

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

February 6, 2012

ITEM NO.	EXPLANATION	ACTION TAKEN
1	<p>4:00 p.m. - Tour of Properties within the Coit Road/State Highway 190 Intersection and Surrounding Area - One or more members of the Planning & Zoning Commission will travel to the Coit Road/State Highway 190 area to tour existing developed properties and vacant land. The tour will convene at the City of Plano Municipal Center.</p> <p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>Call to Order/Pledge of Allegiance</p>	
2	Approval of Agenda as Presented	
3	Approval of Minutes for the January 17, 2012, Planning & Zoning Commission meeting	
4	<p>General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p>	

<u>CONSENT AGENDA</u>	
5a KP	Preliminary Plat: Haggard Estates, Phase One - 42 Planned Development-224-Single-Family Residence-7 lots, 75 Planned Development-224-Single-Family Residence-6 lots, and eight open space lots on 35.4± acres located at the southeast corner of Custer Road and Baffin Bay Drive. Zoned Planned Development-224-Single-Family Residence-6/Single-Family Residence-7/Patio Home. Neighborhood #46. Applicant: Fairview Farm Land Company
5b BM	Conveyance Plat: Granite Park, Block C, Lots 1 & 2 - Two conveyance lots located at the northeast corner of Parkshore Boulevard and Parkwood Boulevard. Zoned Central Business-1 and Commercial Employment/Dallas North Tollway and State Highway 121 Overlay Districts. Neighborhood #8. Applicant: Tollway/121 Partners, Ltd. & Granite Park Association, Inc.
5c BM	Preliminary Plat: Kathryn Park - 69 Single-Family Residence-6 lots and one common area lot on 13.9± acres located at the northwest corner of Kathryn Lane and Rowlett Cemetery Road. Zoned Single-Family Residence-6/State Highway 121 Overlay District. Neighborhood #3. Applicant: Bloomfield Homes, Inc.
5d BM	Final Plat: McDermott Square, Block A, Lot 4 - Retail on one lot on 1.0± acre located on the north side of McDermott Road, 256± feet east of Independence Parkway. Zoned Planned Development-400-Retail. Neighborhood #3. Applicant: AutoZone Texas, L.P.
5e EH	Revised Concept Plan: Coit Center, Block A, Lots 1R, 8, & 9 - 862 multifamily residential units on two lots and restaurant on one lot on 40.0± acres located generally at the northeast corner of Coit Road and Mapleshade Lane. Zoned Corridor Commercial and Planned Development-215-Corridor Commercial/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 for Regional Theater and #546 for Arcade. Neighborhood #72. Applicant: Greystar
5f EH	Preliminary Site Plan: Coit Center, Block A, Lot 1R - 422 multifamily residential units on one lot on 14.7± acres located on the north side of Mapleshade Lane, 500± feet east of Coit Road. Zoned Planned Development-215-Corridor Commercial/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 for Regional Theater and #546 for Arcade. Neighborhood #72. Applicant: Greystar
5g EH	Concept Plan: Villas of Pecan Creek - 99 Patio Home lots and one open space lot on 26.8± acres located at the northeast corner of Parker Road and Jupiter Road. Zoned Agricultural. Neighborhood #38. Applicant: Meaders-Hale Ltd.

<p>5h EH</p>	<p>Final Plat: Parkway Centre, Phase 5, Block C, Lot 7 - Bank on one lot on 1.5± acres located at the northwest corner of Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #40. Applicant: Amegy Bank</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>6A EH</p>	<p>Public Hearing: Zoning Case 2011-25 - Request to rezone 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane from Corridor Commercial and Light Industrial-1 to Planned Development-Corridor Commercial. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District and Corridor Commercial. Tabled October 17, 2011. Applicant: Crow-Billingsley Ltd. No. 10</p>
<p>6B EH</p>	<p>Concept Plan: Coit Crossings Addition, Block 1, Lots 3R & 9 - Multifamily, restaurant, and retail development on two lots on 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane. Zoned Light Industrial-1 and Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Tabled October 17, 2011. Applicant: Crow-Billingsley Ltd. No. 10</p>
<p><u>END OF PUBLIC HEARINGS</u></p>	
<p>7 EH</p>	<p>Revised Site Plan: Kingdom Hall, Block A, Lot 1 - Religious facility on one lot on 2.2± acres located on the south side of Hedcoxe Road, 200± feet west of Georgetown Drive. Zoned Single-Family Residence-7/Planned Residential Development-2. Neighborhood #12. Applicant: Chisholm Trail Congregation of Jehovah's Witnesses</p>
<p>8 SS</p>	<p>Presentation: Comprehensive Plan Update - "Take the Case" Program - Presentation by Planning Department staff regarding the "Take the Case" program for the Comprehensive Plan update. Applicant: City of Plano</p>
<p>9</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>
<p>Council Liaisons: Mayor Pro Tem Pat Miner and Council Member Lee Dunlap</p>	

ACCESSIBILITY STATEMENT

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The Commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the Commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The Commission's adopted rules on speaker times are as follows:

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

The Commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.

PLANNING & ZONING COMMISSION
January 17, 2012

COMMISSIONERS PRESENT

Christopher Caso, Chairman
David Downs
Michael Coleman
Alan Smith
Fred Balda, 2nd Vice Chair
Tracey Dry
Doug Hazelbaker, 1st Vice Chair
Douglas Cargo

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Eric Hill, Sr. Planner
Bester Munyaradzi, Planner
Paige Mims, Deputy City Attorney
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Caso at 7:00 p.m., Tuesday, January 17, 2012.

Commissioner Downs made a motion to approve the agenda as submitted. Commissioner Coleman seconded the motion, which passed 8-0.

Commissioner Downs made a motion to approve the minutes of the January 3, 2012, Planning & Zoning Commission meeting as submitted. Commissioner Coleman seconded the motion, which passed 8-0.

Commissioner Downs made a motion to approve the consent agenda as submitted. Commissioner Smith seconded the motion, which passed 8-0.

CONSENT AGENDA

**AGENDA ITEM NO. 5A - PRELIMINARY PLAT
1/WHITE ROCK CROSSING, BLOCK A, LOT 2
APPLICANT: WHITE ROCK CROSSING, LP**

Medical offices on one lot on 2.2± acres located on the south side of McDermott Road, 173± feet east of Ohio Drive. Zoned Retail. Neighborhood #1.

Approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

**AGENDA ITEM NO. 5B - REVISED CONVEYANCE PLAT
9/LEGACY CORPORATE CENTER, BLOCK A, LOTS 6R, 7R, & 8
APPLICANT: SCHERER INVESTMENTS, INC.**

Three conveyance lots on 7.6± acres located on the east side of Preston Road, 370± feet north of Legacy Drive. Zoned General Office/Preston Road Overlay District. Neighborhood #9.

Approved as submitted.

**AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN
9/LEGACY CORPORATE CENTER, BLOCK A, LOTS 6R, 7R, & 8
APPLICANT: SCHERER INVESTMENTS**

Medical office on three lots on 7.6± acres located on the east side of Preston Road, 370± feet north of Legacy Drive. Zoned General Office/Preston Road Overlay District. Neighborhood #9.

Approved as submitted.

**AGENDA ITEM NO. 5D - PRELIMINARY PLAT
65/CUSTER/190 ADDITION, BLOCK A, LOT 4
APPLICANT: WATER TOWER PARK, L.P.**

Long-term care facility on one lot on 4.3± acres located on the north side of Plano Parkway, 1,200± feet east of Independence Parkway. Zoned Planned Development-376-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #65.

Approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

**AGENDA ITEM NO. 5E - PRELIMINARY PLAT
13/LEGACY CENTRAL THEATER ADDITION, BLOCK A, LOT 7
APPLICANT: ONE BANK AND TRUST, N.A.**

Restaurant/Arcade and indoor commercial amusement on one lot on 2.2± acres located on the south side of Chase Oaks Boulevard, 350± feet west of U.S. Highway 75. Zoned Corridor Commercial with Specific Use Permit #616 for Arcade. Neighborhood #13.

Approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

**AGENDA ITEM NO. 5F - REVISED CONVEYANCE PLAT
13/LEGACY CENTRAL THEATER ADDITION, BLOCK A, LOTS 7 & 9
APPLICANT: ONE BANK AND TRUST, N.A.**

Two conveyance lots on 3.6± acres located on the south side of Chase Oaks Boulevard, 350± feet west of U.S. Highway 75. Zoned Corridor Commercial with Specific Use Permit #616 for Arcade. Neighborhood #13.

Approved as submitted.

**AGENDA ITEM NO. 5G - FINAL PLAT
69/VILLAS OF ANDALUS
APPLICANT: SIGNATURE POINT PROPERTIES**

34 Single-Family Residence-6 lots on 7.2± acres located at the southwest corner of 14th Street and Bradshaw Drive. Zoned Single-Family Residence-6. Neighborhood #69.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

Agenda Item Nos. 6A and 6B were presented together.

**AGENDA ITEM NO. 6A - PUBLIC HEARING
ZONING CASE 2011-35
APPLICANT: HAGGAR-JEZZEEN PARTNERS**

Tina Firgens, Planning Manager, stated this is a request to rezone 26.5± acres located 348± feet south of State Highway 121 and 698± feet west of Gillespie Drive **from** Regional Employment and Regional Commercial **to** Single-Family Residence-6. Zoned Regional Employment and Regional Commercial/State Highway 121 Overlay District. There were four letters received in favor of the item, and none against the item. Staff recommends denial of the proposed rezoning request since the request is not consistent with established goals of the Comprehensive Plan.

Beau Brooks, Grand Homes and Tom Juhn, JBI Partners made a presentation on the item. Charlie Adams, Stratford Group, spoke in favor of the item. No one else spoke either in favor of or against the item.

After much discussion, Commissioner Downs made a motion to deny the item. Commissioner Cargo seconded the motion, which received a vote of 4-4. Chairman Caso, 1st Vice Chair Hazelbaker, 2nd Vice Chair Balda, and Commissioner Dry voted against the motion. The motion failed.

**AGENDA ITEM NO. 6B - CONCEPT PLAN
2/NORTHGLEN
APPLICANT: HAGGAR-JEZZEEN PARTNERS**

Ms. Firgens stated this is 113 Single-Family Residence-6 lots on 26.5± acres located 348± feet south of State Highway 121 and 698± feet west of Gillespie Drive. Zoned Regional Employment and Regional Commercial/State Highway 121 Overlay District. Neighborhood #2.

There being no discussion, Commission Cargo made a motion to deny the item. Commissioner Downs seconded the motion, which received a vote of 4-4. Chairman Caso, 1st Vice Chair Hazelbaker, 2nd Vice Chair Balda, and Commissioner Dry voted against the motion. The motion failed.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 7 - PRESENTATION
MS. SALLY BANE, EXECUTIVE DIRECTOR
PLANO ECONOMIC DEVELOPMENT**

Ms. Sally Bane, Executive Director, Plano Economic Development, gave a presentation regarding the types of economic development inquiries received and desired land characteristics.

No action was taken by the Commission.

REOPENING OF AGENDA ITEM NOS. 6A AND 6B

Paige Mims, Deputy City Attorney, requested that Agenda Item Nos. 6A and 6B be reopened due to the motions for both items failing and requiring further action from the Commission. Per the Commission's Rules and Procedures, failure of a motion to deny shall not constitute approval of the item; therefore, further consideration is required for each item. Consideration of an item is concluded when a motion is approved or a motion to approve fails.

Commissioner Smith made a motion to approve Agenda Item No. 6A. First Vice Chair Hazelbaker seconded the motion, which passed 5-3. Commissioners Cargo, Downs, and Coleman voted in opposition to the motion. The Commissioners believed that there are many commercial uses that could develop on the property that may not need visibility from State Highway 121 and given the topography of the property. The Commissioners expressed concern regarding access to the residential development would occur through commercial development; the lack of open space and trail connections to the retail development to the west; and that the property is awkward for this type of residential development. Additionally, the Commissioners support the city's Comprehensive Plan recommendation and land use planning policies.

First Vice Chair Hazelbaker made a motion to approve Agenda Item No. 6B. Commissioner Smith seconded the motion, which passed 5-3. Commissioners Cargo, Downs, and Coleman voted in opposition to the motion because they did not support companion Zoning Case 2011-35.

**AGENDA ITEM NO. 8
REQUEST TO CALL PUBLIC HEARING
APPLICANT: GREENBERGFARROW**

Ms. Firgens stated this is a request to call a public hearing to consider amendments to the uses and related development standards of the Regional Commercial zoning district as it pertains to truck/bus leasing.

Michael Klinge, GreenbergFarrow on behalf of Home Depot, was available to answer questions.

After some discussion, Commissioner Cargo made a motion to call a public hearing to consider amendments to the uses and related development standards of the Regional Commercial zoning district as it pertains to truck/bus leasing. Commissioner Downs seconded the motion, which passed 7-1. Commissioner Dry voted in opposition to the motion.

**AGENDA ITEM NO. 9
REQUEST TO CALL A PUBLIC HEARING
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to call a public hearing to initiate zoning cases for consideration of specific use permits for the Downtown Plano and Parker Road rail stations, and the Jack Hatchell and West Side transit centers.

After some discussion, Commissioner Downs made a motion to call a public hearing to initiate zoning cases for consideration of specific use permits for the Downtown Plano and Parker Road rail stations and the Jack Hatchell and West Side transit centers. Chairman Caso seconded the motion, which passed 8-0.

AGENDA ITEM NO. 10 - ITEMS FOR FUTURE DISCUSSION

There were no items for future discussion.

There being no further discussion, Chairman Caso adjourned the meeting at 8:30 p.m.

Planning & Zoning Commissioner

xc: Honorable Mayor and City Council
Bruce D. Glasscock, City Manager

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

February 6, 2012

Agenda Item No. 5a
Preliminary Plat: Haggard Estates, Phase One
Applicant: Fairview Farm Land Company

42 Planned Development-224-Single-Family Residence-7 lots, 75 Planned Development-224-Single-Family Residence-6 lots, and eight open space lots on 35.4± acres located at the southeast corner of Custer Road and Baffin Bay Drive. Zoned Planned Development-224-Single-Family Residence-6/Single-Family Residence-7/Patio Home. Neighborhood #46.

The purpose for the preliminary plat is to show the proposed lot layout, streets, and easements for the residential development.

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department; and
 2. Approval by the City Attorney and subsequent recordation at the County of the declaration of Covenants, Conditions, and Restrictions for Haggard Estates pertaining to the maintenance of all open space, landscaping, detention areas, and common amenities, prior to approval of the final plat.
-

Agenda Item No. 5b
Conveyance Plat: Granite Park, Block C, Lots 1 & 2
Applicant: Tollway/121 Partners, Ltd. & Granite Park Association, Inc.

Two conveyance lots located at the northeast corner of Parkshore Boulevard and Parkwood Boulevard. Zoned Central Business-1 and Commercial Employment/Dallas North Tollway and State Highway 121 Overlay Districts. Neighborhood #8.

The purpose for the conveyance plat is to subdivide a tract of land into two lots and dedicate easements necessary for future development of the lots.

Recommended for approval as submitted.

Agenda Item No. 5c
Preliminary Plat: Kathryn Park
Applicant: Bloomfield Homes, Inc.

69 Single-Family Residence-6 lots and one common area lot on 13.9± acres located at the northwest corner of Kathryn Lane and Rowlett Cemetery Road. Zoned Single-Family Residence-6/State Highway 121 Overlay District. Neighborhood #3

The purpose for the preliminary plat is to propose 69 single-family lots, one common area lot, street layouts, and easements necessary for the development of the site as a residential subdivision.

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Approval by the City Attorney and subsequent recordation at the County of the Declaration of Covenants, Conditions, and Restrictions pertaining to the maintenance of the open space lots by the homeowners association, prior to approval of the final plat.
3. Abandonment of a 15-foot wide portion of Rowlett Cemetery Road right-of-way.

Agenda Item No. 5d
Final Plat: McDermott Square, Block A, Lot 4
Applicant: AutoZone Texas, L.P.

Retail on one lot on 1.0± acre located on the north side of McDermott Road, 256± feet east of Independence Parkway. Zoned Planned Development-400-Retail. Neighborhood #3.

The purpose of the final plat is to dedicate easements necessary for completing the development of the property a retail building.

Recommended for approval as submitted.

Agenda Item No. 5e
Revised Concept Plan: Coit Center, Block A, Lots 1R, 8, & 9
Applicant: Greystar

862 multifamily residential units on two lots and restaurant on one lot on 40.0± acres located generally at the northeast corner of Coit Road and Mapleshade Lane. Zoned Corridor Commercial and Planned Development-215-Corridor Commercial/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 for Regional Theater and #546 for Arcade. Neighborhood #72.

The purpose for the revised concept plan is to modify the layout of the future multifamily development on Lots 1R & 9 and to show the future restaurant development on Lot 8.

Recommended for approval as submitted.

Agenda Item No. 5f
Preliminary Site Plan: Coit Center, Block A, Lot 1R
Applicant: Greystar

422 multifamily residential units on one lot on 14.7± acres located on the north side of Mapleshade Lane, 500± feet east of Coit Road. Zoned Planned Development-215-Corridor Commercial/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 for Regional Theater and #546 for Arcade. Neighborhood #72.

The purpose for the preliminary site plan is to show the proposed multifamily development and related site improvements.

Recommended for approval as submitted.

Agenda Item No. 5g
Concept Plan: Villas of Pecan Creek
Applicant: Meaders-Hale Ltd.

99 Patio Home lots and one open space lot on 26.8± acres located at the northeast corner of Parker Road and Jupiter Road. Zoned Agricultural. Neighborhood #38.

The purpose for the concept plan is to show the proposed lot and street layout for the residential development.

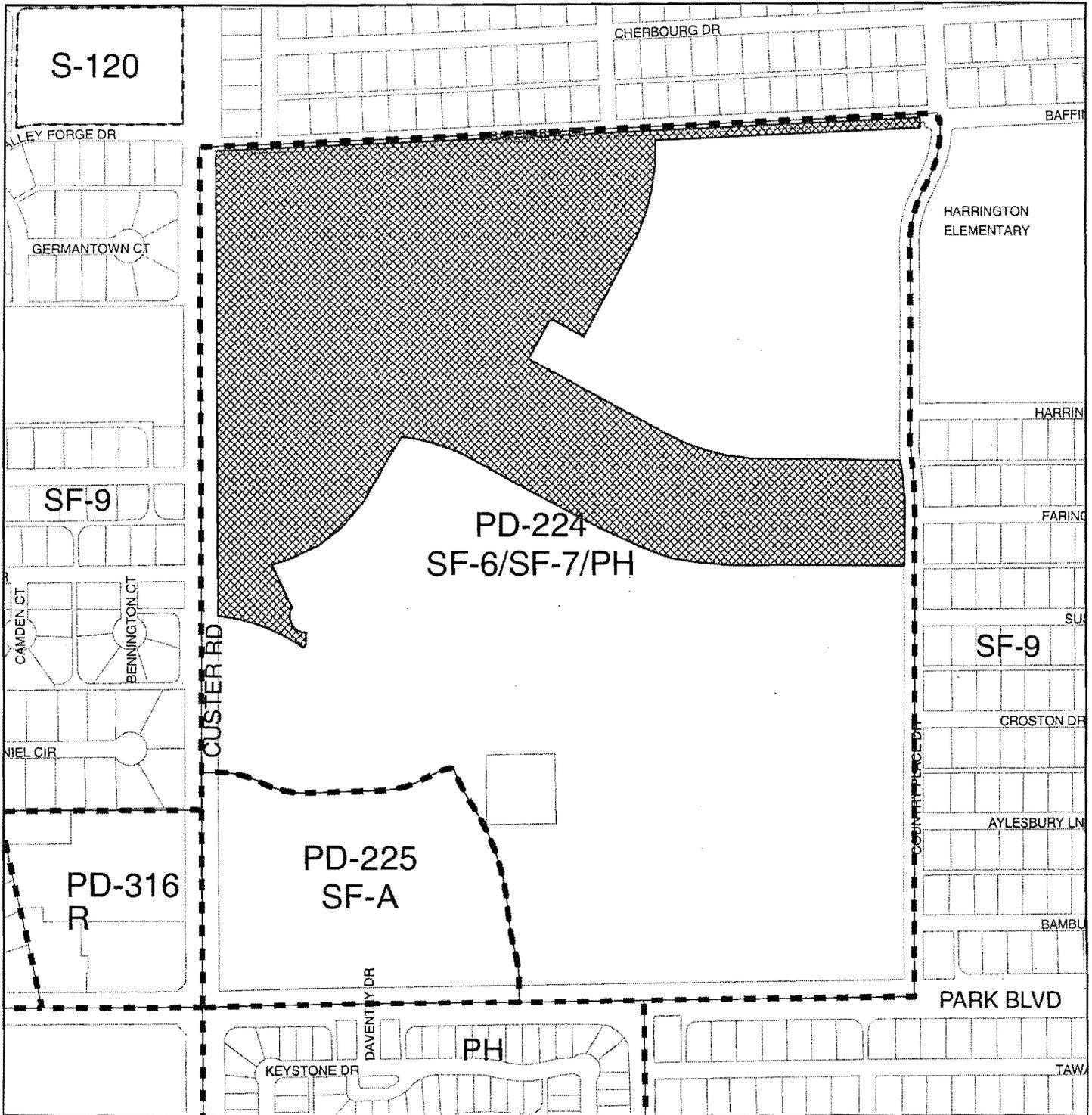
Recommended for approval as submitted.

Agenda Item No. 5h
Final Plat: Parkway Centre, Phase 5, Block C, Lot 7
Applicant: Amegy Bank

Bank on one lot on 1.5± acres located at the northwest corner of Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #40.

The purpose for the final plat is to abandon and dedicate easements necessary for the development of the lot as a bank.

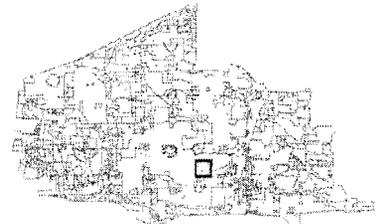
Recommended for approval as submitted.

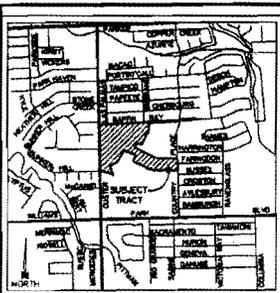


Item Submitted: PRELIMINARY PLAT

Title: Haggard Estates, Phase One

Zoning: PLANNED DEVELOPMENT-224-SINGLE-FAMILY RESIDENCE-6/
SINGLE-FAMILY RESIDENCE-7/PATIO HOME

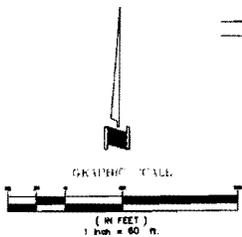




LOCATION MAP NOT TO SCALE

BUNKER HILL ESTATES SECTION TWO VOL. 11, PG. 75 D.R.C.C.T.

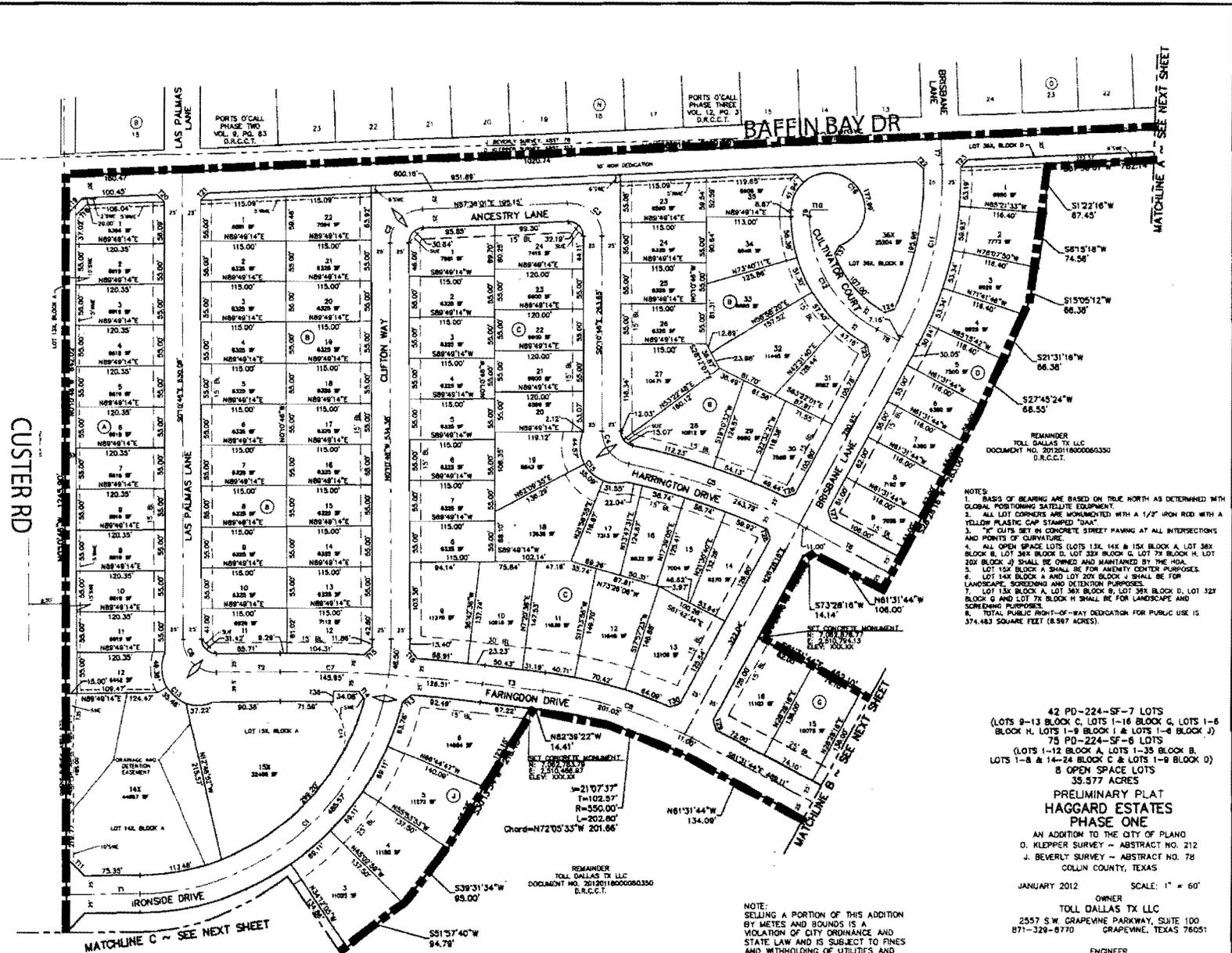
BUNKER HILL VEHICULAR PHASE ONE CAR. M. PG. 704 M.R.C.C.T.



- LEGEND**
- SE = SEWER/EASEMENT
 - AE = ACCESS, ORANGE AND UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - WSE = WATER, SANITARY SEWER & DRAINAGE EASEMENT
 - WSE = WATER & SANITARY SEWER EASEMENT
 - SE = SEWER EASEMENT
 - WE = WATER EASEMENT
 - UE = UTILITY EASEMENT
 - TUE = TRANSFORMER & UTILITY EASEMENT
 - SUE = SEWER/EASEMENT & UTILITY EASEMENT
 - WME = WALL & WALL MAINTENANCE EASEMENT TO BE MAINTAINED BY THE HOA
 - PMME = PRIVATE WALL MAINTENANCE EASEMENT TO BE OWNED AND MAINTAINED BY HOMEOWNERS
 - PAE = PUBLIC ACCESS EASEMENT
 - HOA = HOME OWNERS ASSOCIATION
 - D.R.C.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.C.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 - RF = IRON ROD FOUND
 - CDM = CONTROLLING MONUMENT

- ↑ DENOTES STREET NAME CHANGE
- = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

REVISED: JANUARY 31, 2012



- NOTES:**
1. BASIS OF BEARING AS BASED ON TRUE NORTH AS DETERMINED WITH GLOBAL POSITIONING SATELLITE EQUIPMENT
 2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA"
 3. "C" LOTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE
 4. ALL OPEN SPACE LOTS (LOTS 13A, 14A & 15X BLOCK A, LOT 36X BLOCK B, LOT 36X BLOCK C, LOT 32X BLOCK C, LOT 7X BLOCK H, LOT 20X BLOCK J) SHALL BE OWNED AND MAINTAINED BY THE HOA.
 5. LOT 15X BLOCK A SHALL BE FOR AGENT CENTER PURPOSES.
 6. LOT 14X BLOCK A AND LOT 20X BLOCK J SHALL BE FOR LANDSCAPE SCREENING AND DETENTION PURPOSES.
 7. LOT 13X BLOCK A, LOT 36X BLOCK B, LOT 36X BLOCK D, LOT 32X BLOCK G AND LOT 7X BLOCK H SHALL BE FOR LANDSCAPE AND SCREENING PURPOSES.
 8. TOTAL PUBLIC RIGHT-OF-WAY DEDICATION FOR PUBLIC USE IS 374,483 SQUARE FEET (8,597 ACRES).

42 PD-224-SF-7 LOTS (LOTS 9-13 BLOCK C, LOTS 1-16 BLOCK G, LOTS 1-6 BLOCK H, LOTS 1-9 BLOCK I & LOTS 1-8 BLOCK J)
 75 PD-224-SF-6 LOTS
 (LOTS 1-12 BLOCK A, LOTS 1-35 BLOCK B, LOTS 1-8 & 14-24 BLOCK C & LOTS 1-9 BLOCK D)
 8 OPEN SPACE LOTS
 35.577 ACRES

**PRELIMINARY PLAT
 HARRINGTON ESTATES
 PHASE ONE**

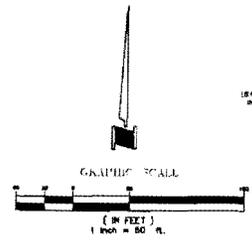
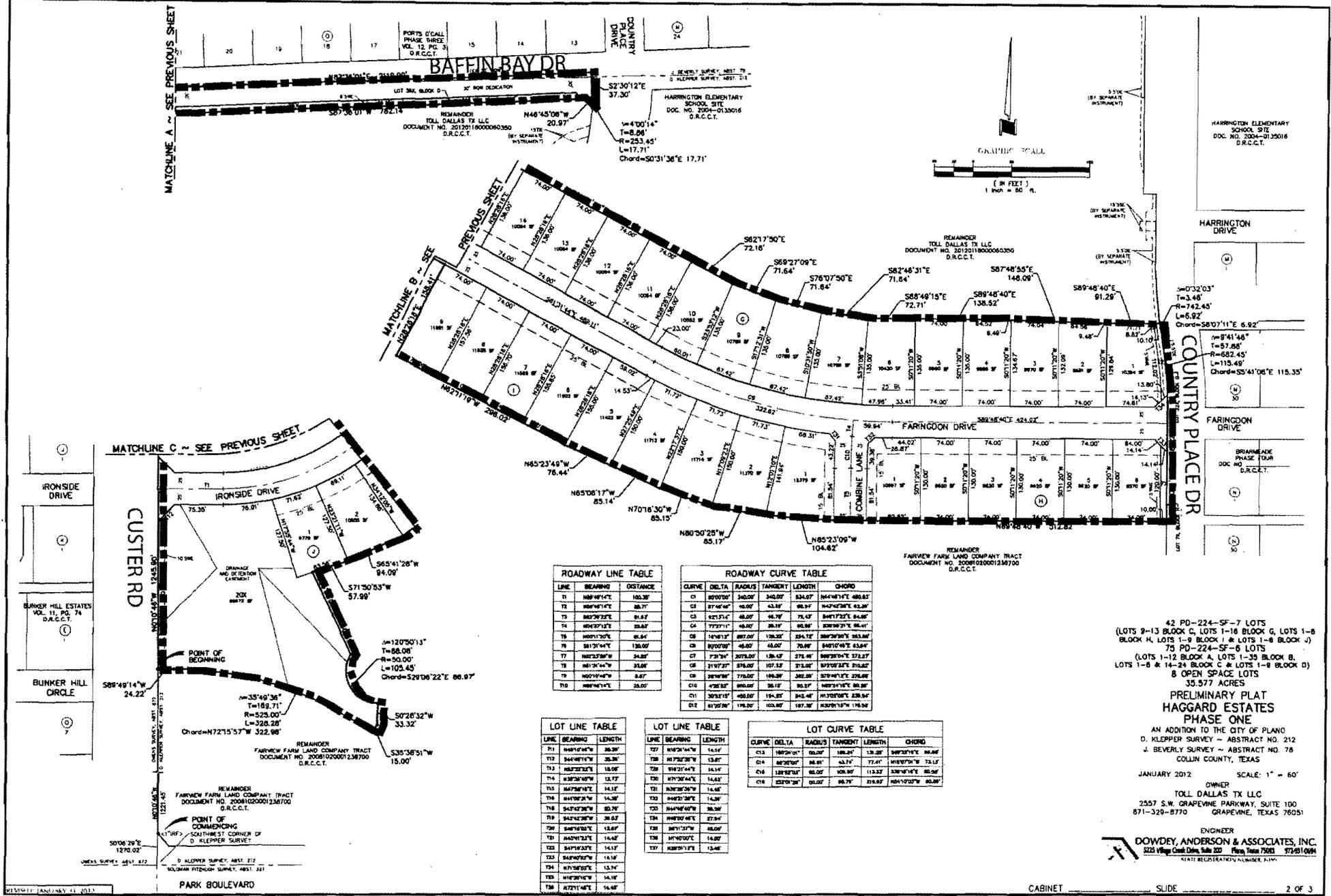
AN ADDITION TO THE CITY OF PLANO
 D. KLEPPER SURVEY - ABSTRACT NO. 212
 J. BEVERLY SURVEY - ABSTRACT NO. 78
 COLLIN COUNTY, TEXAS

JANUARY 2012 SCALE: 1" = 60'

OWNER
 TOLL DALLAS TX LLC
 2557 S.W. GRAPEVINE PARKWAY, SUITE 100
 871-329-8770
 GRAPEVINE, TEXAS 75051

ENGINEER
DOWDY, ANDERSON & ASSOCIATES, INC.
 3223 Village Creek Drive, Suite 300, Plano, Texas 75093 972-511-0604
STATE REGISTRATION NUMBER 1249

NOTE:
 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.



ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
R1	N89°41'46"W	160.30'
R2	N89°41'46"W	88.71'
R3	S62°32'32"E	81.62'
R4	N89°41'46"W	228.67'
R5	N89°41'46"W	88.84'
R6	S81°31'44"E	138.00'
R7	N89°41'46"W	34.87'
R8	N89°41'46"W	88.87'
R9	N89°41'46"W	88.00'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	89°00'00"	340.00'	340.00'	824.07'	847.61'± 488.81'
C2	27°46'48"	60.00'	63.81'	68.81'	84.76'± 62.80'
C3	82°31'41"	48.00'	46.78'	71.43'	84.71'± 64.88'
C4	77°37'11"	48.00'	48.21'	68.88'	80.78'± 61.41'
C5	14°48'13"	887.00'	138.33'	284.78'	847.39'± 883.84'
C6	89°00'00"	48.00'	48.00'	70.89'	84.71'± 63.94'
C7	77°37'11"	307.00'	138.43'	271.98'	847.39'± 372.87'
C8	27°46'48"	60.00'	63.81'	68.81'	84.76'± 62.80'
C9	82°31'41"	770.00'	198.38'	240.80'	877.01'± 278.88'
C10	47°32'52"	480.00'	261.81'	303.37'	847.39'± 80.88'
C11	30°37'18"	480.00'	194.87'	240.80'	877.01'± 238.84'
C12	81°30'38"	174.00'	103.80'	187.38'	839.91'± 178.84'

LOT LINE TABLE

LINE	BEARING	LENGTH
L1	N89°41'46"W	28.30'
L2	S44°41'14"E	35.30'
L3	N89°41'46"W	15.00'
L4	N89°41'46"W	13.73'
L5	N47°38'14"E	14.11'
L6	N47°38'14"E	14.20'
L7	S47°32'30"E	85.70'
L8	S47°32'30"E	20.83'
L9	S89°41'46"W	13.88'
L10	N47°38'14"E	14.68'
L11	S47°32'30"E	14.11'
L12	S47°32'30"E	14.11'
L13	N47°38'14"E	14.11'
L14	N47°38'14"E	14.11'
L15	N47°38'14"E	14.11'
L16	N47°38'14"E	14.11'

LOT LINE TABLE

LINE	BEARING	LENGTH
L17	N89°41'46"W	14.68'
L18	N89°41'46"W	14.68'
L19	N89°41'46"W	14.68'
L20	N89°41'46"W	14.68'
L21	N89°41'46"W	14.68'
L22	N89°41'46"W	14.68'
L23	N89°41'46"W	14.68'
L24	N89°41'46"W	14.68'
L25	N89°41'46"W	14.68'
L26	N89°41'46"W	14.68'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C13	100°00'00"	30.00'	30.00'	13.28'	84.76'± 61.84'
C14	89°00'00"	60.00'	63.71'	72.41'	84.76'± 73.11'
C15	120°00'00"	60.00'	60.00'	113.27'	84.76'± 85.50'
C16	89°00'00"	60.00'	63.71'	72.41'	84.76'± 73.11'
C17	100°00'00"	30.00'	30.00'	13.28'	84.76'± 61.84'

42 PD-224-SF-7 LOTS
 (LOTS 9-13 BLOCK C, LOTS 1-16 BLOCK G, LOTS 1-6
 BLOCK H, LOTS 1-9 BLOCK I & LOTS 1-6 BLOCK J)
 75 PD-224-SF-6 LOTS
 (LOTS 1-12 BLOCK A, LOTS 1-39 BLOCK B,
 LOTS 1-8 & 14-24 BLOCK C & LOTS 1-8 BLOCK D)
 8 OPEN SPACE LOTS
 35.577 ACRES

**PRELIMINARY PLAT
 HAGGARD ESTATES
 PHASE ONE**
 AN ADDITION TO THE CITY OF PLANO
 D. KLEPPER SURVEY - ABSTRACT NO. 212
 J. BEVERLY SURVEY - ABSTRACT NO. 76
 COLLIN COUNTY, TEXAS
 JANUARY 2012 SCALE: 1" = 60'

OWNER
 TOLL DALLAS TX LLC
 2557 S.W. GRAPEVINE PARKWAY, SUITE 100
 871-329-8770 GRAPEVINE, TEXAS 76051

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5223 Village Court, Suite 200, Plano, Texas 75093 972-810-0694
 STATE LICENSE NO. 10066-1110

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, TOLL DALLAS TX LLC, is the owner of a tract of land situated in the Daniel Klepper Survey, Abstract 212, in the City of Plano, Collin County, Texas, and being a portion of that tract of land conveyed to Toll Dallas TX, LLC, according to the document filed of record under Document Number 20112011800006350, Deed Records of Collin County, Texas, said tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod found at the North end of a corner dip in the East line of Custer Road and the West line of that tract of land conveyed to Fairlane Farm Land Company tract according to the document filed of record under Document Number 2008020002027002, Deed Records of Collin County, Texas:
THENCE North 00° 10' 48" West, with the common line of said Custer Road and the West line of said Fairlane Farm Land Company tract, a distance of 1221.45 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for the Southwest corner of the above mentioned Toll Dallas TX tract, for the POINT OF BEGINNING of the tract described herein;

THENCE North 00° 10' 48" West, with the East line of said Custer Road and the West line of said Toll Dallas TX tract, a distance of 1245.90 feet to a 1/2" iron rod with plastic cap stamped "DAA" set at the intersection of said common line with the South line of Baffin Bay Drive for the Northwest corner of this tract;

THENCE North 87° 36' 01" East, with the South line of said Baffin Bay, a distance of 2110.90 feet to a 1/2" iron rod with plastic cap stamped "DAA" set at the intersection of said South line with the West line of Country Place Drive for the Northeast corner of this tract;

THENCE South 02° 30' 12" East, with the West line of said Country Place Drive, a distance of 37.30 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract and the beginning of a curve to the left having a radius of 253.45 feet, a central angle of 04° 00' 14" and a chord bearing and distance of South 00° 37' 38" East, 17.71 feet;

THENCE with said curve to the right on an arc distance of 17.71 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE North 46° 45' 06" West, a distance of 20.97 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 87° 36' 01" West, a distance of 782.14 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 01° 21' 18" West, a distance of 87.45 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 09° 15' 18" West, a distance of 74.56 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 15° 05' 12" West, a distance of 86.38 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 21° 31' 18" West, a distance of 86.38 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 27° 45' 24" West, a distance of 88.55 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 28° 28' 15" West, a distance of 263.00 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE North 81° 31' 44" East, a distance of 108.00 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 73° 28' 18" West, a distance of 14.14 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 28° 28' 15" West, a distance of 128.00 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 81° 31' 44" East, a distance of 482.10 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 62° 17' 50" East, a distance of 72.18 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 69° 27' 09" East, a distance of 71.84 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 76° 07' 50" East, a distance of 71.84 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 82° 46' 31" East, a distance of 71.84 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 88° 48' 15" East, a distance of 72.71 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 89° 48' 40" East, a distance of 138.02 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 87° 48' 55" East, a distance of 148.09 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 89° 48' 40" East, a distance of 91.29 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract in the West line of the above mentioned Country Place Drive for the beginning of a curve to the left having a radius of 742.45 feet, a central angle of 07° 32' 03" and a chord bearing and distance of South 08° 07' 11" East, 8.52 feet;

THENCE with said curve to the left on an arc distance of 8.52 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract and the beginning of a curve to the right having a radius of 882.45 feet, a central angle of 09° 41' 48" and a chord bearing and distance of South 05° 41' 08" East, 115.35 feet;

THENCE with said curve to the right on an arc distance of 115.48 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 00° 11' 20" West, a distance of 188.25 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for the Southwest corner of this tract;

THENCE North 88° 48' 40" West, bearing the above mentioned West line, a distance of 512.82 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE North 85° 23' 09" West, a distance of 104.82 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE North 80° 50' 25" West, a distance of 85.17 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE North 70° 16' 30" West, a distance of 85.15 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE North 65° 08' 17" West, a distance of 85.14 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE North 55° 23' 49" West, a distance of 76.44 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE North 52° 11' 18" West, a distance of 286.02 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE North 28° 28' 18" East, a distance of 196.41 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE North 81° 31' 44" West, a distance of 134.09 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract and the beginning of a curve to the left having a radius of 550.00 feet, a central angle of 21° 07' 37" and a chord bearing and distance of North 72° 05' 33" West, 201.88 feet;

THENCE with said curve to the left on an arc distance of 202.80 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE North 82° 35' 22" West, a distance of 14.41 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 30° 13' 34" West, a distance of 218.43 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 38° 31' 34" West, a distance of 95.00 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 51° 57' 40" West, a distance of 94.79 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 85° 41' 26" West, a distance of 94.08 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 71° 58' 53" West, a distance of 57.89 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 23° 18' 03" East, a distance of 140.81 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract and the beginning of a curve to the left having a radius of 50.00 feet, a central angle of 120° 50' 13" and a chord bearing and distance of South 29° 08' 22" East, 86.97 feet;

THENCE with said curve to the left on an arc distance of 105.45 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 00° 28' 32" West, a distance of 33.52 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 35° 38' 51" West, a distance of 15.00 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract and the beginning of a curve to the left having a radius of 525.00 feet, a central angle of 33° 48' 30" and a chord bearing and distance of North 72° 15' 57" West, 322.98 feet;

THENCE with said curve to the left on an arc distance of 328.28 feet to a 1/2" iron rod with plastic cap stamped "DAA" set for a corner of this tract;

THENCE South 89° 48' 14" West, a distance of 24.22 feet to the POINT OF BEGINNING and containing 35,577 acres or 1,549,724 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL DALLAS TX LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as HAGGARD ESTATES, PHASE ONE, in addition to the City of Plano, Texas and does hereby dedicate in fee simple, to the public use forever, the streets and alleys, shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, walls, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Plano. In addition, utility easements may also be used for the mutual use and accommodations of all public utilities desiring to use or using the same unless the easements limit the use to particular utilities, said use by public utilities being subordinate to the Public and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, walls, or other improvements or growth which may in any way encroach or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

This plat is hereby adopted by the Owners and approved by the City of Plano (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: Lot 144 Block A and Lot 20X Block A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition shall remain open at all times and shall be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or persons that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement, or hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to eliminate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

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

Witness my hand of Plano, Texas this ____ day of _____ 2012.

TOLL DALLAS TX LLC

By: _____

Name: Robert C. Paul

Title: Vice President

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Robert C. Paul, 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 act of said Toll Dallas TX LLC, and that he executed the same on the act of said Limited Partnership for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2012.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the Planning Rules and Regulations of the City of Plano, Texas.

Sean Patton
Registered Professional Land Surveyor
No. 2650

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, 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 UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2012.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED, this the ____ day of _____ 2012, by the Planning & Zoning Commission, City of Plano.

Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared _____ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____ 2012.

Notary Public in and for the State of Texas

Secretary, Planning & Zoning Commission OR City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared _____ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____ 2012.

Notary Public in and for the State of Texas

42 PD-224-SF-7 LOTS
(LOTS 9-13 BLOCK C, LOTS 1-16 BLOCK G, LOTS 1-6
BLOCK H, LOTS 1-9 BLOCK I & LOTS 1-6 BLOCK J)
75 PD-224-SF-6 LOTS
(LOTS 1-12 BLOCK A, LOTS 1-35 BLOCK B,
LOTS 1-8 & 14-24 BLOCK C & LOTS 1-9 BLOCK D)
8 OPEN SPACE LOTS
35,577 ACRES

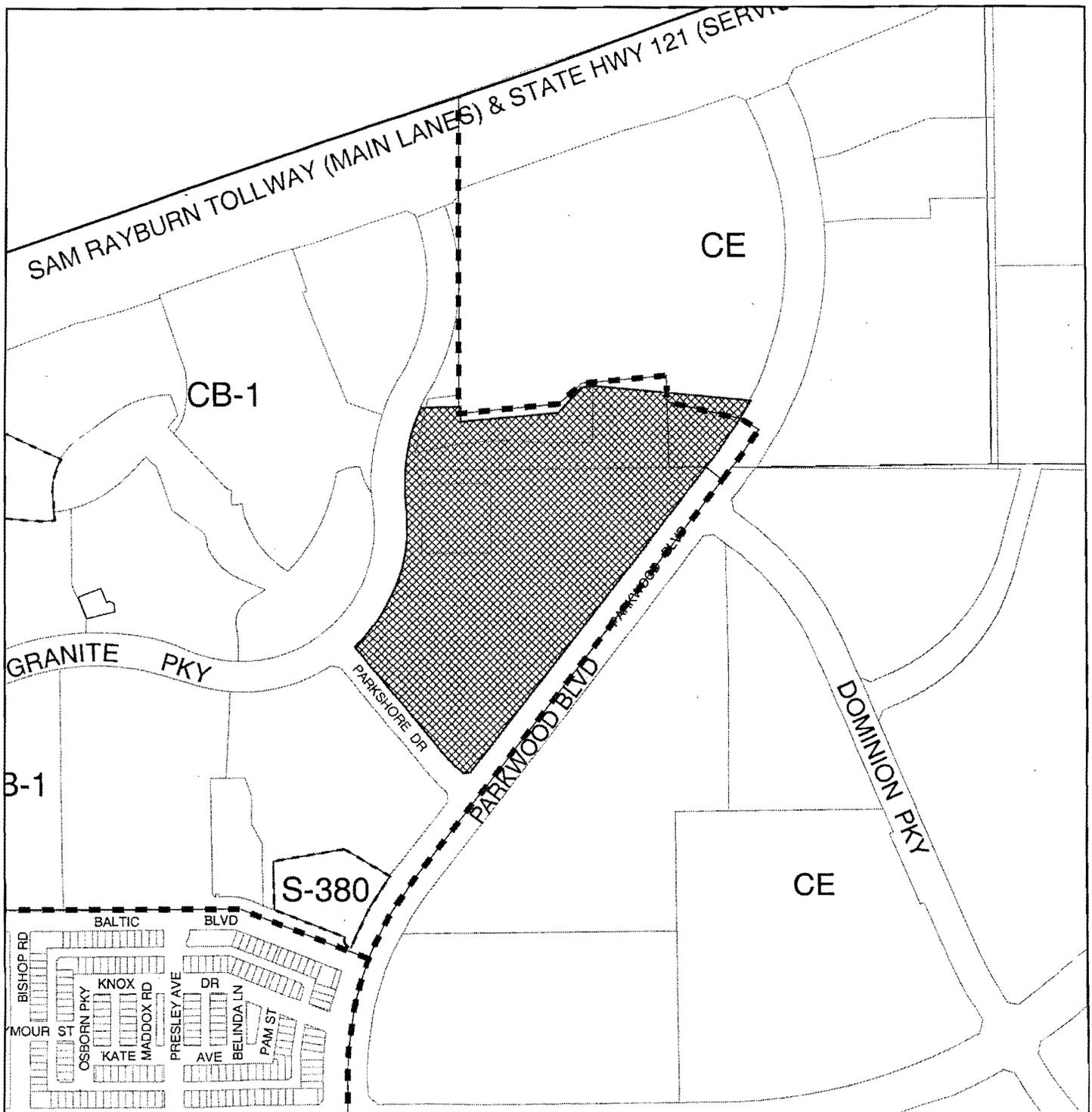
PRELIMINARY PLAT
HAGGARD ESTATES
PHASE ONE

AN ADDITION TO THE CITY OF PLANO
D. KLEPPER SURVEY ~ ABSTRACT NO. 212
J. BEVERLY SURVEY ~ ABSTRACT NO. 78
COLLIN COUNTY, TEXAS

JANUARY 2012 SCALE: 1" = 60'
OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
871-329-8770 GRAPEVINE, TEXAS 76051

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
3225 West Loop West, Suite 300, Plano, Texas 75093 972-819-8464
STATE REGISTRATION NUMBER: F319

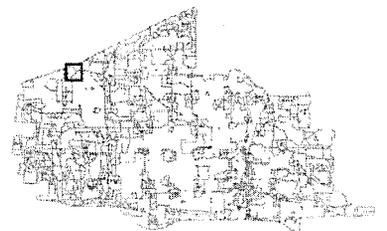
CABINET _____ SLIDE _____ 3 OF 3

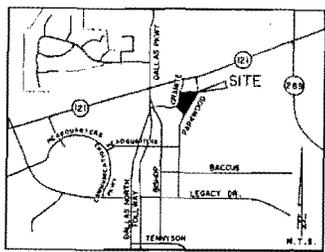
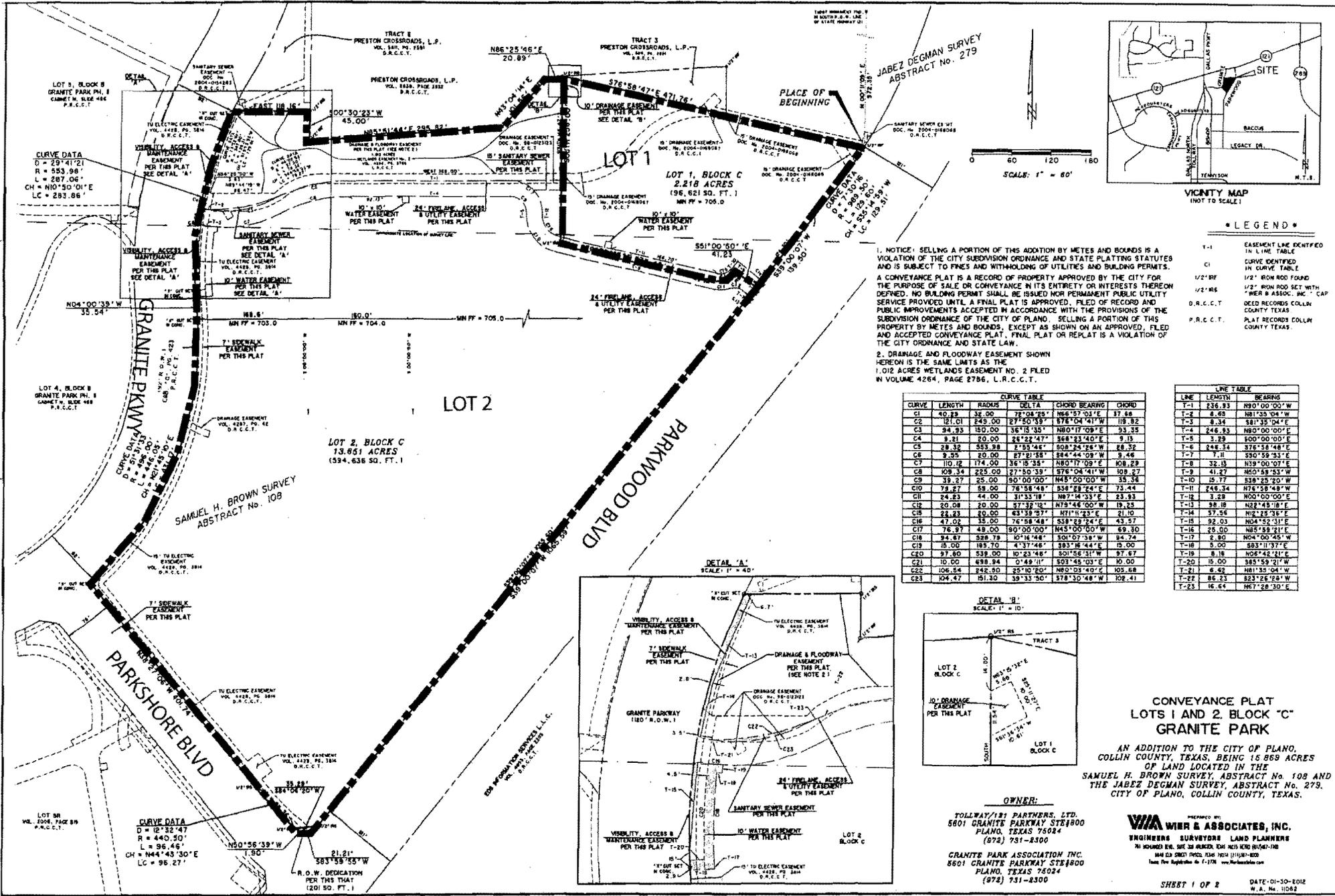


Item Submitted: CONVEYANCE PLAT

Title: GRANITE PARK
BLOCK C, LOTS 1 & 2

Zoning: CENTRAL BUSINESS-1 & COMMERCIAL EMPLOYMENT/
DALLAS NORTH TOLLWAY & STATE HIGHWAY 121 OVERLAY DISTRICT





VICINITY MAP
(NOT TO SCALE)

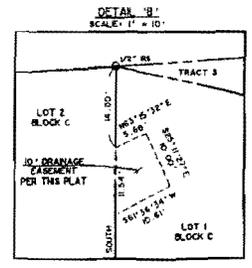
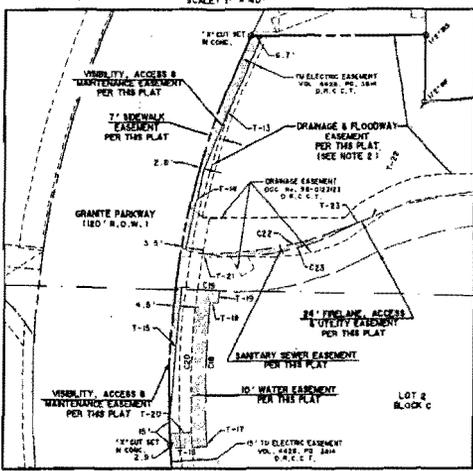
LEGEND

1. NOTICE: SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUPERVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS PROVIDED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF PLANO, SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.

2. DRAINAGE AND FLOODWAY EASEMENT SHOWN HEREON IS THE SAME LIMITS AS THE 1.012 ACRES WETLANDS EASEMENT NO. 2 FILED IN VOLUME 4264, PAGE 2786, L.R.C.C.T.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	40.29	38.00	77°08'25"	N66°57'03"E	37.88
C2	121.01	245.00	27°50'39"	S76°04'41"W	119.32
C3	34.93	150.00	36°15'35"	N80°17'09"E	33.15
C4	8.31	20.00	25°22'47"	S68°23'40"E	9.13
C5	28.32	53.98	2°55'44"	S08°24'26"W	28.32
C6	9.35	20.00	87°51'58"	S84°44'09"W	9.46
C7	110.12	174.00	36°15'35"	N80°17'09"E	108.29
C8	109.34	225.00	27°50'39"	S76°04'41"W	109.27
C9	39.27	25.00	90°00'00"	N45°00'00"W	35.58
C10	78.27	58.00	78°58'48"	S58°28'24"E	73.44
C11	24.83	44.00	37°33'18"	N67°14'33"E	23.93
C12	20.08	20.00	37°33'18"	N73°48'00"W	19.33
C13	21.83	20.00	63°33'57"	N71°14'23"E	21.10
C14	47.02	35.00	76°58'48"	S58°28'24"E	43.57
C17	76.97	48.00	80°00'00"	N45°00'00"W	69.30
C18	34.37	328.78	10°16'48"	S01°07'33"W	34.74
C19	18.00	188.70	4°57'46"	S83°16'44"E	19.00
C20	97.80	538.00	10°23'48"	S01°56'31"W	97.67
C22	10.00	698.94	0°49'41"	S03°45'03"E	10.00
C23	106.54	348.50	25°10'20"	N80°03'40"E	105.68
C24	104.47	51.30	39°33'50"	S78°30'48"W	102.41

LINE	LENGTH	BEARING
T-1	236.93	N90°00'00"W
T-2	8.68	N81°35'04"W
T-3	8.34	S81°35'04"E
T-4	246.93	N80°00'00"E
T-5	3.29	N00°00'00"E
T-6	246.34	S78°58'48"E
T-7	7.11	S50°59'33"E
T-8	32.15	N39°00'07"E
T-9	41.27	N60°58'33"W
T-10	15.77	S38°25'20"W
T-11	246.34	N76°58'48"W
T-12	3.29	N00°00'00"E
T-13	9.18	N27°45'18"E
T-14	37.56	N12°23'31"E
T-15	92.03	N04°52'31"E
T-16	25.00	N85°58'21"E
T-17	8.00	N04°00'55"W
T-18	5.00	S83°17'37"E
T-19	8.18	N06°42'12"E
T-20	18.00	S83°59'21"W
T-21	8.42	N81°35'04"W
T-22	85.33	S33°26'58"W
T-23	16.64	N67°28'30"E



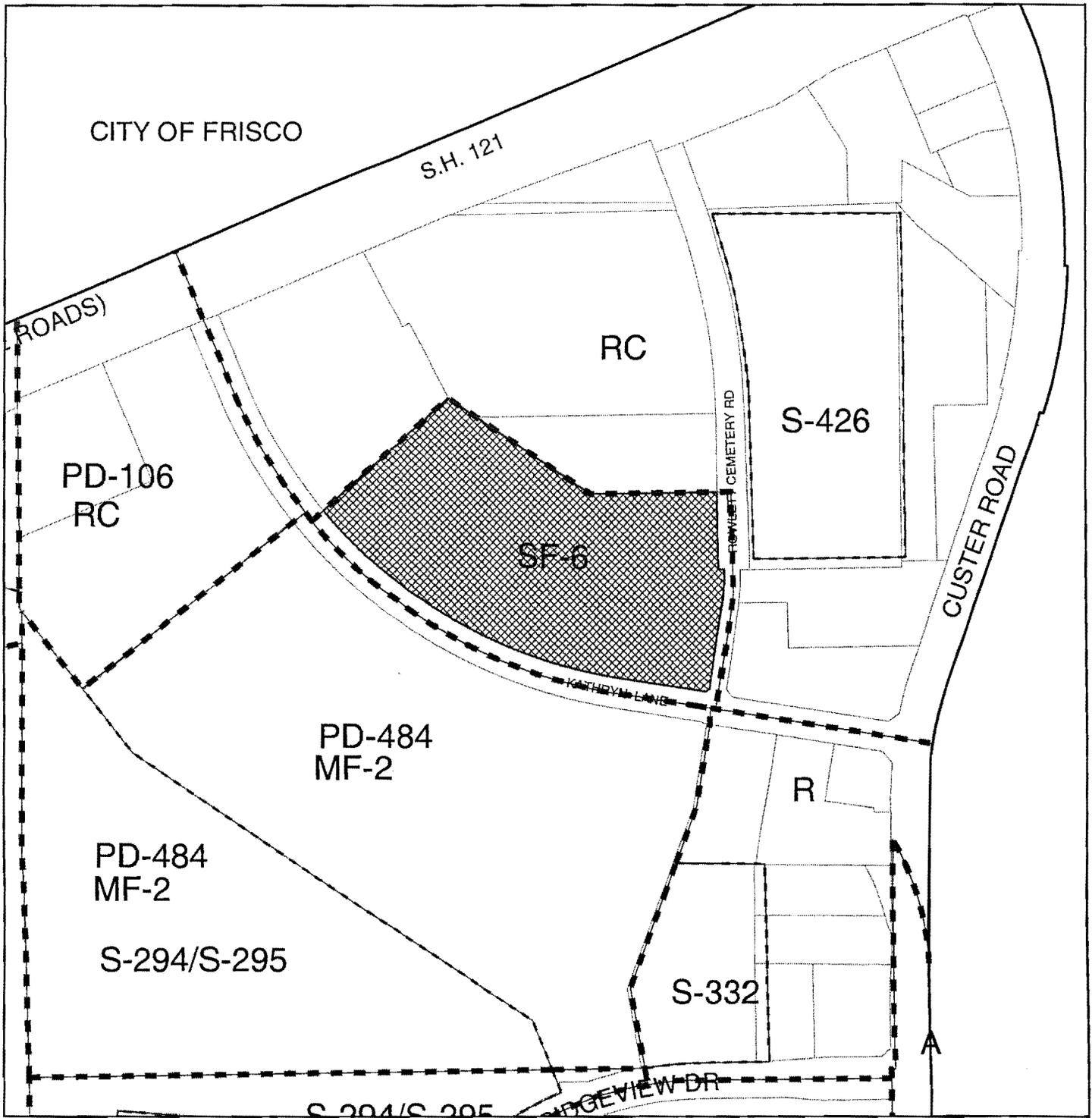
**CONVEYANCE PLAT
LOTS 1 AND 2, BLOCK "C"
GRANITE PARK**

AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, BEING 15,659 ACRES OF LAND LOCATED IN THE SAMUEL H. BROWN SURVEY, ABSTRACT No. 108 AND THE JAREZ DEGMAN SURVEY, ABSTRACT No. 279, CITY OF PLANO, COLLIN COUNTY, TEXAS.

OWNER:

TOLLWAY/131 PARTNERS, LTD.
5601 GRANITE PARKWAY STE#800
PLANO, TEXAS 75024
(972) 731-8300

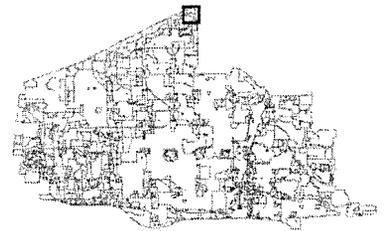
PREPARED BY
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
70 SQUARED RD. SUITE 200 WILSON, TEXAS 75070
846-53 DRED (TOLL FREE) 1-800-391-8300
Have Your Surplines On 1-1776 www.WierAssociates.com



Item Submitted: PRELIMINARY PLAT

Title: KATHRYN PARK

Zoning: SINGLE-FAMILY RESIDENCE-6/
STATE HIGHWAY 121 OVERLAY DISTRICT



○ 200' Notification Buffer





80 30 0 80 120

SCALE: 1" = 80'

Bearings Based on the file plot of CUSTER / AREA ADDITION Cab. O. Pg. 405

LEGEND FOR ABBREVIATIONS

- ① - Denotes 10'20" Sidewalk & Utility Easement
- ② - Denotes 10'20" Sidewalk & Utility Easement
- ③ - Denotes Driveway Easement
- ④ - Denotes Building Line
- ⑤ - Denotes Public Utility Easement
- V.V.M.E. - Vail & Vail Maintenance Easement
- F - 6/8" from plat faced
- S - 1/2" from plat with red cap stamped Tipton Eng., Inc. Central Movement
- (M) - Central Movement
- † - Denotes Street Name Change

LOT GRIP TABLE					
DATE	APPLICANT	REVISION	BY	DATE	DESCRIPTION
01/15/12	TIPTON ENGINEERING, INC.	1	J. H. Tipton	01/15/12	PRELIMINARY PLAT
02/01/12	TIPTON ENGINEERING, INC.	2	J. H. Tipton	02/01/12	REVISION
02/15/12	TIPTON ENGINEERING, INC.	3	J. H. Tipton	02/15/12	REVISION
03/01/12	TIPTON ENGINEERING, INC.	4	J. H. Tipton	03/01/12	REVISION
03/15/12	TIPTON ENGINEERING, INC.	5	J. H. Tipton	03/15/12	REVISION
04/01/12	TIPTON ENGINEERING, INC.	6	J. H. Tipton	04/01/12	REVISION
04/15/12	TIPTON ENGINEERING, INC.	7	J. H. Tipton	04/15/12	REVISION
05/01/12	TIPTON ENGINEERING, INC.	8	J. H. Tipton	05/01/12	REVISION
05/15/12	TIPTON ENGINEERING, INC.	9	J. H. Tipton	05/15/12	REVISION
06/01/12	TIPTON ENGINEERING, INC.	10	J. H. Tipton	06/01/12	REVISION
06/15/12	TIPTON ENGINEERING, INC.	11	J. H. Tipton	06/15/12	REVISION
07/01/12	TIPTON ENGINEERING, INC.	12	J. H. Tipton	07/01/12	REVISION
07/15/12	TIPTON ENGINEERING, INC.	13	J. H. Tipton	07/15/12	REVISION
08/01/12	TIPTON ENGINEERING, INC.	14	J. H. Tipton	08/01/12	REVISION
08/15/12	TIPTON ENGINEERING, INC.	15	J. H. Tipton	08/15/12	REVISION
09/01/12	TIPTON ENGINEERING, INC.	16	J. H. Tipton	09/01/12	REVISION
09/15/12	TIPTON ENGINEERING, INC.	17	J. H. Tipton	09/15/12	REVISION
10/01/12	TIPTON ENGINEERING, INC.	18	J. H. Tipton	10/01/12	REVISION
10/15/12	TIPTON ENGINEERING, INC.	19	J. H. Tipton	10/15/12	REVISION
11/01/12	TIPTON ENGINEERING, INC.	20	J. H. Tipton	11/01/12	REVISION
11/15/12	TIPTON ENGINEERING, INC.	21	J. H. Tipton	11/15/12	REVISION
12/01/12	TIPTON ENGINEERING, INC.	22	J. H. Tipton	12/01/12	REVISION
12/15/12	TIPTON ENGINEERING, INC.	23	J. H. Tipton	12/15/12	REVISION
01/01/13	TIPTON ENGINEERING, INC.	24	J. H. Tipton	01/01/13	REVISION
01/15/13	TIPTON ENGINEERING, INC.	25	J. H. Tipton	01/15/13	REVISION
02/01/13	TIPTON ENGINEERING, INC.	26	J. H. Tipton	02/01/13	REVISION
02/15/13	TIPTON ENGINEERING, INC.	27	J. H. Tipton	02/15/13	REVISION
03/01/13	TIPTON ENGINEERING, INC.	28	J. H. Tipton	03/01/13	REVISION
03/15/13	TIPTON ENGINEERING, INC.	29	J. H. Tipton	03/15/13	REVISION
04/01/13	TIPTON ENGINEERING, INC.	30	J. H. Tipton	04/01/13	REVISION
04/15/13	TIPTON ENGINEERING, INC.	31	J. H. Tipton	04/15/13	REVISION
05/01/13	TIPTON ENGINEERING, INC.	32	J. H. Tipton	05/01/13	REVISION
05/15/13	TIPTON ENGINEERING, INC.	33	J. H. Tipton	05/15/13	REVISION
06/01/13	TIPTON ENGINEERING, INC.	34	J. H. Tipton	06/01/13	REVISION
06/15/13	TIPTON ENGINEERING, INC.	35	J. H. Tipton	06/15/13	REVISION
07/01/13	TIPTON ENGINEERING, INC.	36	J. H. Tipton	07/01/13	REVISION
07/15/13	TIPTON ENGINEERING, INC.	37	J. H. Tipton	07/15/13	REVISION
08/01/13	TIPTON ENGINEERING, INC.	38	J. H. Tipton	08/01/13	REVISION
08/15/13	TIPTON ENGINEERING, INC.	39	J. H. Tipton	08/15/13	REVISION
09/01/13	TIPTON ENGINEERING, INC.	40	J. H. Tipton	09/01/13	REVISION
09/15/13	TIPTON ENGINEERING, INC.	41	J. H. Tipton	09/15/13	REVISION
10/01/13	TIPTON ENGINEERING, INC.	42	J. H. Tipton	10/01/13	REVISION
10/15/13	TIPTON ENGINEERING, INC.	43	J. H. Tipton	10/15/13	REVISION
11/01/13	TIPTON ENGINEERING, INC.	44	J. H. Tipton	11/01/13	REVISION
11/15/13	TIPTON ENGINEERING, INC.	45	J. H. Tipton	11/15/13	REVISION
12/01/13	TIPTON ENGINEERING, INC.	46	J. H. Tipton	12/01/13	REVISION
12/15/13	TIPTON ENGINEERING, INC.	47	J. H. Tipton	12/15/13	REVISION
01/01/14	TIPTON ENGINEERING, INC.	48	J. H. Tipton	01/01/14	REVISION
01/15/14	TIPTON ENGINEERING, INC.	49	J. H. Tipton	01/15/14	REVISION
02/01/14	TIPTON ENGINEERING, INC.	50	J. H. Tipton	02/01/14	REVISION
02/15/14	TIPTON ENGINEERING, INC.	51	J. H. Tipton	02/15/14	REVISION
03/01/14	TIPTON ENGINEERING, INC.	52	J. H. Tipton	03/01/14	REVISION
03/15/14	TIPTON ENGINEERING, INC.	53	J. H. Tipton	03/15/14	REVISION
04/01/14	TIPTON ENGINEERING, INC.	54	J. H. Tipton	04/01/14	REVISION
04/15/14	TIPTON ENGINEERING, INC.	55	J. H. Tipton	04/15/14	REVISION
05/01/14	TIPTON ENGINEERING, INC.	56	J. H. Tipton	05/01/14	REVISION
05/15/14	TIPTON ENGINEERING, INC.	57	J. H. Tipton	05/15/14	REVISION
06/01/14	TIPTON ENGINEERING, INC.	58	J. H. Tipton	06/01/14	REVISION
06/15/14	TIPTON ENGINEERING, INC.	59	J. H. Tipton	06/15/14	REVISION
07/01/14	TIPTON ENGINEERING, INC.	60	J. H. Tipton	07/01/14	REVISION
07/15/14	TIPTON ENGINEERING, INC.	61	J. H. Tipton	07/15/14	REVISION
08/01/14	TIPTON ENGINEERING, INC.	62	J. H. Tipton	08/01/14	REVISION
08/15/14	TIPTON ENGINEERING, INC.	63	J. H. Tipton	08/15/14	REVISION
09/01/14	TIPTON ENGINEERING, INC.	64	J. H. Tipton	09/01/14	REVISION
09/15/14	TIPTON ENGINEERING, INC.	65	J. H. Tipton	09/15/14	REVISION
10/01/14	TIPTON ENGINEERING, INC.	66	J. H. Tipton	10/01/14	REVISION
10/15/14	TIPTON ENGINEERING, INC.	67	J. H. Tipton	10/15/14	REVISION
11/01/14	TIPTON ENGINEERING, INC.	68	J. H. Tipton	11/01/14	REVISION
11/15/14	TIPTON ENGINEERING, INC.	69	J. H. Tipton	11/15/14	REVISION
12/01/14	TIPTON ENGINEERING, INC.	70	J. H. Tipton	12/01/14	REVISION
12/15/14	TIPTON ENGINEERING, INC.	71	J. H. Tipton	12/15/14	REVISION
01/01/15	TIPTON ENGINEERING, INC.	72	J. H. Tipton	01/01/15	REVISION
01/15/15	TIPTON ENGINEERING, INC.	73	J. H. Tipton	01/15/15	REVISION
02/01/15	TIPTON ENGINEERING, INC.	74	J. H. Tipton	02/01/15	REVISION
02/15/15	TIPTON ENGINEERING, INC.	75	J. H. Tipton	02/15/15	REVISION
03/01/15	TIPTON ENGINEERING, INC.	76	J. H. Tipton	03/01/15	REVISION
03/15/15	TIPTON ENGINEERING, INC.	77	J. H. Tipton	03/15/15	REVISION
04/01/15	TIPTON ENGINEERING, INC.	78	J. H. Tipton	04/01/15	REVISION
04/15/15	TIPTON ENGINEERING, INC.	79	J. H. Tipton	04/15/15	REVISION
05/01/15	TIPTON ENGINEERING, INC.	80	J. H. Tipton	05/01/15	REVISION
05/15/15	TIPTON ENGINEERING, INC.	81	J. H. Tipton	05/15/15	REVISION
06/01/15	TIPTON ENGINEERING, INC.	82	J. H. Tipton	06/01/15	REVISION
06/15/15	TIPTON ENGINEERING, INC.	83	J. H. Tipton	06/15/15	REVISION
07/01/15	TIPTON ENGINEERING, INC.	84	J. H. Tipton	07/01/15	REVISION
07/15/15	TIPTON ENGINEERING, INC.	85	J. H. Tipton	07/15/15	REVISION
08/01/15	TIPTON ENGINEERING, INC.	86	J. H. Tipton	08/01/15	REVISION
08/15/15	TIPTON ENGINEERING, INC.	87	J. H. Tipton	08/15/15	REVISION
09/01/15	TIPTON ENGINEERING, INC.	88	J. H. Tipton	09/01/15	REVISION
09/15/15	TIPTON ENGINEERING, INC.	89	J. H. Tipton	09/15/15	REVISION
10/01/15	TIPTON ENGINEERING, INC.	90	J. H. Tipton	10/01/15	REVISION
10/15/15	TIPTON ENGINEERING, INC.	91	J. H. Tipton	10/15/15	REVISION
11/01/15	TIPTON ENGINEERING, INC.	92	J. H. Tipton	11/01/15	REVISION
11/15/15	TIPTON ENGINEERING, INC.	93	J. H. Tipton	11/15/15	REVISION
12/01/15	TIPTON ENGINEERING, INC.	94	J. H. Tipton	12/01/15	REVISION
12/15/15	TIPTON ENGINEERING, INC.	95	J. H. Tipton	12/15/15	REVISION
01/01/16	TIPTON ENGINEERING, INC.	96	J. H. Tipton	01/01/16	REVISION
01/15/16	TIPTON ENGINEERING, INC.	97	J. H. Tipton	01/15/16	REVISION
02/01/16	TIPTON ENGINEERING, INC.	98	J. H. Tipton	02/01/16	REVISION
02/15/16	TIPTON ENGINEERING, INC.	99	J. H. Tipton	02/15/16	REVISION
03/01/16	TIPTON ENGINEERING, INC.	100	J. H. Tipton	03/01/16	REVISION

CUSTER/121 ADDITION LOT 5, BLOCK 1 CAB. O, SLIDE 414 S.H. 121 OVERLAY DISTRICT

City Of Plano Aluminum Monument Set In Concrete X = 529,912.97 Y = 2,254,112.49 Elev. = 671.89

CUSTER/121 ADDITION LOT 6, BLOCK 1 CAB. O, SLIDE 403 S.H. 121 OVERLAY DISTRICT

CUSTER/121 ADDITION LOT 7-1, BLOCK 1 CAB. O, SLIDE 403 S.H. 121 OVERLAY DISTRICT

CUSTER/121 ADDITION LOT 7, BLOCK 697 CAB. N, SLIDE 697 RC PD-106 ZONING

CUSTER E.A.C. ADDITION LOT 1, BLOCK 1 CAB. Q, SLIDE 101 RC ZONING

Δ=1205'50" R=470.00 T=49.80 L=99.23 CL=99.05 CB=N257'40"E

CUSTER E.A.C. ADDITION LOT 2, BLOCK 1 CAB. Q, SLIDE 101 RC ZONING

THE LEGENDS AT RIDGEVIEW RANCH LOT 1, BLOCK 1 CAB. L, SLIDE 682 MF-2 PD-484 ZONING

Existing VAM Easmt. Dedicated by Plat. Cab. O. Pg. 493 to be abandoned by this plat

Δ=40'54'30" R=1455.00 T=542.77 L=1039.02 CL=1017.08 CB=S60'32'00"E

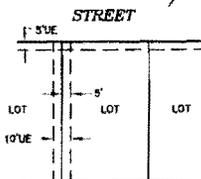
City Of Plano Aluminum Monument Set In Concrete X = 530,087.86 Y = 2,239,234.82 Elev. = 681.54

PRELIMINARY PLAT KATHRYN PARK 68 ~ SF-6 LOTS

BEING A REVISED CONVEYANCE PLAT OF 13.966 Acres Lot 8, Block 1 and Portion of Rowlett Cemetery Road OF CUSTER/121 ADDITION Cab. O, Pg. 403 GEORGE WHIRE SURVEY, ABSTRACT NO. 992 CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER - BLOOMFIELD HOMES INC. 1030 E. Highway 114 - Suite 210 - Southlake, Texas 75082 817-418-1572

TIPTON ENGINEERING, INC. ENGINEERING - SURVEYING - PLANNING - IT - DESIGN 8330 Trinity Blvd - Suite C - Grand Prairie, Texas 75043 (972) 226-2967 thovacs@tiptoneng.com 1/05/12 15029



TYPICAL UTILITY EASEMENTS (UE)

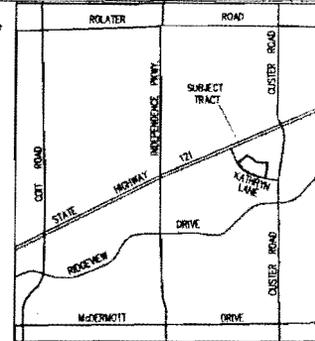
DETAIL B N.T.S.

Δ=9'24'20" R=1455.00 T=119.59 L=238.83 CL=238.57 CB=S74'05'40"E

DETAIL A N.T.S.

Δ=10'05'10" R=1455.00 T=128.41 L=528.24 CL=255.83 CB=S45'45'40"E

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.



ROWLETT CEMETERY RC S-426 ZONING

ROWLETT CEMETERY ROAD

KATHRYN LANE

PLACE OF BEGINNING

S 54'00'33" W 14.14'

Ex. 25' Access, Utility & Fire Lane Easement Vol. 4982, Pg. 1734

Ex. 10' Water Easmt. Dedicated by Plat Cab. O, Pg. 403 to be Abandoned by this plat.

Ex. 25' Sanitary Sewer Easement Dedicated by Plat Cab. O, Pg. 403

Ex. 15' Sanitary Sewer Easement Dedicated by Plat Cab. O, Pg. 403 to be abandoned by this plat.

Ex. 25' Sanitary Sewer Easmt. Dedicated by Plat Cab. O, Pg. 403 to be abandoned by this plat.

Right-of-way Dedication by this plat(see detail A)

Right-of-way Dedication by this plat

Right-of-way Dedication by this plat(see detail B)

Kathryn Lane R.O.W. Line

Kathryn Lane R.O.W. Line

CERTIFICATE OF APPROVAL

Approved, this the _____ day of _____, 2012, by the Planning and Zoning Commission of the City of Plano, Texas.

CHAIRMAN, PLANNING AND ZONING COMMISSION

THE STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, the undersigned authority, on this day personally appeared _____ whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said City of Plano, and that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This _____ Day of _____, 2012.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

SECRETARY, PLANNING AND ZONING COMMISSION OR CITY ENGINEER

THE STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, the undersigned authority, on this day personally appeared _____ whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said City of Plano, and that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This _____ Day of _____, 2012.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS X
COUNTY OF COLLIN X

OWNERS CERTIFICATE

WHEREAS, BLOOMFIELD HOMES, L.P., A TEXAS LIMITED PARTNERSHIP, acting by and through the undersigned, its duly authorized agent, is the sole owner of Lot 8, Block 1 of the CUSTER/121 ADDITION in the City of Plano, Collin County, Texas, recorded in Cabinet O, Page 403 of the Deed Records of Collin County, Texas, the subject tract being more particularly described as follows:

Beginning at a point on the intersection of north line of Kathryn Lane (a 92' right-of-way) and the west line of Rowlett Cemetery Road (a 60' right-of-way).

THENCE, N 80°59'27" W, along said north right-of-way line of Kathryn Lane a distance of 283.28 feet to a 1/2" iron rod set at corner;

THENCE, along a tangent curve to the left having a central angle of 40°54'50", a radius of 1455.00 feet and an arc length of 1039.02 feet with a chord bearing of N 80°32'00" W-1017.08 feet to a point said point being the southeast corner of Lot 7, Block 1 of the said Custer/121 Addition a 1/2" iron rod set at corner;

THENCE N 47°48'48" E, leaving said north right-of-way line of Kathryn Lane and along the east lot line of Lot 7, Block 1, of the said Custer/121 Addition, a distance of 500.52 feet to a 1/2" iron rod found at corner;

THENCE S 58°05'15" E, a distance of 516.45 feet to a 1/2" iron rod found at corner;

THENCE, N 88°14'12" E, a distance of 406.88 feet to a point on the said west right-of-way line of Rowlett Cemetery Road, a 1/2" iron rod set at corner;

THENCE, S 00°45'48" E, along said west right-of-way line of Rowlett Cemetery Road a distance of 227.61 feet to a 1/2" iron rod set at corner;

THENCE, along a tangent curve to the left having a central angle of 12°05'50", a radius of 470.00 feet, and an arc distance of 99.23 feet, with a chord bearing of N 02°57'40" E-99.05 feet to 1/2" iron rod set in corner;

THENCE, S 09°00'33" W, a distance of 283.30 feet to a 1/2" iron rod set at corner;

THENCE, S 54°00'33" W, a distance of 14.14 feet to the PLACE OF BEGINNING and containing 608.307 square feet or 13.966 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLOOMFIELD HOMES INC., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as KATHRYN PARK, an addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Plano. In addition, 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 particular utilities, said use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed oil or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing oil or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

Witness my hand, this the _____ day of _____, 2012.

BLOOMFIELD HOMES, L.P.
By: BLOOMFIELD PROPERTIES, INC. GENERAL PARTNER

By: DONALD J. DYKSTRA, President

The area or areas shown on the plat as "VAM" (Viability, Access, and Maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide viability, right of access, and maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the viability, shall be constructed in, on, over, or across the VAM easement. The city shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement, and to remove any obstruction thereon. The city, its successors, assigns, or agents, shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purpose and with all rights and privileges set forth herein.

THE STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, DONALD J. DYKSTRA 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 as a duly authorized officer of such corporation, for the purposes and consideration therein expressed, and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2012.

Notary Public, in and for the State of Texas

SURVEYORS CERTIFICATE

I, Gregory A. McCall, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown herein accurately represents the results of an on-the-ground survey made in August 2010, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the plotting rules and regulations of the City of Plano, Texas. No interior lot corners were staked for the filing of this plat.

DATE: This the _____ day of _____, 2012.

TIPTON ENGINEERING, INC.

Gregory A. McCall
Registered Professional Land Surveyor No. 4398

THE STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TIPTON ENGINEERING, INC., a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

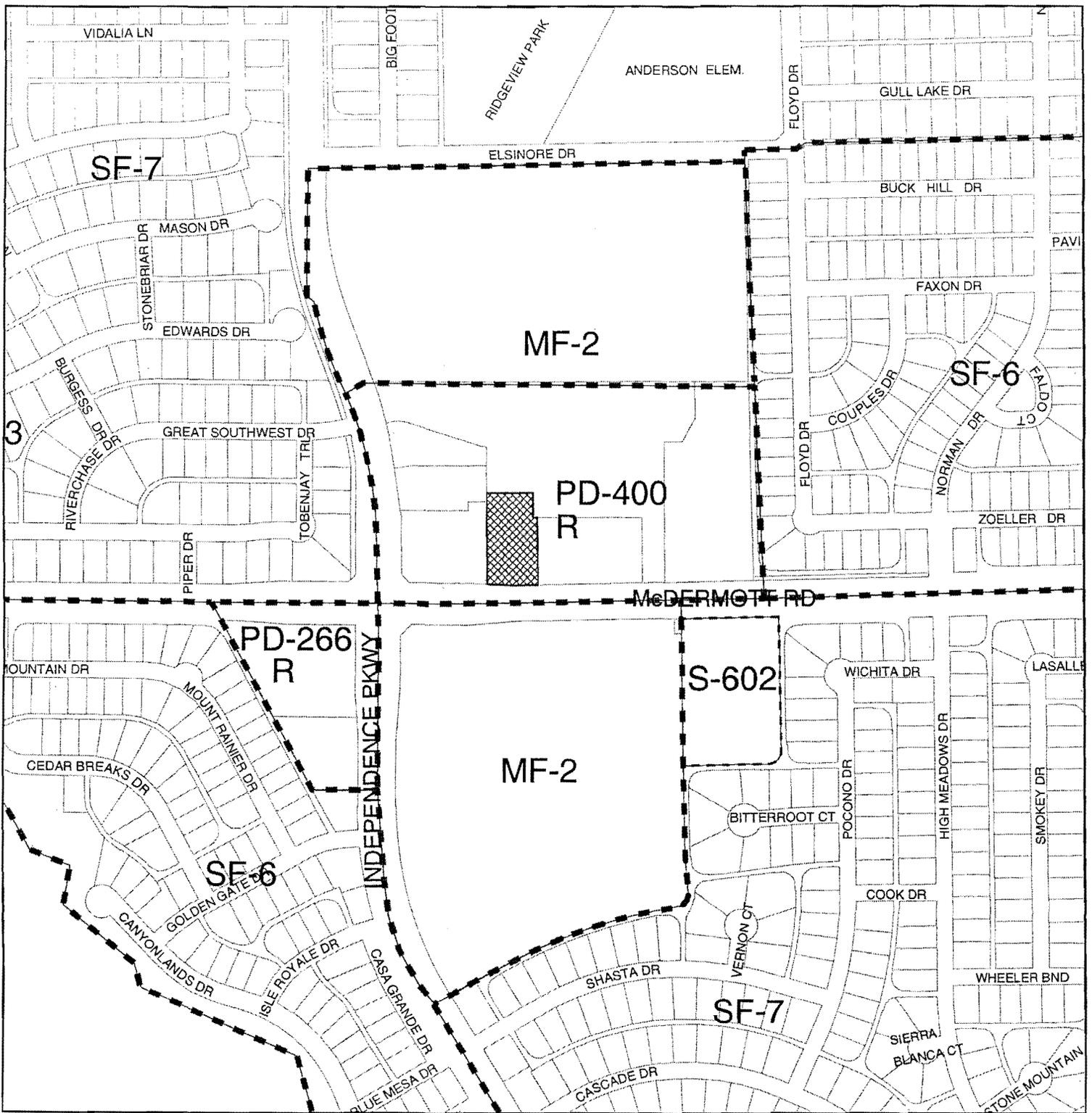
GIVEN UNDER MY HAND SEAL OF OFFICE, this _____ day of _____, 2012.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
KATHRYN PARK
68 ~ SF-6 LOTS
BEING A REVISED CONVEYANCE PLAT OF
13.966 Acres Lot 8, Block 1 and
Portion of Rowlett Cemetery Road
OF
CUSTER/121 ADDITION Cab. O, Pg. 403
GEORGE WHIRE SURVEY, ABSTRACT NO. 992
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER
BLOOMFIELD HOMES INC.
1050 E. Highway 114 - Suite 210 - Southlake, Texas 76052
817-416-1572

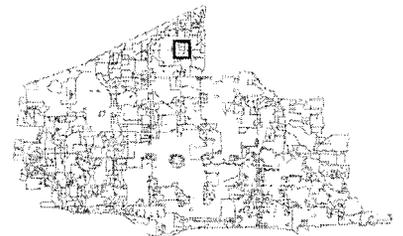
TIPTON ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING • DESIGN
4330 Broadway Blvd • Suite C • Dallas, Texas 75243 • (972) 228-2882
rti@tptoneng.com



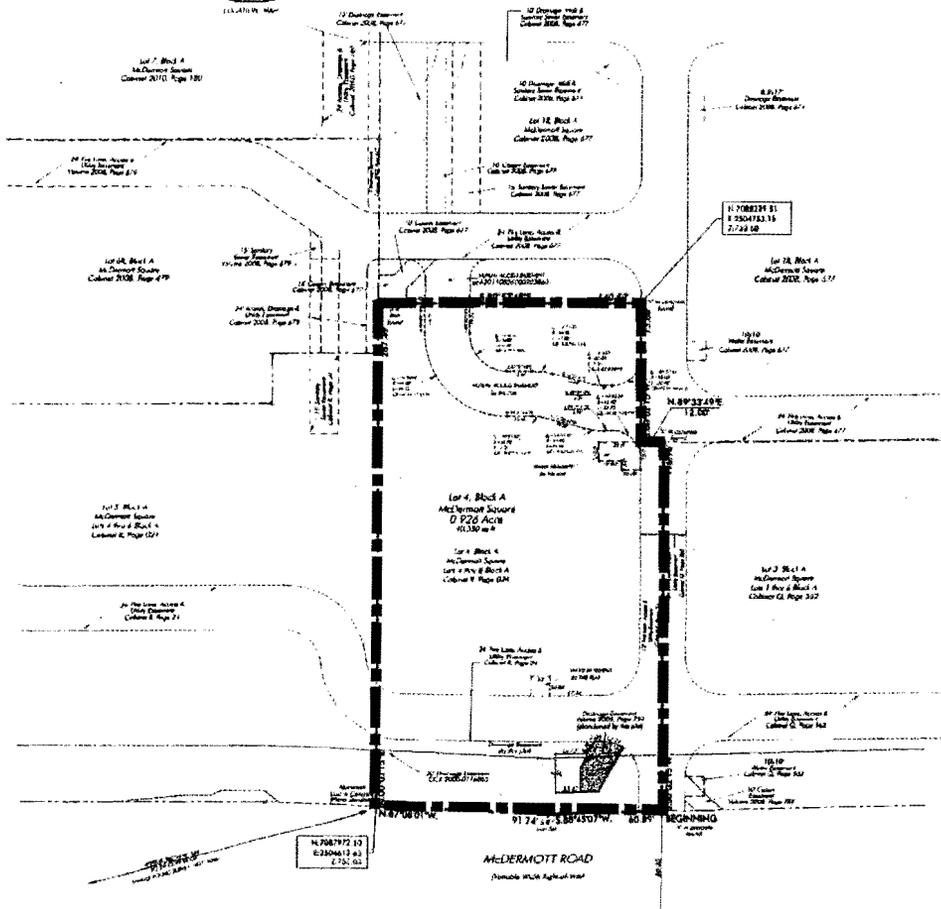
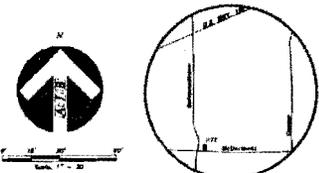
Item Submitted: FINAL PLAT

Title: McDERMOTT SQUARE ADDITION
BLOCK A, LOT 4

Zoning: PLANNED DEVELOPMENT-400-RETAIL



○ 200' Notification Buffer



STATE OF TEXAS §
 COUNTY OF COLLIN §
 CITY OF PLANO §

WHEREAS AUTOZONE TEXAS, LP has the owners of a 0.926 acre tract of land situated in the Samuel Young Survey, Abstract No. 1039, in the City of Plano, Collin County, Texas and being all of LOT 4, BLOCK A of MCDERMOTT SQUARE according to the plat recorded in Collier 8, Page 024 of the Official Plat Records of Collin County, Texas and being more particularly described as follows:

RESIDUING of an "X" in concrete found for the southeast corner of said Lot 4 and being located on the north line of McDermott Road (inside wall).

THENCE along north line of said McDermott Road, SOUTH 87°45'01" WEST a distance of 50.89 feet to a 5/8" x 1/4" iron rod set;

THENCE commencing with and north line, NORTH 87°08'11" WEST a distance of 91.74 feet to an Monument Disc in concrete (Plano Standard) found for the southwest corner of said Lot 4 and being the southeast corner of Lot 3 of said McDermott Square;

THENCE departing the north line of said McDermott Road, NORTH 89°02'15" EAST a distance of 267.49 feet to a 1/2" iron rod found for the northeast corner of said Lot 4 and being an "X" corner in the south line of Lot 18, Block A of McDermott Square according to the plat recorded in Collier 2008, Page 677 of the Official Plat Records of Collin County, Texas;

THENCE SOUTH 89°57'43" EAST a distance of 140.50 feet to an "X" in concrete found for the northeast corner of said Lot 4 and being an "X" corner in the south line of said Lot 18;

THENCE SOUTH 00°02'15" WEST a distance of 73.80 feet to an "X" in concrete found for corner;

THENCE NORTH 89°33'49" EAST a distance of 112.00 feet to an "X" in concrete found for the northeast corner of Lot 3, Block A of McDermott Square according to the plat recorded in Collier 8, Page 552 of the Official Plat Records of Collin County, Texas;

THENCE SOUTH 00°02'15" WEST a distance of 196.76 feet to the POINT OF BEGINNING.

CONTAINING 0.926 acre or 40,350 square feet of land more or less.

CERTIFICATE OF APPROVAL

APPROVED on this 23 day of January, 2012 by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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, in the capacity therein stated, as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2012.

Notary Public in and for the State of Texas

Secretary, Planning and Zoning Commission or City Engineer

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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, in the capacity therein stated, as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2012.

Notary Public in and for the State of Texas

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

WHEREAS AUTOZONE TEXAS, LP acting herein by and through its duly authorized officers and agents hereby has by this plat designated the hereinafter described lot or lots as "REAL PLAT" for MCDERMOTT SQUARE, LOT 4, BLOCK A as outlined in the City of Plano, Texas, and more fully delineated in the plat to the public use herein, the names and addresses thereof. The streets and other improvements or projects shall be constructed as placed upon, over, or under the easements as shown, except that landscape improvements may be placed on lands as easements, if approved by the City of Plano. In addition, utility easements may also be used for the installation and maintenance of all public utility lines to be used or using the same unless the easement from the use is pointed by order, and can be public utility being transferred to the public and City of Plano use thereof. The City of Plano and public utility entities shall have the right to access and keep removed all or some of any buildings, garages, sheds, or other improvements or projects which in any way impinge or interfere with the construction, maintenance, or efficiency of their respective systems and easements. The City of Plano and public utility entities shall at all times have the full right of access to or from their respective easements for the purpose of conducting, reconstructing, installing, protecting, maintaining, repairing, and adding to or removing all or any of their respective utilities without the necessity of any form of proceeding pursuant to any laws.

That the undersigned does hereby covenant and agree that he (she) shall construct upon the five foot easements, as dedicated and shown herein, a hard surface and that he (she) shall maintain the same to a state of good repair at all times and keep the same free and clear of any structures or encumbrances, or other improvements or changes, including but not limited to the parking of motor vehicles, boats, trailers, or other equipment in the case of the approach to the maintenance of access on the five foot easements as the responsibility of the owner, and the owner shall pay and be responsible for the cost of any such improvements, including but not limited to the parking. The job and his duty and obligations are hereby undertaken for those such lot and utility easements to be maintained true and unaltered but all areas for Fire Department and utility easements.

The undersigned does hereby covenant and agree that the terms contained herein shall be subject to the general public use and agreed to other not subject, and for the purpose of General Public Utility and performance use and access, and that the easements and easements, on or along upon, and across and beneath with the right and privilege of use of the City of Plano, its agents, employees, workmen and subcontractors to use, access, repair, and replace on, along upon, and across said easements.

The plat approved herein is a full plat of the same and is a true and correct copy of the City of Plano, Texas.

Autozone Texas, LP

By: *[Signature]*
 Name: James C. Griffin
 Title: _____

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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, in the capacity therein stated, as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 23 day of January, 2012.

[Signature]
 Notary Public in and for the State of Texas
 Commission Exp. 3-7-16



FINAL PLAT
 MCDERMOTT SQUARE
 LOT 4, BLOCK A
 0.926 ACRES

SAMUEL YOUNG SURVEY, ABSTRACT NO. 1039
 CITY OF PLANO
 COLLIN COUNTY, TEXAS

Engineer: CROSS ENGINEERING CONSULTANTS INC.
 106 W. LOUISIANA STREET
 MEKENNEY, TEXAS 75067 (972) 562-4402 Project #11023

Booked: 17 107
 Date: 01/23/2012
 Filed: 01/23/2012
 Recorded: 01/23/2012
 Checked By: J. Bedford
 P.C. D. 01/23/2012
 File: LOT 4, BLOCK A, 95
 Job No.: 11023
 OF THE: 11023

301 W. Hurst St. #7, Dallas, Texas 75207
 (972) 722-9076 www.ajbedford.com

Sheet 1
 OF 1
AJ BEDFORD GROUP, INC.
 Registered Professional Land Surveyors

NOTES
 STATE OF TEXAS: DEPARTMENT OF AGRICULTURE HAS ISSUED THE PLAT OF MCDERMOTT SQUARE, RECORDS IN VOLUME 2008, PAGE 755, PLAT BY WILLIAM COLLIN COUNTY, TEXAS.

Notice: Setting a portion of this plat for record and search is a violation of the Subdivision Ordinance and State Building Code and is subject to action and enforcement of orders and building permits.

This is to certify that L. Austin J. Bedford, a Registered Professional Land Surveyor for the State of Texas, has prepared the above subdivision from an actual survey on the ground survey of the land, and that the corner measurements shown thereon were properly placed under my personal supervision in accordance with the Rules and Regulations of the City of Plano, Collin County, Texas.

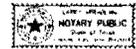
[Signature]
 Austin J. Bedford
 Registered Professional Land Surveyor No. 4122



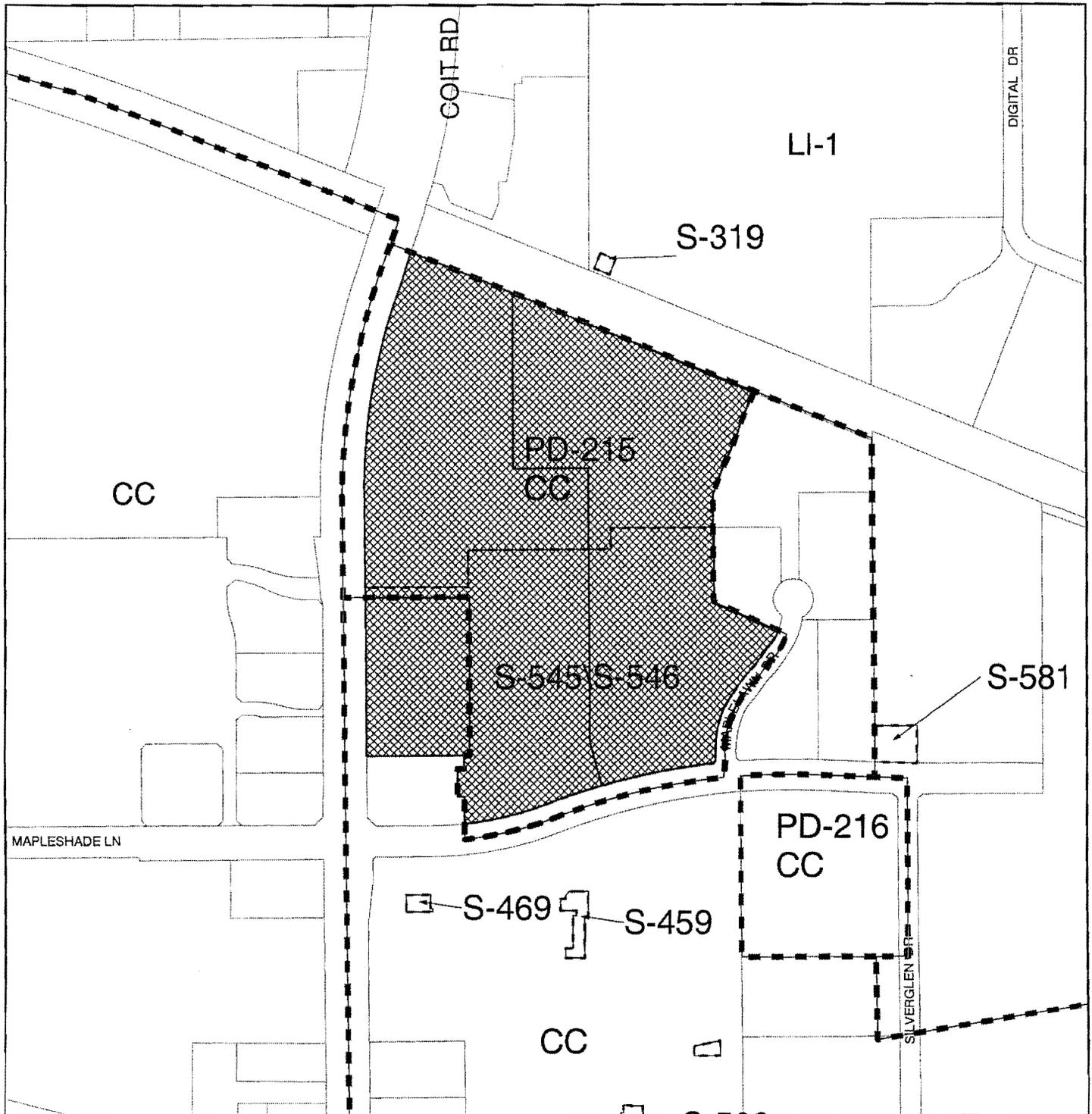
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 23 day of January, 2012.

[Signature]
 Notary Public in and for the State of Texas



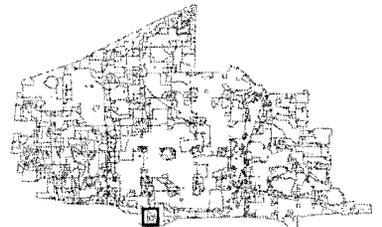
Owner: AUTOZONE TEXAS, LP
 123 S. FRONT STREET
 MCKINNEY, TX 75067-3618



Item Submitted: REVISED CONCEPT PLAN

Title: COIT CENTER
BLOCK A, LOTS 1R, 8, & 9

Zoning: CORRIDOR COMMERCIAL &
PLANNED DEVELOPMENT-215-CORRIDOR COMMERCIAL/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT
w/SPECIFIC USE PERMITS #545 & #546



LINE	NUMBER	DESCRIPTION	DATE
1	1	REVISION	1/11/12
2	2	REVISION	1/11/12
3	3	REVISION	1/11/12
4	4	REVISION	1/11/12
5	5	REVISION	1/11/12
6	6	REVISION	1/11/12
7	7	REVISION	1/11/12
8	8	REVISION	1/11/12
9	9	REVISION	1/11/12
10	10	REVISION	1/11/12

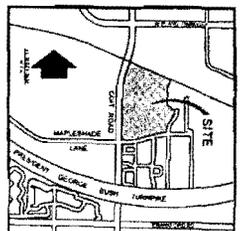
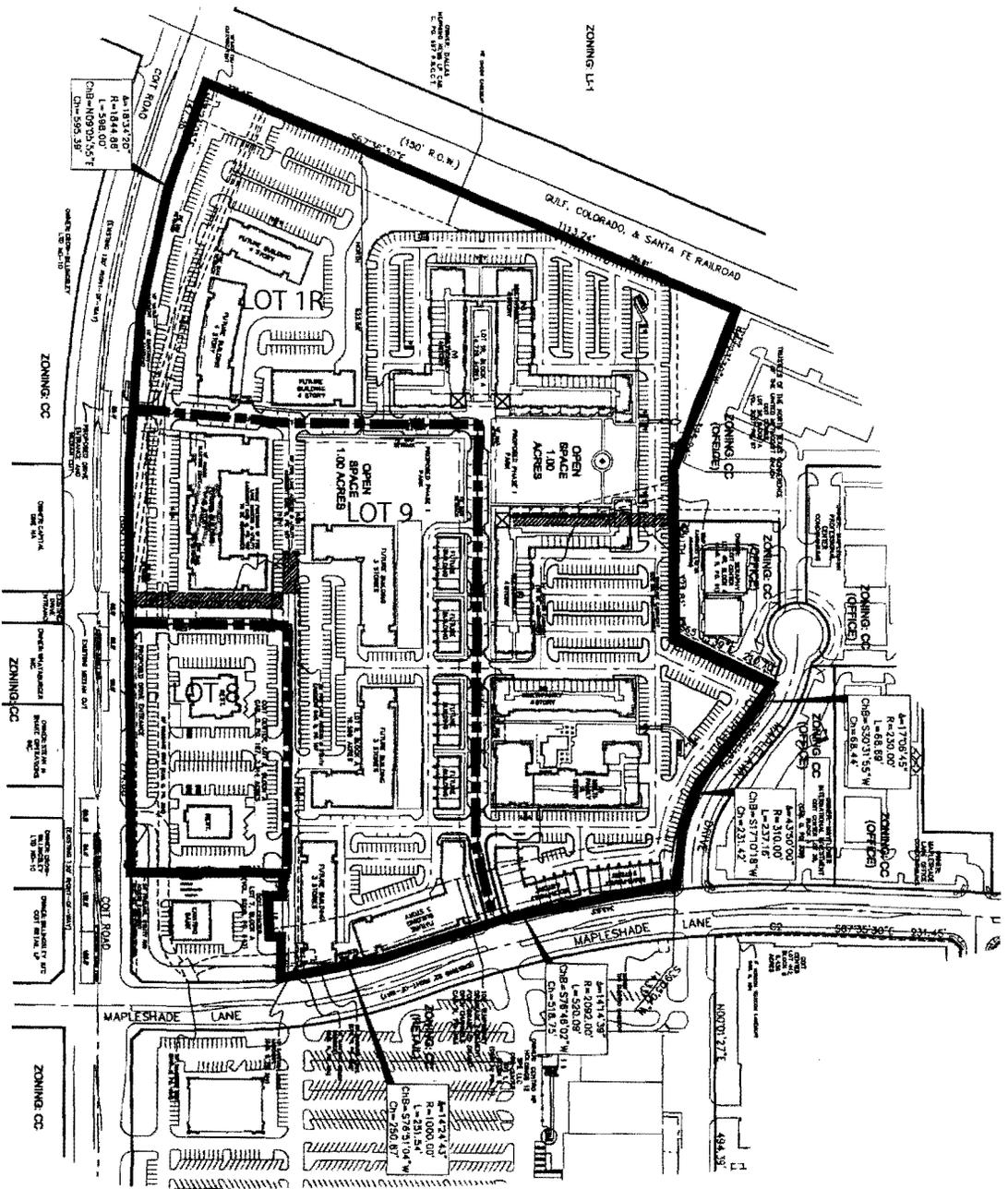
NO.	DATE	BY	REVISION
1	1/11/12	DAVID KERR	ISSUED FOR PERMIT
2	1/11/12	DAVID KERR	REVISION
3	1/11/12	DAVID KERR	REVISION
4	1/11/12	DAVID KERR	REVISION
5	1/11/12	DAVID KERR	REVISION
6	1/11/12	DAVID KERR	REVISION
7	1/11/12	DAVID KERR	REVISION
8	1/11/12	DAVID KERR	REVISION
9	1/11/12	DAVID KERR	REVISION
10	1/11/12	DAVID KERR	REVISION

DAVID KERR & ASSOCIATES, INC.
 11111 N. CENTRAL AVENUE, SUITE 100
 DENVER, CO 80231
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW.DKANDASSOCIATES.COM

GRISTAR
 1400 S. UNIVERSITY AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW.GRISTAR.COM

HENSLEY LAMBORN RACHEL, INC.
 1400 S. UNIVERSITY AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW.HENSLEYLAMBORN.COM

DPLA
 1400 S. UNIVERSITY AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW.DPLA.COM



LOT 18, BLOCK A - SITE SUMMARY

GENERAL SITE DATA	PROPOSED	EXISTING
Lot Area (Total)	1.00 ACRES	1.00 ACRES
Lot Area (Covered)	0.00 ACRES	0.00 ACRES
Lot Area (Open Space)	1.00 ACRES	1.00 ACRES
Lot Area (Paved)	0.00 ACRES	0.00 ACRES
Lot Area (Other)	0.00 ACRES	0.00 ACRES
Lot Area (Total)	1.00 ACRES	1.00 ACRES
Lot Area (Covered)	0.00 ACRES	0.00 ACRES
Lot Area (Open Space)	1.00 ACRES	1.00 ACRES
Lot Area (Paved)	0.00 ACRES	0.00 ACRES
Lot Area (Other)	0.00 ACRES	0.00 ACRES
Lot Area (Total)	1.00 ACRES	1.00 ACRES

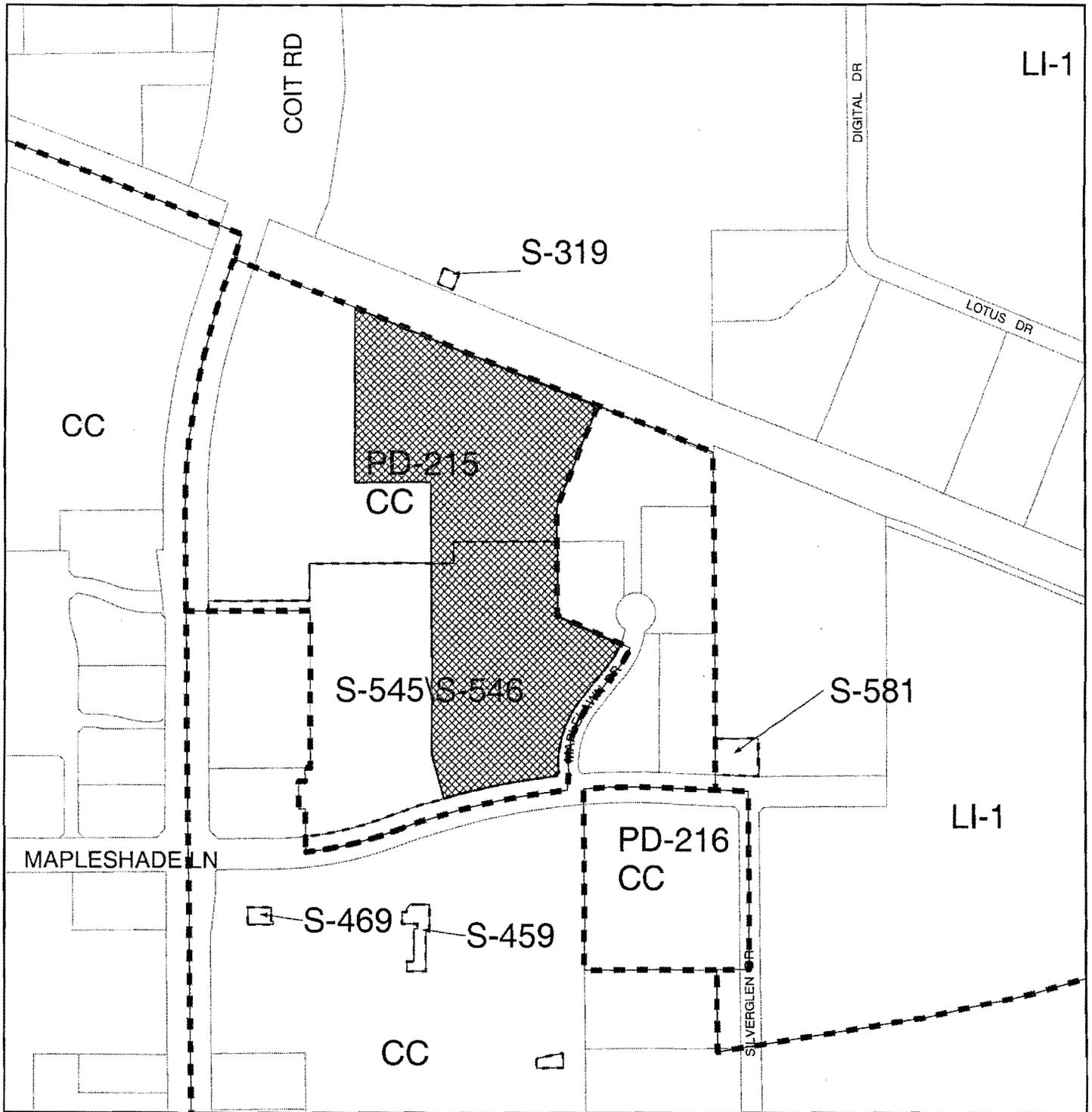
LOT 9, BLOCK A - SITE SUMMARY

GENERAL SITE DATA	PROPOSED	EXISTING
Lot Area (Total)	1.00 ACRES	1.00 ACRES
Lot Area (Covered)	0.00 ACRES	0.00 ACRES
Lot Area (Open Space)	1.00 ACRES	1.00 ACRES
Lot Area (Paved)	0.00 ACRES	0.00 ACRES
Lot Area (Other)	0.00 ACRES	0.00 ACRES
Lot Area (Total)	1.00 ACRES	1.00 ACRES
Lot Area (Covered)	0.00 ACRES	0.00 ACRES
Lot Area (Open Space)	1.00 ACRES	1.00 ACRES
Lot Area (Paved)	0.00 ACRES	0.00 ACRES
Lot Area (Other)	0.00 ACRES	0.00 ACRES
Lot Area (Total)	1.00 ACRES	1.00 ACRES

LOT 8, BLOCK A - SITE SUMMARY

GENERAL SITE DATA	PROPOSED	EXISTING
Lot Area (Total)	1.00 ACRES	1.00 ACRES
Lot Area (Covered)	0.00 ACRES	0.00 ACRES
Lot Area (Open Space)	1.00 ACRES	1.00 ACRES
Lot Area (Paved)	0.00 ACRES	0.00 ACRES
Lot Area (Other)	0.00 ACRES	0.00 ACRES
Lot Area (Total)	1.00 ACRES	1.00 ACRES
Lot Area (Covered)	0.00 ACRES	0.00 ACRES
Lot Area (Open Space)	1.00 ACRES	1.00 ACRES
Lot Area (Paved)	0.00 ACRES	0.00 ACRES
Lot Area (Other)	0.00 ACRES	0.00 ACRES
Lot Area (Total)	1.00 ACRES	1.00 ACRES

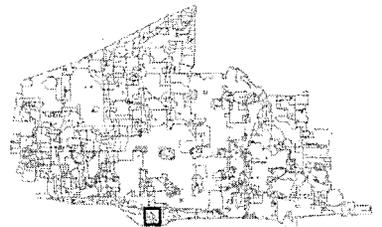
JANUARY 10, 2012
 REVISED CONCEPT PLAN
 COIT CENTER
 BLOCK A LOTS 1R, 8, 9
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 MARTHA KERRIDGE SURVEY, ASSISTING D.A. 531
 CROSS LOT AREA, 38811 AC

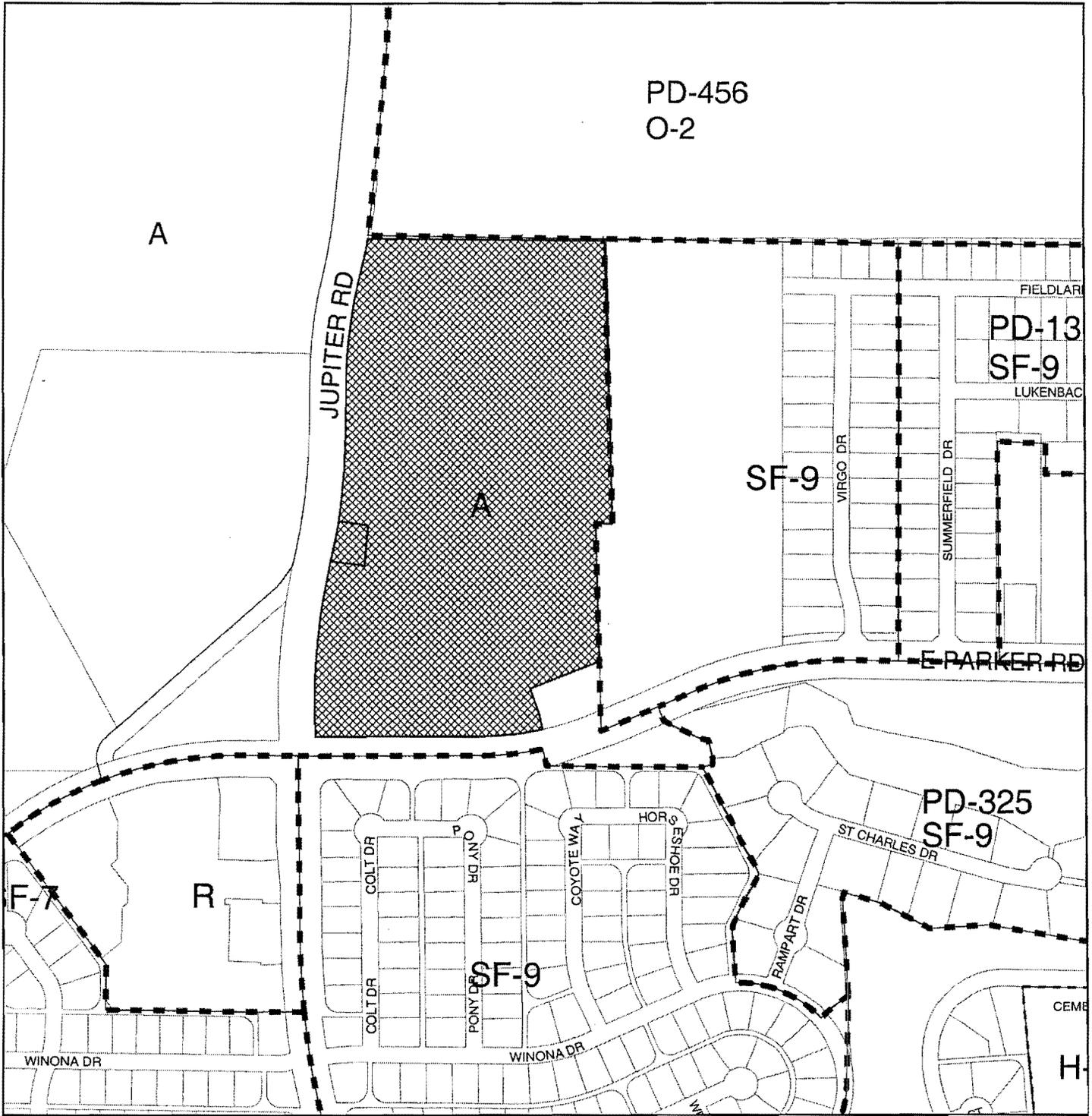


Item Submitted: PRELIMINARY SITE PLAN

Title: COIT CENTER
BLOCK A, LOT 1R

Zoning: PLANNED DEVELOPMENT-215-CORRIDOR COMMERCIAL/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT
w/SPECIFIC USE PERMITS #545 & #546 ○ 200' Notification Buffer

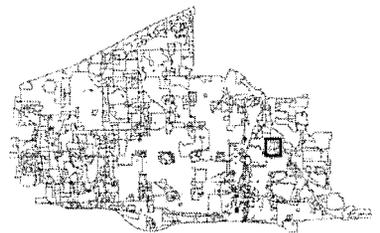




Item Submitted: CONCEPT PLAN

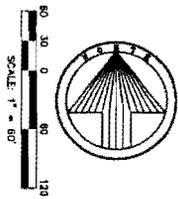
Title: VILLAS OF PECAN CREEK

Zoning: AGRICULTURAL



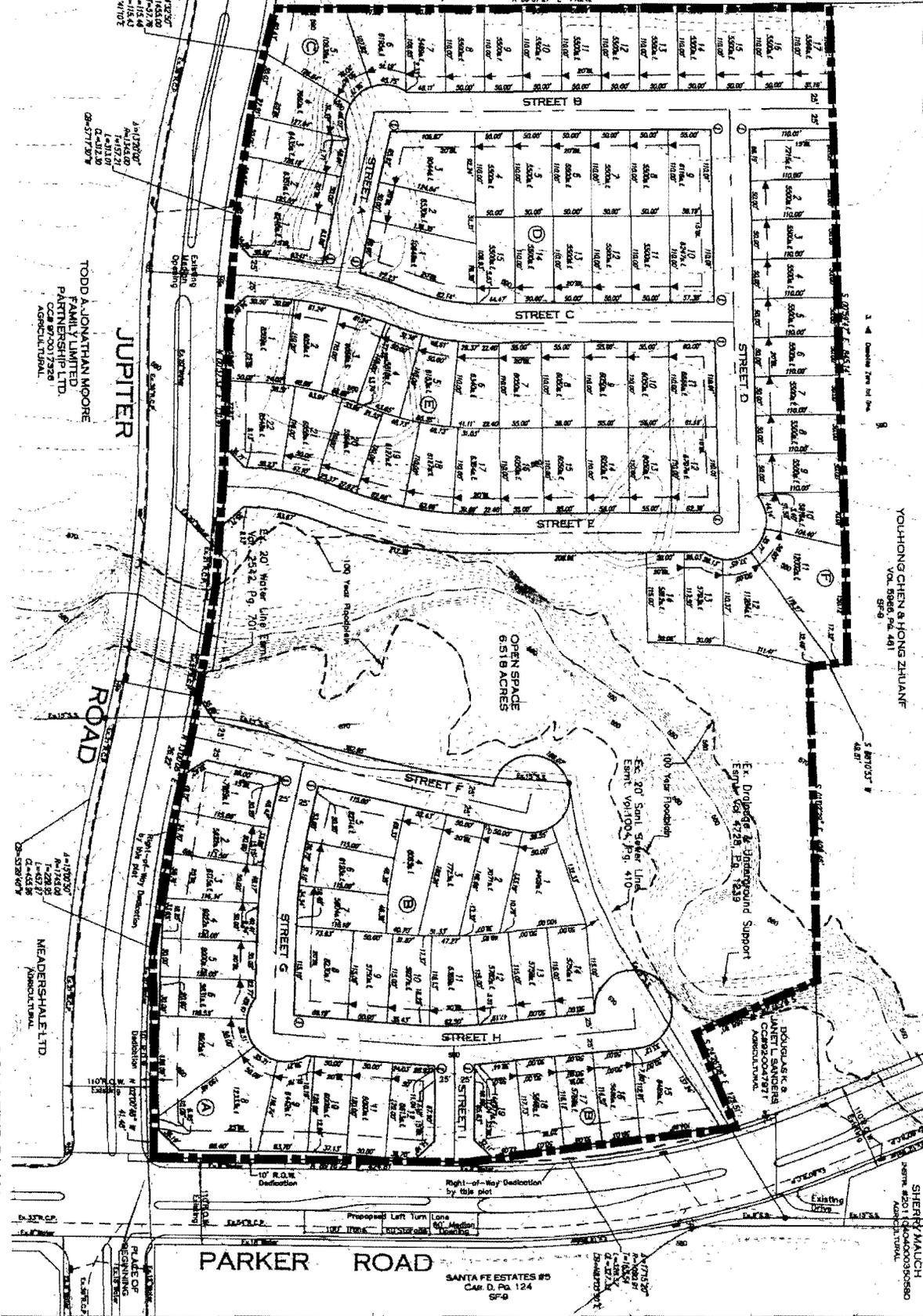
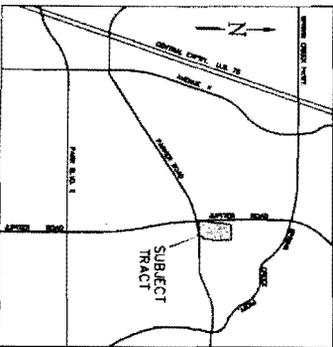
○ 200' Notification Buffer





REPLAT
 SPRING CREEK CAMPUS
 BLOCK 1, LOT 1R & LOT 2
 VOL. 0, PG. 564-565
 PD-456 O-2
 N 89°13'27" E 718.42'

LOCATION MAP



- LEGEND FOR ABERRATIONS**
- - Boundary 1/2" of Boundary
 - ▲ - Boundary from Lot Lines
 - △ - Boundary Discharge Assessment
 - - Boundary Building Footprint
 - - Boundary Public Utility Encumbrance

TODD A. JONATHAN MOORE
 PARTNERSHIP LTD.
 CCA #7-0017328
 AGRICULTURAL

JUPITER ROAD

JUPITER ROAD

MEADERSHALE LTD
 AGRICULTURAL

OWNER
 MEADERSHALE LTD.
 200 Avenue 1, Box 1204
 P.O. Box 1204
 TX-750-940

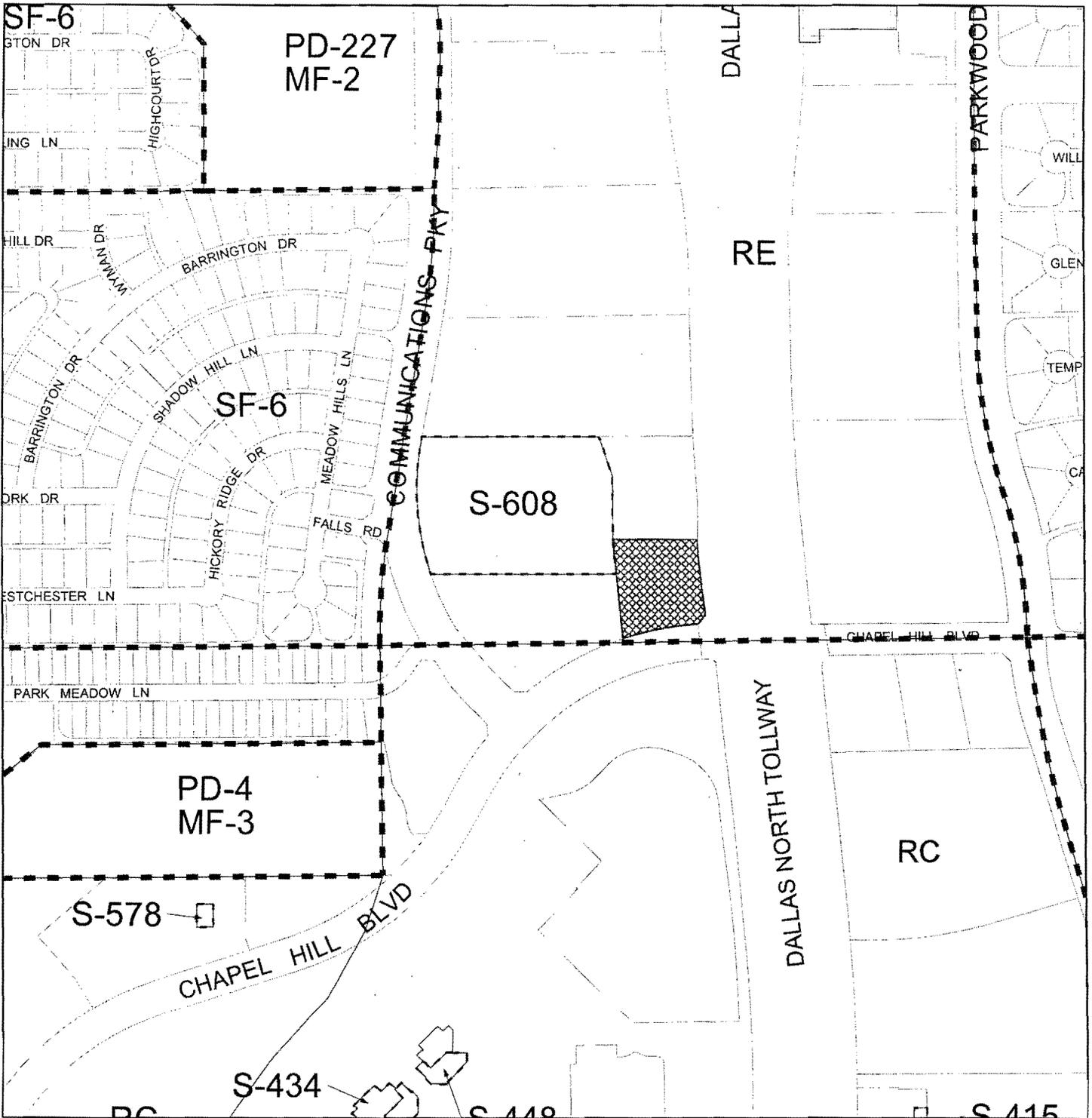
DEVELOPER
 DOUGLAS PROPERTIES INC.
 200 Avenue 1, Box 1204
 P.O. Box 1204
 TX-750-940

CONCEPT PLAN
 VILLAGES OF PECAN CREEK
 99 PATO HOME LOTS & 1 OPEN SPACE LOT
 BEING 26.815 ACRE IN THE
 JOHN M. SALMON SURVEY, ABSTRACT NO. 815
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 JANUARY 26, 2012

YOUHONG CHEN & HONG ZHUANG
 VOL. 5926, PG. 481
 SF-9

SHERYL MAJUCH
 10000 N. CENTRAL EXPRESSWAY
 SUITE 200
 DALLAS, TEXAS 75243

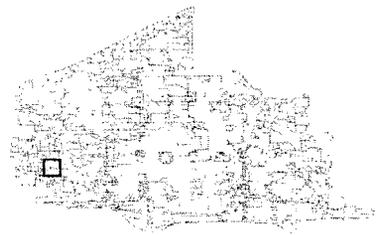
PARKER ROAD
 SANTA FE ESTATES #5
 CAP. D. PG. 124
 SF-9



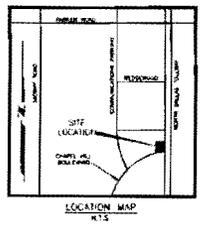
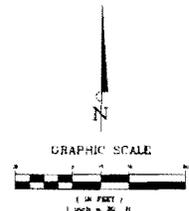
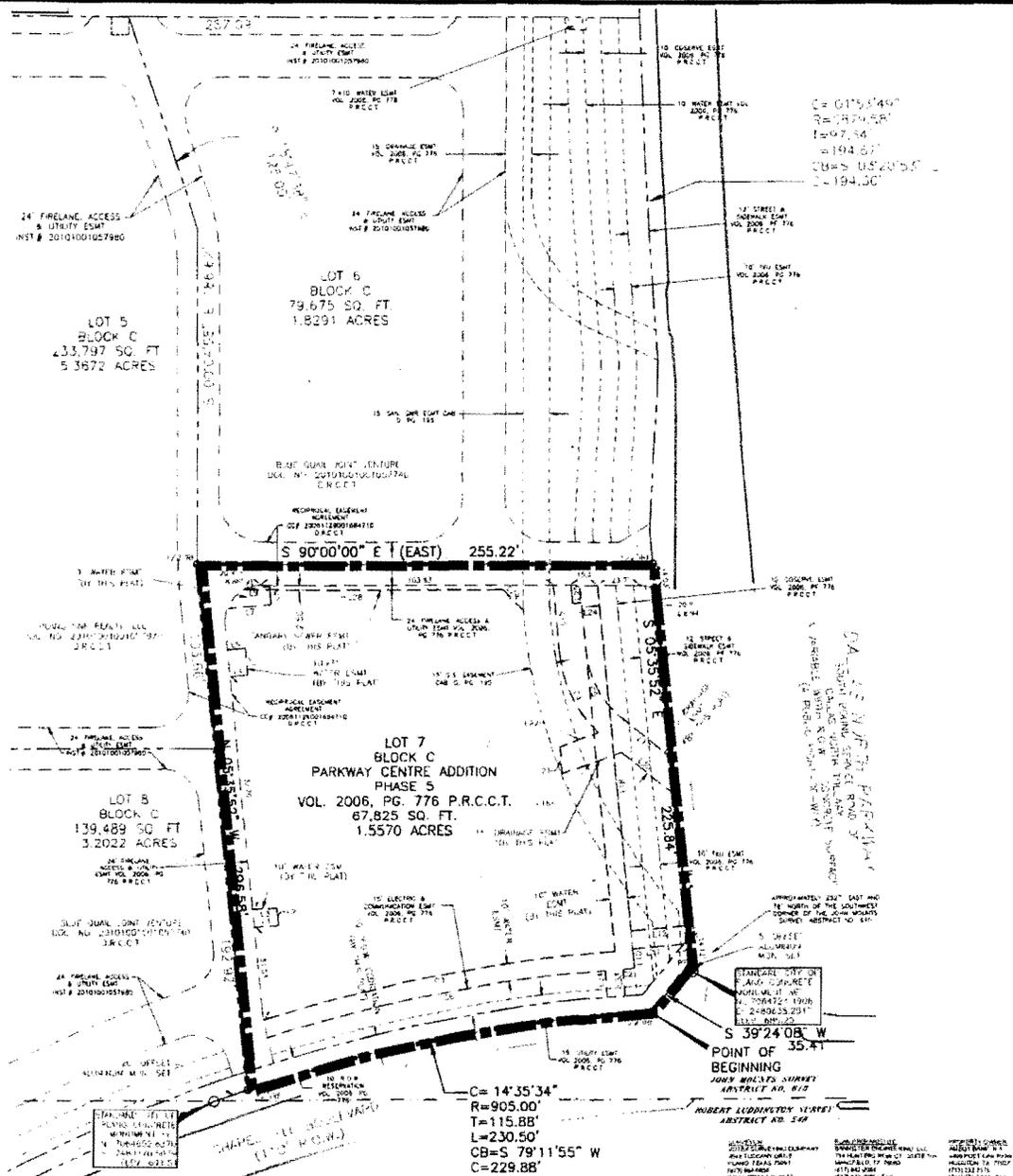
Item Submitted: FINAL PLAT

Title: PARKWAY CENTRE, PHASE 5
BLOCK C, LOT 7

Zoning: REGIONAL EMPLOYMENT/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer



NOTES
 THERE IS NO 100-YEAR FLOODPLAIN ON THIS PROPERTY, AS PER FEMA MAP AND CERTIFICATE REQUIRED PURSUANT TO 304.04.
 BEING A PORTION OF THE ACQUISITION NOTES AND BONDING, A COPY OF CITY APPROVED ORDINANCES AND STATUTES PERTAINING TO BUILDING IN SUBJECT TO THIS AND WITH HELD BY CITY OFFICE AND BUILDING DEPARTMENT.

Line Table

Line #	Length	Area
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2	11.848	134.74
3	11.848	134.74
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Line Table

Line #	Length	Area
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43	11.848	134.74
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46	11.848	134.74
47	11.848	134.74
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Point Table

Point #	Length	Area
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96	11.848	134.74
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99	11.848	134.74
100	11.848	134.74

MONUMENTATION (STATE PLANE COORDINATES)
REFERENCE MONUMENT
 CITY OF PLANO MONUMENT NO. 101
 N 7051856.11
 E 2478956.27
 ELEV 680.16

CORNER #1
 1/4 CK AT THE NORTHEAST CORNER OF LOT 7
 N 7054874.1946
 E 2480815.7261
 ELEV 685.71

CORNER #2
 1/4 CK AT THE NORTHEAST CORNER OF THE CORNER CLIP, NORTHEAST CORNER OF LOT 7
 N 7084720.4808
 E 2480634.7293
 ELEV 685.43

BANNISTER ENGINEERING
 10000 WEST HICKORY AVENUE, SUITE 100, PLANO, TEXAS 75075
 TEL: 972.420.1234 FAX: 972.420.1235

FINAL PLAT
 FOR
PARKWAY CENTRE, PHASE 5
LOT 7, BLOCK C
 1.567 ACRES OUT OF
 JOHN H. MOUNTS SURVEY, ABST. NO 610 AND
 ROBERT LUDDINGTON SURVEY, ABST. NO 548
 CITY OF PLANO
 COLLIN COUNTY, TEXAS

C=14°35'34"
 R=905.00'
 T=115.88'
 L=230.50'
 CB=S 79°11'55" W
 C=229.88'

POINT OF BEGINNING
 JOHN MOUNTS SURVEY
 ABSTRACT NO. 610
 ROBERT LUDDINGTON SURVEY
 ABSTRACT NO. 548

APPROVED FOR THE CITY OF PLANO
 JOHN MOUNTS SURVEY, ABSTRACT NO. 610
 ROBERT LUDDINGTON SURVEY, ABSTRACT NO. 548
 CITY OF PLANO, TEXAS
 APPROVED FOR THE CITY OF PLANO
 JOHN MOUNTS SURVEY, ABSTRACT NO. 610
 ROBERT LUDDINGTON SURVEY, ABSTRACT NO. 548
 CITY OF PLANO, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS --
COUNTY OF COLLIN --
CITY OF PLANO --

BEING 1.5570 acres (out of land situated in the JOHN MOUNTS SURVEY, ABSTRACT NO. 610, and ROBERT LUDDINGTON SURVEY, ABSTRACT NO. 548, City of Plano, Collin County, Texas and being all of Lot 7, Block C of the Parkway Centre, Phase 5, an addition to the City of Plano according to the plat hereon recorded in Document No. 2006-776 Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/4" iron rod found for corner being the southeast corner of a corner clip at the intersection of the northerly right-of-way line of Chapel Hill Boulevard (a 110' R.O.W.) with the westerly right-of-way line of the Dallas North Parkway (a roadbed width 90' W) and being the west most southeast corner of said Lot 7 and also being the beginning of a curve to the left having a central angle of 14 deg. 35 min. 34 sec., a radius of 905.02 feet and a chord which bears S 79 deg. 11 min. 53 sec. W, a distance of 229.68 feet.

THENCE southwesterly along the northerly right-of-way line of said Chapel Hill Boulevard and along the said curve, an arc distance of 230.50 feet to a 1/4" iron rod found for corner being the southwest corner of said Lot 7 and the south most southeast corner of Lot 8 of said Block C;

THENCE N 05 deg. 35 min. 52 sec. W, along an east line of said Lot 6 and the west line of said Lot 7, a distance of 298.58 feet to a 1/4" iron rod found for corner being the southwest corner of said Lot 6 and the northwest corner of said Lot 7;

THENCE S 90 deg. 00 min. 00 sec. E, along a south line of said Lot 6 and the north line of said Lot 7, a distance of 255.22 feet to a 1/4" iron rod found for corner in the westerly right-of-way line of said North Dallas Parkway and being the south most southeast corner of said Lot 6 and the northeast corner of said Lot 7;

THENCE S 05 deg. 35 min. 52 sec. E, along the westerly right-of-way line of said North Dallas Parkway, a distance of 225.84 feet to a 1/4" iron rod found for corner being the northwest corner of said corner clip and also being the east most southeast corner of said Lot 7;

THENCE S 39 deg. 24 min. 08 sec. W, along the said corner clip, a distance of 35.36 feet to the POINT OF BEGINNING and containing 67,825 sq. ft. or 1.5570 acres of land.

STATE OF TEXAS --
COUNTY OF COLLIN --

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT, AMECY BANK, N.A., ACTING HEREON AND BY AND THROUGH THEIR DULY AUTHORIZED OFFICES, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS LOT 7, BLOCK C, PARKWAY CENTRE ADDITION, PHASE 5, AN ADDITION TO THE CITY OF PLANO, TEXAS, AND DOES HEREBY DEDICATE, IN THE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, THE STREETS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AS SHOWN ARE DEDICATED FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN THE LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF PLANO. IN ADDITION, 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 PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF PLANO'S USE THEREOF. THE CITY OF PLANO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF PLANO AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PARKING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF PLANO, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

THIS PLAT APPROVED SUBJECT TO PLATING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF PLANO, TEXAS.

WITNESS MY HAND THIS 14th DAY OF JANUARY, 2012

BY:

AMECY BANK, N.A.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF JANUARY, 2012

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S DEDICATION

SURVEYOR'S CERTIFICATE

I, DENNIS D. VOIE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THAT THE MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATING RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION OF THE CITY OF PLANO, TEXAS.

EXECUTED THIS 14th DAY OF JANUARY, 2012

DENNIS D. VOIE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4813

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DENNIS D. VOIE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF JANUARY, 2012

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

CERTIFICATE OF APPROVAL

APPROVED on this 14th day of January, 2012, by the Planning & Zoning Commission, City of Plano, Texas.

Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF JANUARY, 2012

NOTARY PUBLIC in and for the STATE OF TEXAS

Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF JANUARY, 2012

NOTARY PUBLIC in and for the STATE OF TEXAS

NOTES:

- 1. THERE IS NO 100-YEAR FLOOD PLAIN ON THIS PROPERTY, PER FEMA MAP #4008500415C, REVISED JANUARY 19, 1996.
2. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT OR REPLAT IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

FINAL PLAT
FOR
PARKWAY CENTRE, PHASE 5
LOT 7, BLOCK C

1.557 ACRES OUT OF
JOHN H. MOUNTS SURVEY, ABST. NO 610 AND
ROBERT LUDDINGTON SURVEY, ABST. NO. 548
CITY OF PLANO
COLLIN COUNTY, TEXAS

BANNISTER
ENGINEERING

214 N. Main St., Suite 104 | Irving, TX 75038 | (972) 251-2041 | (972) 251-2040
TEXAS PROFESSIONAL SURVEYOR NO. 10289

SUBMITTER
FORTE DEVELOPMENT COMPANY
PLANO, TEXAS 75080
NOTARY
PROF. FORNESE PLAT
CONTACT: LUCAS WELLS

PLANNED BY
SKANSKA NORTH AMERICA, L.L.C.
12400 WESTPORT DRIVE, SUITE 100
MANFORD TX 75040
REGISTRATION
0174200000
CONTACT: JEFF LANGRISH

PROJECT NUMBER
2011-0001
2011-0001
HOUSTON, TX 77007
REGISTRATION
0174200000
CONTACT: PAUL M. POKS

1 LGT

JANUARY 25, 2012

SHEET 2 OF 2

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 6, 2012

Agenda Item No. 6A

Public Hearing: Zoning Case 2011-25

Applicant: Crow-Billingsley Ltd. No. 10

DESCRIPTION:

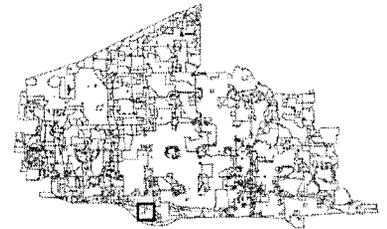
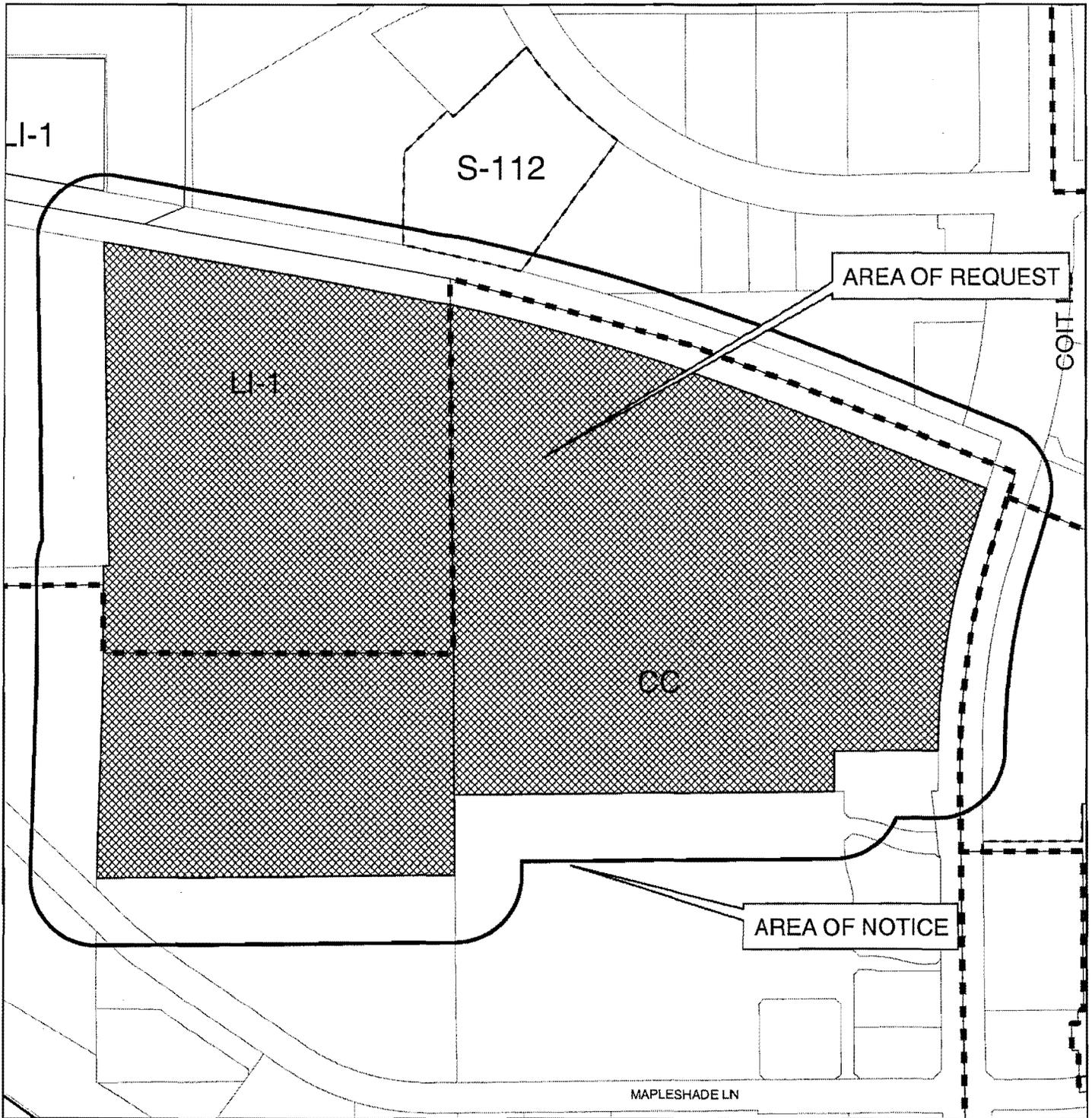
Request to rezone 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane **from** Corridor Commercial and Light Industrial-1 **to** Planned Development-Corridor Commercial. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District and Corridor Commercial. Tabled October 17, 2011.

REMARKS:

This item was tabled at the October 17, 2011, Planning & Zoning Commission meeting. The applicant is requesting to table the zoning case until the March 5, 2012, meeting to allow the Commission and City Council the opportunity to discuss policies regarding undeveloped land within the city.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the March 5, 2012, meeting.



Zoning Case #: 2011-25

Existing Zoning: LIGHT INDUSTRIAL-1 & CORRIDOR COMMERCIAL/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 6, 2012

Agenda Item No. 6B

Concept Plan: Coit Crossings Addition, Block 1, Lots 3R & 9

Applicant: Crow-Billingsley Ltd. No. 10

DESCRIPTION:

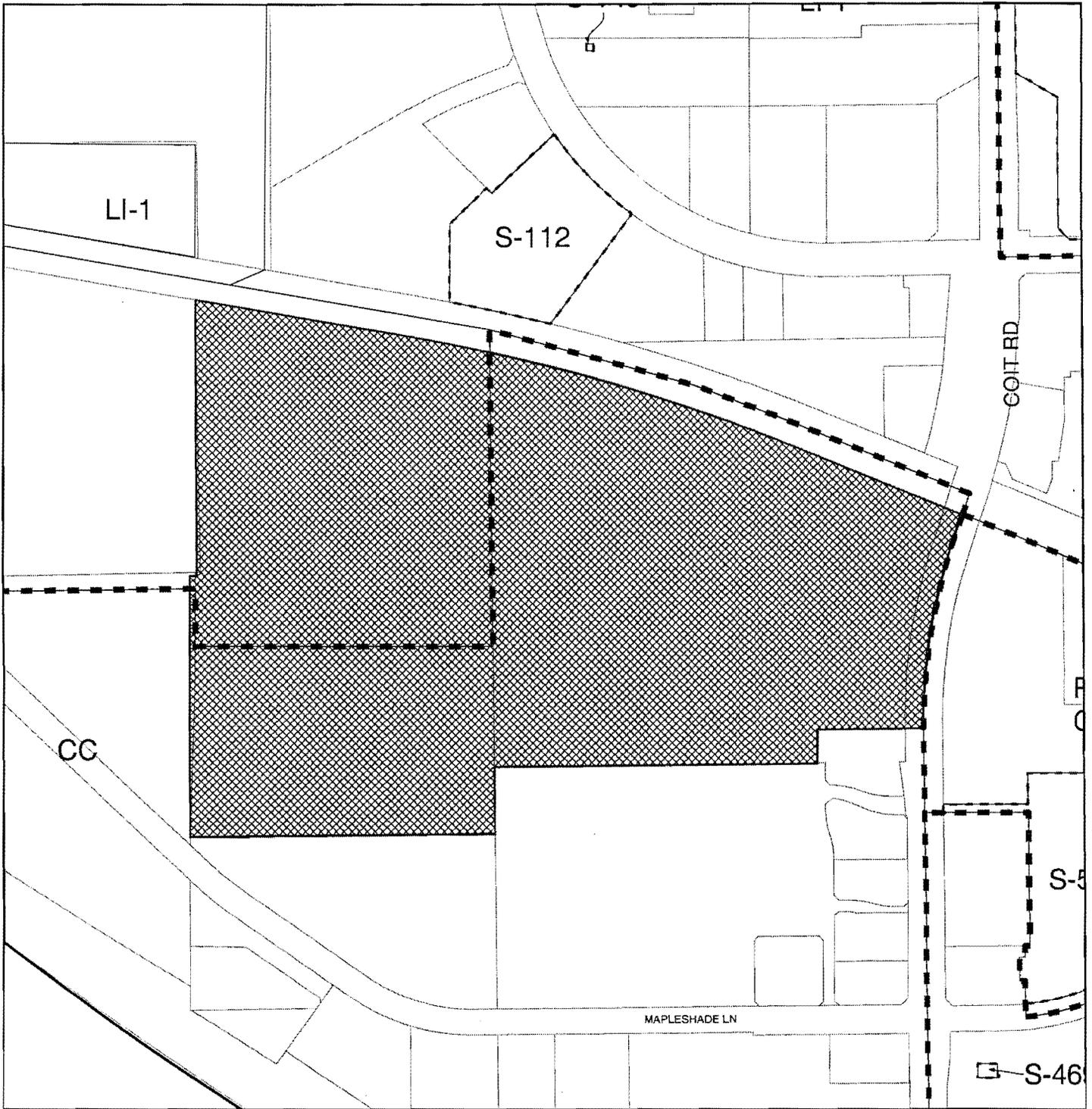
Multifamily, restaurant, and retail development on two lots on 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane. Zoned Light Industrial-1 and Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Tabled October 17, 2011.

REMARKS:

This item was tabled at the October 17, 2011, Planning & Zoning Commission meeting. The applicant is requesting to table the concept plan until the March 5, 2012, meeting to allow the Commission and City Council the opportunity to discuss polices regarding undeveloped land within the city.

RECOMMENDATION:

Recommended that the Commission accept the applicant's request to table this item until the March 5, 2012, meeting.

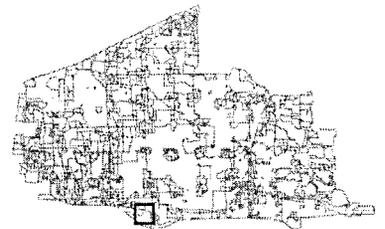


Item Submitted: CONCEPT PLAN

Title: COIT CROSSINGS ADDITION
BLOCK 1, LOTS 3R & 9

Zoning: LIGHT INDUSTRIAL-1 & CORRIDOR COMMERCIAL/
190 TOLLWAY/ PLANO PARKWAY OVERLAY DISTRICT

200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

February 6, 2012

Agenda Item No. 7

Revised Site Plan: Kingdom Hall, Block A, Lot 1

Applicant: Chisholm Trail Congregation of Jehovah's Witnesses

DESCRIPTION:

Religious facility on one lot on 2.2± acres located on the south side of Hedgcoxe Road, 200± feet west of Georgetown Drive. Zoned Single-Family Residence-7/Planned Residential Development-2. Neighborhood #12.

REMARKS:

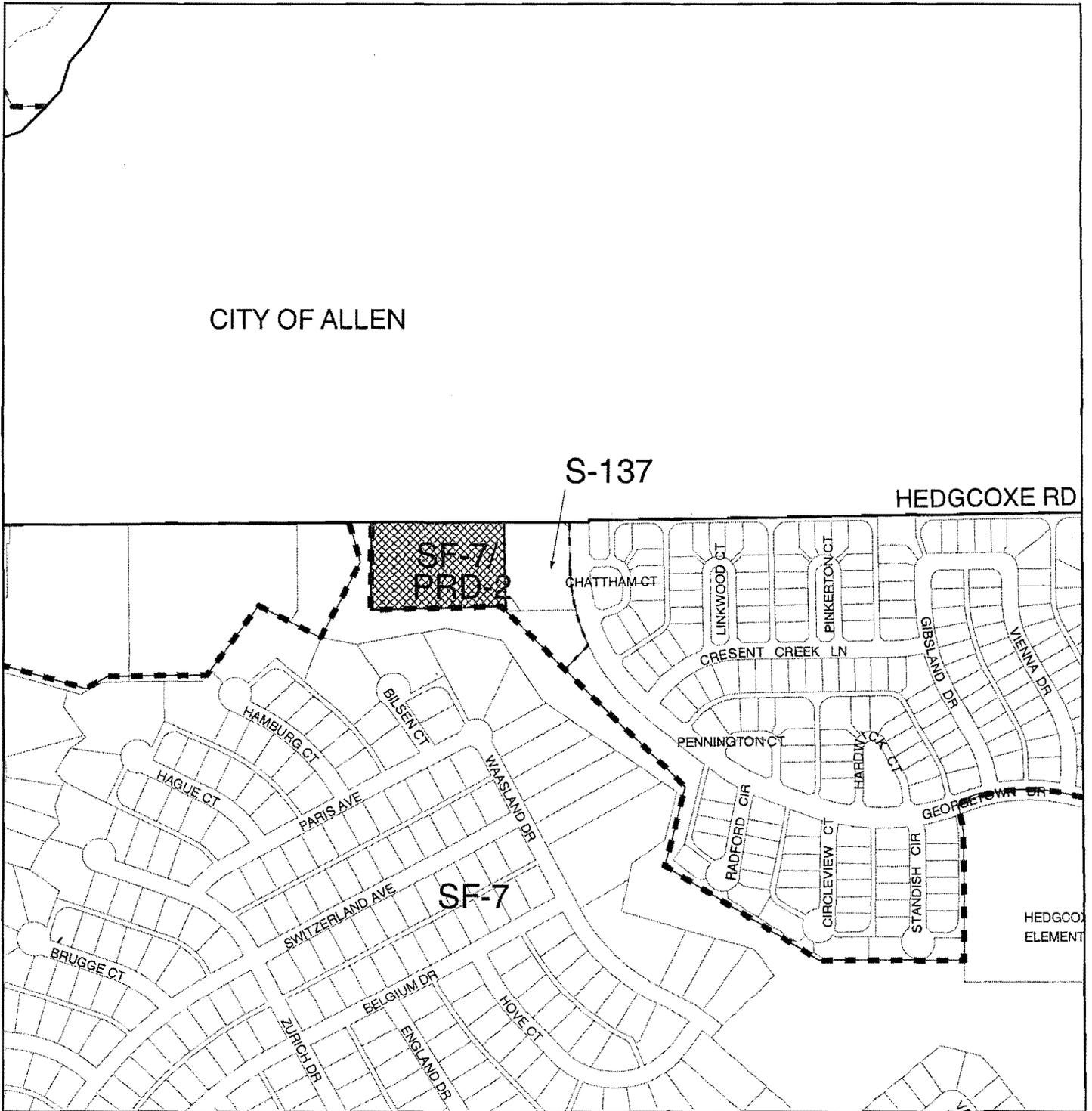
The purpose for the revised site plan is to propose a rectory at the southwest corner of the property, add parking, a new access drive approach, and related site improvements. Currently, the subject property has one point of access to Hedgcoxe Road, a Type C thoroughfare, and no access to a median opening. A second point of access is being proposed with this revised site plan. Section 5.2 of the Subdivision Ordinance requires nonresidential lots abutting Type C thoroughfares to have access to a median opening. The Hedgcoxe Road right-of-way is within the city of Allen; therefore, the applicant is responsible for complying with the city of Allen's thoroughfare requirements. Due to the city of Allen's minimum distance separation requirements between median openings, the applicant is unable to construct a median opening to either point of access, and is therefore requesting a waiver to the City of Plano's Subdivision Ordinance requirement for access to a median opening.

Staff is in support of the waiver request due to the existing site conditions. Currently there is an existing median opening approximately 40 feet east of the subject property which serves an existing day care development. The city of Allen requires median openings to be separated by a minimum of 660 feet, which would allow for another median opening to occur west of the subject property and adjacent creek. Cross access to the east to the median opening that serves the adjacent day care is not feasible due to the day care site's existing developed conditions. Additionally, there is a three-foot grade separation between the west bound lanes and the east bound lanes that makes it difficult to construct a median opening. Also, religious facilities typically have off-peak hours of heavy traffic, usually occurring on nights and weekends when compared to the nearby existing uses. The off-hour traffic flows coupled with the lower traffic volume anticipated for this use, helps alleviate concerns regarding the subject

property's lack of access to a median opening. Lastly, the existing median openings with storage lanes within the Hedgcoxe Road right-of-way, in proximity to the subject property, will allow cars to be able to make u-turns more safely in order to access the east bound lanes of traffic.

RECOMMENDATION:

Recommended for approval subject to the Planning & Zoning Commission granting a waiver to the Subdivision Ordinance requirement for access to a median opening along a Type C thoroughfare.



CITY OF ALLEN

S-137

HEDGCOXE RD

SF-7
PRD-2

SF-7

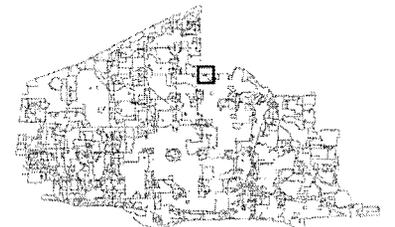
HEDGCOXE
ELEMENT



Item Submitted: REVISED SITE PLAN

Title: KINGDOM HALL
BLOCK A, LOT 1

Zoning: SINGLE-FAMILY RESIDENCE-7/
PLANNED RESIDENTIAL DEVELOPMENT-2



CITY OF PLANO
PLANNING & ZONING COMMISSION

February 6, 2012

Agenda Item No. 8

Presentation: Comprehensive Plan Update - "Take the Case" Program

Applicant: City of Plano

DESCRIPTION:

Presentation by Planning Department staff regarding the "Take the Case" program for the Comprehensive Plan update.

REMARKS:

An integral part of updating the city's Comprehensive Plan is public feedback. An effective Comprehensive Plan for Plano should reflect the future vision of the city's residents in order for the document to guide decision makers regarding housing, land use, and transportation issues facing the city today and tomorrow. A tool to gather resident feedback has been developed by staff known as "Take the Case."

The program originated in Austin, Texas and was originally called "Meeting in the Box." Staff has changed the concept to match the needs of Plano. The concept involves residents hosting a meeting composed of their friends and neighbors, at a location of their choice, to discuss Plano's present and future challenges and opportunities based upon the materials provided for the meeting. The host would be responsible for guiding the discussion and keeping the meeting on topic. No staff would be present during the meetings to encourage open discussions amongst the attendees.

The "Take the Case" meeting consists of five activities. The first activity focuses on an aerial map of Plano where meeting participants would place a green dot on areas of Plano they like and a red dot on places they think should be allowed to change (similar to the public meetings held in November and December 2010). The second activity is a discussion of planning issues facing Plano, and the third activity involves recording the participant's ideas in order to cluster the ideas around themes generated from the discussion. The fourth activity involves the group narrowing the previous discussion to five ideas with supportive explanations. The final exercise asks attendees to provide feedback regarding their meeting experience. Attendees are also requested to share demographic information (optional) so the city can determine if there are certain issues which consistently arise for different areas of the city and within segments of the population.

The data and feedback gathered from the meetings will be used to develop the text for the Comprehensive Plan along with desired goals, objectives, and policies regarding housing, land use development, and transportation planning.

Several people in the community have volunteered to participate in the program. Depending on feedback and experience of meeting participants, this tool could be modified to gather additional resident feedback regarding a variety of other issues and/or topics for other city departments.

RECOMMENDATION:

No action required by the Commission.