



PRINCETON
TEXAS

**NOTICE OF CITY OF PRINCETON
PLANNING AND ZONING COMMISSION REGULAR MEETING
AND AGENDA
August 19, 2019**

Meeting Time and Place

The Planning and Zoning Commission for The City of Princeton will meet in Regular Session on Monday, August 19, 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 Regular Meeting Minutes of July 15, 2019.

F. PUBLIC HEARING

- 1) NONE

G. REGULAR AGENDA

- 1) **PL20190414 – Preliminary Plat – Discussion and possible action** and recommendation to the City Council regarding a request from JDI Investors, LP for preliminary plat approval of a 81.86 acre tract of land situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas.
- 2) **PL20190700 – Preliminary Plat – Discussion and possible action** and recommendation to the City Council regarding a request from Cypress Creek Hazelwood Street LP for preliminary plat approval of a 12 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.
- 3) **FP20180473 – Final Plat – Discussion and possible action** and recommendation to the City Council regarding a request from DR Horton, LTD for final plat approval of a 45.43 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.
- 4) **Discussion** of PID's, MUD's and Future Development.

H. INFORMATION

- 1) Next Meeting: Monday September 16, 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

August____, 2019 at_____.

Tabatha Monk, City Secretary

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

Minutes
The City of Princeton
Planning & Zoning Commission Regular Meeting
Of July 15, 2019

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on July 15, 2019 at 6:00 p.m.

The following P&Z Commissioners were present: Chairperson Sutton, Commissioner Bellon, 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, Commissioner Bellon 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 June 17, 2019. Vice Chairperson Campbell made a motion to approve the Planning & Zoning minutes of June 17, 2019 Regular Meeting. Commissioner Bellon made a motion to recommend approval, and Vice Chairperson Campbell seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** announced the **Public Hearing Item F1: ZA20190536 - Zone Map Amendment- Discussion and possible** action and recommendation to the City Council Regarding a request from The Reserves, LLC, for approval of zone map amendment from C-1 to "PD#19" Planned Development #19 for property being a 15.11 acre tract of land situated in the David Cherry Survey, Abstract No. 166 & Harden Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Chairperson Sutton opened the Public Hearing at 6:03PM and closed the Public Hearing at 6:07PM. Commissioner Bellon made a motion to recommend approval, and Vice Chairperson Campbell seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item G1: PL20190273 - Preliminary Plat - Discussion and possible action** and recommendation to the City Council regarding a request from IC-SB Land Partners, LP for preliminary plat approval of a 11.649 acre tract of land situated in the John Snyder Survey, Abstract No. 865 & the John H. Stanford Survey, Abstract No. 866, City of Princeton, Collin County, Texas. **Vice Chairperson Campbell made a motion to recommend approval and Commissioner Bellon seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item G2: Discussion regarding conceptual plan for a 3.96 acre tract of land Hardin Wright Survey Abstract No. 957, City of Princeton, Collin County, Texas. James Johnson spoke about proposed RV/Boat Storage Facility.**

Chairperson **Sutton** announced Information Item **H1**: *“Next Meeting: Monday, August 19, 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:

Chairperson **Sutton** announced **Information Item H3**: Discussion/overview with City Manager regarding annexation/non-annexation of PID & MUD.

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

Chairperson **Sutton** adjourned at 6:26 p.m.

Kyle Sutton, Chairperson Date

ATTEST:

Shawn Fort, Chief Building Official Date



PRINCETON
TEXAS

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

PL20190414 – Preliminary Plat Request – being a 81.86 acre tract of land in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas., – JDI Investors, LP, – Applicant, Hickman Consulting Engineers, Inc.,- Engineer.

STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: SF-2
Existing use: None
Lot Size: 81.86 Acres

Direction	Zoning	Existing Land Use
North	PD#13	Agricultural
East	SF-E	Single Family Estate
South	N/A	Agricultural
West	N/A	Agricultural



REQUEST

Applicant requests Commission recommend approval of preliminary plat submittal to the City Council request is for subdivision of 298 Residential lots 9 open space lots and 8 park land Lots.

II. PROCESS

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

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

The Commission has the following options:

1. Recommend Approval to City Council of Preliminary Plat PL20190414
2. Recommend Denial to City Council of Preliminary Plat PL20190414

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Preliminary Plat	meeting before the Commission	August 19, 2019
City Council	Preliminary Plat	Meeting before the city council	August 26, 2019

IV. STAFF RECOMMENDATION

Recommend Approval of Preliminary Plat PL20190414 The proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances.



Shawn Fort, Director of Development Services

20190414



PRINCETON

TEXAS

DEVELOPMENT APPLICATION
City of Princeton, Texas

Office Use Only:
Date Received: <u>4/29/2019</u>
ZC. #:

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

Name of Subdivision or Project:

Application Type	Application Fee*	Application Fee*
<input type="checkbox"/> Land Study/Site Plan	\$ _____	<input checked="" type="checkbox"/> Preliminary Plat (Complete Checklist) \$ <u>1,184⁰⁰</u>
<input type="checkbox"/> Subdivision Const. Plan Review	\$ _____	<input type="checkbox"/> Final Plat (Complete Checklist) \$ _____
<input type="checkbox"/> Amended/Minor Plat	\$ _____	<input type="checkbox"/> Replat \$ _____
TOTAL FEE SUBMITTED		\$ <u>1,184⁰⁰</u>

Physical Location of Property: County Road 456 & Boorman
[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description):
1215 County Road 456 - John Snyder Survey Abstract 865
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 81.86 Existing Zoning: SF-1 Requested Zoning: N/A
[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: JDI Investors, LP Phone Number: (214) 531-7188

Applicant/Contact Person: James Lim Title: Manager of General Partner

Company Name: JDI Investors, LP

Street/Mailing Address: 1900 Preston Rd, Sec 267-88 City: Plano State: TX Zip: 75093

Phone: (214) 531-7188 Fax: () Email Address: jd188@gmail.com

ENGINEER / REPRESENTATIVE'S NAME: Hickman Consulting Engineers, Inc.

Contact Person: Falguni Patel Title: Project Manager

Company Name: Hickman Consulting Engineers, Inc.

Street/Mailing Address: 3094 County Road 1024 City: FARMERSVILLE State: TX Zip: 75442

Phone: (214) 995-5533 Fax: () N/A Email Address: falguni1227@gmail.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: _____

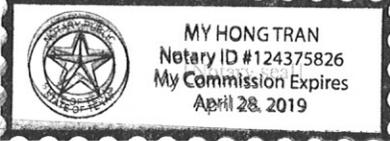
[Handwritten Signature]

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

Print or Type Name: _____

James Lin

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



SUBSCRIBED AND SWORN TO before me, this the 23rd day of April, 2019

Notary Public in and for the State of Texas: _____

[Handwritten 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)

[Notary seal]

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

Notary Public in and for the State of Texas: _____

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



May 22, 2019

THESE ITMES WERE DISCUSSED AND RESOLVED
AT THE MEETING HELD AT THE CITY

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

RE: Review of the Initial Submittal of the Preliminary Plat
Princeton Estates
KHA No. 064536575

Dear Shawn:

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

This submittal is almost identical to the submittal that was recommended for approval on February 14, 2018. A copy of the recommendation letter is attached.

The one issue that remained at the time was the question as to whether the floodplain (which was proposed as parkland dedication) was acceptable to the city. This issue remains to be resolved.

Several design ordinances or updates to existing ordinances have been adopted by the City of Princeton since February 14, 2018. The design engineer needs to confirm that he has used the current ordinances for this submittal (the lift station is too close to single family lots).

Boorman Lane is shown with a 130' right-of-way and 700' centerline radius. The minimum centerline radius for a Type A Principal Arterial is 1200 feet per Table 2.1 of the Street Design Manual.

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

Should you have any questions or comments, please do not hesitate to contact me at 469.301.2585 or by email at joe.helmberger@kimley-horn.com.

Sincerely,

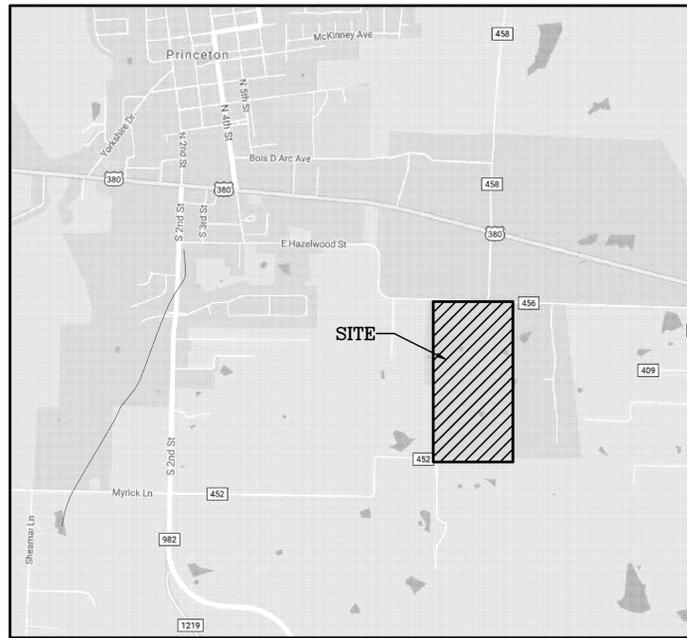
KIMLEY-HORN AND ASSOCIATES, INC.

Joseph E. Helmberger, P.E.

Enclosures: Former Recommendation Letter

PRELIMINARY PLANS FOR PRINCETON ESTATES

CITY OF PRINCETON, TEXAS



LOCATION MAP

NOT TO SCALE

OWNER—APPLICANT

JDI INVESTORS LP
 1900 PRESTON RD, STE 267-88
 PLANO, TEXAS 75093

INTERIM REVIEW
 NOT INTENDED FOR CONSTRUCTION,
 BIDDING OR PERMIT PURPOSES
 ENGINEER: MARK H. HICKMAN
 P.E. SEAL NO: 78409
 DATE: APRIL, 2019

SHEET INDEX	
SHT #	SHEET TITLE
1	PRELIMINARY PLAT
2	PRELIMINARY DRAINAGE PLAN
3	PRELIMINARY UTILITY PLAN

HGE Hickman Consulting Engineers, Inc.
 5440 STATE HIGHWAY 78 S
 P.O. BOX 50
 COPEVILLE, TEXAS 75121
 (972) 764-2499 • Fax (972) 793-8654
 E MAIL: MARKREHICK@GMAIL.COM
 Engineers
 Planners

COVER SHEET
 PRINCETON ESTATES
 CITY OF PRINCETON, TEXAS
 JDI INVESTORS LP
 1900 PRESTON RD, STE 267-88
 PLANO, TEXAS 75093

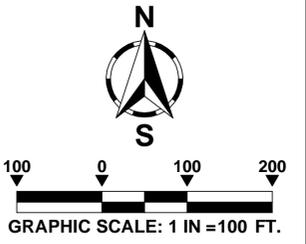
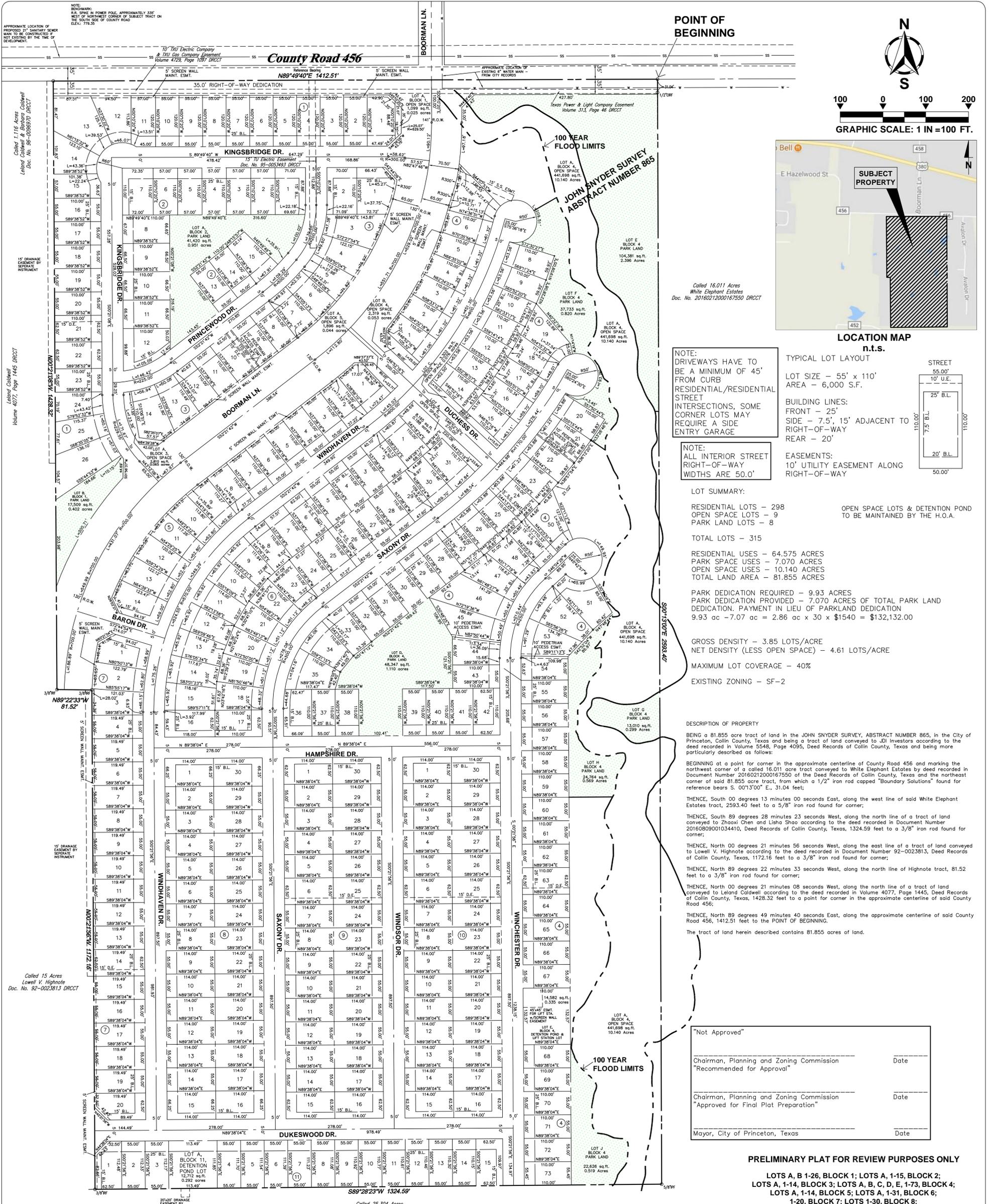
SCALE: AS SHOWN
 DATE: DATE
 DRAWN BY:
 CHK'D BY:
 JOB NO: 00000
 FILE:
 OF SUBMITTAL

HICKMAN CONSULTING ENGINEERS, INC

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARK H. HICKMAN, P.E. 78409. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMITTING. F-12172

REVISION	DESCRIPTION	DATE	BY

This document is released for the purpose of City REVIEW only under the authority of Mark H. Hickman, P.E. 78409.



LOCATION MAP
n.t.s.

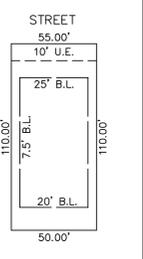
NOTE:
DRIVEWAYS HAVE TO BE A MINIMUM OF 45' FROM CURB
RESIDENTIAL/RESIDENTIAL STREET INTERSECTIONS, SOME CORNER LOTS MAY REQUIRE A SIDE ENTRY GARAGE

NOTE:
ALL INTERIOR STREET RIGHT-OF-WAY WIDTHS ARE 50.0'

TYPICAL LOT LAYOUT
LOT SIZE - 55' x 110'
AREA - 6,000 S.F.

BUILDING LINES:
FRONT - 25'
SIDE - 7.5', 15' ADJACENT TO RIGHT-OF-WAY
REAR - 20'

EASEMENTS:
10' UTILITY EASEMENT ALONG RIGHT-OF-WAY



LOT SUMMARY:

RESIDENTIAL LOTS - 298
OPEN SPACE LOTS - 9
PARK LAND LOTS - 8

OPEN SPACE LOTS & DETENTION POND TO BE MAINTAINED BY THE H.O.A.

TOTAL LOTS - 315

RESIDENTIAL USES - 64.575 ACRES
PARK SPACE USES - 7.070 ACRES
OPEN SPACE USES - 10.140 ACRES
TOTAL LAND AREA - 81.855 ACRES

PARK DEDICATION REQUIRED - 9.93 ACRES
PARK DEDICATION PROVIDED - 7.070 ACRES OF TOTAL PARK LAND DEDICATION. PAYMENT IN LIEU OF PARKLAND DEDICATION 9.93 ac - 7.07 ac = 2.86 ac x 30 x \$1540 = \$132,132.00

GROSS DENSITY - 3.85 LOTS/ACRE
NET DENSITY (LESS OPEN SPACE) - 4.61 LOTS/ACRE

MAXIMUM LOT COVERAGE - 40%

EXISTING ZONING - SF-2

DESCRIPTION OF PROPERTY

BEING A 81.855 acre tract of land in the JOHN SNYDER SURVEY, ABSTRACT NUMBER 865, in the City of Princeton, Collin County, Texas and being a tract of land conveyed to JDI Investors according to the deed recorded in Volume 5548, Page 4095, Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for corner in the approximate centerline of County Road 456 and marking the northwest corner of a called 16.011 acre tract conveyed to White Elephant Estates by deed recorded in Document Number 20160212000167550 of the Deed Records of Collin County, Texas and the northeast corner of said 81.855 acre tract, from which a 1/2" iron rod capped "Boundary Solutions" found for reference bears S. 00°13'00" E., 31.04 feet;

THENCE, South 00 degrees 13 minutes 00 seconds East, along the west line of said White Elephant Estates tract, 2593.40 feet to a 5/8" iron rod found for corner;

THENCE, South 89 degrees 28 minutes 23 seconds West, along the north line of a tract of land conveyed to Zhaoxi Chen and Lisha Shao according to the deed recorded in Document Number 20160809001034410, Deed Records of Collin County, Texas, 1324.59 feet to a 3/8" iron rod found for corner;

THENCE, North 00 degrees 21 minutes 56 seconds West, along the east line of a tract of land conveyed to Lowell V. Highnote according to the deed recorded in Document Number 92-0023813, Deed Records of Collin County, Texas, 1172.16 feet to a 3/8" iron rod found for corner;

THENCE, North 89 degrees 22 minutes 33 seconds West, along the north line of Highnote tract, 81.52 feet to a 3/8" iron rod found for corner;

THENCE, North 00 degrees 21 minutes 08 seconds West, along the north line of a tract of land conveyed to Leland Caldwell according to the deed recorded in Volume 4077, Page 1445, Deed Records of Collin County, Texas, 1428.32 feet to a point for corner in the approximate centerline of said County Road 456;

THENCE, North 89 degrees 49 minutes 40 seconds East, along the approximate centerline of said County Road 456, 1412.51 feet to the POINT OF BEGINNING.

The tract of land herein described contains 81.855 acres of land.

"Not Approved"

Chairman, Planning and Zoning Commission	Date
"Recommended for Approval"	
Chairman, Planning and Zoning Commission	Date
"Approved for Final Plat Preparation"	
Mayor, City of Princeton, Texas	Date

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

LOTS A, B 1-26, BLOCK 1; LOTS A, 1-15, BLOCK 2;
LOTS A, 1-14, BLOCK 3; LOTS A, B, C, D, E, 1-73, BLOCK 4;
LOTS A, 1-14, BLOCK 5; LOTS A, 1-31, BLOCK 6;
1-20, BLOCK 7; LOTS 1-30, BLOCK 8;
LOTS 1-30, BLOCK 9; LOTS 1-30, BLOCK 10;
AND LOTS A, 1-15, BLOCK 11;

PRINCETON ESTATES

BEING 81.855 ACRES OF LAND IN THE JOHN SNYDER SURVEY, ABSTRACT NUMBER 865, CITY OF PRINCETON, COLLIN COUNTY, TEXAS

PREPARED JULY, 2017
REVISED DECEMBER, 2017

HCE Hickman Consulting Engineers, Inc.

3094 County Road 1024
Farmersville, Texas 75442
Ph (972)784-2499 • Fax (972)793-8654

Engineers Planners
Texas Registered Engineering Firm F-12172

NOTE:
THIS PLAT IS FOR PRELIMINARY REVIEW BY THE CITY OF PRINCETON AND SHALL NOT BE RECORDED FOR RECORD FOR ANY REASON

OWNER/DEVELOPER:
JDI INVESTORS, LP
1900 PRESTON ROAD, SUITE 267-88
PLANO, TX. 75093-3604

NOTES:

ALL STREETS WILL BE CONCRETE PAVING AND MEET CITY OF PRINCETON REQUIREMENTS.

PROPERTY IS LOCATED WITHIN THE CITY OF PRINCETON.

EASEMENTS MAY BE CHANGED BASED ON FINAL DESIGN.

ALL IMPROVEMENTS WILL COMPLY WITH CURRENT CITY OF PRINCETON RULES AND REGULATIONS.

LOT WIDTHS ARE MEASURED AT A 25' FRONT BUILDING LINE.

NO DIRECT RESIDENTIAL DRIVEWAY ACCESS WILL BE ALLOWED FOR LOTS ABUTTING BOORMAN LANE AND CR 456.

ALL LOTS SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE FOR THE SUBDIVISION.

ALL OPEN SPACE NON-RESIDENTIAL LOTS AND DETENTION PONDS TO BE MAINTAINED BY THE H.O.A.

LIFT STATION LOT, LOT E, BLOCK 4 OR A PORTION THEREOF, WILL BE DEDICATED TO THE CITY OF PRINCETON. SIZE AND SHAPE OF THE LIFT STATION LOT TO BE DETERMINED AT FINAL PLAT.

JOHN SNYDER SURVEY
ABSTRACT NUMBER 865

Called 25.304 Acres
Zhaoxi Chen & Lisha Shao
Doc. No. 20160809001034410 DRCCCT

Called 1.116 Acres
Leland Caldwell & Barbara Caldwell
Doc. No. 96-0096970 DRCCCT

Called 15 Acres
Lowell V. Highnote
Doc. No. 92-0023813 DRCCCT

Called 16.011 Acres
White Elephant Estates
Doc. No. 20160212000167550 DRCCCT

LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET
1	1	7,542	1	7	7,906
2	1	6,050	2	7	7,100
3	1	6,050	3	7	6,930
4	1	6,050	4	7	6,050
5	1	6,050	5	7	6,050
6	1	6,050	6	7	6,050
7	1	6,050	7	7	6,050
8	1	6,050	8	7	6,050
9	1	6,050	9	7	6,050
10	1	6,050	10	7	6,050
11	1	6,800	11	7	6,050
12	1	7,855	12	7	6,050
13	1	12,749	13	7	6,050
14	1	7,494	14	7	6,050
15	1	6,167	15	7	6,050
16	1	6,050	16	7	6,050
17	1	6,050	17	7	6,050
18	1	6,050	18	7	6,050
19	1	6,050	19	7	6,050
20	1	6,050	20	7	7,018

LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET
21	1	6,875	1	8	7,288
22	1	6,875	2	8	6,050
23	1	6,050	3	8	6,050
24	1	6,735	4	8	6,050
25	1	7,762	5	8	6,050
26	1	11,801	6	8	6,050
1	2	7,800	7	8	6,050
2	2	6,270	8	8	6,050
3	2	6,270	9	8	6,050
4	2	6,270	10	8	6,050
5	2	6,270	11	8	6,050
6	2	6,270	12	8	6,050
7	2	7,939	13	8	6,050
8	2	7,350	14	8	6,050
9	2	7,315	15	8	7,288
10	2	7,315	16	8	7,288
11	2	7,315	17	8	6,050
12	2	8,957	18	8	6,050
13	2	6,050	19	8	6,050
14	2	6,050	20	8	6,050
15	2	6,638	21	8	6,050
			22	8	6,050
			23	8	6,050
			24	8	6,050
			25	8	6,050
			26	8	6,050
			27	8	6,050
			28	8	6,050
			29	8	6,050
			30	8	7,288

LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET
1	3	9,192	1	9	7,288
2	3	7,708	2	9	6,050
3	3	8,935	3	9	6,050
4	3	7,278	4	9	6,050
5	3	6,738	5	9	6,050
6	3	6,383	6	9	6,050
7	3	6,366	7	9	6,050
8	3	6,050	8	9	6,050
9	3	6,050	9	9	6,050
10	3	6,875	10	9	6,050
11	3	6,050	11	9	6,050
12	3	6,226	12	9	6,050
13	3	7,076	13	9	6,050
14	3	8,661	14	9	6,050

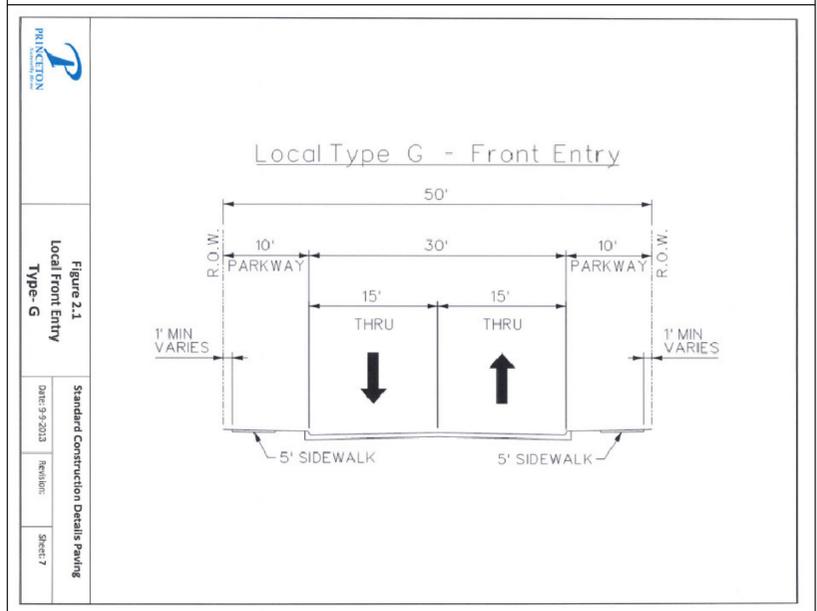
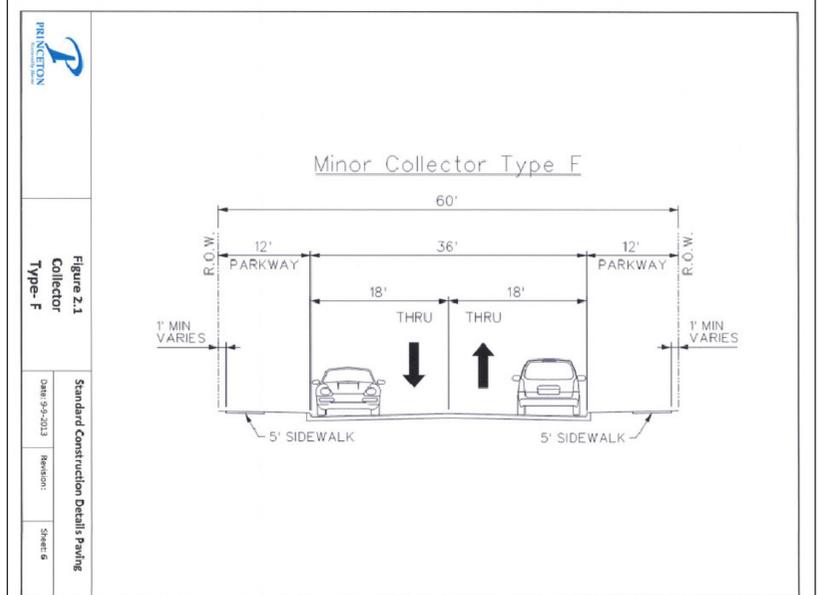
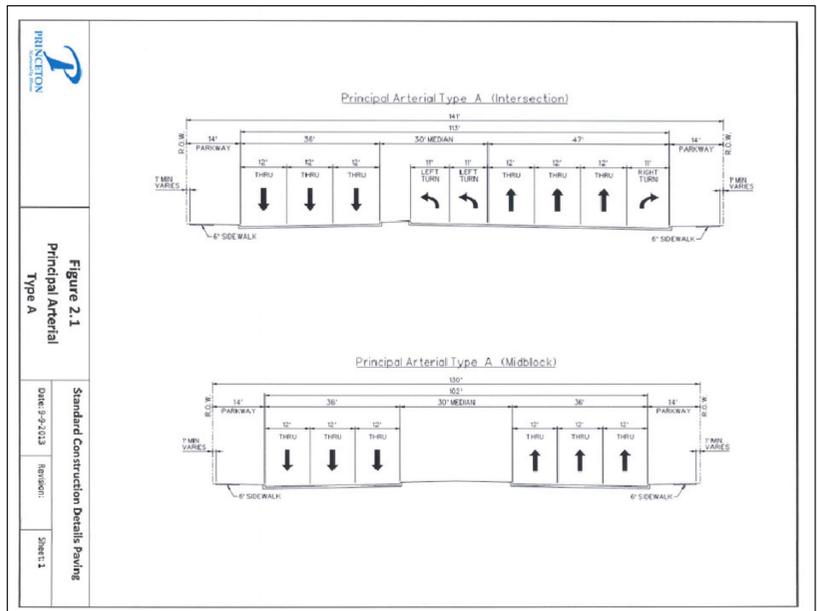
LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET
1	4	6,555	1	9	6,050
2	4	6,321	2	9	6,050
3	4	6,321	3	9	6,050
4	4	6,321	4	9	6,050
5	4	6,321	5	9	6,050
6	4	6,321	6	9	6,050
7	4	8,571	7	9	6,050
8	4	6,225	8	9	6,050
9	4	6,225	9	9	6,050
10	4	6,225	10	9	6,050
11	4	6,225	11	9	6,050
12	4	6,225	12	9	6,050
13	4	6,225	13	9	6,050
14	4	6,360	14	9	6,050
15	4	6,417	15	9	6,050
16	4	6,267	16	9	6,050
17	4	6,266	17	9	6,050
18	4	6,291	18	9	6,050
19	4	7,768	19	9	6,050
20	4	6,186	20	9	6,050
21	4	7,026	21	9	6,050
22	4	6,186	22	9	7,288
23	4	7,026			
24	4	6,186			
25	4	6,186			
26	4	6,186			
27	4	6,125			
28	4	6,050			
29	4	6,050			
30	4	6,050			
31	4	6,050			
32	4	6,050			
33	4	6,374			
34	4	7,281			
35	4	8,313			
36	4	7,217			
37	4	6,050			
38	4	6,050			
39	4	6,050			
40	4	6,050			
41	4	6,050			
42	4	6,875			
43	4	6,050			
44	4	6,545			
45	4	9,431			
46	4	10,609			
47	4	7,925			
48	4	6,715			
49	4	6,054			
50	4	7,554			
51	4	8,878			
52	4	9,161			
53	4	8,663			
54	4	6,050			
55	4	6,050			
56	4	6,050			
57	4	6,050			
58	4	6,050			
59	4	6,050			
60	4	6,050			
61	4	6,050			
62	4	6,050			
63	4	6,050			
64	4	6,050			
65	4	6,050			
66	4	6,050			
67	4	6,050			
68	4	6,050			
69	4	6,050			
70	4	6,050			
71	4	6,050			
72	4	6,050			
73	4	6,050			

LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET
1	5	7,399	1	10	6,975
2	5	6,137	2	10	6,050
3	5	6,050	3	10	6,050
4	5	6,050	4	10	6,050
5	5	6,050	5	10	6,050
6	5	6,050	6	10	6,050
7	5	6,050	7	10	6,875
8	5	6,144	8	10	6,050
9	5	6,463	9	10	6,050
10	5	6,696	10	10	6,050
11	5	6,696	11	10	6,050
12	5	6,696	12	10	6,050
13	5	6,696	13	10	6,050
14	5	7,939	14	10	6,050

LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET
1	6	7,072	1	11	6,586
2	6	6,102	2	11	6,050
3	6	6,050	3	11	6,050
4	6	6,050	4	11	6,050
5	6	6,050	5	11	6,050
6	6	6,875	6	11	6,050
7	6	6,326	7	11	6,050
8	6	6,362	8	11	6,050
9	6	6,632	9	11	6,050
10	6	6,697	10	11	6,050
11	6	6,769	11	11	6,050
12	6	6,821	12	11	6,050
13	6	6,865	13	11	6,050
14	6	6,914	14	11	6,050
15	6	6,967	15	11	6,050
16	6	7,425	16	11	6,875
17	6	6,875			
18	6	6,488			
19	6	6,514			
20	6	6,514			
21	6	6,514			
22	6	6,514			
23	6	6,469			
24	6	6,300			
25	6	6,300			
26	6	6,875			
27	6	6,050			
28	6	6,050			
29	6	6,077			
30	6	6,266			
31	6	7,128			

LOT	BLOCK	SQUARE FEET
1	5	7,399
2	5	6,137
3	5	6,050
4	5	6,050
5	5	6,050
6	5	6,050
7	5	6,050
8	5	6,144
9	5	6,463
10	5	6,696
11	5	6,696
12	5	6,696
13	5	6,696
14	5	7,939

LOT	BLOCK	SQUARE FEET
1	6	7,072
2	6	6,102
3	6	6,050
4	6	6,050
5	6	6,050
6	6	6,875
7	6	6,326
8	6	6,362
9	6	6,632
10	6	6,697
11	6	6,769
12	6	6,821
13	6	6,865
14	6	6,914
15	6	6,967
16	6	7,425
17	6	6,875
18	6	6,488
19	6	6,514
20	6	6,514
21	6	6,514
22	6	6,514
23	6	6,469
24	6	6,300
25	6	6,300
26	6	6,875
27	6	6,050
28	6	6,050
29	6	6,077
30	6	6,266
31	6	7,128



PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

LOTS A, B 1-26, BLOCK 1; LOTS A, 1-15, BLOCK 2;
 LOTS A, 1-14, BLOCK 3; LOTS A, B, C, D, E, 1-72, BLOCK 4;
 LOTS A, 1-14, BLOCK 5; LOTS A, 1-31, BLOCK 6;
 1-20, BLOCK 7; LOTS 1-30, BLOCK 8;
 LOTS 1-30, BLOCK 9; LOTS 1-30, BLOCK 10;
 AND LOTS A, 1-15, BLOCK 11;

PRINCETON ESTATES

BEING 81.855 ACRES OF LAND IN THE JOHN SNYDER SURVEY, ABSTRACT NUMBER 865, CITY OF PRINCETON, COLLIN COUNTY, TEXAS

PREPARED JULY, 2017
 REVISED DECEMBER, 2017

HCE Hickman Consulting Engineers, Inc.

3094 County Road 1024
 Farmersville, Texas 75442
 Ph (972)784-2499 • Fax (972)793-8654

Engineers Planners
 Texas Registered Engineering Firm F-12172

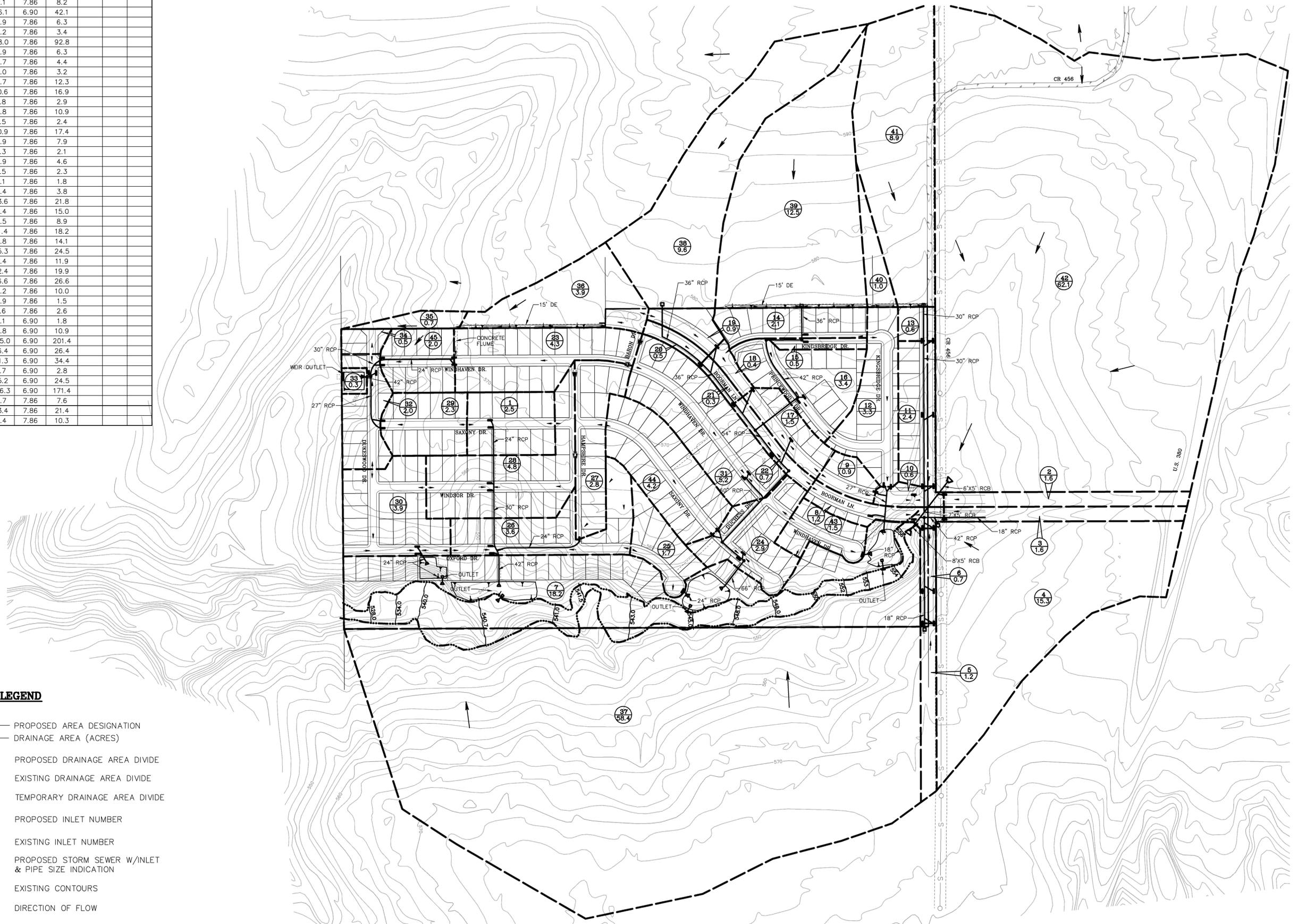
OWNER/DEVELOPER:
 JDI INVESTORS, LP
 1900 PRESTON ROAD, SUITE 267-88
 PLANO, TX. 75093-3604

DRAINAGE CALCULATIONS										
AREA NO.	ACRES	C	Tc	Ls	Qs	L100	Q100	PICK-UP POINTS		
								Inlet 1	Inlet 2	To DA
1	2.49	0.65	15	4.91	7.9	7.86	12.7			
2	1.62	0.65	15	4.91	5.2	7.86	8.3			
3	1.60	0.65	15	4.91	5.1	7.86	8.2			
4	15.26	0.40	20	4.28	26.1	6.90	42.1			
5	1.23	0.65	15	4.91	3.9	7.86	6.3			
6	0.67	0.65	15	4.91	2.2	7.86	3.4			
7	18.16	0.65	15	4.91	58.0	7.86	92.8			
8	1.23	0.65	15	4.91	3.9	7.86	6.3			
9	0.86	0.65	15	4.91	2.7	7.86	4.4			
10	0.63	0.65	15	4.91	2.0	7.86	3.2			
11	2.41	0.65	15	4.91	7.7	7.86	12.3			
12	3.31	0.65	15	4.91	10.6	7.86	16.9			
13	0.57	0.65	15	4.91	1.8	7.86	2.9			
14	2.13	0.65	15	4.91	6.8	7.86	10.9			
15	0.47	0.65	15	4.91	1.5	7.86	2.4			
16	3.41	0.65	15	4.91	10.9	7.86	17.4			
17	1.54	0.65	15	4.91	4.9	7.86	7.9			
18	0.42	0.65	15	4.91	1.3	7.86	2.1			
19	0.89	0.65	15	4.91	2.9	7.86	4.6			
20	0.45	0.65	15	4.91	1.5	7.86	2.3			
21	0.35	0.65	15	4.91	1.1	7.86	1.8			
22	0.74	0.65	15	4.91	2.4	7.86	3.8			
23	4.27	0.65	15	4.91	13.6	7.86	21.8			
24	2.94	0.65	15	4.91	9.4	7.86	15.0			
25	1.74	0.65	15	4.91	5.5	7.86	8.9			
26	3.56	0.65	15	4.91	11.4	7.86	18.2			
27	2.77	0.65	15	4.91	8.8	7.86	14.1			
28	4.80	0.65	15	4.91	15.3	7.86	24.5			
29	2.32	0.65	15	4.91	7.4	7.86	11.9			
30	3.89	0.65	15	4.91	12.4	7.86	19.9			
31	5.21	0.65	15	4.91	16.6	7.86	26.6			
32	1.95	0.65	15	4.91	6.2	7.86	10.0			
33	0.29	0.65	15	4.91	0.9	7.86	1.5			
34	0.50	0.65	15	4.91	1.6	7.86	2.6			
35	0.65	0.40	20	4.28	1.1	6.90	1.8			
36	3.95	0.40	20	4.28	6.8	6.90	10.9			
37	58.39	0.50	20	4.28	125.0	6.90	201.4			
38	9.56	0.40	20	4.28	16.4	6.90	26.4			
39	12.46	0.40	20	4.28	21.3	6.90	34.4			
40	1.00	0.40	15	4.28	1.7	6.90	2.8			
41	8.88	0.40	20	4.28	15.2	6.90	24.5			
42	62.10	0.40	20	4.28	106.3	6.90	171.4			
43	1.49	0.65	15	4.91	4.7	7.86	7.6			
44	4.19	0.65	15	4.91	13.4	7.86	21.4			
45	2.01	0.65	15	4.91	6.4	7.86	10.3			



LEGEND

- PROPOSED AREA DESIGNATION
- DRAINAGE AREA (ACRES)
- PROPOSED DRAINAGE AREA DIVIDE
- EXISTING DRAINAGE AREA DIVIDE
- TEMPORARY DRAINAGE AREA DIVIDE
- PROPOSED INLET NUMBER
- EXISTING INLET NUMBER
- PROPOSED STORM SEWER W/INLET & PIPE SIZE INDICATION
- EXISTING CONTOURS
- DIRECTION OF FLOW



PRELIMINARY DRAINAGE PLAN
 PRINCETON ESTATES
 CITY OF PRINCETON, TEXAS
 JDI INVESTORS LP
 1900 PRESTON RD. STE. 267-88
 PLANO, TEXAS 75093

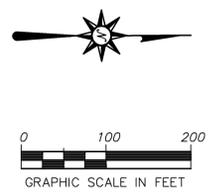
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 DRAWN BY:
 CHK'D BY:
 JOB NO: 00000
 FILE:
 DATE OF SUBMITTAL:

HICKMAN CONSULTING ENGINEERS, INC.
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARK H. HICKMAN, P.E., 78409. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMITTING. 7-12172

REVISION	DESCRIPTION	DATE	BY

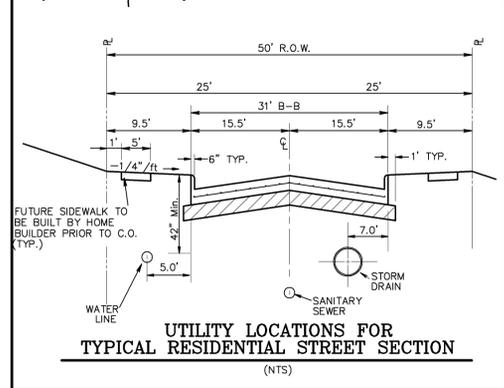
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HCE **Hickman Consulting Engineers, Inc.**
 5440 STATE HIGHWAY 78 S
 P.O. BOX 50
 COPEVILLE, TEXAS 75121
 (972) 784-8499 Fax (972) 783-8654
 E-MAIL: MARK.HICKMAN@GMAIL.COM
 Engineers Planners



LEGEND

- ◆ Proposed Fire Hydrant
- ✕ Proposed Gate Valve
- Proposed 8" Waterline
- ⊕ Proposed Blowoff Valve
- Proposed 8" Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Sanitary Cleanout
- Existing Sanitary Manhole



8" WL TO BE CONSTRUCTED WITH THIS PROJECT IF NOT EXISTING BY THE TIME OF DEVELOPMENT.

21" SS TO BE CONSTRUCTED WITH THIS PROJECT IF NOT EXISTING BY THE TIME OF DEVELOPMENT.

8" WL TO US 360, TO BE CONSTRUCTED WITH THIS PROJECT IF NOT EXISTING BY THE TIME OF DEVELOPMENT.

CONN. TO EX. 6" WL

EX. 6" WL

PROPOSED 8" WL

PRELIMINARY UTILITY PLAN
PRINCETON ESTATES
CITY OF PRINCETON, TEXAS

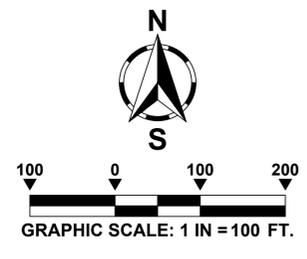
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REVISION	DESCRIPTION	DATE	BY

HCE **Hickman Consulting Engineers, Inc.**
5440 STATE HIGHWAY 78 S
P.O. BOX 60
CORSEVILLE, TEXAS 75121
(972) 764-2489 • Fax (972) 783-8664
E-MAIL: MARKREDDICK@GMAIL.COM
Engineers

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PARK LAND DEDICATION LEGEND:

TOTAL AREA = 7.07 AC



PRINCETON TEXAS

City of Princeton P&Z and City Council Staff Report

PL20190700 – Preliminary Plat Request – being a 12.00 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas., – Cypress Creek Hazelwood Street, LP, – Applicant,- Pape-Dawson Engineers, Inc.,- Engineer.

STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: PD#14
Existing use: None
Lot Size: 12.0 Acres

Direction	Zoning	Existing Land Use
North	C-2	Commercial
East	PD#13	None
South	PD#14	Agricultural
West	SF-E	Single Family



REQUEST

Applicant requests Commission recommend approval of preliminary plat submittal to the City Council request is for subdivision 1 Multifamily Lot containing 188 units

II. PROCESS

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

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

The Commission has the following options:

1. Recommend Approval to City Council of Preliminary Plat PL20190414
2. Recommend Denial to City Council of Preliminary Plat PL20190414

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Preliminary Plat	meeting before the Commission	August 19, 2019
City Council	Preliminary Plat	Meeting before the city council	August 26, 2019

IV. STAFF RECOMMENDATION

Recommend Approval of Preliminary Plat PL20190700 The proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances.



Shawn Fort, Director of Development Services



August 8, 2019

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

RE: Review of the Second Submittal of the Preliminary Plat
Cypress Creek at Hazelwood Street
KHA No. 064536543

Dear Shawn:

We have completed our review of the second submittal of the Preliminary Plat for the above referenced project and recommend approval as submitted.

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

Should you have any questions or comments, please do not hesitate to contact me at 469.301.2580 or by email at joe.helmberger@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Joseph E. Helmberger P.E." with a stylized flourish at the end.

Joseph E. Helmberger, P.E.



DEVELOPMENT APPLICATION

City of Princeton, Texas

20190700



DATE OF PRE-APPLICATION CONFERENCE (required): July 3, 2018

Name of Subdivision or Project:

Application Type	Application Fee*		Application Fee*
<input type="checkbox"/> Land Study/Site Plan	\$ _____	<input checked="" type="checkbox"/> Preliminary Plat (Complete Checklist)	\$ 344
<input type="checkbox"/> Subdivision Const. Plan Review	\$ _____	<input type="checkbox"/> Final Plat (Complete Checklist)	\$ _____
<input type="checkbox"/> Elevation/Facade Plan/Materials Board	\$ _____	<input type="checkbox"/> Amended/Minor Plat	\$ _____
<input type="checkbox"/> Landscape and Irrigation Plan	\$ _____	<input type="checkbox"/> Replat	\$ _____
<input type="checkbox"/> Screening Wall/Fence Plan	\$ _____	TOTAL FEE SUBMITTED	\$ 344

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

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

Physical Location of Property: Approximately 601 E. Hazelwood St. Princeton, Texas 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):
12 acres as defined in the attached deed.
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

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

OWNER'S NAME: Cypress Creek Hazelwood Street LP Phone Number: 512-505-0603
Applicant/Contact Person: Casey Bump Title: Owner's Representative
Company Name: Bonner Carrington
Street/Mailing Address: 901 Mopac Exwy S. Bldg V, Ste 100 City: Austin State: TX Zip: 78746
Phone: (512) 505-0603 Fax: () Email Address: casey@bonnercarrington.com

ENGINEER / REPRESENTATIVE'S NAME: Pape-Dawson Engineers, Inc
Contact Person: Brandon O'Donald, P.E. Title: Vice President
Company Name: Pape-Dawson Engineers, Inc
Street/Mailing Address: 6500 West Fwy., Suite 700 City: Fort Worth State: TX Zip: 76116
Phone: (817) 870-3668 Fax: () Email Address: BODonald@pape-dawson.com

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

SUBMISSIONS. Failure to submit all materials (including full engineer plans, General tree survey, and Traffic Impact Analysis (if applicable) to the City with this application will result in delays in scheduling. Submit **Three (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.

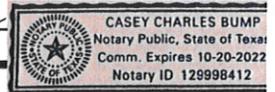
SIGNATURE: [Signature]
 (Letter of authorization required if signature is other than property owner)

Print or Type Name: Donald Sampley, Manager of the General Partner of Cypress Creek Hazelwood Street LP
 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 3 day of July 2019

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the 19 day of July, 2019.

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)

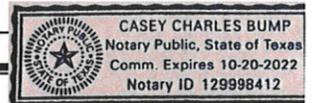
BEFORE ME, a Notary Public, on this day personally appeared Donald Sampley, Manager of Its General Partner, the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; 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)

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the 19 day of July, 2019.

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



Applicant
Initial Below

Submittal Check List

City Use
Initial Below

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

City of Princeton * 123 W. Princeton Drive, Princeton TX 75407
 Office 972-736-6169 * Fax 972-734-2548 development-info@princetontx.us

July 3, 2019

I, Donald Sampley, Manager of the General Partner of Cypress Creek Hazelwood Street LP authorize Casey Bump and Bonner Carington to act on behalf of this partnership in this aforementioned zoning variance request.

Cypress Creek Hazelwood Street LP



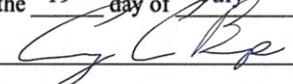
Donald Sampley, Manager of Its General Partner

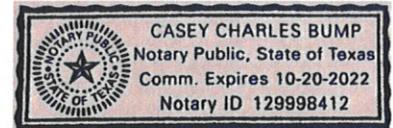
Print or Type Name: Donald Sampley, Manager of the General Partner of Cypress Creek Hazelwood Street LP

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 3 day of July 2019

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the 19 day of July, 2019.

Notary Public in and for the State of Texas: 





July 5, 2019

Mr. Shawn Fort
Director of Development Services
City of Princeton
123 West Princeton Dr
Princeton, Texas 75407

RE: Preliminary Storm Water Management Plan
Project: Cypress Creek Apartments at Hazelwood Street
Pape-Dawson Project Number: 61178-00
Owner: Casey Bump, Cypress Creek Hazelwood Street, LP

Dear Mr. Fort:

Cypress Creek Apartments at Hazelwood Street (CCHS) is a proposed 12-acre multi-family residential development located on the southwest side of East Hazelwood Street (See Exhibit A). The project is located within Zone 'X' of the FEMA FIRM No. 48085C0315J, effective June 2, 2009 (See Exhibit B). This report is intended to serve as a Preliminary Storm Water Management Plan supporting the preliminary plat for the proposed site (See Exhibit C).

All existing drainage areas on-site and to the south will be considered as undeveloped farm land, except for the paving that is Hazelwood, resulting in an overall weighted C-value of 0.34. To calculate the proposed runoff for this site, the 2-yr, 5-yr, 25-yr, and 100-yr events will be used per the City of Princeton Code of Ordinances. For each of these events, the design will mitigate increased flow due to increased impervious area. The overall post-development weighted C-value is calculated at 0.8, which matches the City of Princeton criteria for this type of development.

Currently, the majority of the existing storm runoff travels to a low point along the western boundary and across the adjacent property, eventually flowing to Ticky Creek Tributary 2. The remainder of the runoff flows east through an 18-inch corrugated metal pipe under Hazelwood Street to the borrow ditch. That flow then travels north to a low point near the curve where it turns east across the adjacent property. To maintain predevelopment runoff conditions at the property boundary to the west, the site will have a detention pond in the southwest corner to mitigate for the proposed conditions of CCHS, including over-detainment for the drainage area heading east across Hazelwood. The pond volume also accommodates a portion of the property south of CCHS in its existing condition, as well as the ultimate conditions based on a land plan provided by the owner.

Texas Board of Professional Engineers, Firm Registration #470

Fort Worth | San Antonio | Austin | Houston | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

One Ridgmar Centre | 6500 West Fwy., Suite 700 | Fort Worth, TX 76116 | T: 817.870.3668

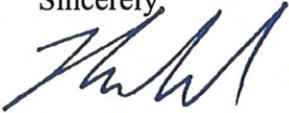
www.Pape-Dawson.com

Mr. Shawn Fort
Cypress Creek at Hazelwood Preliminary SWMP
July 5, 2019
Page 2 of 2

Based on the current topographic information available for the property to the south, 9.3-acres drain to the west and 2.31-acres drain to the east. These areas combine with the CCHS areas of 9.47-acres draining to the west and 2.53-acres draining to the east. Coordination with the adjacent property owners will be done throughout the design process and necessary easements acquired for grading off-site.

If you have any questions or need additional information, please contact me at bodonald@pape-dawson.com or 817-870-3668.

Sincerely,

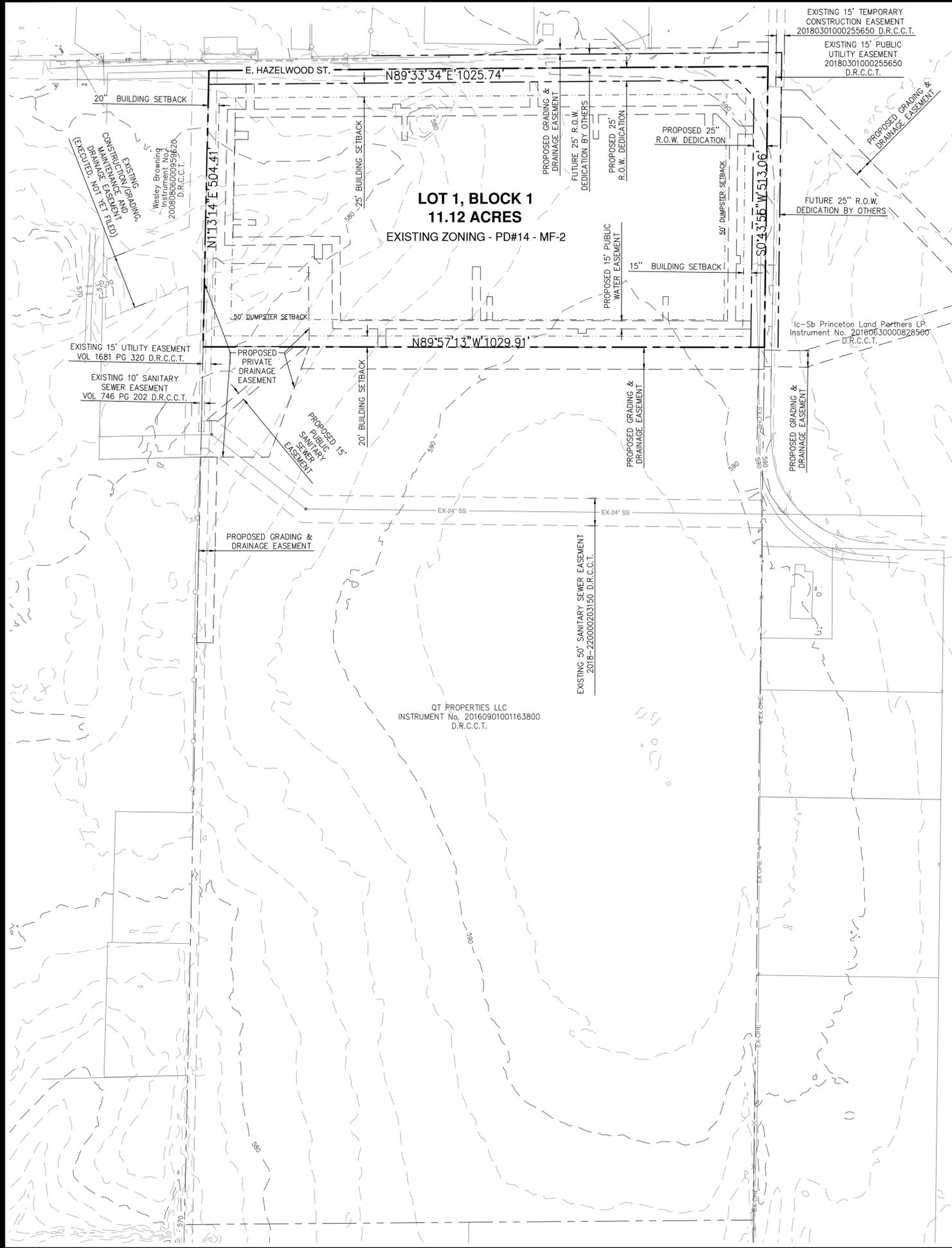


Brandon O'Donald, P.E.
Vice President

Enclosure

CC: Casey Bump, Cypress Creek Hazelwood Street, LP

\\pape-dawson\pd\S\projects\611\78\00\2.0 Design\2.3 Planning\2.3.3 Preliminary Plat\Preliminary ISWM\CCHS - Preliminary ISWM Report.docx



LEGAL DESCRIPTION

BEING A 12.00 ACRE TRACT OF LAND SITUATED IN THE HARDIN WRIGHT SURVEY, ABSTRACT NO. 957, COLLIN COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 50.069 ACRE TRACT OF LAND CONVEYED BY DEED TO QT PROPERTIES LLC, AS RECORDED IN INSTRUMENT NUMBER 20160901001163800, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AN BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND PK NAIL LOCATED IN THE CENTER OF HAZELWOOD STREET, SAID NAIL IS LOCATED AT THE NORTHWEST CORNER OF THIS TRACT OF LAND, ALSO SITUATED AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO WESLEY BROWNING, AS RECORDED IN INST. NO. 20080806000959620 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE N 89° 33'34" E ALONG HAZELWOOD STREET A DISTANCE OF 1025.74', TO A FOUND 1/2" PIPE FOR A CORNER, LOCATED AT THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 00° 43'55" W ALONG HAZELWOOD STREET A DISTANCE OF 513.06', TO A SET P.K. NAIL IN HAZELWOOD STREET, FOR A CORNER;

THENCE N 89° 57'13" WA DISTANCE OF 1029.91', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER SITUATED ON THE EAST LINE OF SAID WESLEY BROWNING TRACT;

THENCE N 01° 13'14" E ALONG SAID BROWNING TRACT, A DISTANCE OF 504.41', WHICH IS THE POINT OF BEGINNING, 12.00 ACRES OF LAND MORE OR LESS.

LAND USE TABLE			
LAND USE	AREA (AC.)	UNITS	DENSITY (UNITS/AC)
R.O.W.	0.88		
MF-2	11.12	188	16.9
TOTAL	12	188	15.7

EASEMENT NOTES:

- ALL PUBLIC EASEMENTS WILL BE DEDICATED FOR THE USE OF THE CITY OF PRINCETON.
- ALL EASEMENTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN AND CHANGES DURING CONSTRUCTION.

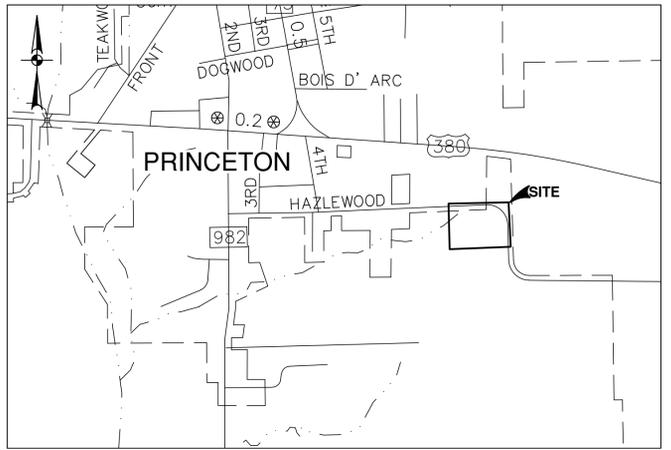
PARKLAND DEDICATION CALCULATION

Based on the unit count and type noted in the table below and our net site area of 11.12 acres, our total parkland dedication requirement is 5.599 acres, per Shawn Fort in an email on May 29, 2019.

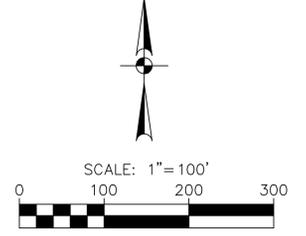
UNIT	UNIT DESCRIPTION	UNIT COUNT	UNIT SQ. FT. W/O PATIO	PATIO SQ. FT.
A1	1BD/1BATH	57	731	56
A1-HC	1BD/1BATH	3	731	56
B1	2BD/2BATH	24	1,116	86
B1-A	2BD/2BATH	8	1,136	86
B1-HC	2BD/2BATH	4	1,136	86
B2	2BD/2BATH	25	1,067	82
B2-A	2BD/2BATH	3	1,111	82
C1	3BD/2BATH	25	1,243	78
C1-2	3BD/2BATH	25	1,243	78
C1-2A	3BD/2BATH	3	1,286	78
C1-HC	3BD/2BATH	3	1,286	78
D1	4BD/2BATH	3	1,394	84
D1-2	4BD/2BATH	3	1,394	84
D1-A	4BD/2BATH	1	1,453	96
D1-HC	4BD/2BATH	1	1,453	96

4,706 acres are proposed to be dedicated as parkland from the site including all onsite open space, amenity areas, pedestrian space, and the portion of the detention pond onsite that is outside of the 100-year water surface elevation (approximately 30% of the total pond area). So the difference of 0.893 acres is subject to the \$1540 fee per LEU fee in lieu of dedication which calculates as:

$(0.893 \text{ acres}) \times (30 \text{ units per acre}) \times (\$1540 \text{ per unit}) = \mathbf{\$41,256.60}$



LOCATION MAP
1"=1000'



NOTES:

THIS PRELIMINARY PLAT IS PART OF WHAT WAS PREVIOUSLY CALLED "TRACT 1" OF INSTRUMENT No. 20160901001163800 AND 11.12-ACRES REMAIN FROM THE 12-ACRE PORTION DESCRIBED IN THE LEGAL DESCRIPTION.

ALL UTILITIES AND INFRASTRUCTURE DEPICTED IN THIS DRAWING ARE PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL 0315J, MAP NO. 48085C0315J, COLLIN COUNTY, DATED JUNE 2, 2009.

TOPOGRAPHIC DATA FROM ON GROUND SURVEY AND TEXAS NATURAL RESOURCES INFORMATION SYSTEM 2009, 2' LIDAR CONTOURS.

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF BRANDON O'DONALD, P.E. #90241 AUGUST 6, 2019. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

OWNER/DEVELOPER
CYPRESS CREEK HAZELWOOD STREET, LP
CONTACT: CASEY BUMP
901 MOPAC EXPRESSWAY SOUTH
BLDG. V, SUITE 100
AUSTIN, TEXAS 78746
(512)220-8000
(512)220-9902
CASEY@BONNERCARRINGTON.COM

ENGINEER
PAPE-DAWSON ENGINEERS, INC.
CONTACT: BRANDON O'DONALD, P.E.
6500 W FREEWAY, SUITE 700
FORT WORTH, TEXAS 76116
(817) 870-3668
BODONALD@PAPE-DAWSON.COM

PRELIMINARY PLAT OF CYPRESS CREEK AT HAZELWOOD STREET

BEING 12.00 ACRES OF LAND SITUATED IN THE HARDIN WRIGHT SURVEY, ABSTRACT NO. 957 CITY OF PRINCETON, COLLIN COUNTY, TEXAS August 2019



FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

"NOT APPROVED"

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

"RECOMMENDED FOR APPROVAL"

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

"APPROVED FOR PREPARATION OF FINAL PLAT"

MAYOR, CITY OF PRINCETON, TEXAS _____ DATE _____

Date: Aug 06, 2019, 3:30pm User ID: mstephenson
File: S:\projects\611780\0315J Design\2.3 Planning\2.3.3 Preliminary Plat\PPC-611780.dwg

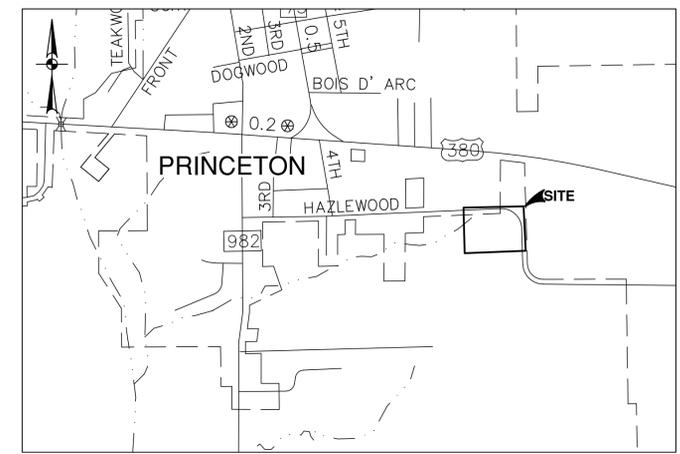
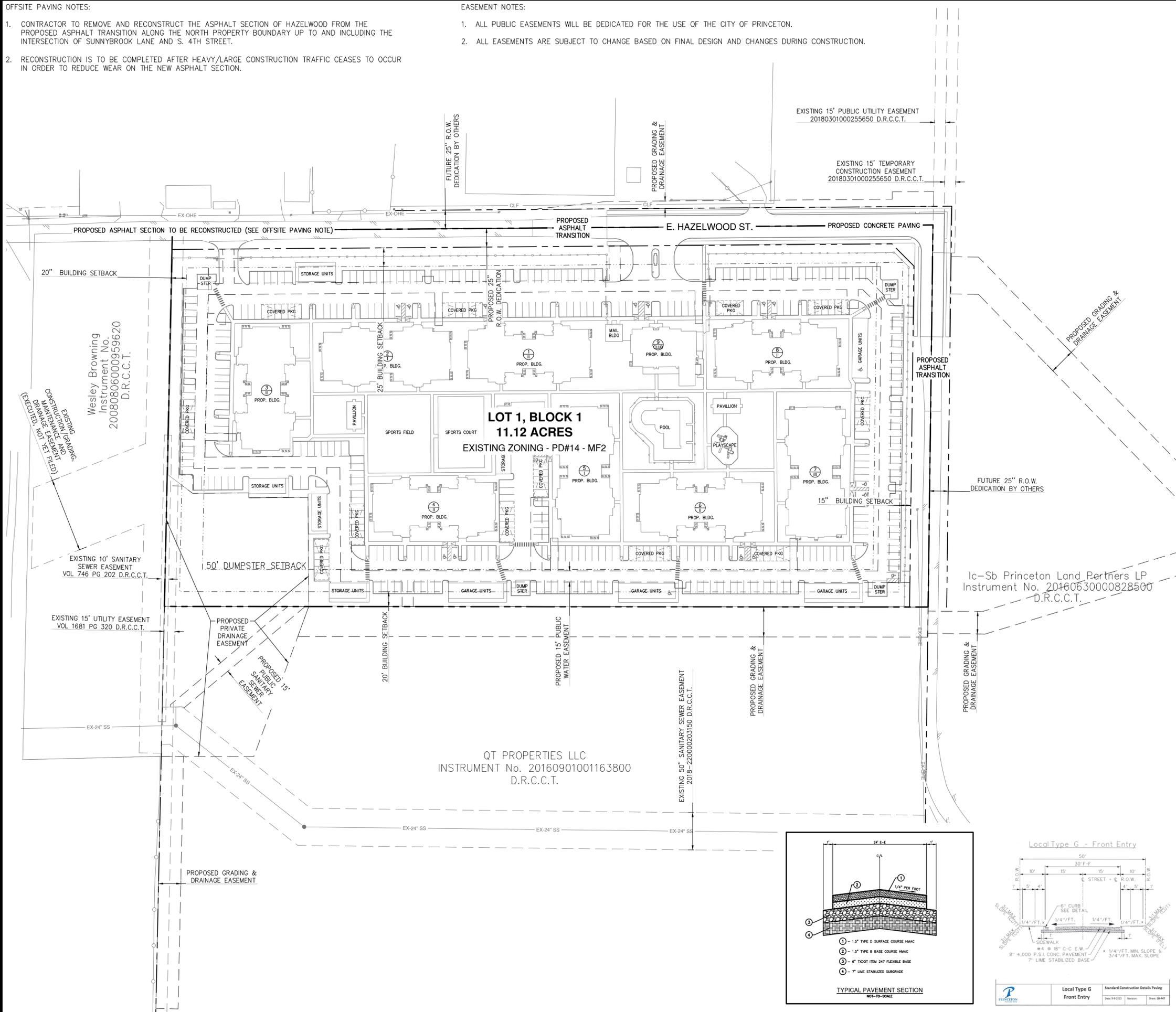
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OFFSITE PAVING NOTES:

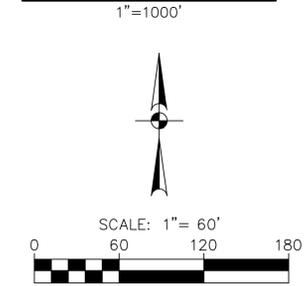
- CONTRACTOR TO REMOVE AND RECONSTRUCT THE ASPHALT SECTION OF HAZELWOOD FROM THE PROPOSED ASPHALT TRANSITION ALONG THE NORTH PROPERTY BOUNDARY UP TO AND INCLUDING THE INTERSECTION OF SUNNYBROOK LANE AND S. 4TH STREET.
- RECONSTRUCTION IS TO BE COMPLETED AFTER HEAVY/LARGE CONSTRUCTION TRAFFIC CEASES TO OCCUR IN ORDER TO REDUCE WEAR ON THE NEW ASPHALT SECTION.

EASEMENT NOTES:

- ALL PUBLIC EASEMENTS WILL BE DEDICATED FOR THE USE OF THE CITY OF PRINCETON.
- ALL EASEMENTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN AND CHANGES DURING CONSTRUCTION.



LOCATION MAP



NOTES:

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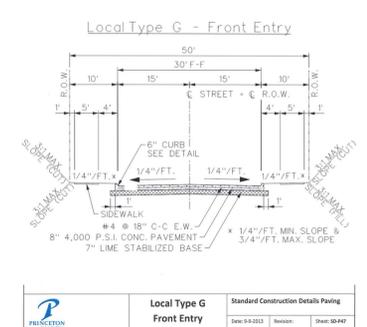
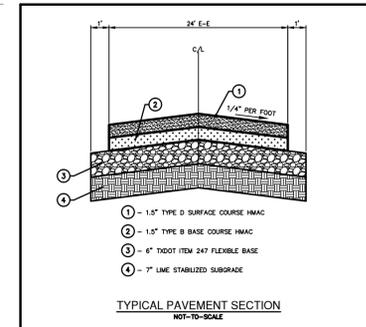
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PRELIMINARY SITE PLAN FOR CYPRESS CREEK AT HAZELWOOD STREET

BEING 12.00 ACRES OF LAND SITUATED IN THE HARDIN WRIGHT SURVEY, ABSTRACT NO. 957 CITY OF PRINCETON, COLLIN COUNTY, TEXAS August 2019

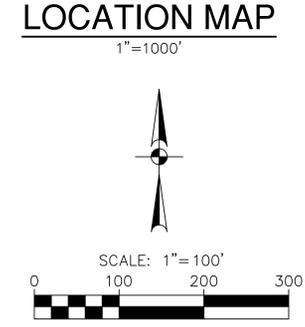
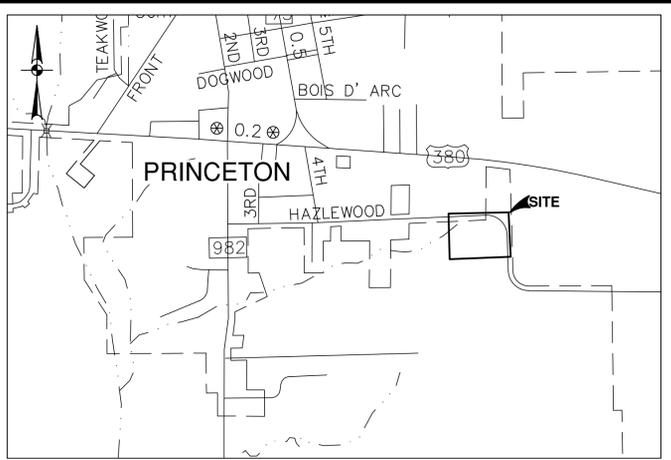
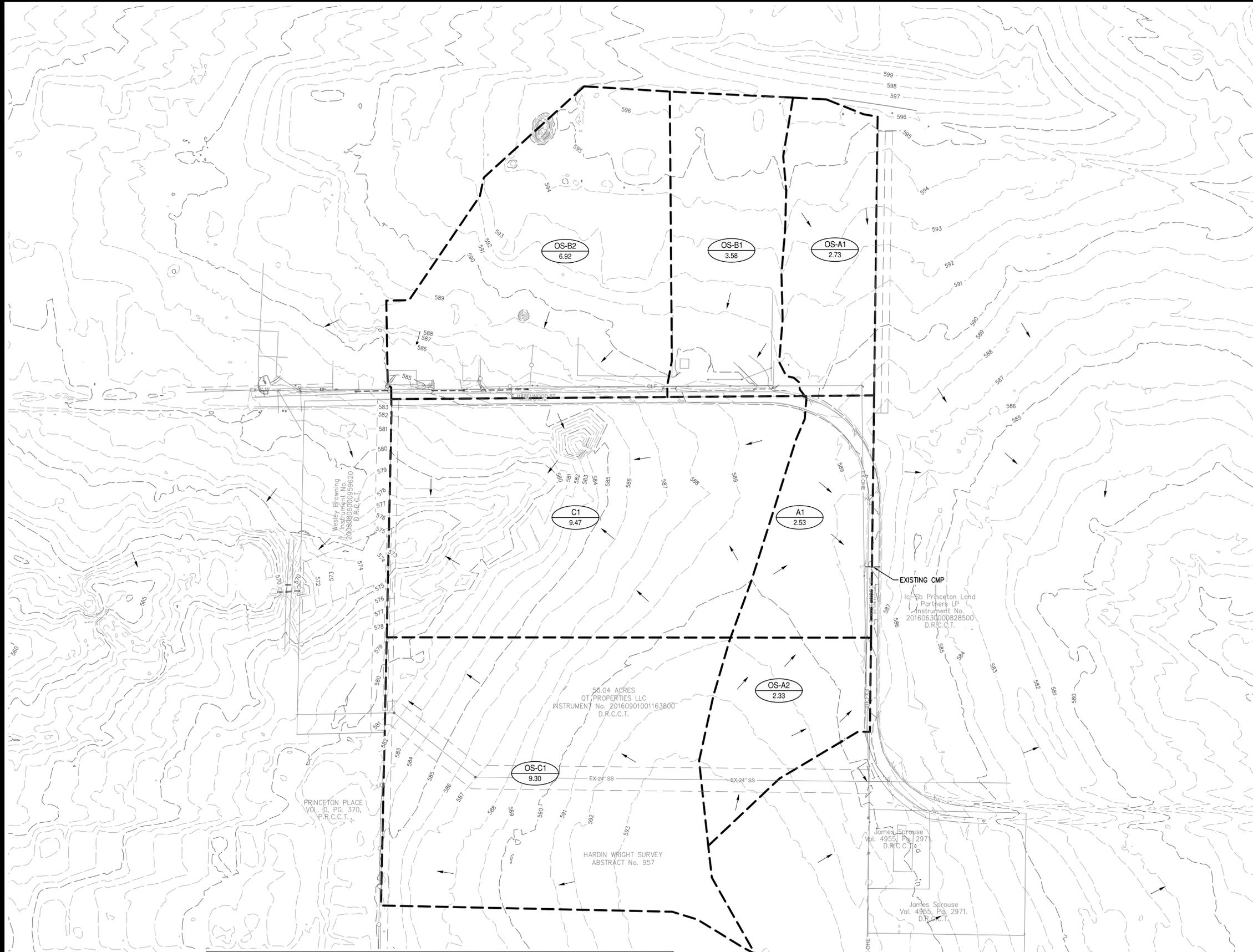


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6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470



Local Type G Front Entry Standard Construction Details Paving Date: 04-2013

Date: Aug 06, 2019, 3:31pm User ID: msstephenson File: S:\Projects\611178\001\001\Design\2.3_Preliminary_Plat_VPMP-6117800.dwg



NOTES:

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LEGEND

- 600 --- EXISTING MAJOR CONTOUR
- 602 --- EXISTING MINOR CONTOUR
- - - - - DRAINAGE AREA
- - - - - EXISTING STORM DRAIN
- ← EXISTING FLOW DIRECTION
- A-1 ○ DRAINAGE AREA
- 1.00 ac. ○ ACRES

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**PRELIMINARY
PRE-DEVELOPMENT CONDITIONS
DRAINAGE AREA MAP
CYPRESS CREEK AT
HAZELWOOD STREET**

BEING 12.00 ACRES OF LAND SITUATED IN THE HARDIN WRIGHT SURVEY, ABSTRACT NO. 957 CITY OF PRINCETON, COLLIN COUNTY, TEXAS
August 2019

PAPE-DAWSON ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS

Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I25 (in/hr)	Q25 (cfs)	I100 (in/hr)	Q100 (cfs)
OS-A1	2.73	0.30	0.82	17	3.75	3.07	4.64	3.80	6.07	4.97	7.44	6.09
A1*	2.53	0.44	1.12	15	4.00	4.48	4.91	5.50	6.42	7.19	7.86	8.80
OS-A2*	2.31	0.41	0.95	18	3.64	3.45	4.51	4.27	5.91	5.60	7.25	6.87
OS-B1*	3.58	0.57	2.03	18	3.64	7.38	4.51	9.14	5.91	11.98	7.25	14.69
OS-B2*	6.92	0.93	6.42	16	3.87	24.85	4.77	30.64	6.24	40.08	7.64	49.07
OS-C1	9.30	0.40	3.72	17	3.75	13.95	4.64	17.24	6.07	22.58	7.44	27.67
C1*	9.47	0.32	3.02	17	3.75	11.31	4.64	13.98	6.07	18.31	7.44	22.43

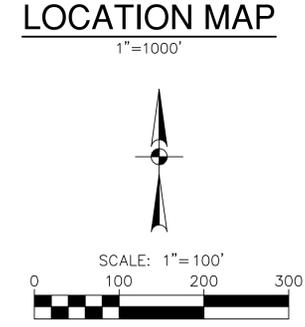
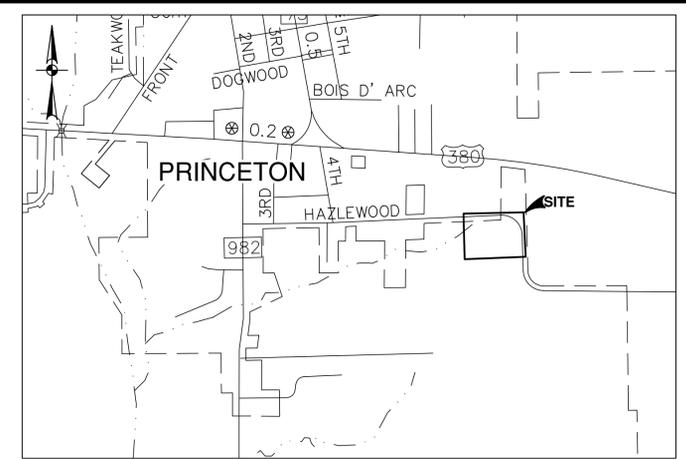
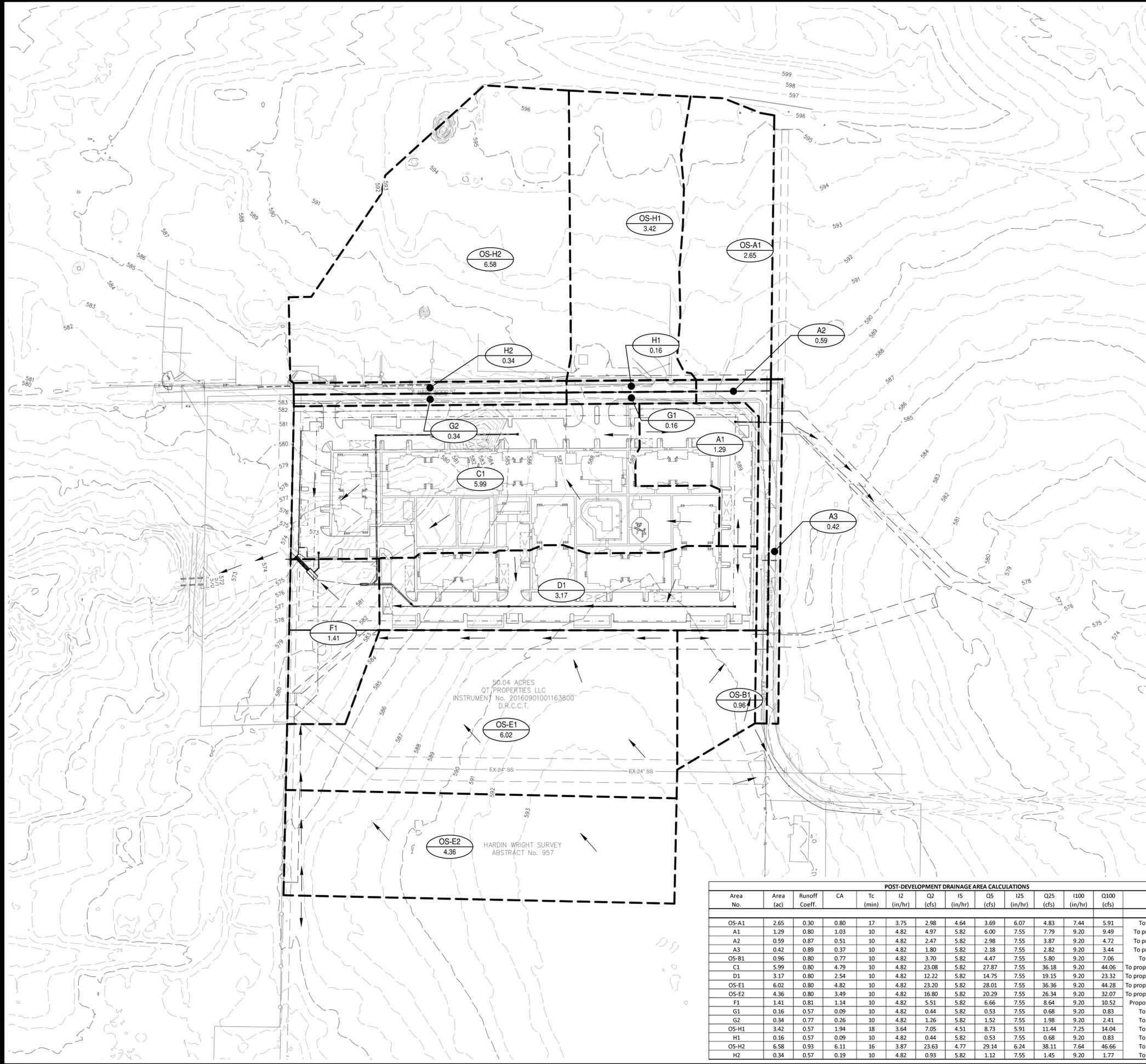
*RUNOFF COEFFICIENT DERIVED FROM COMPOSITE C FACTOR OF EXISTING IMPERVIOUS AND PERVIOUS AREAS

TIME OF CONCENTRATION

Basin	Total Length (ft)	Sheet Flow					Shallow Concentrated					Total Time (min)	
		Length (ft)	Surface	Manning's n	P2 (in)	Slope (ft/ft)	Time (min)	Length (ft)	Surface	Slope (ft/ft)	V (ft/s)		Time (hr)
OS-A1	660	100	Grass	0.15	3.60	0.012	11.3	560	Grass	0.012	1.77	5	17
A1	325	100	Grass	0.15	3.60	0.010	12.4	225	Grass	0.010	1.58	2	15
OS-A2	560	100	Grass	0.15	3.60	0.009	13.0	460	Grass	0.009	1.49	5	18
OS-B1	734	100	Grass	0.15	3.60	0.010	12.4	580	Grass	0.010	1.59	6	18
OS-B2	1,000	100	Grass	0.15	3.60	0.013	11.1	580	Grass	0.013	1.82	5	16
OS-C1	1,020	100	Grass	0.06	3.60	0.004	8.8	920	Grass	0.015	1.98	8	17
C1	820	100	Grass	0.15	3.60	0.014	10.6	720	Grass	0.014	1.93	6	17

Date: Aug 06, 2019, 3:31pm User ID: msstephenson
File: S:\Projects\61178A\00_V.O. Design\2.4_Preliminary\2.4.3_Preliminary_Plot_V.P. - PRE-SD0A - 61178A00.dwg

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- 600 --- EXISTING MAJOR CONTOUR
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- - - - - DRAINAGE AREA
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- PROPOSED FLOW DIRECTION
- A-1 ○ DRAINAGE AREA
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**PRELIMINARY
POST-DEVELOPMENT CONDITIONS
DRAINAGE AREA MAP
CYPRESS CREEK AT
HAZELWOOD STREET**
BEING 12.00 ACRES OF LAND SITUATED IN THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957
CITY OF PRINCETON,
COLLIN COUNTY, TEXAS
August 2019

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS													
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I25 (in/hr)	Q25 (cfs)	I100 (in/hr)	Q100 (cfs)	Comments
OS-A1	2.65	0.30	0.80	17	3.75	2.98	4.64	3.69	6.07	4.83	7.44	5.91	To proposed swale
A1	1.29	0.80	1.03	10	4.82	4.97	5.82	6.00	7.55	7.79	9.20	9.49	To proposed curb inlet
A2	0.59	0.87	0.51	10	4.82	2.47	5.82	2.98	7.55	3.87	9.20	4.72	To proposed curb inlet
A3	0.42	0.89	0.37	10	4.82	1.80	5.82	2.18	7.55	2.82	9.20	3.44	To proposed curb inlet
OS-B1	0.96	0.80	0.77	10	4.82	3.70	5.82	4.47	7.55	5.80	9.20	7.06	To proposed swale
C1	5.99	0.80	4.79	10	4.82	23.08	5.82	27.87	7.55	36.18	9.20	44.06	To proposed detention pond
D1	3.17	0.80	2.54	10	4.82	12.22	5.82	14.75	7.55	19.15	9.20	23.32	To proposed detention pond
OS-E1	6.02	0.80	4.82	10	4.82	23.20	5.82	28.01	7.55	36.36	9.20	44.28	To proposed detention pond
OS-E2	4.36	0.80	3.49	10	4.82	16.80	5.82	20.29	7.55	26.34	9.20	32.07	To proposed detention pond
F1	1.41	0.81	1.14	10	4.82	5.51	5.82	6.66	7.55	8.64	9.20	10.52	Proposed detention pond
G1	0.16	0.57	0.09	10	4.82	0.44	5.82	0.53	7.55	0.68	9.20	0.83	To proposed swale
G2	0.34	0.77	0.26	10	4.82	1.26	5.82	1.52	7.55	1.98	9.20	2.41	To proposed swale
OS-H1	3.42	0.57	1.94	18	3.64	7.05	4.51	8.73	5.91	11.44	7.25	14.04	To proposed swale
H1	0.16	0.57	0.09	10	4.82	0.44	5.82	0.53	7.55	0.68	9.20	0.83	To proposed swale
OS-H2	6.58	0.93	6.11	16	3.87	23.63	4.77	29.14	6.24	38.11	7.64	46.66	To proposed swale
H2	0.34	0.57	0.19	10	4.82	0.93	5.82	1.12	7.55	1.45	9.20	1.77	To proposed swale

PAPE-DAWSON ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

Date: Aug 06, 2019, 3:32pm User ID: mstephenson
File: S:\Projects\61178\00_V.O. Design\2.4_Preliminary\2.4.3_Preliminary_Plot_VP-POST-SPOA-6117800.dwg

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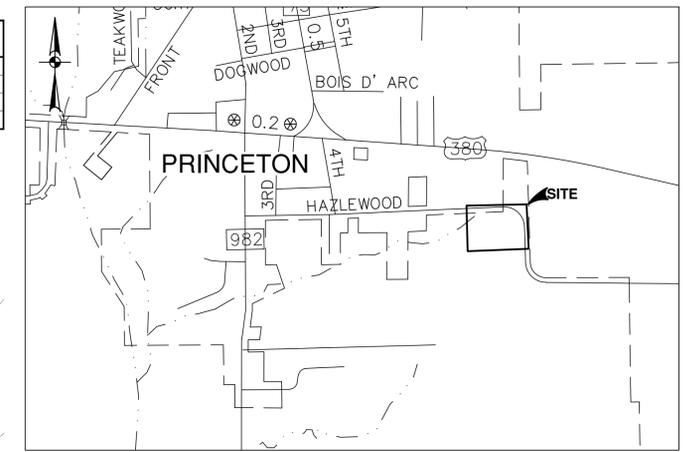
EASEMENT NOTES:

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Table 4 Post-Development Required Detention Volume (Vreq)

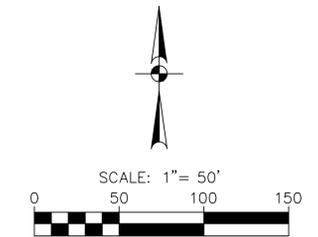
Storm Event	Basin	Area (ac)	Tc (min)	C	Qa (cfs)	Td (min)	Vprelim (cu ft)	P180 (in)	Ptd (in)	Vreq (cu ft)	Vreq (ac-ft)
2-yr	Post	20.95	10	0.8	28.15	34.01	50,287	2.31	1.42	81,600	1.87
5-yr	Post	20.95	10	0.8	34.80	38.55	66,475	3.06	1.90	107,000	2.46
25-yr	Post	20.95	10	0.8	45.57	42.03	92,138	4.24	2.62	149,200	3.43
100-yr	Post	20.95	10	0.8	55.85	44.19	116,743	5.42	3.32	190,500	4.37

Detention calculations in Table 4 from Section 1.5.2 of Hydrology ISWM Manual.



LOCATION MAP

1"=1000'



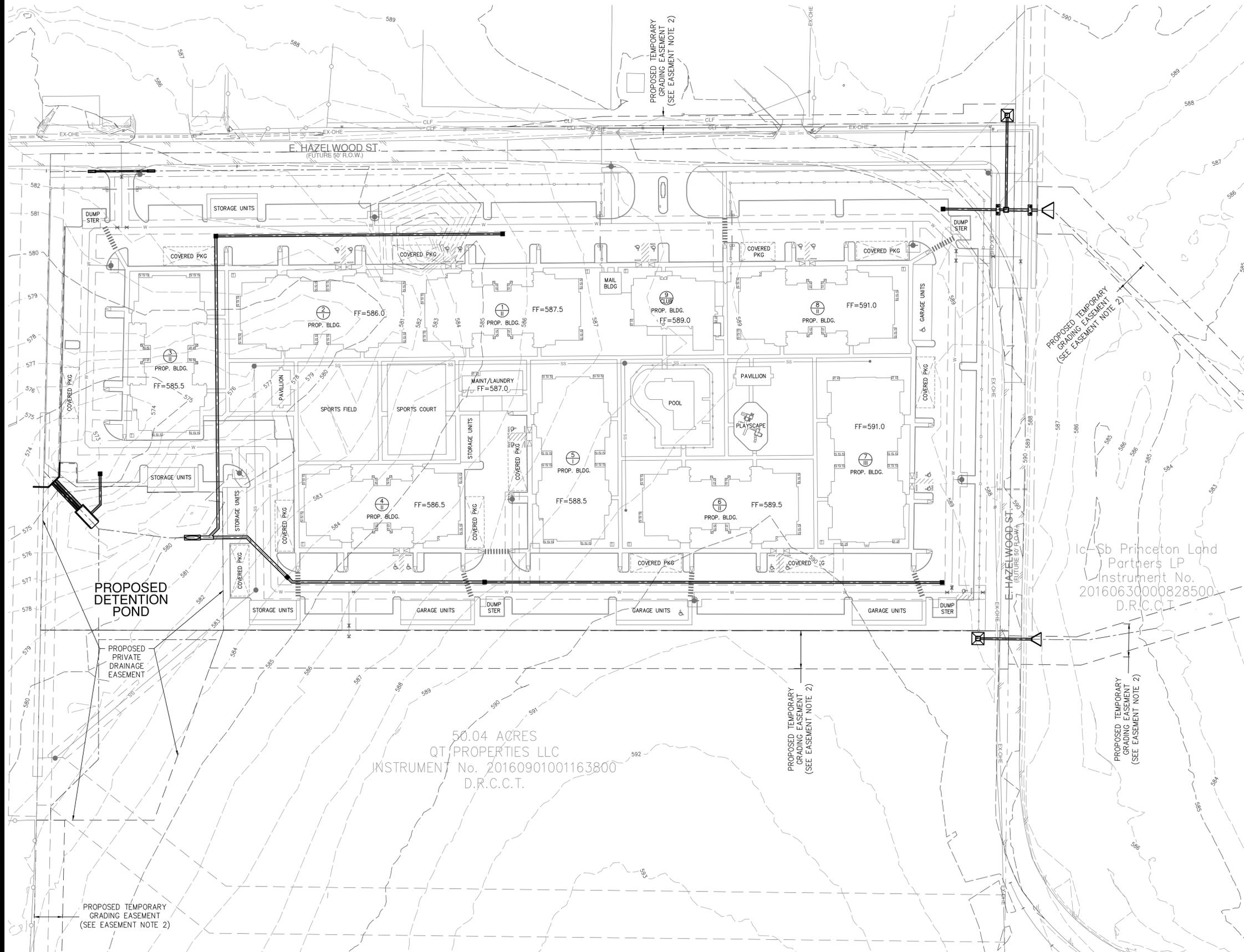
LEGEND

- 600 --- EXISTING MAJOR CONTOUR
- 602 --- EXISTING MINOR CONTOUR
- - - - - EXISTING STORM DRAIN LINE
- - - - - PROPOSED STORM DRAIN LINE
- ■ --- PROPOSED 3'x3' GRATE INLET
- □ --- PROPOSED DROP INLET
- ▽ --- PROPOSED HEADWALL
- ▨ --- PROPOSED RIPRAP

NOTES:

ALL UTILITIES AND INFRASTRUCTURE DEPICTED IN THIS DRAWING ARE PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN.

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF BRANDON O'DONALD, P.E. #90241 AUGUST 6, 2019. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.



1c-Sb Princeton Land Partners LP
Instrument No. 20160630000828500
D.R.C.C.T.

50.04 ACRES
QT PROPERTIES LLC
INSTRUMENT No. 20160901001163800
D.R.C.C.T.

PRELIMINARY
STORM SEWER LAYOUT
CYPRESS CREEK AT
HAZELWOOD STREET

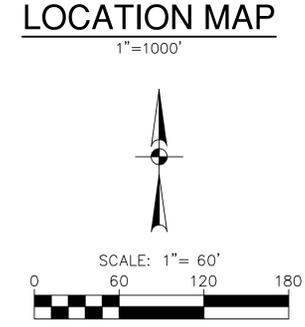
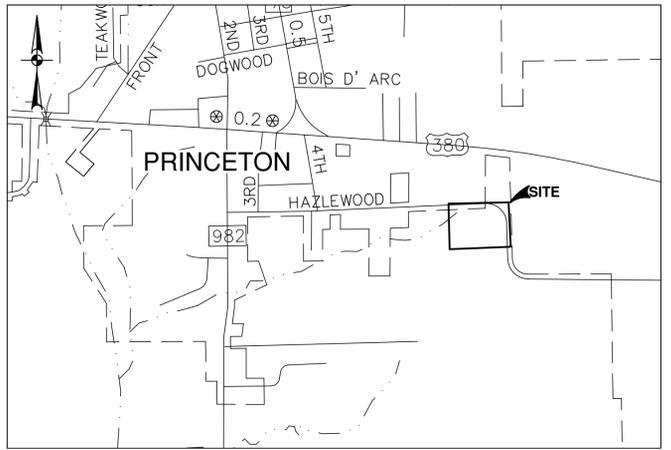
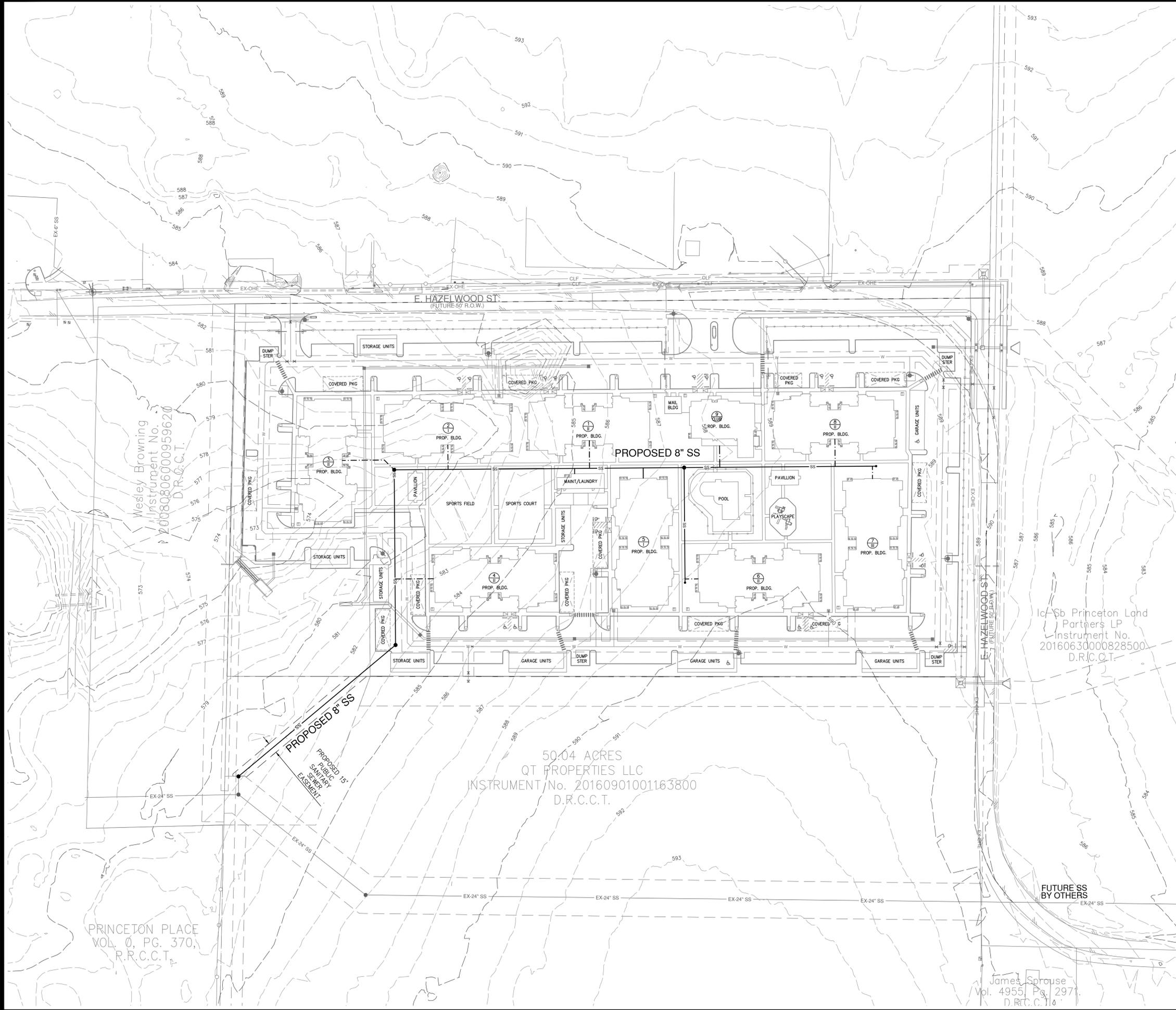
BEING 12.00 ACRES OF LAND SITUATED IN THE HARDIN WRIGHT SURVEY, ABSTRACT NO. 957 CITY OF PRINCETON, COLLIN COUNTY, TEXAS August 2019



FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

Date: Aug 06, 2019, 3:32pm User ID: mstephenson
File: S:\Projects\611780\00_V.O. Design\2.3_Preliminary\2.3.1_Preliminary Plot_VP50-6117800.dwg

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LEGEND

---	600	---	EXISTING MAJOR CONTOUR
---	602	---	EXISTING MINOR CONTOUR
---	EX-SS	---	EXISTING SANITARY SEWER LINE
---	SS	---	PROPOSED SANITARY SEWER LINE
●		---	PROPOSED SANITARY SEWER MANHOLE
---		---	PROPOSED SANITARY SEWER CLEANOUT
---		---	PROPOSED SANITARY SEWER SERVICE

- NOTES:**
- ALL UTILITIES AND INFRASTRUCTURE DEPICTED IN THIS DRAWING ARE PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN.
- EASEMENT NOTES:**
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**PRELIMINARY
SANITARY SEWER LAYOUT
CYPRESS CREEK AT
HAZELWOOD STREET**
BEING 12.00 ACRES OF LAND SITUATED IN THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957
CITY OF PRINCETON,
COLLIN COUNTY, TEXAS
August 2019

**PAPE-DAWSON
ENGINEERS**

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6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

Wesley Browning
Instrument No. 20080806000959620
D.R.C.C.T.

1c-Sb Princeton Land
Partners LP
Instrument No. 20160630000828500
D.R.C.C.T.

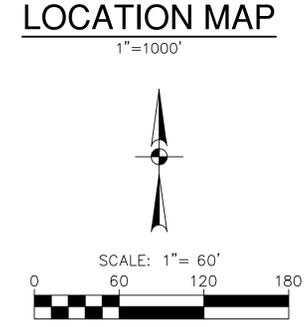
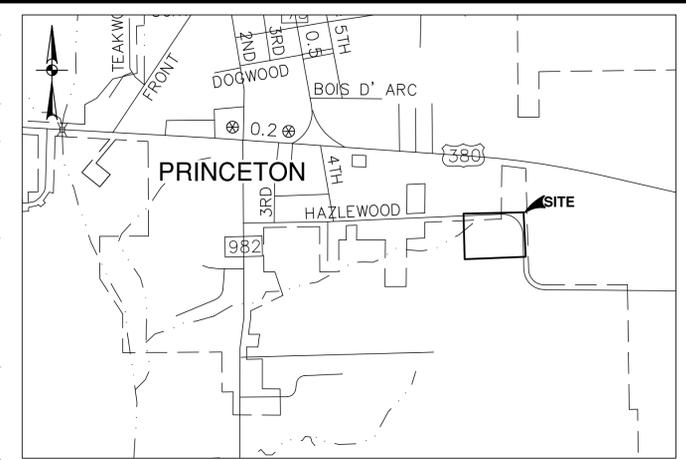
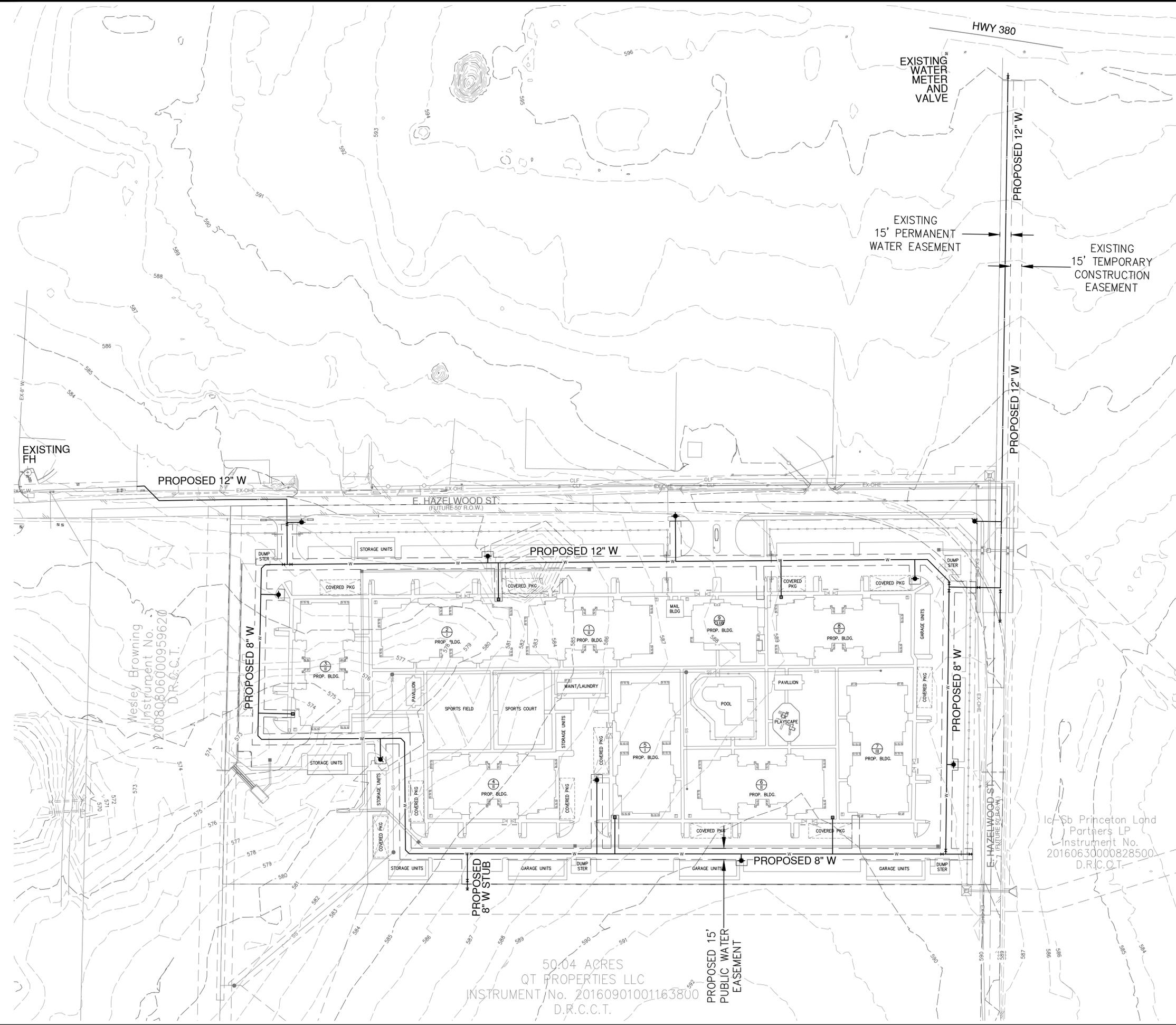
50.04 ACRES
QT PROPERTIES LLC
INSTRUMENT No. 20160901001163800
D.R.C.C.T.

PRINCETON PLACE
VOL. 0, PG. 370,
P.R.C.C.T.

James Sprouse
Vol. 4955, Pg. 297,
D.R.C.C.T.

Date: Aug 06, 2019, 3:33pm User ID: mstephenson
File: S:\projects\611780\00\2.0 Design\2.4 Prelim\2.4.3 Preliminary Plan\PPSS-6117800.dwg

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LEGEND

---	600	---	EXISTING MAJOR CONTOUR
---	602	---	EXISTING MINOR CONTOUR
-W-		-W-	EXISTING WATER LINE
⊕		⊕	EXISTING FIRE HYDRANT
⊕		⊕	EXISTING WATER VALVE
-W-		-W-	PROPOSED WATER LINE
⊕		⊕	PROPOSED 2" WATER METER
⊕		⊕	PROPOSED FIRE HYDRANT
⊕		⊕	PROPOSED GATE VALVE
⊕		⊕	PROPOSED PLUG
⊕		⊕	PROPOSED REDUCER

NOTES:

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**PRELIMINARY WATER LAYOUT
CYPRESS CREEK AT
HAZELWOOD STREET**

BEING 12.00 ACRES OF LAND SITUATED IN THE HARDIN WRIGHT SURVEY, ABSTRACT NO. 957 CITY OF PRINCETON, COLLIN COUNTY, TEXAS August 2019

1c-5b Princeton Land Partners LP Instrument No. 20160630000828500 D.R.C.C.T.

50.04 ACRES
QT PROPERTIES LLC
INSTRUMENT/No. 20160901001163800
D.R.C.C.T.



FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

Date: Aug 06, 2019, 3:33pm User ID: msstephenson
Title: S:\projects\611178\001\2.0 Design\2.3 Preliminary\Plot\PPMT-6117900.dwg

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PRINCETON TEXAS

City of Princeton P&Z and City Council Staff Report

FP20180473 – Final Plat – (Winchester Phase 1), 45.43 acres of land in the Hardin Wright Survey, Abstract No. 957 City of Princeton, Collin County, TX, – DR Horton, Ltd., Applicant – Texas Development Services, LLC., Engineer/Representative.

STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: PD#11
Existing use: Single Family Residential
Lot Size: 45.43 Acres

Direction	Zoning	Existing Land Use
North	M-1	Business Park
East	PD#11	Single Family
South	PD#11	Single Family
West	PD#11	Single Family



REQUEST

Applicant requests Commission recommend approval of final plat submittal to the City Council. Request is for subdivision of 184 single family residential lots & 5 HOA Lots.

II. PROCESS

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

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

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

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

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

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

The Commission has the following options:

- 1. Recommend Approval to City Council of Final Plat FP20180473
- 2. Recommend Denial to City Council of Final Plat FP20180473

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Final Plat	Meeting before the commission	August 19, 2019

City Council	Final Plat	Meeting before the City Council	August 26, 2019
--------------	------------	---------------------------------	--------------------

IV. STAFF RECOMMENDATION

Recommend Approval of Final Plat FP20180473 The proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances.



Shawn Fort, Director of Development Services



PRINCETON

TEXAS

DEVELOPMENT APPLICATION City of Princeton, Texas

Office Use Only: Date Received: ZC. #:

DATE OF PRE-APPLICATION CONFERENCE (required): REQUIRED

Name of Subdivision or Project:

Table with columns: Application Type, Application Fee*, Application Fee*. Includes rows for Land Study/Site Plan, Subdivision Const. Plan Review, Amended/Minor Plat, Preliminary Plat, Final Plat, and Replat. Total Fee Submitted: \$1475.00 (handwritten 1460.75).

Physical Location of Property: Southeast corner of Beachamps abd CR 400 (Myric Lane)

Brief Legal Description of Property (must also attach accurate metes and bounds description): part of Abst A0957 Hardin Wright Survey, Blk %, Tract 64

Acreage: 45.43 ac Existing Zoning: PD Requested Zoning: [Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: D.R. Horton - Texas, LTD Phone Number: 214-607-4244 Applicant/Contact Person: Daivd Booth Title: Vice President Company Name: D.R. Horton - Texas, LTD Street/Mailing Address: 4306 Miller Road City: Rowlett State: TX Zip: 76088

ENGINEER / REPRESENTATIVE'S NAME: Texas Developemtn Services, LLC Contact Person: Brian Umberger, P.E. Title: President Company Name: Texas Development Services, LLC Street/Mailing Address: 4888 Pecan Place Drive City: McKinney State: TX Zip: 75071 Phone: (469) 964-5721 Email Address: bumberger@tx-dev.com

ALL APPLICATIONS MUST BE COMPLETE AND REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Incomplete submittals will not be accepted. SUBMISSIONS. Submit One (1) FOLDED Copies of Plans and Surveys 24"x36" Prints [1"=100' scale] + One (1) 11X17, One (1) PDF File on CD to the Development Department with the submittal. NOTICE OF PUBLIC RECORDS. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

****READ BEFORE SIGNING BELOW:**

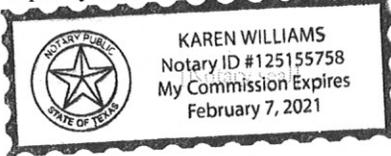
By signing this application, staff is granted access to your property to perform work related to your case.

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

SIGNATURE: David Booth
(Letter of authorization required if signature is other than property owner)

Print or Type Name: David Booth

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the
Capacity therein stated. Given under my hand and seal of office on this 31st day of July, 2019



SUBSCRIBED AND SWORN TO before me, this the 31st day of July, 2019
Notary Public in and for the State of Texas: Karen Williams

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

STATE OF TEXAS)
COUNTY OF COLLIN)

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

**Owner / Agent (circle one)

[Notary seal]

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

Applicant

Initial Below

Submittal Check List

City Use

Initial Below

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

LOT 1, BLOCK C
PRINCETON BUSINESS PARK
VOLUME 2017, PAGE 737
P.R.C.C.T.

LOT 2, BLOCK C
PRINCETON BUSINESS PARK
VOLUME 2017, PAGE 737
P.R.C.C.T.

LOT 1, BLOCK B
PRINCETON BUSINESS PARK
VOLUME 2017, PAGE 737
P.R.C.C.T.

CORPORATE
DRIVE

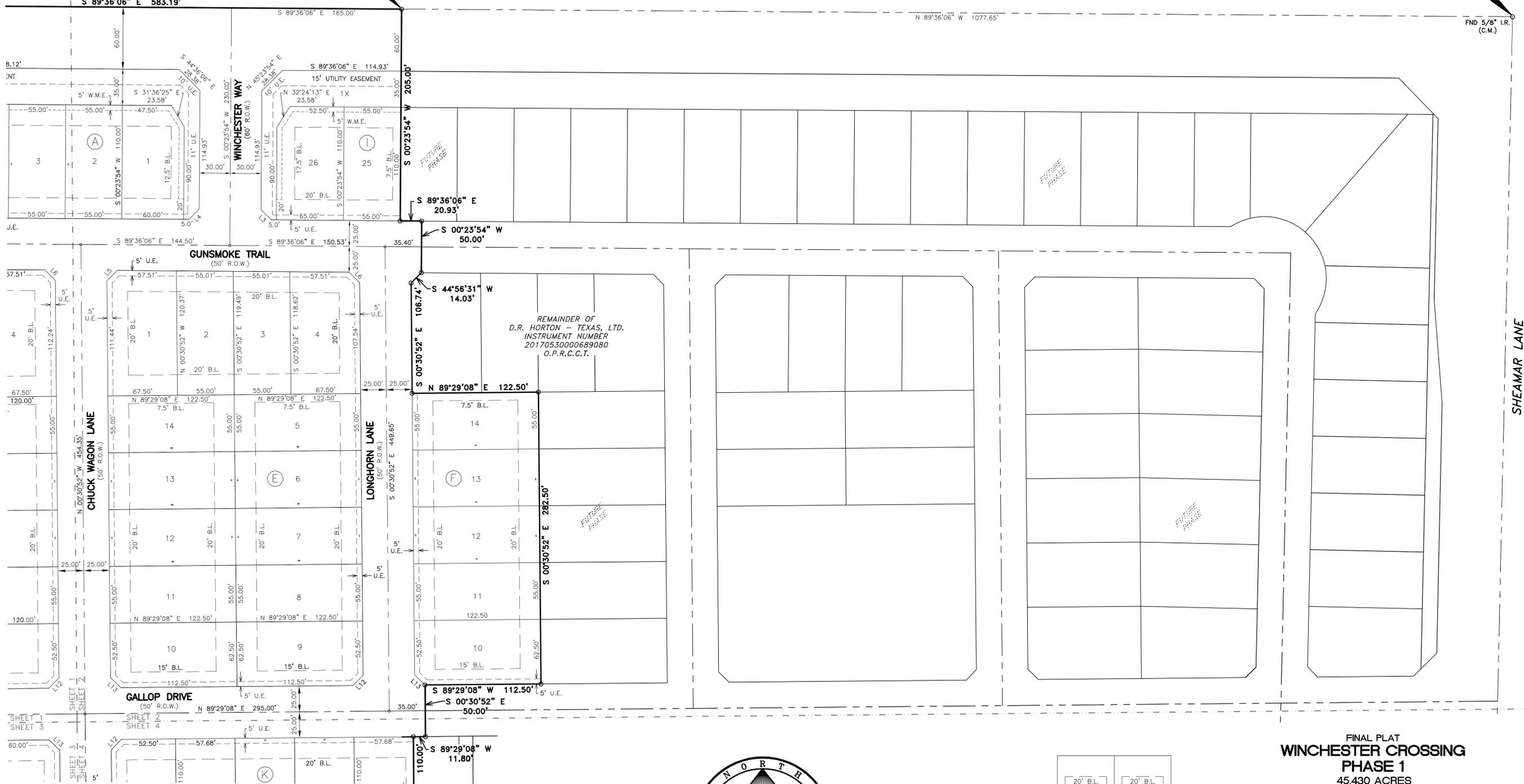
MYRICK LANE
(COUNTY ROAD 400)

POINT OF
COMMENCING

BASIS OF BEARINGS
VOLUME 2017, PAGE 737
S 89°36'06" E 583.19'

POINT OF
BEGINNING

FND 5/8" I.R.
(C.M.)

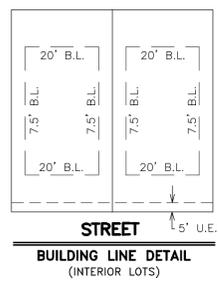
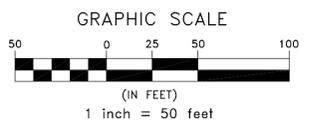
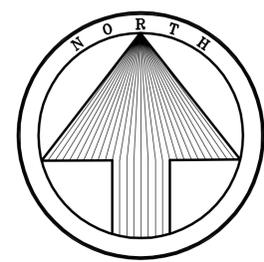


SHEAMAR LANE
(COUNTY ROAD 447)

- LEGEND**
- B.L. = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 - P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
 - U.E. = UTILITY EASEMENT
 - W.M.E. = WALL MAINTENANCE EASEMENT
 - = STREET NAME CHANGE

NOTE
ALL CORNERS ARE MONUMENTED BY A 1/2" IRON ROD WITH A BLUE CAP STAMPED "HINE THOMPSON" UNLESS OTHERWISE NOTED.

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
WINCHESTER CROSSING
PHASE 1

45.430 ACRES
184 RESIDENTIAL LOTS
5 HOA LOTS
HARDIN WRIGHT SURVEY, ABSTRACT NUMBER 957
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

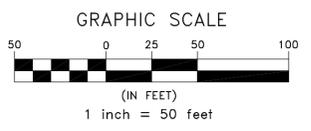
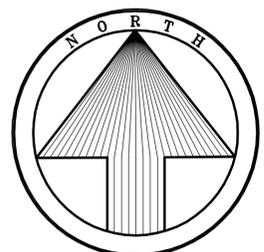
JUNE 2019

OWNER
D.R. HORTON - TEXAS, LTD
4306 MILLER ROAD
ROWLETT, TEXAS 76088
(214) 607-4244



SURVEYOR
HINE-THOMPSON
LAND SURVEYING
508 CRESTRIDGE ROAD
HEATH, TEXAS 75032
JASON D. THOMPSON, RPLS
(214) 498-8757

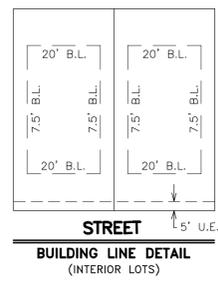
SCALE 1" = 50'



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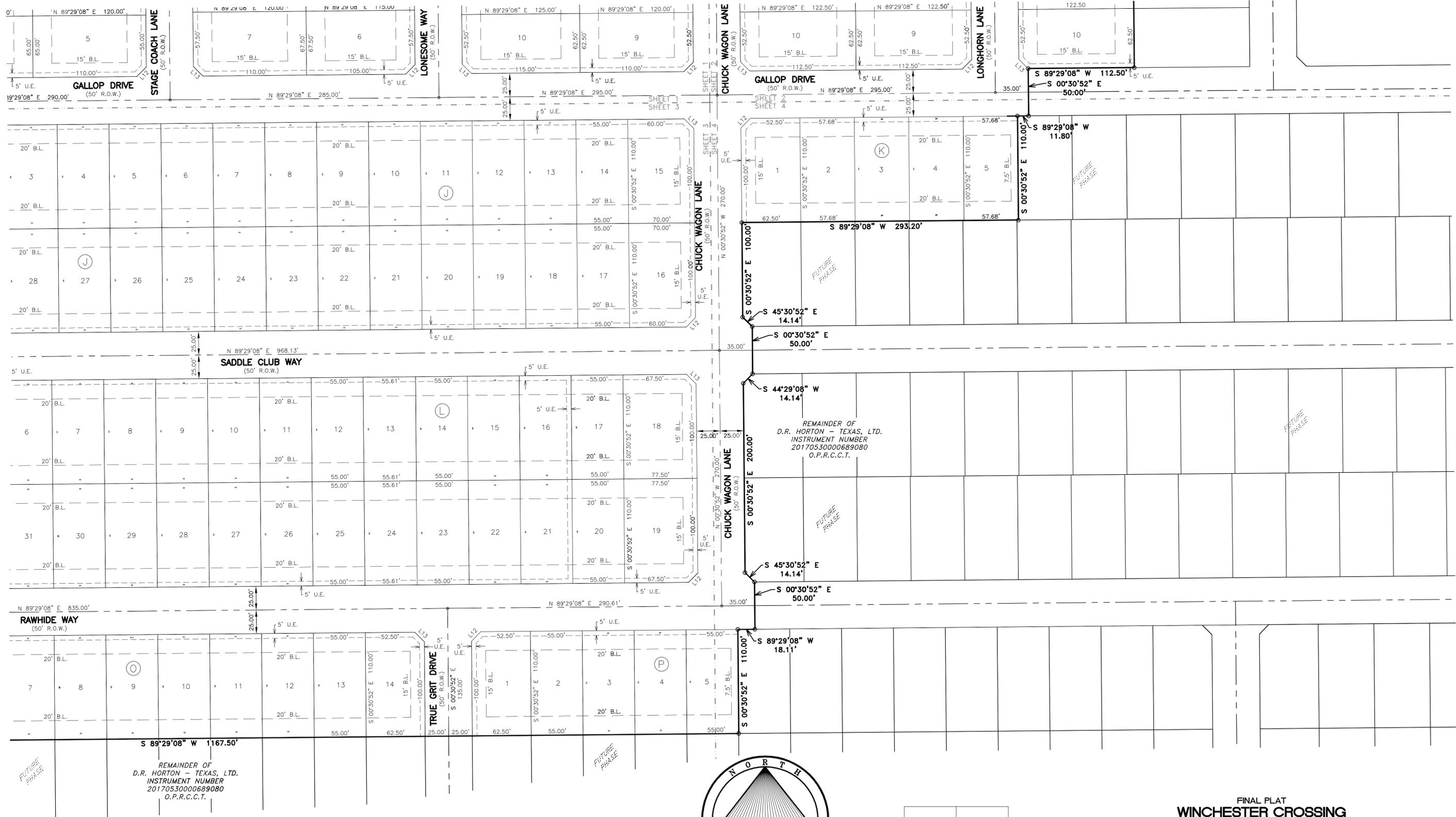


REMAINDER OF
D.R. HORTON - TEXAS, LTD.
INSTRUMENT NUMBER
20170530000689080
O.P.R.C.C.T.

FINAL PLAT
WINCHESTER CROSSING
PHASE 1
45.430 ACRES
184 RESIDENTIAL LOTS
5 HOA LOTS
HARDIN WRIGHT SURVEY, ABSTRACT NUMBER 957
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

JUNE 2019
OWNER
D.R. HORTON - TEXAS, LTD
4306 MILLER ROAD
ROWLETT, TEXAS 76088
(214) 607-4244

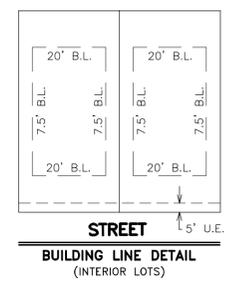
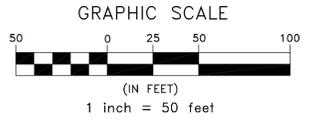
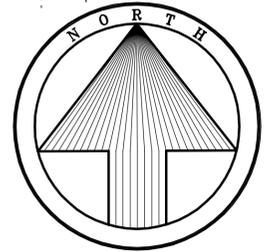
SCALE 1" = 50'
SURVEYOR
HINE-THOMPSON
LAND SURVEYING
508 CRESTRIDGE ROAD
HEATH, TEXAS 75032
JASON D. THOMPSON, RPLS
(214) 498-8757



- LEGEND**
- B.L. = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 - P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
 - U.E. = UTILITY EASEMENT
 - W.M.E. = WALL MAINTENANCE EASEMENT
 - = STREET NAME CHANGE

NOTE
ALL CORNERS ARE MONUMENTED BY A 1/2" IRON ROD WITH A BLUE CAP STAMPED "HINE THOMPSON" UNLESS OTHERWISE NOTED.

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 WITHOLDING OF UTILITIES AND BUILDING PERMITS.



**FINAL PLAT
WINCHESTER CROSSING
PHASE 1
45.430 ACRES
184 RESIDENTIAL LOTS
5 HOA LOTS**

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

OWNER
D.R. HORTON - TEXAS, LTD
4306 MILLER ROAD
ROWLETT, TEXAS 76088
(214) 607-4244

SURVEYOR
HINE-THOMPSON
LAND SURVEYING
508 CRESTRIDGE ROAD
HEATH, TEXAS 75032
JASON D. THOMPSON, RPLS
(214) 498-8757

SCALE 1" = 50'

OWNERS CERTIFICATE

WHEREAS D.R. HORTON - TEXAS, LTD. is the owner of a tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas, and being part of a called 178.954 acre tract of land described in a deed to D.R. HORTON - TEXAS, LTD. recorded as Instrument Number 2017053000689080 in the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for corner in asphalt at the intersection of Myrick Lane (County Road 400) and Shearom Lane (County Road 447) and being the Southeast corner of Princeton Business Park, an addition to the City of Princeton, Collin County, Texas, according to the Conveyance Plat thereof recorded in Volume 2017, Page 737 in the Plat Records of Collin County, Texas, same being the Northeast corner of said 178.954 acre tract;

THENCE North 89°36'06" West along and near the centerline of Said County Road 400 and the common line of said Princeton Business Park and said 178.954 acre tract, a distance of 1077.65 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner at the POINT OF BEGINNING of the herein described tract of land;

- THENCE over and across said 178.954 acre tract of land the following twenty-four (24) courses and distances:
1) South 00°23'54" West, a distance of 205.00 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
2) South 89°36'06" East, a distance of 20.93 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
3) South 00°23'54" West, a distance of 50.00 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
4) South 44°56'31" West, a distance of 14.03 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
5) South 00°30'52" East, a distance of 106.74 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
6) North 89°29'08" East, a distance of 122.50 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
7) South 00°30'52" East, a distance of 282.50 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
8) South 89°29'08" West, a distance of 112.50 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
9) South 00°30'52" East, a distance of 50.00 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
10) South 89°29'08" West, a distance of 11.80 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
11) South 00°30'52" East, a distance of 110.00 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
12) South 89°29'08" West, a distance of 293.20 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
13) South 00°30'52" East, a distance of 100.00 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
14) South 45°30'52" East, a distance of 14.14 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
15) South 00°30'52" East, a distance of 50.00 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
16) South 44°29'08" West, a distance of 14.14 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
17) South 00°30'52" East, a distance of 200.00 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
18) South 45°30'52" East, a distance of 14.14 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
19) South 00°30'52" East, a distance of 50.00 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
20) South 89°29'08" West, a distance of 18.11 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
21) South 00°30'52" East, a distance of 110.00 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
22) South 89°29'08" West, a distance of 1167.50 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
23) North 00°30'52" West, a distance of 12.50 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
24) South 89°29'08" West, a distance of 119.45 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner in a West line of said 178.954 acre tract of land;

THENCE North 01°45'15" East along said West line of said 178.954 acre tract of land, a distance of 411.74 feet to a 1/2" iron rod found for corner at an interior ELL corner thereof;

THENCE South 89°29'10" West, along a South line of said 178.954 acre tract, a distance of 233.48 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner at the beginning of a non-tangent curve to the left having a radius of 1150.00, a central angle of 04°29'46", and a chord which bears North 06°11'07" East, a distance of 90.22 feet;

- THENCE over and across said 178.954 acre tract the following six (6) courses and distances:
1) In a Northeasterly direction along said curve to the left, an arc distance of 90.24 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
2) North 42°45'17" West, a distance of 41.72 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
3) North 01°27'43" East, a distance of 80.64 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
4) North 45°57'21" East, a distance of 42.68 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
5) North 01°17'48" East, a distance of 475.38 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
6) North 43°42'12" West, a distance of 14.14 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner in the East line of a called 3.629 acre tract of land described as Tract 2 in a deed to Fair Parkway, LP recorded as Instrument Number 20170802001028720 in the Official Public Records of Collin County, Texas

THENCE North 01°17'48" East, along the East line of said 3.629 acre tract, a distance of 90.00 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner at the Northeast corner thereof near the centerline of said Myrick Lane, same being a north line of said 178.954 acre tract;

THENCE South 88°42'12" East, along the centerline of said Myrick Lane and a north line of said 178.954 acre tract, a distance of 120.00 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner at the Northwest corner of a called 3.020 acre tract of land described as Tract 1 in said deed to Fair Parkway, LP recorded as Instrument Number 20170802001028720 in the Official Public Records of Collin County, Texas;

THENCE South 01°17'48" West, partially along the East line of said 178.954 acre tract and the West line of said 3.020 acre tract, a distance of 97.00 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;

- THENCE over and across said 178.954 acre tract the following four (4) courses and distances:
1) South 46°17'48" West, a distance of 4.24 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
2) South 01°17'48" West, a distance of 120.00 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
3) South 05°08'10" West, a distance of 104.54 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
4) South 01°17'48" West, a distance of 72.23 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;

THENCE North 89°29'08" East, passing the Southwest corner of a said 3.020 acre tract, same being an interior ELL corner of said 178.954 acre tract, and continuing along the common lines of said 3.020 acre and said 178.954 acre tracts for a total distance of 350.44 feet to a 5/8" iron rod with cap stamped "HAYDEN" found for corner at the Southeast corner of said 3.020 acre tract, same being an interior ELL corner of said 178.954 acre tract;

THENCE North 00°30'52" West, along the common lines of said 3.020 acre tract and said 178.954 acre tract, a distance of 398.37 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner at the common north corner thereof near the centerline of said Myrick Lane, and being in the South line of said Princeton Business Park, said point being at the beginning of a non-tangent curve to the left having a radius of 1500.00, a central angle of 08°08'29", and a chord which bears North 80°22'31" East, a distance of 212.97 feet;

- THENCE along the South line of said Princeton Business Park, near the centerline of said Myrick Lane, the following four (4) courses and distances:
1) In a Northeasterly direction along said curve to the left, an arc distance of 213.14 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
2) North 76°18'17" East, a distance of 373.82 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner at the beginning of a curve to the right having a radius of 700.00, a central angle of 14°05'37", and a chord which bears North 83°21'05" East, a distance of 171.75 feet;
3) In a Northeasterly direction along said curve to the right, an arc distance of 172.19 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner;
4) South 89°36'06" East, a distance of 583.19 feet to the POINT OF BEGINNING and containing 45.430 acres of land.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That D.R. HORTON - TEXAS, LTD. acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as WINCHESTER CROSSING, an addition to the City of Princeton, 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 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 of procuring permission from anyone.

Witnessed my hand this ____ day of _____ 20____.

Owner _____

STATE OF TEXAS COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas. _____

My commission expires: _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JASON D. THOMPSON, do hereby certify that I prepared this plat from an actual and accurate survey of the land under my direct supervision and that all monuments shown hereon actually exist; their size, material description, and location are indicated correctly.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR REVIEW ON 06/07/19 Jason D. Thompson, RPLS 6096

STATE OF TEXAS COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JASON D. THOMPSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas. _____

My commission expires: _____

RECOMMENDED FOR APPROVAL

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

APPROVED

Mayor _____ Date _____ City of Princeton, Texas

CERTIFICATE OF COMPLETION

APPROVED

Mayor _____ Date _____ City of Princeton, Texas

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing Final Plat of WINCHESTER CROSSING to the City of Princeton was submitted to the City Council on the ____ day of _____, 2019, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, 2019

City Secretary _____ City of Princeton, Texas

Table with 5 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-22.

Table with 5 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-14.

Table with 5 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-16.

Table with 5 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-37.

Table with 5 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 15-21.

Table with 5 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-14.

Table with 5 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-5.

Table with 5 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-10.

Table with 5 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-14.

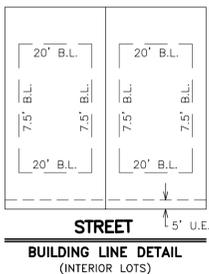
Table with 5 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-5.

Table with 5 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 25-26.

Table with 5 columns: LOT, BLOCK, AREA (SF), AREA (AC). Rows 1-12.

Table with 6 columns: CURVE, RADIUS, DELTA, BEARING, CHORD, LENGTH. Rows C1-C15.

Table with 3 columns: LINE, LENGTH, BEARING. Rows L1-L22.



FINAL PLAT WINCHESTER CROSSING PHASE 1 45.430 ACRES 184 RESIDENTIAL LOTS 5 HOA LOTS HARDIN WRIGHT SURVEY, ABSTRACT NUMBER 957 CITY OF PRINCETON, COLLIN COUNTY, TEXAS

JUNE 2019

OWNER D.R. HORTON - TEXAS, LTD 4306 MILLER ROAD ROWLETT, TEXAS 76088 (214) 607-4244



SURVEYOR HINE-THOMPSON LAND SURVEYING 508 CRESTRIDGE ROAD HEATH, TEXAS 75032 JASON D. THOMPSON, RPLS (214) 498-8757

SCALE 1" = 50'



To: Winchester Addition Ph 1
 Rockwall County
 DR Horton

Vendor #: 1172316
 Smith Contracting, Inc.
 P.O. Box 278
 Royse City, TX 75189-0278
 214-296-3032

DATE: August 2, 2019

PROJECT: Winchester Addition Ph 1
 Princeton, TX



ITEM NO	DESCRIPTION	CONTRACT QUANTITY	UNIT	UNIT PRICE	CONTRACT PRICE	QTY TO DATE	AMOUNT TO DATE	QTY THIS ESTIMATE	TOTAL THIS EST	% COMP.
1	8"-4000 psi reinforced concrete street pavement with #4 bar at 18" o.c.b.w. and 6" mountable curb,	10,210	SY	\$ 34.20	\$ 349,182.00	10,210	\$ 349,182.00	0	\$ -	100.00%
2	6"-4000 psi reinforced concrete street pavement with #4 bar at 18" o.c.b.w. and 6" mountable curb	30,588	SY	\$ 28.50	\$ 871,758.00	30,588	\$ 871,758.00	0	\$ -	100.00%
3	7"-42#/SY lime stabilized subgrade	43,438	SY	\$ 2.75	\$ 119,454.50	43,438	\$ 119,454.50	0	\$ -	100.00%
4	Hydrated lime material	913	TON	\$ 150.00	\$ 136,950.00	913	\$ 136,950.00	0	\$ -	100.00%
5	8" Asphalt pavement	154	SY	\$ 65.00	\$ 10,010.00	154	\$ 10,010.00	0	\$ -	100.00%
6	Concrete header	336	LF	\$ 10.00	\$ 3,360.00	336	\$ 3,360.00	0	\$ -	100.00%
7	Barrel mounted metal beam guard fence	376	LF	\$ 27.75	\$ 10,434.00	376	\$ 10,434.00	0	\$ -	100.00%
12	Barrier free ramps	42	EA	\$ 1,250.00	\$ 52,500.00	42	\$ 52,500.00	0	\$ -	100.00%
13	4" wide reinforced concrete sidewalk	7,844	SF	\$ 5.00	\$ 39,220.00	7,844	\$ 39,220.00	0	\$ -	100.00%
	TOTAL PAVING IMPROVEMENTS				\$ 1,592,868.50		\$ 1,592,868.50		\$ -	
	CHANGE ORDERS									
CO1	DELETE - 7" - 42#/SY Lime Stabilized Subgrade	43,438	SY	\$ (2.75)	\$ (119,454.50)	43,438	\$ (119,454.50)	0	\$ -	100.00%
CO1	ADD - 7" - 53#/SY Lime Stabilized Subgrade	48,134	SY	\$ 2.75	\$ 132,368.50	48,134	\$ 132,368.50	0	\$ -	100.00%
CO1	INCREASE - Hydrated Lime Material	321	TON	\$ 150.00	\$ 48,150.00	321	\$ 48,150.00	0	\$ -	100.00%
	SUBTOTAL CO#1				\$ 61,064.00		\$ 61,064.00		\$ -	
CO2	Increase 8" 4000 PSI Reinf Concrete Paving #4 18" C/C	2,816	SY	\$ 34.20	\$ 96,307.20	2,816	\$ 96,307.20	0	\$ -	100.00%
CO2	Increase 6" 4000 PSI Reinf Concrete Paving #4 @ 18" C/C with mountable curb	202	SY	\$ 28.50	\$ 5,757.00	202	\$ 5,757.00	0	\$ -	100.00%
CO2	Decrease 8" Asphalt pavement	-39	SY	\$ 65.00	\$ (2,535.00)	-39	\$ (2,535.00)	0	\$ -	100.00%
CO2	INCREASE - Concrete Header	97	LF	\$ 10.00	\$ 970.00	97	\$ 970.00	0	\$ -	100.00%
CO2	ADD - 4" Solid Yellow Thermoplastic Striping (to include double yellow and pavement hatching	2,231	LF	\$ 3.75	\$ 8,366.25	2,231	\$ 8,366.25	0	\$ -	100.00%
CO2	4" Solid White Thermoplastic Striping (to include dashed white striping @ 10' Stripe 30' spaces)	692	LF	\$ 1.50	\$ 1,038.00	692	\$ 1,038.00	0	\$ -	100.00%
CO2	12" Stop bar, as per City standards & Specs	152	LF	\$ 12.00	\$ 1,824.00	152	\$ 1,824.00	0	\$ -	100.00%
CO2	Type W Traffic Buttons @ 5' Intervals	255	EA	\$ 10.00	\$ 2,550.00	255	\$ 2,550.00	0	\$ -	100.00%
	SUBTOTAL CO#2				\$ 114,277.45		\$ 114,277.45		\$ -	
CO3	DECREASE - 4' Sidewalk	-6,885	SF	\$ 5.00	\$ (34,425.00)	-6,885	\$ (34,425.00)	0	\$ -	100.00%
CO3	ADD - 6' Sidewalk	2,549	SF	\$ 5.00	\$ 12,745.00	2,549	\$ 12,745.00	0	\$ -	100.00%
CO3	ADD - 10' Sidewalk	15,205	SF	\$ 5.00	\$ 76,025.00	15,205	\$ 76,025.00	0	\$ -	100.00%
CO3	INCREASE - Barrier Free Ramps	10	EA	\$ 1,250.00	\$ 12,500.00	10	\$ 12,500.00	0	\$ -	100.00%
	SUBTOTAL CO#3				\$ 66,845.00		\$ 66,845.00		\$ -	
CO4	6" - 45lbs/SY Stabilized Subgrade under temporary asphalt transition	457	SY	\$ 2.75	\$ 1,256.75	457	\$ 1,256.75	0	\$ -	100.00%
CO4	Hydrated Lime Material (Asphalt Transitions)	11	TN	\$ 150.00	\$ 1,650.00	11	\$ 1,650.00	0	\$ -	100.00%
CO4	Temporary asphalt transition consisting of 2" Type D HMA/C over 4" asphaltic stabilized base	457	SY	\$ 56.10	\$ 25,637.70	457	\$ 25,637.70	0	\$ -	100.00%
CO4	8" Asphalt pavement	-115	SY	\$ 65.00	\$ (7,475.00)	-115	\$ (7,475.00)	0	\$ -	100.00%
	SUBTOTAL CO#4				\$ 21,069.45		\$ 21,069.45		\$ -	
CO5	4' Sidewalk	113	SF	\$ 5.00	\$ 565.00	113	\$ 565.00	0	\$ -	100.00%
CO5	6' Sidewalk	3,823	SF	\$ 5.00	\$ 19,115.00	3,823	\$ 19,115.00	0	\$ -	100.00%
CO5	10' Sidewalk	535	SF	\$ 5.00	\$ 2,675.00	535	\$ 2,675.00	0	\$ -	100.00%
	SUBTOTAL CO#5				\$ 22,355.00		\$ 22,355.00		\$ -	
	SUBTOTAL - CHANGE ORDER'S				\$ 285,610.90		\$ 285,610.90		\$ -	
	TOTAL				\$ 1,878,479.40		\$ 1,878,479.40		\$ -	

TOTAL ORIGINAL CONTRACT AMOUNT: \$ 1,592,868.50
 CHANGE ORDERS: \$ 285,610.90
 REVISED CONTRACT TOTAL: \$ 1,878,479.40

TOTAL AMOUNT TO BE BONDED
ISSUE BONDS TO: City of Princeton
2 Years 100%

MAINTENANCE BOND

BOND NO. TXC611538

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Smith Contracting, Inc., as Principal,
and Merchants Bonding Company (Mutual), a corporation organized and doing
business and under and by virtue of the laws of the State of IOWA and duly
licensed to conduct surety business in the State of Texas,
as Surety, are held and firmly bound unto City Princeton, TX

as Oblige, in the sum of One Million Eight Hundred Seventy-eight Thousand Four Hundred Seventy-nine And 40/100
(\$1,878,479.40) Dollars,
for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors,
jointly and severally firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

WHEREAS, the above named Principal entered into an agreement or agreements with said Oblige to:
Winchester Addition Ph 1 - Princeton, TX

WHEREAS, said agreement provided that Principal shall guarantee replacement and repair of improvements
as described therein for a period of 2 year(s) following final acceptance of said improvements.

NOW, THEREFORE, if the above Principal shall indemnify the Oblige for all loss that Oblige may
sustain by reason of any defective materials or workmanship which become apparent during the period
of 2 year(s) from and after acceptance of the said improvements by Oblige, then this obligation
shall be void, otherwise to remain in full force and effect.

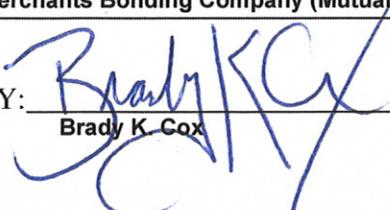
IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal
and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact, this
2nd day of August, 2019.
Year

Smith Contracting, Inc.

Principal

BY: 

Merchants Bonding Company (Mutual)

BY: 

Brady K. Cox

Attorney-in-Fact

MERCHANTS 
BONDING COMPANYTM

MERCHANTS BONDING COMPANY (MUTUAL) • MERCHANTS NATIONAL BONDING, INC.
2100 FLEUR DRIVE • DES MOINES, IOWA 50321-1158 • (800) 678-8171 • (515) 243-3854 FAX

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your insurance agent at the telephone number provided by your insurance agent.

You may call Merchants Bonding Company (Mutual) toll-free telephone number for information or to make a complaint at:

1-800-678-8171

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance at:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM AND CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, Blaine Allen; Brady K Cox; Brent Baldwin; Brock Baldwin; Keith Rogers; Michael B Hill; Russ Frenzel; Sylvia Thomas; William D Baldwin

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 19th day of October, 2017.

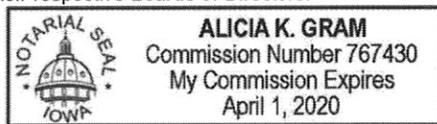


MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.

By *Larry Taylor*
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this this 19th day of October 2017, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



Alicia K. Gram
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 2nd day of August, 2019.



William Warner Jr.
Secretary

North American Specialty Insurance Company
1200 Main Street, Suite 800 Kansas City, MO 64105

MAINTENANCE BOND

Bond No. **2292778**

KNOW ALL MEN BY THESE PRESENTS, That we, **KCK Utility Construction, Inc., 1024 S. Greenville Avenue, Suite 100 Allen, TX 75002** (hereinafter called the "Principal") as Principal, and the, **North American Specialty Insurance Company** a corporation duly organized under the laws of the State of **New Hampshire** and duly licensed to transact business in the **State of Texas** (hereinafter called the "**Surety**"), as Surety are held and firmly bound unto **City of Princeton** (hereinafter called the "**Obligee**"), in the sum of **One Million Seven Hundred Fifty-five Thousand Nine Hundred Seventy-five And 75/100 (\$1,755,975.75)** for the payment of which are well and truly to be made, we, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed and sealed this **7/31/2019**

THE CONDITION OF THIS OBLIGATION is such, that WHEREAS, the said Principal has heretofore entered into a contract date for **Winchester Addition Phase 1, Myrick Lane & S. Beauchamp Blvd., Princeton, Texas 75407, Collin County: Improvements to Public Water, Sanitary Sewer and Drainage**

WHEREAS, the obligee has requested that said work be guaranteed against failure because of defective workmanship or material, performed or furnished by said principal for a full period of **2** year(s) from the date of final acceptance of the entire project, normal wear and tear expected.

NOW THEREFORE, if the said Principal shall indemnify and save harmless the obligee against loss or damage occasioned directly by the failure of said materials or workmanship, then this obligation to be void, otherwise to remain in full force and effect. It is understood, however, that this bond shall not include loss or damage by failure of workmanship or materials due to hurricane, cyclone, tornado, earthquake, volcanic eruption or any similar disturbance of nature, nor military, naval or usurped power, insurrection, riot or civil commotion, nor any act of God.

It is further understood and agreed that the total liability of the surety under this bond shall in no event exceed the sum of **One Million Seven Hundred Fifty-five Thousand Nine Hundred Seventy-five And 75/100 (\$1,755,975.75)** Dollars.

No right of action shall accrue upon or by reason of this obligation, to or for the use or benefit of any person firm or corporation, other than the obligee herein named.

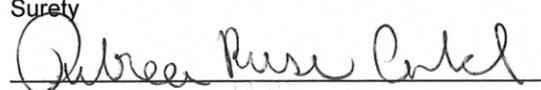
KCK Utility Construction, Inc.

Principal



North American Specialty Insurance Company

Surety



By: **Andrea Rose Crawford**, Attorney-in-Fact

SWISS RE CORPORATE SOLUTIONS

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY
WESTPORT INSURANCE CORPORATION

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Overland Park, Kansas and Washington International Insurance Company a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Overland Park, Kansas, and Westport Insurance Corporation, organized under the laws of the State of Missouri, and having its principal office in the City of Overland Park, Kansas each does hereby make, constitute and appoint:

SAMMY JOE MULLIS, JR., JOHN WILLIAM NEWBY, CHERI LYNN IRBY, WILBERT RAYMOND WATSON, MICHAEL L. TULLIS, SANDRA LEE RONEY, DEBRA LEE MOON, ANDREA ROSE CRAWFORD, MARY JO ZAKRZEWSKI, JAMES B. ROGERS, JR., TROY RUSSELL KEY, LINDA MICHELLE STALDER AND CHRISTOPHER CARL SUNDBERG JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of: ONE HUNDRED TWENTY FIVE MILLION (\$125,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on March 24, 2000 and Westport Insurance Corporation by written consent of its Executive Committee dated July 18, 2011.

RESOLVED, that any two of the President, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.



By Steven P. Anderson, Senior Vice President of Washington International Insurance Company & Senior Vice President of North American Specialty Insurance Company & Senior Vice President of Westport Insurance Corporation

By Mike A. Ito, Senior Vice President of Washington International Insurance Company & Senior Vice President of North American Specialty Insurance Company & Senior Vice President of Westport Insurance Corporation



IN WITNESS WHEREOF, North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 20th day of August, 2018.

North American Specialty Insurance Company
Washington International Insurance Company
Westport Insurance Corporation

State of Illinois ss:
County of Cook

On this 20th day of August, 2018, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of

Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Senior Vice President of Westport Insurance Corporation and Michael A. Ito Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Senior Vice President of Westport Insurance Corporation, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Vice President and Assistant Secretary of North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 31st day of July, 2019.

Jeffrey Goldberg, Vice President & Assistant Secretary of Washington International Insurance Company & North American Specialty Insurance Company & Vice President & Assistant Secretary of Westport Insurance Corporation

**North American Specialty Insurance Company
Washington International Insurance Company
Westport Insurance Corporation**

TEXAS CLAIMS INFORMATION

IMPORTANT NOTICE

In order to obtain information or make a complaint:

You may contact **Jeffrey Goldberg, Vice President**
– Claims at 1-800-338-0753

You may call **Washington International Insurance Company and/or North American Specialty Insurance Company's and/or Westport Insurance Corporation** toll-free number for information or to make a complaint at:

1-800-338-0753

You may also write to **Washington International Insurance Company and/or North American Specialty Insurance Company and/or Westport Insurance Corporation** at the following address:

**1450 American Lane
Suite 1100
Schaumburg, IL 60173**

You may contact the **Texas Department of Insurance** to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the **Texas Department of Insurance**:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.state.tx.us**

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should first contact the **Washington International Insurance Company and/or North American Specialty Insurance Company and/or Westport Insurance Corporation**. If the dispute is not resolved, you may contact the **Texas Department of Insurance**.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

ADVISO IMPORTANTE

Para obtener informacion o para someter un queja:

Puede comunicarse con **Jeffrey Goldberg, Vice President** – Claims, al 1-800-338-0753

Usted puede llamar al numero de telefono gratis de **Washington International Insurance Company and/or North American Specialty Insurance Company's and/or Westport Insurance Corporation** para informacion o para someter una queja al:

1-800-338-0753

Usted tambien puede escribir a **Washington International Insurance Company and/or North American Specialty Insurance Company and/or Westport Insurance Corporation** al:

**1450 American Lane
Suite 1100
Schaumburg, IL 60173**

Puede escribir al **Departamento de Seguros de Texas** para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al **Departamento de Seguros de Texas**:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.state.tx.us**

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el **Washington International Insurance Company and/or North American Specialty Insurance Company and/or Westport Insurance Corporation** primero. Si no se resuelve la disputa, puede entonces comunicarse con el **Departamento de Seguros de Texas**.

UNA ESTE AVISO A SU POLIZA

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



KCK UTILITY CONSTRUCTION

1024 S. GREENVILLE AVE., SUITE 100
ALLEN, TEXAS 75002
(214) 547-9152 OFF - (214) 547-9163 FAX

Invoice

Date	INVOICE #
7/31/2019	BOND

TO: D.R. HORTON - TEXAS, LTD.	DFW	PROJECT: WINCHESTER ADDITION PH-1
ATTN: DAMON AINSWORTH		CITY: PRINCETON, TEXAS
4306 MILLER RD., SUITE A		KCK JOB #: 1013-18
ROWLETT, TEXAS		VENDOR #: 1503317
PHONE: 214-607-4244	FAX: 214-607-4195	

WATER

ITEM #	CONTRACT QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL CONTRACT	UNITS TO DATE	TOTAL TO DATE	CURRENT MONTH UNITS	CURRENT MONTH TOTAL
1	2726 LF	12" PVC		\$ 35.80	\$ 97,590.80	2,726.00	\$ 97,590.80	-	\$ -
2	8533 LF	8" PVC		23.60	201,378.80	8,533.00	201,378.80	-	-
3	1 EA	16" X 8" TAPPING SLEEVE & VALVE		4,975.00	4,975.00	1.00	4,975.00	-	-
4	2 EA	CUT-IN 12" X 12" TEE		6,490.00	12,980.00	2.00	12,980.00	-	-
5	13 EA	12" GATE VALVE - 1 IS CUT IN W/ TEE		2,065.00	26,845.00	13.00	26,845.00	-	-
6	33 EA	8" GATE VALVE		1,130.00	37,290.00	33.00	37,290.00	-	-
7	20 EA	FIRE HYDRANT ASSEMBLY W/ 7 - 12" X 6" TEE & 13 - 8" X 6" TEE, 6" FITTINGS		3,775.00	75,500.00	20.00	75,500.00	-	-
8	12 TN	3/4" POLY DOMESTIC WATER SERVICE W/ 1" METER BOX &		3,050.00	36,600.00	12.00	36,600.00	-	-
9	98 EA	3/4" POLY DOMESTIC WATER SERVICE W/ 1" METER BOX AND TRENCH SAFETY		616.00	60,368.00	98.00	60,368.00	-	-
10	89 EA	3/4" POLY DOMESTIC WATER SERVICE W/ 1" METER BOX AND TESTING - DENSITY INCLUDED		477.00	42,453.00	89.00	42,453.00	-	-
11	11259 LF	TRENCH SAFETY		0.10	1,125.90	11,259.00	1,125.90	-	-
12	11259 LF	TESTING - DENSITY INCLUDED		2.50	28,147.50	11,259.00	28,147.50	-	-
					\$ 625,254.00		\$ 625,254.00		\$ -

SANITARY SEWER

1	155 LF	12" SDR-26	\$ 48.00	\$ 7,440.00	155.00	\$ 7,440.00	-	\$ -
2	2771 LF	12" SDR-35	37.00	102,527.00	2,771.00	102,527.00	-	-
3	6546 LF	8" SDR-35	23.50	153,831.00	6,546.00	153,831.00	-	-
4	1343 LF	8" SDR-26	28.00	37,604.00	1,343.00	37,604.00	-	-
5	1 EA	5' DIA. EXT. DROP MANHOLE OVER EX. 12" MAIN	26,050.00	26,050.00	1.00	26,050.00	-	-
6	9 EA	5' DIA. EXT. DROP MANHOLE	7,475.00	67,275.00	9.00	67,275.00	-	-
7	2 EA	5' DIA. STD. MANHOLE	5,525.00	11,050.00	2.00	11,050.00	-	-
8	12 EA	4' DIA. STD. MANHOLE	2,800.00	33,600.00	12.00	33,600.00	-	-
9	10 EA	STANDARD CLEANOUT - ALL AT THE END OF 8" SDR-35	450.00	4,500.00	10.00	4,500.00	-	-
10	187 EA	4" SEWER SERVICE - 5 OFF OF 12" SDR-26, 9 OFF OF 12" SDR-	608.00	113,696.00	187.00	113,696.00	-	-
11	120 LF	CONCRETE ENCASEMENT	45.00	5,400.00	120.00	5,400.00	-	-
12	1 EA	CONNECT TO EX. 12" MAIN	675.00	675.00	1.00	675.00	-	-
13	10815 LF	TRENCH SAFETY	0.10	1,081.50	10,815.00	1,081.50	-	-
14	10815 LF	TESTING - INCLUDE DENSITY TESTING	3.00	32,445.00	10,815.00	32,445.00	-	-
15	10815 LF	RE-AIR TEST AFTER FRANCHISE	0.55	5,948.25	10,815.00	5,948.25	-	-

DRAINAGE

1	230 LF	36" RCP	\$ 93.00	\$ 21,390.00	230.00	\$ 21,390.00	-	\$ -
2	295 LF	33" RCP	82.00	24,190.00	295.00	24,190.00	-	-
3	122 LF	30" RCP	72.00	8,784.00	122.00	8,784.00	-	-
4	555 LF	27" RCP	64.00	35,520.00	555.00	35,520.00	-	-
5	459 LF	24" RCP	55.00	25,245.00	459.00	25,245.00	-	-
6	576 LF	21" RCP	48.00	27,648.00	576.00	27,648.00	-	-
7	1432 LF	18" RCP	42.00	60,144.00	1,432.00	60,144.00	-	-
8	13 EA	15' CURB INLET	4,975.00	64,675.00	13.00	64,675.00	-	-
9	7 EA	10' CURB INLET	3,900.00	27,300.00	7.00	27,300.00	-	-
10	2 EA	4' X 4' WYE INLET	4,125.00	8,250.00	2.00	8,250.00	-	-
11	1 EA	5' X 5' STD. STORM MANHOLE	6,500.00	6,500.00	1.00	6,500.00	-	-
12	3 EA	4' X 4' STD. STORM MANHOLE	5,000.00	15,000.00	3.00	15,000.00	-	-
13	1 EA	36" TYPE "C" HEADWALL	3,410.00	3,410.00	1.00	3,410.00	-	-
14	1 EA	30" TYPE "C" HEADWALL	2,800.00	2,800.00	1.00	2,800.00	-	-
15	1 EA	27" TYPE "C" HEADWALL	2,640.00	2,640.00	1.00	2,640.00	-	-
16	2 EA	21" TYPE "C" HEADWALL	2,420.00	4,840.00	2.00	4,840.00	-	-
17	1 EA	18" TYPE "C" HEADWALL	2,365.00	2,365.00	1.00	2,365.00	-	-
18	253 SY	6" DIA. GROUTED ROCK RIP RAP	100.00	25,300.00	253.00	25,300.00	-	-
19	3669 LF	TRENCH SAFETY	0.10	366.90	3,669.00	366.90	-	-
20	3669 LF	TESTING - INCLUDING DENSITY	2.50	9,172.50	3,669.00	9,172.50	-	-
				\$ 375,540.40		\$ 375,540.40		\$ -

MISCELLANEOUS

2	1 LS	CITY MAINTENANCE BOND	\$ 23,550.00	\$ 23,550.00	1.00	\$ 23,550.00	\$ 23,550.00	-	-
			\$ 23,550.00			\$ 23,550.00			

ADD ALTERNATE NO. 1

1	14 EA	POLY DOMESTIC WATER FUTURE SERVICE W/ SLEEVES	\$ 613.00	\$ 8,582.00	14.00	\$ 8,582.00	\$ -	-	-
2	14 EA	4" SEWER FUTURE SERVICE - OFF OF 12"	610.00	8,540.00	14.00	8,540.00	-	-	-
			\$ 17,122.00			\$ 17,122.00			

CHANGE ORDER NO.1 CHANGES FROM CONTRACT TO APPROVED/STAMPED PLANS DATED 4-27-2018.

WATER

4	-1 EA	CUT-IN 12" X 12" TEE	\$ 6,490.00	\$ (6,490.00)	(1.00)	\$ (6,490.00)	\$ -	-	-
5	3 EA	12" GATE VALVE	2,065.00	6,195.00	3.00	6,195.00	-	-	-
6	10 EA	8" GATE VALVE	1,130.00	11,300.00	10.00	11,300.00	-	-	-
7	7 EA	FIRE HYDRANT ASSEMBLY, 6" GATE VALVE & LEAD	3,665.00	25,585.00	7.00	25,585.00	-	-	-
ADD	80 LF	CONCRETE ENCASUREMENT	45.00	3,600.00	80.00	3,600.00	-	-	-
ADD	3 EA	1.5" IRRIGATION SERVICE	2,400.00	7,200.00	3.00	7,200.00	-	-	-
ADD	1 EA	1.5" DOMESTIC SERVICE	1,450.00	1,450.00	1.00	1,450.00	-	-	-
ADD	25 LF	18" STEEL CASING	150.00	3,750.00	25.00	3,750.00	-	-	-

SANITARY SEWER

1	2177 LF	12" SDR-26	48.00	104,496.00	2,177.00	104,496.00	-	-	-
2	-2201 LF	12" SDR-35	37.00	(81,437.00)	(2,201.00)	(81,437.00)	-	-	-
3	-70 LF	8" SDR-35	23.50	(1,645.00)	(70.00)	(1,645.00)	-	-	-
7	-1 EA	5' DIA. STD. MANHOLE	5,525.00	(5,525.00)	(1.00)	(5,525.00)	-	-	-
8	2 EA	4' DIA. STD. MANHOLE	2,800.00	5,600.00	2.00	5,600.00	-	-	-
9	1 EA	STANDARD CLEANOUT - ALL AT THE END OF 8" SDR-35	450.00	450.00	1.00	450.00	-	-	-
11	60 LF	CONCRETE ENCASUREMENT	45.00	2,700.00	60.00	2,700.00	-	-	-
13	-94 LF	TRENCH SAFETY	0.10	(9.40)	(94.00)	(9.40)	-	-	-
14	-94 LF	TESTING - INCLUDES DENSITY TE	2.00	(188.00)	(94.00)	(188.00)	-	-	-
15	-94 LF	RE-AIR TEST AFTER FRANCHISE	0.55	(51.70)	(94.00)	(51.70)	-	-	-

STORM DRAINAGE

4	105 LF	27" RCP	64.00	6,720.00	105.00	6,720.00	-	-	-
5	263 LF	24" RCP	55.00	14,465.00	263.00	14,465.00	-	-	-
6	-396 LF	21" RCP	48.00	(19,008.00)	(396.00)	(19,008.00)	-	-	-
7	38 LF	18" RCP	42.00	1,596.00	38.00	1,596.00	-	-	-
8	1 EA	15' CURB INLET	4,975.00	4,975.00	1.00	4,975.00	-	-	-
9	1 EA	10' CURB INLET	3,900.00	3,900.00	1.00	3,900.00	-	-	-
10	1 EA	4' X 4' WYE INLET	4,125.00	4,125.00	1.00	4,125.00	-	-	-

13	1 EA	36" TYPE "C" HEADWALL	3,410.00	3,410.00	1.00	3,410.00	-	-
18	-253 SY	6" DIA. GROUTED ROCK RIP RAP	100.00	(25,300.00)	(253.00)	(25,300.00)	-	-
19	10 LF	TRENCH SAFETY	0.10	1.00	10.00	1.00	-	-
20	10 LF	TESTING - INCLUDING DENSITY	2.00	20.00	10.00	20.00	-	-
ADD	478 SY	12" ROCK RIP RAP	100.00	47,800.00	478.00	47,800.00	-	-
MISCELLANEOUS								
2	1 LS	CITY MAINTENANCE BOND	1,250.00	1,250.00	1.00	1,250.00	-	-
			\$ 120,933.90			\$ 120,933.90		

CHANGE ORDER NO.2 MYRICK @ BEAUCHAMP EXCAVATION WORK

1	639 SY	REMOVE EXISTING PAVEMENT	18.00	11,502.00	639.00	11,502.00	-	\$
2	1 LS	SAWCUT EXISTING PAVEMENT	1,500.00	1,500.00	1.00	1,500.00	-	\$
3	1500 CY	UNCLASSIFIED EXCAVATION TO MEET GRADE	3.00	4,500.00	1,500.00	4,500.00	-	\$
			\$ 17,502.00			\$ 17,502.00		

CHANGE ORDER NO.3 MYRICK @ BEAUCHAMP ADDED STORM DRAINAGE (PH 2 STORM SHEET 7 - TO BE INSTALLED WITH PH 1)

7	218 LF	18" RCP	42.00	9,156.00	218.00	9,156.00	-	\$
9	1 EA	10' CURB INLET	3,900.00	3,900.00	1.00	3,900.00	-	\$
10	1 EA	4' X 4' "Y" INLET	4,125.00	4,125.00	1.00	4,125.00	-	\$
17	1 EA	18" TYPE "C" HEADWALL	2,365.00	2,365.00	1.00	2,365.00	-	\$
19	218 LF	TRENCH SAFETY	0.10	21.80	218.00	21.80	-	\$
20	218 LF	TESTING - INCLUDING DENSITY	2.00	436.00	218.00	436.00	-	\$
ADD	160 SF	FLEXMAT	7.75	1,240.00	160.00	1,240.00	-	\$
ADD	2 EA	REMOVE EXISTING 18" HEADWALL & CONNECT W/ CONCRETE COLLAR	1,130.00	2,260.00	2.00	2,260.00	-	\$
			\$ 23,503.80			\$ 23,503.80		

CHANGE ORDER NO.5 CONTRACT ADJUSTMENT

ADD	-1 LS	CONTRACT ADJUSTMENT	\$ 34,551.10	\$ (34,551.10)	(1.00)	\$ (34,551.10)	\$	\$
			\$ (34,551.10)			\$ (34,551.10)		

CHANGE ORDER NO.6 REMOVAL OF ITEMS NOT BEING COMPLETED BY KCK.

1	-639 SY	REMOVE EXISTING PAVEMENT	18.00	(11,502.00)	(639.00)	(11,502.00)	\$	\$
3	-1500 CY	UNCLASSIFIED EXCAVATION TO MEET GRADE	3.00	(4,500.00)	(1,500.00)	(4,500.00)	\$	\$
			\$ (16,002.00)			\$ (16,002.00)		

REVISED CONTRACT TOTAL \$ 1,755,975.75