. ADJOURNMENT**

*The Commission reserves the right to retire into executive session concerning any of the items listed on this agenda whenever it is considered necessary and legally justified under the Open Meeting Act*

## **CERTIFICATE**

**I hereby certify the above Notice of Meeting was  
posted at the Princeton City Hall August \_\_\_\_,  
2021 at\_\_\_\_\_.**

\_\_\_\_\_  
**Tabatha Monk, City Secretary**

## **STATEMENT FOR ADA COMPLIANCE**

**The City of Princeton acknowledges its responsibility comply with Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Princeton sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Tabatha Monk, City Secretary or other designated official at 972-736-2416.**





**Minutes**  
**The City of Princeton**  
**Planning & Zoning Commission Regular Meeting**  
**Of July 19, 2021**

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session Monday, July 19, 2021 at 6:00pm at the Council Chamber in City Hall 123 W Princeton Drive.

The following P&Z Commissioners were present: Vice Chairperson Campbell, Commissioner Obara and Chairperson Sutton. The following Staff Members were present: City Manager Derek Borg.

Chairperson **Sutton** led the audience in the Pledge of Allegiance.

Chairperson **Sutton** called roll: Vice Chairperson Campbell, Commissioner Obara, and Chairperson Sutton were present. Chairperson **Sutton stated that a quorum was present.**

Chairperson **Sutton** announced **CITIZENS APPEARANCE Item C: No one came forward to speak.**

Chairperson **Sutton** announced the **Consent Agenda Item D1:** Possible approval of the Princeton Planning & Zoning Regular Meeting Minutes of June 21, 2021. **Vice Chairperson Campbell made a motion to approve the Planning & Zoning minutes of June 21, 2021 Regular Meeting and Commissioner Obara seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** announced the **Public Hearing Item E1 :) ZA20210890 – Zoning Map Amendment - Discussion and possible action** and recommendation to City Council regarding a request from 380 Forest Grove Property, LP for a zone map amendment for Planned Development for property being a 24.80-acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. **Chairperson Sutton opened the Public Hearing at 6:05pm and Chairperson Sutton closed the Public Hearing 7:17pm. Commissioner Obara made a motion for approval, and Chairperson Sutton second the motion. The motion carried two to one.**

Chairperson **Sutton** announced the **Regular Agenda Item F1 :)**  
**FP20191509 – Final Plat – Discussion and possible action** and recommendation  
to the City Council regarding a request from Lennar Homes of Texas Land and  
Construction, Ltd., for final plat approval of a 3.461 acre tract of land in the Hardin  
Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Vice**  
**Chairperson Campbell made a motion for approval, and Commissioner**  
**Obera second the motion. The motion carried unanimously.**

Chairperson **Sutton** announced **Information Item G1:**

Next Meeting: Monday, August 16, 2021 @ 6:00PM

Chairperson **Sutton** announced **Information Item G2:** Consider a request for  
items to be placed on a future agenda and NOT for discussion of these requests at this  
time: **Update on EDC**

Chairperson **Sutton** announced **Information Item G3:** Update on ongoing project  
**There were no specific updates.**

**Vice Chairperson Campbell made a motion to adjourn the meeting.**  
**Commissioner Obera seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** adjourned at 7:39pm

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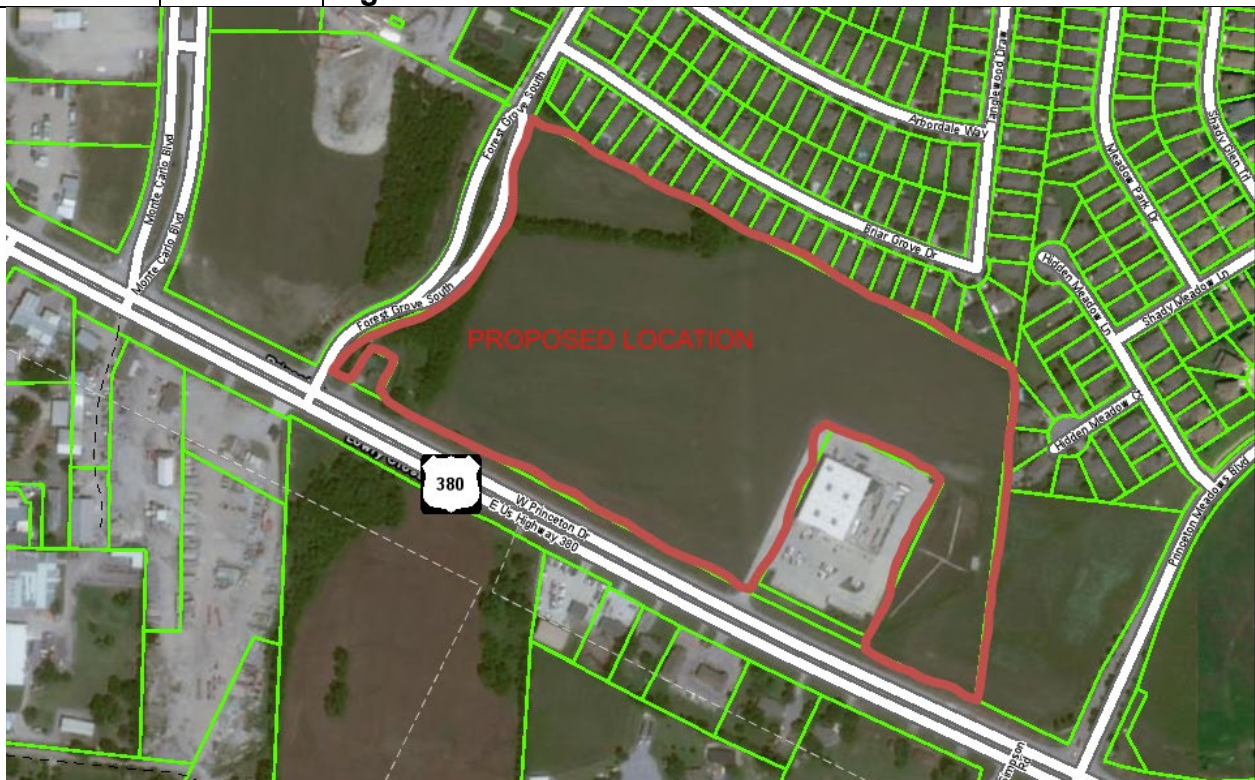
Kyle Sutton, Chairperson      Date

ATTEST:

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Shawn Fort, Director of Development Services      Date





## **REQUEST**

Applicant requests Council approve request for Rezoning to allow the zone map amendment from C-1 Commercial to PD#24 Planned Development 24.

## **II. PROCESS**

The process for a zoning amendment are as follows:

*(b) Zoning amendments process, public hearing and notice.*

*(1) Zoning district change (zoning map amendment).*

*a. One planning and zoning commission public hearing required.* Prior to making its report to the city council, the planning and zoning commission shall hold at least one public hearing on each application.

*b. Written notice of the planning and zoning commission public hearing.* Before the tenth calendar day before the hearing date before the planning and zoning commission, written notice of each public hearing before the planning and zoning commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of property within 200 feet of the property in which the change in classification is proposed. This notice is served by deposit in the United States Postal Service.

*c. Published notice of the city council public hearing.* Notice of city council public hearing shall be given by publication in the official newspaper of the city, stating the time and place of such public hearing, a minimum of 15 calendar days prior to the date of the public hearing.

*(2) Zoning text amendment.*

*a. Published notice prior to public hearing.* Notice of public hearings on proposed changes in the text of the zoning ordinance shall be accomplished by one publication not less than 15 calendar days prior to both the planning and zoning commission and city council meetings thereto in the official newspaper of the city.

*b. Exemption.* Changes in the ordinance text that do not change zoning district boundaries do not require written notification to individual property owners.

*(c) Failure to appear before the commission.* The planning and zoning commission may deny a zoning application if the applicant or representative fails to appear at one or more hearings before the planning and zoning commission.

*(d) Planning and zoning commission consideration and report.*

(1) *Planning and zoning commission vote.* The planning and zoning commission, after the public hearing is closed, may vote to approve, approve with amendments and conditions, table, or deny in whole or in part the application.

(2) *Planning and zoning commission table.* The planning and zoning commission may table for not more than 90 calendar days from the time it is posted on the agenda until it has had opportunity to consider other proposed changes which may have a direct bearing thereon.

(3) *Planning and zoning commission consideration.* In making their determination, the planning and zoning commission shall consider, among other things, the following factors:

a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the city as a whole.

b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.

c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances that may make a substantial part of such vacant land unavailable for development.

d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

e. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

f. The impact on the environment regarding the floodplain, riparian areas, topography, and vegetation.

g. Whether the request is consistent with the comprehensive plan and other master plans.

h. Any other factors which will substantially affect the health, safety, morals, or general welfare.

i. Findings of a traffic impact analysis (TIA), if required.

(4) *Planning and zoning commission justification for denial.* If the planning and zoning commission denies the zoning request, it may offer reasons to the applicant for the denial.

(e) *City council consideration.*

(1) *Proposal recommended for approval by the commission.*

- a. Every proposal which is recommended favorable by the planning and zoning commission shall be automatically forwarded to the city council for setting and holding of public hearing thereon.
- b. No change, however, shall become effective until after the adoption of an ordinance for same and its publication as required by law.

(2) *City council consideration and action.*

- a. City council, after the public hearing is closed, may vote to approve, approve with amendments and conditions, table, or deny in whole or in part the application.

(3) *Three-fourths city council vote required for protested amendments.*

a. *Documented protest requirements.*

1. *Documented protest filing.* Protests against proposed amendments shall be filed at least seven calendar days before the date of the public hearings.

b. *Documented protest participant requirements.*

1. *Interior protester:* The owners, duly signed and acknowledged, of 20 percent or more of the lots or land area included within a proposed amendment boundary may participate in a documented protest for a specific case.

2. *Exterior protester:* The owners, duly signed and acknowledged, of 20 percent or more of the lots or land area within a 200-foot radius of the exterior boundary of the area included in a proposed amendment may participate in a documented protest for a specific case.

(4) *Documented protest effect.* If a documented protest against a proposed amendment, supplement, or change to a zoning regulation or boundary has been filed with the zoning administrator, then such amendments shall not become effective except by the affirmative vote of three-fourths, or four votes of all members of the city council.

(5) *Denial by city council.*

- a. The city council may deny any request with prejudice.
- b. If a request has been denied with prejudice, the same or similar request may not be resubmitted to the city for six months from the original date of denial.

*(6) Final approval and ordinance adoption.*

- a. Approval of any zoning change or amendment by the city council at the scheduled public hearing shall constitute instruction to city staff to prepare the appropriate ordinance for final formal passage at a subsequent time.
- b. If finally approved by the required number of votes, the ordinance shall be executed by the mayor.
- c. The ordinance shall become effective from and after its adoption and publication as required by law.

## **Commission Action**

### **The Commission has the following options:**

1. Recommend Approval to City Council ZA20210890
2. Recommend Denial the request of ZA20210890 with reasons stated in the motion.

## **Council Action**

### **The Board has the following options:**

1. Approval the request.
2. Deny the request.

<b>III. REVIEW HISTORY</b>			
<b>Body:</b>	<b>Petition:</b>	<b>Action:</b>	<b>Date:</b>
Planning & Zoning Commission	Zone amendment	Hearing Before the Commission	August 16 2021
City Council	Zone amendment	Hearing Before the Council	August 23 2021

## **IV. STAFF RECOMMENDATION**

Approval of zone change to PD#24 the proposed change appears consistent with surrounding uses and the comprehensive plan.




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Shawn Fort, Director of Development Services





**ZONING  
APPLICATION**  
City of Princeton, Texas

Office Use Only:
Date Received: _____
ZC. #: _____

DATE OF PRE-APPLICATION CONFERENCE: REQUIRED

Name of Subdivision or Project: \_\_\_\_\_

Application Type	Application Fee*
<input type="checkbox"/> Initial Zoning (newly annexed or Agricultural property)	\$ _____
<input checked="" type="checkbox"/> Rezoning (property currently zoned)	\$ _____
<input type="checkbox"/> Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures	\$325.00

Physical Location of Property: \_\_\_\_\_ NEC of Princeton Drive and South Forest Grove (Address TBD)  
*[Address and General Location -- approximate distance to nearest existing street corner]*

Brief Legal Description of Property (must also attach accurate metes and bounds description): Please see attached metes and bounds description. Property is located at NEC of Princeton Drive and South Forest Grove and adjacent to the Tractor Supply Store.  
*[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]*

Acreage: 24.80 Existing Zoning: C-1 Requested Zoning: PD  
*[Attach a detailed description of requested zoning & development standards, if a PD]*

OWNER'S NAME: 380 Forest Grove Property LP Phone Number: (972) 989-9701  
Applicant/Contact Person: Sean Cham Title: Managing Member  
Company Name: 380 Forest Grove Property LP  
Street/Mailing Address: 6900 Alma Dr., Suite 180 City: Plano State: TX Zip: 75023  
Phone: (972) 740-6538 Fax: ( ) Email Address: scham@21legacy.com

ENGINEER / REPRESENTATIVE'S NAME: GDA Architects  
Contact Person: Ray Tse Title: Associate Principal  
Company Name: GDA Architects  
Street/Mailing Address: Victory Plaza West, 3090 Nowitzki Way, Suite 500 City: Dallas State: TX Zip: 75219  
Phone: (214) 871-9078 Fax: ( ) Email Address: info@gdainct.com

**SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE.** (All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

**ALL APPLICATIONS MUST BE COMPLETE BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA.** It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Incomplete submittals will not be accepted.

**SUBMISSIONS.** Failure to submit all materials (including Conceptual Plan) to the City with this application will result in delays scheduling the agenda date. Submit One (1) 11X17, One (1) PDF File on CD to the Development Department by the Submittal deadline.

**NOTICE OF PUBLIC RECORDS.** The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

\*Zoning/Rezoning Fee: \$325.00, plus \$15.00 per acre up to 250 acres and \$8.00 per acre over 250 acres

Name of Subdivision or Project: \_\_\_\_\_

Page 2 of 2

**\*\*READ BEFORE SIGNING BELOW:**

By signing this application, staff is granted access to your property to perform work related to your case.

I waive the statutory time limits in accordance  
With Section 212 of the Texas Local Government Code.

SIGNATURE: \_\_\_\_\_

(Letter of authorization required if signature is other than property owner)

Print or Type Name: \_\_\_\_\_

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and  
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the  
Capacity therein stated. Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

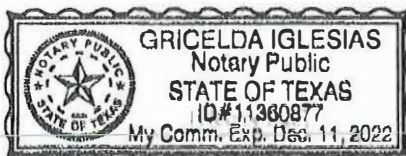
Notary Public in and for the State of Texas: \_\_\_\_\_

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS ) (

COUNTY OF COLLIN ) (

BEFORE ME, a Notary Public, on this day personally appeared SEAN CHAM the  
undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the  
owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand  
that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."



\_\_\_\_\_

\*Owner Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 3rd day of June, 2021.

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

**Applicant**

Initial Below

**Submittal Check List**

**City Use**

Initial Below

	<b>Application:</b> Signed & Notarized Application with Original Signatures of all property owners and applicant	
	<b>Written Verification</b> such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	<b>Proof of Ownership</b> (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
	<b>Required Exhibits</b>	
	<b>Metes and Bounds Description</b>	
	<b>Boundary/Property Survey</b>	
	<b>Address Labels for 200 ft. Property Adjacent Property Owners</b>	
	<b>Conceptual Plan</b>	
	<b>Folded</b> set of One (1) 11"X17", One (1) PDF File on CD	

City of Princeton \* 123 W. Princeton Drive, Princeton, TX 75407

Office 972-736-6169 Fax 972-734-2548

development-info@princeton.tx.us

**CITY OF PRINCETON**

**ORDINANCE NO. 2021-08-23**

**AN ORDINANCE OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 2016-01-25-01 OF THE CITY OF PRINCETON, FROM "C-1" COMMERCIAL TO "PD 24" PLANNED DEVELOPMENT 24, ON A PORTION OF THE DAVID CHERRY SURVEY, ABSTRACT NO. 166; REPEALING ALL CONFLICTING ORDINANCES · PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the owner of the property generally described as 24.80 acres of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas, as reflected on the map shown in Exhibit A has requested rezoning; and

**WHEREAS**, the tract of land subject of this zoning amendment from "C-1" Commercial to "PD 24" Planned Development 24, is more particularly described by metes and bounds description set forth in Exhibit B; and

**WHEREAS**, the Planning and Zoning Commission held a public hearing, heard the case on August 16, 2021 and recommended approval of the zoning amendment from "C-1 Commercial to " PD 24" Planned Development 24 on August 16, 2021 and

**WHEREAS**, the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from "C-1" Commercial to "PD 24" Planned Development 24 on August 23, 2021 and

**WHEREAS**, the property subject of Planned Development No. 24, shall be subject to specific Amended Development Regulations and Concept Plan, attached hereto as Exhibit C; and

**WHEREAS**, all legal requirements, conditions and prerequisites having been complied with, the case now comes before the City Council for the City of Princeton for final consideration.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS:**

**Section 1.** That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

**Section 2.** The Comprehensive Zoning Ordinance Number 2016-01-25-01 of the City of Princeton be, and the same is hereby, amended by amending the Zoning Map of the City of Princeton so as to reflect the property described in Exhibits A and B the zoning change classification from " C-1" Commercial to "PD 24" Planned Development 24.

**Section 3.** That Planned Development No. 24 shall be subject to the Amended Development Regulations and Concept Plan attached hereto as Exhibit C and Exhibit D and incorporated herein by reference as if fully set forth herein and for all purposes.

**Section 4.** That the requirement for a public hearing at the time of development plan/detailed site plan consideration for the Residential Tract identified in Exhibit C is hereby waived pursuant to Section 82-25 (g) 1.b. as the information on the concept plan is sufficient to determine the appropriate use of the land and the detailed site plan will not deviate substantially from it.

**Section 5.** That all ordinances of the City of Princeton in conflict with the provisions of this Ordinance be, and are the same hereby repealed, and all other provisions of the ordinances of the City of Princeton not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**Section 6.** If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance or application thereto to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**Section 7.** Any person, firm or corporation who violates any provision of this Ordinance or Princeton's Comprehensive Zoning Ordinance No. 2016-01-25-01 shall be deemed guilty of a misdemeanor, and upon conviction therefor, shall be fined in a sum not exceeding Two Thousand Dollars (\$2000.00), and each and every day such violation continues shall be continued a separate offense; provided, however, such penal provision shall not preclude a suit to enjoin such violation.

**Section 8.** This ordinance shall become effective from and after its adoption and publication as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Princeton,  
Texas, on this \_\_\_\_ day of \_\_\_\_\_, 2021.

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Brianna Chacon, Mayor  
City of Princeton, Texas

ATTEST:

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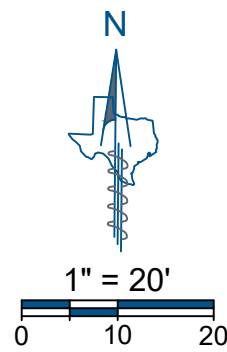
Tabatha Monk , City Secretary  
City of Princeton, Texas





EXHIBIT "A"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 24°22'11" E	27.42'
L2	N 26°28'11" E	101.59'
L3	N 63°28'34" W	80.00'
L4	S 26°28'11" W	101.63'
L5	N 63°30'04" W	49.36'
L6	N 26°29'37" E	24.60'
L7	N 66°48'56" W	30.13'



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	173.25'	210.00'	47°16'12"	N 50°07'46" E
C2	482.34'	425.00'	65°01'35"	N 41°15'07" E
C3	183.41'	700.00'	15°00'44"	N 16°14'43" E

**LEGAL DESCRIPTION**

BEING a 27.90 acre tract of land situated in the David Cherry Survey, Abstract Number 166 in the City of Princeton, Collin County, Texas and being all of a tract of land called "FIRST TRACT" in deed to 380 Forest Grove Property, LP., recorded in Document Number 20160329000365840 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northeast corner of said "FIRST TRACT" and the common Southeast corner of Forest Grove, Phase II, recorded in Volume P, Page 947 of the Plat Records of Collin County, Texas and in the West line of Princeton Meadows West, Phase I, recorded in Cabinet O, Page 192 of the Plat Records of Collin County, Texas;

**THENCE** S 06°25'22" W with East line of said "FIRST TRACT" and the common West line of said Princeton Meadows West, Phase I, passing a 5/8" iron rod with cap stamped "PETITT" found at the Northwest corner of Lot 9, Block B of said Princeton Meadows West, Phase I at a distance of 1.49 feet, passing a 5/8" iron rod with cap stamped "PETITT" found at the Southwest corner of Lot 9, Block B of said Princeton Meadows West, Phase I at a distance of 134.54 feet, passing a 5/8" iron rod with cap stamped "PETITT" found at the Southwest corner of Lot 7, Block B of said Princeton Meadows West, Phase I and the common Northwest corner of a tract of land described in deed to Harper City View, LTD. And BBJIS Co. LTD., recorded in Document Number 2000-0052548 of the Deed Records of Collin County, Texas at a distance of 291.20 feet, and continuing a total distance of 825.05 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of said "FIRST TRACT" and the common Southwest corner of said Harper City View, LTD. And BBJIS Co. LTD. Tract and in the North line of a tract of land called "PART 2" described in deed to the State of Texas, recorded in Document Number 95-52662 of the Deed Records of Collin County, Texas, same being the North line of Right-of-Way (R.O.W.) line of U.S. Highway 380;

Thence with the South line of said "FIRST TRACT" and the common North line of said U.S. Highway 380 the following courses and distances;

N 66°32'26" W a distance of 335.73 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 65°01'15" W a distance of 299.65 feet to a "X" cut set;

N 63°30'04" W a distance of 1045.27 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of a tract of land described in deed to the City of Princeton, recorded in Book 2129, Page 362 of the Deed Records of Collin County, Texas;

**THENCE** N 26°28'11" E leaving the North R.O.W. line of said U.S. Highway 380 with the East line of said City of Princeton tract, a distance of 101.59 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northeast corner of said City of Princeton tract;

**THENCE** N 63°28'34" W with the North line of said City of Princeton tract, a distance of 80.00 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said City of Princeton tract;

**THENCE** S 26°28'11" W with the West line of said City of Princeton tract, a distance of 101.63 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southwest corner of said City of Princeton tract and the South line of said "FIRST TRACT" and the common Northeast corner of a tract of land called "PART 1" described in deed to the State of Texas, recorded in Document Number 95-52662 of the Deed Records of Collin County, Texas, same being the North line of Right-of-Way (R.O.W.) line of U.S. Highway 380;

**THENCE** N 63°30'04" W with the South line of said "FIRST TRACT", and the common North R.O.W. line of said U.S. Highway 380, a distance of 49.36 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southwest corner of said "FIRST TRACT" and the common Southeast corner of a "ROW EASEMENT" described as "SECOND TRACT", in deed to 380 Forest Grove Property, LP., recorded in Document Number 20160329000365840 of the Deed Records of Collin County, Texas;

**THENCE** with the West line of said "FIRST TRACT" and the common East line of said "SECOND TRACT" the following courses and distances;

N 26°29'37" E, passing a 1/2" iron rod with cap stamped "TXDOT ROW" at a distance of 11.00 feet and continuing a total distance of 24.60 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

With a curve to the right having a radius of 210.00 feet, a delta angle of 47°16'12", a chord bearing of N 50°07'46" E, a chord length of 168.38 feet, and an arc length of 173.25 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

With a reverse curve to the left having a radius of 425.00 feet, a delta angle of 65°01'35", a chord bearing of N 41°15'07" E, a chord length of 456.87 feet, and an arc length of 482.34 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

With a reverse curve to the right having a radius of 700.00 feet, a delta angle of 15°00'44", a chord bearing of N 16°14'43" E, a chord length of 182.88 feet, and an arc length of 183.41 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said "FIRST TRACT" and the common Southwest corner of said Forest Grove, Phase II;

**THENCE** S 63°30'10" E with the North line of said "FIRST TRACT" and the common South line of said Forest Grove, Phase II, passing a 1/2" iron rod found at the Southeast corner of Lot 14, Block A of said Forest Grove, Phase II at a distance of 781.62 feet and passing a 1/2" iron rod found at the Southeast corner of Lot 21, Block A at a distance of 1196.76 feet and continuing a total distance of 1374.94 feet to the point of beginning and containing 27.90 acres of land more or less.

**SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT:**

BEING a 3.10 acre tract of land situated in the David Cherry Survey, Abstract Number 166 in the City of Princeton, Collin County, Texas and being all of a tract of land described in deed to Fall Manor Duplexes, LLC., and Hilltop Church, recorded in Document Number 20170323000370890 of the Deed Records of Collin County, Texas and being described by metes and follows:

**COMMENCING** at a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of tract of land called "FIRST TRACT" in deed to 380 Forest Grove Property, LP., recorded in Document Number 20160329000365840 of the Deed Records of Collin County, Texas same being the common Southwest corner of a tract of land described in deed to Harper City View, LTD. and BBJIS Co. LTD., recorded in Document Number 2000-0052548 of the Deed Records of Collin County, Texas and in the North line of a tract of land called "PART 2" described in deed to the State of Texas, recorded in Document Number 95-52662 of the Deed Records of Collin County, Texas, same being the North line of Right-of-Way (R.O.W.) line of U.S. Highway 380;

**THENCE** with the South line of said "FIRST TRACT" and the common North line of said U.S. Highway 380 the following courses and distances;

N 66°32'26" W a distance of 335.73 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 65°01'15" W a distance of 277.31 feet;

**THENCE** N 24°22'11" E over and across said "FIRST TRACT" a distance of 27.42 feet to an "X" cut found at the Southwest corner of Fall Manor Duplexes/ Hilltop Church tract and being the **POINT OF BEGINNING**;

**THENCE** N 24°22'11" E with the West line of said Fall Manor Duplexes/ Hilltop Church tract, a distance of 433.27 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" found at the Northwest corner of said Fall Manor Duplexes/ Hilltop Church tract;

**THENCE** S 65°37'49" E with the North line of said Fall Manor Duplexes/Hilltop Church tract, a distance of 310.83 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" found at the Northeast corner of said Fall Manor Duplexes/ Hilltop Church tract;

**THENCE** S 24°22'11" W with the East line of said Fall Manor Duplexes/Hilltop Church tract, a distance of 434.26 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Fall Manor Duplexes/Hilltop Church tract;

**THENCE** with the South line of said Fall Manor Duplexes/Hilltop Church tract the following courses and distances;

N 66°48'56" W, a distance of 30.13 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 65°18'02" W, a distance of 280.71 feet to the **POINT OF BEGINNING** and containing 3.10 acres of land more or less.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480757 as shown on Map Number 48085C0295J. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Fidelity National Title Insurance Company with G.F. No. 200736-14 as listed below:

(10G) **10(g.)** Public Utility Easement to the City of Princeton, dated March 26, 1985, filed May 14, 1985, recorded in/under Volume 2129, Page 367 of the Real Property Records of Collin County, Texas. **Affects as shown.**

(10H) **10(h.)** Electric Line Easement executed by Senad Inc., N.V. and West Princeton Hills Inc., N.V., to Texas-New Mexico Power Company, dated July 16, 1986, filed August 12, 1986, recorded in/under Volume 2434, Page 29 of the Real Property Records of Collin County, Texas. **Affects as shown.**

(10I) **10(i.)** Easement as set out in Judgment to Lone Star Gas Company, dated July 22, 1991, filed July 24, 1991, recorded in/under Volume 3660, Page 440 of the Real Property Records of Collin County, Texas. **Affects as shown.**

(10J) **10(j.)** Easement Agreement for Access, Utilities and Landscaping to Scott Massey, Trustee, dated April 2, 2004, filed April 12, 2004, recorded in/under Volume 5645, Page 3842 of the Real Property Records of Collin County, Texas; as affected by Clerk's File Number 20080605000684370 of the Real Property Records of Collin County, Texas. **Does not affect.**

(10K) **10(k.)** Easement Agreement for Water and Sewer Utilities to Scott Massey, Trustee, dated April 2, 2004, filed April 12, 2004, recorded in/under Volume 5645, Page 3862 of the Real Property Records of Collin County, Texas. **Affects as shown.**

(10L) **10(l.)** Easement Agreement by and between Princeton T, LLC, an Arkansas limited liability company, and 380 Forest Grove Property, LP, a Texas limited partnership, filed August 10, 2016, recorded in cc# 20160810001046020, Real Property Records, Collin County, Texas. **Affects as shown.**

(10M) **10(m.)** Easement and Right-of-Way executed by 380 Forest Grove Property, LP, to North Texas Municipal Water District, dated January 20, 2017, filed January 27, 2017, recorded in/under Clerk's File Number 20170127000122650 of the Real Property Records of Collin County, Texas. **Affects as shown.**

GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal description provided by Fidelity National Title Insurance Company with G.F. No. 200736-14, an effective date of February 25th, 2021 and issued on March 11th, 2021 at 8:00 a.m. This survey is only valid for G.F. No. 200736-14. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- The underground utility locations shown hereon are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that the underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- There were no buildings observed in the process of conducting the fieldwork.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).

SURVEYORS CERTIFICATION

This survey is certified to Fidelity National Title Insurance Company, MBL Title, Block 20, LLC, a Texas limited liability company, 380 Forest Grove Property, LP, a Texas limited partnership; and is only valid for G.F. No. 200736-14 with an effective date of February 25th, 2021 and issued on March 11th, 2021 at 8:00 a.m.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 9, 11, 16, & 17 of Table A thereof. The fieldwork was completed on March 24th, 2021.

This map or plat was prepared on \_\_\_\_\_

**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

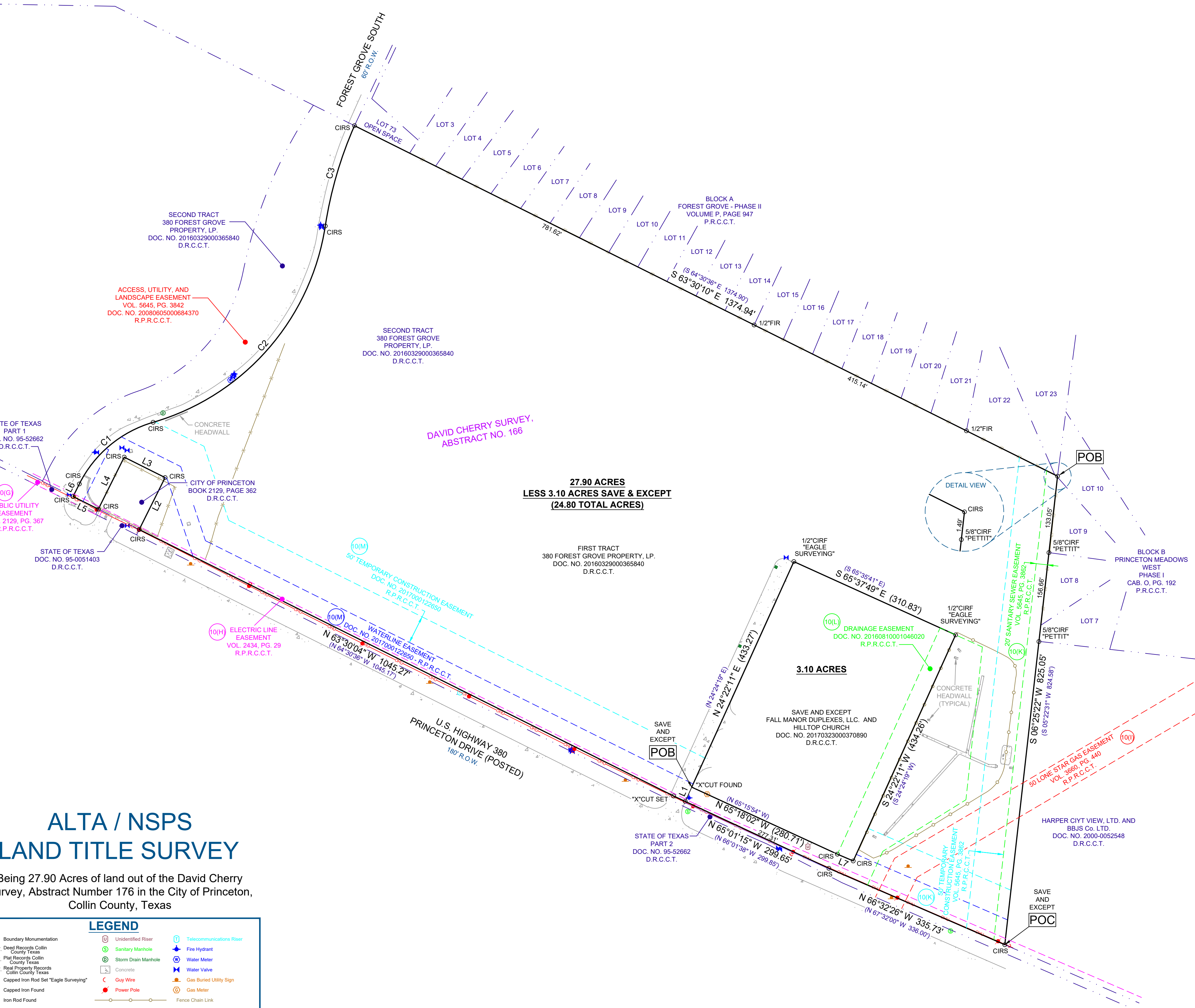
Ted A. Gossett  
R.P.L.S. # 5991

JOB NUMBER	2103.047
DATE	04/06/2021
REVISION	05/27/2021
DRAWN BY	TMR



Eagle Surveying, LLC  
210 South Elm Street  
Suite: 104  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

**PROPERTY ADDRESS**  
1600 W. PRINCETON DRIVE  
PRINCETON, TX



ALTA / NSPS  
LAND TITLE SURVEY

Being 27.90 Acres of land out of the David Cherry Survey, Abstract Number 176 in the City of Princeton, Collin County, Texas

LEGEND		
○ Boundary Monumentation	○ Unidentified River	○ "Informational" River
D.R.C.C.T. Deed Records Collin County Texas	○ Sanitary Mainline	○ Fire Hydrant
P.R.C.C.T. Plat Records Collin County Texas	○ Storm Drain Manhole	○ Water Meter
R.P.R.C.C.T. Real Property Records Collin County Texas	○ Concrete	○ Water Valve
CIRS Capped Iron Rod Set "Eagle Surveying"	○ Guy Wire	○ Gas Buried Utility Sign
IRF Iron Rod Found	○ Power Pole	○ Gas Meter
POC Point of Commencement	○ Fence Chain Link	○ Fence Wire
POB Point of Beginning	○ Fence Wood	○ Over Head Utilities
ROW Right of Way		



# EXHIBIT "B"

**BEING** a 27.90 acre tract of land situated in the David Cherry Survey, Abstract Number 166 in the City of Princeton, Collin County, Texas and being all of a tract of land called "FIRST TRACT" in deed to 380 Forest Grove Property, LP., recorded in Document Number 20160329000365840 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northeast corner of said "FIRST TRACT" and the common Southeast corner of Forest Grove, Phase II, recorded in Volume P, Page 947 of the Plat Records of Collin County, Texas and in the West line of Princeton Meadows West, Phase I, recorded in Cabinet Q, Page 192 of the Plat Records of Collin County, Texas;

**THENCE** S 06°25'22" W with East line of said "FIRST TRACT" and the common West line of said Princeton Meadows West, Phase I, passing a 5/8" iron rod with cap stamped "PETITT" found at the Northwest corner of Lot 9, Block B of said Princeton Meadows West, Phase I at a distance of 1.49 feet, passing a 5/8" iron rod with cap stamped "PETITT" found at the Southwest corner of Lot 9, Block B of said Princeton Meadows West, Phase I at a distance of 134.54 feet, passing a 5/8" iron rod with cap stamped "PETITT" found at the Southwest corner of Lot 7, Block B of said Princeton Meadows West, Phase I and the common Northwest corner of a tract of land described in deed to Harper City View, LTD. And BBS Co. LTD., recorded in Document Number 2000-0052548 of the Deed Records of Collin County, Texas at a distance of 291.20 feet, and continuing a total distance of 825.05 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of said "FIRST TRACT" and the common Southwest corner of said Harper City View, LTD. And BBS Co. LTD. Tract and in the North line of a tract of land called "PART 2" described in deed to the State of Texas, recorded in Document Number 95-52662 of the Deed Records of Collin County, Texas, same being the North line of Right-of-Way (R.O.W.) line of U.S. Highway 380;

Thence with the South line of said "FIRST TRACT" and the common North line of said U.S. Highway 380 the following courses and distances;

N 66°32'26" W a distance of 335.73 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 65°01'15" W a distance of 299.65 feet to a "X" cut set;

N 63°30'04" W a distance of 1045.27 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of a tract of land described in deed to the City of Princeton, recorded in Book 2129, Page 362 of the Deed Records of Collin County, Texas;

**THENCE** N 26°28'11" E leaving the North R.O.W. line of said U.S. Highway 380 with the East line of said City of Princeton tract, a distance of 101.59 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northeast corner of said City of Princeton tract;

**THENCE** N 63°28'34" W with the North line of said City of Princeton tract, a distance of 80.00 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said City of Princeton tract;

**THENCE** S 26°28'11" W with the West line of said City of Princeton tract, a distance of 101.63 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southwest corner of said City of Princeton tract and the South line of said "FIRST TRACT" and the common Northeast corner of a tract of land called "PART 1" described in deed to the State of Texas, recorded in Document Number 95-52662 of the Deed Records of Collin County, Texas, same being the North line of Right-of-Way (R.O.W.) line of U.S. Highway 380;

**THENCE** N 63°30'04" W with the South line of said "FIRST TRACT", and the common North R.O.W. line of said U.S. Highway 380, a distance of 49.36 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southwest corner of said "FIRST TRACT" and the common Southeast corner of a "ROW EASEMENT" described as "SECOND TRACT", in deed to 380 Forest Grove Property, LP., recorded in Document Number 20160329000365840 of the Deed Records of Collin County, Texas;

**THENCE** with the West line of said "FIRST TRACT" and the common East line of said "SECOND TRACT" the following courses and distances;

N 26°29'37" E, passing a 1/2" iron rod with cap stamped "TXDOT ROW" at a distance of 11.00 feet and continuing a total distance of 24.60 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

With a curve to the right having a radius of 210.00 feet, a delta angle of 47°16'12", a chord bearing of N 50°07'46" E, a chord length of 168.38 feet, and an arc length of 173.25 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

With a reverse curve to the left having a radius of 425.00 feet, a delta angle of 65°01'35", a chord bearing of N 41°15'07" E, a chord length of 456.87 feet, and an arc length of 482.34 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

With a reverse curve to the right having a radius of 700.00 feet, a delta angle of 15°00'44", a chord bearing of N 16°14'43" E, a chord length of 182.88 feet, and an arc length of 183.41 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said "FIRST TRACT" and the common Southwest corner of said Forest Grove, Phase II;

**THENCE** S 63°30'10" E with the North line of said "FIRST TRACT" and the common South line of said Forest Grove, Phase II, passing a 1/2" iron rod found at the Southeast corner of Lot 14, Block A of said Forest Grove, Phase II at a distance of 781.62 feet and passing a 1/2" iron rod found at the Southeast corner of Lot 21, Block A at a distance of 1196.76 feet and continuing a total distance of 1374.94 feet to the point of beginning and containing 27.90 acres of land more or less.

**SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT:**

**BEING** a 3.10 acre tract of land situated in the David Cherry Survey, Abstract Number 166 in the City of Princeton, Collin County, Texas and being all of a tract of land described in deed to Fall Manor Duplexes, LLC., and Hilltop Church, recorded in Document Number 20170323000370890 of the Deed Records of Collin County, Texas and being described by metes and follows:

**COMMENCING** at a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of tract of land called "FIRST TRACT" in deed to 380 Forest Grove Property, LP., recorded in Document Number 20160329000365840 of the Deed Records of Collin County, Texas same being the common Southwest corner of a tract of land described in deed to Harper City View, LTD. and BBS Co. LTD., recorded in Document Number 2000-0052548 of the Deed Records of Collin County, Texas and in the North line of a tract of land called "PART 2" described in deed to the State of Texas, recorded in Document Number 95-52662 of the Deed Records of Collin County, Texas, same being the North line of Right-of-Way (R.O.W.) line of U.S. Highway 380;

**THENCE** with the South line of said "FIRST TRACT" and the common North line of said U.S. Highway 380 the following courses and distances;

N 66°32'26" W a distance of 335.73 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 65°01'15" W a distance of 277.31 feet;

**THENCE** N 24°22'11" E over and across said "FIRST TRACT" a distance of 27.42 feet to an "X" cut found at the Southwest corner of Fall Manor Duplexes/ Hilltop Church tract and being the **POINT OF BEGINNING**;

**THENCE** N 24°22'11" E with the West line of said Fall Manor Duplexes/ Hilltop Church tract, a distance of 433.27 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" found at the Northwest corner of said Fall Manor Duplexes/ Hilltop Church tract;

**THENCE** S 65°37'49" E with the North line of said Fall Manor Duplexes/Hilltop Church tract, a distance of 310.83 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" found at the Northeast corner of said Fall Manor Duplexes/ Hilltop Church tract;

**THENCE** S 24°22'11" W with the East line of said Fall Manor Duplexes/Hilltop Church tract, a distance of 434.26 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Fall Manor Duplexes/Hilltop Church tract;

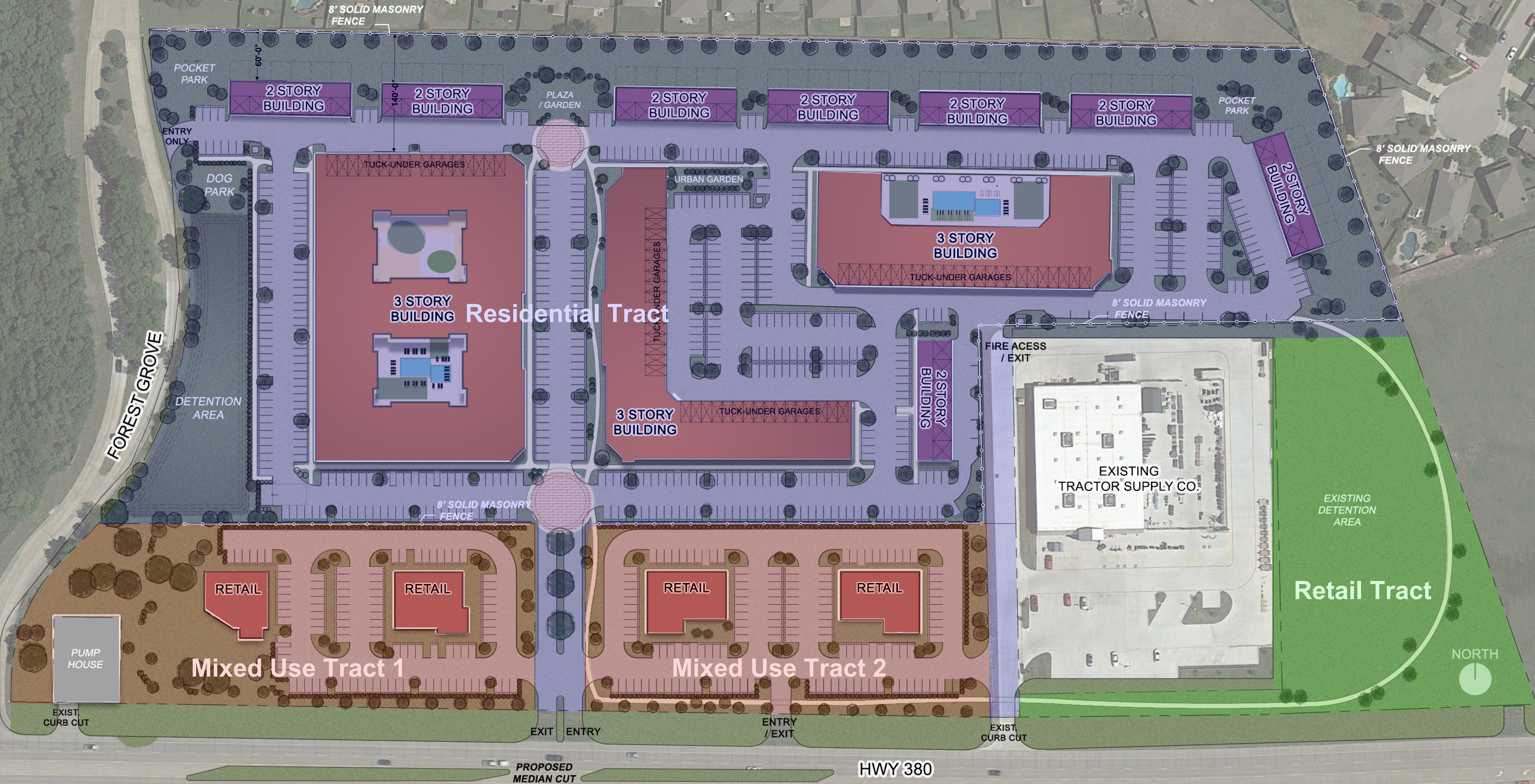
**THENCE** with the South line of said Fall Manor Duplexes/Hilltop Church tract the following courses and distances;

N 66°48'56" W, a distance of 30.13 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 65°18'02" W, a distance of 280.71 feet to the **POINT OF BEGINNING** and containing 3.10 acres of land more or less.



# Exhibit "C"





## Exhibit “D”

1. Use Regulations – Permitted uses within this PD shall be MF 2 – Multifamily Residential District – High Density (“MF-2 District”) uses within the “Residential Tract” as depicted on the PD Concept Plan, and C-1 – Commercial District (“C-1 District”) and C-2 – General Commercial District (“C-2 District”) uses within the “Mixed Use Tract 1”, “Mixed Use Tract 2”, and “Retail Tract” as depicted on the PD Concept Plan.

### 2. Development Standards –

a. Except as otherwise provided below, the Residential Tract shall be developed in accordance with the development standards applicable to the MF-2 District .

- Refuse Facilities – Owner shall utilize a professional trash collection and management service (i.e., Valet Trash) as an amenity and convenience to residents. The quantity, location, and size of refuse facilities shall be in accordance with a refuse management plan to be reviewed and approved by the city manager or authorized representative. There shall be a compactor dedicated to the site that is contracted for disposal.
- Parking Regulations – The following number of spaces shall be provided per unit: one (1) parking space per efficiency unit, one and one-half (1.5) parking spaces per 1-bedroom unit, two (2) parking spaces per 2-bedroom unit, and three (3) parking spaces per 3-bedroom unit. Sec. 82-31(k)(2) shall not be applicable.
- Fences and Screen Walls. Fences and required screen walls shall comply with Sec. 82-19. A solid masonry screening wall of not less than six feet in height or more than eight feet in height shall be installed along the property line abutting any single-family residence.
- Masonry Requirements. - All buildings shall be constructed with a minimum of forty percent (40.0%) masonry coverage (excluding the total window area). Masonry may consist of brick, stone (natural or synthetic), or stucco.
- Height and Area Regulations
  - The maximum height shall be 45 feet (3 stories max), as measured from the finished floor of the first floor.
  - Efficiency Units shall mean units that are between a minimum 525 SF and 695 SF
- Density – Density shall not exceed 26 units per gross acre
- Open Space. The Residential Tract open space shall be provided pursuant to the PD Conceptual Plan
- Parkland. The Residential Tract shall comply with the parkland dedication requirements of Chapter 50, Article III. Fifty percent (50%) of the existing detention area within the Retail Tract identified on the Conceptual Plan, may be counted toward such parkland dedication requirements if the area is improved and determined to be usable.
- Lighting - All outdoor lighting must be operational and maintained in accordance with Sec. 82-6. Exterior lighting fixtures shall be of a design complementary to the building illumination and shall be compatible with surrounding development.
- Amenities – amenities shall include:
  - 2 Pool Courtyards
  - Two Additional Communal Areas such as an Urban Garden or Pocket Park
  - Dog Park

- Outdoor Grill & Pergola
- Resident Lounge
- Resident Business Center
- Fitness Center
- On Site Management Office

b. Except as otherwise provided below, the Mixed Use Tract 1 Mixed Use Tract 2 shall be developed in accordance with the development standards applicable to the C-1 District or C-2 District with the following exception:

Height and Area Regulations – The minimum lot depth shall be 200' as measured from south property line of Mixed Use Tract 1 and Mixed Use Tract 2 except in the area of the pump station.

c. The Retail Tract shall be developed in accordance with the development standards applicable to the C-1 District or C-2 District standards.

d. There shall be no residential development permissible within the Mixed Use Tract 1, Mixed Use Tract 2, or Retail Tract.

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**THENCE** S 06°25'22" W with East line of said "FIRST TRACT" and the common West line of said Princeton Meadows West, Phase I, passing a 5/8" iron rod with cap stamped "PETITT" found at the Northwest corner of Lot 9, Block B of said Princeton Meadows West, Phase I at a distance of 1.49 feet, passing a 5/8" iron rod with cap stamped "PETITT" found at the Southwest corner of Lot 9, Block B of said Princeton Meadows West, Phase I at a distance of 134.54 feet, passing a 5/8" iron rod with cap stamped "PETITT" found at the Southwest corner of Lot 7, Block B of said Princeton Meadows West, Phase I and the common Northwest corner of a tract of land described in deed to Harper City View, LTD. And BBS Co. LTD., recorded in Document Number 2000-0052548 of the Deed Records of Collin County, Texas at a distance of 291.20 feet, and continuing a total distance of 825.05 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of said "FIRST TRACT" and the common Southwest corner of said Harper City View, LTD. And BBS Co. LTD. Tract and in the North line of a tract of land called "PART 2" described in deed to the State of Texas, recorded in Document Number 95-52662 of the Deed Records of Collin County, Texas, same being the North line of Right-of-Way (R.O.W.) line of U.S. Highway 380;

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**THENCE** N 26°28'11" E leaving the North R.O.W. line of said U.S. Highway 380 with the East line of said City of Princeton tract, a distance of 101.59 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northeast corner of said City of Princeton tract;

**THENCE** N 63°28'34" W with the North line of said City of Princeton tract, a distance of 80.00 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said City of Princeton tract;

**THENCE** S 26°28'11" W with the West line of said City of Princeton tract, a distance of 101.63 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southwest corner of said City of Princeton tract and the South line of said "FIRST TRACT" and the common Northeast corner of a tract of land called "PART 1" described in deed to the State of Texas, recorded in Document Number 95-52662 of the Deed Records of Collin County, Texas, same being the North line of Right-of-Way (R.O.W.) line of U.S. Highway 380;

**THENCE** N 63°30'04" W with the South line of said "FIRST TRACT", and the common North R.O.W. line of said U.S. Highway 380, a distance of 49.36 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southwest corner of said "FIRST TRACT" and the common Southeast corner of a "ROW EASEMENT" described as "SECOND TRACT", in deed to 380 Forest Grove Property, LP., recorded in Document Number 20160329000365840 of the Deed Records of Collin County, Texas;

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With a reverse curve to the left having a radius of 425.00 feet, a delta angle of 65°01'35", a chord bearing of N 41°15'07" E, a chord length of 456.87 feet, and an arc length of 482.34 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

With a reverse curve to the right having a radius of 700.00 feet, a delta angle of 15°00'44", a chord bearing of N 16°14'43" E, a chord length of 182.88 feet, and an arc length of 183.41 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said "FIRST TRACT" and the common Southwest corner of said Forest Grove, Phase II;

**THENCE** S 63°30'10" E with the North line of said "FIRST TRACT" and the common South line of said Forest Grove, Phase II, passing a 1/2" iron rod found at the Southeast corner of Lot 14, Block A of said Forest Grove, Phase II at a distance of 781.62 feet and passing a 1/2" iron rod found at the Southeast corner of Lot 21, Block A at a distance of 1196.76 feet and continuing a total distance of 1374.94 feet to the point of beginning and containing 27.90 acres of land more or less.

**SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT:**

**BEING** a 3.10 acre tract of land situated in the David Cherry Survey, Abstract Number 166 in the City of Princeton, Collin County, Texas and being all of a tract of land described in deed to Fall Manor Duplexes, LLC., and Hilltop Church, recorded in Document Number 20170323000370890 of the Deed Records of Collin County, Texas and being described by metes and follows:

**COMMENCING** at a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of tract of land called "FIRST TRACT" in deed to 380 Forest Grove Property, LP., recorded in Document Number 20160329000365840 of the Deed Records of Collin County, Texas same being the common Southwest corner of a tract of land described in deed to Harper City View, LTD. and BBS Co. LTD., recorded in Document Number 2000-0052548 of the Deed Records of Collin County, Texas and in the North line of a tract of land called "PART 2" described in deed to the State of Texas, recorded in Document Number 95-52662 of the Deed Records of Collin County, Texas, same being the North line of Right-of-Way (R.O.W.) line of U.S. Highway 380;

**THENCE** with the South line of said "FIRST TRACT" and the common North line of said U.S. Highway 380 the following courses and distances;

N 66°32'26" W a distance of 335.73 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 65°01'15" W a distance of 277.31 feet;

**THENCE** N 24°22'11" E over and across said "FIRST TRACT" a distance of 27.42 feet to an "X" cut found at the Southwest corner of Fall Manor Duplexes/ Hilltop Church tract and being the **POINT OF BEGINNING**;

**THENCE** N 24°22'11" E with the West line of said Fall Manor Duplexes/ Hilltop Church tract, a distance of 433.27 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" found at the Northwest corner of said Fall Manor Duplexes/ Hilltop Church tract;

**THENCE** S 65°37'49" E with the North line of said Fall Manor Duplexes/Hilltop Church tract, a distance of 310.83 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" found at the Northeast corner of said Fall Manor Duplexes/ Hilltop Church tract;

**THENCE** S 24°22'11" W with the East line of said Fall Manor Duplexes/Hilltop Church tract, a distance of 434.26 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Fall Manor Duplexes/Hilltop Church tract;

**THENCE** with the South line of said Fall Manor Duplexes/Hilltop Church tract the following courses and distances;

N 66°48'56" W, a distance of 30.13 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 65°18'02" W, a distance of 280.71 feet to the **POINT OF BEGINNING** and containing 3.10 acres of land more or less.





## City of Princeton P&Z and City Council Staff Report

**FP20201380 – Final Plat Request – being lots 1R1, 3R and 5R, Block A, of Lost Highway Addition in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas., – MCG Construction, Inc, – Applicant, Helmberger & Associates,- Engineer.**

### STAFF REPORT

#### I. SITE DATA

##### SITE DATA

Existing Zoning: C-2  
Existing use: Commercial  
Lot Size: 2.888 Acres

Direction	Zoning	Existing Land Use
North	C2	Commercial
East	C2	Commercial
South	C2	Commercial
West	C2	Commercial





## **REQUEST**

Applicant requests Commission recommend approval of Final Plat submittal to the City Council request is for subdivision of 3 Commercial Lots.

## **II. PROCESS**

*(b) Standards for approval. No final plat shall be approved by the director, the commission or the council unless the following standards have been met:*

- (1) The plat substantially conforms to the preliminary plat.*
- (2) Required public improvements have been constructed and accepted or a development agreement has been accepted by the city council providing for the subsequent completion of improvements.*
- (3) The plat conforms to applicable zoning and other regulations.*
- (4) Provision has been made for adequate public facilities under the terms of this chapter.*
- (5) The plat meets all other requirements of this chapter.*

*The commission shall recommend, and the city council shall approve a plat if:*

- (1) It conforms to the general plan of the city and its current and future streets, alleys, parks, playgrounds, and public utility facilities;*
- (2) It conforms to the general plan for the extension of the city and its roads, streets, and public highways within the city and its ETJ, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;*
- (3) A bond required under V.T.C.A., Local Government Code § 212.0106, as amended, if applicable, is filed with the city; and*
- (4) It conforms to these regulations.*

*(c) Approval procedure. After administrative review of the final plat, and a determination made that all technical requirements of these regulations are satisfied, the director shall file the final plat, and place the final plat for consideration and action on the agenda of a public meeting of the commission. Minor plats may be approved by the director or referred to the commission in accordance with section 35-4(b). In the event of disapproval, reasons for disapproval shall be stated. Major plats can only be approved by the city council, after review by the director and consideration and action (or inaction) by the commission. One copy of the final subdivision plat shall be returned to the applicant with the date of approval or disapproval noted on the final plat, and, if the final plat is disapproved, the reasons for disapproval accompanying the final plat. The final plat shall be approved if it satisfies the requisites set forth in subsection (b) above.*

### **The Commission has the following options:**

1. Recommend Approval to City Council of Final Plat FP20201380
2. Recommend Denial to City Council of Final Plat FP20201380

<b>III. REVIEW HISTORY</b>			
<b>Body:</b>	<b>Petition:</b>	<b>Action:</b>	<b>Date:</b>
Planning & Zoning Commission	Final Plat	meeting before the Commission	August 16, 2021
City Council	Final Plat	Meeting before the city council	August 23, 2021

## **IV. STAFF RECOMMENDATION**

Recommend approval of Final Plat FP20201380 the proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances.

A handwritten signature in black ink, appearing to read 'Shawn Fort', written over a horizontal line.

---

Shawn Fort, Director of Development Services



# **DEVELOPMENT APPLICATION**

## **City of Princeton, Texas**

Office Use Only:

Date Received: \_\_\_\_\_

ZC. #: \_\_\_\_\_

**DATE OF PRE-APPLICATION CONFERENCE (required):**

**REQUIRED**

**Name of Subdivision or Project:** \_\_\_\_\_

<u><b>Application Type</b></u>	<b>Application Fee*</b>		<b>Application Fee*</b>
____ Land Study/Site Plan	\$ _____	____ Preliminary Plat ( <i>Complete Checklist</i> )	\$ _____
____ Subdivision Const. Plan Review	\$ _____	____ Final Plat ( <i>Complete Checklist</i> )	\$ _____
____ Amended/Minor Plat	\$ _____	____ Replat	\$ _____
____ Development Plat	\$ _____		

**TOTAL FEE SUBMITTED      \$ \_\_\_\_\_**

Physical Location of Property: \_\_\_\_\_  
*[Address and General Location -- approximate distance to nearest existing street corner]*

Brief Legal Description of Property (must also attach accurate metes and bounds description): \_\_\_\_\_

*[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]*

**Acreage:** \_\_\_\_\_ **Existing Zoning:** \_\_\_\_\_ **Requested Zoning:** \_\_\_\_\_  
*[Attach a detailed description of requested zoning & development standards, if a PD]*

**OWNER'S NAME:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**Street/Mailing Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** (\_\_\_\_) \_\_\_\_\_ **Fax:** (\_\_\_\_) \_\_\_\_\_ **Email Address:** \_\_\_\_\_

**ENGINEER / REPRESENTATIVE'S NAME:** \_\_\_\_\_

**Contact Person:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**Street/Mailing Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** (\_\_\_\_) \_\_\_\_\_ **Fax:** (\_\_\_\_) \_\_\_\_\_ **Email Address:** randyhelmberger@verizon.net

**ALL APPLICATIONS MUST BE COMPLETE AND REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA.** It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Incomplete submittals will not be accepted.

**SUBMISSIONS.** Submit **One (1) FOLDED** Copies of Plans and Surveys 24"x36" Prints [*1"=100' scale*] + **One (1) 11X17, One (1) PDF File** on CD to the Development Department with the submittal.

**NOTICE OF PUBLIC RECORDS.** The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

**\*\*READ BEFORE SIGNING BELOW:**

By signing this application, staff is granted access to your property to perform work related to your case.

I waive the statutory time limits in accordance  
With Section 212 of the Texas Local Government Code.

SIGNATURE: \_\_\_\_\_  
(Letter of authorization required if signature is other than property owner)

Print or Type Name: \_\_\_\_\_  
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and  
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the  
Capacity therein stated. Given under my hand and seal of office on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

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

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS )(

COUNTY OF COLLIN )(

BEFORE ME, a Notary Public, on this day personally appeared \_\_\_\_\_ the  
undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the  
owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand  
that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."



**\*\*Owner / Agent (circle one)**

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

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

**Applicant**

Initial Below

**Submittal Check List**

**City Use**

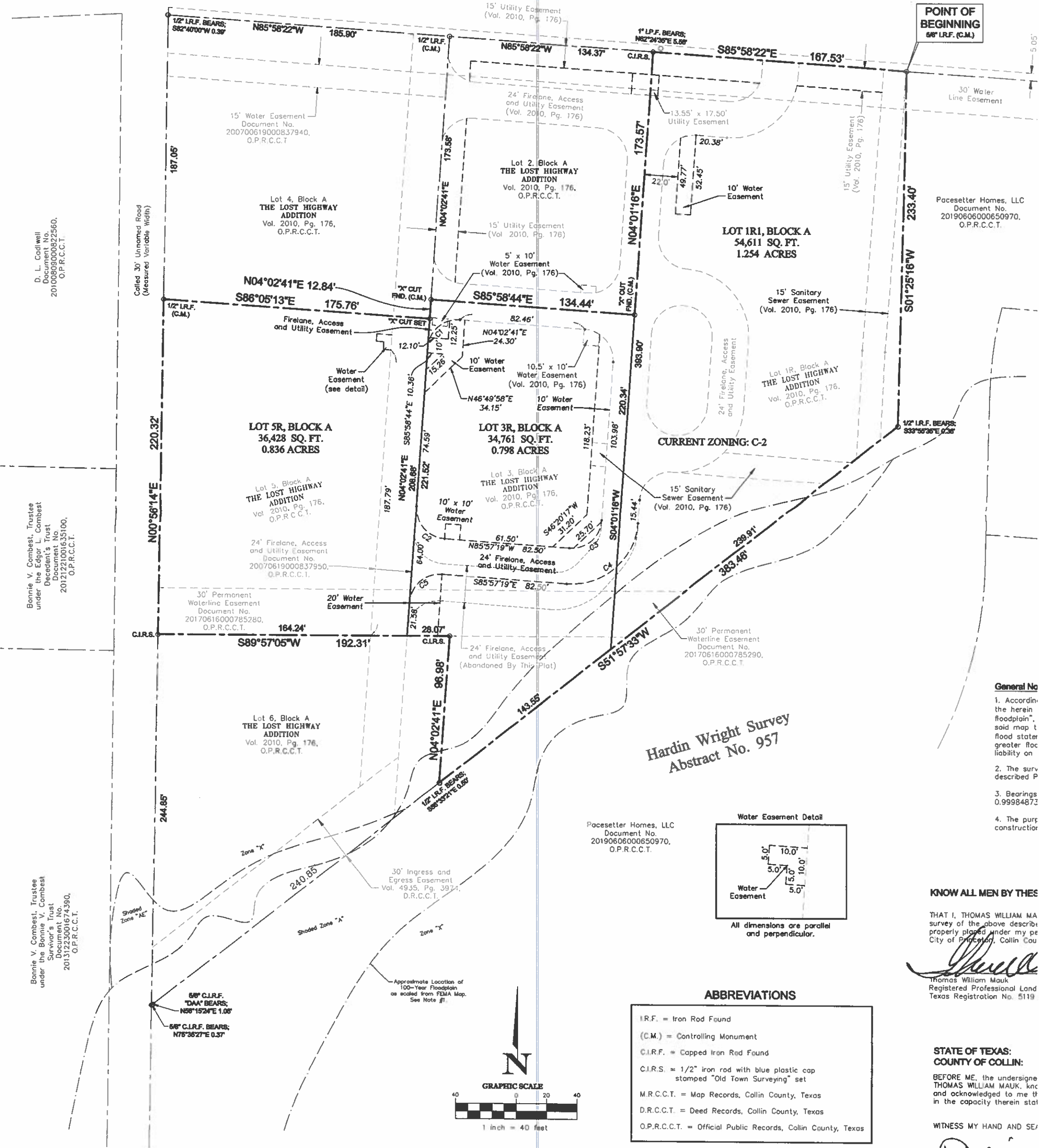
Initial Below

	<b>Application:</b> Signed & Notarized Application with Original Signatures of all property owners and applicant	
	<b>Written Verification</b> such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	<b>Proof of Ownership</b> (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
	<b>Required Exhibits</b>	
	<b>Metes and Bounds Description</b>	
	<b>Boundary/Property Survey</b>	
	<b>Folded</b> sets of drawings/plans One (1) 24"X36" and One (1) 11"X17", One (1) PDF File on CD	

City of Princeton \* 123 W. Princeton Drive, Princeton TX 75407  
Office 214-960-5653 \* Fax 972-734-2548 [development-info@princeton.tx.us](mailto:development-info@princeton.tx.us)

Easement Curve Data					
Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	20.00'	31.41'	89°58'35"	S49°01'58"W	28.28'
C2	20.00'	31.42'	90°00'00"	S40°57'19"E	28.28'
C3	20.00'	31.42'	90°01'26"	N49°01'58"E	28.29'
C4	44.00'	69.13'	90°01'26"	N49°01'58"E	62.24'
C5	20.00'	31.42'	90°00'00"	S49°02'41"W	28.28'

U.S. Highway No. 380  
(called 140' right-of-way)



- General Notes**
1. According to the herein floodplain, said map is flood state greater flood liability on
  2. The survey described P
  3. Bearings 0.99984873
  4. The purpose construction

KNOW ALL MEN BY THESE

THAT I, THOMAS WILLIAM MAU, survey of the above describe properly placed under my pe City of Princeton, Collin Cou

Thomas William Mauk  
Registered Professional Land  
Texas Registration No. 5119

STATE OF TEXAS:  
COUNTY OF COLLIN:

BEFORE ME, the undersigned THOMAS WILLIAM MAUK, kno and acknowledged to me th in the capacity therein stat

WITNESS MY HAND AND SE/

*[Signature]*  
Notary Public in and for th









## City of Princeton P&Z and City Council Staff Report

**PL20211270 – Preliminary Plat – a 4.008 acre tract of land located in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. Oncor, Applicant – Kimley - Horn & Associates, - Representative**

### STAFF REPORT

#### I. SITE DATA

##### SITE DATA

Existing Zoning: PD#16A  
Existing use: Vacant  
Lot Size: 4.008 Acres

Direction	Zoning	Existing Land Use
North	AG	Agricultural
East	N/A	Agricultural
South	PD#16A	Single Family
West	PD#16A	Vacant





## **REQUEST**

Applicant requests Commission and Council approve the preliminary plat request to allow for the subdivision of 1 commercial lot.

## **II. PROCESS**

- *Approval procedure.* After administrative review of the preliminary plat and a determination that all prerequisites to filing have been satisfied, the director shall place the preliminary plat for consideration and action on the agenda of a public meeting by the commission. Minor plats may be approved by the director or referred to the commission in accordance with subsection [35-4\(b\)](#). Major plats can only be approved by the city council, after review by the director and consideration and action by the commission. In the event of disapproval, reasons for disapproval shall be stated. The approval of the preliminary plat by the city council shall be effective for a period of 180 days after the approval date, unless reviewed by the commission and city council in the light of new or significant information, which would necessitate the revision of the preliminary plat, such revision being subject to the same procedures as the original preliminary plat.

If a final plat for the subdivision, or a portion thereof, has not been submitted, or if a change in requirements has not occurred which would affect the preliminary plat, at the end of the 180 days after approval by the city council, the preliminary plat shall be null and void, with no further action by city staff, the commission, or city council, unless the subdivider has, in writing, requested and received an extension of time recommended by the commission and approved by the city council.

### **The Commission has the following options:**

1. Recommend Approval to City Council of Preliminary Plat PL20211270
2. Recommend Denial to City Council of Preliminary Plat PL20211270

<b>III. REVIEW HISTORY</b>			
<b>Body:</b>	<b>Petition:</b>	<b>Action:</b>	<b>Date:</b>
Planning & Zoning Commission	Preliminary Plat	meeting before the Commission	August 16, 2021
City Council	Preliminary Plat	Meeting before the city council	August 23, 2021

## **IV. STAFF RECOMMENDATION**

Recommend Approval of Preliminary Plat 20211270 The proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances and the Comprehensive Plan.



---

Shawn Fort, Director of Development Services



August 10, 2021

Mr. Shawn Fort, CFM  
Director of Development Services  
City of Princeton  
123 W. Princeton Drive  
Princeton, TX 75407

RE: Review of the Third Submittal of the Preliminary Plat for  
Oncor Ivy League Substation Addition  
KHA No. 064551320

Dear Shawn:

We have completed our review of the third submittal of the Preliminary Plat for Oncor Ivy League Substation Addition.

The submittal was received for review via email on Jul7 27, 2021.

Please see the initial submittal review letter for all the project findings.

Our review comments have been addressed and we recommend approval as submitted.

We are available to discuss our findings and this review if deemed necessary.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Joseph E. Helmberger P.E.", with a stylized flourish at the end.

Joseph E. Helmberger, P.E.



**DEVELOPMENT  
APPLICATION**  
City of Princeton, Texas

Office Use Only:

Date Received: \_\_\_\_\_

ZC. #: \_\_\_\_\_

DATE OF PRE-APPLICATION CONFERENCE (required):

**REQUIRED**

Name of Subdivision or Project:

Application Type	Application Fee*	Application Fee*
___ Land Study/Site Plan	\$ _____	<input checked="" type="checkbox"/> Preliminary Plat (Complete Checklist) \$ \$248
___ Subdivision Const. Plan Review	\$ _____	___ Final Plat (Complete Checklist) \$ _____
___ Amended/Minor Plat	\$ _____	___ Replat \$ _____
<b>TOTAL FEE SUBMITTED</b>		<b>\$ _____</b>

Physical Location of Property: Southeast corner of FM 982 & CR 452

[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): \_\_\_\_\_

4.009 total acres of H. Wright Survey, Abst 957

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 4.009

Existing Zoning: PD#16

Requested Zoning: N/A

[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: South Loop Center, LLC (3.082 ac) &  
Bob Tesch Investments, LLC (0.927 ac)

Phone Number: 469-795-6615

Applicant/Contact Person: Robert E. Tesch

Title: Manager

Company Name: Tesch Development & Management, LLC

Street/Mailing Address: 6950 TPC Drive, Suite 110

City: McKinney

State: TX

Zip: 75070

Phone: ( 469 ) 795-6615

Fax: ( ) \_\_\_\_\_

Email Address: bob@teschassociates.com

ENGINEER / REPRESENTATIVE'S NAME: Kimley-Horn

Contact Person: Rob Myers

Title: Professional Engineer

Company Name: Kimley-Horn

Street/Mailing Address: 6160 Warren Parkway, Suite 210

City: Frisco

State: TX

Zip: 75034

Phone: ( 972 ) 731-3800

Fax: ( ) \_\_\_\_\_

Email Address: rob.myers@kimley-horn.com

**ALL APPLICATIONS MUST BE COMPLETE AND REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA.** It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Incomplete submittals will not be accepted.

**SUBMISSIONS.** Submit **One (1) FOLDED** Copies of Plans and Surveys 24"x36" Prints [1"=100' scale] + **One (1) 11X17, One (1) PDF File on CD** to the Development Department with the submittal.

**NOTICE OF PUBLIC RECORDS.** The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

**\*\*READ BEFORE SIGNING BELOW:**

By signing this application, staff is granted access to your property to perform work related to your case.

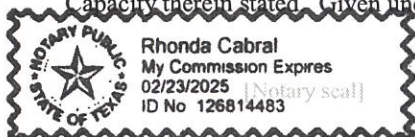
I waive the statutory time limits in accordance  
With Section 212 of the Texas Local Government Code.

SIGNATURE: \_\_\_\_\_

(Letter of authorization required if signature is other than property owner)

Print or Type Name: \_\_\_\_\_

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and  
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the  
Capacity therein stated. Given under my hand and seal of office on this 2 day of June 2021



SUBSCRIBED AND SWORN TO before me, this the 2 day of June 2021, \_\_\_\_\_.

Notary Public in and for the State of Texas: Rhonda Cabral

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS )(

COUNTY OF COLLIN )(

BEFORE ME, a Notary Public, on this day personally appeared \_\_\_\_\_ the  
undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the  
owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand  
that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."



\_\_\_\_\_  
\*\*Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

**Applicant**

Initial Below

**Submittal Check List**

**City Use**

Initial Below

✓	<b>Application:</b> Signed & Notarized Application with Original Signatures of all property owners and applicant	
✓	<b>Written Verification</b> such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
✓	<b>Proof of Ownership</b> (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
✓	<b>Required Exhibits</b>	
✓	<b>Metes and Bounds Description</b>	
✓	<b>Boundary/Property Survey</b>	
✓	<b>Folded</b> sets of drawings/plans One (1) 24"X36" and One (1) 11"X17", One (1) PDF File on CD	

City of Princeton \* 123 W. Princeton Drive, Princeton TX 75407  
Office 972-736-6169 \* Fax 972-734-2548 [development-info@princetontx.us](mailto:development-info@princetontx.us)



FM 982	
CR 452	

Bearings, distance, acreages & coordinates are based on NAD 83, GRS, North Central Zone, Texas State Plane Coordinate System (Grid to surface scale factor = 1.000460)

Original Scale : 1" = 50'

Graphic Scale in Feet

Note: Reduced copies not to scale

**LEGEND**

I.P.F. IRON PIN FOUND  
I.P.S. IRON PIN SET  
R.P.R.,C.Co.,Tx. REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS  
EASEMENT LINE  
OVERHEAD ELECTRIC LINE  
FENCE LINE  
WATER LINE  
PROPERTY LINE  
POWER POLE

VICINITY MAP  
SCALE: 1" = 100'

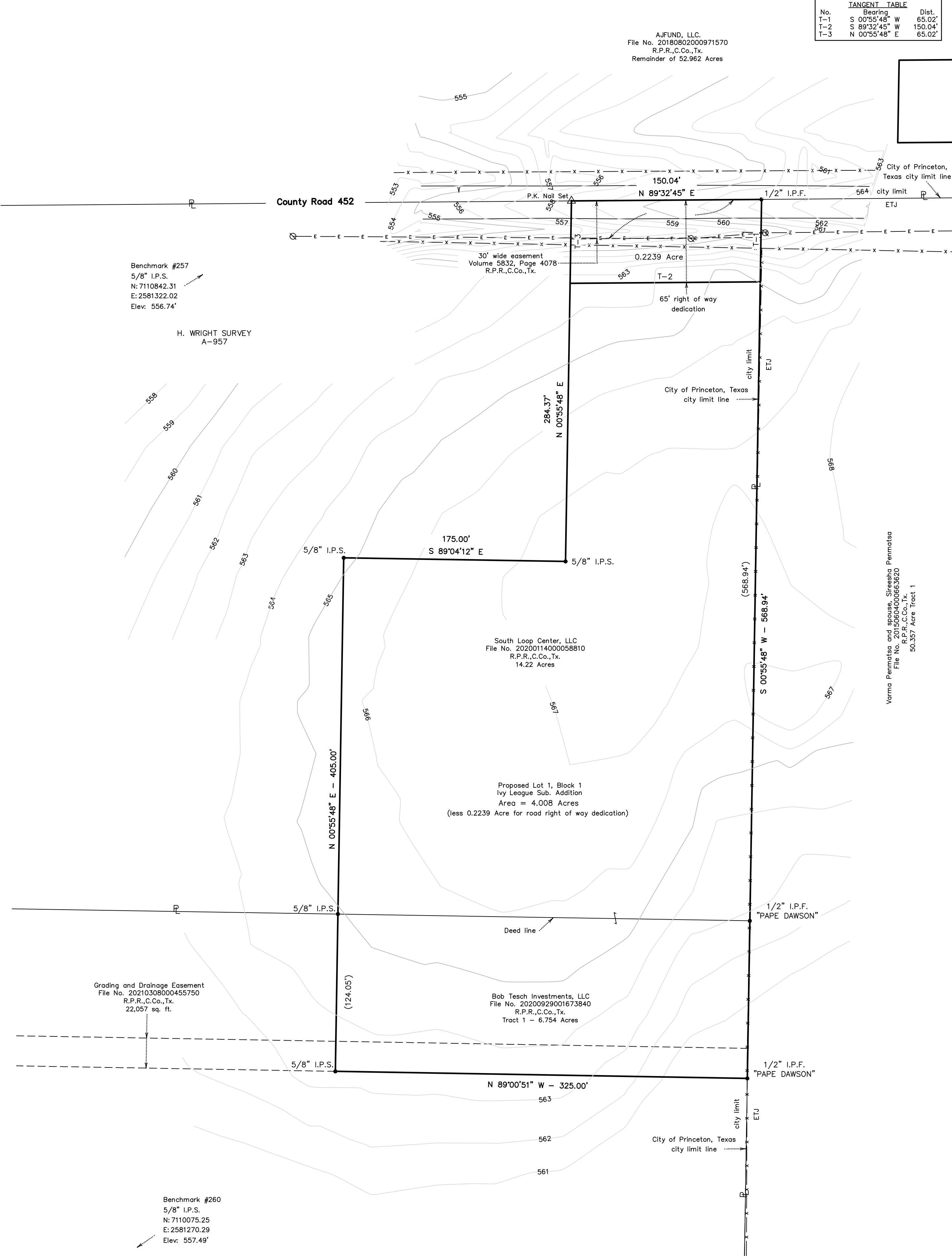
"NOT APPROVED"	
Chairman, Planning and Zoning Commission	Date
"RECOMMENDED FOR APPROVAL"	
Chairman, Planning and Zoning Commission	Date
"Approved for Preparation of Final Plat"	

Mayor, City of Princeton, Texas	Date
---------------------------------	------

Name:	Address:	Phone:
Surveyor: Sempco Surveying, Inc.	3208 S. Main St. Fort Worth, TX 76110	817-926-7876
Engineer:Kimley-Horn	6160 Warren Parkway, Suite 210, Frisco, TX 75034	972-731-3800
Subdivider: Oncor Electric Delivery, LLC	777 Main St., Suite 707-1334 Fort Worth, Texas 76102	817-215-6607

**General Notes:**

- This property is within Zone "X", area determined to be outside of 0.2% annual flood zone per FEMA Flood Insurance Rate Map 48085C0315J, revised on June 02, 2009.
- The purpose of this plat is to create 1 Lot and 1 Block.
- All of described tract is located in Zone PDF16A of Princeton, Texas.
- The proposed use of this lot is for a substation.
- Post-development drainage flows are higher than pre-development flows. Detention is required to lower post-development to pre-development levels.



No.	Bearing	Dist.
T-1	S 00°55'48" W	65.02'
T-2	S 89°32'45" W	150.04'
T-3	N 00°55'48" E	65.02'

STATE OF TEXAS §  
COUNTY OF COLLIN §

FIELD NOTES  
ONCOR ELECTRIC DELIVERY, LLC  
4.008 ACRE TRACT

Being all of that certain lot, tract, or parcel of land being located in the H. WRIGHT SURVEY, ABSTRACT 957, Collin County, Texas, being a portion of that certain 14.22 acre tract conveyed to South Loop Center, LLC by deed recorded as Clerk's File No. 20200114000058810, Real Property Records, Collin County, Texas (R.P.R.,C.Co.,Tx.), being a portion of that certain 6.754 acre Tract 1 conveyed to Bob Tesch Investments, LLC by deed recorded as Clerk's File No. 20200929001673840, R.P.R.,C.Co.,Tx., and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron pin found (N 7,110,901.75 E 2,581,763.03) within County Road 452 and being located in the South line of the remainder of that certain 52.962 acre tract conveyed to AUFUND, LLC by deed recorded as Clerk's File No. 20180802000971570, R.P.R.,C.Co.,Tx. for common Northeast corner of said 14.22 acre tract and Northwest corner of that certain 50.357 acre Tract 1 conveyed to Varna Pennatas and spouse, Sireesha Pennatas by deed recorded in Clerk's File No. 20150604000663620, R.P.R.,C.Co.,Tx.;

THENCE with the common East line of said 14.22 acre tract and West line of said 50.357 acre Tract 1, South 00 degrees 55 minutes 48 seconds West, passing a 1/2 inch iron pin found with plastic cap stamped "PAPE DAWSON" at a distance of 568.94 feet for common Southeast corner of said 14.22 acre tract and Northeast corner of said 6.754 acre Tract 1, and continuing with the common East line of said 6.754 acre Tract 1 and West line of said 50.357 acre Tract 1, a total distance of 693.30 feet to a 1/2 inch iron pin found with plastic cap stamped "PATE DAWSON";

THENCE departing said common line, North 89 degrees 00 minutes 51 seconds West a distance of 325.00 feet to a 5/8 inch iron pin set with plastic cap stamped "SEMPCO";

THENCE North 00 degrees 55 minutes 48 seconds East, passing a 5/8 inch iron pin set with plastic cap stamped "SEMPCO" at a distance of 124.05 feet being located in the common South line of said 14.22 acre tract and North line of said 6.754 acre Tract 1, and continuing a total distance of 405.00 feet to a 5/8 inch iron pin set with plastic cap stamped "SEMPCO";

THENCE South 89 degrees 04 minutes 12 seconds East a distance of 175.00 feet to a 5/8 inch iron pin set with plastic cap stamped "SEMPCO";

THENCE North 00 degrees 55 minutes 48 seconds East a distance of 284.37 feet to a pk nail set in asphalt within said County Road 452 and being located in the common North line of said 14.22 acres and said South line of the remainder of 52.962 acre tract;

THENCE within said County Road 452 and said common line, North 89 degrees 32 minutes 45 seconds East a distance of 150.04 feet to the point of BEGINNING, containing 4.008 acres of land.

#### OWNER'S ACKNOWLEDGEMENT AND DEDICATION

THAT **ONCOR ELECTRIC DELIVERY, LLC**, being the sole owners of the herein above described lot, tract or parcel of land, do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as **LOT 1, BLOCK 1, IVY LEAGUE SUB. ADDITION**, an addition to the City of Princeton, Collin County, Texas, AND DO HEREBY CERTIFY THAT Oncor Electric Delivery are the current owners, AND HAVE NO OBJECTION TO THIS FINAL PLAT.

Before me, the undersigned Notary Public, on this day personally appeared \_\_\_\_\_ representing Oncor Electric Delivery, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

WITNESS MY HAND AND SEAL OF OFFICE on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas  
Notary name (printed)  
My commission expires: \_\_\_\_\_



PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY  
Lot 1, Block 1  
**IVY LEAGUE SUB. ADDITION,**  
AN ADDITION TO THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS, AS  
RECORDED IN

Sheet 1 of 4

Collin County Document No. \_\_\_\_\_; Date \_\_\_\_ / \_\_\_\_ / 20\_\_

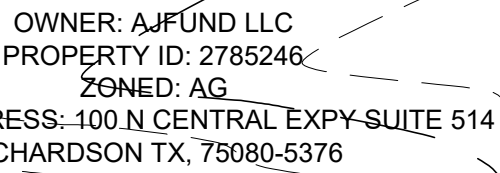


**SURVEYOR'S CERTIFICATION:**  
This is to certify that I, Jason T. Ruddick, Registered Professional Land Surveyor of the State of Texas, have platted the described property from an actual survey on the ground by Sempco Surveying, Inc.

Jason T. Ruddick, R.P.L.S.  
Texas Registration No. 6127  
07-27-2021

Project No. 11694-plat R3  
Firm Registration Number: 10094500  
**Sempco Surveying Inc.**  
3208 S. MAIN ST. FORT WORTH, TX 76110-4278  
TEL: (817) 926-7876 FAX: (817) 926-7878  
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS  
Copyright 2021



2 OF 4

## COUNTY ROAD 452

PRINCETON, TX 75407  
BEING 4.01 ACRES

OUT OF  
 IGH SURVEY, ABSTRA

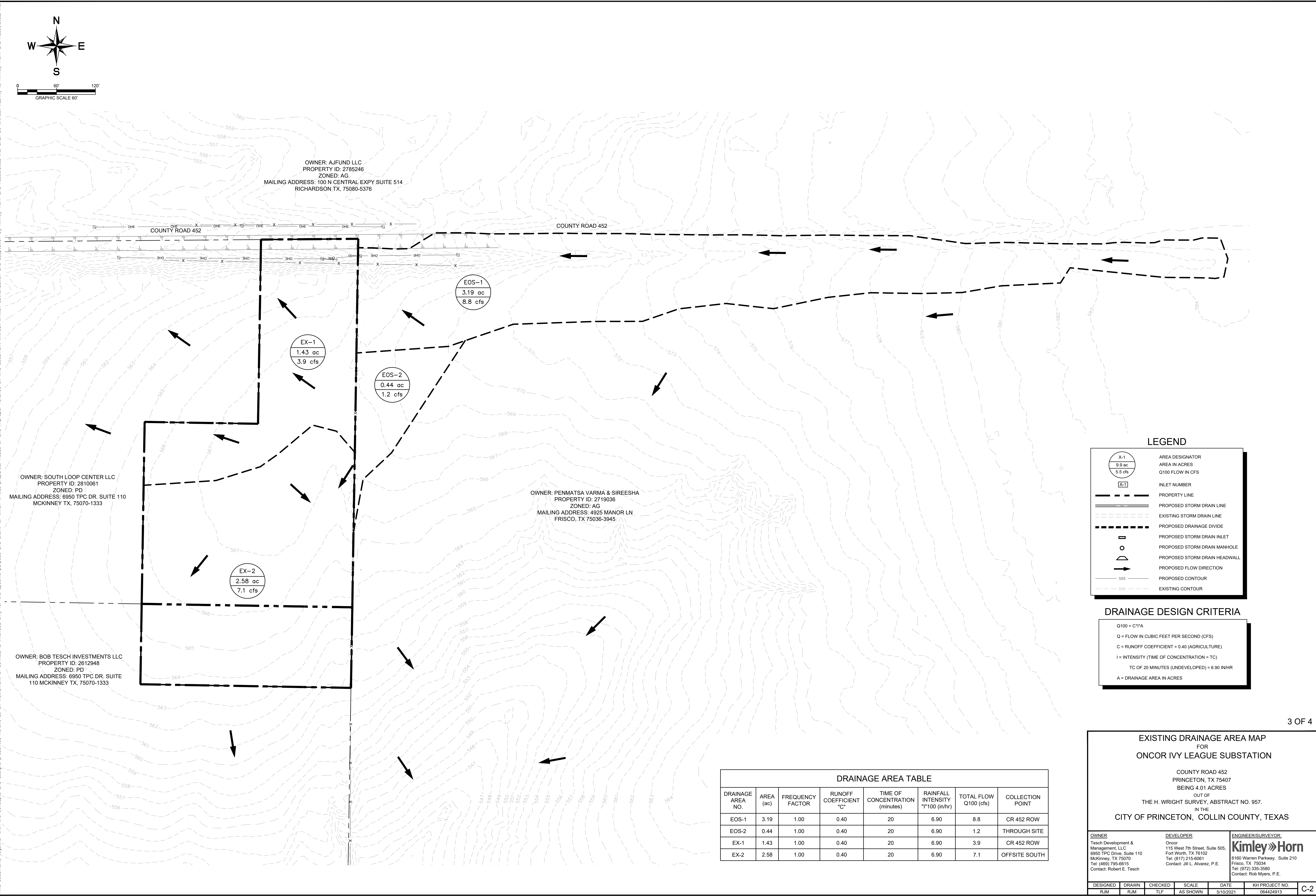
IN THE  
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

<b><u>OWNER</u></b>	<b><u>DEVELOPER:</u></b>	<b><u>ENGINEER/SURVEYOR:</u></b>
<p>Tesch Development &amp; Management, LLC          6950 TPC Drive, Suite 110          McKinney, TX 75070          Tel: (469) 795-6615          Contact: Robert E. Tesch</p>	<p>Oncor          115 West 7th Street, Suite 505,          Fort Worth, TX 76102          Tel: (817) 215-6061          Contact: Jill L. Alvarez, P.E.</p>	<p><b>Kimley»Horn</b>          6160 Warren Parkway, Suite 210          Frisco, TX 75034          Tel: (972) 335-3580          Contact: Rob Myers, P.E.</p>

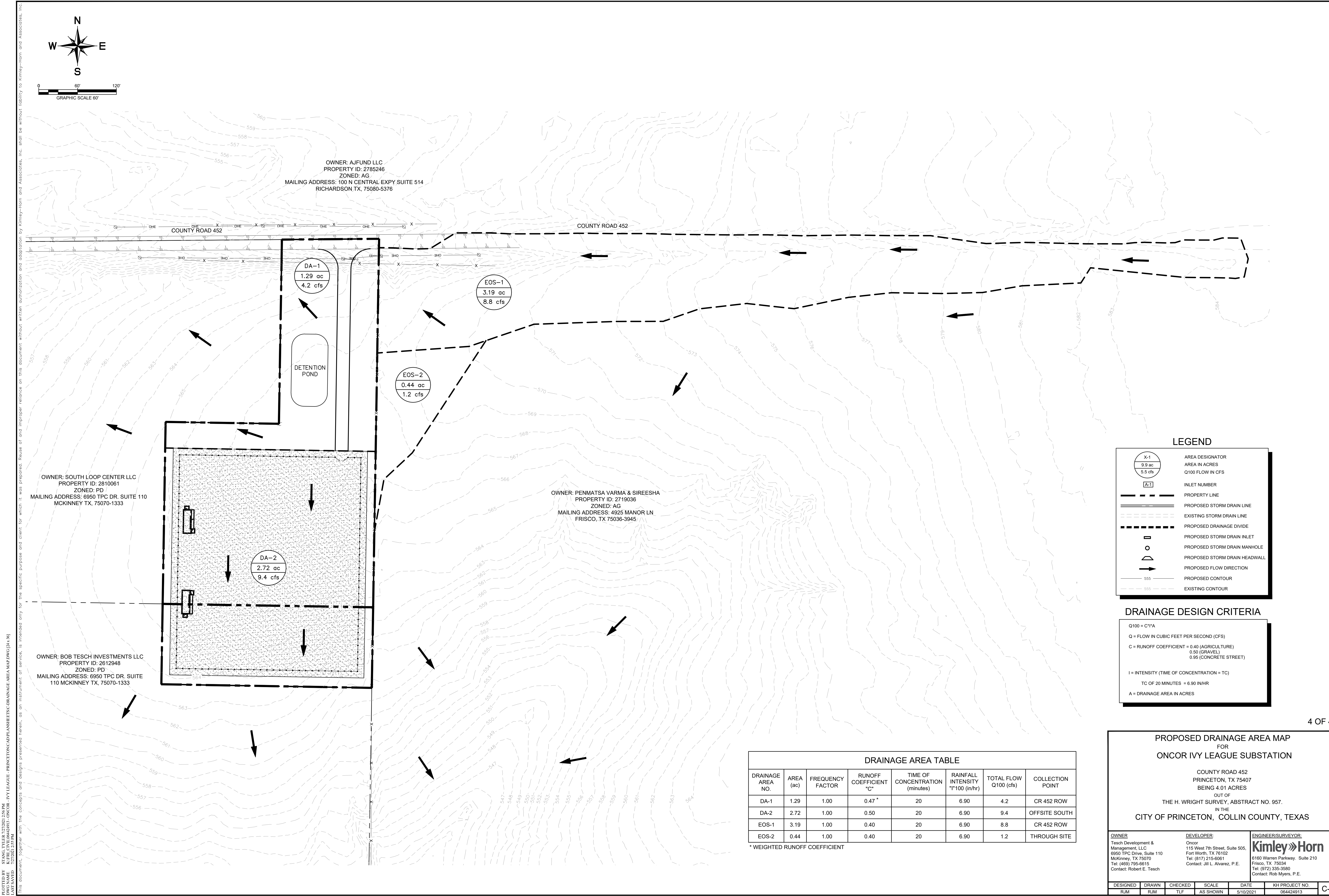
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	RJM	TLF	AS SHOWN	5/10/2021	064424913



PLATTED BY: JUNE 2021 2:22 PM  
DRAWN BY: KJH  
LAST SAVED: 6/20/2021 9:25 AM  
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.







LEGEND

X-1

9.9 ac

5.5 cfs

A-1

PROPOSED STORM DRAIN LINE

EXISTING STORM DRAIN LINE

PROPOSED DRAINAGE DIVIDE

PROPOSED STORM DRAIN INLET

PROPOSED STORM DRAIN MANHOLE

PROPOSED STORM DRAIN HEADWALL

PROPOSED FLOW DIRECTION

PROPOSED CONTOUR

EXISTING CONTOUR

AREA DESIGNATOR

AREA IN ACRES

Q100 FLOW IN CFS

INLET NUMBER

PROPERTY LINE

PROPOSED STORM DRAIN LINE

EXISTING STORM DRAIN LINE

PROPOSED DRAINAGE DIVIDE

PROPOSED STORM DRAIN INLET

PROPOSED STORM DRAIN MANHOLE

PROPOSED STORM DRAIN HEADWALL

PROPOSED FLOW DIRECTION

PROPOSED CONTOUR

EXISTING CONTOUR

DRAINAGE DESIGN CRITERIA

Q100 = C\*I\*A  
Q = FLOW IN CUBIC FEET PER SECOND (CFS)  
C = RUNOFF COEFFICIENT = 0.40 (AGRICULTURE)  
0.50 (GRAVEL)  
0.95 (CONCRETE STREET)  
I = INTENSITY (TIME OF CONCENTRATION = TC)  
TC OF 20 MINUTES = 6.90 IN/HR  
A = DRAINAGE AREA IN ACRES

DRAINAGE AREA TABLE							
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"(100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
DA-1	1.29	1.00	0.47 *	20	6.90	4.2	CR 452 ROW
DA-2	2.72	1.00	0.50	20	6.90	9.4	OFFSITE SOUTH
EOS-1	3.19	1.00	0.40	20	6.90	8.8	CR 452 ROW
EOS-2	0.44	1.00	0.40	20	6.90	1.2	THROUGH SITE

\* WEIGHTED RUNOFF COEFFICIENT

PROPOSED DRAINAGE AREA MAP  
FOR  
ONCOR IVY LEAGUE SUBSTATION

COUNTY ROAD 452  
PRINCETON, TX 75407  
BEING 4.01 ACRES  
OUT OF  
THE H. WRIGHT SURVEY, ABSTRACT NO. 957.  
IN THE  
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

OWNER  
Tesch Development &  
Management, LLC  
6950 TPC Drive, Suite 110  
McKinney, TX 75070  
Tel: (469) 795-6615  
Contact: Robert E. Tesch

DEVELOPER  
Oncor  
115 West 7th Street, Suite 505,  
Fort Worth, TX 76102  
Tel: (817) 215-6061  
Contact: Jill L. Alvarez, P.E.

ENGINEER/SURVEYOR  
**Kimley»Horn**  
6160 Warren Parkway, Suite 210  
Frisco, TX 75034  
Tel: (972) 335-3580  
Contact: Rob Myers, P.E.

DESIGNED  
RJM

DRAWN  
RJM

CHECKED  
TLF

SCALE  
AS SHOWN

DATE  
5/10/2021

PROJECT NO.  
064424913

C-3

PLotted by: JKANS, JYR, JBR, 2/27/2021, 2:54 PM  
DRAWN BY: KJRI, CVL, 06/04/2021, 09:03 AM  
LAST SAVED: 7/27/2021 2:55 PM  
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.







## City of Princeton P&Z and City Council Staff Report

**PL20211246 – Preliminary Plat – a 125.549 acre tract of land located in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. Starlight Homes Texas, LLC, Applicant – Kimley - Horn & Associates, - Representative**

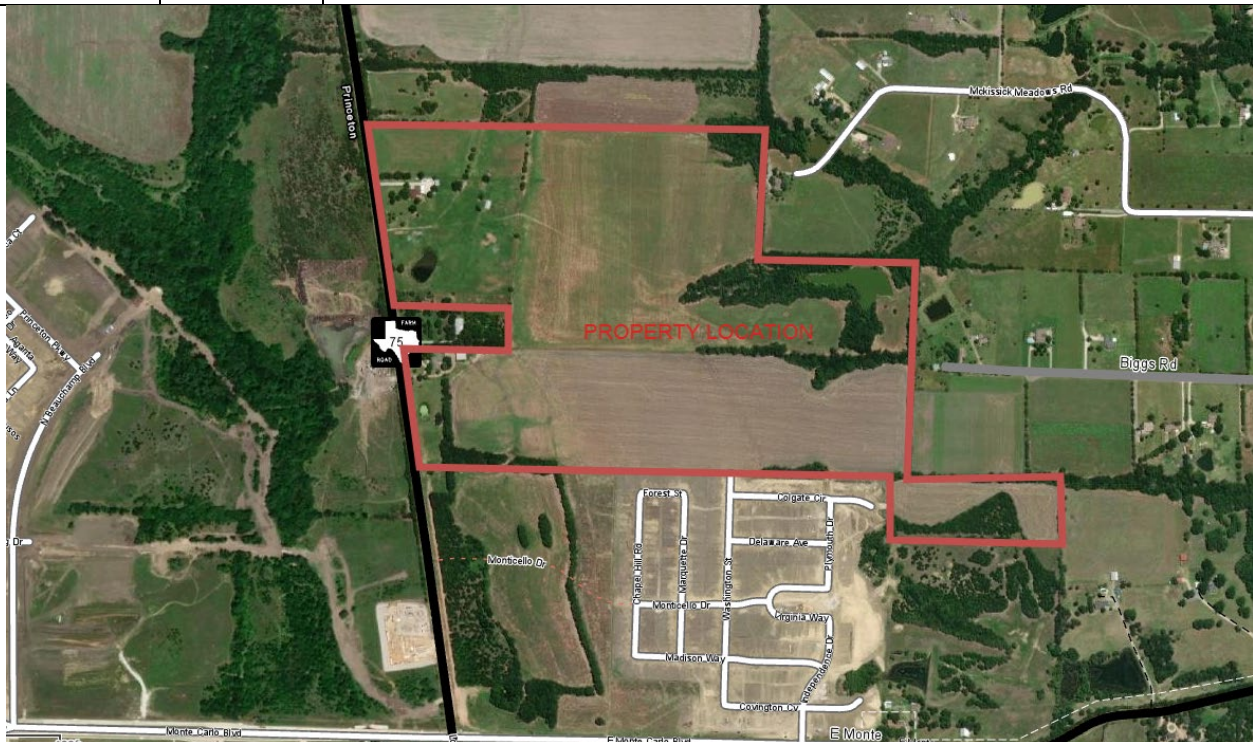
### STAFF REPORT

#### I. SITE DATA

##### SITE DATA

Existing Zoning: AG  
Existing use: Vacant  
Lot Size: 125.549 Acres

Direction	Zoning	Existing Land Use
North	AG	Agricultural
East	N/A	Agricultural
South	PD#18	Single Family
West	PD#18	Townhomes



## **REQUEST**

Applicant requests Commission and Council approve the preliminary plat request to allow for the subdivision of 595 residential lots & 31 open spaces/HOA lots.

## **II. PROCESS**

- *Approval procedure.* After administrative review of the preliminary plat and a determination that all prerequisites to filing have been satisfied, the director shall place the preliminary plat for consideration and action on the agenda of a public meeting by the commission. Minor plats may be approved by the director or referred to the commission in accordance with subsection [35-4\(b\)](#). Major plats can only be approved by the city council, after review by the director and consideration and action by the commission. In the event of disapproval, reasons for disapproval shall be stated. The approval of the preliminary plat by the city council shall be effective for a period of 180 days after the approval date, unless reviewed by the commission and city council in the light of new or significant information, which would necessitate the revision of the preliminary plat, such revision being subject to the same procedures as the original preliminary plat.

If a final plat for the subdivision, or a portion thereof, has not been submitted, or if a change in requirements has not occurred which would affect the preliminary plat, at the end of the 180 days after approval by the city council, the preliminary plat shall be null and void, with no further action by city staff, the commission, or city council, unless the subdivider has, in writing, requested and received an extension of time recommended by the commission and approved by the city council.

### **The Commission has the following options:**

1. Recommend Approval to City Council of Preliminary Plat PL20211246
2. Recommend Denial to City Council of Preliminary Plat PL20211246

<b>III. REVIEW HISTORY</b>			
<b>Body:</b>	<b>Petition:</b>	<b>Action:</b>	<b>Date:</b>
Planning & Zoning Commission	Preliminary Plat	meeting before the Commission	August 16, 2021
City Council	Preliminary Plat	Meeting before the city council	August 23, 2021

## **IV. STAFF RECOMMENDATION**

Recommend Approval of Preliminary Plat 20211246 The proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances and the Comprehensive Plan.



---

Shawn Fort, Director of Development Services



July 16, 2021

Mr. Shawn Fort, CFM  
Director of Development Services  
City of Princeton  
123 W. Princeton Drive  
Princeton, TX 75407

RE: Review of the Third Submittal of the Preliminary Plat for  
Monticello Park Phases 3 & 4  
KHA No. 064551316 (Phase 3) & 064551317 (Phase 4)

Dear Shawn:

We have completed our review of the third submittal of the Preliminary Plat for the above referenced project.

The Preliminary Plat was received via email for review on July 16, 2021.

Please see the initial submittal review letter for the project findings.

Our review comments have been adequately addressed and we recommend approval of the preliminary plat as submitted.

A detailed review of the roadway, water, wastewater, and drainage facilities shown will be completed at time of construction drawing submittal. This review only covers those items listed in Section 35-17 – Preliminary Plat Requirements.

I am available to discuss our findings and this review if deemed necessary.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Joseph E. Helmberger P.E.", with a stylized flourish at the end.

Joseph E. Helmberger, P.E.



**DEVELOPMENT  
APPLICATION**  
City of Princeton, Texas

Office Use Only:

Date Received: \_\_\_\_\_

ZC. #: \_\_\_\_\_

DATE OF PRE-APPLICATION CONFERENCE (required):

**2/11/2021**

Name of Subdivision or Project: Monticello Phases 3 & 4

Application Type	Application Fee*	Application Fee*
___ Land Study/Site Plan	\$ _____	___ X Preliminary Plat (Complete Checklist) \$ 1,706.59
___ Subdivision Const. Plan Review	\$ _____	___ Final Plat (Complete Checklist) \$ _____
___ Amended/Minor Plat	\$ _____	___ Replat \$ _____
TOTAL FEE SUBMITTED		<b><u>\$1,706.59</u></b>

Physical Location of Property: 2012 FM 75 and additional tracts to the north & east

*[Address and General Location -- approximate distance to nearest existing street corner]*

Brief Legal Description of Property (must also attach accurate metes and bounds description):

David Cherry Survey, Abstract 166 Sheet 3, Tracts 113, 115, 116 & 118 / Sheet 6, Tracts 112 & 246

*[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]*

Acres: 125.549 Existing Zoning: AG / Requested Zoning: PD

*F&R Single-Family [Attach a detailed description of requested zoning & development standards, if a PD]*

OWNER'S NAME: See attached Letters of Authorization

Phone Number: \_\_\_\_\_

Applicant/Contact Person: Danny Satsky

Title: Vice President

Company Name: Starlight Homes Texas, LLC

Street/Mailing Address: 1800 Valley View Lane, Suite 100 City: Farmers Branch State: TX Zip: 75234

Phone: ( 972 ) 428-5413 Fax: ( ) N/A Email Address: daniel.satsky@ashtonwoods.com

ENGINEER / REPRESENTATIVE'S NAME: \_\_\_\_\_

Contact Person: Anthony Loeffel, P.E.

Title: Project Manager

Company Name: Kimley-Horn

Street/Mailing Address: 400 North Oklahoma Drive Suite 105 City: Celina State: TX Zip: 75009

Phone: ( 469 ) 501-2200 Fax: ( ) N/A Email Address: Anthony.Loeffel@kimley-horn.com

**ALL APPLICATIONS MUST BE COMPLETE AND REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA.** It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Incomplete submittals will not be accepted.

**SUBMISSIONS.** Submit **One (1) FOLDED** Copies of Plans and Surveys 24"x36" Prints [*1"=100' scale*] + **One (1) 11X17, One (1) PDF File** on CD to the Development Department with the submittal.

**NOTICE OF PUBLIC RECORDS.** The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.



**\*\*READ BEFORE SIGNING BELOW:**

By signing this application, staff is granted access to your property to perform work related to your case.

I waive the statutory time limits in accordance  
With Section 212 of the Texas Local Government Code.

SIGNATURE: \_\_\_\_\_

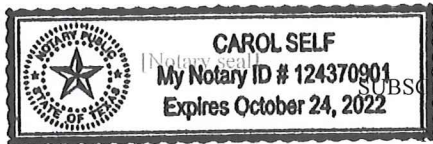
(Letter of authorization required if signature is other than property owner)

Print or Type Name: \_\_\_\_\_

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and

Acknowledged to me that they executed the same for the purposes and consideration expressed and in the

Capacity therein stated. Given under my hand and seal of office on this 28<sup>th</sup> day of MAY, 2021



SUBSCRIBED AND SWORN TO before me, this 28<sup>th</sup> day of MAY, 2021.

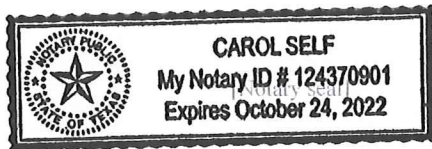
Notary Public in and for the State of Texas: Carol Self

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS )(

COUNTY OF COLLIN )(

BEFORE ME, a Notary Public, on this day personally appeared ANTHONY LOEFFEL the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."



SUBSCRIBED AND SWORN TO before me, this 28<sup>th</sup> day of MAY, 2021.

Notary Public in and for the State of Texas: Carol Self

\*\*Owner / Agent (circle one)

**Applicant**

Initial Below

**Submittal Check List**

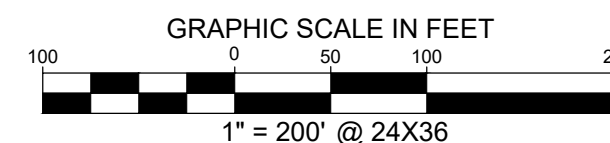
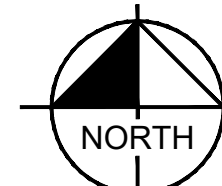
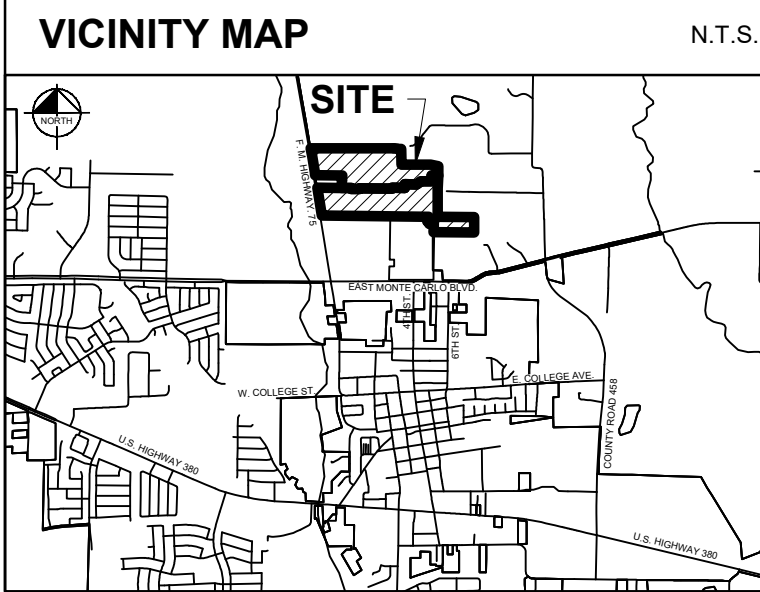
**City Use**

Initial Below

<u>al</u>	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
<u>al</u>	Written Verification such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
<u>al</u>	Proof of Ownership (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
<u>al</u>	Required Exhibits	
	Metes and Bounds Description	
	Boundary/Property Survey	
	Folded sets of drawings/plans One (1) 24"X36" and One (1) 11"X17", One (1) PDF File on CD	



Sriram Rao Vanam and Sreepad  
Kanchanavally  
DOC# 20170922001272570  
O.P.R.C.C.T.



LEGEND	
O.P.R.C.C.T.	OFFICIAL RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS
IRSC	5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET
IRFC	IRON ROD WITH PLASTIC CAP FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
◆	INDICATES STREET NAME CHANGE

LINE TYPE LEGEND	
—	BOUNDARY LINE
- - -	EASEMENT LINE
---	LOT LINE
---	ADJOINER LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE

**NOTICE:**  
PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY PLAT**  
FOR  
**MONTICELLO PARK**  
**PHASE 3&4**  
595 RESIDENTIAL LOTS / 31 OPEN SPACES  
BEING 125.549 ACRES  
OUT OF THE  
DAVID CHERRY SURVEY, ABSTRACT NO. 166  
IN THE  
**CITY OF PRINCETON, COLLIN COUNTY, TEXAS**

FIRM # 10194503	
OWNER: McMahon-Cantil, LLC 10455 CR 497 Princeton, TX 75407 Lisa Barringer & John J. Raymond Princeton, TX 75407	DEVELOPER: Starlight Homes Texas, LLC 1800 Valley View Lane Suite 100 Farmers Branch, TX 75234 Tel: (972) 428-5413 Contact: Daniel Salsky
ENGINEER/SURVEYOR: <b>Kimley-Horn</b> 400 N. Oklahoma Suite 105 Cedar, TX 75009 Tel: (469) 501-2200 Contact: Anthony Loeffel, P.E.	

**WATER UTILITY PROVIDER:**  
City of Princeton  
255 E. Monte Carlo Blvd.  
Princeton, Texas 75407  
Phone: 972-734-2416  
Contact: Tommy Mapp

**ELECTRIC PROVIDER:**  
Texas-New Mexico Power  
11626 County Road 496  
Princeton, TX 75407  
Phone: 214-222-4195  
Contact: Donnie Brown

**SEWER UTILITY PROVIDER:**  
City of Princeton  
255 E. Monte Carlo Blvd.  
Princeton, Texas 75407  
Phone: 972-734-2416  
Contact: Tommy Mapp

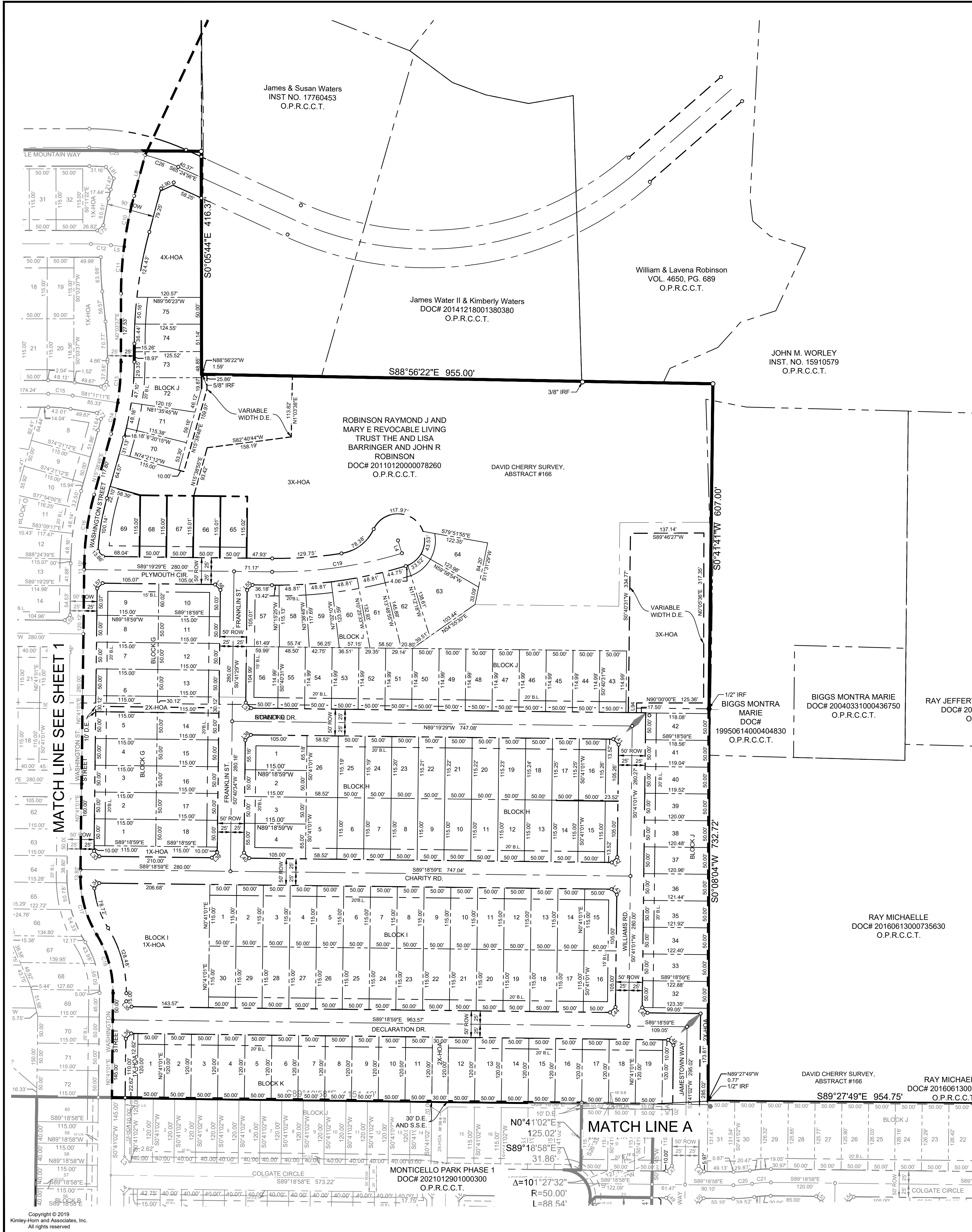
MONTICELLO PARK PHASE 2  
DOC# 20210129010000290  
O.P.R.C.C.T.

NORTHGATE APARTMENTS AT  
MONTICELLO, LLC  
DOC# 20191025001346450  
CALLED 5.773 ACRES  
O.P.R.C.C.T.

DAVID CHERRY SURVEY,  
ABSTRACT #166

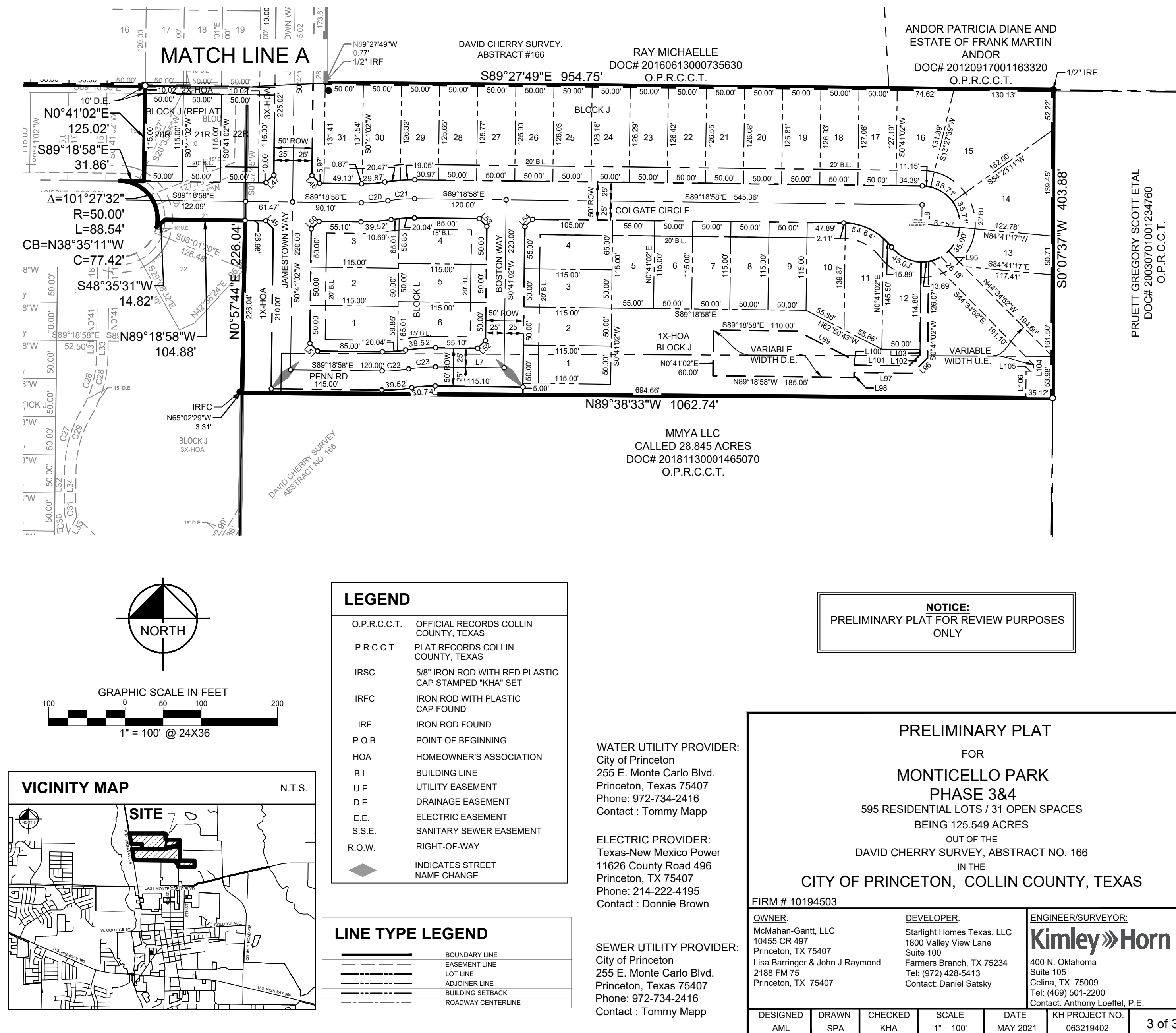
P.O.B.





LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
L1	BEARING	LENGTH	L2	BEARING	LENGTH	L3	BEARING	LENGTH	L4	BEARING	LENGTH
L1	N21°21'21"W	42.48'	L28	S45°40'04"W	14.14'	L55	S45°40'46"W	14.14'	L82	S44°56'32"E	14.14'
L2	S80°20'53"W	53.06'	L29	N44°18'36"W	14.14'	L56	S44°19'14"E	14.14'	L83	S44°37'56"E	14.22'
L3	N89°18'59"W	25.00'	L30	N45°41'0"E	14.14'	L57	S45°40'31"W	14.04'	L84	S44°19'14"E	14.14'
L4	N16°55'25"W	25.00'	L31	S44°18'59"E	14.14'	L58	S44°18'59"E	14.14'	L85	N35°20'53"E	14.14'
L5	N82°45'43"W	24.39'	L32	N45°41'0"E	14.14'	L59	N45°41'0"E	14.14'	L86	N45°03'37"E	14.14'
L6	N15°10'26"E	79.26'	L33	N44°18'59"W	14.14'	L60	N44°18'59"W	14.14'	L87	S44°56'32"E	14.14'
L7	S89°18'59"E	90.10'	L34	N43°07'14"E	13.47'	L61	N45°41'0"E	14.14'	L88	S45°03'37"W	21.21'
L8	S00°41'02"W	25.00'	L35	N44°18'59"W	14.14'	L62	S44°18'59"E	14.14'	L89	N44°52'45"W	21.21'
L9	S00°03'37"W	29.75'	L36	N45°41'0"E	14.14'	L63	S45°41'0"W	14.14'	L90	N64°52'45"E	25.87'
L10	S51°40'09"W	17.48'	L37	N44°19'14"W	14.14'	L64	N45°41'0"E	14.14'	L91	S34°00'07"E	26.07'
L11	S15°21'44"W	16.03'	L38	S45°41'0"W	14.14'	L65	N44°19'14"W	14.14'	L92	S80°24'33"W	49.69'
L12	S87°23'27"E	17.00'	L39	N45°41'0"E	14.14'	L66	S49°45'21"E	15.28'	L93	N43°10'50"W	13.86'
L13	S68°04'25"E	16.03'	L40	S44°18'59"E	14.14'	L67	S44°56'32"E	14.14'	L94	N00°40'31"E	18.11'
L14	S44°18'59"E	14.14'	L41	N44°19'29"W	14.14'	L68	S45°03'37"W	14.14'	L95	S44°34'52"E	28.39'
L15	N45°41'0"E	14.14'	L42	S45°41'0"W	14.14'	L69	S44°37'41"E	14.07'	L96	S45°10'12"W	28.28'
L16	S44°18'59"E	14.14'	L43	S44°18'59"E	14.14'	L70	N45°22'19"E	14.22'	L97	N89°18'58"W	76.03'
L17	N40°38'38"E	12.85'	L44	N45°41'0"E	14.14'	L71	S44°54'57"E	14.14'	L98	S00°41'02"W	6.31'
L18	S44°18'59"E	14.14'	L45	S44°18'59"E	14.14'	L72	N45°04'59"E	14.15'	L99	S62°50'43"E	83.84'
L19	N45°41'0"E	14.14'	L46	S44°18'58"E	14.14'	L73	S34°22'36"E	13.69'	L100	S00°41'02"W	6.31'
L20	N45°41'0"E	14.14'	L47	N45°41'0"E	14.14'	L74	N52°00'15"E	33.69'	L101	N89°18'58"E	71.89'
L21	N44°18'59"W	14.14'	L48	N44°18'58"W	14.14'	L75	N48°46'00"E	15.03'	L102	N45°10'12"E	20.00'
L22	S45°41'01"W	14.14'	L49	N44°18'58"W	14.14'	L76	N55°03'37"E	14.14'	L103	N00°41'02"E	7.13'
L23	S44°18'59"E	14.14'	L50	N45°41'02"E	14.14'	L77	S45°03'37"W	14.14'	L104	S00°21'17"W	8.55'
L24	N45°41'0"E	14.14'	L51	N44°18'58"E	14.14'	L78	S44°56'32"E	14.14'	L105	N89°38'33"W	10.00'
L25	S45°41'01"W	14.14'	L52	N45°41'02"E	14.14'	L79	S45°03'37"W	14.14'	L106	S00°21'27"W	35.00'
L26	S44°18'59"E	14.14'	L53	S44°18'58"E	14.14'	L80	S44°56'32"E	14.14'	L107	N45°40'31"E	37.79'
L27	N44°18'59"W	14.14'	L54	N45°41'02"E	14.14'	L81	N45°03'37"E	14.14'	L108	S45°40'31"W	33.97'

CURVE TABLE					
C#	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°02'23"	79.71	30.66'	S79°39'50"W	30.47'
C2	74°37'50"	79.72	103.84'	S31°19'44"W	96.65'
C3	83°19'49"	79.72	115.94'	S47°39'08"E	105.95'
C4	11°57'36"	300.00	62.62'	N15°22'33"W	62.51'
C5	80°17'16"	200.00	280.26'	S49°47'45"E	257.38'
C6	9°42'44"	250.00	42.38'	S86°12'15"W	42.33'
C7	15°16'59"	300.00	80.02'	S05°57'29"E	79.79'
C8	19°44'08"	300.00	103.33'	S10°33'03"W	102.82'
C9	20°21'36"	300.00	106.60'	S10°14'25"W	106.04'
C10	7°56'59"	700.00	96.95'	N11°12'22"E	96.88'
C11	7°10'40"	700.00	87.69'	N03°38'57"E	87.64'
C12	7°10'40"	300.00	57.69'	N86°21'03"W	57.56'
C13	8°45'12"	500.00	76.39'	N40°26'13"E	76.31'
C14	8°45'59"	500.00	59.63'	N12°13'49"E	59.59'
C15	8°45'12"	300.00	45.83'	S85°33'47"E	45.79'
C16	14°57'47"	500.00	130.58'	N88°09'55"E	130.21'
C17	32°43'34"	200.00	114.21'	N15°40'32"W	112.66'
C18	32°43'06"	200.00	114.21'	N15°40'32"W	112.66'
C19	17°35'56"	800.00	245.73'	N81°52'33"E	244.78'
C20	10°03'51"	199.98	35.13'	N85°39'07"E	35.06'
C21	10°03'52"	199.99	35.13'	N85°39'07"E	35.08'
C22	10°03'50"	200.00	35.13'	N85°39'07"E	35.08'
C23	10°03'50"	200.00	35.13'	N85°39'07"E	35.08'
C24	10°05'13"	600.00	105.63'	S85°01'15"W	105.49'
C25	15°06'49"	400.00	105.51'	S82°22'59"E	105.21'
C26	9°24'38"	400.00	65.70'	S70°07'15"E	65.62'
C27	90°13'20"	10.00	15.75'	S35°43'00"W	14.17'
C28	180°00'00"	10.00	31.42'	N09°10'20"W	20.00'





OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS McMahan and Ganitt Farms, LLC., and Raymond J and Mary E Robinson Revocable Living Trust and Lisa Barringer and John R Robinson are the owners of the following described tract of land:

BEING a tract of land situated in the David Cherry Survey, Abstract No.166, City of Princeton, Collin County, Texas and being all of that tract of land conveyed to Raymond J and Mary E Robinson Revocable Living Trust and Lisa Barringer and John R Robinson, according to the document filed of record in Document No. 20170120000078260 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and all of that tract of land conveyed to McMahan and Ganitt Farms, LLC, according to the document filed of record in Document No. 2017042800054098 (O.P.R.C.C.T.) and all of that tract of land conveyed to McMahan-Ganitt Farm, LLC., according to the document filed of record in Document No. 2020090300148960 (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found in the east line of F.M. Highway 75 for the southwest corner of said McMahan tract recorded in 20170428000540990 for the southwest corner of this tract;

THENCE North 9°23'44" West, with the east line of said F.M. Highway 75, same being common with the west lines of the above-mentioned McMahan tracts, a distance of 741.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said east line for the northwest corner of said McMahan tract recorded in 2020090300148960 same being common with the southwest corner of Lot 1R, Block A of that tract of land conveyed to Betty Irene Pease, according to the document filed of record in Document No. 20170217010000780 for an exterior ell corner of this tract;

THENCE South 89°15'45" East, with the north line of said McMahan tract recorded in 20200903001489060 same being common with the south line of said Pease tract, a distance of 550.71 feet to a 1/2-inch iron rod found for the northeast corner of said McMahan tract recorded in 20200903001489060, from which a 1/2-inch iron rod found for reference bears South 61°53'39" East, 0.62 feet;

THENCE South 89°14'27" East, continuing with said south line same being common with the north line of the above-mentioned McMahan tract recorded in 20170428000540990, a distance of 74.90 feet to a 1/2-inch iron rod found in the north line of said McMahan tract recorded in 20170428000540990, for the southeast corner of the above-mentioned Pease tract same being common with a southwest corner of the above-mentioned Robinson tract for an interior ell corner of this tract;

THENCE North 5°17'47" East, with the east line of said Pease tract same being common with a west line of said Robinson tract, a distance of 327.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Pease tract for an interior ell corner of said Robinson tract and this tract;

THENCE North 89°14'52" West, with the north line of a Lot 1R and Lot 2R of the above-mentioned Pease tract, same being a south line of the above-mentioned Robinson tract, a distance of 709.93 feet to a 1/2-inch iron rod found in the west line of the above-mentioned F.M. Highway 75 for the northwest corner of Lot 2R of said Pease tract for an exterior ell corner of this tract;

THENCE North 9°23'32" West, with the east line of the above-mentioned F.M. Highway 75 same being common with west line of the above-mentioned Robinson tract, a distance of 482.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of this tract;

THENCE North 10°09'30" West, continuing with said common line, a distance of 231.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east line of said F.M. Highway 75 for the northwest corner of said Robinson tract and this tract;

THENCE South 89°32'55" East, leaving said F.M. Highway 75 with the north line of the above-mentioned Robinson tract, same being the south line that tract of land conveyed to Striam Rae Vanam and Sreedap Kanchanavally, according to the document filed of record in Document No. 20170922001272570 (O.P.R.C.C.T.), a distance of 2376.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of that tract of land conveyed to James and Susan Waters, according to the document filed of record in Instrument No. 17760453 (O.P.R.C.C.T.) for corner of this tract;

THENCE South 0°05'44" East, with said west line, a distance of 416.37 feet to a point for an interior ell corner of the above-mentioned Robinson tract and of this tract, from which a 5/8-inch iron rod found for reference to said corner bears North 88°56'22" West, 1.59 feet;

THENCE South 88°56'22" East, with a north line of said Robinson tract, same being common with the south line of said Waters tract, and the south line of that tract of land conveyed to James Water II and Kimberly Waters, according to the document filed of record in Document No. 20141218001380380 (O.P.R.C.C.T.), and the south line of that tract of land conveyed to William and Lavena Robinson, according to the document filed of record in Volume 4650, Page 689 (O.P.R.C.C.T.), and a south line tract of land conveyed to John M. Worley, according to the document filed of record in Instrument No. 15910579 (O.P.R.C.C.T.), a distance of 955.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for an interior ell corner of said Worley tract and an exterior ell corner of this tract;

THENCE South 0°41'41" West, with the east line of the above-mentioned Robinson tract, same being the west lines of said Worley tract and that tract of land conveyed to Biggs Montre Marie, according to the document filed of record in Document No. 19950614000404830, a distance of 607.00 feet to a 1/2-inch iron rod found in the west line of said Biggs tract for the southeast corner of said Robinson tract same being common with a northeast corner of the above-mentioned McMahan tract recorded in 20170428000540990 and corner of this tract;

THENCE South 0°08'04" West, with the east line of said McMahan tract recorded in 20170280000540990 same being common with the west lines of said Biggs tract and of that tract of land conveyed to Ray Michaelle, according to the document filed of record in Document No. 20160613000735630 (O.P.R.C.C.T.), a distance of 732.72 feet to a point for the southwest corner of said Michaelle tract for an interior ell corner of the above-mentioned McMahan tract recorded in 20170428000540990 and of this tract, from which a 1/2-inch iron rod found for reference to said corner bears North 89°27'49" West, 0.77 feet;

THENCE South 89°27'49" East, with a north line of said McMahan tract recorded in 20170428000540990, same being common with the south lines of said Michaelle tract and that tract of land conveyed to Andor Patricia Diane and Estate of Frank Martin Andor, according to the document filed of record in Document No. 20120917001163320 (O.P.R.C.C.T.), a distance of 954.75 feet to a 1/2-inch iron rod found in the south line of said Andor tract for the northeast corner of the above-mentioned McMahan tract recorded in 20170428000540990 same being the northwest corner of that tract of land conveyed to Pruett Gregory Scott et al, according to the document filed of record in Document No. 20030701001234760 (O.P.R.C.C.T.) this tract;

THENCE South 0°07'37" West, with the east line of said McMahan tract recorded in 20170428000540990 same being the west line of said Pruett tract, a distance of 403.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said west line, for the southeast corner of said McMahan tract recorded in 20170428000540990 same being common with the northeast corner of that tract of land conveyed to MMYA LLC., according to the document filed of record in Document No. 20181130001465070 for the southeast corner of this tract;

THENCE North 89°38'33" West, with the south line of the above-mentioned McMahan tract recorded in 20170428000540990 same being common with the north line of said MMYA tract, a distance of 1,062.74 feet to a point in the east line of Monticello Park Phase 1, and addition to the city of Princeton, according to the document filed of record in Document No. 2020129010000300 (O.P.R.C.C.T.) for corner of this tract, from which a 1/2-inch iron rod found for reference to said corner bears North 65°02'29" West, 3.31 feet;

THENCE North 0°57'44" East, with the east line of said Monticello Park Phase 1 same being common with the west line of the above-mentioned McMahan tract recorded in 20170428000540990, a distance of 226.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE over and across said Monticello Park Phase 1 the following five (5) courses and distances:

North 89°18'58" West, a distance of 104.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 48°35'31" West, a distance of 14.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 101°27'32", a radius of 50.00 feet, a chord bearing and distance of North 38°35'11" West, 77.42 feet;

With said curve to the left, an arc distance of 88.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°18'58" East, a distance of 31.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°41'02" East, a distance of 125.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of the above-mentioned McMahan tract recorded in 20170428000540990 same being the north line of the above-mentioned Monticello Park Phase 1 for corner of this tract;

THENCE North 89°18'59" West, with said south line, same being common with the north lines of the above-mentioned Monticello Park Phase 1, and Monticello Park Phase 2, an addition to the city of Princeton, according to the document filed of record in Document No. 20210129010000290 (O.P.R.C.C.T.) and Northgate Apartments at Monticello, LLC., an addition to the city of Princeton, according to the document filed of record in Document No. 20191025001346450 (O.P.R.C.C.T.), a distance of 2,792.65 feet to the POINT OF BEGINNING and containing 125.0305 acres or 5,446,330 square feet of land.

Notes :

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999847313.

- All HOA lots are to be owned and maintained by the Homeowner's Association.

- All lots meet the minimum requirements of PD#18

- According to Community Panel No. 48085C0285J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a this property is within Zone X, areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits.

- Residential Lots: Block A, Lots 1-27; Block B, Lots 1-72; Block C, Lots 1-30; Block D, Lots 1-59; Block E, Lots 1-18; Block F, Lots 1-38; Block G, Lots 1-18; Block H, Lots 1-26; Block I, Lots 1-30; Block J, Lots 1-75, 20R-22R; Block K, Lots 1-19; Block L 1-6; Block O, Lots 1-14; Block P, 1-16; Block Q, Lots 1-21; Block R, Lots 1-38; Block S, Lots 1-32; Block T, Lots 1-31; Block U, Lots 1-23

Open Space Lots: Block A, HOA-Lots 1X-3X; Block B, HOA-Lots 2X; Block C, HOA-Lots 1X-2X; Block D, HOA-Lots 1X-3X; Block E, HOA-Lots 1X-2X; Block G, HOA-Lots 1X-2X; Block H, HOA-Lot 5X; Block I, HOA-Lot 1X; Block J, HOA-Lot 2X, 2XR-HOA; Block K HOA-Lots 1X-3X; Block M, HOA-Lot 1X; Block N, HOA-Lot 1X; Block P, HOA-Lot 1X; Block Q, HOA-Lot 1X; Block R, HOA-Lot 1X; Block S, HOA-Lot 1X; Block U, HOA-Lot 1X

Open Space & Detention Lots: Block B, HOA-1X; Block J, HOA-1X & 3X; Block T, HOA-1X

- Emergency Siren location to be set in Block J, Lot 4X-HOA. Final location will be determined prior to submittal of Final Plat.

STATE OF TEXAS §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Sean Patton  
Registered Professional Land Surveyor  
Texas Registration No. 5660  
Kimley-Horn and Associates, Inc.  
400 North Oklahoma Drive, Suite 105  
Celina, TX 75009  
(469) 501-2200  
sean.patton@kimley-horn.com

STATE OF TEXAS §  
COUNTY OF COLLIN §

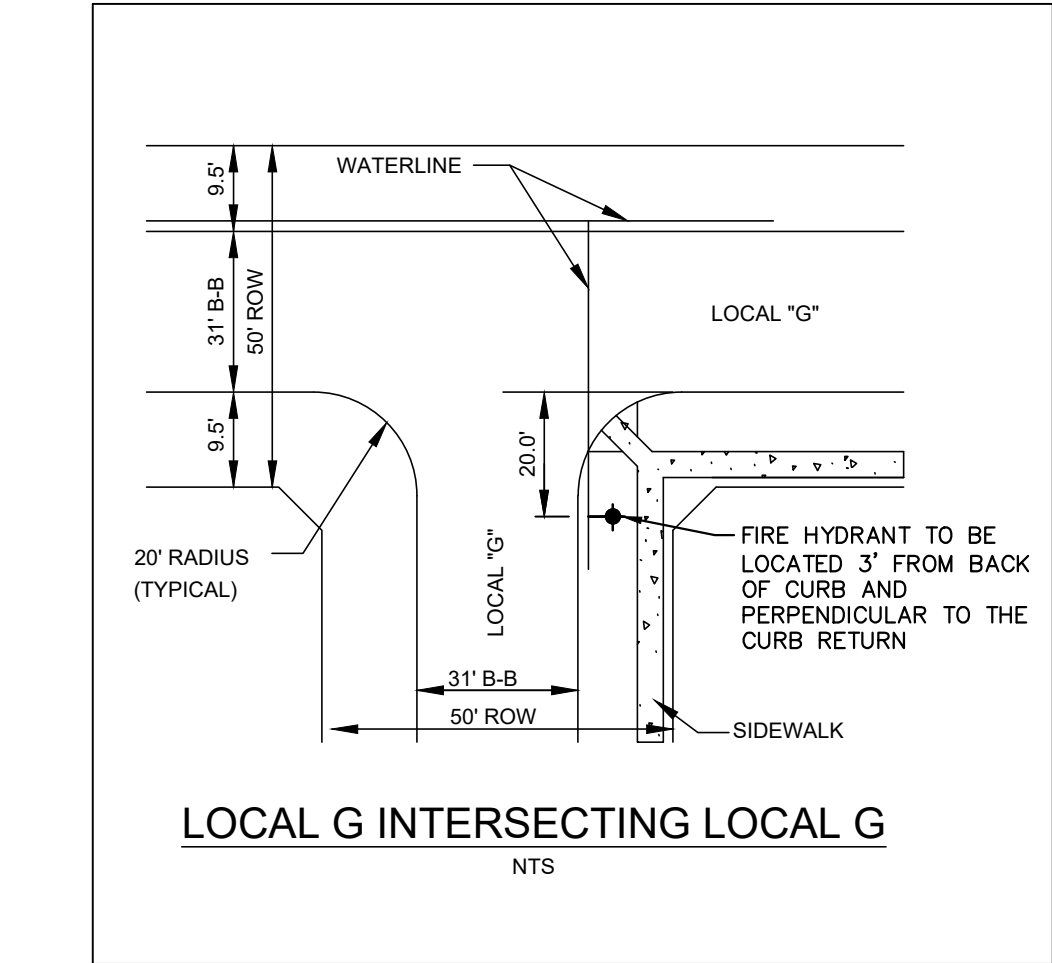
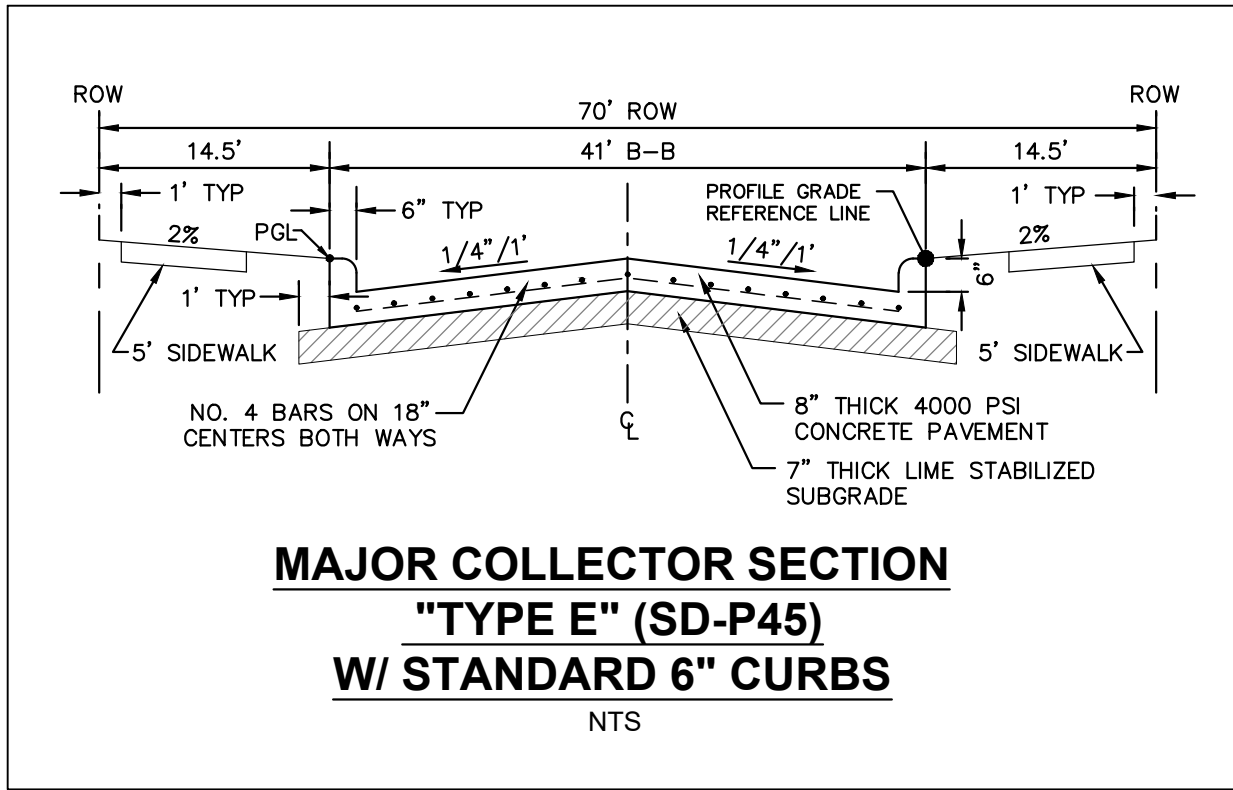
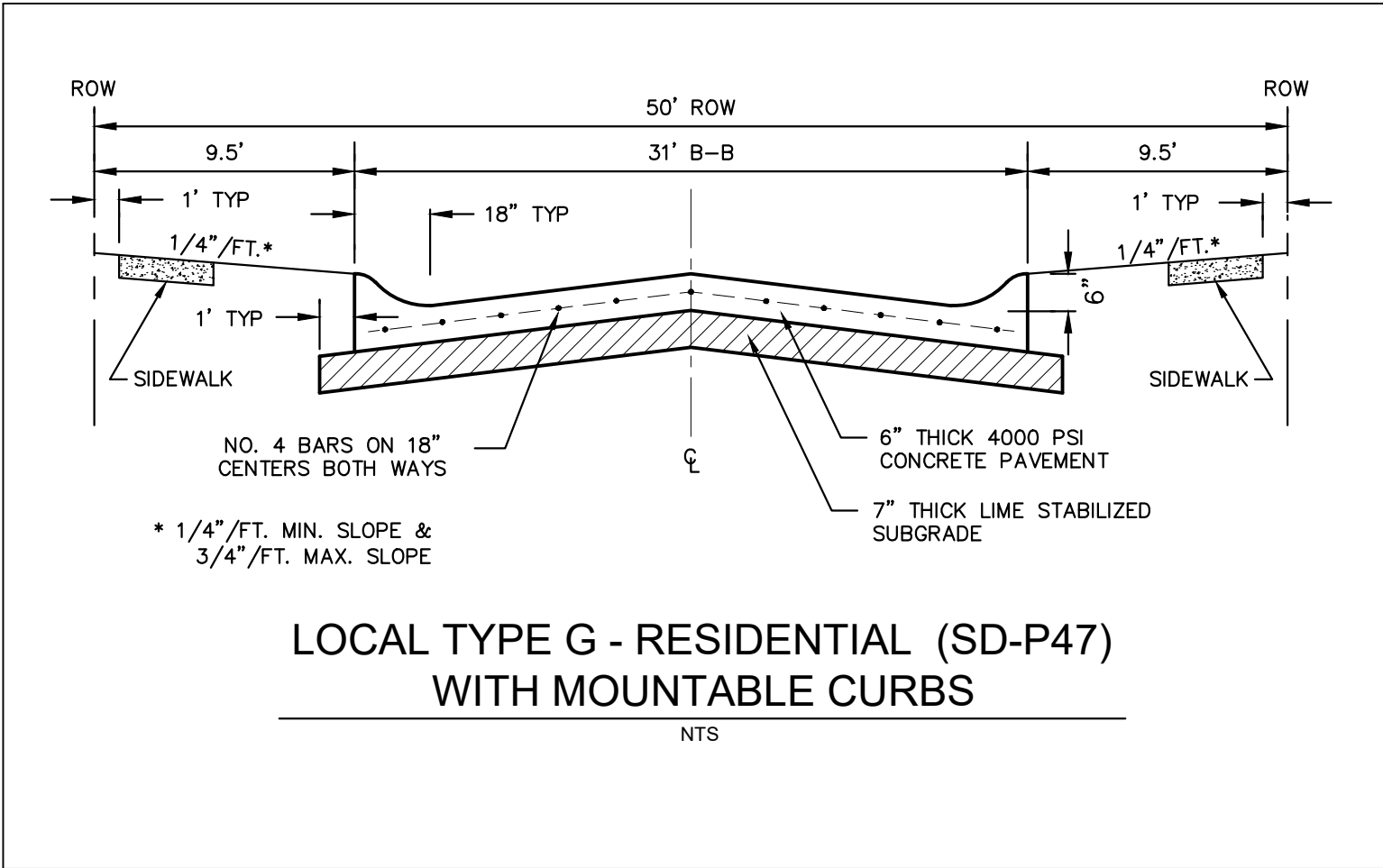
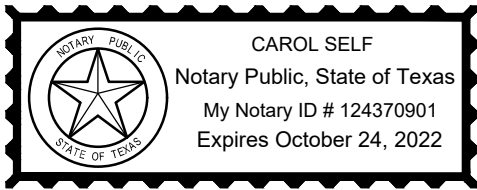
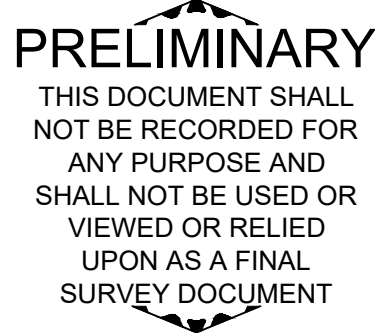
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires



BENCH MARK LIST

TBM #4  
SET ON THE NORTHWEST CORNER OF AN INLET LOCATED ON THE NORTH SIDE OF EAST MONTE CARLO BLVD, APPROXIMATELY 80.5± FROM THE CENTERLINE OF LONGNECK ROAD.  
ELEV=565.87'

TBM #5  
SET ON AN INLET LOCATED ON THE SOUTH SIDE OF EAST MONTE CARLO BLVD, APPROXIMATELY 1889± WEST OF THE INTERSECTION OF LONGNECK ROAD AND EAST MONTE CARLO BLVD.  
ELEV=577.08'

LOT TYPE REGULATIONS

	50' LOT (SF=2)	40' LOT (SF=2)
PRODUCT TYPE	DETACHED	DETACHED
ENTRY TYPE	FRONT	FRONT
MIN. LOT AREA	5,500 SF	4,500 SF
MIN. LOT WIDTH	50'	40'
MIN. LOT DEPTH	115'	115'
FRONT YARD SETBACK	20'	20'
SIDE YARD SETBACK	5'	5'
SIDE YARD SETBACK (ADJACENT TO STREET)	15'	15'
REAR YARD SETBACK	20'	20'
MIN. HOME SQFT	1,800 SF	1,300 SF
MAX HEIGHT	35' – 2 STORY MAX	35' – 2 STORY MAX
MIN. ROOF PITCH	5:12	5:12
MAX DENSITY	6 DU/AC	6 DU/AC
MAX LOT COVERAGE	55%	55%
MIN. PARKING REQ.	2 GARAGE SPACES	2 GARAGE SPACES

NOTICE:  
PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

"NOT APPROVED"

Chairman, Planning & Zoning Commission  
Date: \_\_\_\_\_

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission  
Date: \_\_\_\_\_

"APPROVED FOR PREPARATION OF FINAL PLAT"

Mayor  
City of Princeton, Texas

PRELIMINARY PLAT

FOR

MONTICELLO PARK

PHASE 3&4

595 RESIDENTIAL LOTS / 31 OPEN SPACES  
BEING 125.549 ACRES

OUT OF THE  
DAVID CHERRY SURVEY, ABSTRACT NO. 166  
IN THE

CITY OF PRINCETON, COLLIN COUNTY, TEXAS

FIRM # 10194503

OWNER: McMahan-Ganitt, LLC 10455 CR 497 Princeton, TX 75407 Lisa Barringer & John J Raymond 2188 FM 75 Princeton, TX 75407	DEVELOPER: Starlight Homes Texas, LLC 1800 Valley View Lane Suite 100 Farmers Branch, TX 75234 Tel: (972) 428-5413 Contact: Daniel Satsky	ENGINEER/SURVEYOR: <b>Kimley»Horn</b> 400 N. Oklahoma Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: Anthony Lefell, P.E.
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DESIGNED AML	DRAWN SPA	CHECKED KHA	SCALE 1" = 100'	DATE MAY 2021	KH PROJECT NO. 063219401	4 of 33
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WATER UTILITY PROVIDER:  
City of Princeton  
255 E. Monte Carlo Blvd.  
Princeton, Texas 75407  
Phone: 972-734-2416  
Contact : Tommy Mapp

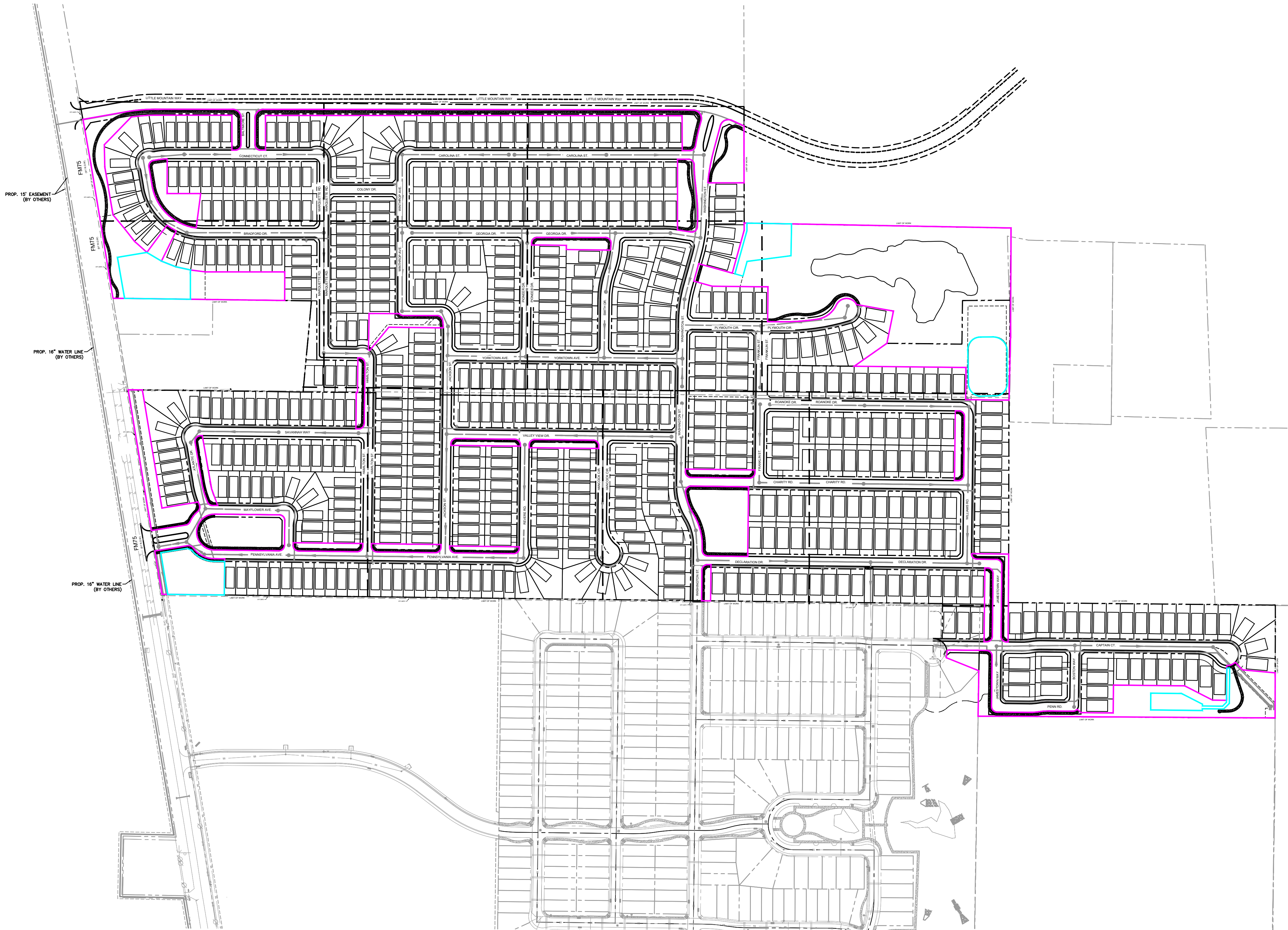
ELECTRIC PROVIDER:  
Texas-New Mexico Power  
11626 County Road 496  
Princeton, TX 75407  
Phone: 214-222-4195  
Contact : Donnie Brown

SEWER UTILITY PROVIDER:  
City of Princeton  
255 E. Monte Carlo Blvd.  
Princeton, Texas 75407  
Phone: 972-734-2416  
Contact : Tommy Mapp



LOT TABLE				LOT TABLE				LOT TABLE				LOT TABLE				LOT TABLE				LOT TABLE				LOT TABLE				LOT TABLE							
BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE				
A	1	4740	0.109	B	44	4600	0.106	D	12	4600	0.106	F	4	4600	0.106	H	18	5762	0.132	J	32	6156	0.141	L	5	5750	0.132	R	18	5750	0.132	T	18	5887	0.135
A	2	4609	0.106	B	45	4600	0.106	D	13	4600	0.106	F	5	4600	0.106	H	19	5762	0.132	J	33	6132	0.141	L	6	6941	0.159	R	19	5750	0.132	T	19	6015	0.138
A	3	4600	0.106	B	46	4600	0.106	D	14	4600	0.106	F	6	4600	0.106	H	20	5761	0.132	J	34	6108	0.140	O	1	7368	0.169	R	20	5807	0.133	T	20	4955	0.114
A	4	4600	0.106	B	47	4600	0.106	D	15	4600	0.106	F	7	4600	0.106	H	21	5761	0.132	J	35	6084	0.140	O	2	5751	0.132	R	21	5750	0.132	T	21	4589	0.105
A	5	4600	0.106	B	48	6178	0.142	D	16	4600	0.106	F	8	4600	0.106	H	22	5761	0.132	J	36	6060	0.139	O	3	5750	0.132	R	22	5750	0.132	T	22	7635	0.175
A	6	4477	0.103	B	49	13601	0.312	D	17	5912	0.136	F	9	4600	0.106	H	23	5760	0.132	J	37	6036	0.139	O	4	6576	0.151	R	23	5750	0.132	T	23	11855	0.272
A	7	10532	0.242	B	50	9411	0.216	D	18	8827	0.203	F	10	4600	0.106	H	24	5760	0.132	J	38	6012	0.138	O	5	6511	0.149	R	24	5750	0.132	T	24	4808	0.110
A	8	13006	0.299	B	51	12882	0.296	D	19	4613	0.106	F	11	4600	0.106	H	25	5760	0.132	J	39	5988	0.137	O	6	6539	0.150	R	25	5750	0.132	T	25	5246	0.120
A	9	6499	0.149	B	52	12403	0.285	D	20	4752	0.109	F	12	4600	0.106	H	26	6740	0.155	J	40	5964	0.137	O	7	8800	0.202	R	26	5750	0.132	T	26	4842	0.111
A	10	4788	0.110	B	53	5027	0.115	D	21	6659	0.153	F	13	4600	0.106	I	1	5750	0.132	J	41	5940	0.136	O	8	8658	0.199	R	27	5750	0.132	T	27	4600	0.106
A	11	4809	0.110	B	54	5686	0.131	D	22	4715	0.108	F	14	4600	0.106	I	2	5750	0.132	J	42	5916	0.136	O	9	5750	0.132	R	28	5750	0.132	T	28	4600	0.106
A	12	4807	0.110	B	55	5492	0.126	D	23	4600	0.106	F	15	4600	0.106	I	3	5750	0.132	J	43	5750	0.132	O	10	6032	0.138	R	29	5750	0.132	T	29	4600	0.106
A	13	4806	0.110	B	56	4920	0.113	D	24	4600	0.106	F	16	4600	0.106	I	4	5750	0.132	J	44	5750	0.132	O	11	6285	0.144	R	30	5750	0.132	T	30	4600	0.106
A	14	4804	0.110	B	57	4640	0.107	D	25	4600	0.106	F	17	4600	0.106	I	5	5750	0.132	J	45	5750	0.132	O	12	6222	0.143	R	31	5750	0.132	T	31	4600	0.106
A	15	4803	0.110	B	58	4600	0.106	D	26	4600	0.106	F	18	4600	0.106	I	6	5750	0.132	J	46	5750	0.132	O	13	5819	0.134	R	32	5750	0.132	U	1	4600	0.106
A	16	4801	0.110	B	59	4600	0.106	D	27	4600	0.106	F	19	6275	0.144	I	7	5750	0.132	J	47	5750	0.132	O	14	7368	0.169	R	33	5750	0.132	U	2	4600	0.106
A	17	4800	0.110	B	60	4600	0.106	D	28	4600	0.106	F	20	6275	0.144	I	8	5750	0.132	J	48	5750	0.132	P	1	6270	0.144	R	34	5750	0.132	U	3	4600	0.106
A	18	4798	0.110	B	61	8544	0.196	D	29	4600	0.106	F	21	4600	0.106	I	9	5750	0.132	J	49	5750	0.132	P	2	4603	0.106	R	35	5750	0.132	U	4	4600	0.106
A	19	4798	0.110	B	62	6850	0.157	D	30	4600	0.106	F	22	4600	0.106	I	10	5750	0.132	J	50	5750	0.132	P	3	4600	0.106	R	36	5750	0.132	U	5	4600	0.106
A	20	4804	0.110	B	63	5750	0.132	D	31	4600	0.106	F	23	4600	0.106	I	11	5750	0.132	J	51	5750	0.132	P	4	4600	0.106	R	37	5750	0.132	U	6	4600	0.106
A	21	4810	0.110	B	64	5751	0.132	D	32	4600	0.106	F	24	4600	0.106	I	12	5750	0.132	J	52	5750	0.132	P	5	4600	0.106	R	38	6850	0.157	U	7	4600	0.106
A	22	4816	0.111	B	65	5915	0.136	D	33	4600	0.106	F	25	4600	0.106	I	13	5750	0.132	J	53	5750	0.132	P	6	4600	0.106	S	1	4600	0.106	U	8	4600	0.106
A	23	4822	0.111	B	66	6457	0.148	D	34	4600	0.106	F	26	4600	0.106	I	14	5750	0.132	J	54	5750	0.132	P	7	4600	0.106	S	2	4600	0.106	U	9	4600	0.106
A	24	4574	0.105	B	67	6972	0.160	D	35	4600	0.106	F	27	4600	0.106	I	15	6850	0.157	J	55	5750	0.132	P	8	4600	0.106	S	3	4600	0.106	U	10	4600	0.106
A	25	4580	0.105	B	68	6729	0.154	D	36	4600	0.106	F	28	4600	0.106	I	16	6850	0.157	J	56	6840	0.157	P	9	4600	0.106	S	4	4600	0.106	U	11	4600	0.106
A	26	4586	0.105	B	69	6067	0.139	D	37	4600	0.106	F	29	4600	0.106	I	17	5750	0.132	J	57	6914	0.159	P	10	7238	0.166	S	5	5329	0.122	U	12	4600	0.106
A	27	8053	0.185	B	70	5750	0.132	D	38	4600	0.106	F	30	4600	0.106	I	18	5750	0.132	J	58	6067	0.139	P	11	6551	0.150	S	6	9152	0.210	U	13	6440	0.148
B	1	4800	0.110	B	71	5750	0.132	D	39	4600	0.106	F	31	4600	0.106	I	19	5750	0.132	J	59	6303	0.145	P	12	5960	0.137	S	7	9839	0.226	U	14	6390	0.147
B	2	4800	0.110	B	72	5750	0.132	D	40	4600	0.106	F	32	4600	0.106	I	20	5750	0.132	J	60	6780	0.156	P	13	5758	0.132	S	8	5614	0.129	U	15	4600	0.106
B	3	4800	0.110	C	1	6624	0.152	D	41	4857	0.112	F	33	4600	0.106	I	21	5750	0.132	J	61	7362	0.169	P	14	5750	0.132	S	9	6390	0.147	U	16	4600	0.106
B	4	4800	0.110	C	2	4600	0.106	D	42	6277	0.144	F	34	4600	0.106	I	22	5750	0.132	J	62	7761	0.178	P	15	5750	0.132	S	10	7915	0.182	U	17	4600	0.106
B	5	4800	0.110	C	3	4600	0.106	D	43	4600	0.106	F	35	4600	0.106	I	23	5750	0.132	J	63	10966	0.252	P	16	6850	0.157	S	11	8859	0.203	U	18	4600	0.106
B	6	4800	0.110	C	4	4600	0.106	D	44	4600	0.106	F	36	4600	0.106	I	24	5750	0.132	J	64	7388	0.170	Q	1	6390	0.147	S	12	12863	0.295	U	19	4600	0.106
B	7	4800	0.110	C	5	4600	0.106	D	45	4600	0.106	F	37	4600	0.106	I	25	5750	0.132	J	65	5750	0.132	Q	2	4630	0.106	S	13	6910	0.159	U	20	4600	0.106
B	8	4800	0.110	C	6	4600	0.106	D	46	4600	0.106	F	38	6275	0.144	I	26	5750	0.132	J	66	5750	0.132	Q	3	6364	0.146	S	14	5750	0.132	U	21	4600	0.106
B	9	4800	0.110	C	7	4600	0.106	D	47	4600	0.106	G	1	5750	0.132	I	27	5750	0.132	J	67	5750	0.132	Q	4	16809	0.386	S	15	5750	0.132	U	22	4600	0.106
B	10	4800	0.110	C	8	4600	0.106	D	48	4600	0.106	G	2	5750	0.132	I	28	5750	0.132	J	68	5750	0.132	Q	5	5991	0.138	S	16	5750	0.132	U	23	5458	0.125
B	11	4800	0.110	C	9	4600	0.106	D	49	4600	0.106	G	3	5750	0.132	I	29	5750	0.132	J	69	8643	0.198	Q	6	4600	0.106	S	17	5750	0.132	A	1X	31613	0.726
B	12	4800	0.110	C	10	4600	0.106	D	50	4600	0.106	G	4	5750	0.132	I	30	5750	0.132	J	70	5902	0.135	Q	7	6390	0.147	S	18	5750	0.132	A	2X	4137	0.095
B	13	4800	0.110	C	11	4600	0.106	D	51	4600	0.106	G	5	5750	0.132	J	1	5750	0.132	J	71	6284	0.144	Q	8	6850	0.157	S	19	5750	0.132	A	3X	6100	0.140
B	14	4800	0.110	C	12	4600	0.106	D	52	4600	0.106	G	6	5750	0.132	J	2	5750	0.132	J	72	6999	0.161	Q	9	5750	0.132	S	20	5750	0.132	B	1X	33599	0.771
B	15	4800	0.110	C	13	6792	0.156	D	53	4600	0.106	G	7	5750	0.132	J	3	5750	0.132	J	73	6110	0.140	Q	10	5750	0.132	S	21	5750	0.132	B	2		





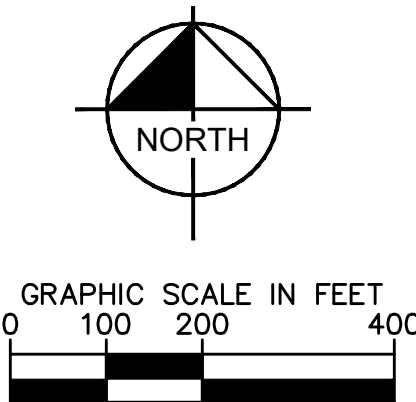
TOTAL OPEN SPACE AREA = 23.21 ACRES

DETENTION AREA = 2.93 ACRES

PHASE 3 & 4 USABLE OPEN SPACE = 21.75 ACRES

ADDITIONAL PHASE 1 OPEN SPACE = .20 ACRES

TOTAL USABLE OPEN SPACE = 21.95 ACRES



## OPEN SPACE EXHIBIT

FOR  
MONTICELLO PARK - PHASE 3 & 4

595 RESIDENTIAL LOTS / 31 OPEN SPACES  
BEING 125.549 ACRES

OUT OF THE  
DAVID CHERRY SURVEY, ABSTRACT NO. 166

IN THE  
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

<b>OWNER:</b> McMahan - Gantt, LLC 10455 CR 407 Princeton, TX 75407 Lisa Barringer & John J Raymond 2188 FM 75 Princeton, TX 75407		<b>DEVELOPER:</b> Starlight Homes Texas, LLC 1800 Valley View Lane Suite 100 Farmers Branch, TX 75234 Tel: (972) 428-5413 Contact: Daniel Satsky		<b>LANDSCAPE ARCHITECT:</b> <b>Kimley»Horn</b> 6160 Warren Parkway Suite 210 Frisco, TX 75034 Tel: (972) 731-2190 Contact: Michael Polaski, PLA	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
KE	KE	MFP	AS SHOWN	JUNE 2021	063219400