



**NOTICE OF CITY OF PRINCETON
PLANNING AND ZONING COMMISSION SPECIAL MEETING
AND AGENDA
February 25, 2019**

Meeting Time and Place

The Planning and Zoning Commission for The City of Princeton will meet in Special Session on Monday, February 25, 2019 at 6:00 PM at the Council Chamber in City Hall located at 123 W. Princeton Drive to discuss the following:

**Sherry Campbell, Place 1
Vice Chairperson**

**Chad Harris, Place 2
Commission Member**

**Robert Bellon Jr., Place 3
Commission Member**

**Larry Thompson, Place 4
Commission Member**

**Kyle Sutton, Place 5
Chairperson**

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

B. PLEDGE OF ALLEGIANCE

C. COMMISSIONERS ROLL CALL

	PRESENT
Sherry Campbell	_____
Chad Harris	_____
Robert Bellon	_____
Larry Thompson	_____
Kyle Sutton	_____

D. CITIZENS APPEARANCE

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

E. CONSENT AGENDA

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

- 1) Possible approval of the Princeton Planning & Zoning Special Meeting Minutes of January 28, 2019.

F. PUBLIC HEARING

- 1) **ZA20190038 – Planned Development (PD#17)- Discussion and possible action and recommendation** and recommendation to the City Council regarding a request from Meritage Homes of Texas, LLC for Planned Development approval of a 146.09 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

G. REGULAR AGENDA

- 1) **PL20180132 – Final Plat – Discussion and possible action and recommendation** to the City Council Regarding a request from Beximco Enterprise, LLC, for final plat approval of a 1.114 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.
- 2) **Discussion and possible action** buffer zones in relation to zoning.

H. INFORMATION

- 1) Next Meeting: Monday March 18, 2019 @ 6:00PM
- 2) Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time:

I. ADJOURNMENT

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

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall

February ____, 2019 at _____AM.

Tammy Scott, Permit Technician

STATEMENT FOR ADA COMPLIANCE

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

Minutes

The City of Princeton

Planning & Zoning Commission Special Meeting

Of January 28th, 2019

The Planning & Zoning Commission of the City of Princeton, Texas, met in special session in the Council Chamber of City Hall on January 28th, 2019 at 6:00 p.m.

The following P&Z Commissioners were present: Chairperson Sutton, Commissioners Harris, Commissioners Bellon, Commissioners Thompson and Vice Chairperson Campbell. The following Staff Members were present: Building Official Shawn Fort.

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

Chairperson **Sutton** called roll: Chairperson Sutton, Vice Chairperson Campbell, Commissioners Harris, Commissioners Bellon, and Commissioners Thompson were present. Chairperson **Sutton stated that a quorum was present.**

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

Chairperson **Sutton** announced the **Consent Agenda Item E1: Possible approval of the Princeton Planning & Zoning Regular Meeting Minutes of December 17, 2018. Vice Chairperson Campbell made a motion to approve the Planning & Zoning minutes of December 17, 2018 Regular Meeting. Commission Member Thompson seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** announced the **Public Hearing Item F1: ZA20181875 – Planned Development (PD#16)- Discussion and possible action and recommendation** and recommendation to the City Council regarding a request from Robert E. Tesch for Planned Development approval of a 39.87 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Chairperson Sutton opened the Public Hearing at 6:35pm and closed at 6:35pm. Commission Member Bellon made a motion to recommend approval with conditions, and Vice Chairperson Campbell seconded the motion. The motion passed 4 to 1, with Commission Member Thompson voting nay.**

Chairperson **Sutton** announced the **Regular Agenda Item G1: PL20190039 – Preliminary Plat – Discussion and possible action and recommendation** to the City Council Regarding a request from SHM National, LLC, for preliminary plat approval of a 1.305 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton,

Collin County, Texas. **Commission Member Thompson made a motion to approve and Commission Member Bellon seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item G2: Discussion and possible** action regarding the creation of public improvement districts. **No action taken.**

Chairperson **Sutton** announced the **Regular Agenda Item G3: Discussion and possible** action buffer zones in relation to zoning. **Additional research needed to be done before discussion per Shawn Fort. No action taken.**

Chairperson **Sutton** announced **Information Item H1:**
"Next Meeting: Monday, February 25, 2019" @ 6:00PM.

Chairperson **Sutton** announced **Information Item H2:**
Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time. **None.**

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

Chairperson **Sutton** adjourned at 6:43 p.m.

Kyle Sutton, Chairperson Date

ATTEST:

Shawn Fort, Chief Building Official Date



CITY OF PRINCETON
 City Hall
 123 W. Princeton Dr.
 Princeton TX, 75407

PLANNING & ZONING COMMISSION MEETING
February 25, 2019, 6:00 p.m.
Public Hearing

ZA20190038 – Zoning Amendment (Planned Development PD#17) – A 146.09 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957. – Meritage Homes of Texas, LLC, Applicant – Kimley-Horn & Associates., Engineer/Representative

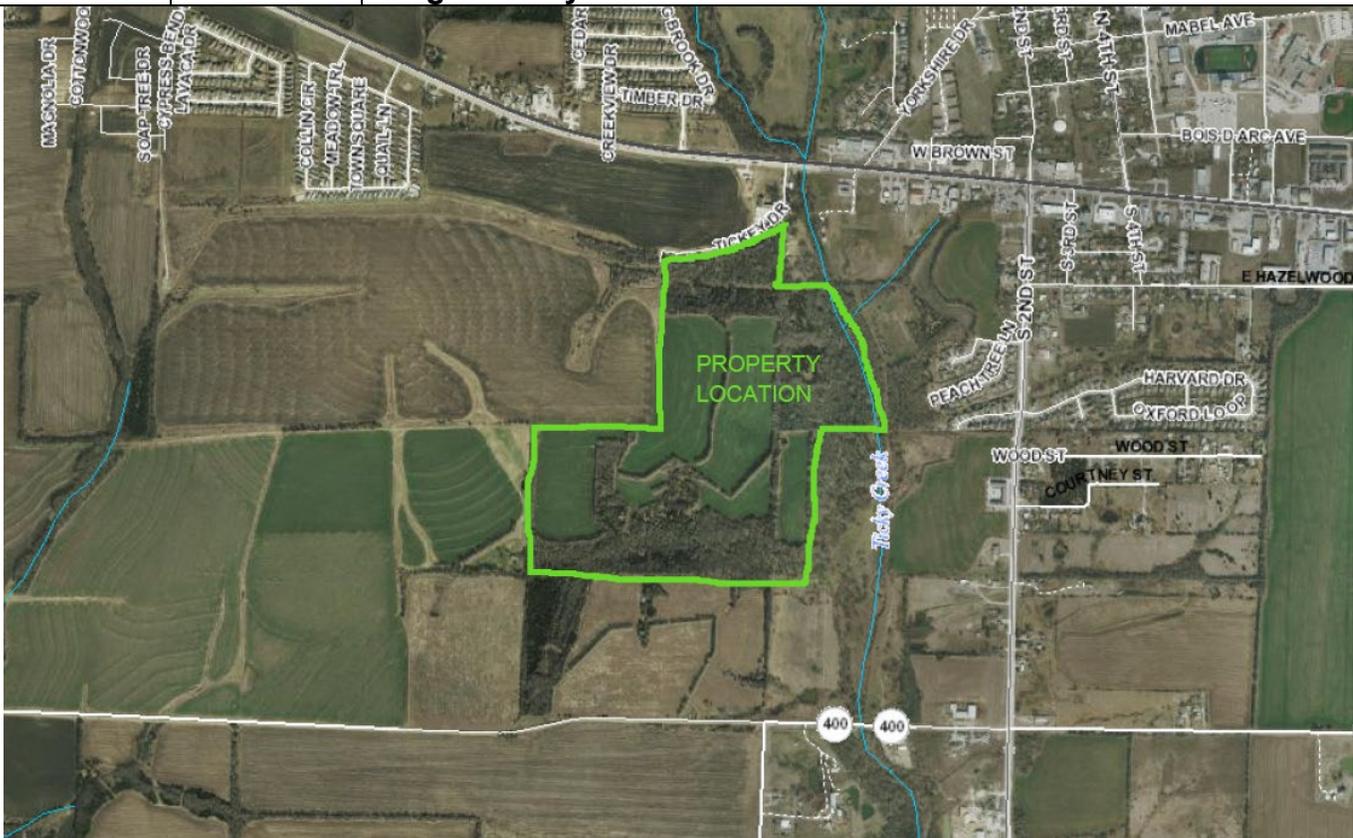
STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: SF-2
 Existing use: Vacant Land
 Lot Size: 146.09 acres

Direction	Zoning	Existing Land Use
North	PD#3 & SF-1	Single Family
East	PD#15	Agricultural
South	M-1	Manufacturing/Industrial
West	PD#3	Single Family



REQUEST

Applicant requests Commission approve request for a zoning amendment from "SF-2" Single Family Residential to Planned Development #17 to allow for the zoning to include a lot coverage requirement of 45% for all lots.

II. PROCESS

The process for a zoning amendment are as follows:

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

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

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

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

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

(2) *Zoning text amendment.*

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

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

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

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

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

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

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

- a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the city as a whole.
- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances that may make a substantial part of such vacant land unavailable for development.
- d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- e. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.
- f. The impact on the environment regarding the floodplain, riparian areas, topography, and vegetation.
- g. Whether the request is consistent with the comprehensive plan and other master plans.
- h. Any other factors which will substantially affect the health, safety, morals, or general welfare.
- i. Findings of a traffic impact analysis (TIA), if required.

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

(e) *City council consideration.*

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

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

(2) *City council consideration and action.*

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

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

a. *Documented protest requirements.*

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

b. *Documented protest participant requirements.*

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

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

(5) *Denial by city council.*

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

(6) *Final approval and ordinance adoption.*

- a. Approval of any zoning change or amendment by the city council at the scheduled public hearing shall constitute instruction to city staff to prepare the appropriate ordinance for final formal passage at a subsequent time.

b. If finally approved by the required number of votes, the ordinance shall be executed by the mayor.

c. The ordinance shall become effective from and after its adoption and publication as required by law.

Commission Action

The Commission has the following options:

1. Recommend Approval to City Council ZA20190038 with conditions
2. Recommend Denial the request of ZA20190038 with reasons stated in the motion.

If the Commission approves this application, staff recommends that the following conditions of approval be imposed:

1. Applicant shall obtain all necessary construction permits prior to any construction.
2. Applicant shall make no substantial changes in plans without City approval.

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Zoning Amendment (Planned Development)	Hearing Before the Commission	February 25, 2019
City Council	Zoning Amendment (Planned Development)	Hearing Before the Council	February 25, 2019

IV. STAFF RECOMMENDATION

Recommend approval of ZA20190038 to the City Council proposed development appears to be consistent with surrounding uses and applicable City Ordinances.

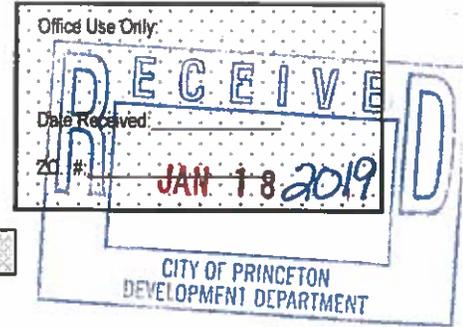


Shawn Fort, Chief Building Official



ZONING APPLICATION
City of Princeton, Texas

20190038



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

Name of Subdivision or Project: Brookside

Application Type	Application Fee*
<input type="checkbox"/> Initial Zoning (newly annexed or Agricultural property)	\$ _____
<input checked="" type="checkbox"/> Rezoning (property currently zoned)	\$ 2,516.35
<input type="checkbox"/> Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures	\$325.00

Physical Location of Property: East side of South Beauchamp Blvd approximately 3,100 feet south of S.H. 380
[Address and General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description):
A tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Texas
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 146.09 Existing Zoning: SF-2 Requested Zoning: PD
[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: Meritage Homes of Texas, LLC Phone Number: 972-580-6300
Applicant/Contact Person: David Aughinbaugh Title: _____
Company Name: Meritage Homes
Street/Mailing Address: 8840 Cypress Waters Blvd City: Dallas State: TX Zip: 75019
Phone: (972) 580-6300 Fax: () Email Address: David.Aughinbaugh@meritagehomes.com

ENGINEER / REPRESENTATIVE'S NAME: _____
Contact Person: Bryan Moody Title: _____
Company Name: Kimley-Horn & Associates, Inc.
Street/Mailing Address: 13455 Noel Road, Suite 700 City: Dallas State: TX Zip: 75240
Phone: (469) 914-8720 Fax: () Email Address: Bryan.Moody@kimley-horn.com

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

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

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

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

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

Name of Subdivision or Project: Brookside

****READ BEFORE SIGNING BELOW:**

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

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

SIGNATURE: [Signature]
(Letter of authorization required if signature is other than property owner)

Print or Type Name: David Aughinbaugh
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the
Capacity therein stated. Given under my hand and seal of office on this 18 day of January 2019

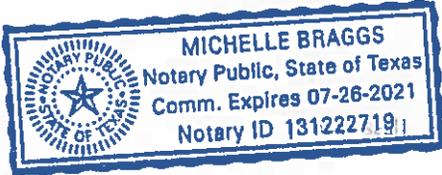


SUBSCRIBED AND SWORN TO before me, this the 18 day of January, 2019
Notary Public in and for the State of Texas: Michelle Braggs

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

STATE OF TEXAS)
COUNTY OF COLLIN)

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



[Signature]
**Owner / Agent (circle one)
SUBSCRIBED AND SWORN TO before me, this the 18 day of January, 2019
Notary Public in and for the State of Texas: Michelle Braggs

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

CITY OF PRINCETON

ORDINANCE NO. 2019-02-25-05

AN ORDINANCE OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 2016-01-25-01 OF THE CITY OF PRINCETON, FROM “SF-2”, SINGLE FAMILY RESIDENTIAL TO “PD 17” PLANNED DEVELOPMENT 17, ON A PORTION OF THE HARDIN WRIGHT SURVEY, ABSTRACT NO. 957; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property generally described as a 146.09 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas, as reflected on the site plan shown in Exhibit B; and

WHEREAS, the tract of land subject of this zoning amendment from “SF-2” Single Family Residential to “PD 17” Planned Development 17, is more particularly described by metes and bounds description set forth in Exhibit A; and

WHEREAS, the Planning and Zoning Commission held a public hearing, heard the case on February 25, 2019 and recommended approval of the zoning amendment from “SF-2” Single Family Residential to “PD 17” Planned Development 17 on February 25, 2019 and

WHEREAS, the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from “SF-2” Single Family Residential to “PD 17” Planned Development 17 on February 25, 2019 and

WHEREAS, the property subject of Planned Development No. 17, shall be subject to specific Development Regulations, attached hereto as Exhibit C; and

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

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

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

Section 2. The Comprehensive Zoning Ordinance Number 2016-01-25-01 of the City of Princeton be, and the same is hereby, amended by amending the Zoning Map of the City of Princeton so as to reflect the property described in Exhibits A and B the zoning change classification from “SF-2” Single Family Residential to “PD 17” Planned Development 17.

Section 3. That Planned Development No. 17 shall be subject to the Development Regulations attached hereto as Exhibit C and incorporated herein by reference as if fully set forth herein and for all purposes.

Section 4. That all ordinances of the City of Princeton in conflict with the provisions of this Ordinance be, and are the same hereby repealed, and all other provisions of the ordinances of the City of Princeton not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section 5. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance or application thereto to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 6. Any person, firm or corporation who violates any provision of this Ordinance or Princeton's Comprehensive Zoning Ordinance No. 2016-01-25-01 shall be deemed guilty of a misdemeanor, and upon conviction therefor, shall be fined in a sum not exceeding Two Thousand Dollars (\$2000.00), and each and every day such violation continues shall be continued a separate offense; provided, however, such penal provision shall not preclude a suit to enjoin such violation.

Section 7. This ordinance shall become effective from and after its adoption and publication as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Princeton, Texas, on this _____ day of _____, 2019.

John-Mark Caldwell, Mayor
City of Princeton, Texas

ATTEST:

Tabatha Monk, City Secretary
City of Princeton, Texas

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS MERITAGE HOMES OF TEXAS, LLC, is the owner of the following described tract of land:

BEING a tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas, and being a portion of a called 146.090-acre tract of land, conveyed to Meritage Homes of Texas, LLC, as evidenced in a Special Warranty Deed, recorded in Instrument No. 20171221001685440 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2-inch aluminum disk on a 3/4-inch iron pipe found for the southeast corner of a called 114.568-acre tract of land, conveyed to Lennar Homes of Texas Land and Construction, Ltd., as evidenced in a Special Warranty Deed, recorded in Instrument No. 2017020100143070 of the Official Public Records of Collin County, Texas, and being an inner ell corner of said 146.090-acre tract;

THENCE North 01°02'17" East, along the easterly line of said 114.568-acre tract and the easternmost, westerly line of said 146.090-acre tract, a distance of 1,516.32 feet to the northerly, northwest corner of said 146.090-acre tract;

THENCE North 86°56'48" East, departing the easterly line of said 114.568-acre tract, along the northerly line of said 146.090-acre tract, passing a 1/2-inch iron rod found for the southwest corner of a called 0.40-acre tract of land, conveyed to Virginia I. Wilson, as evidenced in a Warranty Deed, recorded in Volume 4991, Page 2122 of the Land Records of Collin County, Texas, continuing along said common line for a distance of 226.55 feet to a 1/2-inch iron rod found for the southeast corner of said 0.40-acre tract and the southwest corner of a called 7,781 square feet tract of land, conveyed to Jeremy D. Pettis, et ux, as evidenced in a Warranty Deed, recorded in Volume 4386, Page 3433 of the land records of Collin County, Texas;

THENCE North 83°45'13" East, continuing along the northerly line of said 146.090-acre tract and along the southerly line of said 7,781 square feet tract, a distance of 96.39 feet to the southeast corner of said 7,781 square feet tract, same being the southwest corner of a called 0.420-acre tract of land, conveyed to Stephen W. Delamater, as evidenced in a Special Warranty Deed, recorded in Volume 4713, Page 1997 of the Land Records of Collin County, Texas;

THENCE North 77°27'25" East, continuing along the northerly line of said 146.090-acre tract and along the southerly line of said 0.420-acre tract, a distance of 231.72 feet to the southeast corner of said 0.420-acre tract;

THENCE North 74°01'28" East, continuing along the northerly line of said 146.090-acre tract, a distance of 85.24 feet to a 3/8-inch iron rod found for the southwest corner of a called 0.302-acre tract of land, conveyed to Thad Koons, as evidenced in a General Warranty Deed, recorded in Instrument No. 20100407000335190 of the Official Public Records of Collin County, Texas;

THENCE North 69°54'08" East, continuing along the northerly line of said 146.090-acre tract and along the southerly line of said 0.302-acre tract, a distance of 172.54 feet to a 3/8-inch iron rod found for the southeast corner of said 0.302-acre tract, same being the southwest corner of a called 0.347-acre tract of land, conveyed to Jane Maria Lowe Cox, as evidenced in a Special Warranty Deed, recorded in Instrument No. 20090318000315260 of the Official Public Records of Collin County, Texas;

THENCE North 65°35'18" East, continuing along the northerly line of said 146.090-acre tract and along the southerly line of said 0.347-acre tract, a distance of 104.68 feet to a 1-inch iron pipe found for a corner;

THENCE North 62°46'01" East, continuing along the northerly line of said 146.090-acre tract and the southerly line of said 0.347-acre tract, a distance of 90.51 feet to a 1/2-inch iron rod found for the southeast corner of said 0.347-acre tract and the southwest corner of a called 0.360-acre tract of land, conveyed to Leslie B. Turley and Jan P. Turley, as Trustees for the Leslie B. Turley and Jan P. Turley Revocable Living Trust, as evidenced in a Special Warranty Deed, recorded in Instrument No. 2008111901346500 of the Official Public Records of Collin County, Texas;

THENCE North 59°17'57" East, continuing along the northerly line of said 146.090-acre tract and the southerly line of said 0.360-acre tract, a distance of 194.17 feet to a 1-inch iron pipe found for the southeast corner of said 0.360-acre tract and the northerly, northeast corner of said 146.090-acre tract, same being on the westerly line of a tract of land, conveyed to Deborah B. Morgan and Kelly Reginald Morgan, as evidenced in a deed, recorded in Instrument No. 20110607000583580 of the Official Public Records of Collin County, Texas;

THENCE South 01°13'26" West, along an easterly line of said 146.090-acre tract and the westerly line of said Morgan tract, a distance of 509.91 feet to a 2-inch aluminum disk on a 3/4-inch iron pipe found for the southwest corner of said Morgan tract;

THENCE North 89°22'42" East, along a northerly line of said 146.090-acre tract and the southerly line of said Morgan tract, passing at a distance of 402.02 feet, a 1/2-inch iron rod with a yellow plastic cap, stamped "DAA" found for witness, continuing for a total distance of 452.02 feet to the easterly, northeast corner of said 146.090-acre tract, same being in the approximate centerline of a creek;

THENCE in a southerly direction, along the easterly line of said 146.090-acre tract and generally along said creek, the following:

South 19°26'04" East, a distance of 95.29 feet to a corner;

South 21°47'23" East, a distance of 317.10 feet to a corner;

South 16°43'09" East, a distance of 74.63 feet to a corner;

South 23°27'02" East, a distance of 90.13 feet to a corner;

South 34°19'16" East, a distance of 75.62 feet to a corner;

South 66°07'55" East, a distance of 45.71 feet to a corner;
South 27°30'25" East, a distance of 254.00 feet to a corner;
South 03°14'24" East, a distance of 120.40 feet to a corner;
South 16°31'25" East, a distance of 109.98 feet to a corner;
South 20°22'01" East, a distance of 80.96 feet to a corner;
South 04°58'36" West, a distance of 126.82 feet to a corner;
South 12°43'28" East, a distance of 41.95 feet to a corner;

South 35°58'03" West, a distance of 36.92 feet to the easterly, southeast corner of said 146.090-acre tract, same being on the northerly line of a Tract One (called 96.007-acres), conveyed to Georgia-Texas Land and Cattle Company, LLC, as evidenced in a deed recorded in Instrument No. 20090407000407100 of the Official Public Records of Collin County, Texas;

THENCE South 89°38'57" West, along the northerly line of said Tract One (called 96.007-acres) and the southerly line of said 146.090-acre tract, passing at a distance of 50 feet, a 1/2-inch iron rod with a yellow plastic cap, stamped "DAA" found for witness, continuing for a total distance of 588.68 feet to a 1.5-inch aluminum disk of a 3/4-inch iron pipe found for the northerly, northwest corner of said Tract One (called 96.007-acres);

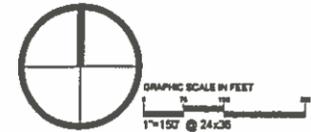
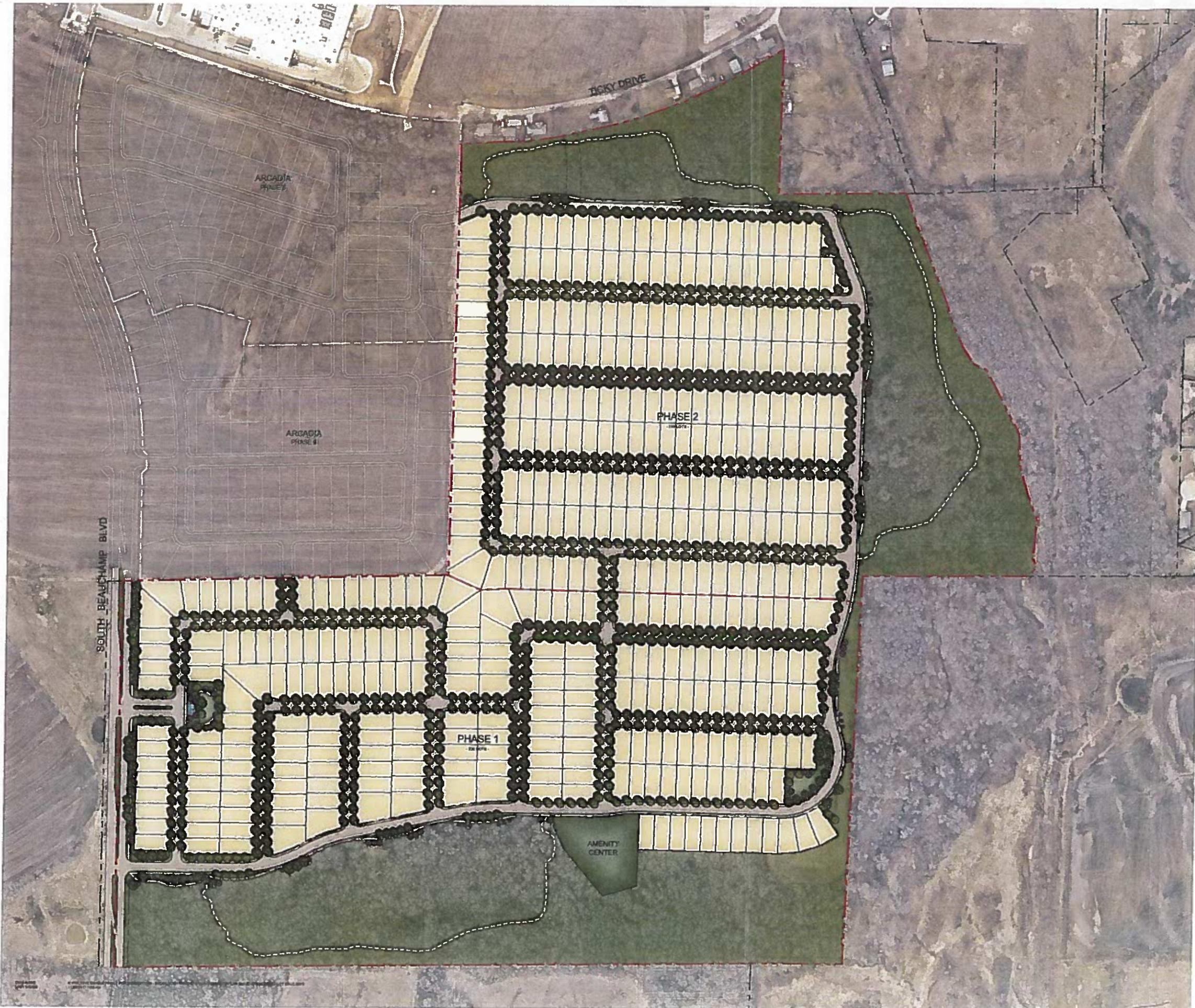
THENCE South 02°14'33" West, along a westerly line of said Tract One (called 96.007-acres) and an easterly line of said 146.090-acre tract, a distance of 1,362.17 feet to the southerly, southeast corner of said 146.090-acre tract;

THENCE South 89°55'25" West, along the southerly line of said 146.090-acre tract and a northerly line of said Tract One (called 96.007-acres), a distance of 320.73 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "DAA" found for the westerly, northwest corner of said Tract One (called 96.007-acres), same being the easterly, northeast corner of a Tract One (called 108.629-acres), conveyed to the Princeton Economic Development Corporation, as evidenced in a deed, recorded in Instrument No. 20091123001421630 of the Official Public Records of Collin County, Texas;

THENCE South 89°23'19" West, continuing along the southerly line of said 146.090-acre tract and along the northerly line of said Tract One (called 108.629-acres), a distance of 2,199.31 feet to the southeast corner of a tract of land, conveyed to the City of Princeton, Texas, as evidenced in a Dedication Deed, recorded in Instrument No. 20150707000830480 of the Official Public Records of Collin County, Texas;

THENCE North 00°24'50" East, departing the northerly line of said Tract One (called 108.629-acres) and along the easterly line of said City of Princeton tract, a distance of 1,356.86 feet to the northeast corner of said City of Princeton tract, same being on the northerly line of said 146.090-acre tract and the southerly line of aforesaid 114.586-acre tract;

THENCE North 88°43'05" East, along the northerly line of said 146.090-acre tract and the southerly line of said 114.586-acre tract, a distance of 1,097.50 feet to the **POINT OF BEGINNING** and containing 144.544 acres (6,296,313 square feet) of land, more or less.



(Exhibit "B")

NOTE:
 THE PROPOSED ZONING CLASSIFICATION FOR THE PROJECT IS "PD SF-2". ALL REGULATIONS OF THE CITY OF PRINCETON SF-2 ZONING ORDINANCE WILL APPLY, EXCEPT FOR THE MAXIMUM LOT COVERAGE. THE PROPOSED MAXIMUM LOT COVERAGE WILL BE INCREASED TO 45% FROM 40% PER THE BASE SF-2 ZONING.

CONCEPT PLAN

Brookside

Princeton, Texas
 January 2019

Kimley»Horn

13455 Noel Road
 Two Galleria Tower - Suite 700
 Dallas, Texas 75034
 972-770-1300
 State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND NOT A FINAL DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT.

Planned Development of Brookside

Princeton, Texas

January 17, 2019

INTRODUCTION

Meritage Homes of Texas, LLC is the owner/applicant and requests the property making up the Brookside development (the Project) to be rezoned from SF-2 to a Planned Development (PD). The purpose of this PD is to allow for a higher maximum lot coverage than allowed by SF-2 zoning, which will allow Meritage to build larger single-story homes. The proposed coverage adjustment will not affect current building setback lines – the standard minimum 25' front yard setback, 20' rear yard setback, and 7.5' side yard setback (resulting in minimum 15' of separation between homes) will apply to all lots within the community.

PROJECT LOCATION AND DESCRIPTION

The Project is located on the east side of South Beauchamp Blvd, approximately 3,100 feet south of S.H. 380 and immediately adjacent to Arcadia Farms, Phases 8 & 9. A preliminary plat for the Project was approved by City Council on March 26, 2018 and shows the Project to consist of 438 residential lots, meeting SF-2 zoning regulations, developed in two phases. Civil construction plans for Phase 1 of the Project, 222 lots, have been processed and approved through the City and construction is currently in progress.

PROPOSED SITE ZONING

The proposed zoning classification for the Project is "PD SF-2". All regulations of the City of Princeton SF-2 zoning ordinance will apply, except for the maximum lot coverage. The proposed maximum lot coverage will be increased to 45% from 40% per the base SF-2 zoning.



CITY OF PRINCETON
 City Hall
 123 W. Princeton Dr.
 Princeton TX, 75407

PLANNING & ZONING COMMISSION MEETING
 February 25, 2019, 6:00 p.m.
 Regular Item

FP20180132 – Final Plat – (Dairy Queen 837 W. Princeton Dr.), 1.11 acres of land in the Hardin Wright Survey, Abstract No. 957 City of Princeton, Collin County, TX, – Beximco Enterprise, LLC., Applicant – Lay Construction., Engineer/Representative.

STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: C-2 Commercial
 Existing use: Commercial Business
 Lot Size: 1.11 Acres

Direction	Zoning	Existing Land Use
North	C-1	Agricultural
East	C-2	Commercial
South	C-2	Agricultural
West	C-1	Commercial



REQUEST

Applicant requests Commission recommend approval of final plat submittal to the City Council. request is for subdivision of 1 Commercial lot for a Dairy Queen.

II. PROCESS

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

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

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

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

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

The final plat shall be approved if it satisfies the requisites set forth in subsection (b) above.

The Commission has the following options:

- 1. Recommend Approval to City Council of Final Plat FP20180132
- 2. Recommend Denial to City Council of Final Plat FP20180132

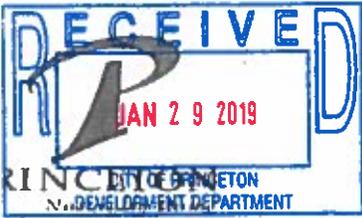
III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Final Plat	Meeting before the commission	February 25, 2019
City Council	Final Plat	Meeting before the City Council	February 25, 2019

IV. STAFF RECOMMENDATION

Recommend Approval of Final Plat FP20180132 The proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances.

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

Shawn Fort, Chief Building Official



DEVELOPMENT APPLICATION

City of Princeton, Texas

Office Use Only:

Date Received: _____

ZC #: _____

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

Name of Subdivision or Project: _____

Application Type	Application Fee*	Application Fee*
___ Land Study/Site Plan	\$ _____	___ Preliminary Plat (Complete Checklist) \$ _____
___ Subdivision Const. Plan Review	\$ _____	✓ Final Plat (Complete Checklist) \$ _____
___ Amended/Minor Plat	\$ _____	___ Replat \$ _____
TOTAL FEE SUBMITTED		\$ 352.85

Physical Location of Property: 837 W Princeton Dr 75407
(Address and General Location -- approximate distance to nearest existing street corner)

Brief Legal Description of Property (must also attach accurate metes and bounds description): lot 1 Block 1
(Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block)

Acreage: 1.14 Existing Zoning: _____ Requested Zoning: _____
(Attach a detailed description of requested zoning & development standards, if a PD)

OWNER'S NAME: BEXIM CO Enterprise Inc Phone Number: 903.877-4128
Applicant/Contact Person: Yessin Sakrat Title: President

Company Name: _____
Street/Mailing Address: 9005 Beck Dr. City: Plano State: TX Zip: 75025
Phone: () _____ Fax: () _____ Email Address: _____

ENGINEER / REPRESENTATIVE'S NAME: Lay Construction
Contact Person: Ashley Malton Title: Design Coordinator
Company Name: Lay Construction, LLC
Street/Mailing Address: P.O. Box 5300 City: Tyler State: TX Zip: 75712
Phone: 903 877-4128 Fax: 903 877-4449 Email Address: Ashley.Malton@layconstructionllc.com

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

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

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

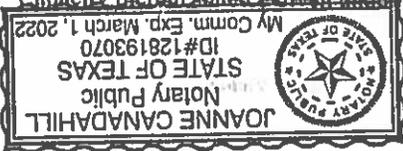
****READ BEFORE SIGNING BELOW:**

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

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

SIGNATURE: [Signature]
(Letter of authorization required if signature is other than property owner)

Print or Type Name: YEASIN SAFKAT
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the
Capacity therein stated, Give under my hand and seal of office on this 29 day of JANUARY 2019



SUBSCRIBED AND SWORN TO before me, this the 29th day of Jan., 1919
Notary Public in and for the State of Texas: [Signature]

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

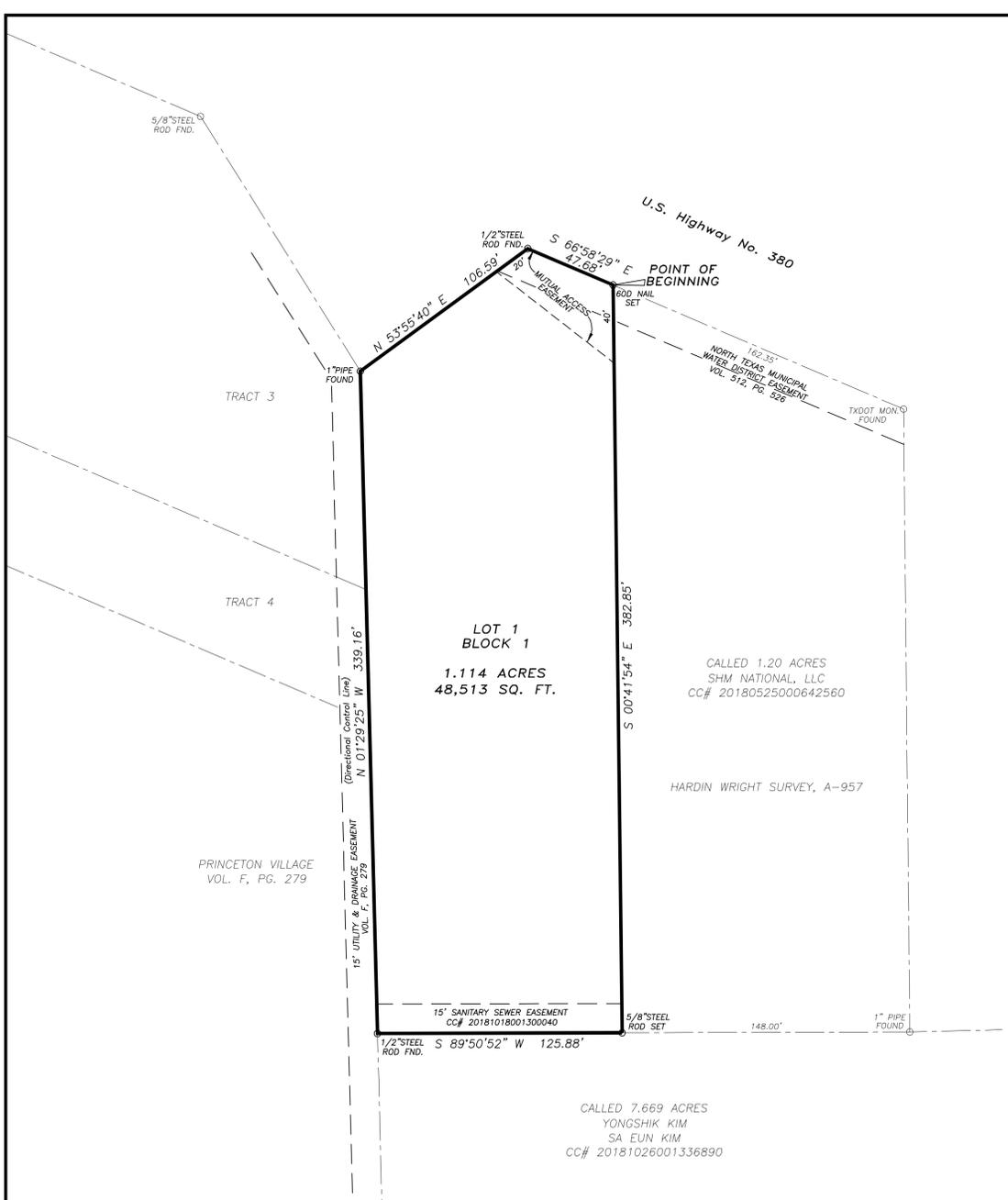
STATE OF TEXAS)
COUNTY OF COLLIN)

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

**Owner / Agent (circle one)

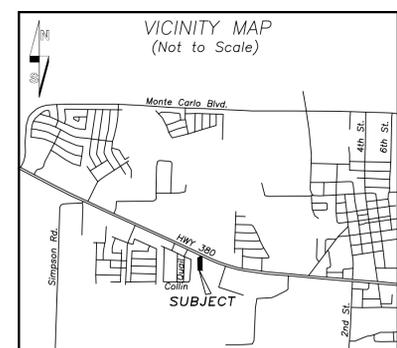
SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, _____
Notary Public in and for the State of Texas: _____

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



SRS = STEEL ROD SET
 SRF = STEEL ROD FOUND
 O DENOTES A 5/8" STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.

Notes:
 1) Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.
 2) Subject tract located within Zone "X" as scaled from F.I.R.M. Panel 48085C0295J, dated June 2, 2009. Zone "X" being defined as "areas determined to be outside the 0.2% annual chance floodplain."
 3) Verify exact location of underground utilities prior to construction.



STATE OF TEXAS
 COUNTY OF COLLIN
 OWNER'S CERTIFICATE

WHEREAS, Beximco Enterprise LLC, acting by and through the undersigned, its duly authorized, is the owner of a tract of land in the City of Princeton, Collin County, Texas, out of the Hardin Wright Survey, A-957, and being all of that called 1.11 acres of land described in a deed to Beximco Enterprise LLC as recorded under CC# 20180507000555760 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 60d nail set on the South line of U.S. Highway No. 380, and at the Northwest corner of that called 1.20 acres of land described in a deed to SHM National, LLC as recorded under CC# 20180525000642560 of the Official Public Records of Collin County, Texas, from which a TxDot monument found at the Northeast corner of said 1.20 acres bears South 66 degrees 58 minutes 29 seconds East, 162.35 feet for witness;

THENCE South 00 degrees 41 minutes 54 seconds East, 382.85 feet along the West line of said 1.20 acres to a 5/8 inch steel rod set at the Southeast corner of said 1.11 acres, and at the Southwest corner of said 1.20 acres, from which a 1 inch pipe found at the Southeast corner of said 1.20 acres bears North 89 degrees 50 minutes 52 seconds East, 148.00 feet for witness;

THENCE South 89 degrees 50 minutes 52 seconds West, 125.88 feet along the South line of said 1.11 acres, and on the East line of Princeton Village as recorded in Volume F, Page 279 of the Plat Records of Collin County, Texas;

THENCE North 01 degrees 29 minutes 25 seconds West (Directional Control Line), 339.16 feet along the West line of said 1.11 acres to a 1 inch pipe found on the South line of a cutback in right of way of said U.S. Highway No. 380, and at the Northwest corner of said 1.11 acres;

THENCE North 53 degrees 55 minutes 40 seconds East, 106.59 feet along said cutback to a 1/2 inch steel rod found on the South line of said U.S. Highway No. 380;

THENCE South 66 degrees 58 minutes 29 seconds East, 47.68 feet along said highway to the POINT OF BEGINNING, containing 1.114 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That, Beximco Enterprise LLC, acting herein by and through its duly authorized agent, does hereby adopt this Final Plat designated herein as Final Plat of DQ Princeton Addition, Lot 1, Block 1, an addition to the City of Princeton, Texas, and does hereby dedicate, in fee simple to the City of Princeton for municipal purposes, the streets, rights-of-way, and other public improvements—shown thereon. The streets and alleys, if any, are dedicated for street purposes and any and all related necessary appurtenances. 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 Council of the City of Princeton. 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 Princeton's use thereof.

The City of Princeton 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 Princeton 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 at any time procuring permission from anyone.

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

OWNER: Beximco Enterprise, LLC
 BY: _____ Date _____
 Authorized Agent

STATE OF TEXAS
 COUNTY OF COLLIN
 BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My Commission Expires On: _____

APPROVAL

"RECOMMENDED FOR APPROVAL"

 Chairman, Planning & Zoning Commission
 City of Princeton, Texas Date _____

"APPROVED"

 Mayor, City of Princeton, Texas Date _____

CERTIFICATE OF COMPLETION

"ACCEPTED"

 Mayor, City of Princeton, Texas Date _____

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing Final Plat of DQ Princeton Addition, Lot 1, Block 1, an addition to the City of Princeton, Texas was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 20____.

 City Secretary
 City of Princeton, Texas Date _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
 I, Matthew Busby, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed under my personal supervision in accordance with the Ordinances of the City of Princeton, Collin County, Texas.

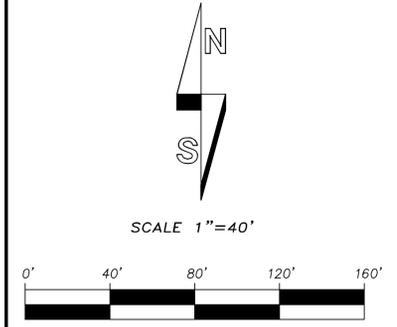
PRELIMINARY AND FOR REVIEW ONLY.
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 Matthew Busby
 R.P.L.S. No. 5751

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Matthew Busby, Land Surveyor, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

 Notary Public in and for the State of Texas
 My Commission Expires On: _____



NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

FINAL PLAT
 OF
 DQ PRINCETON ADDITION
 LOT 1, BLOCK 1

Being all of that called 1.11 acres of land described in a deed to Beximco Enterprise LLC as recorded under CC# 20180507000555760 of the Official Public Records of Collin County, Texas
 TOTAL ACRES = 1.114 ACRES
 HARDIN WRIGHT SURVEY, A-957

OWNER:
 Beximco Enterprise LLC
 9605 Beck Drive
 Plano, TX 75025

SURVEYOR:
 Boundary Solutions
 P.O. Box 250
 Caddo Mills, TX
 75135
 972-782-8082