



**Monday, July 13, 2020
Planning and Zoning Commission Meeting**

This meeting will begin at 5:00 p.m.

MEETING HELD AS A TELEPHONE CONFERENCE CALL

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

We encourage members of the public to listen to the telephone conference meeting.

If you have any comments to submit regarding the agenda or other items related to the agenda, please e-mail those to mrobinson@cityofsachse.com.

INSTRUCTIONS FOR ACCESSING THE TELEPHONE CONFERENCE CALL:

**Citizens may join the Zoom Meeting by logging on at: <https://us02web.zoom.us/j/83252838846>
Or Telephone: (Toll Free) 877-853-5247
Webinar ID: 832 5283 8846**

A. Regular Meeting - 5:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, July 13, 2020 at 5:00 p.m. to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Consider approval of the April 27, 2020 meeting minutes.
4. Consider and act on a Final Plat for Ranch Park Village Phase 1, generally located south of Ranch Road between State Highway 78 and Ranch Road, within Sachse city limits.
5. Consider and act on a Preliminary Plat for The Station, generally located at the northwest corner of Merritt Road and President George Bush Turnpike Frontage Road, within Sachse city limits.
6. Consider and act on a Final Plat for The Station Phase 1, generally located at the southwest corner of Merritt Road and Hudson Drive, within Sachse city limits.
7. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
8. Adjournment.

I, the undersigned authority, do hereby certify that this notice of meeting was posted in accordance with the regulations of the Texas Open Meetings Act and on the bulletin board, an accessible location at Sachse City Hall.


Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



Agenda Item Details

Meeting	Jul 13, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	3. Consider approval of the April 27, 2020 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Apr 27, 2020 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, April 27, 2020)

Generated by Charlotte Youngblood on Tuesday, April 28, 2020

Members present:

Travis Mondok, Fernando Gutierrez, Jeanie Marten, Bill Thrash, Teddy Kinzer, Scott Ohman, George Kemper

Others Present: Paul Watkins, City Council Liaison

Meeting called to order at 5:00 PM

Regular Meeting - 5:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, April 27, 2020 at 5:00 p.m. to consider the following items of business:

Chairwoman Marten called the meeting to order at 5:00 PM.

2. Innovation and Pledge of Allegiance to U.S.. and Texas Flags.

Gutierrez led the prayer. Ohman led the pledges.

3. Consider approval of the March 9, 2020 meeting minutes.

Thrash made a motion to approve the minutes as presented, with a second by Ohman, the minutes were approved unanimously.

4. Consider and act on a Preliminary Plat for The Station Ph.2, generally located north of President George Bush Turnpike and east of Miles Road, within Sachse city limits.

Development Director Robinson presented the item. He stated that the applicant is proposing to preliminary plat two lots and right of way on approximately 23.609 acres. The property is zoned PGBT - Turnpike mixed Use and Turnpike Commercial. After discussion, Kemper made a motion to approve the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer, with a second by Thrash, the motion passed unanimously.

5. Consider and act on a Preliminary Plat for the Aria Ph.2, generally located east of Merritt Road and between President George Bush Turnpike and Pleasant Valley Road, within Sachse city limits.

Robinson presented the item. He stated that the applicant is proposing to preliminary plat 55 townhomes lots and three common area on approximately 6.329 acres. The proposed plat is zoned PGBT, specifically Turnpike Mixed-Use, which allows to townhomes, commercial, and multi-family uses.

After discussion, Ohman made a motion to approve the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer, with a second by Thrash, the motion passed unanimously.

6. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.

Robinson updated the commissioners on Trinity Hospital, Prose Ranch, and CDW developments.

7. Adjournment.

Chairwoman Marten adjourned the meeting at 5:16 PM.

**Agenda Item Details**

Meeting	Jul 13, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	4. Consider and act on a Final Plat for Ranch Park Village Phase 1, generally located south of Ranch Road between State Highway 78 and Ranch Road, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the final plat as presented.

Public Content**BACKGROUND**

The applicant is proposing to final plat:

- 125 single-family cottage and patio home lots and 2 common areas
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: Meritage Homes of Texas, LLC.
- Size: Approximately 23.39 acres
- The property is zoned PD-37, which was approved by the City Council in May 2019.

OVERVIEW

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.

POLICY CONSIDERATIONS

There are no policy considerations associated with this item.

RECOMMENDATION

Per Staff's technical review, the proposed final plat is in compliance with the City's subdivision regulations. As such, Staff recommends approval of the proposed final plat, subject to all conditions stipulated by the Building Official and City Engineer.

Ranch Park Village Ph.1 - Final Plat.pdf (3,338 KB)

Staff Presentation - Final Plat Ranch Park Village Phase I.pdf (829 KB)

Final Plat Ranch Park Village Ph.1

PLANNING & ZONING COMMISSION

JULY 13, 2020



Request

Consider and act on a Final Plat for Ranch Park Village Ph.1, generally located south of Ranch Road between State Highway 78 and Ranch Road, within Sachse city limits.

Project Information

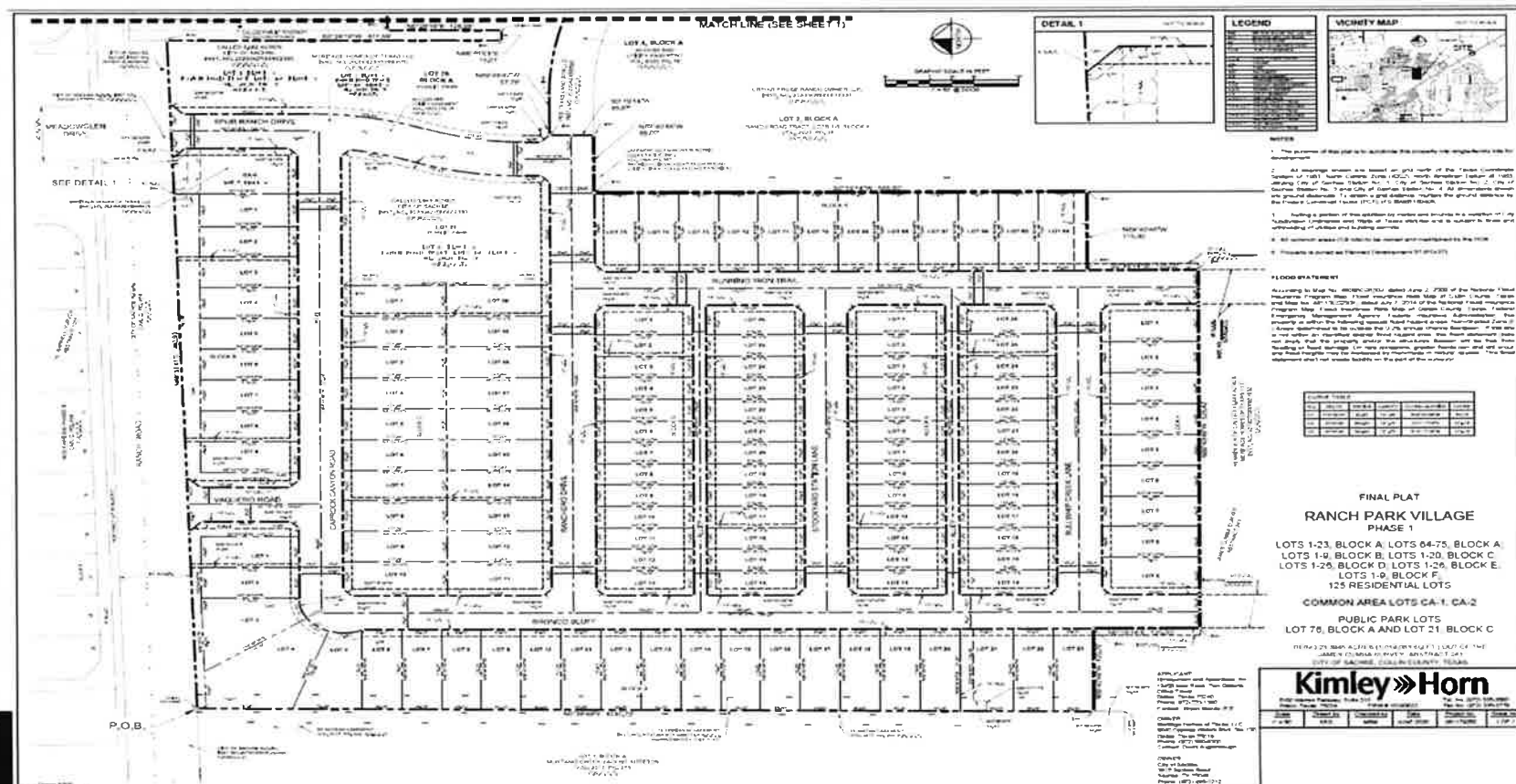
- Proposal to final plat 125 single-family cottage and patio home lots
- Applicant: Bryan Moody, Kimley-Horn & Associates, Inc.
- Owner: Meritage Homes of Texas, LLC
- Size: Approximately 23.39 acres
- Site Attributes: Vacant
- Current Zoning: PD-37

Aerial Map

The subject property is generally located south of Ranch Road between State Highway 78 and Ranch Road.



Proposed Plat

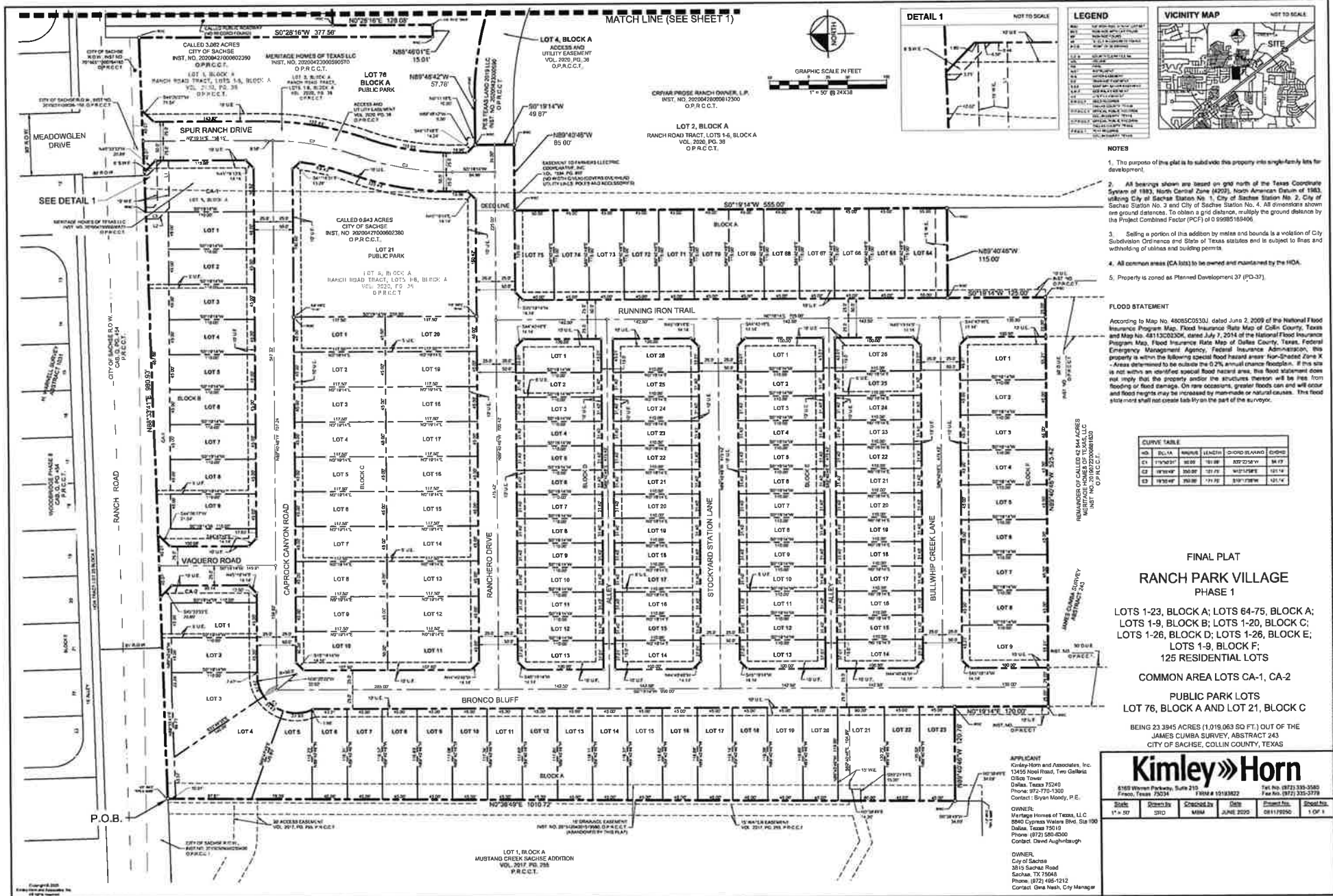


Staff Recommendation

- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission is the final action for the final plat.

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.





**Agenda Item Details**

Meeting	Jul 13, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	5. Consider and act on a Preliminary Plat for The Station, generally located at the northwest corner of Merritt Road and President George Bush Turnpike Frontage Road, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the preliminary plat as presented.

Public Content**BACKGROUND**

The applicant is proposing to amend the previously approved preliminary plat to add one single-family residential lot, two commercial lots and right-of-way (Kennedy Drive) for The Station development.

- 165 single-family detached lots (previously 164);
- 59 townhome lots;
- 7 commercial lots (previously 5);
- 2 multi-family lots;
- 9 common areas.
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: PMB Station Developer, LLC.
- Size: Approximately 88.13 acres
- The property is zoned PGBT - Turnpike Commercial, Turnpike Mixed-Use and Turnpike Transition Districts.

OVERVIEW

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.

POLICY CONSIDERATIONS

There are no policy considerations associated with this item.

RECOMMENDATION

Per Staff's technical review, the proposed preliminary plat is in compliance with the City's subdivision regulations. As such, Staff recommends approval of the proposed preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

The Station Preliminary Plat.pdf (2,462 KB)

Staff Presentation - Preliminary Plat - The Station.pdf (607 KB)

Preliminary Plat The Station

PLANNING & ZONING COMMISSION

JULY 13, 2020



Request

Consider and act on a Preliminary Plat for The Station, generally located at the northwest corner of Merritt Road and President George Bush Turnpike Frontage Road, within Sachse city limits.

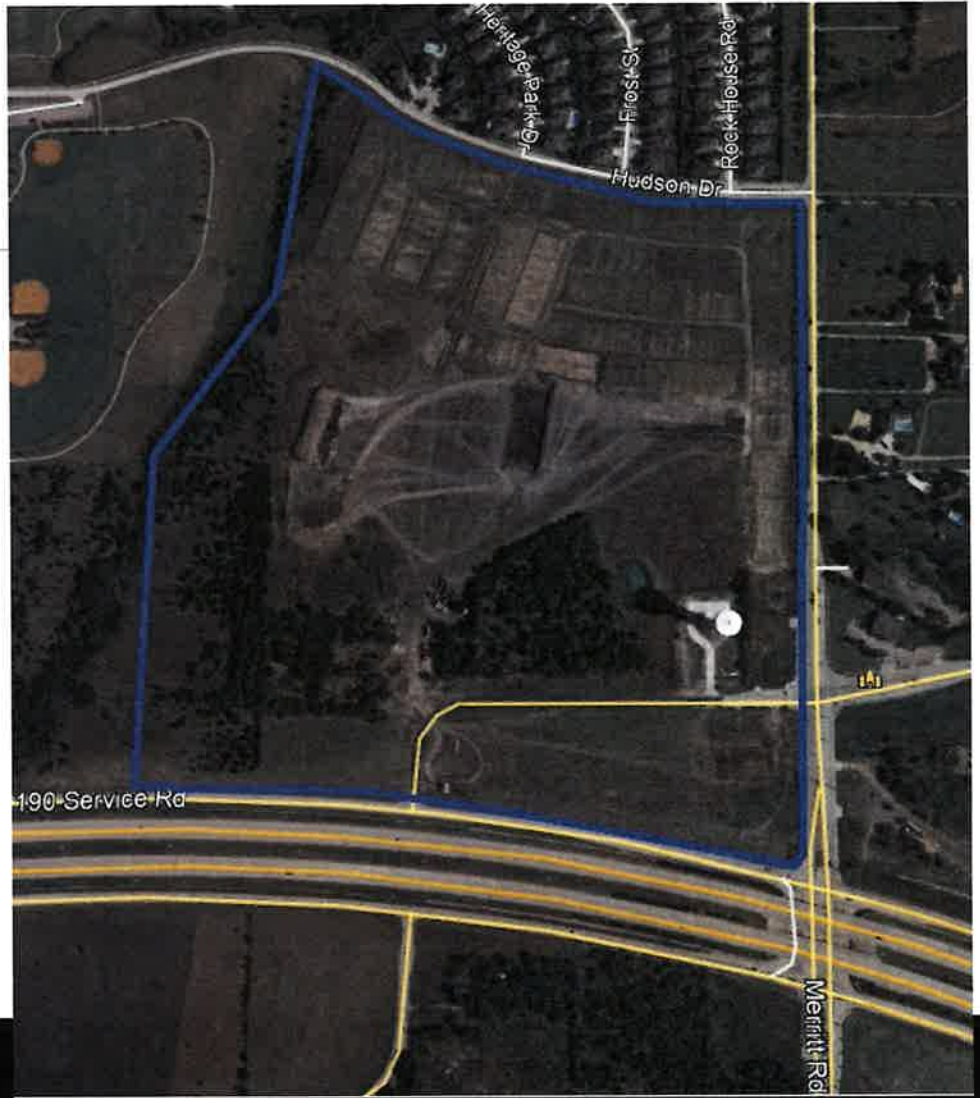


Project Information

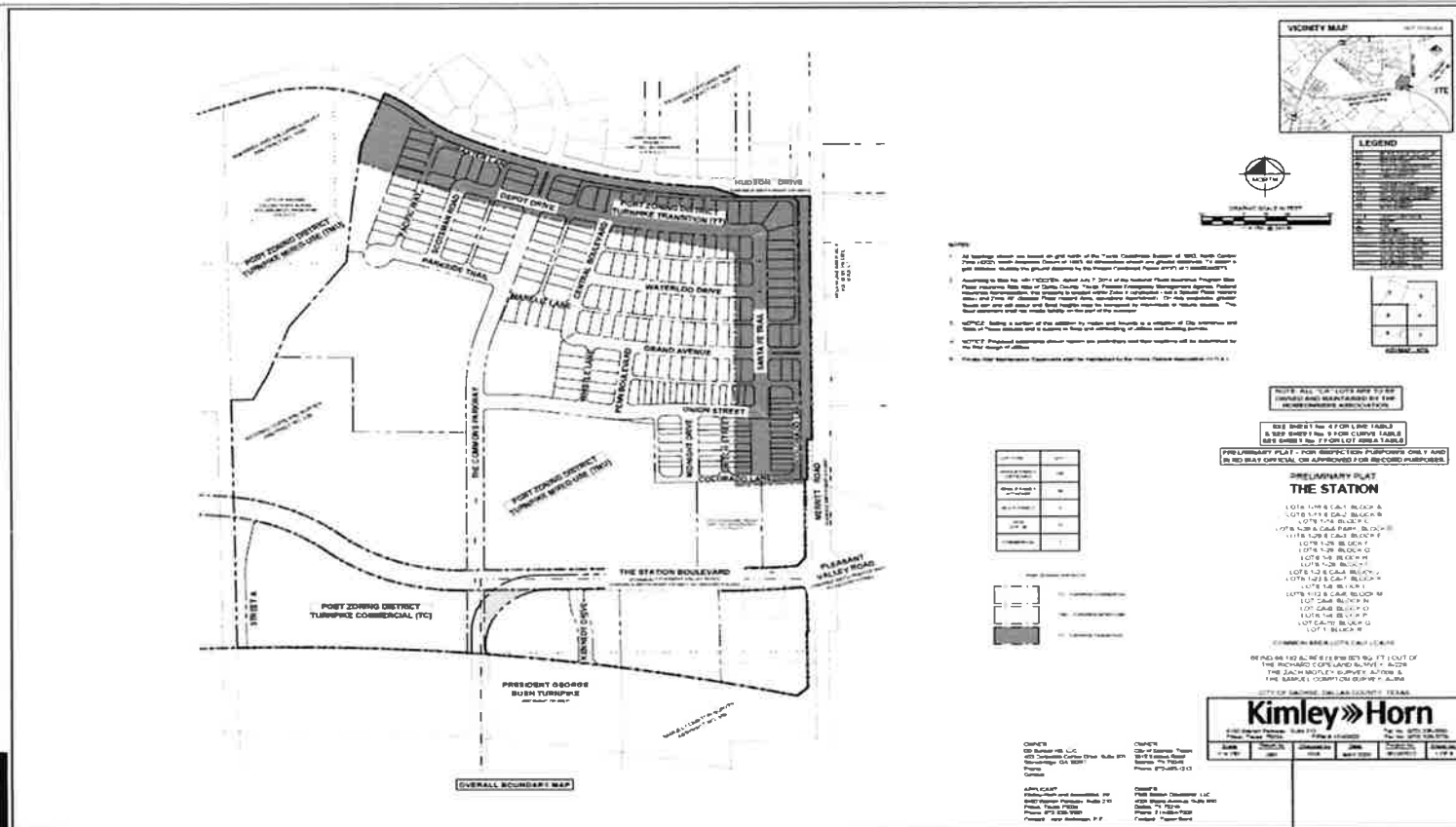
- Proposal to revise the preliminary to add one single-family residential lot, two commercial lots and right-of-way (Kennedy Drive)
 - 165 single-family detached lots (previously 164);
 - 59 townhome lots;
 - 7 commercial lots (previously 5);
 - 9 common areas.
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: PMB Station Developer, LLC
- Size: Approximately 88.13 acres
- Site Attributes: Vacant
- Current Zoning: PGBT – Turnpike Commercial, Turnpike Mixed-Use & Turnpike Transition District

Aerial Map

The subject property is generally located at the northwest corner of Merritt Road and the PGBT Frontage Road.



Proposed Plat

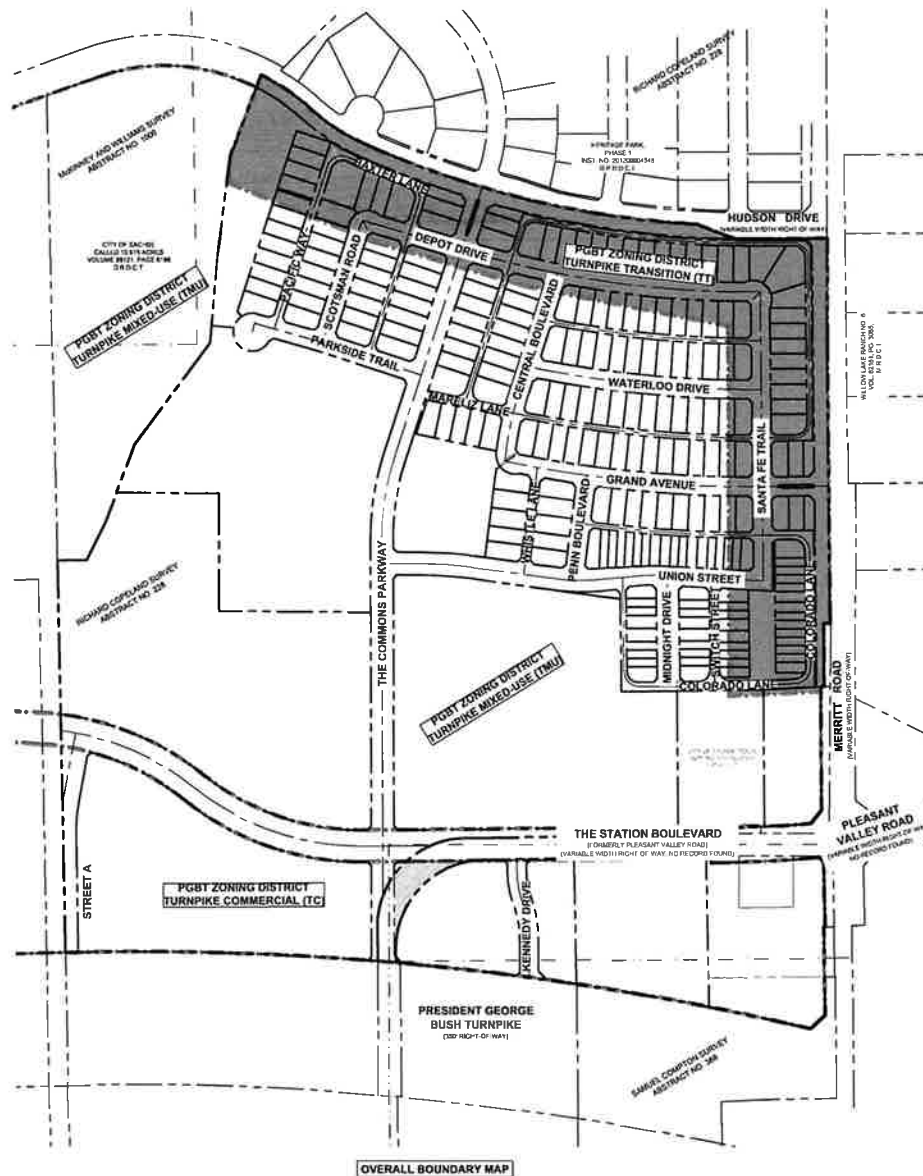


Staff Recommendation

- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission is the final action for the preliminary plat.

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



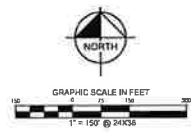


OVERALL BOUNDARY MAP



LEGEND

1	PORT ZONING DISTRICT TURNPIKE MIXED-USE (TMU)
2	PG&T ZONING DISTRICT TURNPIKE COMMERCIAL (TC)
3	PG&T ZONING DISTRICT TURNPIKE TRANSITION (TT)
4	LOT 1-16 & CA-1, BLOCK A
5	LOT 1-11 & CA-2, BLOCK B
6	LOT 1-14, BLOCK C
7	LOT 1-28 & CA-3, BLOCK D
8	LOT 1-29 & CA-3, BLOCK E
9	LOT 1-25, BLOCK F
10	LOT 1-28, BLOCK G
11	LOT 1-28, BLOCK H
12	LOT 1-28, BLOCK I
13	LOT 1-2 & CA-4, BLOCK J
14	LOT 1-23 & CA-7, BLOCK K
15	LOT 1-9, BLOCK L
16	LOT 1-12 & CA-6, BLOCK M
17	LOT CA-8, BLOCK N
18	LOT CA-9, BLOCK O
19	LOT 1-4, BLOCK P
20	LOT CA-10, BLOCK Q
21	LOT 1, BLOCK R



NOTES:

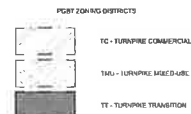
1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99999780573.
2. According to Map No. 4811302230K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone X (unshaded - not a Special Flood Hazard Area) and Zone AE (Special Flood Hazard Area, elevations determined). On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. NOTICE: Setting a portion of the addition by notes and bounds is a violation of City Ordinance and State of Texas Statute and is subject to fines and withholding of utilities and building permits.
4. NOTICE: Projected dimensions shown herein are preliminary and their locations will be determined by the final design of the project.
5. Private Wall Maintenance Easements shall be maintained by the Home Owners Association (H.O.A.).

NOTE: ALL "CA" LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

SEE SHEET NO. 4 FOR LINE TABLE
SEE SHEET NO. 5 FOR CURVE TABLE
SEE SHEET NO. 7 FOR LOT AREA TABLE

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY AND IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES

LOT TYPE	QTY
SINGLE FAMILY DETACHED	16
SINGLE FAMILY ATTACHED	8
MULTI-FAMILY	8
10A (CA-6)	18
EQUINE	8



**PRELIMINARY PLAT
THE STATION**

- LOTS 1-16 & CA-1, BLOCK A
LOTS 1-11 & CA-2, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-28 & CA-3, BLOCK D
LOTS 1-29 & CA-3, BLOCK E
LOTS 1-25, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-5, BLOCK H
LOTS 1-28, BLOCK I
LOTS 1-2 & CA-4, BLOCK J
LOTS 1-23 & CA-7, BLOCK K
LOTS 1-9, BLOCK L
LOTS 1-12 & CA-6, BLOCK M
LOT CA-8, BLOCK N
LOT CA-9, BLOCK O
LOTS 1-4, BLOCK P
LOT CA-10, BLOCK Q
LOT 1, BLOCK R

COMMON AREA LOTS CA-1 - CA-10

BEING 88.132 ACRES (3,838,003.50 SQ. FT.) OUT OF
THE RICHARD COPELAND SURVEY, A-228,
THE ZACH MOTLEY SURVEY, A-1009, &
THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn

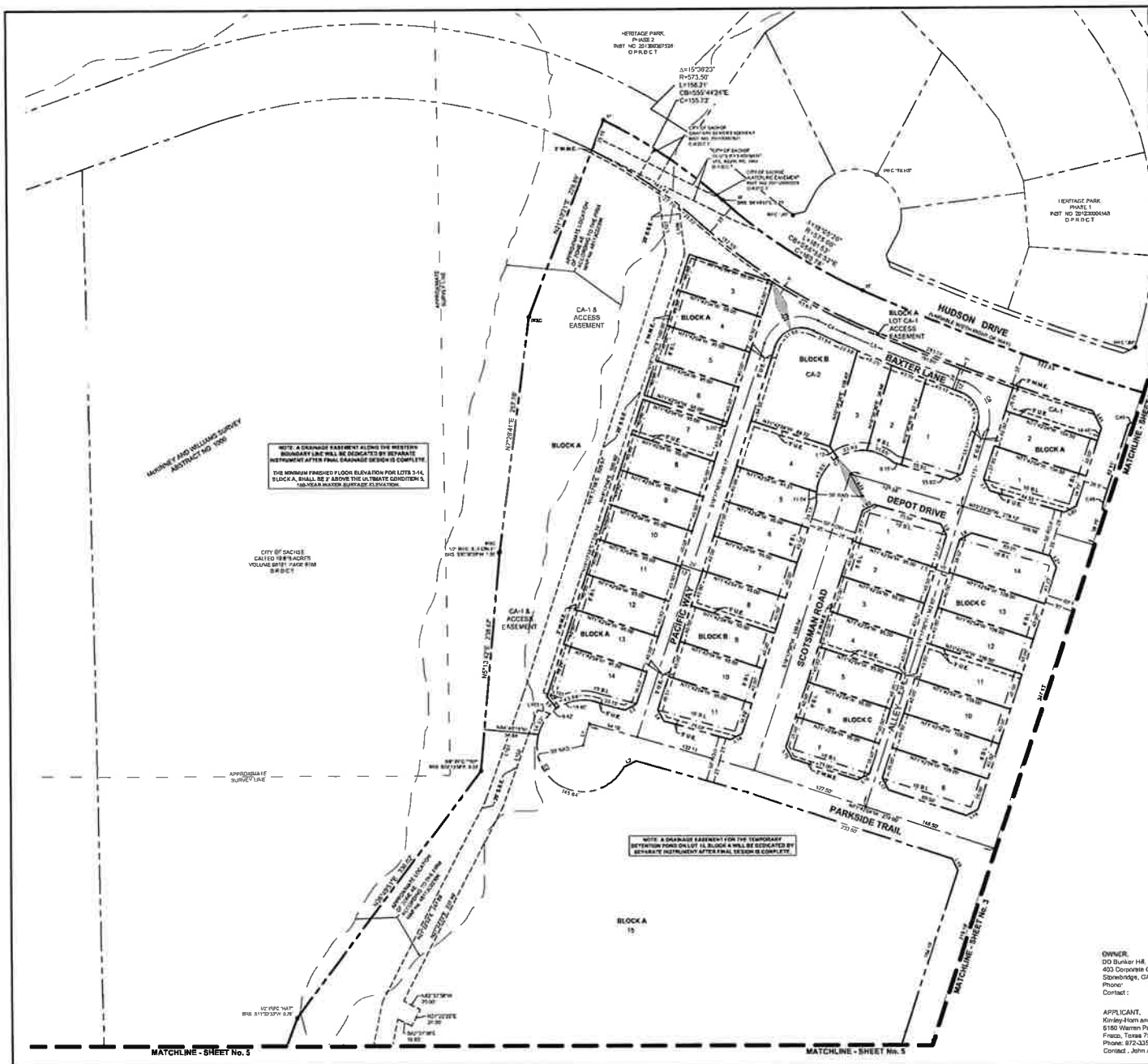
6183 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822		Tel No (972) 275-3550 Fax No (972) 275-3779	
Scale	As Shown	Checked by	Date	Project No.	Sheet No.
1" = 150'	JAH	RVA	MAY 2020	981287013	1 OF 8

OWNER:
DD Bunker H&L, LLC
403 Corporate Center Drive, Suite 201
Spearville, GA 30081
Phone: 770-333-2588
Contact: John Anderson, P.E.

APPLICANT:
Kimley-Horn and Associates, Inc.
6183 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-333-2588
Contact: John Anderson, P.E.

OWNER:
City of Sachse, Texas
3810 Sachse Road
Sachse, TX 75048
Phone: 972-455-1212

OWNER:
PMS Station Developer, LLC
4001 Maple Avenue, Suite 500
Dallas, TX 75219
Phone: 214-634-1000
Contact: Tanya Band



LOT TYPE	CITY
SINGLE FAMILY DETACHED	185
SINGLE FAMILY ATTACHED	18
MULTIFAMILY	8
HOA	18
COMMERCIAL	7



LEGEND	
1	LOT 1-16 & CA-1, BLOCK A
2	LOT 1-11 & CA-2, BLOCK B
3	LOT 1-14, BLOCK C
4	LOT 1-26 & CA-3, BLOCK D
5	LOT 1-29 & CA-3, BLOCK E
6	LOT 1-25, BLOCK F
7	LOT 1-28, BLOCK G
8	LOT 1-5, BLOCK H
9	LOT 1-28, BLOCK I
10	LOT 1-2 & CA-4, BLOCK J
11	LOT 1-23 & CA-7, BLOCK K
12	LOT 1-9, BLOCK L
13	LOT 1-12 & CA-6, BLOCK M
14	LOT CA-8, BLOCK N
15	LOT CA-9, BLOCK O
16	LOT 1-4, BLOCK P
17	LOT CA-10, BLOCK Q
18	LOT 1, BLOCK R

- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983. North Central Zone (N207), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9999525573.
 - According to Map No. 481132230K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Study Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone X (unshaded - not a Special Flood Hazard Area) and Zone AE (Special Flood Hazard Area, alternative determinations). On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The flood statement shall not create liability on the part of the surveyor.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State of Texas statute and is subject to fines and withholding of utilities and building permits.
 - NOTICE: Proposed easements shown herein are preliminary and their location will be determined by the final design of utilities.
 - Private Well Water/Easements shall be maintained by the Home Owners Association (H.O.A.).

NOTE: ALL "CA" LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

SEE SHEET No. 4 FOR LINE TABLE
SEE SHEET No. 5 FOR CURVE TABLE
SEE SHEET No. 7 FOR LOT AREA TABLE

PRELIMINARY PLAT THE STATION

- LOTS 1-16 & CA-1, BLOCK A
- LOTS 1-11 & CA-2, BLOCK B
- LOTS 1-14, BLOCK C
- LOTS 1-26 & CA-3, BLOCK D
- LOTS 1-29 & CA-3, BLOCK E
- LOTS 1-25, BLOCK F
- LOTS 1-28, BLOCK G
- LOTS 1-5, BLOCK H
- LOTS 1-28, BLOCK I
- LOTS 1-2 & CA-4, BLOCK J
- LOTS 1-23 & CA-7, BLOCK K
- LOTS 1-9, BLOCK L
- LOTS 1-12 & CA-6, BLOCK M
- LOT CA-8, BLOCK N
- LOT CA-9, BLOCK O
- LOT 1-4, BLOCK P
- LOT CA-10, BLOCK Q
- LOT 1, BLOCK R

COMMON AREA LOTS CA-1 - CA-10

BEING 88.132 ACRES (3,839,003 SQ. FT.) OUT OF THE RICHARD COPELAND SURVEY, A-228; THE ZACH MOTLEY SURVEY, A-1008; & THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn

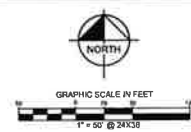
5180 Warren Parkway, Suite 210 Frisco, Texas 75034	Phone: (972) 335-3380 Fax: (972) 335-3779
Project No. 10100027	Client No. 10100027
Scale: 1" = 50'	Drawn By: JAH
Sheet No. 1	Check By: JAH
Date: MAY 2025	Plot Date: 06/18/2025
Sheet No. 2 OF 8	

OWNER:
 DO Bunker Hill, LLC
 400 Corporate Center Drive, Suite 201
 Springville, CA 94766
 Phone: 925-355-3550
 Contact: John Andersen, P.E.

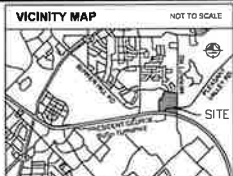
APPLICANT:
 Kimley-Horn and Associates, Inc.
 5180 Warren Parkway, Suite 210
 Frisco, Texas 75034
 Phone: 972-335-3380
 Contact: John Andersen, P.E.

OWNER:
 City of Sachse, Texas
 3815 Sachse Road
 Sachse, TX 75048
 Phone: 972-495-1212

OWNER:
 PMS Station Developer, LLC
 4001 Maple Avenue, Suite 800
 Dallas, TX 75219
 Phone: 214-534-7008
 Contact: Taylor Band



LOT TYPE	QTY
SINGLE FAMILY DETACHED	145
SINGLE FAMILY ATTACHED	98
MULTIFAMILY	2
HOA (CA-4)	16
COMMERCIAL	9



LEGEND	
1	EXISTING LOT
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94	EXISTING LOT
95	EXISTING LOT
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97	EXISTING LOT
98	EXISTING LOT
99	EXISTING LOT
100	EXISTING LOT

- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99985260573.
 - According to Map No. 4811300220K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone X (unshaded - not a Special Flood Hazard Area) and Zone AE (Special Flood Hazard Area, elevation determined). On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - NOTICE: Selling a portion of this addition by retail and bounds is a violation of City ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.
 - NOTICE: Proposed easements shown hereon are preliminary and their locations will be determined by the final design of utilities.
 - Private Well Maintenance Easements shall be maintained by the Home Owners Association (H.O.A.).

NOTE: ALL "CA" LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

SEE SHEET NO. 4 FOR LINE TABLE & SEE SHEET NO. 5 FOR CURVE TABLE & SEE SHEET NO. 7 FOR LOT AREA TABLE

PRELIMINARY PLAT THE STATION

LOTS 1-16 & CA-1, BLOCK A
LOTS 1-11 & CA-2, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-26 & CA-5 PARK, BLOCK D
LOTS 1-29 & CA-3, BLOCK E
LOTS 1-25, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-5, BLOCK H
LOTS 1-28, BLOCK J
LOTS 1-2 & CA-4, BLOCK K
LOTS 1-23 & CA-7, BLOCK L
LOTS 1-8, BLOCK M
LOTS 1-12 & CA-6, BLOCK N
LOT CA-8, BLOCK O
LOT CA-9, BLOCK P
LOT CA-10, BLOCK Q
LOT 1, BLOCK R

COMMON AREA LOTS CA-1 - CA-10
BEING 88.132 ACRES (3,838,003 SQ. FT.) OUT OF
THE RICHARD COPPELAND SURVEY, A-228,
THE ZACH MOTLEY SURVEY, A-1005,
& THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn

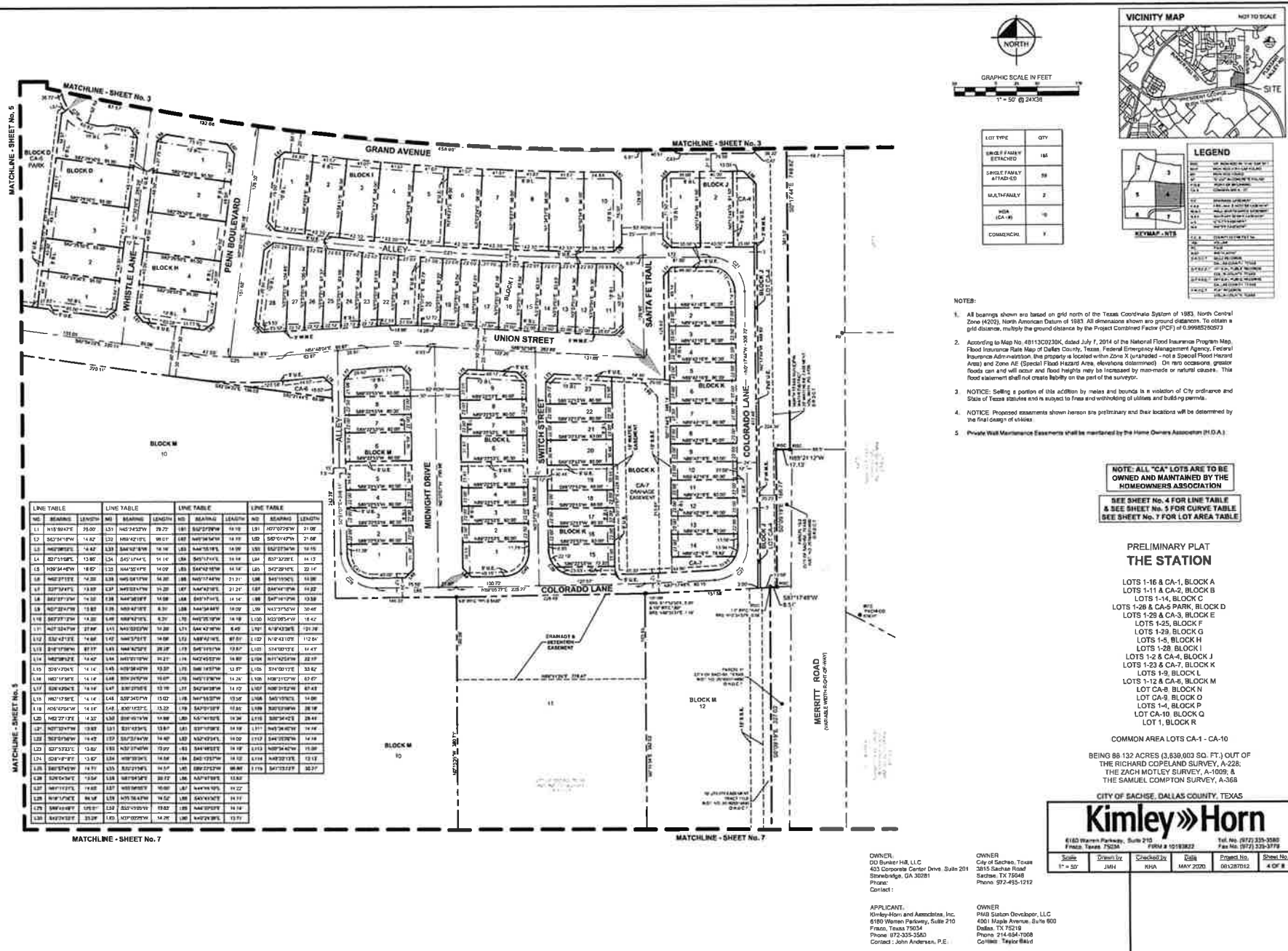
6180 Warren Parkway, Suite 210 Frick, Texas 75034	Phone 972-335-3580 Fax 972-335-3779
Owner City of Sachse, Texas 3915 Sachse Road Sachse, TX 75088 Phone 972-435-1212	Survey Date Sheet No. Scale

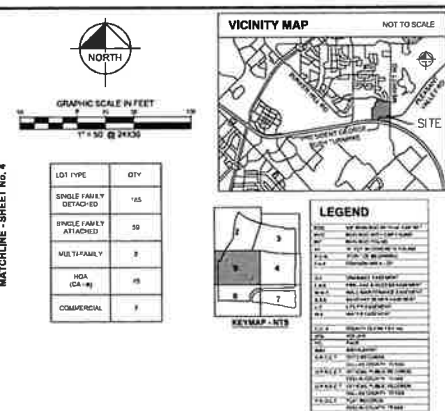
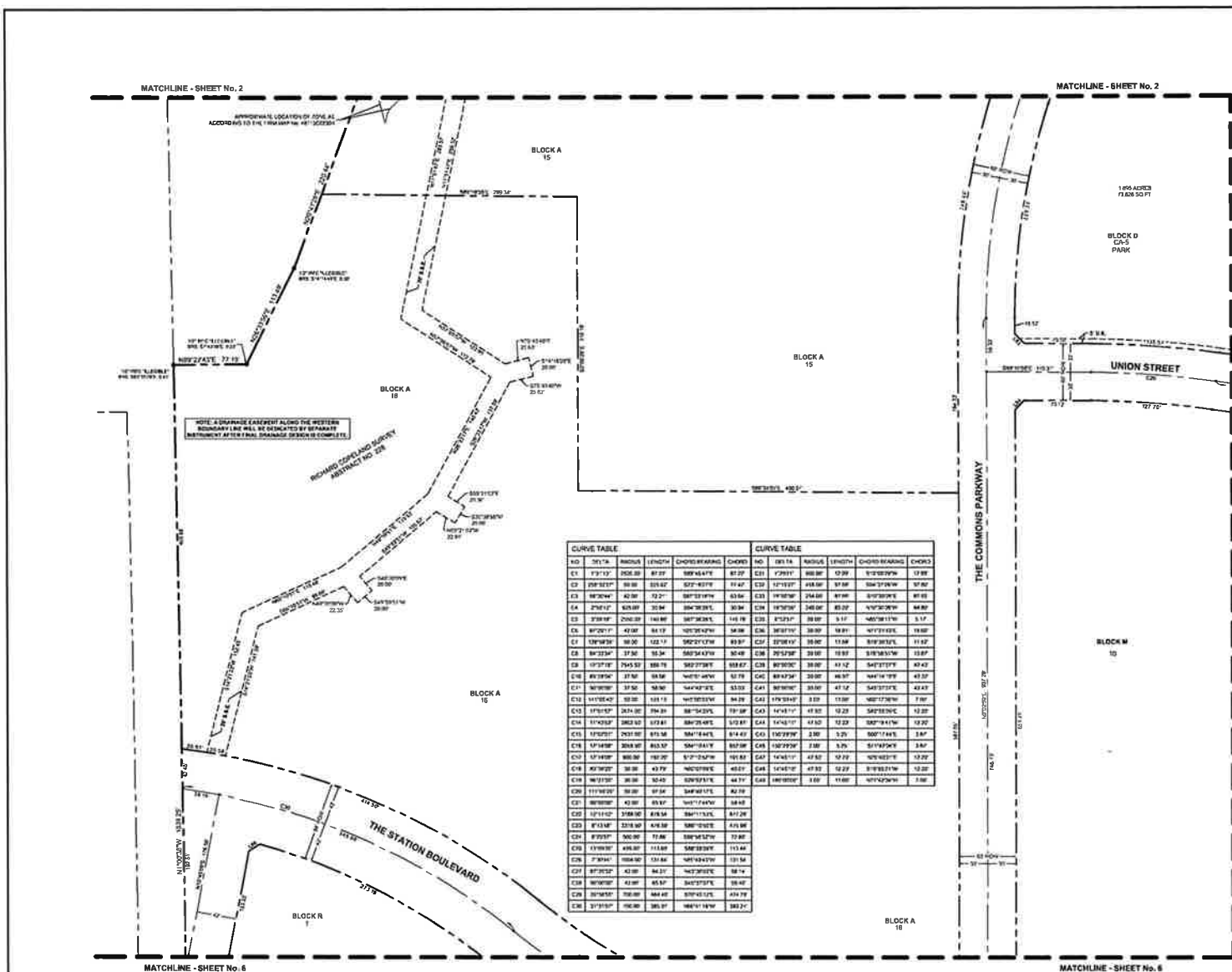
OWNER:
OO Bunker Hill, LLC
403 Corporate Center Drive, Suite 201
Sachse, TX 75088
Phone:
Contact:

APPLICANT:
KimleyHorn and Associates, Inc.
6180 Warren Parkway, Suite 210
Frick, Texas 75034
Phone: 972-335-3580
Contact: John Anderson, P.E.

OWNER:
City of Sachse, Texas
3915 Sachse Road
Sachse, TX 75088
Phone 972-435-1212

OWNER:
PHS Station Developer, L.L.C.
4001 Maple Avenue, Suite 600
Dallas, TX 75218
Phone 214-664-7003
Contact: Taylor Baird





NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (2005), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999995850573.
- According to Map No. 48113C0200K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, the property is located within Zone X (unshaded), not a Special Flood Hazard Area) and Zone AE (Special Flood Hazard Area, elevations determined). On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood assessment shall not create liability on the part of the surveyor.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.
- NOTICE: Proposed easements shown hereon are preliminary and their locations will be determined by the final design of utilities.
- Private Well Maintenance Easements shall be maintained by the Home Owners Association (H.O.A.).

NOTE: ALL "CA" LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

SEE SHEET NO. 4 FOR LINE TABLE & SEE SHEET NO. 5 FOR CURVE TABLE & SEE SHEET NO. 7 FOR LOT AREA TABLE

PRELIMINARY PLAT
THE STATION

LOTS 1-16 & CA-1, BLOCK A
LOTS 1-11 & CA-2, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-29 & CA-3, BLOCK D
LOTS 1-29 & CA-3, BLOCK E
LOTS 1-29, BLOCK F
LOTS 1-29, BLOCK G
LOTS 1-29, BLOCK H
LOTS 1-29, BLOCK I
LOTS 1-29 & CA-7, BLOCK J
LOTS 1-9, BLOCK K
LOTS 1-12 & CA-6, BLOCK L
LOT CA-8, BLOCK M
LOT CA-9, BLOCK N
LOT CA-10, BLOCK O
LOT CA-10, BLOCK P
LOT 1, BLOCK Q
LOT 1, BLOCK R

COMMON AREA LOTS CA-1 - CA-10

BEING 88.132 ACRES (3,839,003 SQ. FT.) OUT OF
THE RICHARD COPELAND SURVEY, A-228;
THE ZACH MOTLEY SURVEY, A-1009, &
THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn

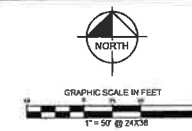
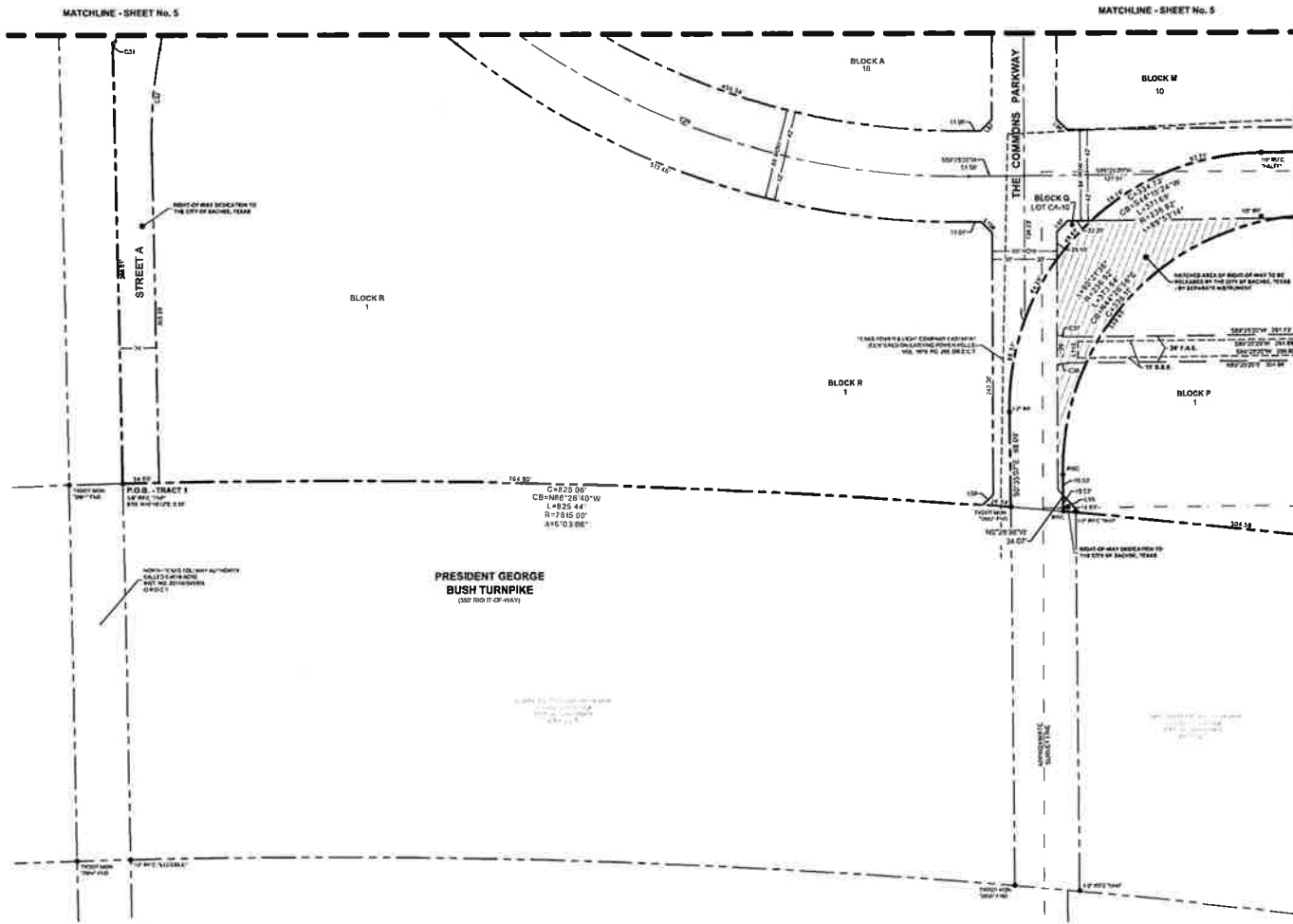
6163 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: (972) 335-5550
Fax: (972) 335-5779

Scale: 1" = 50'
Drawn by: JWB
Checked by: RMA
Date: MAY 2020
Project No.: 061287012
Sheet No.: 5 OF 8

OWNER:
City of Sachse, Texas
3815 Sachse Road
Sachse, TX 75088
Phone: (972) 485-1212

APPLICANT:
Kimley-Horn and Associates, Inc.
6163 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: (972) 335-5550
Contact: John Anderson, P.E.

OWNER:
PWS Station Developer, LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75210
Phone: 214-654-7028
Contact: Taylor Bards



LOT TYPE	QTY
SINGLE FAMILY DETACHED	142
SINGLE FAMILY ATTACHED	14
MULTI-FAMILY	0
HDA (CA-10)	10
COMMERCIAL	0

LEGEND	
1	1. LOT
2	2. LOT
3	3. LOT
4	4. LOT
5	5. LOT
6	6. LOT
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93	93. LOT
94	94. LOT
95	95. LOT
96	96. LOT
97	97. LOT
98	98. LOT
99	99. LOT
100	100. LOT

- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a ground distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99995260573.
 - According to Map No. 49113C0220K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone X (unshaded - not a Special Flood Hazard Area) and Zone AE (Special Flood Hazard Area, elevations determined). On rare occasions, greater flood risk can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.
 - NOTICE: Proposed easements shown hereon are preliminary and their locations will be determined by the final design of utilities.
 - Private Wall Maintenance Easements shall be maintained by the Home Owners Association (H.O.A.).

NOTE: ALL "CA" LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

SEE SHEET NO. 4 FOR LINE TABLE & SEE SHEET NO. 5 FOR CURVE TABLE & SEE SHEET NO. 7 FOR LOT AREA TABLE

PRELIMINARY PLAT THE STATION

- LOTS 1-16 & CA-1, BLOCK A
- LOTS 1-11 & CA-2, BLOCK B
- LOTS 1-14, BLOCK C
- LOTS 1-28 & CA-3 PARK, BLOCK D
- LOTS 1-29 & CA-3, BLOCK E
- LOTS 1-25, BLOCK F
- LOTS 1-28, BLOCK G
- LOTS 1-5, BLOCK H
- LOTS 1-28, BLOCK I
- LOTS 1-2 & CA-4, BLOCK J
- LOTS 1-29 & CA-7, BLOCK K
- LOTS 1-9, BLOCK L
- LOTS 1-12 & CA-6, BLOCK M
- LOT CA-8, BLOCK N
- LOT CA-9, BLOCK O
- LOTS 1-4, BLOCK P
- LOT CA-10, BLOCK Q
- LOT 1, BLOCK R

COMMON AREA LOTS CA-1 - CA-10

BEING 88.132 ACRES (3,839,003 SQ. FT.) OUT OF THE RICHARD COPELAND SURVEY, A-228; THE JACOB MOTLEY SURVEY, A-1009; & THE SAMUEL COMPTON SURVEY, A-388

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn

8165 Warren Parkway, Suite 210 Frisco, Texas 75034	Phone: 972-335-3580 Fax: 972-335-3779
8165 Warren Parkway, Suite 210 Frisco, Texas 75034	Phone: 972-335-3580 Fax: 972-335-3779

OWNER
DD Banker Hill, LLC
453 Corporate Center Drive, Suite 201
Sachse, TX 75081
Phone:
Contact:

OWNER
City of Sachse, Texas
3815 Sachse Road
Sachse, TX 75086
Phone: 972-455-1212

APPLICANT
Kimley-Horn and Associates, Inc.
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-654-0205
Contact: John Anderson, P.E.

OWNER
PMB Station Developer, LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-654-0205
Contact: Taylor Beld

OWNER'S CERTIFICATE
STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, PWB STATION DEVELOPER, LLC, DO BUNKER HILL, LLC, and the CITY OF SACHSE, TEXAS, are the sole owners of the following two tracts of land:

TRACT 1

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228 and the Zach Moley Survey, Abstract No. 309, City of Sachse, Dallas County, Texas and being all of a called 78.043-acre tract of land described as: Tract 1, and a called 1.245-acre tract of land described as: Tract 8, both in a General Warranty Deed to PWB Station Developer, L.L.C. recorded in Instrument No. 2010C042018, Official Public Records, Dallas County, Texas, and being a called 2.000-acre tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 201003047818, said Official Public Records, and being all of a called 15.144-acre tract of land described in a Special Warranty Deed to DO Bunker Hill, L.L.C. recorded in Instrument No. 20160240018, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said Tract 1 on the northerly right-of-way line of President George Bush Turnpike (350-foot right-of-way), same being on the easterly line of a called 26.04-acre tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Volume 94150, Page 0234, Deed Records, Dallas County, Texas, from which a 508-inch iron rod with plastic cap stamped "TNP" found bears North 16° 18' 12" East, 0.30 feet;

THENCE North 1° 00' 38" West, departing the northerly right-of-way line of said President George Bush Turnpike and along the common line of said Tract 1 and said 26.04-acre tract, a distance of 1038.25 feet to a point for the westmost northeast corner of said Tract 1, common to the southeast corner of a called 16.616-acre tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Volume 88121, Page 6188, said Deed Records, from which a 1/2-inch iron rod with plastic cap "legible" found bears South 63° 22' 29" East, 0.41 feet;

THENCE departing the easterly line of said 26.04-acre tract and along the common line of said Tract 1 and said 16.616-acre tract the following courses and distances:

North 85° 22' 48" East, a distance of 77.18 feet to a point for the southmost northeast corner of said 16.616-acre tract, from which a 1/2-inch iron rod with plastic cap "legible" found bears South 7° 43' 29" East, 0.23 feet;

North 26° 33' 38" East, a distance of 113.49 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap "legible" found bears South 14° 14' 42" East, 0.30 feet;

North 20° 12' 49" East, a distance of 226.44 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap stamped "HAT" found bears South 51° 52' 53" West, 0.28 feet;

North 36° 49' 29" East, a distance of 338.02 feet to a point for corner, from which a 5/8-inch iron rod with plastic cap stamped "TNP" found bears South 25° 13' 38" East, 0.33 feet;

North 5° 13' 42" East, a distance of 238.87 feet to a 5/8-inch iron rod with plastic cap stamped "GHA" (a horizontal rod) set in an iron rod set, from which a 1/2-inch iron rod with plastic cap "legible" found bears South 20° 23' 22" West, 1.30 feet;

North 72° 54' 41" East, a distance of 257.79 feet to an iron rod set for corner;

North 21° 10' 21" East, a distance of 228.80 feet to an "X" not in concrete found for the northmost northwest corner of said Tract 1, same being on the southerly right-of-way line of the Hudson Drive (a variable width right-of-way), same also being the beginning of a non-tangent curve to the right having a central angle of 15° 36' 23", a radius of 573.50 feet, a chord bearing and distance of South 56° 56' 57" East, 100.78 feet, from which an "X" not in concrete found bears South 5° 46' 51" East, 0.23 feet;

THENCE along the common line of said Tract 1 and said Hudson Drive the following courses and distances:

In a southeasterly direction, with said curve to the left, an arc distance of 139.21 feet to a point at the beginning of a reverse curve to the left having a central angle of 18° 50' 31", a radius of 575.00 feet, a chord bearing and distance of South 56° 56' 57" East, 100.78 feet, from which an "X" not in concrete found bears South 5° 46' 51" East, 0.23 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 181.53 feet to an "X" not in concrete found for the beginning of a compound curve to the left having a central angle of 20° 35' 10", a radius of 2590.00 feet, a chord bearing and distance of South 19° 18' 10" East, 854.20 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 869.04 feet to a "T" not in concrete found for the end of said curve to the left;

South 88° 16' 50" East, a distance of 110.00 feet to a 1/2-inch iron rod found for corner, same being the beginning of a non-tangent curve to the left having a central angle of 13° 17' 01", a radius of 2535.00 feet, a chord bearing and distance of South 88° 45' 47" East, 87.22 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 87.22 feet to a point for the end of said curve to the left, from which a 5/8-inch iron rod with plastic cap stamped "TNP" found bears South 13° 37' 33" East, 0.25 feet;

North 88° 26' 38" East, a distance of 173.84 feet to the northeast corner of said Tract 1, common to the intersection of the southerly right-of-way of said Hudson Drive and the westerly right-of-way line of Merritt Road (a variable width right-of-way), from which a 1/2-inch iron rod "not in concrete" found bears North 94° 51' East, 0.26 feet;

THENCE along the common line of said Tract 1 and said Merritt Road the following courses and distances:

South 61° 42' 39" West, a distance of 265.43 feet to a point for corner, from which a 5/8-inch iron rod with plastic cap stamped "VALUFF A330C" found bears South 10° 02' 31" West, 0.22 feet;

South 61° 14' East, a distance of 749.82 feet to an iron rod set for the eastmost northeast corner of said Tract 1;

North 88° 21' 11" West, a distance of 17.33 feet to an iron rod set for corner;

South 0° 09' 19" East, a distance of 166.77 feet to an iron rod set for the eastmost southeast corner of said Tract 1;

South 87° 14' 48" West, a distance of 8.51 feet to an iron rod set for the northeast corner of the aforementioned 1.245-acre tract, from which a 1/2-inch iron rod with plastic cap stamped "WAF" found bears North 10° 34' 52" East, 0.96 feet;

THENCE South 0° 09' 19" East, departing the southerly line of said Tract 1 and along the easterly line of said 1.245-acre tract and the westerly right-of-way line of said Merritt Road, a distance of 327.03 feet to an iron rod set for the eastmost southeast corner of said 1.245-acre tract, same being the north corner of a visibility dip at the intersection of the westerly right-of-way line of said Merritt Road and the northerly right-of-way line of Pleasant Valley Road (a variable width right-of-way), from which a 1/2-inch iron rod with plastic cap stamped "WAF" found bears North 65° 13' 11" West, 1.26 feet;

THENCE South 30° 35' 28" West, along said visibility dip, a distance of 45.31 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the southmost southeast corner of said 1.245-acre tract, common to the south corner of said visibility dip, same also being the beginning of a non-tangent curve to the right having a central angle of 4° 23' 43", a radius of 3454.00 feet, a chord bearing and distance of South 86° 58' 10" West, 0.56 feet;

THENCE In a southeasterly direction, along the southerly line of said 1.245-acre tract and the southerly line of the aforementioned City of Sachse tract and the northerly right-of-way line of said Pleasant Valley Road with said curve to the right, an arc distance of 284.98 feet to an iron rod set for the end of said curve to the right;

THENCE South 0° 09' 48" West, continuing along the southerly line of said City of Sachse tract and the northerly right-of-way line of said Pleasant Valley Drive, a distance of 12.36 feet to an iron rod set for corner;

THENCE South 87° 20' 29" West, continuing along the southerly line of said City of Sachse tract and the northerly right-of-way line of said Pleasant Valley Road, a distance of 85.33 feet to a 5/8-inch iron rod with plastic cap stamped "HPLS 5430" found for the westmost southeast corner of said City of Sachse tract, common to the southeast corner of said Tract 1;

THENCE along the common line of said Tract 1 and said Pleasant Valley Road the following courses and distances:

South 87° 03' 35" West, a distance of 562.10 feet to a 1/2-inch iron rod with plastic cap stamped "VALUFF" found for the beginning of a non-tangent curve to the left having a central angle of 6° 53' 14", a radius of 236.62 feet, a chord bearing and distance of South 44° 12' 34" West, 354.73 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 371.83 feet to a 1/2-inch iron rod with plastic cap stamped "VALUFF" found for the end of said curve to the left;

South 0° 03' 00" East, a distance of 88.09 feet to a Texas Department of Transportation Monument stamped "2662" found for the southmost southeast corner of said Tract 1, common to the intersection of the westerly right-of-way line of said Pleasant Valley Road and the northerly right-of-way line of the aforementioned President George Bush Turnpike, same being the beginning of a non-tangent curve to the left having a central angle of 6° 03' 06", a radius of 7815.00 feet, a chord bearing and distance of North 88° 28' 47" West, 825.36 feet;

THENCE In a northeasterly direction along the southerly line of said Tract 1 and the northerly right-of-way line of said President George Bush Turnpike and with said curve to the left, an arc distance of 825.44 feet to the POINT OF BEGINNING and containing 79.255 acres (3,432.333 ac.) of land, more or less;

TRACT 2

BEING a tract of land situated in the Zach Moley Survey, Abstract No. 1009 and the Samuel Compton Survey, Abstract No. 309, City of Sachse, Dallas County, Texas and being all of a called 3.022-acre tract of land described as Tract 7, and being all of a called 2.560-acre tract described as Tract 8, and being all of a called 2.560-acre tract of land described as Tract 10, and being all of a called 0.406-acre tract of land described as Tract 11, all in a General Warranty Deed to PWB Station Developer, L.L.C. recorded in Instrument No. 20160240018, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the eastmost southeast corner of said 2.560-acre tract, common to the north corner of a visibility dip at the intersection of the westerly right-of-way line of Merritt Road (a variable width right-of-way) and the northerly right-of-way line of President George Bush Turnpike (a 350-foot right-of-way);

THENCE South 49° 52' 39" West, along said visibility dip, a distance of 62.21 feet to an aluminum disk monument found for the southmost southeast corner of said 2.560-acre tract, common to the south corner of said visibility dip, same also being the beginning of a non-tangent curve to the left having a central angle of 1° 08' 14", a radius of 7815.00 feet, a chord bearing and distance of North 88° 59' 52" West, 1108.57 feet;

THENCE In a northeasterly direction, along the northerly right-of-way line of said President George Bush Turnpike and the southerly line of said 2.560-acre tract, said 2.560-acre tract and with said curve to the left, an arc distance of 1109.80 feet to a 5/8-inch iron rod with plastic cap stamped "GHA" (a horizontal rod) set in an iron rod set for the southeast corner of said 3.022-acre tract, common to the intersection of the northerly right-of-way line of said President George Bush Turnpike and the southerly right-of-way line of Pleasant Valley Road (a variable width right-of-way);

THENCE North 0° 28' 38" West, departing the northerly right-of-way line of said President George Bush Turnpike and along the westerly line of said 3.022-acre tract and the easterly right-of-way line of said Pleasant Valley Road, a distance of 34.07 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 50° 21' 35", a radius of 236.92 feet, a chord bearing and distance of North 44° 25' 56" East, 336.11 feet;

THENCE In a northeasterly direction, continuing along the westerly line of said 3.022-acre tract and the easterly right-of-way line of said Pleasant Valley Road with said curve to the right, an arc distance of 373.64 feet to an iron rod set for the end of said curve to the right;

THENCE North 67° 00' 38" East, along the southerly right-of-way line of said Pleasant Valley Road and the northerly line of said 3.022-acre tract, said 3.022-acre tract, a distance of 599.88 feet to a 1/2-inch iron rod with plastic cap stamped "WAI 5714" found for an angle point in the northerly line of said 2.560-acre tract;

THENCE South 0° 09' 52" West, continuing along the northerly line of said 2.560-acre tract and the southerly right-of-way line of said Pleasant Valley Road, a distance of 18.18 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found at the beginning of a non-tangent curve to the left having a central angle of 33° 36' 39", a radius of 3545.00 feet, a chord bearing and distance of North 87° 04' 47" East, 284.53 feet;

THENCE In a northeasterly direction, continuing along the northerly line of said 2.560-acre tract and the southerly right-of-way line of said Pleasant Valley Road and along the northerly line of the aforementioned 0.406-acre tract and with said curve to the left, an arc distance of 384.65 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the northmost northeast corner of said 2.560-acre tract, common to the north corner of a visibility dip at the intersection of the southerly right-of-way line of said Pleasant Valley Road and the westerly right-of-way line of the aforementioned Merritt Road;

THENCE South 47° 38' 57" East, along said visibility dip, a distance of 18.85 feet to the eastmost northeast corner of said 2.560-acre tract, common to the south corner of said visibility dip, from which a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found bears North 65° 22' 15" East, 0.24 feet;

THENCE South 1° 08' 16" East, along the common line of said 2.560-acre tract and said Merritt Road, a distance of 173.31 feet to a 1/2-inch iron rod found for corner;

THENCE South 88° 11' 40" West, continuing along said common line, a distance of 3.60 feet to an iron rod set for corner;

THENCE South 0° 49' 18" East, continuing along said common line, a distance of 233.34 feet to the POINT OF BEGINNING and containing 8.877 acres (385.870 ac.) of land, more or less;

FOR A COMBINED TOTAL ACREAGE OF 88.122 ACRES (3,838.003 SQ. FT.) OF LAND, MORE OR LESS.

NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202). North Azimuth (Clockwise) of 1983. All dimensions shown are ground distances. To obtain a ground distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99995280573.
- According to Map No. 48113C2230C, dated July 7, 1954 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, the property is located within Zone 1, Limited Flood Hazard Area, and a Special Flood Hazard Area, and Zone AE (Special Flood Hazard Area, shallowly flooded). On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The flood statement shall not create liability on the part of the surveyor.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.
- NOTICE: Proposed easements shown herein are preliminary and their locations will be determined by the final design of utilities.
- Private Well Maintenance Easements shall be maintained by the Home Owners Association (H.O.A.).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, PWB STATION DEVELOPER, LLC, DO BUNKER HILL, LLC, and the CITY OF SACHSE, TEXAS (hereinafter do hereby bind themselves and their heirs, assigns and successors of the life of this plat designating the hereinafter described property as THE STATION, an addition to the City of Sachse, and does hereby dedicate to the public use for the mutual use and accommodation of garbage collection purposes and all public utilities during its use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement areas and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement areas for the purposes of constructing, reconstructing, inspecting, protecting, without the necessity of any time of securing the permission of anyone. This plat approved subject to all pending orders, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS OUR HANDS AT _____ TEXAS, this _____ day of _____, 20____.

By: PWB STATION DEVELOPER, LLC a Texas limited liability company

Name: TAYLOR BARDO
Title: MANAGER

STATE OF TEXAS §
COUNTY OF §

BEFORE Me, the undersigned authority, 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 purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public for the State of Texas

By: DO BUNKER HILL, LLC, a Georgia limited liability company

Name: _____
Title: _____

STATE OF §
COUNTY OF §

BEFORE Me, the undersigned authority, 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 purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public for the State of Texas

By: CITY OF SACHSE, TEXAS, a municipal corporation

Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF §

BEFORE Me, the undersigned authority, 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 purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public for the State of Texas

ISS type	QTY
BULK/FAMILY ATTACHED	140
BULK/FAMILY ATTACHED	16
BULK/FAMILY ATTACHED	3
FOA	16
FOA	1
COMMERICAL	1

DOWNER:
DO BUNKER HILL, LLC
403 Corporate Center Drive, Suite 201
Sachse, TX 75085
Phone: _____
Contact: _____

APPLICANT:
Kimley-Horn and Associates, Inc.
8165 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 872-335-5580
Contact: JOHN ANDERSON, P.E.

DOWNER:
City of Sachse, Texas
3515 Sachse Road
Sachse, TX 75085
Phone: 872-455-1282

DOWNER:
PWB Station Developer, LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75218
Phone: 214-654-0228
Contact: Taylor Bardo

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That, I, Michael B. Marx do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein were properly placed under my personal supervision in accordance with the Plating Rules and Regulations of the City planning and recording commission of the City of Sachse.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
8165 Warren Parkway, Suite 210
Frisco, Texas 75034
Ph: 872-335-5580

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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public for the State of Texas

Approved for the signature of me the final part of the subdivision shown on this plat

Approved by Planning and Zoning Commission

Chairman Planning and Zoning Commission Date: _____

ATTEST:
Signature _____ Date: _____

Name & Title

PRELIMINARY PLAT
THE STATION

LOTS 1-16 & CA-1, BLOCK A
LOTS 1-11 & CA-2, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-26 & CA-3 PARK, BLOCK D
LOTS 1-29 & CA-3, BLOCK E
LOTS 1-25, BLOCK F
LOTS 1-29, BLOCK G
LOTS 1-26 & CA-3, BLOCK H
LOTS 1-28, BLOCK I
LOTS 1-23 & CA-7, BLOCK K
LOTS 1-9, BLOCK L
LOTS 1-12 & CA-6, BLOCK M
LOT CA-8, BLOCK N
LOT CA-8, BLOCK O
LOT CA-10, BLOCK P
LOT 1-4, BLOCK Q
LOT 1-12, BLOCK R

COMMON AREA LOTS CA-1 - CA-10

BEING 88.132 ACRES (3,838,003 SQ. FT.) OUT OF
THE RICHARD COPELAND SURVEY, A-228;
THE ZACH MOLEY SURVEY, A-109; &
THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley-Horn

State	Drawn by	Checked by	Date	Project No.	Sheet No.
TX	JAM	AM	MAY 2025	58128712	8 OF 8

8165 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 872-335-5580
FAX: 872-335-5582
Tel. No. (872) 335-3885
Fax No. (872) 335-3779

City of Sachse, Texas
3515 Sachse Road
Sachse, TX 75085
Phone: 872-455-1282

PWB Station Developer, LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75218
Phone: 214-654-0228
Contact: Taylor Bardo

**Agenda Item Details**

Meeting	Jul 13, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	6. Consider and act on a Final Plat for The Station Phase 1, generally located at the southwest corner of Merritt Road and Hudson Drive, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the final plat as presented.

Public Content**BACKGROUND**

The applicant is proposing to final plat:

- 224 single-family detached and townhome lots with 9 common areas
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: PMB Station Developer, LLC.
- Size: Approximately 36.3 acres
- The property is zoned PGBT - Turnpike Mixed-Use District.

OVERVIEW

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.

POLICY CONSIDERATIONS

There are no policy considerations associated with this item.

RECOMMENDATION

Per Staff's technical review, the proposed final plat is in compliance with the City's subdivision regulations. As such, Staff recommends approval of the proposed final plat, subject to all conditions stipulated by the Building Official and City Engineer.

The Station Ph.1 Final Plat.pdf (1,280 KB)

Staff Presentation - Final Plat The Sation Phase I.pdf (1,126 KB)

Final Plat The Station Ph.1

PLANNING & ZONING COMMISSION

JULY 13, 2020



Request

Consider and act on a Final Plat for The Station Ph.1, generally located at the southwest corner of Merritt Road and Hudson Drive, within Sachse city limits.



Project Information

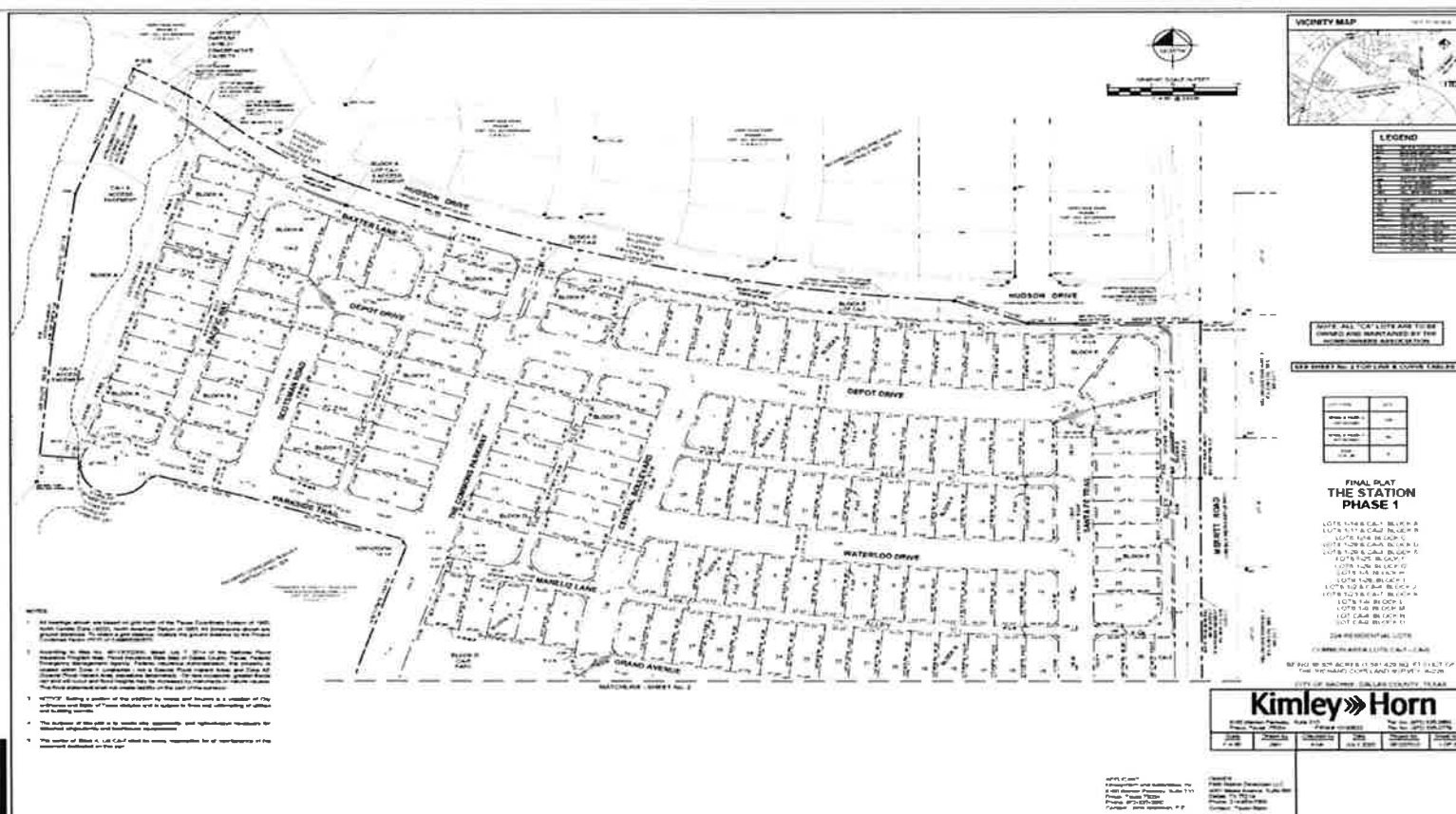
- Proposal to final plat 224 single-family detached and townhome lots
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: PMB Station Developer, LLC
- Size: Approximately 36.3 acres
- Site Attributes: Vacant
- Current Zoning: PGBT – Turnpike Mixed-Use District & Turnpike Transition

Aerial Map

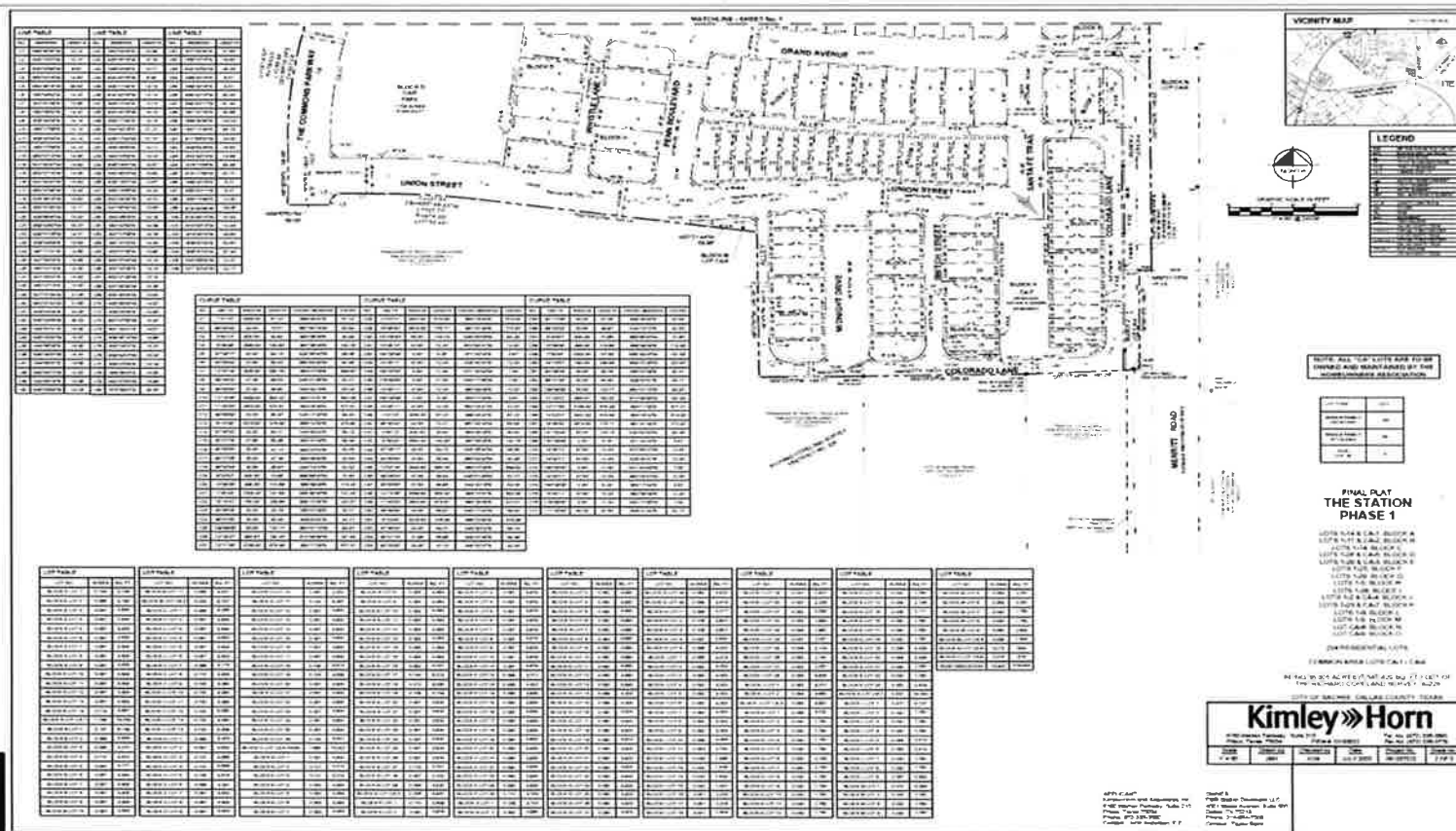
The subject property is generally located at the southwest corner of Merritt Road and Hudson Drive.



Proposed Plat



Proposed Plat continued

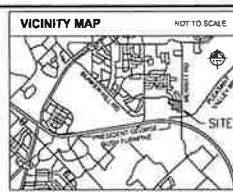
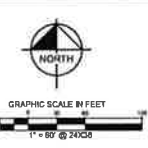
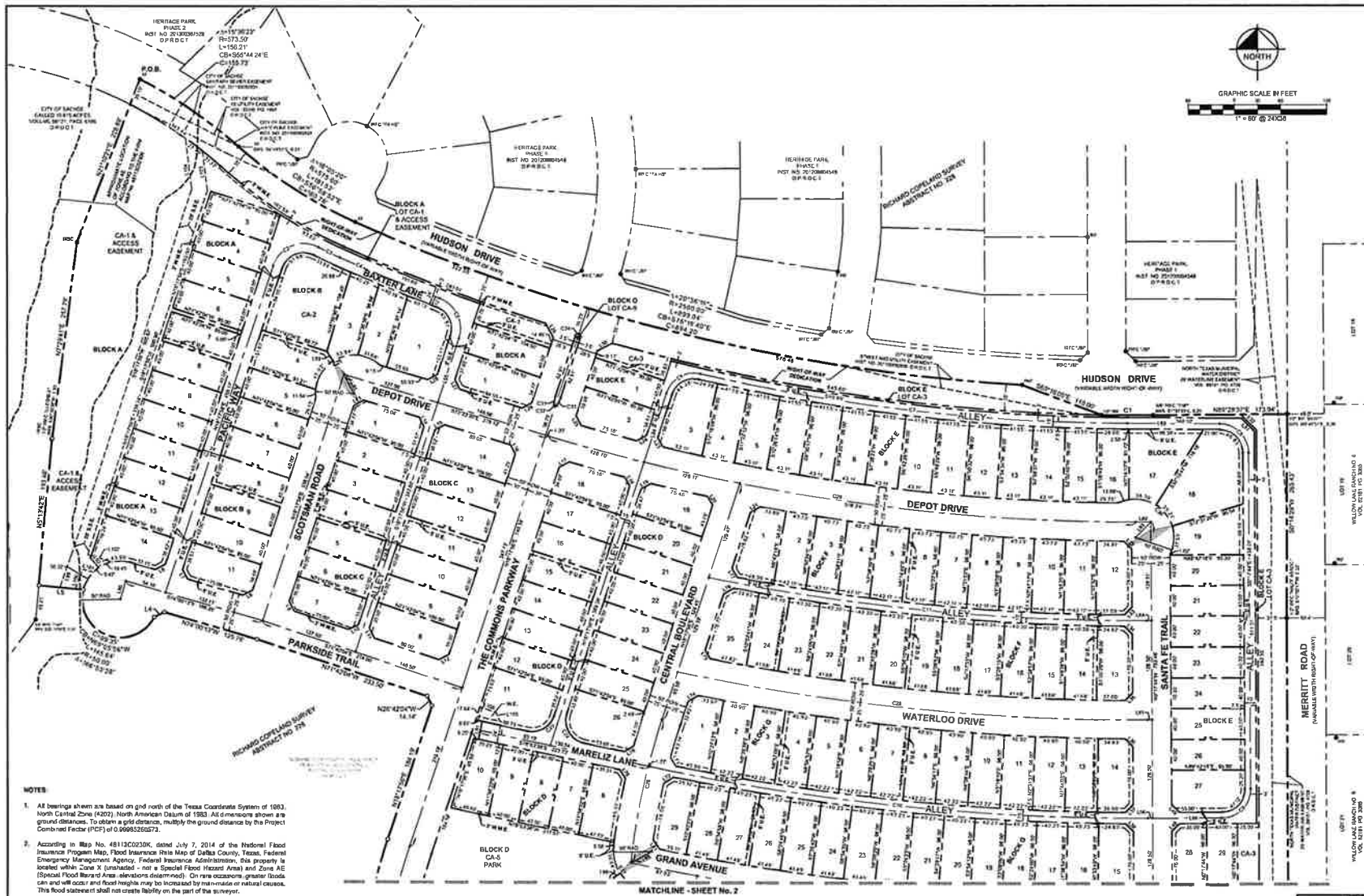


Staff Recommendation

- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission is the final action for the final plat.

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.





LEGEND

LOT	LOT TYPE	QTY
1-15	SINGLE FAMILY DETACHED	15
16-25	SINGLE FAMILY ATTACHED	10
26-35	CA-1, CA-2, CA-3	9

NOTE: ALL "CA" LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

SEE SHEET No. 2 FOR LINE & CURVE TABLES

LOT TYPE	QTY
SINGLE FAMILY DETACHED	15
SINGLE FAMILY ATTACHED	10
CA-1, CA-2, CA-3	9

FINAL PLAT THE STATION PHASE 1

LOTS 1-14 & CA-1 BLOCK A
 LOTS 1-11 & CA-2, BLOCK B
 LOTS 1-14, BLOCK C
 LOTS 1-25 & CA-5, BLOCK D
 LOTS 1-29 & CA-3, BLOCK E
 LOTS 1-25, BLOCK F
 LOTS 1-29, BLOCK G
 LOTS 1-28, BLOCK H
 LOTS 1-2 & CA-4, BLOCK J
 LOTS 1-23 & CA-7, BLOCK K
 LOTS 1-9, BLOCK L
 LOTS 1-9, BLOCK M
 LOT CA-8, BLOCK N
 LOT CA-9, BLOCK O

224 RESIDENTIAL LOTS
 COMMON AREA LOTS CA-1 - CA-9

BEING 36.305 ACRES (1,581,429 SQ. FT.) OUT OF
 THE RICHARD COPELAND SURVEY, A-228
 CITY OF SACHSE, DALLAS COUNTY, TEXAS

- NOTES**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (NAD83). North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9999250572.
 - According to Map No. 481100230K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone X (unshaded - not a Special Flood Hazard Area) and Zone AE (Special Flood Hazard Area - elevations determined). On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.
 - The purpose of this plat is to create lots, easements, and right-of-ways necessary for detached single-family and townhouse development.
 - The owner of Block K, Lot CA-7 shall be solely responsible for all maintenance of the easement dedicated on this plat.

Kimley»Horn

6160 Warren Parkway, Suite 210
 Plano, Texas 75094
 Phone: (972) 335-3380
 Fax: (972) 335-3379

30000	10000	50000	10000	10000	10000
1" = 60'	1" = 60'	1" = 60'	1" = 60'	1" = 60'	1" = 60'

APPLICANT:
 Kimley-Horn and Associates, Inc.
 6160 Warren Parkway, Suite 210
 Plano, Texas 75094
 Phone: (972) 335-3380
 Contact: John Anderson, P.E.

OWNER:
 FMS Station Developer LLC
 4051 Maple Avenue, Suite 600
 Dallas, TX 75219
 Phone: 214-654-1088
 Contact: Taylor Baird

[illegible][illegible][illegible]

LOTS 1-25, BLOCK K
LOTS 1-29, BLOCK K
LOTS 1-5, BLOCK K
LOT 1-26, BLOCK K
LOTS 1-2 & CA-4, BLOCK K
LOTS 1-23 & CA-7, BLOCK K
LOTS 1-9 & BLOCK K
LOTS 1-8, BLOCK K
LOT CA-8, BLOCK K
LOT CA-9, BLOCK K

224 RESIDENTIAL LOTS

COMMON AREA LOTS CA-1

BEING 38.305 ACRES (1,581,429 S.F.)
THE RICHARD COPELAND SURVEY

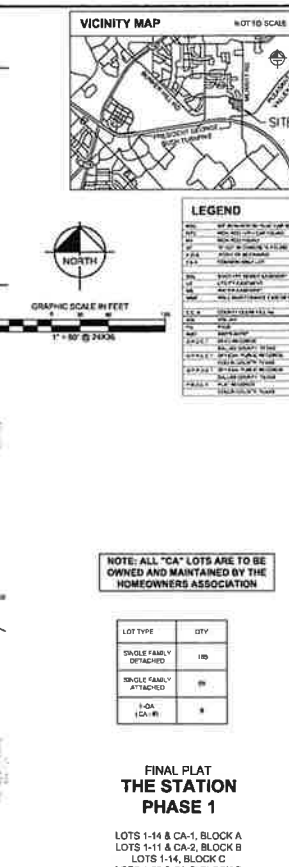
CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»»H

16100 Warren Parkway, Suite 250 Phone # 972-383222 Tel. Fax # 972-383222
Frisco, Texas 75024

Subdiv.	Owner's Name	Completed by	Date	Covered Area
14" x 30"	John	Kimley	July 2020	99135

OWNER
PMSI Station Developer LLC
4001 Maple Avenue, Suite 500
Frisco, Texas 75024



LOTS 1-14 & CA-1, BLOCK A
 LOTS 1-11 & CA-2, BLOCK B
 LOTS 1-14, BLOCK C
 LOTS 1-26 & CA-5, BLOCK D
 LOTS 1-29 & CA-3, BLOCK E
 LOTS 1-25, BLOCK F
 LOTS 1-29, BLOCK G
 LOTS 1-5, BLOCK H
 LOTS 1-28, BLOCK I
 LOTS 1-2 & CA-4, BLOCK J
 LOTS 1-23 & CA-7, BLOCK K
 LOTS 1-9, BLOCK L
 LOTS 1-9, BLOCK M
 LOT CA-8, BLOCK N
 LOT CA-9, BLOCK O

224 RESIDENTIAL LOTS
COMMON AREA LOTS CA-1 - 0

BEING 35.305 ACRES (1,581,428 SQ. FT.) OUT OF
THE RICHARD COPELAND SURVEY, A-228
CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3500 Fax No. (972) 335-3779	
FIRM # 10193822			
<u>State</u>	<u>Order by</u>	<u>Checked by</u>	<u>Date</u>
TX	JWH	WJA	JULY 2020
<u>Project No.</u>	<u>Sheet No.</u>		
001257112	2 OF 2		

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3560
Contact: John Andersen, P.E.

OWNER
PMB Station Developer LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-854-7008
Contact: Taylor Baird

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, PMS STATION DEVELOPER LLC, is the sole owner of a tract of land situated in the Richard Copeland Survey, Abstract No. 223, City of Sachse, Dallas County, Texas and being a portion of a called 78.043-acre tract of land described as Tract 1 in General Warranty Deed to PMS Station Developer LLC, recorded in Instrument No. 201900240010, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" call in concrete found for the northernmost northwest corner of said Tract 1, same being on the southerly right-of-way line of Hudson Drive (a variable width right-of-way), same also being the beginning of a non-tangent curve to the right having a central angle of 15°39'23", a radius of 573.50 feet, a chord bearing and distance of South 55°42'4" East, 105.73 feet;

THENCE along the common line of said Tract 1 and said Hudson Drive the following courses and distances:

In a southeasterly direction, with said curve to the right, an arc distance of 139.21 feet to a point at the beginning of a reverse curve to the left having a central angle of 18°03'22", a radius of 573.50 feet, a chord bearing and distance of South 56°56'2" East, 180.78 feet, then when an "X" call in concrete found bears South 6°49'31" East, 6.33 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 181.53 feet to an "X" call in concrete found for the beginning of a compound curve to the left having a central angle of 20°36'16", a radius of 2000.00 feet, a chord bearing and distance of South 76°18'40" East, 604.20 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 630.04 feet to a "YNC" call found for the end of said curve to the left;

South 69°18'05" East, a distance of 110.00 feet to a 12-inch iron rod found for corner, same being the beginning of a non-tangent curve to the left having a central angle of 1°21'10", a radius of 2350.00 feet, a chord bearing and distance of South 69°45'41" East, 87.22 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 67.22 feet to a point for the end of said curve to the left, from which a 9/16-inch iron rod with plastic cap stamped "TNP" found bears South 13°37'33" East, 0.28 feet;

North 89°28'39" East, a distance of 173.84 feet to the northeast corner of said Tract 1, common to the intersection of the southerly right-of-way of said Hudson Drive and the westerly right-of-way line of Merritt Road (a variable width right-of-way), from which a 1/2-inch iron rod "beet" found bears North 9°45'51" East, 0.28 feet;

THENCE along the common line of said Tract 1 and said Merritt Road the following courses and distances:

South 0°14'39" West, a distance of 265.43 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap stamped "14LFF ASSOC" found bears South 10°00'11" West, 0.22 feet;

South 0°17'44" East, a distance of 740.82 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for the easement southwest corner of said Tract 1;

North 89°21'12" West, a distance of 17.13 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner;

South 0°09'59" East, a distance of 166.77 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for the easement northeast corner of said Tract 1;

South 89°11'42" West, passing at a distance of 8.51 feet the northeast corner of a called 1.295-acre tract of land described as Tract 9 in a General Warranty Deed to PMS Station Developer LLC, recorded in Instrument No. 201900240010, and Official Public Records, from which a 1/2-inch iron rod with plastic cap stamped "944F" found bears North 12°34'32" East, 0.88 feet, and continuing on the same bearing and the common line of said Tract 1 and said Tract 9 for a complete distance of 160.00 feet to the northeast corner of said Tract 9, common to the northeast corner of a tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 201100241810, and Official Public Records, from which a 1/2-inch iron rod found for witness bears South 17°12'50" East, 0.30 feet, and a 1/2-inch iron rod with plastic cap stamped "267" found for witness bears North 82°39'37" East, 1.18 feet;

THENCE South 89°05'21" West, along the southerly line of said Tract 1 and said City of Sachse Tract, a distance of 228.49 feet to a 5/8-inch iron rod with plastic cap stamped "XPLS SACHS" found for the northeast corner of said City of Sachse Tract;

THENCE departing the southerly line of said Tract 1 and crossing said Tract 1 the following courses and distances:

South 89°22'43" West, a distance of 148.33 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner;

North 0°37'02" West, a distance of 243.38 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner;

North 82°21'44" West, a distance of 69.96 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner;

North 89°04'22" West, a distance of 326.14 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set at the beginning of a tangent curve to the left having a central angle of 3°20'46", a radius of 974.00 feet, a chord bearing and distance of North 89°48'43" West, 127.61 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 127.70 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for the end of said curve to the left;

North 89°55'05" West, a distance of 70.12 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner;

South 45°13'27" West, a distance of 14.10 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner;

South 0°02'54" West, a distance of 9.53 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner;

North 89°57'11" West, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner;

North 89°03'39" East, a distance of 106.06 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set at the beginning of a tangent curve to the right having a central angle of 16°14'57", a radius of 780.00 feet, a chord bearing and distance of North 9°12'28" East, 247.39 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 248.44 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for the end of said curve to the right;

North 16°17'36" East, a distance of 154.16 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner;

North 28°42'54" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner;

North 71°42'04" West, a distance of 233.50 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner;

North 74°00'03" West, a distance of 129.78 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner;

South 63°54' 8" West, a distance of 14.82 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set at the beginning of a non-tangent curve to the right having a central angle of 160°52'26", a radius of 60.00 feet, a chord bearing and distance of North 68°09'36" West, 99.30 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 145.64 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for the end of said curve to the right;

North 84°45'18" West, a distance of 58.64 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner on the westerly line of said Tract 1, same being on the easterly line of a tract of land described in deed to the City of Sachse, Texas, recorded in Volume 98121, Page 6189, Deed Records, Dallas County, Texas;

THENCE North 51°12'42" East, along the common line of said Tract 1 and said City of Sachse Tract, a distance of 193.46 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner, from which a 1/2-inch iron rod with plastic cap "ALEGBLE" found for witness bears South 30°30'29" West, 1.30 feet;

THENCE North 7°29'41" East, continuing along said common line, a distance of 257.78 feet to a 5/8-inch iron rod with plastic cap stamped "XHA" set for corner;

THENCE North 21°18'21" East, continuing along said common line and along the southerly right-of-way line of said Hudson Drive, a distance of 226.86 feet to the POINT OF BEGINNING and containing 38.205 acres (1,541,429 sq. ft.) of land, more or less;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That PMS STATION DEVELOPER LLC, (hereinafter stated) hereby binds themselves and their heirs, assigns and successors of the this plat designating the hereinabove described property as THE STATION PHASE 1, an addition to the City of Sachse, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the multiple use and accommodations of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems (on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, improving, maintaining, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS OUR HANDS AT _____, TEXAS, this _____ day of _____, 2020

By: PMS STATION DEVELOPER LLC, a Texas limited liability company

Signature

Name: TAYLOR BAIRD

Title: MANAGER

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE Me, the undersigned authority, 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 and under oath stated that the statements in the foregoing certificate are true

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

Notary Public for the State of Texas

CITY APPROVAL CERTIFICATE

This city is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

The Director of Development Services of the City of Sachse, Texas, hereby certifies that to the best of her knowledge or belief, this subdivision is in conformity with all requirements of the City of Sachse Code of Ordinances, and with engineering construction standards and practices adopted by the City of Sachse, Texas at which their approval is required.

Director of Development Services _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS

THAT, I, Michael B. Marx do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Planning Rules and Regulations of the City planning and zoning commission of the City of Sachse.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Ph: 972-335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true

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

Notary Public for the State of Texas

FINAL PLAT
THE STATION
PHASE 1

LOTS 1-14 & CA-1, BLOCK A
LOTS 1-11 & CA-2, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-28 & CA-5, BLOCK D
LOTS 1-29 & CA-3, BLOCK E
LOTS 1-25, BLOCK F
LOTS 1-29, BLOCK G
LOTS 1-5, BLOCK H
LOTS 1-28, BLOCK I
LOTS 1-2 & CA-4, BLOCK J
LOTS 1-23 & CA-7, BLOCK K
LOTS 1-9, BLOCK L
LOTS 1-9, BLOCK M
LOT CA-8, BLOCK N
LOT CA-9, BLOCK O

224 RESIDENTIAL LOTS

COMMON AREA LOTS CA-1 - CA-9

BEING 36.305 ACRES (1,581,429 SQ. FT.) OUT OF
THE RICHARD COPELAND SURVEY, A-228
CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034	PHW # 13163822	Tel. No. (972) 335-0185 Fax No. (972) 335-3779
Scale: As Shown	Checkered by: JAH	Date: JULY 2020
Revised by: JAH	Checked by: JAH	Presented by: JAH/BAIRD
File: 101	Sheet No. 3 OF 3	

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: John Anderson, P.E.

OWNER:
PMS Station Developer LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-956-7008
Contact: Taylor Baird