



**NOTICE OF CITY OF PRINCETON
PLANNING AND ZONING COMMISSION REGULAR MEETING
AND AGENDA
September 20, 2021**

Meeting Time and Place

The Planning and Zoning Commission for The City of Princeton will meet in Regular Session on Monday, September 20, 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**

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 August 16, 2021.

E. PUBLIC HEARING

- 1) **ZA20211732 – Zoning Map Amendment - Discussion and possible action** and recommendation to City Council regarding a request from Kings Meadow Crossing Management for a zone map amendment for Planned Development for property being a 10.22-acre tract of land situated in the Jacob Snively Survey, Abstract No. 863, City of Princeton, Collin County, Texas.

F. REGULAR AGENDA

- 1) **FP20180894 – Final Plat – Discussion and possible action** and recommendation to the City Council regarding a request from Pacesetter Homes, LLC for final plat approval of Town Park, a 30.316 acres tract situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.
- 2) **FP20200758 – Final Plat – Discussion and possible action** and recommendation to the City Council regarding a request from DR Horton – Texas, Ltd. for final plat approval of Winchester Crossing, Phase 3, a 61.254 acres tract situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.
- 3) **FP20200962– 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 Arcadia Farms Phase 5, a 29.414 acre tract of land

situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

G. INFORMATION

- 1) Next Meeting: October 18, 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.

Amber Anderson, Acting 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 Amber Anderson, Acting City Secretary or other designated official at 972-736-2416.

<p style="text-align: center;">Minutes The City of Princeton Planning & Zoning Commission Regular Meeting Of August 16, 2021</p>
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The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session Monday, August 16, 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, Commissioner Bellon, Commissioner Cooper and Chairperson Sutton. The following Staff Members were present: Shawn Fort.

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

Chairperson **Sutton** called roll: Vice Chairperson Campbell, Commissioner Obara, Commissioner Bellon, Commissioner Cooper 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 July 19, 2021. **Commissioner Bellon made a motion to approve the Planning & Zoning minutes of July 19, 2021 Regular Meeting and Vice Chairperson Campbell 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 6:21pm and Chairperson Sutton closed the Public Hearing 6:44pm. Commissioner Bellon made a motion for approval, and Commissioner Cooper second the motion. The motion carried four to one.**

Chairperson **Sutton** announced the **Regular Agenda Item F1 :)** **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.

Commissioner Obara made a motion for approval, and Vice Chairperson Campbell second the motion. The motion carried unanimously.

Chairperson **Sutton** announced the **Regular Agenda Item F2 :)** **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. **Vice Chairperson Campbell made a motion for approval, and Commissioner Obara second the motion. The motion carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item F3 :)** **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. **Commissioner Obara made a motion for approval, and Commissioner Cooper second the motion. The motion carried unanimously.**

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

Next Meeting: Monday September 20, 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: **None**

Chairperson **Sutton** announced **Information Item G3:** Update on ongoing project

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

Chairperson **Sutton** adjourned at 7:04pm

Kyle Sutton, Chairperson Date

ATTEST:

Shawn Fort, Director of Development Services Date



City of Princeton P&Z and City Council Staff Report

ZA20211732 – Zone Map Amendment – a 10.22 acre tract of land in the Jacob Snively Survey, Abstract No. 863, City of Princeton, Collin County, Texas.

**Applicant: Kings Meadow Crossing Management
Representative : Homeyer Engineering Inc.**

STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: MF-1

Proposed Zoning: PD

Existing use: Agricultural

Lot Size: 10.22 Acres

Direction	Zoning	Existing Land Use
North	SF-E	Single-family detached dwellings
East	C-2	Mini-warehouse/public storage, daycare, Major building materials and hardware sales
South	C-1	Minor automobile repair, office – showroom/warehouse, service station, and vacant land
West	N/A	Single-family detached dwelling (outside city limits)



REQUEST

Applicant requests Council approve request for Rezoning to allow the zone map amendment from MF-1 - Multifamily median density to PD#24 - Planned Development 24. The purpose of the requested PD is to increase the permitted density from 16 units per acre to 24 units per acre, and increase the allowable building height from 35 feet to 45 feet. A total of 204 multifamily units are proposed on the accompanying concept plan.

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 ZA20211732
2. Recommend Denial the request of ZA20211732 with reasons stated in the motion.

Council Action

The Board has the following options:

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

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Zone amendment	Hearing Before the Commission	September 20, 2021
City Council	Zone amendment	Hearing Before the Council	September 27, 2021

IV. STAFF RECOMMENDATION

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

A handwritten signature in black ink, appearing to read 'Shawn Fort', with a long horizontal stroke extending to the right.

Shawn Fort, Director of Development Services



**ZONING
APPLICATION**
City of Princeton, Texas

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

DATE OF PRE-APPLICATION CONFERENCE: 03/05/2011

Name of Subdivision or Project: _____

Application Type

☐ Initial Zoning (newly annexed or Agricultural property)

☒ Rezoning (property currently zoned)

☐ Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures

Application Fee*

\$ _____

\$ 475

\$325.00

Physical Location of Property: US 380 and Hillside Co. Princeton TX 75407
[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): Lots 21, 22, 30-33 and Portion of 25, 26 Hillside Addition Section 2
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

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

OWNER'S NAME: Kings Meadow Crossing Management Phone Number: 214-676-4940

Applicant/Contact Person: Kam Shams Title: Owner

Company Name: Kings Meadow Crossing Management

Street/Mailing Address: 1304 W. Walnut Hill Ln Ste 240 City: Irving State: TX Zip: 75038

Phone: (214) 676-4940 Fax: () Email Address: _____

ENGINEER / REPRESENTATIVE'S NAME: Homeyer Engineering Inc.

Contact Person: Steven R. Homeyer Title: President

Company Name: Homeyer Engineering Inc.

Street/Mailing Address: P.O. Box 294527 City: Lewisville State: TX Zip: 75029

Phone: (972) 906-9985 Fax: () Email Address: shomeyer@hei.us.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: Kings Meadow Crossing
Princeton Kings Meadows Apartments

Page 2 of 2

****READ BEFORE SIGNING BELOW:**

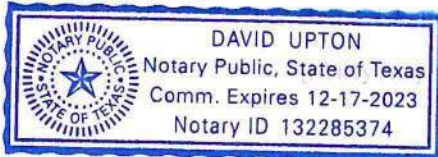
By signing this application, staff is granted access to your property to perform work related to your case.

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: KAMRUDDIN PHAM S
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 12 day of MARCH 2021



SUBSCRIBED AND SWORN TO before me, this the 12 day of MARCH, 2021.

Notary Public in and for the State of Texas: David Upton

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

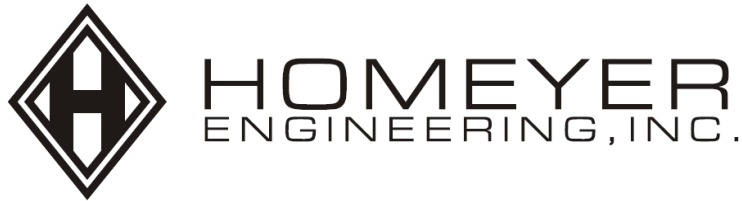
Initial Below

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



MEMORANDUM

TO: Shawn Fort, City of Princeton

FROM: Steven R. Homeyer, P.E.

DATE: August 12, 2021

SUBJECT: Kings Meadow Crossing- Planned Development (PD)

Homeyer Engineering, Inc. is submitting a Planned Development (PD) application for the Kings Meadow Crossing property located on the north side of US Highway 380 at the end of the proposed Hillside Circle in Princeton, Texas. The property is currently divided into 6 lots and a portion of 2 lots with the legal description of Lots 21, 22, 25, 26, 30-33, Hillside Addition Section 2. The 6 existing lots and a portion of two lots will be replatted into one single lot with a total area of 10.22 acres. The property currently consists of MF-1 Multiple Family Residential-Medium Density zoning. The adjacent properties to the north consists of SF-E zoning, the east and southwest are zoned C-2, while the south is zoned C-1 and the west is located in unincorporated Collin County. Water and sanitary sewer services will be provided to the site by an existing 10" water line and a 10" sanitary sewer line along US Highway 380. The site drains from northeast to southwest into an existing headwall with two 48" RCP pipes based on existing topography.

The proposed development will consist of nine three-story garden style walk-up apartment buildings and a two-story clubhouse. A 4,500 square foot area for a swimming pool and surrounding patio deck is dedicated adjacent to the clubhouse amenity. Project development will likely be conducted in either 2 or 3 phases with the first phase being the clubhouse and the five eastern most apartment buildings shown on the Site Plan.

Parking is provided at a minimum of 2 spaces per apartment unit and 1 space for every 300 square feet of office space. There are a total of 204 apartment units and 1,388 square feet of office space for a total of 413 required parking spaces. A total of 445 parking spaces will be provided for the development.

The 9,450 square foot two-story Clubhouse Amenity building is located on the eastern side of the circle drive approach. The first level consists of a covered breezeway, a mailbox/package delivery center for tenant access convenience, a 1,082 square foot fitness room amenity, an approximate 2,590 square feet clubroom amenity with kitchenette for tenant banquet/party/meeting use, and 1,388 square feet dedicated to the apartment complex administration, leasing and maintenance storage use. The second floor level is a 3,914 square foot flexible tenant use amenity space to provide for shared offices, remote workspace, and open multi-use spaces for tenant collaborative activities or group meetings. In addition to the Clubhouse a half basketball court, Frisbee golf area, tennis court and Dog Park will be constructed on the site.

The apartment buildings vary in size and consist of combinations of one-bedroom / one-bath units and two-bedroom / two-bath units. Each building is designed as a three-story garden style walk-up with covered breezeways for unit access. Each unit is provided with an open kitchen/dining/living space, a dedicated laundry/pantry room, and a 60 square foot exterior patio/balcony.

The architectural style chosen for the project is a Modern Craftsman Farmhouse Style. Building elevations consist of varied height brick wall base with accent color soldier courses and rowlocks, horizontal cementitious board siding in a primary beige color and secondary dark gray color with accent trim boards, white vinyl window system with matching patio and entrance doors, dark gray metal railing/columns/framing brackets, asphaltic roofing shingles at upper roof, and medium gray standing seam metal roofing at lower accent roof conditions. The roof is designed with multiple offset gables/planes and raised gable dormers. The typical roof slope is 4:12 with the highest roof ridgeline point set at 41 feet above the ground floor finished floor height. The minimum use of brick on total building facades is 20% of the building elevations area excluding doors and windows. Brick use at the clubhouse façade is a minimum of 40% of the building elevations area excluding doors and windows.

Based on City of Princeton Ordinance Section 50-40 the amount of land to be dedicated for parkland shall be calculated at a ratio of one acre per 30 LUEs (living unit equivalent) for both residential and non-residential developments which can be satisfied by either cash or land. The proposed development consists of 204 dwelling units with a 9,452 square feet amenity building, 4,500 square feet pool area, and 49,661 square feet open space. Per Section 50-41 the cash in lieu of the parkland dedication is \$1,540.00 per LUE, for a total of \$246,708.00. In addition, per Section 50-51 a park development fee of \$1,099.73 per-multifamily residential dwelling unit will be applied to the 204 dwelling units for a total park development fee of \$224,344.92. The total of both parkland dedication fees and park development fees is \$471,052.92.

The purpose of this Planned Development with a MF-1 (Multiple Family Residential-Medium Density) base zoning, is to increase the maximum density from 16 units to 24 units per acre and to increase the allowable building height from 35 feet to 45 feet.

Please refer to the Planned Development Standards for permitted uses and design criteria.

CITY OF PRINCETON

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 2016-01-25-01 OF THE CITY OF PRINCETON, FROM “MF-1” MULTIFAMILY MEDIUM DENSITY” TO “PD 24” PLANNED DEVELOPMENT 24, ON A PORTION OF THE JACOB SNIVELY SURVEY, ABSTRACT NO. 863; 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 10.22 acres of land situated in the Jacob Snively Survey, Abstract No. 863, City of Princeton, Collin County, Texas, as reflected on the map shown in Exhibit A; and

WHEREAS, the tract of land subject of this zoning amendment from “MF-1” Multifamily medium density 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 September 20, 2021 and recommended approval of the zoning amendment from “MF-1” Multifamily medium density to “PD 24” Planned Development 24 on September 20, 2021 and

WHEREAS, the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from “MF-1” Multifamily medium density to “PD 24” Planned Development 24 on September 27, 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 pre requisites 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 “MF-1” Multifamily medium density 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 incorporated herein by reference as if fully set forth herein and for all purposes.
- Section 4.** 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 5.** 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 6.** 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 7.** 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.

Brianna Chacón, Mayor
City of Princeton, Texas

ATTEST:

Tabatha Monk, City Secretary
City of Princeton, Texas

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
REVIEW AND IS NOT
FOR CONSTRUCTION, BIDDING
OR PURPOSES.
STEVEN R. HOMEYER,
DATE: 08/12/2021



CURVE TABLE

Vicinity Map 1"=1000'

BEING a 10.22 acre tract of land out of the JACOB SNIVELY SURVEY, ABSTRACT NUMBER 863, situated in the City of Princeton, Collin County, Texas and being all of Lots 21, 22, 30 thru 33, and a portion of Lots 25 and 26 of Section Two of Hillside Addition, a subdivision of record in Cabinet J, Page 919 of the Plat Records of Collin County, Texas, also being a portion of Hillside Circle (60' right-of-way) as dedicated in said Hillside Addition, said Lots having been conveyed to Kings Meadow Crossing Management, L.P. by deed of record in Document Number 20140306000210830 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod found in the West right-of-way line of Hillside Circle, being the Northeast corner of said Lot 26, also being the Southeast corner of said Lot 22;

THENCE, S26°18'30"W, along the West right-of-way line of Hillside Circle, being the common East line of said Lot 26, a distance of 120.87 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N63°25'24"W, leaving the West right-of-way line of Hillside Circle, over and across said Lots 26 and 25, a distance of 298.01 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of Lot 24 of said Section Two of Hillside Addition, being the common West line of said Lot 25;

THENCE, N25°52'28"E, along the East line of Lot 24 and the common West line of said Lot 25, a distance of 120.68 feet to a 1/2 inch iron rod found in the South line of said Lot 22, being the Northeast corner of said Lot 24, also being the Northwest corner of said Lot 25;

THENCE, N63°27'42"W, along the South line of said Lot 22, being in common North lines of said Lot 24, a distance of 131.54 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of Lot 23 of said Section Two of Hillside Addition, being the Northwest corner of said Lot 24, also being the Southwest corner of said Lot 22, for the most Southerly Southwest corner hereof;

THENCE, N25°52'28"E, along the East line of said Lot 23, being the common West line of said lot 22, a distance of 103.43 feet to a 1/2 inch iron rod with orange plastic cap stamped "WISDOM RPLS 3646" found in the South line of said Lot 21, being the Northeast corner of said Lot 23, also being the Northwest corner of said Lot 22;

THENCE, S89°17'53"W, along the North line of said Lot 23, being the common South line of said Lot 21, a distance of 141.32 feet to a 1/2 inch iron rod found in the East line of a called 4.9704 acre tract of land conveyed to William D. and Myrtle D. Pate by deed of record in Volume 1075, Page 351 of the Deed Records of Collin County, Texas;

THENCE, along the East and North lines of said 4.9704 acre tract, being the common West line of said Lot 21, the following two (2) courses and distances:

1. N25°52'28"E, a distance of 99.86 feet to a 60D Nail found at the Northeast corner of said 4.9704 acre tract;
2. N63°40'51"W, a distance of 197.20 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of Lot 21 of Section One of said Hillside Addition, being the Northwest corner of said Lot 21 and hereof;

THENCE, N87°39'19"E, leaving the North line of said 4.7904 acre tract, along the South lines of Lots 17, 16, 15, 12 and 11 of said Section One of Hillside Addition, being the common North lines of said Lots 21 and 33, a distance of 1074.58 feet to a 1/2 inch iron rod found in the West line of Lot 8, Block 1 of Monte Carlo Subdivision, Phase 1, of record in Cabinet D, Page 42 of the Plat records of Collin County Texas, being the Southeast corner of said Lot 11, also being the Northeast corner of said Lot 33 and hereof;

THENCE, S00°59'38"W, along the East lines of said Lots 33, 32, 31 and 30, being in part, the common West lines of Lots 8, 7, 6, and 5 of said Monte Carlo Subdivision, Phase 1 and in part, the common West line of Lot 3R of Minor Replat of Lots 3 and 4, Block 1, Monte Carlo Subdivision, Phase 1, of record in Cabinet N, Page 425 of said Plat Records, a distance of 591.86 feet to a 1/2 inch iron rod found at the Northeast corner of Lot 29 of said Section Two of Hillside Addition, being the Southeast corner of said Lot 30 and hereof;

THENCE, along the South line of said Lot 30, being the common North lines of said Lot 29 and Lot 27 of said Section Two of Hillside Addition, the following two (2) courses and distances:

1. S89°26'25"W, a distance of 269.75 feet to a 1/2 inch iron rod with red plastic cap stamped "G.M. GEER 3258" found;
2. N63°27'42"W, a distance of 140.30 feet to a 1/2 inch iron rod with red plastic cap stamped "G.M. GEER 3258" found in the East right-of-way line of Hillside Circle, being the Northwest corner of said Lot 27, also being the Southwest corner of said Lot 30;

THENCE, in part, along the East right-of-way line of Hillside Circle and the common West line of said Lot 30 and in part, over and across said Lots 30, 31, 22 and the Hillside Circle right-of-way, the following four (4) courses and distances"

1. N26°18'30"E, a distance of 76.03 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the left;
2. Along said non-tangent curve to the left, having a radius of 60.01 feet, a chord bearing of S78°16'06"W, a chord length of 93.77 feet, a delta angle of 257°14'02", an arc length of 269.40 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a reverse curve to the right;

3. Along said reverse curve to the right, having a radius of 18.00 feet, a chord bearing of S12°01'12"E, a chord length of 22.33 feet, a delta angle of 76°39'24", an arc length of 24.08 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
4. S26°18'30"W, a distance of 0.50 feet to the **POINT OF BEGINNING** and containing an area of 10.22 Acres, or (445,201 Square Feet) of land, more or less.

Planned Development Standards

The purpose of this Planned Development with a MF-1 (Multiple Family Residential- Medium Density) base zoning, is to increase the maximum density from 16 units to 24 units per acre and the allowable building height from 35 feet to 45 feet for the subject property. The property is currently zoned MF-1(Multiple Family Residential- Medium Density).

This planned development shall follow the City of Princeton Zoning Ordinance and Regulations for the MF-1 (Multiple Family Residential- Medium Density) unless stated otherwise in this PD.

Permitted Uses

The following uses shall be permitted in the PD.

Land Uses

1. Multiple Family Dwelling

Accessory Uses

1. Amenity Center
2. Swimming Pool

Dimensional Standards

Standards	Proposed	Required
Lot Area	10,500 Square Feet (Minimum)	10,500 Square Feet (Minimum)
Lot Width	100 Feet (Minimum)	100 Feet (Minimum)
Lot Depth	120 Feet (Minimum)	120 Feet (Minimum)
Front Yard Setback	25 Feet (Minimum)	25 Feet (Minimum)
Side Yard Setback, Street Side	15 Feet (Minimum)	15 Feet (Minimum)
Side Yard Setback, Interior	10 Feet (Minimum)	10 Feet (Minimum)
Rear Yard Setback	20 Feet (Minimum)	20 Feet (Minimum)
Building Height *	45 Feet (Maximum)	35 Feet (Maximum)
Building Coverage	60% (Maximum)	60% (Maximum)
Density *	24 Units Per Acre (Maximum)	16 Units Per Acre (Maximum)
Unit Size (Minimum)	Efficiency – 550 Square Feet	Efficiency – 550 Square Feet
	One Bedroom – 650 Square Feet	One Bedroom – 650 Square Feet
	Two Bedroom – 800 Square Feet	Two Bedroom – 800 Square Feet
	Three Bedroom – 900 Square Feet	Three Bedroom – 900 Square Feet

* Denotes Change In Site Regulations.

Architect Standards

Apartment buildings shall be a maximum of 3 stories with a 4:12 roof pitch. Roofing may be asphalt shingles or standing seam metal. Roof design shall include gabled ends and dormers. Accent feature roofs, porch covers, and canopies may be reduced pitch as appropriate to the design. Maximum height to Ridge of Roof is 42' above ground level finished floor.

Exterior elevations will be comprised of minimum 80% masonry (exclusive of windows, doors, and other fenestrations) with the remainder being accent material as permitted by building codes. Masonry shall be minimum 60% Primary Masonry of Brick or Stone and allow for a maximum 40% Secondary Masonry of Stucco, Ceramic Tile, or Thin Stone.

Site Design Requirements

Landscape

All Landscape requirements shall comply with City of Princeton Landscape Ordinance and Zoning Ordinance as applicable to chapter 37.

Parking

Parking requirements shall comply with City of Princeton Zoning Ordinance Section 82-31

- 1 Space per 300 SF Office
- 2 Spaces per 1 Bedroom Units
- 2 Spaces per 2 Bedroom Units
- Plus One Space per Each Additional Bedroom

Fence and Screening

All Fence and Screening requirements shall comply with City of Princeton Fence Ordinance and Zoning Ordinance Section 82-6(g)

In the event that Multiple Family district sides or backs upon a Single-Family, Two-Family, or Townhome district, a solid masonry screening wall of not less than six feet in height or more than eight feet in height shall be installed by the builder at the time of construction of any multifamily complex, along the property line on any perimeter not abutting a public street or right-of-way. This fence shall be maintained throughout the existence of the multifamily complex by the owner of the complex.

Signs

All Sign requirements shall comply with City of Princeton Sign Ordinance



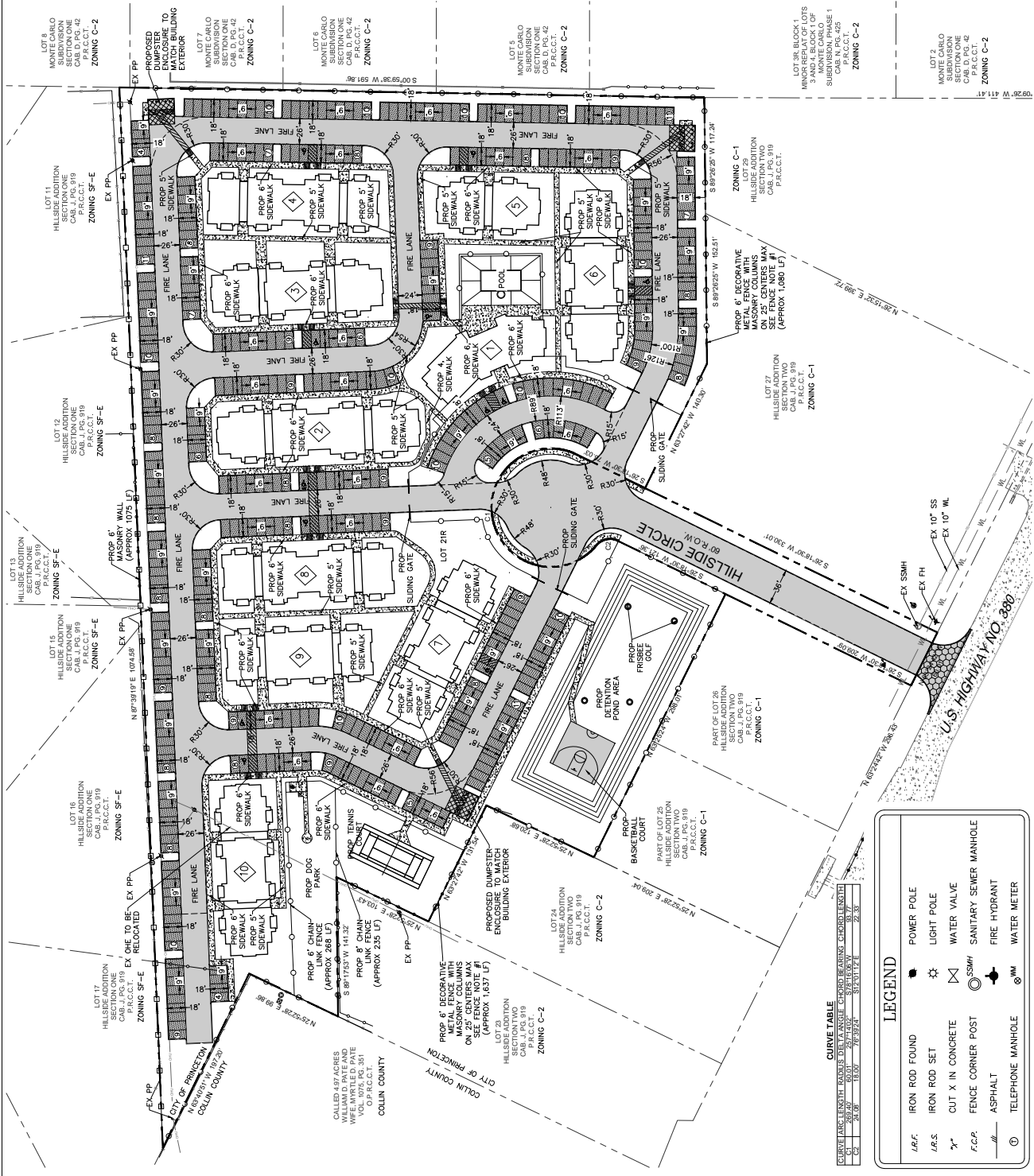
FENCE NOTE:
1. 6" DECORATIVE METAL FENCE SHALL BE CONSTRUCTED WITH 70" HIGH EXTENDED PICKET TWO RAIL PANELS IN THE V2 COMMERCIAL VERSAIL ORNAMENTAL FENCING LINE BY FORTRESS BUILDING PRODUCTS.

SITE INFORMATION

LOT 21R
LOT AREA: 445,201 SF (10.22 AC)
EXISTING ZONING: MF-1 MULTI FAMILY RESIDENTIAL-MEDIUM DENSITY
PROPOSED ZONING: PD PLANNED DEVELOPMENT
PROPOSED APARTMENT BUILDINGS: 3-STORY
PROPOSED AMANITY CENTER BUILDING: 2-STORY
IMPERVIOUS AREA: 289,501 SF (65.03%)
OPEN SPACE AREA: 155,700 SF (34.97%)
PERVIOUS AREA: 155,700 SF (34.97%)
PARKING REQUIRED:
96 - 1 BEDROOM UNIT @ 2 SPACES / UNIT = 192 SPACES
108 - 2 BEDROOM UNIT @ 2 SPACES / UNIT = 216 SPACES
1,398 SF OFFICE @ 1 SPACE / 300 SF = 5 SPACES
TENANT OCCUPANCY
2,590 SF CLASSROOM NO ADDITIONAL PARKING REQUIRED
1,090 SF FINISH ROOM NO ADDITIONAL PARKING REQUIRED
475 SF MAILBOX ROOM NO ADDITIONAL PARKING REQUIRED
3,914 SF BUSINESS CENTER AMENITY NO ADDITIONAL PARKING REQUIRED
PARKING REQUIRED: 413 SPACES
TOTAL PARKING PROVIDED: 445 SPACES
HANDICAP PARKING REQUIRED: 9 SPACES
HANDICAP PARKING PROVIDED: 12 SPACES

BUILDING TABLE		
BUILDING	1-BEDROOM	2-BEDROOMS
1	NA	NA
2	0	0
3	0	0
4	12	12
5	0	12
6	0	12
7	12	12
8	12	12
9	12	12
10	12	12
TOTAL	96	108

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMMEYER, PE # 86942
DATE: 08/12/2021



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	280.00	100.00	79.1063°	S 171.0° E 79.1063°	200.00
C2	240.00	100.00	79.1063°	S 171.0° E 79.1063°	200.00

LEGEND

IRON ROD FOUND	POWER POLE
IRON ROD SET	LIGHT POLE
CUT X IN CONCRETE	WATER VALVE
FENCE CORNER POST	SANITARY SEWER MANHOLE
ASPHALT	FIRE HYDRANT
TELEPHONE MANHOLE	WATER METER



City of Princeton P&Z and City Council Staff Report

FP20180894 – Final Plat Request – (Town Park) being a 30.316 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

Applicant: Pacesetter Homes, LLC

Representative: Engineering Concepts and Design, L.P.

STAFF REPORT

I. SITE DATA

Existing Zoning: PD#15

Existing use: Single Family

Lot Size: 30.316 Acres

Direction	Zoning	Existing Land Use
North	C-2	Restaurant, professional or general administrative office, indoor commercial amusement, religious facility, and vacant land
East	PD#15, SF-1, C-2	Single family detached dwellings
South	SF-2, AG	Single family detached dwellings (SF-2) and vacant land (AG)
West	PD#17	Open space



REQUEST

Applicant requests Commission recommend approval of Final Plat submittal to the City Council. This request is for subdivision of 95 residential lots & 3 open space 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 FP20180894
2. Recommend Denial to City Council of Final Plat FP20180894

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Final Plat	meeting before the Commission	September 20, 2021
City Council	Final Plat	Meeting before the city council	September 27, 2021

IV. STAFF RECOMMENDATION

Recommend approval of Final Plat FP20180894 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: _____

Application Type

Application Fee*

Application Fee*

☐ Land Study/Site Plan \$ _____
☐ Subdivision Const. Plan Review \$ _____
☐ Amended/Minor Plat \$ _____
☐ Development Plat \$ _____

☐ Preliminary Plat (Complete Checklist) \$ _____
☒ Final Plat (Complete Checklist) \$ 1,100
☐ Replat \$ _____

TOTAL FEE SUBMITTED \$ 1,100

Physical Location of Property: Southwest corner of US-380 and F.M. 982. (113 W. Princeton Drive)

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

Brief Legal Description of Property (must also attach accurate metes and bounds description): 30.316 Acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, in the City of Princeton, Collin County, Texas

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

Acreage: 30.316

Existing Zoning: PD-15

Requested Zoning: _____

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

OWNER'S NAME: Pacesetter Homes, LLC

Phone Number: 469-712-7404

Applicant/Contact Person: Blake Friesenhahn

Title: Vice President

Company Name: Pacesetter Homes, LLC

Street/Mailing Address: 6950 TPC Drive, Suite 350

City: McKinney

State: TX

Zip: 75070

Phone: (469) 712-7404

Fax: ()

Email Address: bfriesenhahn@pacesetterhomes.com

ENGINEER / REPRESENTATIVE'S NAME: Engineering Concepts and Design, L.P.

Contact Person: Todd Winters

Title: President

Company Name: Engineering Concepts and Design, L.P.

Street/Mailing Address: 201 Windco Circle, Suite 200

City: Wylie

State: TX

Zip: 75098

Phone: (972) 941-8400

Fax: (972) 941-8401

Email Address: todd@ecdlo.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.

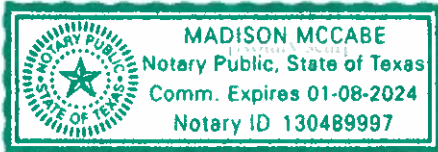
I waive the statutory time limits in accordance
With Section 212 of the Texas Local Government Code.

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 9 day of September 2024



SUBSCRIBED AND SWORN TO before me, this the 8 day of January, 2024
Notary Public in and for the State of Texas: Madison McCabe

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

	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
	Written Verification such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	Proof of Ownership (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
	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	

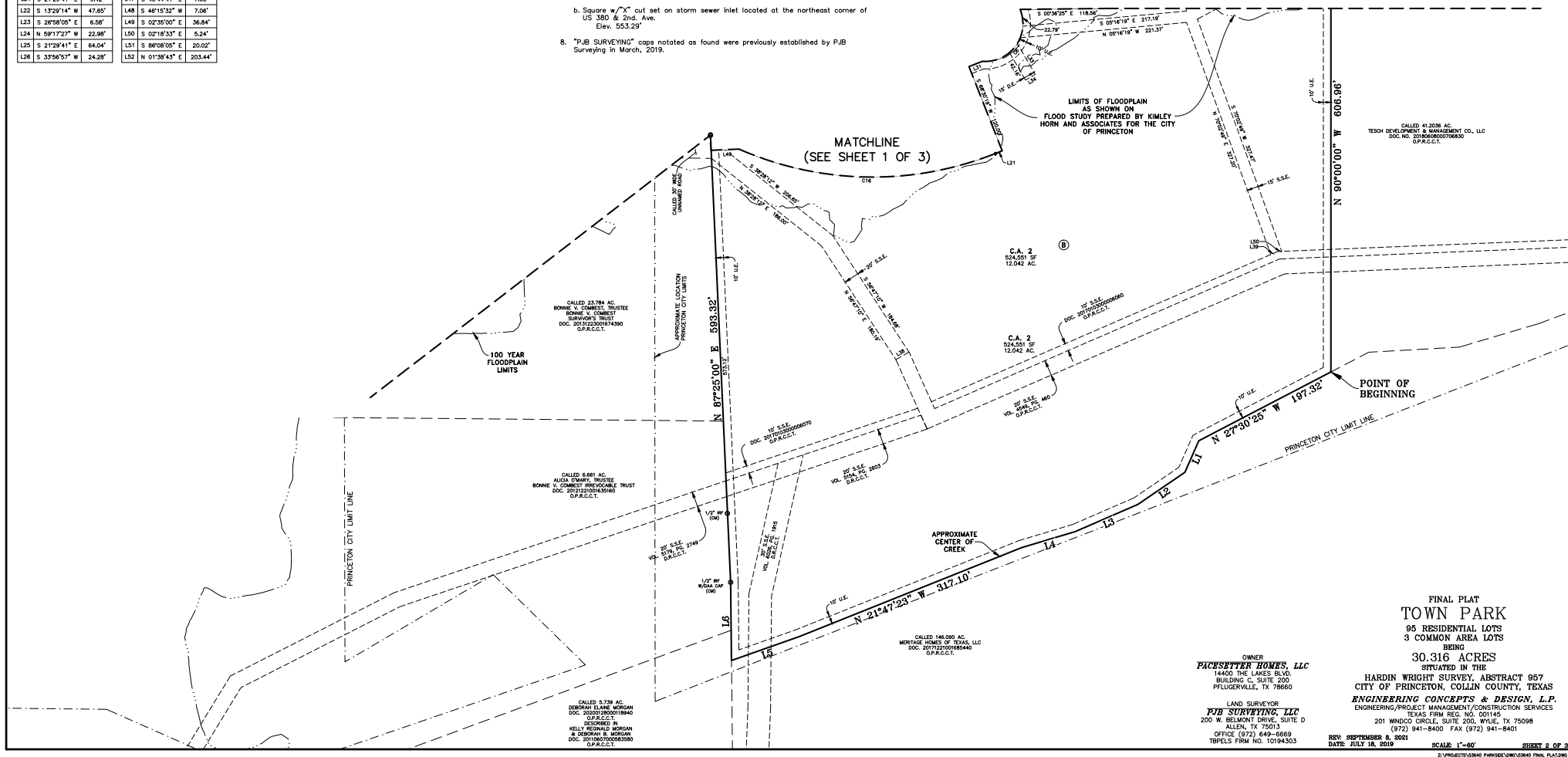
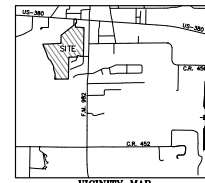
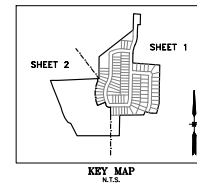
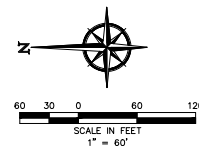
City of Princeton * 123 W. Princeton Drive, Princeton TX 75407
Office 214-960-5653 * Fax 972-734-2548 development-info@princeton.tx.us

LINE TABLE			LINE TABLE		
NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	N 66°07'55" W	45.71'	L27	S 34°40'50" E	24.15'
L2	N 34°19'16" W	75.82'	L28	N 88°48'53" E	25.00'
L3	N 23°27'02" W	90.13'	L29	N 47°44'33" E	26.17'
L4	N 16°43'09" W	74.63'	L30	N 21°50'53" E	52.15'
L5	N 19°26'04" W	95.29'	L31	N 21°29'41" W	19.06'
L6	N 89°22'42" E	103.56'	L32	N 53°26'39" E	7.36'
L7	N 01°23'25" E	233.59'	L33	N 59°55'24" E	47.38'
L8	S 89°40'36" E	99.22'	L34	S 30°04'36" E	15.00'
L9	S 01°23'25" W	150.00'	L35	S 29°29'00" E	20.09'
L10	N 89°40'36" W	32.61'	L36	N 65°45'25" E	10.03'
L11	S 01°23'25" W	96.24'	L37	S 65°52'01" W	10.00'
L12	S 01°25'21" W	16.36'	L38	N 29°38'06" W	20.09'
L13	S 01°11'07" W	140.50'	L39	S 23°26'48" E	10.02'
L14	S 01°54'13" W	47.85'	L40	S 83°18'50" E	33.82'
L15	S 09°48'15" E	80.02'	L41	S 06°41'39" W	15.00'
L16	S 01°54'01" W	65.06'	L42	N 00°21'59" E	125.89'
L17	S 00°18'13" W	138.74'	L43	S 89°38'01" E	15.00'
L18	S 14°25'22" W	146.83'	L44	S 76°04'25" E	23.52'
L19	N 88°41'35" W	65.89'	L45	S 87°25'00" W	20.20'
L20	S 21°50'53" W	55.95'	L46	N 41°20'53" W	7.36'
L21	S 21°29'41" E	9.42'	L47	S 43°44'41" E	7.08'
L22	S 13°29'14" W	47.85'	L48	S 46°15'32" W	7.06'
L23	S 26°58'05" E	6.58'	L49	S 02°35'00" E	36.84'
L24	N 59°17'23" W	22.98'	L50	S 02°18'33" E	5.24'
L25	S 21°29'41" E	64.04'	L51	S 86°08'05" E	20.02'
L26	S 33°56'57" W	24.28'	L52	N 01°38'43" E	203.44'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	07°13'44"	250.00'	0.00'	0.10'	S 14°28'21" W 0.10'
C2	13°05'38"	250.00'	28.69'	57.13'	S 07°56'14" W 57.01'
C3	26°13'44"	275.00'	64.07'	125.88'	N 14°32'13" E 124.79'
C4	26°27'58"	275.00'	64.67'	127.03'	S 14°25'06" W 125.90'
C5	26°18'05"	225.00'	52.57'	103.28'	N 75°32'32" W 102.38'
C6	116°42'01"	50.00'	81.12'	101.84'	N 54°00'11" W 85.13'
C7	22°46'26"	275.00'	55.38'	109.31'	N 12°46'38" E 108.59'
C8	24°30'03"	275.00'	59.71'	117.60'	N 13°38'27" E 116.70'
C9	20°38'46"	300.00'	54.69'	108.19'	N 11°31'00" E 107.60'
C10	24°42'13"	300.00'	65.69'	129.35'	S 13°32'14" W 128.35'
C11	36°53'07"	300.00'	100.04'	193.13'	S 77°34'32" W 189.81'
C12	28°06'52"	300.00'	75.26'	147.47'	N 15°16'03" E 145.99'
C13	50°50'40"	300.00'	142.99'	266.22'	S 03°55'39" W 257.57'
C14	20°38'46"	300.00'	54.69'	108.19'	N 11°31'00" E 107.60'
C15	37°04'52"	996.75'	27.10'	54.18'	N 87°15'27" W 54.17'
C16	44°56'35"	445.00'	184.07'	349.08'	S 05°56'37" W 346.18'

NOTES:

- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202. (2011 Adjustment). Ground to Surface = 1.000152710.
- A 1/2-inch iron rod with red cap stamped "PUB SURVEYING" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
- By graphical plotting, part of the parcel described hereon lies within Special Flood Hazard Area (SFHA) Zone "A" as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48055C0295A, dated June 02, 2009, as published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- The Common Areas Lots will be owned and maintained by the Homeowners Association.
- Selling a portion of this addition by metes and bounds is a violation of the City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- The Homeowners Association will maintain Retaining Walls, Detention Ponds, Common Areas, Drainage Areas and all other non-buildable areas.
- Benchmarks:
 - Square w/"X" cut set on storm sewer inlet on the north side of US 380, in front of the First Bank & Trust.
Elev. 552.13'
 - Square w/"X" cut set on storm sewer inlet located at the northeast corner of US 380 & 2nd. Ave.
Elev. 553.29'
- "PUB SURVEYING" caps noted as found were previously established by PUB Surveying in March, 2019.



FINAL PLAT
TOWN PARK
95 RESIDENTIAL LOTS
3 COMMON AREA LOTS

BEING
30.316 ACRES

SITUATED IN THE
HARDIN WRIGHT SURVEY, ABSTRACT 957
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDO CIRCLE, SUITE 200, WYLLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

REV: SEPTEMBER 8, 2021
DATE: JULY 18, 2019

SCALE: 1"=60'
SHEET 2 OF 3

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF PRINCETON §

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS PACESETTER HOMES, LLC, BEING THE OWNER OF A 30.316 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, in the City of Princeton, Collin County, Texas, being all of a 30.2858 acre tract of land described in a deed to Pacesetter Homes, LLC, recorded in Document No. 20190316000260880, in the Public Records of Collin County, Texas, (OPRCCT), as corrected in Document No. 201906060000650970, OPRCCT, part a 11594 right-of-way tract, as described in plat, recorded in Cabinet K, Page 252, Map Records, Collin County, Texas (MRCCT), and part of Lot 1, Block 4, of Princeton PDD, an addition to the City of Princeton, recorded in Volume 5, Page 200, MRCCT, said 30.316 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said 30.2858 acre tract, in the west line of a called 146.090 acre tract described in deed to Mariluge Homes of Texas, LLC, and with the south line of Document No. 20171221001685440, OPRCCT, said point also being the approximate center of a creek;

THENCE with the east line of said 146.090 acre tract and a west line of said 30.316 acre tract, along said approximate centerline the following seven (7) calls:

- 1) North 27 degrees 30 minutes 25 seconds West, a distance of 197.32 feet;
- 2) North 66 degrees 07 minutes 55 seconds West, a distance of 45.71 feet;
- 3) North 34 degrees 19 minutes 16 seconds West, a distance of 75.62 feet;
- 4) North 23 degrees 27 minutes 02 seconds West, a distance of 90.13 feet;
- 5) North 16 degrees 43 minutes 09 seconds West, a distance of 74.63 feet;
- 6) North 21 degrees 47 minutes 23 seconds West, a distance of 317.10 feet;

7) North 19 degrees 26 minutes 04 seconds West, a distance of 95.29 feet to a northwest corner of said 30.2858 acre tract and a northeast corner of said 146.090 acre tract, some being in the south line of a called 3.739 acre tract of land described in a deed to Kellie L. Berglund Morgan and Deborah B. Morgan, recorded in Document No. 20110607000583580, OPRCCT;

THENCE North 89 degrees 22 minutes 42 seconds East, with a northerly line of said 30.2858 acre tract and the south line of said 5.739 acre tract and the south line of a called 6.661 acre tract described in a deed to Maria O'Mary, Trustee of Bonnie V. Combest Irrevocable Trust, recorded in Document No. 2011221001635160, OPRCCT, a distance of 103.56 feet to a 1/2-inch iron rod with cap stamped "DAA" found;

THENCE North 87 degrees 25 minutes 00 seconds East, continuing with a northerly line of said 30.2858 acre tract and the south line of said 6.661 acre tract, and with the south line of a called 23.784 acre tract described in a deed to Bonnie V. Combest, Trustee under the Bonnie V. Combest Survivor's Trust, recorded in Document No. 20131223001674390, OPRCCT, a distance of 593.32 feet to a 1/2-inch iron rod found in the east line of a called 30-foot wide unnamed road;

THENCE North 00 degrees 21 minutes 59 seconds East, with a westerly line of said 30.0858 acre tract and the east line of said 30-foot road, a distance of 313.16 feet to a 1/2-inch iron rod with cap stamped "DAA" found at the southwest corner of The Lost Highway Addition, an addition to the City of Princeton, as recorded in Cabinet 2010, Page 176, MRCCT;

THENCE North 51 degrees 57 minutes 38 seconds East, with a northerly line of said 30.2858 acre tract and the southwest line of said The Lost Highway Addition, a distance of 622.95 feet to a 1/2-inch iron rod found at the southeast corner of said Lost Highway Addition;

THENCE North 01 degree 23 minutes 25 seconds East, with a westerly line of said 30.2858 acre tract and the east line of said The Lost Highway Addition, a distance of 233.59 feet to a 5/8-inch iron rod found at the most northerly northwest corner of said 30.2858 acre tract and the northeast corner of said The Lost Highway Addition, also being in the south line of Princeton Drive (US Highway 380), a variable width right-of-way;

THENCE South 85 degrees 40 minutes 36 seconds East, with the north line of said 30.2858 acre tract and the south line of said Princeton Drive, a distance of 99.22 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found at the most northerly northeast corner of said 30.2858 acre tract;

THENCE South 01 degree 23 minutes 25 seconds West, with the east line of said 30.2858 acre tract, a distance of 150.00 feet, from which 1/2-inch iron rod with cap stamped "RPLS 3258" found bears North 01 degree 32 minutes East, a distance of 0.4 feet;

THENCE North 85 degrees 40 minutes 36 seconds West, continuing with the east line of said 30.2858 acre tract, a distance of 32.61 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found at the beginning of a non-tangent curve to the right, having a radius of 250.00 feet and a central angle of 00 degrees 01 minutes 24 seconds;

THENCE continuing with the east line of said 30.2858 acre tract, along said curve to the right, an arc distance of 0.10 feet (Chord Bearing South 14 degrees 28 minutes 21 seconds West - 0.10 feet) to the point of reverse curvature of a curve to the left, having a radius of 250.00 feet and a central angle of 13 degrees 05 minutes 38 seconds;

THENCE continuing with the east line of said 30.2858 acre tract and with said curve to the left, an arc distance of 57.13 feet (Chord Bearing South 07 degrees 56 minutes 14 seconds West 57.01 feet) to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found at the point of tangency;

THENCE South 01 degree 23 minutes 25 seconds West, continuing with the east line of said 30.2858 acre tract, a distance of 96.38 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found at the northwest corner of a called 3.4599 acre tract described in deed to Bob Tesch Investments, LLC, as recorded in Document No. 20200930001674360, OPRCCT;

THENCE Southerly, continuing with the east line of said 30.2858 acre tract and with the west line of said 3.4599 acre tract the following four (4) calls:

- 1) South 01 degree 25 minutes 21 seconds West, a distance of 96.38 to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found at the point of curvature of a curve to the right having a radius of 275.00 and a central angle of 26 degrees 13 minutes 44 seconds;
- 2) Southwesterly, with said curve to the right, an arc distance of 125.89 feet (Chord Bearing South 14 degrees 32 minutes 13 seconds West, 124.79 feet) to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found at the point of reverse curvature of a curve to the left having a radius of 275.00 feet and a central angle of 26 degrees 27 minutes 58 seconds;
- 3) Southwesterly, with said curve to the left, an arc distance of 127.03 feet (Chord Bearing South 14 degrees 25 minutes 06 seconds West, 25.90 feet) to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found at the point of tangency;
- 4) South 01 degrees 11 minutes 07 seconds West, a distance of 140.50 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found at the southwest corner of said 3.4599 acre tract;

THENCE South 85 degrees 42 minutes 01 seconds East, with the south line of said 3.4599 acre tract, a distance of 390.58 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found at the southeast corner of said 3.4599 acre tract, being in the east line of said 30.2858 acre tract and the west line of a called 0.96 acre tract described in a deed to Sai Vallurupalli and Satyanarayana Vallurupalli, recorded in Instrument 20170905001211410, OPRCCT,

THENCE South 01 degree 54 minutes 13 seconds West, with the east line of said 30.2858 acre tract and west line of said 0.96 acre tract and the west line of a called 1.012 acre tract described in deed to Jimmy Gilbert and Joyce Gilbert, recorded in Document No. 20190528000592740, OPRCCT, a distance of 219.34 feet to a 1/2-inch iron rod with cap stamped "DAA" found at the southwest corner of said 1.012 acre tract;

THENCE South 01 degree 54 minutes 13 seconds West, continuing with the east line of said 30.2858 acre tract, a distance of 47.60 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found at the northwest corner of a called 0.364 acre tract described in a deed to Kevin Muller and Angelo Muller, recorded in Document No. 20100421000388900, OPRCCT;

THENCE South 00 degrees 46 minutes 15 seconds East, continuing with the east line of said 30.2858 acre tract and the west line of said 0.364 acre tract, a distance of 80.02 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found at the southwest corner of said 0.364 acre tract, some being the northwest corner of a Correction Deed to Shirley A. Stroup and Christopher D. Stroup, recorded in Volume 3787, Page 481, Deed Records, Collin County, Texas (DRCORC);

THENCE South 01 degree 54 minutes 01 second West, continuing with the east line of said 30.2858 acre tract and the west line of said Shirley A. Stroup tract, a distance of 65.06 feet to a 1/2-inch iron rod found at the southwest corner of a 1/2-inch iron rod, some being the northwest of a called 0.337 acre tract described in a deed to Guadalupe Flores and Maria Matilde Medina-Cruz, recorded in Document No. 2009123001549000, OPRCCT;

THENCE South 00 degrees 18 minutes 13 seconds West, continuing with the east line of said 30.2858 acre tract and the west line of said Flores tract passing at a distance of 69.37, a 1/2-inch iron rod found at the southwest corner of said Flores tract and the northwest corner of a called 0.9908 acre tract described in deed to Bob Tesch Investments, LLC, as recorded in Document No. 20200930001674360, OPRCCT, a total distance of 138.74 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found;

THENCE South 14 degrees 25 minutes 22 seconds West, continuing with the east line of said 30.2858 acre tract and the west line of said 0.9908 acre tract, a distance of 146.83 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found in the north line of Princeton Path, a 50 foot right-of-way;

THENCE North 88 degrees 41 minutes 35 seconds West, continuing with the east line of said 30.2858 acre tract and with the north line of said Princeton Path, a distance of 65.89 feet to a 1/2-inch iron rod with cap stamped "DAA" found at the point of curvature of a curve to the right, having a radius of 250.00 feet and a central angle of 26 degrees 18 minutes 05 seconds;

THENCE Westerly, with said curve to the right and continuing with the north line of said Princeton Drive, an arc distance of 103.28 feet (Chord Bearing North 75 degrees 32 minutes 32 seconds West 102.38 feet) to a 1/2-inch iron rod with red cap stamped "PJB Surveying" set at the point of tangency;

THENCE South 21 degrees 50 minutes 53 seconds West, across said Princeton Path, a distance of 55.95 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" set at the northeast corner of Lot 12, Block A, Princeton Parks Two, an addition to the City of Princeton, recorded in Cabinet K, Page 251, MRCCT;

THENCE South 89 degrees 23 minutes 35 seconds West, with the north line of said Princeton Parks Two, passing at a distance of 19.26 feet, a 1/2-inch iron rod with cap stamped "DAA" found at a southeast corner of said 30.2858 acre tract and continuing a total distance of 345.29 feet to a 1/2-inch iron rod with cap stamped "DAA" found at the northeast corner of said Princeton Park Two;

THENCE South 01 degree 06 minutes 42 seconds West, with the east line of said 30.2858 acre tract and the west line of said Princeton Park Two, a distance of 294.77 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" found for the southeast corner of said 30.2858 acre tract;

THENCE North 90 degrees 00 minutes 00 seconds West, with the south line of said 30.2858 acre tract, a distance of 606.96 feet to the POINT OF BEGINNING and containing 30.316 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PACESETTER HOMES, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat describing the herein above described property as TOWN PARK, an addition to the City of Princeton, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities dealing to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Princeton's use thereof. The City of Princeton and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Princeton or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone.

PACESETTER HOMES, LLC does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS, my hand, this the ____ day of _____, 2021.

FOR: PACESETTER HOMES, LLC

BY:
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared _____, 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 consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

"Recommended for Approval"

Name: _____ Date: _____
Title: Chairperson Planning and Zoning Commission
City of Princeton, Texas

"Approved"

Name: _____ Date: _____
Title: Mayor
City of Princeton, Texas

CERTIFICATE OF COMPLETION

"Accepted"

Mayor, City of Princeton, Texas Date: _____

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Town Park Subdivision or addition to the City of Princeton was submitted to the City Council on the ____ day of _____, 2021, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafore subscribed.

Witness my hand this ____ day of _____, A.D., 2021.

Name: _____ Date: _____
Title: City Secretary,
City of Princeton, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, PATRICK J. BALDASARO, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Princeton, Texas.

Preliminary, this document shall not be recorded for any purpose.
For Final Plat review purposes only.

PATRICK J. BALDASARO
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5504



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Patrick J. Baldasaro, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

FINAL PLAT
TOWN PARK
95 RESIDENTIAL LOTS
3 COMMON AREA LOTS
BEING
30.316 ACRES
SITUATED IN THE

HARDIN WRIGHT SURVEY, ABSTRACT 957
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

REV: SEPTEMBER 8, 2021
DATE: JULY 18, 2019

SCALE: 1"=40'

SHEET 3 OF 3

D:\PROJECTS\0484 PRINCEC\DWG\0484_PLA\PLAT.DWG



City of Princeton P&Z and City Council Staff Report

FP20200758 – Final Plat Request – (Arcade Farms Phase 5) being a 29.414 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

Applicant: DR Horton – Texas Ltd.

Representative: JBI Partners, Inc.

STAFF REPORT

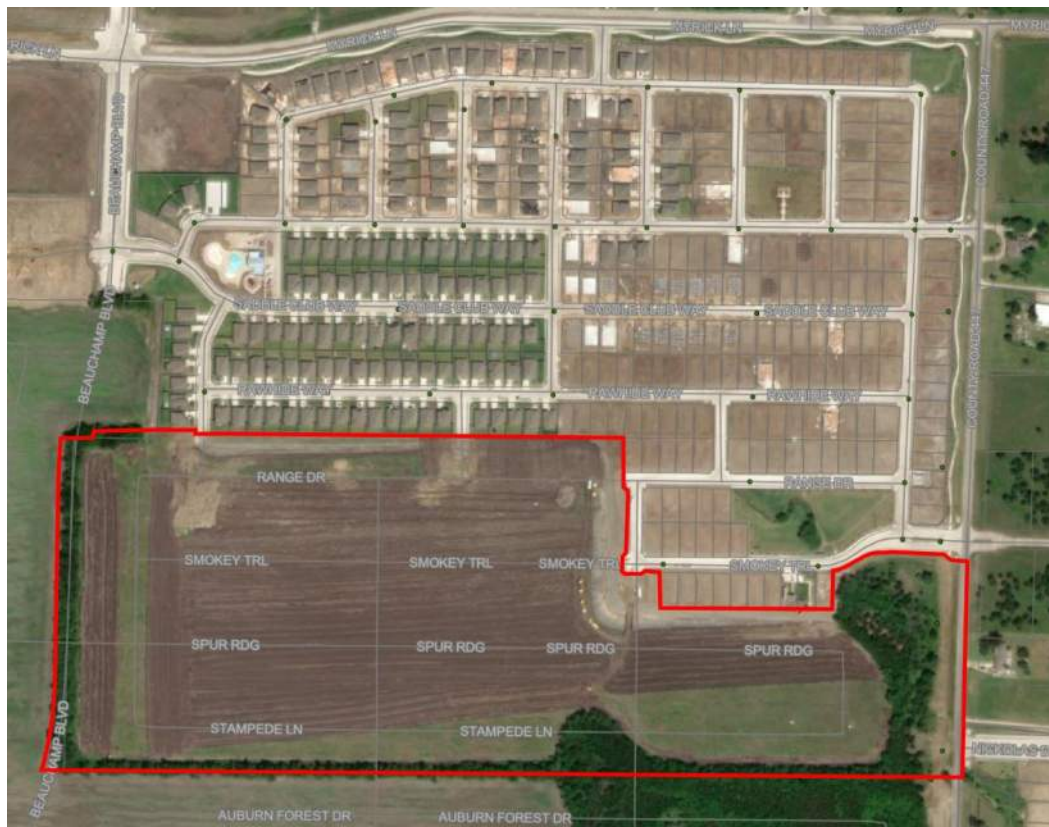
I. SITE DATA

Existing Zoning: PD#11

Existing use: Single Family

Lot Size: 29.414 Acres

Direction	Zoning	Existing Land Use
North	PD#11	Single family detached dwellings
East	PD#20, SF-1,	Single family detached dwellings
South	SF-2	Single family detached dwellings
West	SF-2	Single family detached dwellings



REQUEST

Applicant requests Commission recommend approval of Final Plat submittal to the City Council. This request is for subdivision of 274 residential lots & 4 open space 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 FP20200758
2. Recommend Denial to City Council of Final Plat FP20200758

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Final Plat	meeting before the Commission	September 20, 2021
City Council	Final Plat	Meeting before the city council	September 27, 2021

IV. STAFF RECOMMENDATION

Recommend approval of Final Plat FP20200758 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 in a cursive style.

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>Application Type</u>	<u>Application Fee*</u>	<u>Application Fee*</u>
___ Land Study/Site Plan	\$ _____	___ Preliminary Plat (Complete Checklist) \$ _____
___ Subdivision Const. Plan Review	\$ _____	<input checked="" type="checkbox"/> Final Plat (Complete Checklist) \$ \$1,856.35
___ Amended/Minor Plat	\$ _____	___ Replat \$ _____
TOTAL FEE SUBMITTED		<u>\$1,856.35</u>

Physical Location of Property: South East of S. Beauchamp Blvd. and Saddle Club Ln. Intersection

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

Brief Legal Description of Property (must also attach accurate metes and bounds description): COLLIN CAD PROPERTY ID: 2759575
& PART OF PROPERTY ID: 2805371

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

Acreage: 61.254

Existing Zoning: PD 11

Requested Zoning: PD 11

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

OWNER'S NAME: DR HORTON - TEXAS LTD

Phone Number: _____

Applicant/Contact Person: DAVID L. BOOTH

Title: VICE PRESIDENT

Company Name: DR HORTON - TEXAS LTD

Street/Mailing Address: 4306 MILLER ROAD

City: ROWLETT

State: TX

Zip: 75088

Phone: (214) 607 - 4244

Fax: () _____

Email Address: DBOOTH@DRHORTON.COM

ENGINEER / REPRESENTATIVE'S NAME: JB PARTNERS, INC.

Contact Person: LEE RADLEY, PE

Title: PROJECT MANAGER

Company Name: JB PARTNERS, INC

Street/Mailing Address: 2121 MIDWAY RD STE 300

City: CARROLLTON

State: TX

Zip: 75006

Phone: (214) 460 - 3729

Fax: () _____

Email Address: LRADLEY@JBIPARTNERS.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: David L. Booth AsstVP D.B. Horton-Texas, Ltd.
(Letter of authorization required if signature is other than property owner)

Print or Type Name: David L. Booth
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 August 2021



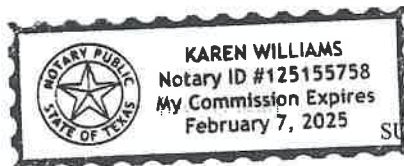
SUBSCRIBED AND SWORN TO before me, this 2 day of August 2021
Notary Public in and for the State of Texas: Karen Williams

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 David L. Booth 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."



David L. Booth AsstVP D.B. Horton

**Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this 2 day of August 2021
Notary Public in and for the State of Texas: Karen Williams

Applicant

Initial Below

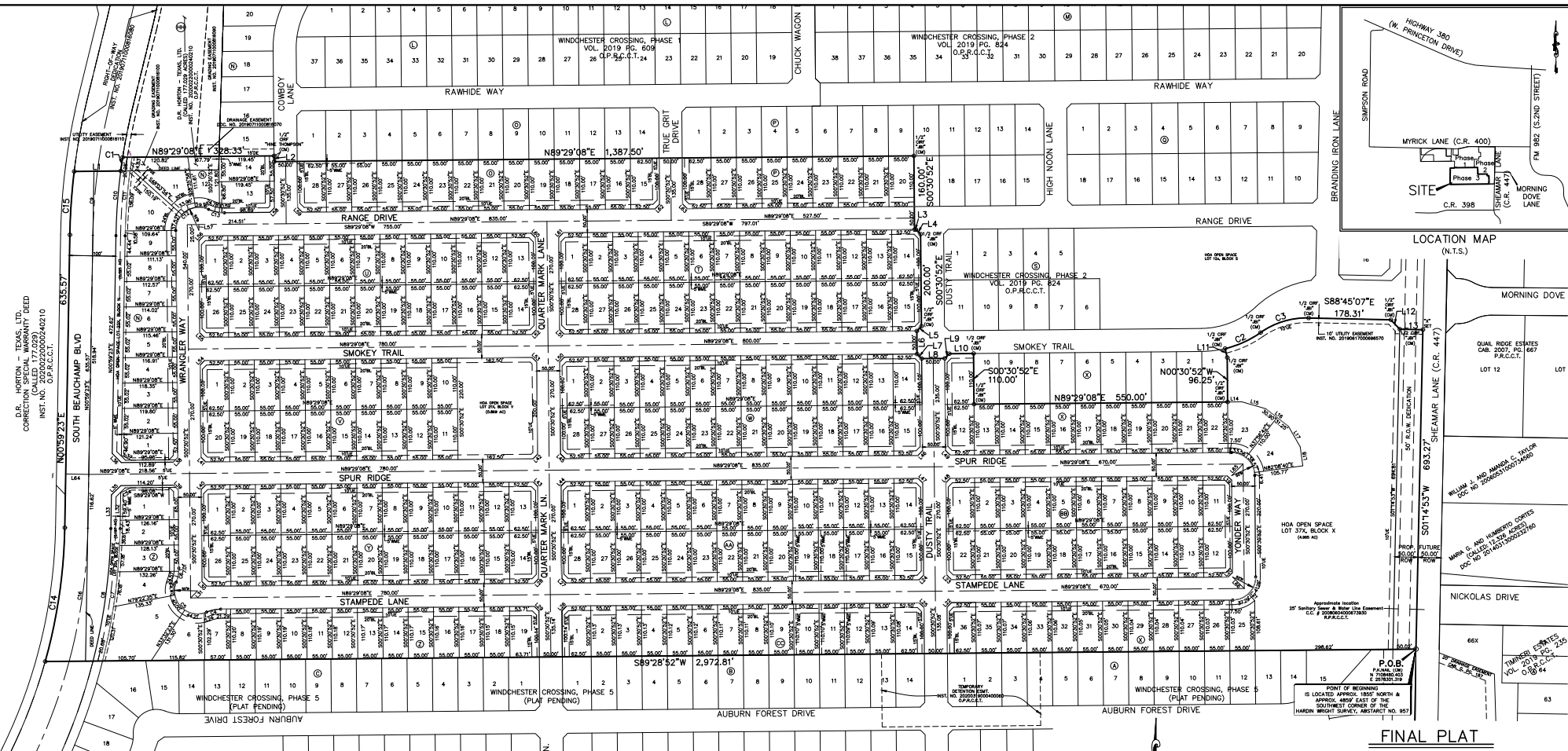
Submittal Check List

City Use

Initial Below

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

D.R. HORTON - TEXAS, LTD.
CORRECTION SPECIAL WARRANTY DEED
(CALLED 177,029)
INST. NO. 2002-002-40210
O.P.A.C.C.T.



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°24'41"E	100.92	L16	S07°51'20"E	41.66	L31	S45°14'15"W	28.65	L52	N44°29'08"E	14.14
L2	S00°30'52"E	12.50	L17	S45°30'52"E	14.14	L32	N44°45'45"W	27.01	L53	S45°30'52"E	14.14
L3	N89°29'08"E	2.89	L18	N44°29'08"E	14.14	L33	N44°45'45"W	27.01	L54	S44°29'08"E	14.14
L4	S45°30'52"E	14.14	L19	N44°29'08"E	14.14	L34	N44°45'45"W	27.01	L55	N45°30'52"E	14.14
L5	S44°29'08"E	14.14	L20	S44°29'08"E	14.14	L35	S45°30'52"E	14.14	L56	N45°30'52"E	14.14
L6	S00°30'52"E	60.00	L21	S45°30'52"E	14.14	L36	N44°45'45"W	27.01	L57	S00°30'52"E	12.50
L7	S45°30'52"E	14.14	L22	N44°29'08"E	14.14	L37	S45°30'52"E	14.14	L58	S44°29'08"E	14.14
L8	N89°29'08"E	50.00	L23	S45°30'52"E	14.14	L38	S44°29'08"E	14.14	L59	S45°30'52"E	14.14
L9	N89°29'08"E	50.00	L24	S44°29'08"E	14.14	L39	S44°29'08"E	14.14	L60	N45°30'52"E	14.14
L10	N89°29'08"E	50.00	L25	S45°30'52"E	14.14	L40	S44°29'08"E	14.14	L61	N44°29'08"E	14.14
L11	N13°21'14"W	20.00	L26	N44°29'08"E	14.14	L41	S45°30'52"E	14.14	L62	N44°29'08"E	14.14
L12	S43°40'07"E	28.28	L27	N44°29'08"E	14.14	L42	N44°29'08"E	14.14	L63	S45°30'52"E	14.14
L13	S88°45'07"E	30.80	L28	N44°29'08"E	14.14	L43	N44°29'08"E	14.14	L64	N89°07'37"W	50.00
L14	N89°29'08"E	30.80	L29	S44°29'08"E	14.14	L44	S44°29'08"E	14.14	L65	N44°29'08"E	35.36
L15	N73°54'52"W	54.23	L30	N00°59'23"E	77.83	L45	S45°30'52"E	14.14	L66	S45°30'52"E	35.36
L16	N52°03'16"W	62.15	L31	N00°59'23"E	77.83	L46	N44°29'08"E	14.14			
L17	N29°17'16"W	51.25	L32	S63°10'11"W	24.00	L47	N45°30'52"E	14.14			

CURVE TABLE				
NO.	LENGTH	DELTA	RADIUS	TANGENT
C1	30.08	001°22'44"	1250.00	15.04
C2	84.84	021°36'18"	2250.00	42.93
C3	110.99	036°20'22"	1750.00	57.43
C4	36.98	020°29'12"	800.00	16.00
C5	118.02	035°14'23"	50.00	124.45
C6	31.58	023°21'31"	80.00	16.00
C7	290.28	013°05'46"	1270.00	145.78
C8	290.33	013°05'46"	1250.00	146.12
C9	139.44	008°08'44"	1300.00	69.79
C10	140.86	008°07'24"	1250.00	70.50
C11	117.50	007°59'20"	1230.00	65.89
C12	100.65	011°51'52"	500.00	78.99
C13	35.37	025°19'53"	80.00	17.98
C14	294.24	014°39'35"	1150.00	147.93
C15	138.02	005°12'28"	1300.00	69.07
C16	292.56	013°58'08"	1250.00	147.01

NOTES:

- NOTICE: 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 WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.
- EXCEPT AS SHOWN ON THIS FINAL PLAT, ACCORDING TO COMMUNITY PANEL NO. 4808050295, DATED JUNE 2, 2009, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP ALL OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).
- HOA OPEN SPACE LOT 22X, BLOCK N & LOT 20X, BLOCK Z ARE DEDICATED FOR SCREENING, DRAINAGE, AND LANDSCAPING ONLY AND SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. FENCING ALONG OPEN SPACE-NON RESIDENTIAL LOTS SHALL COMPLY WITH PD-11 ZONING REQUIREMENTS.
- HOA OPEN SPACE LOT 37X, BLOCK X SHALL BE DEDICATED AS A DRAINAGE EASEMENT AND SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. FENCING ALONG OPEN SPACE - NON RESIDENTIAL LOTS SHALL COMPLY WITH PD-11 ZONING REQUIREMENTS.
- HOA OPEN SPACE LOT 21X, BLOCK Y SHALL BE DEDICATED AS A DRAINAGE, AND LANDSCAPING EASEMENT AND SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. FENCING ALONG OPEN SPACE - NON RESIDENTIAL LOTS SHALL COMPLY WITH PD-11 ZONING REQUIREMENTS.
- DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORDINANCE PD-11.
- SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE THROUGHFARE PLAN AND SUBDIVISION ORDINANCE.
- ALL CORNERS NOT LABELED ARE ONE-HALF INCH IRON ROD SET WITH A YELLOW CAP STAMPED "DB" UNLESS NOTED OTHER WISE.



LEGEND

- POB POINT OF BEGINNING
- CRIF CAPPED IRON ROD FOUND
- CM CONTROL MONUMENT
- ROW RIGHT-OF-WAY
- UE UTILITY EASEMENT
- WME WALL MAINTENANCE EASEMENT
- BL BUILDING LINE

FINAL PLAT
WINCHESTER CROSSING, PHASE 3

BLOCK N, LOTS 1-14 & 22X; BLOCK O, LOTS 15-28; BLOCK P, LOTS 20-28; BLOCK T, LOTS 1-28; BLOCK U, LOTS 1-26; BLOCK V, LOTS 1-20 & 21X; BLOCK W, LOTS 1-26; BLOCK X, LOTS 11-36 & 37X; BLOCK Y, LOTS 1-26; BLOCK Z, LOTS 1-19 & 20X; BLOCK AA, LOTS 1-28; BLOCK BB, LOTS 1-22; AND BLOCK CC, LOTS 1-14

61.254 ACRES OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957

CITY OF PRINCETON
COLLIN COUNTY, TEXAS

LOTS DEVELOPED PER PD-11 STANDARDS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER

4306 Miller Road, Suite A (214) 607-4244

Rowlett, Texas 75086

Contact: David L. Booth

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)248-7676

Carrollton, Texas 75006

Contact: Lee Radley, P.E.

TXPE No. F-438 TXPLS No. 10076600

274 RESIDENTIAL LOTS
4 HOA OPEN SPACE LOTS

DECEMBER 16, 2020 SHEET 1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §

COLLIN COUNTY §

WHEREAS, D.R. HORTON – TEXAS, LTD., is the owner of a parcel of land located in the City of Princeton, Collin County Texas, a part of the Hardin Wright Survey, Abstract Number 957, a part of that called 178,954 acre tract of land described in a deed to D.R. Horton – Texas, LTD as recorded in Document Number 2017053000689060, Official Public Records of Collin County, Texas, and also being a part of that called 177.029 acre tract of land described in a correction special warranty deed D.R. Horton-Texas, Ltd., as recorded in Document Number 2020022000240210, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a "PK" nail found at the southeast corner of said 178.954 acre tract, said point being at the approximate centerline of Sheamar Lane (C.R. 447), said point also being the northeast corner of said 177.029 acre tract;

THENCE South 89 degrees 28 minutes 52 seconds West, 2,972.81 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

THENCE Northeasterly, 294.24 feet along a curve to the left having a central angle of 14 degrees 39 minutes 35 seconds, a radius of 1,150.00 feet, a tangent of 147.93 feet, and whose chord bears North 08 degrees 19 minutes 10 seconds East, 293.44 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

THENCE North 00 degrees 59 minutes 23 seconds East, 635.57 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

THENCE Northeasterly, 138.02 feet along a curve to the right having a central angle of 05 degrees 51 minutes 28 seconds, a radius of 1,350.00 feet, a tangent of 69.07 feet, and whose chord bears North 03 degrees 55 minutes 07 seconds East, 137.96 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

THENCE North 89 degrees 24 minutes 41 seconds East, 100.92 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 30.08 feet along a curve to the right having a central angle of 01 degrees 22 minutes 44 seconds, a radius of 1,250.00 feet, a tangent of 15.04 feet, and whose chord bears North 08 degrees 08 minutes 08 seconds East, 30.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 29 minutes 08 seconds East, 328.33 feet to a one-half inch iron rod with blue cap stamped "HINE THOMPSON" found for corner, said point being in the south line of Winchester Estates, Phase 1, an addition to the City of Princeton as recorded in Volume 2019, Page 609, Official Public Records of Collin County, Texas;

THENCE South 00 degrees 30 minutes 52 seconds East, 12.50 feet along the south line of said Winchester Estates, Phase 1, to a one-half inch iron rod with blue cap stamped "HINE THOMPSON" found for corner;

THENCE North 89 degrees 29 minutes 08 seconds East, 1,387.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the south line of Winchester Estates, Phase 2, an addition to the City of Princeton as recorded in Volume 2019, Page 824, Official Public Records of Collin County, Texas;

THENCE along the south line of said Winchester Estates, Phase 2 as follows:

South 00 degrees 30 minutes 52 seconds East, 160.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 89 degrees 29 minutes 08 seconds East, 2.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 45 degrees 30 minutes 52 seconds East, 14.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 00 degrees 30 minutes 52 seconds East, 200.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 44 degrees 29 minutes 08 seconds West, 14.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 00 degrees 30 minutes 52 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 45 degrees 30 minutes 52 seconds East, 14.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 89 degrees 29 minutes 08 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 44 degrees 29 minutes 08 seconds East, 14.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 89 degrees 29 minutes 08 seconds East, 52.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 00 degrees 30 minutes 52 seconds East, 110.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 89 degrees 29 minutes 08 seconds East, 550.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 00 degrees 30 minutes 52 seconds West, 626.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 13 degrees 29 minutes 14 seconds West, 20.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 84.84 feet along a curve to the left having a central angle of 21 degrees 36 minutes 15 seconds, a radius of 225.00 feet, a tangent of 42.93 feet, and whose chord bears North 65 degrees 42 minutes 38 seconds East, 84.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 110.99 feet along a curve to the right having a central angle of 36 degrees 20 minutes 22 seconds, a radius of 175.00 feet, a tangent of 57.43 feet, and whose chord bears North 73 degrees 04 minutes 42 seconds East, 109.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 88 degrees 45 minutes 07 seconds East, 178.31 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 43 degrees 45 minutes 07 seconds East, 28.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 88 degrees 45 minutes 07 seconds East, 50.00 feet to an "X" set for corner in the east line of said 178.954 acre tract, said point being in the approximate centerline of Sheamar Lane (C.R. 447);

THENCE South 01 degrees 14 minutes 53 seconds West, 693.27 feet along the east line of said 178.954 acre tract, and along the approximate centerline of Sheamar Lane (C.R. 447), to the POINT OF BEGINNING and containing 2,668,242 square feet or 61.254 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That D.R. HORTON – TEXAS, LTD., acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as WINCHESTER CROSSING, PHASE 3, an addition to the City of Princeton, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Princeton's use thereof. The City of Princeton and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Princeton or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

D.R. HORTON – TEXAS, LTD., does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS MY HAND THIS ____ DAY OF _____, 2020.

David L. Booth,
an Authorized Agent for D.R. Horton – Texas, Ltd.

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared David L. Booth, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Signature _____

CERTIFICATE OF COMPLETION

"ACCEPTED"

MAYOR, CITY OF PRINCETON, TEXAS DATE _____

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF PRINCETON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF WINCHESTER CROSSING, PHASE 3 SUBDIVISION OR ADDITION TO THE CITY OF PRINCETON WAS SUBMITTED TO THE CITY COUNCIL ON THE ____ DAY OF _____, 2018, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACED, AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINAFORE SUBSCRIBED.

WITNESS MY HAND THIS ____ DAY OF _____, A.D., 2020.

CITY SECRETARY CITY OF PRINCETON, TEXAS DATE _____

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Mark W. Harp, 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 personal supervision, in accordance with the Subdivision Regulations of the City of Princeton, Collin County, Texas.

Dated this ____ day of _____, 2020.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT USED OR VIEWED OR RELEED UPON AS A FINAL SURVEY DOCUMENT

Mark W. Harp, R.P.L.S. No. 6425



STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.



Notary Public, State of Texas

"NOT APPROVED"

CHAIRMAN, PLANNING AND ZONING COMMISSION CITY OF PRINCETON, TEXAS DATE _____

"RECOMMENDED FOR APPROVAL"

CHAIRMAN, PLANNING AND ZONING COMMISSION CITY OF PRINCETON, TEXAS DATE _____

"APPROVED FOR PREPARATION OF FINAL PLAT"

MAYOR, CITY OF PRINCETON, TEXAS DATE _____

FINAL PLAT

WINCHESTER CROSSING, PHASE 3

BLOCK N, LOTS 1-14 & 22X; BLOCK O, LOTS 15-28; BLOCK P, LOTS 20-28; BLOCK T, LOTS 1-28; BLOCK U, LOTS 1-26; BLOCK V, LOTS 1-20 & 21X; BLOCK W, LOTS 1-28; BLOCK X, LOTS 11-36 & 37X; BLOCK Y, LOTS 1-26; BLOCK Z, LOTS 1-19 & 20X; BLOCK AA, LOTS 1-28; BLOCK BB, LOTS 1-22; AND BLOCK CC, LOTS 1-14

61.254 ACRES OUT OF THE HARDIN WRIGHT SURVEY, ABSTRACT NO. 957

CITY OF PRINCETON COLLIN COUNTY, TEXAS

LOTS DEVELOPED PER PD-11 STANDARDS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER

4306 Miller Road, Suite A (214) 607-4244 Rowlett, Texas 75088 Contact: David L. Booth

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)248-7676 Carrollton, Texas 75006 Contact: Lee Radley, P.E. TPI# No. F-438 TPI#S No. 10076500



September 6, 2021

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

RE: Second Submittal Review of the Final Plat
Winchester Crossing, Phase 3
KHA No. 064551331

Dear Shawn:

We have completed our review of the second submittal of the final plat for Winchester Crossing, Phase 3.

The plat was received for review via email at Kimley-Horn on August 25, 2021.

The plat was prepared by JBI Partners, Inc., 2121 Midway Road, Suite 300, Carrollton, Texas 75006. The submittal was prepared by Mark W. Harp, R.P.L.S. No. 6425. The date of preparation is shown as August 25, 2021.

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

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Joseph E. Helmberger P.E.", written over a faint, larger version of the same signature.

Joseph E. Helmberger, P.E.



City of Princeton P&Z and City Council Staff Report

FP20200962 – Final Plat Request – (Arcade Farms Phase 5) being a 29.414 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

Applicant: Lennar Homes of Texas Land and Construction, Ltd.

Representative: Kimley-Horn and Associates, Inc.

STAFF REPORT

I. SITE DATA

Existing Zoning: PD#3

Existing use: Single Family

Lot Size: 29.414 Acres

Direction	Zoning	Existing Land Use
North	PD#9, MH-P	Single family detached dwellings (PD#9) and manufactured homes (MH-P)
East	N/A	Vacant land (outside of city limits)
South	PD#3	Single family detached dwellings
West	PD#3	Single family detached dwellings



REQUEST

Applicant requests Commission recommend approval of Final Plat submittal to the City Council. This request is for subdivision of 140 residential lots & 3 open space 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 FP20200962
2. Recommend Denial to City Council of Final Plat FP20200962

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Final Plat	meeting before the Commission	September 20, 2021
City Council	Final Plat	Meeting before the city council	September 27, 2021

IV. STAFF RECOMMENDATION

Recommend approval of Final Plat FP20200962 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 in a cursive style.

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: Arcadia Farms, Phase 5

Application Type	Application Fee*		Application Fee*
Land Study/Site Plan	\$ _____	Preliminary Plat (<i>Complete Checklist</i>)	\$ _____
Subdivision Const. Plan Review	\$ _____	<input checked="" type="checkbox"/> Final Plat (<i>Complete Checklist</i>)	\$ 1,060.35
Amended/Minor Plat	\$ _____	Replat	\$ _____
TOTAL FEE SUBMITTED			\$ _____

Physical Location of Property: Approximately 3,000' south of the intersection of US 380 & Cypress Bend Parkway

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

Brief Legal Description of Property (must also attach accurate metes and bounds description): A tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas and being a portion of a called 102.429- acre tract

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

Acreage: 29.414 Existing Zoning: PD-3 Requested Zoning: N/A

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

OWNER'S NAME: Lennar Homes of Texas Land and Construction, Ltd. Phone Number: 469-587-5383

Applicant/Contact Person: Elizabeth Bentley Title: Entitlements Manager

Company Name: Lennar Homes of Texas

Street/Mailing Address: 1707 N. Market Place Blvd., Suite 100 City: Irving State: TX Zip: 75063

Phone: (469) 587-5383 Fax: () Email Address: Elizabeth.Bentley@Lennar.com

ENGINEER / REPRESENTATIVE'S NAME: Kimley-Horn and Associates, Inc.

Contact Person: Jeremy Pitts Title: _____

Company Name: Kimley-Horn and Associates, Inc.

Street/Mailing Address: 13455 Noel Rd, Two Galleria Office Tower, Suite 700 City: Dallas State: TX Zip: 75240

Phone: (972) 776-1768 Fax: () Email Address: Jeremy.Pitts@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.

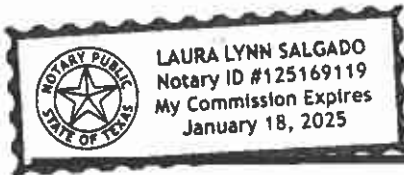
I waive the statutory time limits in accordance
With Section 212 of the Texas Local Government Code.

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 20th day of August, 2021



SUBSCRIBED AND SWORN TO before me, this the 20th day of August, 2021
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)

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

Notary Public in and for the State of Texas: _____

Applicant

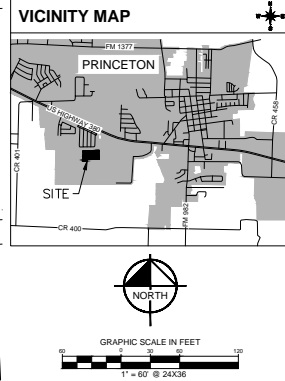
Initial Below

Submittal Check List

City Use

Initial Below

	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
	Written Verification such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	Proof of Ownership (e.g. General warranty deed; Special warranty deed, Title police, or document approved by the City Planner)	
	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	



- NOTES:**
- According to Map No. 4806SC0295, J. dated February 3, 2020, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, no floodplain exists on this tract.
 - All corners set are monumented with a 5/8 inch iron rod with plastic cap stamped "KHA", unless otherwise noted.
 - All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99951477. Vertical Datum NAVD 88.
 - The surveyor relied solely upon the Title Commitment, GF, No. 14701-16-01338, with an effective date of July 4, 2016 and an issue date of July 19, 2016, provided by Chicago Title Insurance Company. The surveyor did not perform a title abstract.
 - 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 utilities and building permits.
 - All Open Spaces and Drainage Easements to be maintained by the HOA.

LEGEND			
FILE: DOWRY OF BEGINNING	REC: 1P BOUND TO WAY OF SET	FILE: DOWRY OF BEGINNING	REC: 1P BOUND TO WAY OF SET
OFFICER: JACOB READE	FILE: 1P BOUND TO WAY OF SET	OFFICER: JACOB READE	FILE: 1P BOUND TO WAY OF SET
FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET
FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET
FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET
FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET
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FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET
FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET	FILE: 1P BOUND TO WAY OF SET

FINAL PLAT ARCADIA FARMS PHASE 5

140 RESIDENTIAL LOTS

BEING
29.414 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
AUGUST, 2021

Kimley»Horn
SURVEYOR
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MLB	KHA	AUG. 2021	063451805	1 OF 2
OWNER: Kimley-Horn and Associates, Inc. 1507 Market Plaza Boulevard, Suite 100 Frisco, Texas 75034 Tel. (469) 587-6300 Contact: Justin Chast					
APPLICANT: Kimley-Horn and Associates, Inc. 1507 Market Plaza Boulevard, Suite 100 Frisco, Texas 75034 Tel. (469) 587-6300 Contact: Justin Chast					

SEE SHEET No. 2 FOR LINE & CURVE TABLES
AND LOT AREA TABLE

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF PRINCETON §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the owner of the following described tract of land:

BEING a tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas and being a portion of a called 102.429-acre tract of land described in a Special Warranty Deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Instrument No. 20190107000020490, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northernmost northwest corner of Arcadia Farms, Phase 3, an Addition to the City of Princeton, according to the plat thereof recorded in Volume 2019, Page 828, Map Records, Collin County, Texas, same being on the southerly line of Princeton Village, an Addition to the City of Princeton, according to the plat thereof recorded in Volume F, Page 279, said Map Records.

THENCE in a southerly and westerly direction, departing the southerly line of said Princeton Village and along the westerly line of said Arcadia Farms, Phase 3, the following courses and distances:

South 2°51'25" East, a distance of 120.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 87°08'35" West, a distance of 9.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 2°38'45" East, a distance of 540.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 87°08'35" West, a distance of 2.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 2°51'25" East, a distance of 173.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 85°32'36" West, a distance of 51.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 88°43'05" West, a distance of 102.27 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 87°08'35" West, and crossing said 102.429-acre tract, a distance of 980.16 feet to a point for corner;

THENCE in a westerly and northerly direction, continuing across said 102.429-acre tract, the following courses and distances:

South 2°51'25" East, a distance of 110.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°08'35" West, a distance of 331.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 4°53'57", a radius of 525.00 feet, a chord bearing and distance of South 84°41'38" West, 44.88 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 44.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the left;

North 52°46'27" West, a distance of 27.92 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 7°47'25", a radius of 1165.00 feet, a chord bearing and distance of North 2°39'01" West, 158.28 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 158.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

North 1°14'42" East, a distance of 288.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°14'42" East, a distance of 28.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°45'18" East, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°14'42" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°45'18" West, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°45'18" West, a distance of 28.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°14'42" East, a distance of 282.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°37'03" West, a distance of 100.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°14'42" East, a distance of 16.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of Cypress Bend No. 3, an Addition to the City of Princeton, according to the plat thereof recorded in Volume 2017, Page 533, said Map Records.

THENCE North 87°08'35" East, along the southerly line of said Cypress Bend No. 3, a distance of 1167.46 feet to a 5/8-inch iron pipe found for the southeast corner of said Cypress Bend No. 3, common to the southwest corner of the aforementioned Princeton Village;

THENCE North 87°03'16" East, along the southerly line of said Princeton Village, a distance of 327.91 feet to the POINT OF BEGINNING and containing 29.414 acres (1,281,287 sq. ft.) of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S87°08'35" W	9.86	L17	N47°45'05" W	14.12
L2	S87°08'35" W	2.16	L18	S42°08'35" W	14.14
L3	N47°44'12" E	28.28	L19	N47°45'05" W	14.12
L4	S88°45'18" E	10.50	L20	S42°14'55" W	14.17
L5	N01°14'42" E	50.00	L21	N47°15'11" E	14.17
L6	N88°45'18" W	10.50	L22	S47°44'41" E	14.11
L7	N47°45'18" W	28.28	L23	S47°51'20" E	14.14
L8	S88°45'18" E	46.28	L24	N47°14'55" E	14.17
L9	N01°32'27" E	24.12	L25	S47°44'02" E	14.12
L10	S47°51'20" E	28.28	L26	S87°08'35" W	20.90
L11	N03°48'18" E	32.02	L27	N20°38'22" W	20.90
L12	N47°22'14" E	14.57	L28	S18°10'47" E	31.11
L13	S52°05'59" E	13.06	L29	N07°08'35" E	47.67
L14	N47°51'25" W	14.14	L30	N07°08'35" E	61.66
L15	S42°08'35" W	14.14	L31	N54°37'04" W	18.19
L16	N42°14'55" E	14.17	L32	S54°37'04" E	35.05

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°53'57"	525.00	44.89	S84°41'36" W	44.88
C2	12°35'15"	500.00	109.85	N84°57'05" E	109.83
C3	8°29'08"	500.00	74.05	S82°54'01" W	73.98
C4	6°49'02"	250.00	29.75	S08°15'56" E	29.73
C5	14°14'02"	50.00	123.64	N42°08'35" E	94.46
C6	115°59'31"	50.00	101.09	S34°56'10" E	84.73
C7	6°56'03"	132.50	2.12	S56°04'35" E	2.12

LOTT TABLE			LOTT TABLE			LOTT TABLE			LOTT TABLE			LOTT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A HOA LOT 44K	0.043	1,884	BLOCK GG LOT 11	0.138	6,000	BLOCK L LOT 18	0.129	5,610	BLOCK PLOT 14	0.129	5,610	BLOCK P LOT 34	0.151	6,758
BLOCK A LOT 38	0.138	6,000	BLOCK GG LOT 12	0.138	6,000	BLOCK L LOT 19	0.129	5,610	BLOCK PLOT 15	0.129	5,610	BLOCK P HOA LOT 26K	0.057	186,510
BLOCK A LOT 40	0.138	6,000	BLOCK GG LOT 13	0.138	6,000	BLOCK L LOT 20	0.129	5,610	BLOCK PLOT 16	0.129	5,610	BLOCK Q LOT 27	0.181	7,873
BLOCK A LOT 41	0.138	6,000	BLOCK GG LOT 14	0.138	6,000	BLOCK L LOT 21	0.129	5,610	BLOCK PLOT 17	0.129	5,610	BLOCK Q LOT 28	0.130	5,810
BLOCK A LOT 42	0.138	6,000	BLOCK GG LOT 15	0.138	6,000	BLOCK L LOT 22	0.125	6,550	BLOCK PLOT 18	0.129	5,610	BLOCK Q LOT 29	0.129	5,610
BLOCK A LOT 43	0.138	6,000	BLOCK GG LOT 16	0.138	5,991	BLOCK L LOT 23	0.155	6,780	BLOCK PLOT 19	0.129	5,610	BLOCK Q LOT 30	0.129	5,610
BLOCK A LOT 44	0.143	6,224	BLOCK GG LOT 17	0.185	8,041	BLOCK L LOT 24	0.129	5,617	BLOCK PLOT 110	0.129	5,610	BLOCK Q LOT 31	0.129	5,610
BLOCK A LOT 45	0.138	5,938	BLOCK GG LOT 18	0.307	13,355	BLOCK L LOT 25	0.129	5,610	BLOCK PLOT 111	0.129	5,610	BLOCK Q LOT 32	0.129	5,610
BLOCK A LOT 46	0.164	7,164	BLOCK GG LOT 19	0.173	7,515	BLOCK L LOT 26	0.129	5,610	BLOCK PLOT 112	0.129	5,610	BLOCK Q LOT 33	0.129	5,610
BLOCK FF LOT 10	0.157	6,830	BLOCK GG LOT 20	0.133	5,805	BLOCK L LOT 27	0.129	5,610	BLOCK PLOT 113	0.129	5,610	BLOCK Q LOT 34	0.129	5,610
BLOCK FF LOT 11	0.131	5,720	BLOCK GG LOT 21	0.131	5,660	BLOCK L LOT 28	0.129	5,610	BLOCK PLOT 114	0.129	5,610	BLOCK Q LOT 35	0.129	5,610
BLOCK FF LOT 12	0.131	5,720	BLOCK GG LOT 22	0.135	5,889	BLOCK L LOT 29	0.129	5,610	BLOCK PLOT 115	0.129	5,610	BLOCK Q LOT 36	0.129	5,610
BLOCK FF LOT 13	0.131	5,720	BLOCK GG LOT 23	0.169	7,372	BLOCK L LOT 30	0.145	6,325	BLOCK PLOT 116	0.129	5,610	BLOCK Q LOT 37	0.129	5,610
BLOCK FF LOT 14	0.131	5,720	BLOCK GG LOT 24	0.129	5,610	BLOCK L LOT 31	0.145	6,325	BLOCK PLOT 117	0.150	6,550	BLOCK Q LOT 38	0.129	5,610
BLOCK FF LOT 15	0.134	5,831	BLOCK GG LOT 25	0.129	5,610	BLOCK L LOT 32	0.129	5,610	BLOCK PLOT 118	0.129	5,610	BLOCK Q LOT 39	0.129	5,610
BLOCK FF LOT 16	0.134	5,831	BLOCK GG LOT 26	0.129	5,610	BLOCK L LOT 33	0.129	5,610	BLOCK PLOT 119	0.129	5,610	BLOCK Q LOT 40	0.129	5,610
BLOCK FF LOT 17	0.134	5,831	BLOCK GG LOT 27	0.129	5,610	BLOCK L LOT 34	0.129	5,610	BLOCK PLOT 120	0.129	5,610	BLOCK Q LOT 41	0.129	5,610
BLOCK FF LOT 18	0.152	6,959	BLOCK GG LOT 28	0.129	5,610	BLOCK L LOT 35	0.129	5,610	BLOCK PLOT 121	0.129	5,610	BLOCK Q LOT 42	0.129	5,610
BLOCK GG HOA LOT 29H	0.144	6,279	BLOCK GG LOT 29	0.129	5,610	BLOCK L LOT 36	0.129	5,610	BLOCK PLOT 122	0.129	5,610	BLOCK Q LOT 43	0.129	5,610
BLOCK GG LOT 1	0.165	7,162	BLOCK GG LOT 30	0.129	5,610	BLOCK L LOT 37	0.129	5,610	BLOCK PLOT 123	0.129	5,610	BLOCK Q LOT 44	0.129	5,610
BLOCK GG LOT 2	0.138	6,000	BLOCK GG LOT 31	0.129	5,610	BLOCK L LOT 38	0.129	5,610	BLOCK PLOT 124	0.129	5,610	BLOCK Q LOT 45	0.129	5,610
BLOCK GG LOT 3	0.138	6,000	BLOCK GG LOT 32	0.129	5,610	BLOCK L LOT 39	0.129	5,610	BLOCK PLOT 125	0.129	5,610	BLOCK Q LOT 46	0.131	5,704
BLOCK GG LOT 4	0.138	6,000	BLOCK GG LOT 33	0.129	5,610	BLOCK L LOT 40	0.129	5,610	BLOCK PLOT 126	0.129	5,610	BLOCK Q LOT 47	0.135	5,862
BLOCK GG LOT 5	0.138	6,000	BLOCK GG LOT 34	0.129	5,610	BLOCK L LOT 41	0.129	5,610	BLOCK PLOT 127	0.129	5,610	BLOCK Q LOT 48	0.141	6,163
BLOCK GG LOT 6	0.138	6,000	BLOCK GG LOT 35	0.129	5,610	BLOCK L LOT 42	0.129	5,610	BLOCK PLOT 128	0.129	5,610	RIGHT-OF-WAY	5.566	245,460
BLOCK GG LOT 7	0.138	6,000	BLOCK GG LOT 36	0.129	5,610	BLOCK L LOT 43	0.129	5,610	BLOCK PLOT 129	0.129	5,610			
BLOCK GG LOT 8	0.146	6,325	BLOCK GG LOT 37	0.146	6,325	BLOCK L LOT 44	0.151	6,576	BLOCK PLOT 130	0.129	5,610			
BLOCK GG LOT 9	0.144	6,263	BLOCK GG LOT 38	0.129	5,610	BLOCK PLOT 171	0.162	6,821	BLOCK PLOT 131	0.129	5,610			
BLOCK GG LOT 10	0.138	6,000	BLOCK GG LOT 39	0.129	5,610	BLOCK PLOT 172	0.129	5,610	BLOCK PLOT 132	0.129	5,610			
BLOCK GG LOT 11	0.138	6,000	BLOCK GG LOT 40	0.129	5,610	BLOCK PLOT 173	0.129	5,610	BLOCK PLOT 133	0.129	5,610			
BLOCK GG LOT 12	0.138	6,000	BLOCK GG LOT 41	0.129	5,610	BLOCK PLOT 174	0.129	5,610	BLOCK PLOT 134	0.129	5,610			
BLOCK GG LOT 13	0.138	6,000	BLOCK GG LOT 42	0.129	5,610	BLOCK PLOT 175	0.129	5,610	BLOCK PLOT 135	0.129	5,610			
BLOCK GG LOT 14	0.146	6,325	BLOCK GG LOT 43	0.129	5,610	BLOCK PLOT 176	0.129	5,610	BLOCK PLOT 136	0.129	5,610			
BLOCK GG LOT 15	0.146	6,325	BLOCK GG LOT 44	0.129	5,610	BLOCK PLOT 177	0.129	5,610	BLOCK PLOT 137	0.129	5,610			
BLOCK GG LOT 16	0.129	5,610	BLOCK GG LOT 45	0.129	5,610	BLOCK PLOT 178	0.129	5,610	BLOCK PLOT 138	0.129	5,610			
BLOCK GG LOT 17	0.129	5,610	BLOCK GG LOT 46	0.129	5,610	BLOCK PLOT 179	0.129	5,610	BLOCK PLOT 139	0.129	5,610			
BLOCK GG LOT 18	0.129	5,610	BLOCK GG LOT 47	0.129	5,610	BLOCK PLOT 180	0.129	5,610	BLOCK PLOT 140	0.129	5,610			
BLOCK GG LOT 19	0.129	5,610	BLOCK GG LOT 48	0.129	5,610	BLOCK PLOT 181	0.129	5,610	BLOCK PLOT 141	0.129	5,610			
BLOCK GG LOT 20	0.129	5,610	BLOCK GG LOT 49	0.129	5,610	BLOCK PLOT 182	0.129	5,610	BLOCK PLOT 142	0.129	5,610			
BLOCK GG LOT 21	0.129	5,610	BLOCK GG LOT 50	0.129	5,610	BLOCK PLOT 183	0.129	5,610	BLOCK PLOT 143	0.129	5,610			
BLOCK GG LOT 22	0.129	5,610	BLOCK GG LOT 51	0.129	5,610	BLOCK PLOT 184	0.129	5,610	BLOCK PLOT 144	0.129	5,610			
BLOCK GG LOT 23	0.129	5,610	BLOCK GG LOT 52	0.129	5,610	BLOCK PLOT 185	0.129	5,610	BLOCK PLOT 145	0.129	5,610			
BLOCK GG LOT 24	0.129	5,610	BLOCK GG LOT 53	0.129	5,610	BLOCK PLOT 186	0.129	5,610	BLOCK PLOT 146	0.129	5,610			
BLOCK GG LOT 25	0.129	5,610	BLOCK GG LOT 54	0.129	5,610	BLOCK PLOT 187	0.129	5,610	BLOCK PLOT 147	0.129	5,610			
BLOCK GG LOT 26	0.129	5,610	BLOCK GG LOT 55	0.129	5,610	BLOCK PLOT 188	0.129	5,610	BLOCK PLOT 148	0.129	5,610			
BLOCK GG LOT 27	0.129	5,610	BLOCK GG LOT 56	0.129	5,610	BLOCK PLOT 189	0.129	5,610	BLOCK PLOT 149	0.129	5,610			
BLOCK GG LOT 28	0.129	5,610	BLOCK GG LOT 57	0.129	5,610	BLOCK PLOT 190	0.129	5,610	BLOCK PLOT 150	0.129	5,610			
BLOCK GG LOT 29	0.129	5,610	BLOCK GG LOT 58	0.129	5,610	BLOCK PLOT 191	0.129	5,610	BLOCK PLOT 151	0.129	5,610			
BLOCK GG LOT 30	0.129	5,610	BLOCK GG LOT 59	0.129	5,610	BLOCK PLOT 192	0.129	5,610	BLOCK PLOT 152	0.129	5,610			
BLOCK GG LOT 31	0.129	5,610	BLOCK GG LOT 60	0.129	5,610	BLOCK PLOT 193	0.129	5,610	BLOCK PLOT 153	0.129	5,610			
BLOCK GG LOT 32	0.129	5,610	BLOCK GG LOT 61	0.129	5,610	BLOCK PLOT 194	0.129	5,610	BLOCK PLOT 154	0.129	5,610			
BLOCK GG LOT 33	0.129	5,610	BLOCK GG LOT 62	0.129	5,610	BLOCK PLOT 195	0.129	5,610	BLOCK PLOT 155	0.129	5,610			
BLOCK GG LOT 34	0.129	5,610	BLOCK GG LOT 63	0.129	5,610	BLOCK PLOT 196	0.129	5,610	BLOCK PLOT 156	0.129	5,610			
BLOCK GG LOT 35	0.129	5,610	BLOCK GG LOT 64	0.129	5,610	BLOCK PLOT 197	0.129	5,610	BLOCK PLOT 157	0.129	5,610			
BLOCK GG LOT 36	0.129	5,610	BLOCK GG LOT 65	0.129	5,610	BLOCK PLOT 198	0.129	5,610	BLOCK PLOT 158	0.129	5,610			
BLOCK GG LOT 37	0.129	5,610	BLOCK GG LOT 66	0.129	5,610	BLOCK PLOT 199	0.129	5,610	BLOCK PLOT 159	0.129	5,610			
BLOCK GG LOT 38	0.129	5,610	BLOCK GG LOT 67	0.129	5,610	BLOCK PLOT 200	0.129	5,610	BLOCK PLOT 160	0.129	5,610			
BLOCK GG LOT 39	0.129	5,610	BLOCK GG LOT 68	0.129	5,610				BLOCK PLOT 161	0.129	5,610			
BLOCK GG LOT 40	0.129	5,610	BLOCK GG LOT 69	0.129	5,610				BLOCK PLOT 162	0.129	5,610			
BLOCK GG LOT 41	0.129	5,610	BLOCK GG LOT 70	0.129	5,610				BLOCK PLOT 163	0.129	5,610			
BLOCK GG LOT 42	0.129	5,610	BLOCK GG LOT 71	0.129	5,610				BLOCK PLOT 164	0.129	5,610			
BLOCK GG LOT 43	0.129	5,610	BLOCK GG LOT 72	0.129	5,610				BLOCK PLOT 165	0.129	5,610			
BLOCK GG LOT 44	0.129	5,610	BLOCK GG LOT 73	0.129	5,610				BLOCK PLOT 166	0.129	5,610			
BLOCK GG LOT 45	0.129	5,610	BLOCK GG LOT 74	0.129	5,610				BLOCK PLOT 167	0.129	5,610			
BLOCK GG LOT 46	0.131	5,704	BLOCK GG LOT 75	0.129	5,610				BLOCK PLOT 168	0.129	5,610			
BLOCK GG LOT 47	0.135	5,862	BLOCK GG LOT 76	0.129	5,610				BLOCK PLOT 169	0.129	5,610			
BLOCK GG LOT 48	0.141	6,163	BLOCK GG LOT 77	0.129	5,610				BLOCK PLOT 170	0.129	5,610			
BLOCK GG LOT 49	0.129	5,610	BLOCK GG LOT 78	0.129	5,610				BLOCK PLOT 171	0.129	5,610			
BLOCK GG LOT 50	0.129	5,610	BLOCK GG LOT 79	0.129	5,610				BLOCK PLOT 172	0.129	5,610			
BLOCK GG LOT 51	0.129	5,610	BLOCK GG LOT 80	0.129	5,610				BLOCK PLOT 173	0.129	5,610			
BLOCK GG LOT 52	0.129	5,610	BLOCK GG LOT 81	0.129	5,610				BLOCK PLOT 174	0.129	5,610			
BLOCK GG LOT 53	0.129	5,610	BLOCK GG LOT 82	0.129	5,610				BLOCK PLOT 175	0.129	5,610			
BLOCK GG LOT 54	0.129	5,610	BLOCK GG LOT 83	0.129	5,610				BLOCK PLOT 176	0.129	5,610			
BLOCK GG LOT 55	0.129	5,610	BLOCK GG LOT 84	0.129	5,610				BLOCK PLOT 177	0.129	5,610			
BLOCK GG LOT 56	0.129	5,610	BLOCK GG LOT 85	0.129	5,610				BLOCK PLOT 178	0.129	5,610			
BLOCK GG LOT 57	0.129	5,610	BLOCK GG LOT 86	0.129	5,610				BLOCK PLOT 179	0.129	5,610			
BLOCK GG LOT 58	0.129	5,610	BLOCK GG LOT 87	0.129	5,610				BLOCK PLOT 180	0.129	5,610			
BLOCK GG LOT 59	0.129	5,610	BLOCK GG LOT 88	0.129	5,610				BLOCK PLOT 181	0.129	5,610			
BLOCK GG LOT 60	0.129	5,610	BLOCK GG LOT 89	0.129	5,610				BLOCK PLOT 182	0.129	5,610			
BLOCK GG LOT 61	0.129	5,610	BLOCK GG LOT 90	0.129	5,610				BLOCK PLOT 183	0.129	5,610			
BLOCK GG LOT 62	0.129	5,610	BLOCK GG LOT 91	0.129	5,610				BLOCK PLOT 184	0.129	5,610			
BLOCK GG LOT 63	0.129	5,610	BLOCK GG LOT 92	0.129	5,610				BLOCK PLOT 185	0.129	5,610			
BLOCK GG LOT 64	0.129	5,610	BLOCK GG LOT 93	0.129	5,610				BLOCK PLOT 186	0.129	5,610			
BLOCK GG LOT 65	0.129	5,610	BLOCK GG LOT 94	0.129	5,610				BLOCK PLOT 187	0.129	5,610			
BLOCK GG LOT 66	0.129	5,610	BLOCK GG LOT 95	0.129	5,610				BLOCK PLOT 188	0.129	5,610			
BLOCK GG LOT 67	0.129	5,610	BLOCK GG LOT 96	0.129	5,610				BLOCK PLOT 189	0.129	5,610			
BLOCK GG LOT 68	0.129	5,610	BLOCK GG LOT 97	0.129	5,610				BLOCK PLOT 190	0.129	5,610			
BLOCK GG LOT 6														



June 10, 2021

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

RE: Initial Final Plat Submittal Review
Arcadia Farms Phase 5
KHA No. 064551313

Dear Shawn:

We have completed our review of the initial submittal of the final plat for Arcadia Farms Phase 5. The submittal was received for review on May 27, 2021.

The submittal substantially conforms to the approved Preliminary Plat.

The plat was prepared by Kimley-Horn and Associates, Inc., 6160 Warren Parkway, Suite 210, Frisco, Texas 75034. The submittal shows a preliminary stamp and was prepared by Michael B. Marx, R.P.L.S. No. 5181. The date of preparation is shown as February 2021.

After careful consideration and lengthy discussion we recommend the plat be approved as submitted.

Should you have any questions or comments, please do not hesitate to contact me.

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.