



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

Meeting Time and Place

The Planning and Zoning Commission for The City of Princeton will meet in Regular Session on Monday, December 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 November 15, 2021.

E. PUBLIC HEARING

- 1) **ZA20212480 – Zoning Map Amendment – Discussion and possible action** and recommendation to the City Council regarding a request from Habitat for Humanity of Collin County for a zone map amendment for a Planned Development for property being a 1.377 acre tract situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

F. REGULAR AGENDA

- 1) **FP20201933 – 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 8, a 35.266 acres tract situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.
- 2) **FP20201242 – Final Plat – Discussion and possible action** and recommendation to the City Council regarding a request from LGI Homes – Texas, LLC for final plat approval of South Park Meadows a 18.91 acres tract situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.
- 3) **FP20212838– Final Plat – Discussion and possible action** and recommendation to the City Council regarding a request from

Princeton Independent School District for final plat approval of Princeton High School Complex, Block A, Lot 1, a 72.42 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

G. INFORMATION

- 1) Next Meeting: January 17, 2022 @ 6:00 pm
- 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

H. ADJOURMENT

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

Minutes
The City of Princeton
Planning & Zoning Commission Regular Meeting
Of November 15, 2021

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session Monday, November 15, 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 Member was present: Craig Fisher.

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 October 18, 2021. **Commissioner Bellon made a motion to approve the Planning & Zoning minutes of October 18, 2021 Regular Meeting and Commissioner Obara second the motion. The motion carried unanimously.**

Chairperson Sutton announced the Regular Agenda Item E1 - FP20201415 – 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 5, a 44.858 acre tract situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Commissioner Obara made a motion for approval, and Commissioner Bellon seconded the motion. The motion carried unanimously.**

Chairperson Sutton announced the Regular Agenda Item E2 - PL20212445 – Preliminary Plat – Discussion and possible action and recommendation to the City Council regarding a request from Retail Building Inc. for preliminary plat approval of Braum's Addition, Block A, Lot 1, a 1.379

acre tract situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Vice Chairperson Campell made a motion for approval, and Commissioner Cooper seconded the motion. The motion carried unanimously.**

Chairperson Sutton announced the Regular Agenda Item E3 - PL20212447 – Preliminary Plat – Discussion and possible action and recommendation to the City Council regarding a request from Agricattle LLC, M26 Farm LLC, & M23 Family LP for preliminary plat approval of Sicily Addition Phases 1, 2, 3, & 4, a 313.72 acre tract situated in the in the J. Russell Survey, Abstract No. 743 and the D. Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. **Commissioner Obera made a motion for approval, and Vice Chairperson Campbell seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** announced Information **Item F1:**

Next Meeting: December 20, 2021 @ 6:00PM

Chairperson **Sutton** announced **Information Item F2:** 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 F3:** Update on ongoing project

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

Chairperson **Sutton** adjourned at 6:20 pm

Kyle Sutton, Chairperson Date

ATTEST:

Shawn Fort, Director of Development Services Date



City of Princeton P&Z and City Council Staff Report

ZA20212480 – Zone Map Amendment – a 1.377 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

**Applicant: Habitat for Humanity of Collin County
Representative : Land Use Planning & Zoning Services**

STAFF REPORT

I. SITE DATA

SITE DATA

**Existing Zoning: SF-1
Proposed Zoning: PD#26
Existing use: Vacant
Lot Size: 1.377 Acres**

Direction	Zoning	Existing Land Use
North	SF-1	Single-family detached dwellings
East	SF-1	Single-family detached dwellings
South	SF-1	Public school
West	SF-1	Single-family detached dwelling



REQUEST

Applicant requests Council approve request for Rezoning to allow the zone map amendment from SF-1 – Single-family 1 to PD#26 - Planned Development 26. The purpose of the requested PD is to modify lot standards, minimum building size, lot coverage, parking and architectural requirements. See Attachment 4 for a list of proposed changes.

II. PROCESS

The process for a zoning amendment is 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 ZA20212480
2. Recommend Denial the request of ZA20212480 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	December 20, 2021
City Council	Zone amendment	Hearing Before the Council	January 10, 2022

IV. STAFF RECOMMENDATION

Approval of zone change to PD#26. 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: **REQUIRED**

Name of Subdivision or Project: _____

Application Type**Application Fee***

___ Initial Zoning (newly annexed or Agricultural property)	\$ _____
___ Rezoning (property currently zoned)	\$ _____
___ Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures	\$325.00

Physical Location of Property: _____
*[Address and General Location -- approximate distance to nearest existing street corner]*Brief Legal Description of Property (must also attach accurate metes and bounds description): _____
*[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]*Acreage: _____ Existing Zoning: _____ Requested Zoning: _____
[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: _____ Phone Number: _____

Applicant/Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: (____) _____ Fax: (____) _____ Email Address: _____

ENGINEER / REPRESENTATIVE'S NAME: _____

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: (____) _____ Fax: (____) _____ Email Address: _____

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**

City of Princeton

123 W. Princeton Drive, Princeton, TX 75407

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

development-info@princetontx.us

Name of Subdivision or Project: Habitat for Humanity of Collin County

Page 2 of 2

****READ BEFORE SIGNING BELOW:**

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

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

SIGNATURE: _____

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

Print or Type Name: _____

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the
Capacity therein stated. Given under my hand and seal of office on this 22 day of October 2021



SUBSCRIBED AND SWORN TO before me, this the 22 day of October, 2021

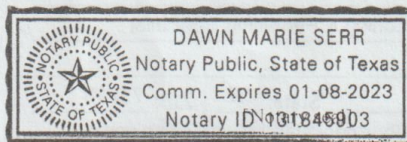
Notary Public in and for the State of Texas: _____

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 Celeste H. Cox 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."



Celeste H. Cox

**Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 22 day of October, 2021

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@princetontx.us

Attachment 2

LEGAL DESCRIPTION

BEING the part of Lot 12 and all of Lots 13 thru 18 of Block C, Northside Addition, an addition to the City of Princeton, Collin County, Texas, according to the plat thereof recorded in Volume 1, Page 324, Plat Records of Collin County, Texas.

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner at the southwest corner of said Lot 14;

THENCE N 00°29'12" E following the west line of Lots 14, 15 and 16 a distance of 286.00' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner at the northwest corner of said Lot 16;

THENCE S 89°30'48" E following the north line of Lots 16, 17 and 18 a distance of 300.00' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner at the northeast corner of said Lot 18;

THENCE S 00°29'12" W following the south line of Lot 18 a distance of 120.00' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner in the north Right Of Way line of Harrelson Drive (40' ROW);

THENCE N 89°30'48" W following the north Right Of Way line of Harrelson Drive a distance of 93.60' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner at the beginning of a curve to the left;

THENCE along said curve to the left following the north Right Of Way line of Harrelson Drive through a central angle of 286°49'15", a radius of 50.00', an arc length of 250.30', with a chord bearing of S 13°17'45" W, and a chord length of 59.61' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner;

THENCE S 00°01'32" W a distance of 96.88' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner in the south line of Lot 12;

THENCE S 87°14'26" W following the south line of said Lots 12 and 13 a distance of 194.28' to the POINT OF BEGINNING and containing 59,978 Square Feet or 1.377 Acres of land.



LEGEND
 C.M. = CONTROLLING MONUMENT
 CRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
 HW = HIGH WOOD FENCE
 T = TELEPHONE BOX
 P = POWER POLE
 D = DRAIN
 S = SANITARY MANHOLE

DATE: OCTOBER 14, 2021
 SCALE: 1" = 20'

BOUNDARY SURVEY PART OF LOT 12 AND ALL OF LOTS 13-18 BLOCK C NORTHSIDE ADDITION CITY OF PRINCETON COLLIN COUNTY, TEXAS

SURDUKAN SURVEYING, INC.
 P.O. BOX 126
 ANNA, TEXAS 76809
 (972) 924-8200
 FIRM NO. 10069500

SURVEYOR'S CERTIFICATE

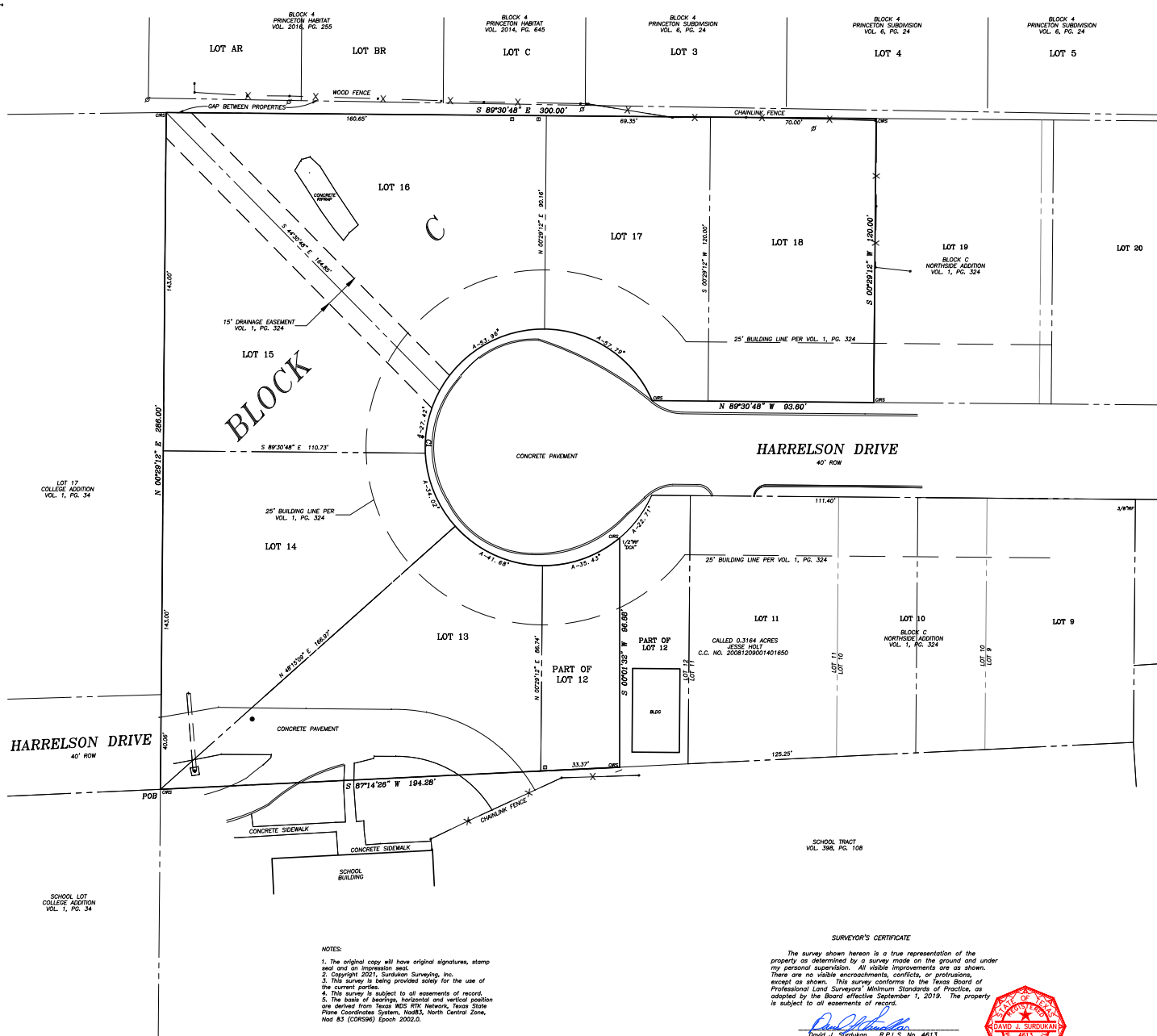
The survey shown herein is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2018. The property is subject to all easements of record.

David J. Surdukan
 David J. Surdukan R.P.L.S. No. 4613



NOTES:

- The original copy will have original signatures, stamp and an impression seal.
- Copyright 2021, Surdukan Surveying, Inc.
- This survey is being provided only for the use of the current parties.
- This survey is subject to all easements of record.
- The basis of bearings, horizontal and vertical position are derived from Texas ICDS RTK Network, Texas State Plane Coordinate System, NAD83, North Central Zone, NAD 83 (COR98) Epoch 2002.0.



LEGAL DESCRIPTION

BEING the part of Lot 12 and all of Lots 13 thru 18 of Block C, Northside Addition, an addition to the City of Princeton, Collin County, Texas, according to the plat thereof recorded in Volume 1, Page 324, Plat Records of Collin County, Texas.

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner at the southwest corner of said Lot 14;

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Habitat for Humanity of Collin County Development Regulations

I. PURPOSE AND INTENT

Habitat for Humanity of Collin County request the property described herein to be rezoned from SF-1 to a Planned Development (PD) zoning. The proposed development will provide quality community housing that will encourage positive relationships throughout the community by advocating for fair housing policies by building homes and communities dedicated to eliminating substandard housing locally and worldwide.

II. PROJECT LOCATION AND DESCRIPTION

The property is generally located on Part of Lot 12 and all of Lots 13 thru 18 of Block C, Northside Addition, an addition to the City of Princeton, Collin County, Texas, according to the plat thereof recorded in Volume 1, Page 324, Plat Records of Collin County, Texas.

III. GENERAL DIMENSION REQUIREMENTS

- a. Minimum Lot Area: 7300 square feet
- b. Minimum Lot Width: 60 Feet
- c. Minimum Lot Depth: 90 Feet
- d. Minimum Building Size: 1200 Square Feet of Air-Conditioned Space
- e. Maximum Building Height: 35 Feet
- f. Minimum Front Yard Setback: 25 Feet
- g. Minimum Rear Yard Setback: 20 Feet
- h. Minimum Side Yard Setback: 10 Feet
- i. Maximum Lot Coverage: 40%, excluding driveways, sidewalks, or any uncovered concrete flatwork.
- j. House Placement on Lot: Homes may be "center-loaded"
- k. Parking: One (1) Covered Enclosed Space

Architectural Requirements

Masonry Requirements: All structures shall be constructed with a minimum of Front Façade 15% rock or brick. The remaining will be LP SmartSide Lap Siding or equivalent of durable engineered treated wood siding.

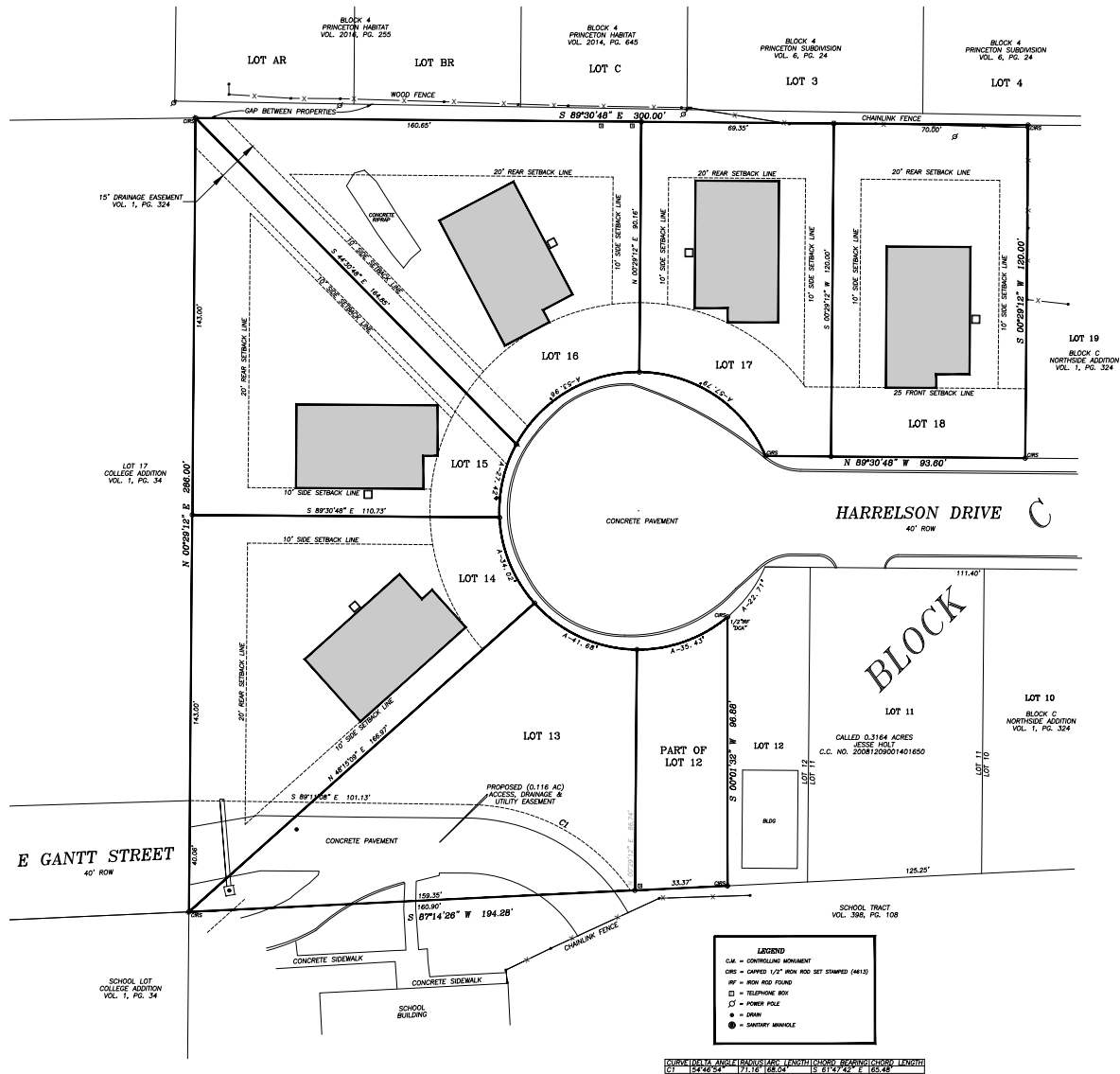
Roof Design and Materials: Sloped, gabled, or pitched roofs visible from a public street shall be made of composite shingles with a minimum pitch of 4:12.

Landscaping and Fencing

Fencing: Permitted but not required on proposed lots.

Landscaping, Grass, Tree Planting, Irrigation System: Each individual lot will have; one, two-inch, eight-foot-tall tree. Front and side yards shall be sodded. Rear yards will be sodded to a

minimum of ten (10) feet from the foundation. An automatic underground irrigation, sprinkler or other water system outfitted with a rain and freeze detector shall be provided for the required front and side yards.



REVISION	BY

HARRELSON DRIVE
PRINCETON, TX 75407



DATE:	10.28.21
SCALE:	1" = 20'
DRAWN BY:	CHJ
SHEET NAME:	CONCEPT SITE PLAN

SHEET NO.:
SP



City of Princeton P&Z and City Council Staff Report

FP20201933 – Final Plat Request – (Winchester Crossing Phase 8 being a 35.266 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

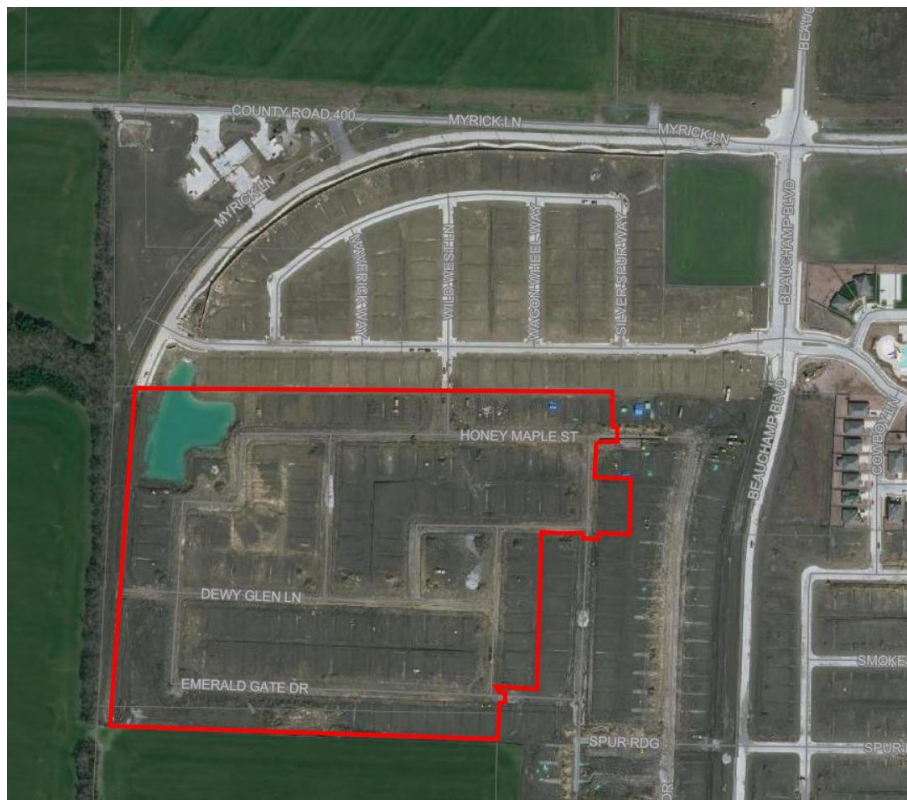
I. SITE DATA

Existing Zoning: SF-2

Existing use: Vacant

Lot Size: 35.266 Acres

Direction	Zoning	Existing Land Use
North	PD#11	Single family detached dwellings
East	PD#11	Single family detached dwellings
South	n/a	Vacant land, outside of city limits
West	n/a	Vacant land, outside of city limits



REQUEST

Applicant requests Commission recommend approval of Final Plat submittal to the City Council. This request is for subdivision of 144 residential lots, and 6 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 FP20201933
2. Recommend Denial to City Council of Final Plat FP20201933

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Final Plat	meeting before the Commission	December 20, 2021
City Council	Final Plat	Meeting before the city council	January 10, 2022

IV. STAFF RECOMMENDATION

Recommend approval of Final Plat FP20201933 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: **Winchester Crossing Phase 8**

Application Type	Application Fee*		Application Fee*
<input type="checkbox"/> Land Study/Site Plan	\$ _____	<input type="checkbox"/> Preliminary Plat (Complete Checklist)	\$ _____
<input type="checkbox"/> Subdivision Const. Plan Review	\$ _____	<input checked="" type="checkbox"/> Final Plat (Complete Checklist)	\$ 1206.65
<input type="checkbox"/> Elevation/Facade Plan/Materials Board	\$ _____	<input type="checkbox"/> Amended/Minor Plat	\$ _____
<input type="checkbox"/> Landscape and Irrigation Plan	\$ _____	<input type="checkbox"/> Replat	\$ _____
<input type="checkbox"/> Screening Wall/Fence Plan	\$ _____	TOTAL FEE SUBMITTED	\$1206.65

ALL PLAT APPLICATIONS MUST BE ACCOMPANIED BY: Engineering Plans, General Tree Survey and Traffic Impact Analysis (TIA-- if required by City Staff). If required, your application will not be accepted until the TIA is submitted.

Submit Three (3) bound sets – 24"x36" of each.

Physical Location of Property: East of Myrick Ln, North of CR 398, West of South Beauchamp Blvd.

[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 County Cad ID 2805371 AO 957 Tract 74

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

Acreage: 35.266 Existing Zoning: SF-2

Requested Zoning: -

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

OWNER'S NAME: D.R. Horton - Texas, LTD.

Phone Number: 214-607-4244

Applicant/Contact Person: David Booth

Title: Vice President

Company Name: D.R. 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: JBIPartners

Contact Person: Daniel Dewey

Title: Vice President/ Partner

Company Name: JBIPartners

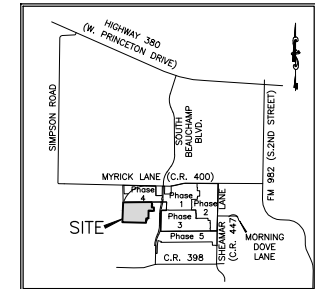
Street/Mailing Address: 2121 Midway Rd Suite 300 City: Carrollton State: TX Zip: 75006

Phone: (972) 738-0243 Fax: () Email Address: ddewey@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. Failure to submit all materials (including full engineering plans, General tree survey, and Traffic Impact Analysis (if applicable) to the City with this application will result in delays in scheduling. Submit **Three (3) 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. Submit **Three FOLDED (3) copies 24"x36", One (1) 11"x17" and One (1) PDF file** on CD on all Plats 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.



A graphic scale bar is shown below the map, with markings for 100, 0, 100, and 200 feet. To the right of the scale bar, the text "1"=100'" is printed. Above the scale bar, a north arrow points towards the top of the page.

ZONING DATA TABLE	
DEVELOPMENT STANDARDS	SF-2
MIN. LOT AREA	6,000 S.F.
MIN. LOT WIDTH	55 FT.
MIN. LOT DEPTH	100 FT.
MIN. FRONT YARD	20 FT.
MIN. STREET SIDE	15 FT.
MIN. SIDE INTERIOR	7.5 FT.
MIN. REAR YARD	20 FT.

BLOCK Z, LOTS 24-31;
BLOCK AA, LOTS 18-20; BLOCK BB, LOTS 9-15;
BLOCK CC, LOTS 10-33 & 34X;
BLOCK DD, LOTS 1-18 & 19X-20X; BLOCK EE, LOTS 1-19;
BLOCK FF, LOTS 1-33; BLOCK GG, LOT 1X;
BLOCK HH, LOTS 1-32, 33X & 34X

D.R. HORTON-TEXAS, LTD.	OWNER/DEVELOPER
4306 Miller Road, Suite A Rowlett, Texas 75088 Contact: David L. Booth	(214) 607-4244

JB PARTNERS, INC. **SURVEYOR/ENGINEER**
 2121 Midway Road, Suite 300 (972)248-7676
 Carrollton, Texas 75006
 Contact: Josh Luke, P.E.
 TBPE No. F-438 TBPLS No. 10076000

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L10	S89°25'10"E	15.18	L14	S88°45'09"E	11.00	L27	S46°10'0"E	14.14	L40	N44°29'01"E	10.17
L22	S89°25'10"E	11.00	L28	S43°54'0"E	50.07	L41	N52°40'0"E	14.37			
L23	S45°14'E	14.33	L31	N88°45'09"E	25.47	L29	N46°10'0"E	14.14	L42	N44°25'54"E	13.81
L44	S89°30'2"E	116.00	L32	S70°10'0"E	116.00	L30	N43°59'0"E	14.14	L43	S44°25'54"E	34.09
L55	N89°30'2"E	116.00	L33	N43°59'0"E	14.14	L31	N43°59'0"E	14.14	L44	N52°40'0"E	14.37
L56	S90°25'2"E	7.45	L34	S46°10'0"E	21.36	L32	N43°59'0"E	14.14	L45	N46°10'0"E	14.37
L57	S90°25'2"E	7.45	L35	N43°59'0"E	14.14	L33	N43°59'0"E	14.14	L46	S43°59'0"E	14.14
L58	S90°25'2"E	11.00	L36	N43°59'0"E	28.48	L34	N43°59'0"E	14.14	L47	N46°10'0"E	14.37
L59	N44°25'4"E	13.96	L37	N43°59'0"E	28.48	L35	N52°40'0"E	14.37	L48	N43°59'0"E	14.14
L60	S89°30'2"E	104.84	L38	N46°10'0"E	14.34	L36	N44°25'54"E	20.88	L49	S43°27'47"E	26.00
L61	N88°45'09"E	115.00	L39	N43°59'0"E	14.33	L37	N46°10'0"E	14.33	L50	S52°40'0"E	25.30
L62	S70°10'0"E	57.33	L40	N46°10'0"E	14.34	L38	S44°25'54"E	13.96	L51	N43°59'0"E	25.98
L63	S43°59'0"E	14.14	L41	N43°59'0"E	14.34	L39	S50°25'0"E	14.14			

CURVE DATA						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	31.58'	022°37'12"	80.00'	16.00'	S80°02'26"W	31.38'
C2	118.72'	136°02'31"	50.00'	123.89'	S43°16'54"E	92.73'
C3	31.58'	022°37'12"	80.00'	16.00'	N32°55'42"E	31.38'
C5	31.58'	022°37'12"	80.00'	16.00'	N77°22'13"E	31.38'
O8	108.12'	135°42'33"	50.00'	121.43'	N46°09'11"E	92.47'
C7	31.58'	022°37'12"	80.00'	16.00'	S09°59'34"E	31.38'
O8	76.94'	088°10'08"	50.00'	48.43'	S45°24'06"W	69.57'
C9	31.58'	022°37'12"	80.00'	16.00'	N09°59'34"E	31.38'
C10	164.82'	135°24'31"	50.00'	116.12'	S45°24'06"W	91.85'
C11	31.58'	022°37'12"	80.00'	16.00'	S79°12'15"E	31.38'
C12	319.31'	019°02'50"	1135.00'	16.92'	S101°10'20"E	318.65'
C13	316.03'	016°28'21"	100.00'	158.93'	S09°39'50"E	315.11'

NOTES:

- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IN VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND EJECTMENT.
- EXCEPT AS SHOWN ON THIS FINAL PLAN, ACCORDING TO COMMUNITY PANEL NO. 4005002995, DATED JUNE 2, 2008 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THERE ARE NO KNOWN HAZARDOUS MATERIALS OR CONTAMINANTS IN THE UNDERLYING PROPERTY WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE ABOVE 500-YEAR FLOODPLAINS).
3. HOA OPEN SPACE LOT 20X BLOCK 4D AND LOT 34X, BLOCK 4C ARE DEDICATED FOR HOA OPEN SPACE AND SHALL BE USED ONLY FOR MAINTENANCE OF THE HOA COMMONS ASSOCIATION. FENCING ALONG OPEN SPACE IS NOT RESIDENTIAL LOTS SHALL COMPLY WITH SP-2 ZONING REQUIREMENTS.
4. HOA OPEN SPACE LOT 19X, BLOCK 0D IS DEDICATED AS A DRAINAGE EASEMENT.
5. DEVELOPMENT OF THIS PLAN SHALL COMPLY WITH ZONING ORDINANCE SP-2.
6. SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE THOROUGHFARE PLAN AND SUBDIVISION ORDINANCE.
7. ALL CORNERS NOT LABELED ARE ONE-HALF INCH IRON ROD SET WITH A YELLOW CAP STAMPED "38" UNLESS NOTED OTHERWISE.
8. MAINWAY BULKHEAD FRONT YARD SETBACK IS 30 FEET AND GARAGE FRONT SETBACK IS 25 FEET.

LEGAL DESCRIPTION

Being a parcel of land located in Collin County Texas, a part of the Hardin Wright Survey, Abstract Number 957, and also being a part of that called 177.029 acre tract of land described in Correction Special Warranty Deed to D.R. Horton-Texas, Ltd. as recorded in Document Number 20200220000240210, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a five-eighths inch iron rod with cap stamped 'BG' found at the northwest corner of said 177.029 acre tract, said point being the southwest corner of Winchester Crossing, Phase 4 an addition to the City of Princeton, Texas, as recorded in document number 2021-417, Official Public Records of Collin County, Texas, said point also being in the east line of that called 109.96 acre tract of land described in deed to A/E GROUP, LLC as recorded in Document Number 20170927001299150, Official Public Records of Collin County, Texas;

THENCE along the north line of said 177.029 acre tract and the south line of said Winchester Crossing, Phase 4 as follows:

North 89 degrees 30 minutes 53 seconds East, 902.71 feet to a one-half inch iron rod with cap stamped 'GEER' found for corner;

North 89 degrees 29 minutes 10 seconds East, 618.99 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner at the southeast corner of Lot 8, Block F of said Winchester Crossing, Phase 4;

THENCE South 00 degrees 30 minutes 50 seconds East, 116.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 89 degrees 29 minutes 10 seconds East, 15.18 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 00 degrees 30 minutes 50 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 29 minutes 10 seconds West, 11.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 45 degrees 14 minutes 16 seconds West, 14.33 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 00 degrees 59 minutes 23 seconds West, 105.96 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 00 minutes 37 seconds East, 116.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 00 degrees 59 minutes 23 seconds West, 180.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 89 degrees 00 minutes 37 seconds West, 116.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 00 degrees 59 minutes 23 seconds West, 7.45 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 89 degrees 00 minutes 37 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 00 degrees 59 minutes 23 seconds East, 11.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 44 degrees 45 minutes 44 seconds West, 13.96 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 29 minutes 10 seconds West, 104.94 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 01 degrees 19 minutes 01 seconds West, 415.34 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 88 degrees 40 minutes 59 seconds West, 115.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 01 degrees 19 minutes 01 seconds West, 57.33 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 43 degrees 40 minutes 59 seconds East, 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 88 degrees 40 minutes 59 seconds East, 11.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 01 degrees 19 minutes 01 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE North 88 degrees 40 minutes 59 seconds West, 25.41 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 01 degrees 19 minutes 01 seconds West, 116.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner in the north line of that called 187.2774 acre tract of land described in deed to Dan Dowell Credit Trust, as recorded in Document Number 20150105000011710, Official Public Records of Collin County, Texas;

THENCE North 88 degrees 40 minutes 59 seconds West, 1,252.49 feet to a five-eighths inch iron found for corner in the west line of said 177.029 acre tract, said point also being the most northerly northwest corner of said 187.2774 acre tract, said point also being in the east line of said 109.96 acre tract;

THENCE North 02 degrees 07 minutes 10 seconds East, 1,053.07 feet along the east line of said 109.96 acre tract to the POINT OF BEGINNING and containing 1,536,174 square feet or 35.266 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (north central zone 4202 state plane coordinates, nad83), distances shown hereon are grid distance values.

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 8, 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 _____, 2021.

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 _____, 2021.

Notary Signature _____

CERTIFICATE OF COMPLETION

"ACCEPTED"

MAYOR _____ DATE _____
CITY OF PRINCETON, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF PRINCETON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF WINCHESTER CROSSING, PHASE 8 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 HER NAME AS HEREINAbove SUBSCRIBED.

WITNESS MY HAND THIS ____ DAY OF _____, A.D., 2021.

CITY SECRETARY _____ DATE _____
CITY OF PRINCETON, TEXAS

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 _____, 2021.

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 _____, 2021.

Notary Public, State of Texas



FINAL PLAT
WINCHESTER CROSSING,
PHASE 8

BLOCK Z, LOTS 24-31;
BLOCK AA, LOTS 18-20; BLOCK BB, LOTS 9-15;
BLOCK CC, LOTS 10-33 & 34X;
BLOCK DD, LOTS 1-18 & 19X-20X; BLOCK EE, LOTS 1-19;
BLOCK FF, LOTS 1-33; BLOCK GG, LOT 1X;
BLOCK HH, LOTS 1-32, 33X & 34X

144 LOTS, 6 OPEN SPACES
35,266 ACRES OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957

CITY OF PRINCETON
COLLIN COUNTY, TEXAS

LOTS DEVELOPED PER SF-2 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: Josh Luke, P.E.
TPIE No. F-438 TPIE's No. 10076000



November 23, 2021

Mr. Craig M. Fisher
Planning Manager/Development Services
City of Princeton
123 W. Princeton Drive
Princeton, TX 75407

RE: Third Submittal Review of the Final Plat
Winchester Crossing Phase 8
KHA No. 064551426

Dear Craig:

We have completed our review of the third submittal of the final plat for Winchester Crossing Phase 8.

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

The submittal was received for review via email at Kimley-Horn on November 23, 2021.

The plat was prepared by JBI Partners, 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 November 22, 2021.

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

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.



City of Princeton P&Z and City Council Staff Report

FP20201242 – Final Plat Request – South Park Meadow - being a 18.91 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

Applicant: LGI Homes – Texas, LLC

Representative: Pape-Dawson Engineers, Inc.

STAFF REPORT

I. SITE DATA

Existing Zoning: PD#16

Existing use: Vacant land

Lot Size: 18.91 Acres

Direction	Zoning	Existing Land Use
North	PD#16	Vacant land
East	n/a	Vacant land, outside of city limits
South	n/a	Vacant land, outside of city limits
West	AG	Concrete batch plant



REQUEST

Applicant requests Commission recommend approval of Final Plat submittal to the City Council. This request is for subdivision of 122 residential lots, and 5 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 FP20201242
2. Recommend Denial to City Council of Final Plat FP20201242

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Final Plat	meeting before the Commission	December 20, 2021
City Council	Final Plat	Meeting before the city council	January 10, 2022

IV. STAFF RECOMMENDATION

Recommend approval of Final Plat FP20201242 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', with a long horizontal line extending to the right.

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*
<input type="checkbox"/> Land Study/Site Plan	\$ _____	<input type="checkbox"/> Preliminary Plat (<i>Complete Checklist</i>)	\$ _____
<input type="checkbox"/> Subdivision Const. Plan Review	\$ _____	<input type="checkbox"/> Final Plat (<i>Complete Checklist</i>)	\$ 797.75
<input type="checkbox"/> Amended/Minor Plat	\$ _____	<input type="checkbox"/> Replat	\$ _____
<input type="checkbox"/> Development Plat	\$ _____		

TOTAL FEE SUBMITTED \$ _____

Physical Location of Property: SE Corner of CR 452 & FM 982

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

Brief Legal Description of Property (must also attach accurate metes and bounds description): 18.91 ACRES SITUATED IN THE HARDIN WRIGHT SURVEY, ABSTRACT NUMBER 957 IN THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS.

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

Acreage: 18.91 Existing Zoning: PD16A Requested Zoning: _____
[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: LGI HOMES - TEXAS, LLC Phone Number: (281) 210-5484
Applicant/Contact Person: ELAINE TORRES Title: OFFICER
Company Name: LGI HOMES - TEXAS, LLC
Street/Mailing Address: 1450 LAKE ROBBINS DR, SUITE 430 City: THE WOODLANDS State: TX Zip: 77380
Phone: (281) 210-5484 Fax: () 281-210-2601 Email Address: ELAINE.TORRES@LGIHOMES.COM

ENGINEER / REPRESENTATIVE'S NAME: PAPE-DAWSON ENGINEERS, INC.
Contact Person: MATT GILBERTSON Title: SENIOR PROJECT MANAGER
Company Name: PAPE-DAWSON ENGINEERS, INC.
Street/Mailing Address: 5810 TENNYSON PARKWAY, SUITE 425 City: PLANO State: TX Zip: 75206
Phone: (214) 420-8494 Fax: () Email Address: MGILBERTSON@PAPE-DAWSON.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.

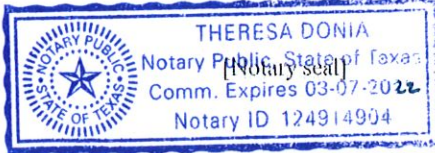
I waive the statutory time limits in accordance
With Section 212 of the Texas Local Government Code.

SIGNATURE: _____

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

Print or Type Name: Elaine Torres

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 23rd day of November, 2021.



SUBSCRIBED AND SWORN TO before me, this the 23rd day of November, 2021.

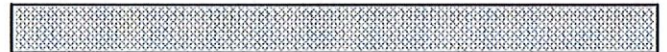
Notary Public in and for the State of Texas: Th Donia

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: _____

<u>Applicant</u> Initial Below	<u>Submittal Check List</u>	<u>City Use</u> 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	

1



September 23, 2021

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

RE: Third Submittal Review of the Final Plat
South Park Meadows
KHA No. 064551220

Dear Shawn:

We have completed our review of the third submittal of the final plat for South Park Meadows.

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

The plat was received for review via email at Kimley-Horn on September 22, 2021.

The plat was prepared by Pape-Dawson Engineers, 5810 Tennyson Parkway, Suite 425, Plano, Texas 75024. The submittal was prepared by David A. Minton, R.P.L.S. No. 6233. The date of preparation is shown as September 22, 2021.

Our review comments have been addressed. 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.", with a stylized flourish at the end.

Joseph E. Helmberger, P.E.



City of Princeton P&Z and City Council Staff Report

FP20212838 – Final Plat Request – Princeton High School Complex, Block A, Lot 1 - being a 72.42 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

Applicant: Princeton Independent School District

Representative: Hamilton Duffy, Inc.

STAFF REPORT

I. SITE DATA

Existing Zoning: AG

Existing use: Public School

Lot Size: 72.42 Acres

Direction	Zoning	Existing Land Use
North	n/a	Vacant land, outside of city limits
East	n/a	Single family detached dwellings
South	C-2	Public school
West	SF-1	Public School



REQUEST

Applicant requests Commission recommend approval of Final Plat submittal to the City Council. This request is for a one lot subdivision.

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 FP20212838
2. Recommend Denial to City Council of Final Plat FP20212838

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Final Plat	meeting before the Commission	December 20, 2021
City Council	Final Plat	Meeting before the city council	January 10, 2022

IV. STAFF RECOMMENDATION

Recommend approval of Final Plat FP20212838 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 (<i>Complete Checklist</i>) \$ _____
____ Subdivision Const. Plan Review	\$ _____	____ Final Plat (<i>Complete Checklist</i>) \$ _____
____ Amended/Minor Plat	\$ _____	____ Replat \$ _____
____ Development Plat	\$ _____	

TOTAL FEE SUBMITTED \$ _____

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

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

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

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

OWNER'S NAME: _____ Phone Number: _____

Applicant/Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: (____) _____ Fax: (____) _____ Email Address: _____

ENGINEER / REPRESENTATIVE'S NAME: _____

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: (____) _____ Fax: (____) _____ Email Address: _____

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Nov 23, 2021 - 12:30pm

C:\Users\David\OneDrive - Spry Surveys, LLC\Projects\1034 Hamilton Duff\1034-229 HS plandwg

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RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission
City of Princeton, Texas

APPROVED

Mayer, City of Princeton, Texas

CERTIFICATE OF COMPLETION

ACCEPTED

Mayer, City of Princeton, Texas

Date:

Date:

Date:

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of PRINCETON HIGH SCHOOL, COMPLEX or addition to the City of Princeton was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, 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/her name as hereinafter subscribed.

WITNESS my hand this _____ day of _____, 20____

City Secretary
City of Princeton, Texas

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown herein are based on the Texas Coordinate System of 1983, North Central Zone.
- According to the Flood Insurance Rate Map No. 48055C03154, published by the Federal Emergency Management Agency, dated: June 2, 2009, the surveyed property shown herein does not lie within any special flood hazard area inundated by the 100-year flood.

5.4808 ACRES
ROBERT L. PEVEHOUSE
DOC. NO. 95-0091000
D.R.C.C.T.

GROSS: 72.42 ACRE
LESS: .97 ACRE R.O.W. DEDICATION
NET: 71.45 ACRES

LOT 1, BLOCK A
71.45 ACRES

PRINCETON INDEPENDENT SCHOOL DISTRICT
DOC. NO. 20200924001637980 D.R.C.C.T.

27.00 ACRES
PRINCETON INDEPENDENT
SCHOOL DISTRICT
VOL. 2033, PG. 155 D.R.C.C.T.

LINE	BEARING	DISTANCE
L1	S 04°35'56" W	132.03'
L2	S 04°18'00" W	124.23'
L3	S 08°18'51" W	134.50'
L4	S 01°08'22" W	10.74'
L5	S 02°33'58" E	137.33'
L6	S 02°02'02" E	12.23'
L7	WEST	39.76'
L8	S 80°00'00" W	46.75'
L9	N 42°00'00" W	11.21'
L10	S 45°00'00" E	62.74'
L11	NORTH	10.00'
L12	EAST	15.00'
L13	SOUTH	10.00'
L14	EAST	18.40'
L15	NORTH	20.00'
L16	EAST	27.80'
L17	EAST	15.00'
L18	NORTH	50.35'
L19	EAST	15.00'
L20	SOUTH	50.35'
L21	WEST	10.64'
L22	SOUTH	10.73'
L23	WEST	15.00'
L24	NORTH	10.73'
L25	WEST	4.39'
L26	NORTH	21.20'
L27	S 45°00'00" E	15.21'
L28	N 80°00'00" E	46.75'
L29	EAST	40.97'
L30	N 70°38'27" W	16.43'
L31	S 80°00'00" E	41.72'
L32	N 80°00'00" E	46.75'
L33	SOUTH	18.92'
L34	N 10°04'11" W	45.20'
L35	WEST	18.93'
L36	SOUTH	15.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10065.00'	224.74'	224.74'	S 82°09'02" W	88.00°
C2	10035.01'	61.24'	61.24'	S 01°48'56" W	0°20'59"
C3	756.50'	132.03'	131.87'	S 85°00'00" W	10°00'00"
C4	815.50'	142.33'	142.15'	S 85°00'00" W	10°00'00"
C5	800.50'	139.71'	139.54'	N 85°00'00" E	10°00'00"
C6	771.50'	134.65'	134.48'	N 85°00'00" E	10°00'00"
C7	764.50'	124.14'	124.00'	S 85°00'00" W	9°18'15"
C8	30.50'	31.84'	30.50'	S 45°00'00" W	60°00'00"
C9	59.50'	93.46'	84.15'	S 45°00'00" W	90°00'00"
C10	59.50'	93.46'	84.15'	N 45°00'00" E	90°00'00"
C11	799.50'	139.18'	139.00'	N 77°02'13" W	9°58'27"
C12	799.50'	139.54'	139.36'	N 85°00'00" E	10°00'00"
C13	32.50'	51.06'	45.96'	S 45°00'00" W	90°00'00"
C14	32.50'	51.06'	45.96'	N 45°00'00" E	90°00'00"
C15	30.50'	47.99'	43.19'	S 44°55'34" W	90°08'51"
C16	30.50'	47.85'	43.09'	N 45°03'28" W	89°53'05"
C17	67.50'	106.03'	95.46'	N 45°00'00" W	90°00'00"
C18	61.50'	86.60'	86.97'	N 45°00'00" E	90°00'00"
C19	59.50'	63.26'	60.33'	S 30°27'36" E	60°55'15"
C20	30.50'	47.91'	43.13'	S 45°00'00" E	90°00'00"
C21	53.00'	83.25'	74.95'	N 45°00'00" E	90°00'00"
C22	30.00'	34.25'	32.42'	N 57°17'32" W	65°24'57"
C23	37.50'	58.90'	53.03'	S 45°00'00" W	90°00'00"
C24	43.50'	68.13'	61.62'	S 45°00'00" E	90°00'00"
C25	30.50'	38.92'	36.33'	S 32°38'33" W	73°06'55"
C26	59.50'	75.93'	70.88'	S 32°38'33" W	73°06'55"
C27	53.00'	83.25'	74.95'	N 45°00'00" E	90°00'00"
C28	52.00'	81.68'	73.54'	N 45°00'00" E	90°00'00"
C29	35.50'	45.30'	42.29'	N 32°38'33" E	73°06'55"
C30	20.50'	18.74'	18.23'	N 36°33'03" W	106°33'03"
C31	28.00'	43.98'	39.60'	S 45°00'00" W	90°00'00"
C32	29.00'	45.55'	41.01'	S 45°00'00" E	90°00'00"

3.263 ACRES
PRINCETON INDEPENDENT
SCHOOL DISTRICT
VOL. 5322 PG. 15812
D.R.C.C.T.

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS, Princeton Independent School District is the owner of all that certain 72.42 acres of land, by virtue of the deed recorded in Document Number 20200924001637980, in the Deed Records of Collin County, Texas (D.R.C.C.T.), in the Harden Wright Survey, A-957, City of Princeton, Collin County, Texas and more particularly described by metes and bounds as follows: (All bearings shown herein are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the most westerly southwest corner of the herein described tract, common to the northeast corner of the 10.808 acre tract, described in the deed to Princeton Independent School District, recorded in Volume 687, Page 118 D.R.C.C.T., and common to the southeast corner of Lot 2A, Block F, Scott Wilson Addition, Document Number 2015-773 in the Plat Records of Collin County, Texas (P.R.C.C.T.), and common to the northeast terminus point of Mable Avenue (50' R.O.W.);

THENCE North 02° 28' 48" East, passing at a distance of 133.90' to a 1/2" iron pipe found for the northeast corner of said Lot 2A, Block F, Scott Wilson Addition, continuing for a total distance of 513.27' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for the northwest corner of the herein described tract, in the south line of Lot 1, Block A, Flores Addition, recorded in Document Number 2013-049 P.R.C.C.T.;

THENCE North 87° 07' 42" East, passing at a distance of 410.07' a 3/8" iron found for the southwest corner of the 0.497 acre tract, described in the deed to Adam Salazar and Maria C. Salazar, recorded in Document Number 200904000406880 D.R.C.C.T., continuing for a total distance of 2336.35' to a 1/2" iron rod with a cap stamped "SPRY 4117" found for the most northerly northeast corner of the herein described tract, in the west line of the 11.057 acre tract described in the deed to Marcos Gulliger, recorded in Document Number 200501000201970 D.R.C.C.T.;

THENCE South 02° 36' 05" East - 289.83' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract, common to the southwest corner of said 11.067 acre tract;

THENCE North 89° 13' 01" East, along the south line of 11.067 acre tract, and the south line of the 23.491 acre tract described in the deed to Gary Douglas Springer and Rita Ann Springer, recorded in Document Number 83-0109344 D.R.C.C.T., passing at a distance of 1125.00' a 5/8" iron rod with a cap stamped "Spry Surveying" found for the southeast corner of the 0.348 acre tract described in the deed to Princeton Independent School District, recorded in Document Number 200904000406880 D.R.C.C.T., continuing for a total distance of 1170.75' to the most easterly northeast corner of the herein described tract, in the west right-of-way line of County Road 458 (R.O.W. Varied), no monument set, falls within the new concrete pavement of the widening of said County Road 458;

THENCE along the west right-of-way line of said County Road 458, the following courses, no monuments set along this line, falls within the new concrete pavement of the widening of said County Road 458:

South 04° 35' 56" West - 132.03' to a point for corner;
South 04° 16' 36" West - 124.25' to a point on a curve to the left, having a central angle of 01° 16' 46", a radius of 10065.00' and a chord bearing and distance of South 03° 38' 12" West - 224.74';
Along said curve to the left, on an arc distance of 224.74' to the end of curve;
South 02° 56' 50" West - 412.07' to a point for corner;
South 08° 18' 51" West - 134.50' to a point for corner;
South 01° 08' 22" West - 10.74' to a point for corner;
South 02° 33' 58" East - 137.33' to a point on a curve to the left, having a central angle of 00° 20' 59", a radius of 10035.01' and a chord bearing and distance of South 01° 48' 56" West - 61.24';

Along said curve to the left, on an arc distance of 61.24' to the southeast corner of the herein described tract, common to the northeast corner of the 52.336 acre tract described in the deed to Princeton Independent School District, recorded in Volume 5326, Page 558 D.R.C.C.T.;

THENCE along the south line of the herein described tract, common to the north line of said 52.336 acre tract, the following course:

South 89° 04' 15" West - 618.59' to a 5/8" iron rod with a cap stamped "Spry Surveying" found for a point for corner;

North 85° 04' 06" West - 702.97' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for a point for corner;

North 88° 08' 07" West - 388.67' to a 5/8" iron rod with a cap stamped "Spry Surveying" found for the most southerly southwest corner of the herein described tract, common to the northwest corner of said 52.336 acre tract, and common to the northeast corner of the 3.263 acre tract described in the deed to Princeton Independent School District, recorded in Volume 5322, Page 582 D.R.C.C.T., and common to the southeast corner of the 5.4423 acre tract described in the deed to Princeton Independent School District, recorded in Document Number 20090331000203160 D.R.C.C.T.;

THENCE North 00° 54' 58" East - 834.14' to a 1/2" iron rod with a cap stamped "SPRY 4117" found for a point for corner of the herein described tract, common to the northeast corner of said 5.4423 acre tract;

THENCE South 82° 09' 02" West - 295.76' to a point for corner of the herein described tract, common to the northeast corner of said 5.4423 acre tract, and common to the northeast corner of 27.00 acre tract described in the deed to Princeton Independent School District, recorded in Volume 2033, Page 155 D.R.C.C.T., from which a 1/2" iron rod (bent) bears S 21°03' W-0.82'

THENCE South 82° 06' 42" West - 984.70' to a 1/2" iron rod found for a point for corner of the herein described tract, common to the northeast corner of said 27.00 acre tract, and common to the northeast corner of the 25' wide strip to the City of Princeton, recorded in Volume 687, Page 123 D.R.C.C.T.;

THENCE South 87° 41' 15" West - 25.37' to a 1/2" iron rod found for a point for corner of the herein described tract, common to the northeast corner of said 25' wide strip, and common to said 10.926 acre tract;

THENCE South 82° 06' 08" West - 429.90' to the POINT OF BEGINNING and containing 72.42 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That the Princeton Independent School District, acting by and through its duly authorized officers, does hereby adopt this plat describing the herein above described property as PRINCETON HIGH SCHOOL, COMPLEX, on addition to the City of Princeton, Collin County, Texas. We do hereby dedicate to the public forever the street and easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same, and any public utility shall have the right to remove and keep removed all or parts of any buildings, 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 the easements, and of public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, maintaining, and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to and from said property for the purpose of reading meters and maintenance and service required or authorized by that utility. This plat approved subject to all existing ordinances, rules, regulations, or resolutions to the City of Princeton, Texas.

That, Princeton Independent School District, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and right upon the public, against every person whatsoever lawfully claiming or to claim the same or any part thereof.

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

Nov 23, 2021 - 12:18pm
C:\Users\David\OneDrive - Spry Surveys, LLC\Projects\034 Hamilton Duff\034-229 Lowley HS plat.dwg

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 04°35'56" W	132.03'
L2	S 04°16'36" W	124.25'
L3	S 08°18'51" W	134.50'
L4	S 01°08'22" W	10.74'
L5	S 02°33'58" E	137.33'
L6	S 87°02'02" E	12.23'
L7	WEST	39.76'
L8	S 80°00'00" W	46.75'
L9	N 45°00'00" W	21.21'
L10	S 45°00'00" E	62.74'
L11	NORTH	10.00'
L12	EAST	15.00'
L13	SOUTH	10.00'
L14	EAST	18.40'
L15	NORTH	20.00'
L16	EAST	27.80'
L17	EAST	15.00'
L18	NORTH	50.35'

LINE TABLE

LINE	BEARING	DISTANCE
L19	EAST	15.00'
L20	SOUTH	50.35'
L21	WEST	10.64'
L22	WEST	10.73'
L23	WEST	15.00'
L24	NORTH	10.73'
L25	WEST	4.39'
L26	NORTH	15.00'
L27	S 45°00'00" E	21.21'
L28	N 80°00'00" E	46.75'
L29	EAST	40.97'
L30	N 70°38'27" W	16.43'
L31	S 80°00'00" W	41.72'
L32	N 80°00'00" E	46.75'
L33	SOUTH	18.90'
L34	N 10°04'11" W	45.20'
L35	WEST	18.95'
L36	NORTH	15.00'

CURVE

RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10065.00'	224.74'	S 03°36'12" W	178.46°
C2	10035.01'	61.24'	S 07°48'56" W	0°20'59"
C3	756.50'	132.03'	S 85°00'00" W	10°00'00"
C4	815.50'	142.33'	S 85°00'00" W	10°00'00"
C5	800.50'	139.71'	N 85°00'00" E	10°00'00"
C6	771.50'	134.65'	N 85°00'00" E	10°00'00"
C7	764.50'	124.14'	S 85°00'00" W	0°18'13"
C8	30.50'	31.94'	S 60°00'00" W	60°00'00"
C9	59.50'	93.46'	S 45°00'00" W	90°00'00"
C10	59.50'	43.46'	N 45°00'00" W	90°00'00"
C11	799.50'	139.18'	S 77°02'15" W	9°58'27"
C12	799.50'	139.54'	N 85°00'00" E	10°00'00"
C13	32.50'	51.09'	S 45°00'00" W	90°00'00"
C14	32.50'	51.09'	N 45°00'00" W	90°00'00"
C15	30.50'	47.99'	S 44°55'34" W	90°08'51"
C16	30.50'	47.89'	N 45°03'28" W	89°53'05"
C17	61.50'	108.03'	N 45°00'00" W	90°00'00"
C18	61.50'	96.60'	N 45°00'00" E	90°00'00"
C19	59.50'	63.26'	S 30°27'38" E	60°50'15"
C20	30.50'	47.89'	S 45°00'00" E	90°00'00"
C21	30.50'	35.84'	S 55°46'35" E	68°26'50"
C22	30.50'	34.25'	N 57°17'32" W	65°24'57"
C23	37.50'	58.90'	S 45°00'00" W	90°00'00"
C24	43.50'	68.33'	S 45°00'00" E	90°00'00"
C25	30.50'	38.92'	S 53°28'33" W	73°06'55"
C26	59.50'	75.93'	S 53°28'33" W	73°06'55"
C27	53.00'	83.25'	N 45°00'00" W	90°00'00"
C28	52.00'	81.68'	N 45°00'00" E	90°00'00"
C29	35.50'	45.30'	N 53°26'33" E	73°06'55"
C30	20.50'	38.24'	N 36°33'27" W	106°37'00"
C31	28.00'	43.98'	S 45°00'00" W	90°00'00"
C32	29.00'	45.55'	S 45°00'00" E	90°00'00"

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown herein are based on the Texas Coordinate System of 1983, North Central Zone.
- According to the Flood Insurance Rate Map No. 48085C0315, published by the Federal Emergency Management Agency, dated June 2, 2009, the surveyed property shown herein does not lie within any special flood hazard area inundated by the 100-year flood.

NOTARY CERTIFICATE

That I, David Corton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown herein were found and/or placed under my personal supervision and in accordance with the Plating Rules and Regulations of the City Plan Commission of the City of Princeton, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Corton Lewis, R.P.L.S. No. 5647
Spry Surveys, LLC
8241 Mid-Cities Blvd Ste 102
North Richland Hills, TX 76182

Date: November 23, 2021

NOTARY CERTIFICATE

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, 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 purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Signature _____ Notary Stamp _____

VICINITY MAP

NOT TO SCALE

LEGEND

- BOUNDARY CORNER
- POINT IN CONCRETE OF NEW ROAD

ABBREVIATIONS

P.O.B. POINT OF BEGINNING
D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
P.A.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
DOC. NO. DOCUMENT NUMBER
C.M. CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRP IRON PIPE FOUND
IRS IRON ROD SET WITH "SPRY 5647" CAP
R.O.W. RIGHT-OF-WAY

1.993 ACRES
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DOC. NO. 2018071000812780 D.R.C.C.T.

5.4808 ACRES
ROBERT L. PEVEHOUSE
DOC. NO. 95-0091000
D.R.C.C.T.

11.067 ACRES
MANDRA CAPLINGER
DOC. NO. 20061024001529970
D.R.C.C.T.

23.491 ACRES
GARY DOUGLAS SPRINGER AND
RITA ANN SPRINGER
DOC. NO. 93-0109344
D.R.C.C.T.

GROSS: 72.42 ACRE
LESS: 0.97 ACRE R.O.W. DEDICATION
NET: 71.45 ACRES

LOT 1, BLOCK A
71.45 ACRES
PRINCETON INDEPENDENT SCHOOL DISTRICT
DOC. NO. 20200924001637980 D.R.C.C.T.

0.97 ACRE (42,496 SQ. FT.)
R.O.W. DEDICATION
(HATCHED AREA BY THIS PLAT)

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23.491 ACRES
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DOC. NO. 93-0109344
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11.067 ACRES
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DOC. NO. 20061024001529970
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DOC. NO. 95-0091000
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DOC. NO. 93-



November 23, 2021

Mr. Craig M. Fisher
Planning Manager/Development Services
City of Princeton
123 W. Princeton Drive
Princeton, TX 75407

RE: Second Final Plat Submittal Review
Princeton High School Complex
KHA No. 064551425

Dear Craig:

We have completed our review of the second submittal of the Final Plat for the project referenced above.

The submittal was received for review at our office via email on November 23, 2021.

The plat was prepared by Spry Surveyors, LLC, 8241 Mid-Cities Boulevard, Suite 102, North Richland Hills, Texas 76182. The submittal shows a preliminary stamp and was prepared by David Carlton Lewis, R.P.L.S. No. 5647. The date of preparation is shown as November 2021.

Our initial submittal review comments have been addressed and we recommend approval of the final plat 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, reading "Joseph E. Helmberger P.E.", with a stylized flourish at the end.

Joseph E. Helmberger, P.E.