



City of Sachse, Texas

Sachse City Hall
3815-B Sachse Road
Sachse, Texas 75048

Meeting Agenda Planning & Zoning Commission

Monday, July 13, 2015

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, July 13, 2015, at 7:00 p.m. in Council Chamber in Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

2. Regular Agenda Items:

[15-2899](#) Consider approval of the minutes of the June 22, 2015 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the June 22, 2015 Planning and Zoning Commission meeting.

Attachments: [20150622 PZ Minutes.pdf](#)

[15-2893](#) Consider the application of Woodbridge XVII, Ltd. for approval of a Final Plat for Woodbridge Phase 19, being 148 single-family residential lots and four (4) Homeowner's Association (HOA) lots, on approximately 52.486 acres, on the east side of Maxwell Creek Road, just north of Ranch Road.

Executive Summary

The applicant is requesting to subdivide an approximately 52.486-acre tract to consist of 148 single-family residential lots and four (4) HOA lots, located on the east side of Maxwell Creek Road, just north of Ranch Road.

Attachments: [CD - WB 19 PZ FP - PRESENTATION.pdf](#)

[CD - WB 19 PZ FP - ATTACHMENT 1.pdf](#)

[CD - WB 19 PZ FP - ATTACHMENT 2.pdf](#)

[CD - WB 19 PZ FP - ATTACHMENT 3.pdf](#)

[CD - WB 19 PZ FP - ATTACHMENT 4.pdf](#)

[CD - WB 19 PZ FP - ATTACHMENT 5.pdf](#)

[15-2889](#) Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Phase 20A, being 42 single-family residential lots, one commercial lot and 2 Homeowner's Association lots on approximately 20.658 acres, on the northwest corner of Ranch Road

and Cody Lane.

Executive Summary

The applicant is requesting to subdivide an approximately 20.658-acre tract to consist of 42 single-family residential lots, one commercial lot and 2 Homeowner's Association lots on approximately 20.658 acres, on the northwest corner of Ranch Road and Cody Lane.

Attachments: [CD - WB 20A PP PZ - PRESENTATION.pdf](#)

[CD - WB 20A PP PZ - ATTACHMENT 1.pdf](#)

[CD - WB 20A PP PZ - ATTACHMENT 2.pdf](#)

[CD - WB 20A PP PZ - ATTACHMENT 3.pdf](#)

3. Adjournment.

State law prohibits the introduction or discussion of any item of business not posted at least seventy-two (72) hours prior to the meeting time.

Posted: July 10, 2015; 5:00 p.m.

Michelle Lewis Sirianni, Interim City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Michelle Lewis Sirianni, Interim City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.



Legislation Details (With Text)

File #:	15-2899	Version:	1	Name:	CD - PZ MINUTES 06222015
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	7/8/2015	In control:		In control:	Planning & Zoning Commission
On agenda:	7/13/2015	Final action:		Final action:	
Title:	Consider approval of the minutes of the June 22, 2015 Planning and Zoning Commission meeting.				
	Executive Summary				
	Review and consider approval of the minutes of the June 22, 2015 Planning and Zoning Commission meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20150622 PZ Minutes.pdf				

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the June 22, 2015 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the June 22, 2015 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the June 22, 2015 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission June 22, 2015 meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, June 22, 2015

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Ty Lamb
Chance Lindsey
Scott Everett
David Hock
Wendy Stewart
Lyndsey Rhode

Members Absent:

Fernando Guterrez

Staff Present:

Michael Spencer, Interim Community Development
Director

Chairman Scott Everett opened the meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags

The invocation was offered by Wendy Stewart and Ty Lamb led the pledges.

2. Consider approval of the minutes of the May 11, 2015 Planning and Zoning Commission meeting.

Ty Lamb made a motion to approve the minutes of the May 11, 2015 Planning and Zoning Commission meeting. David Hock seconded the motion. The motion passed unanimously with all voting in favor.

3. Consider an application from Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Phase 20B; being 10 single-family residential lots on approximately 2.32 acres on the south side of Country Club Drive, just east of State Highway 78.

Michael Spencer, Interim Community Development Director, introduced the item. He stated the applicant is requesting to subdivide approximately 2.32-acre tract to consist of 10 single-family lots located on the south side of Country Club Drive. He stated the subject property is zoned Planned Development District (PD-10) which was approved by City Council on February 17, 1997. The applicant has indicated that all of the residential lots will be subject to the R-7.0 Single Family zoning standards of the PD Ordinance.

After brief discussion, Chance Lindsey, made a motion to approve the Preliminary Plat for Woodbridge Phase 20B. Lyndsey Rhode seconded the motion. The motion passed with all voting in favor.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 7:13 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	15-2893	Version:	1	Name:	CD - WB 19 PZ FP - FINAL PLAT
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	7/2/2015	In control:		In control:	Planning & Zoning Commission
On agenda:	7/13/2015	Final action:		Final action:	

Title: Consider the application of Woodbridge XVII, Ltd. for approval of a Final Plat for Woodbridge Phase 19, being 148 single-family residential lots and four (4) Homeowner's Association (HOA) lots, on approximately 52.486 acres, on the east side of Maxwell Creek Road, just north of Ranch Road.

Executive Summary

The applicant is requesting to subdivide an approximately 52.486-acre tract to consist of 148 single-family residential lots and four (4) HOA lots, located on the east side of Maxwell Creek Road, just north of Ranch Road.

Sponsors:

Indexes:

Code sections:

Attachments: [CD - WB 19 PZ FP - PRESENTATION.pdf](#)
[CD - WB 19 PZ FP - ATTACHMENT 1.pdf](#)
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[CD - WB 19 PZ FP - ATTACHMENT 3.pdf](#)
[CD - WB 19 PZ FP - ATTACHMENT 4.pdf](#)
[CD - WB 19 PZ FP - ATTACHMENT 5.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Consider the application of Woodbridge XVII, Ltd. for approval of a Final Plat for Woodbridge Phase 19, being 148 single-family residential lots and four (4) Homeowner's Association (HOA) lots, on approximately 52.486 acres, on the east side of Maxwell Creek Road, just north of Ranch Road.

Executive Summary

The applicant is requesting to subdivide an approximately 52.486-acre tract to consist of 148 single-family residential lots and four (4) HOA lots, located on the east side of Maxwell Creek Road, just north of Ranch Road.

Background

The 52.486-acre (approximately 2,286,267 square feet) subject property is located on the east side of Maxwell Creek Road, just north of Ranch Road. The applicant is proposing to subdivide the subject property into 148 single-family residential lots and four (4) HOA lots.

The proposed subdivision will have primary access from Maxwell Creek Road and Ranch Road, both major thoroughfares. Maxwell Creek Road is accessed by a collector street,

Canyon Crest Drive and Ranch Road is accessed by Ridgebluff Lane, a minor residential street, through the existing Woodbridge Phase 17 subdivision.

The subject property is zoned Planned Development District (PD-19), which was approved by City Council on January 21, 2002. PD-19 is intended for single-family dwellings on minimum 7,200, 8,400, and 10,000 square foot lots. The PD also permits additional uses such as private or public recreation facilities, religious institutions, day care facilities, parks, fire stations and public safety facilities. The applicant has indicated that all of the residential lots in this subdivision will be subject to the R-8.4 and R-10.0 Single Family zoning standards as indicated in Sections 2.06 and 2.07 of the PD Ordinance.

Planning and Zoning Commission approved the Preliminary Plat on April 14, 2014, and City Council approved the Preliminary Plat on May 5, 2014.

Policy Considerations

The proposed Final Plat meets the standards of the City of Sachse Code of Ordinances and of Ordinance No. 1916, a Planned Development (PD-19) and is designed in accordance with the zoning of the property.

Budgetary Considerations

N/A

Staff Recommendations

Staff recommends approval a Final Plat for Woodbridge Phase 19, being 148 single-family residential lots and four (4) Homeowner's Association (HOA) lots, on approximately 52.486 acres, on the east side of Maxwell Creek Road, just north of Ranch Road.



PLANNING & ZONING COMMISSION

JULY 13, 2015

REQUEST

Consider an application from Woodbridge XVII, Ltd., for approval of a Final Plat for Woodbridge Phase 19, being 148 single-family residential lots and four Homeowners' Association (HOA) lots, on approximately 52.486 acres.



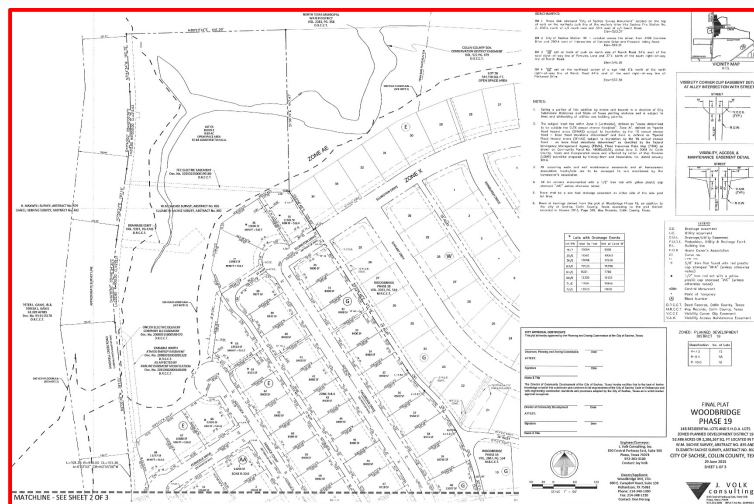


BACKGROUND SITE INFORMATION

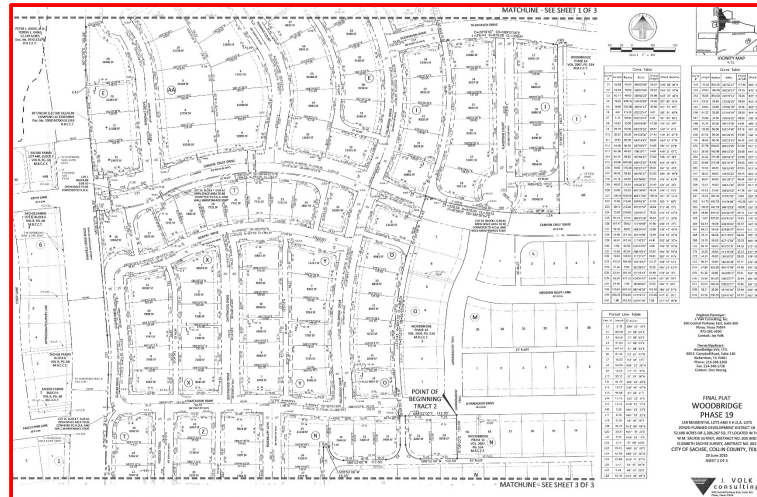
- ❑ Site Area: 52.486 acres
- ❑ # Lots: 148 Single-Family & 4 HOA Lots
- ❑ Proposed Use: Single-Family Residential
- ❑ Existing Zoning: PD-19 Tract A-1



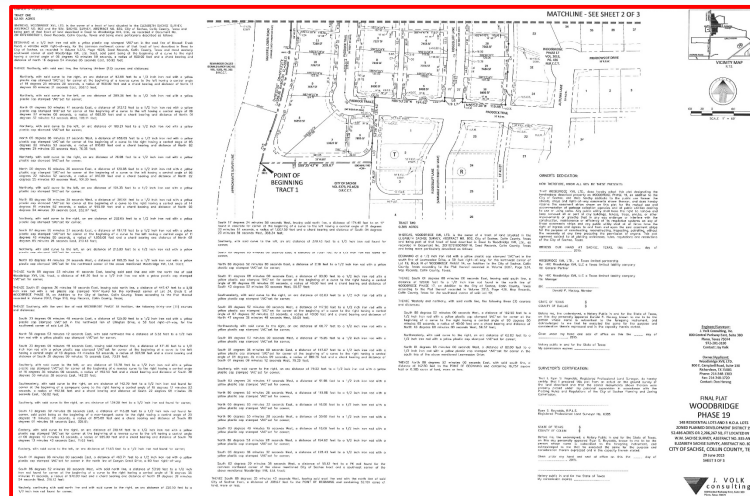
BACKGROUND PRELIMINARY PLAT



BACKGROUND PRELIMINARY PLAT



BACKGROUND PRELIMINARY PLAT



BACKGROUND

Planning and Zoning Commission approved the Preliminary Plat on April 14, 2014, and City Council approved the Preliminary Plat on May 5, 2014.



POLICY CONSIDERATION

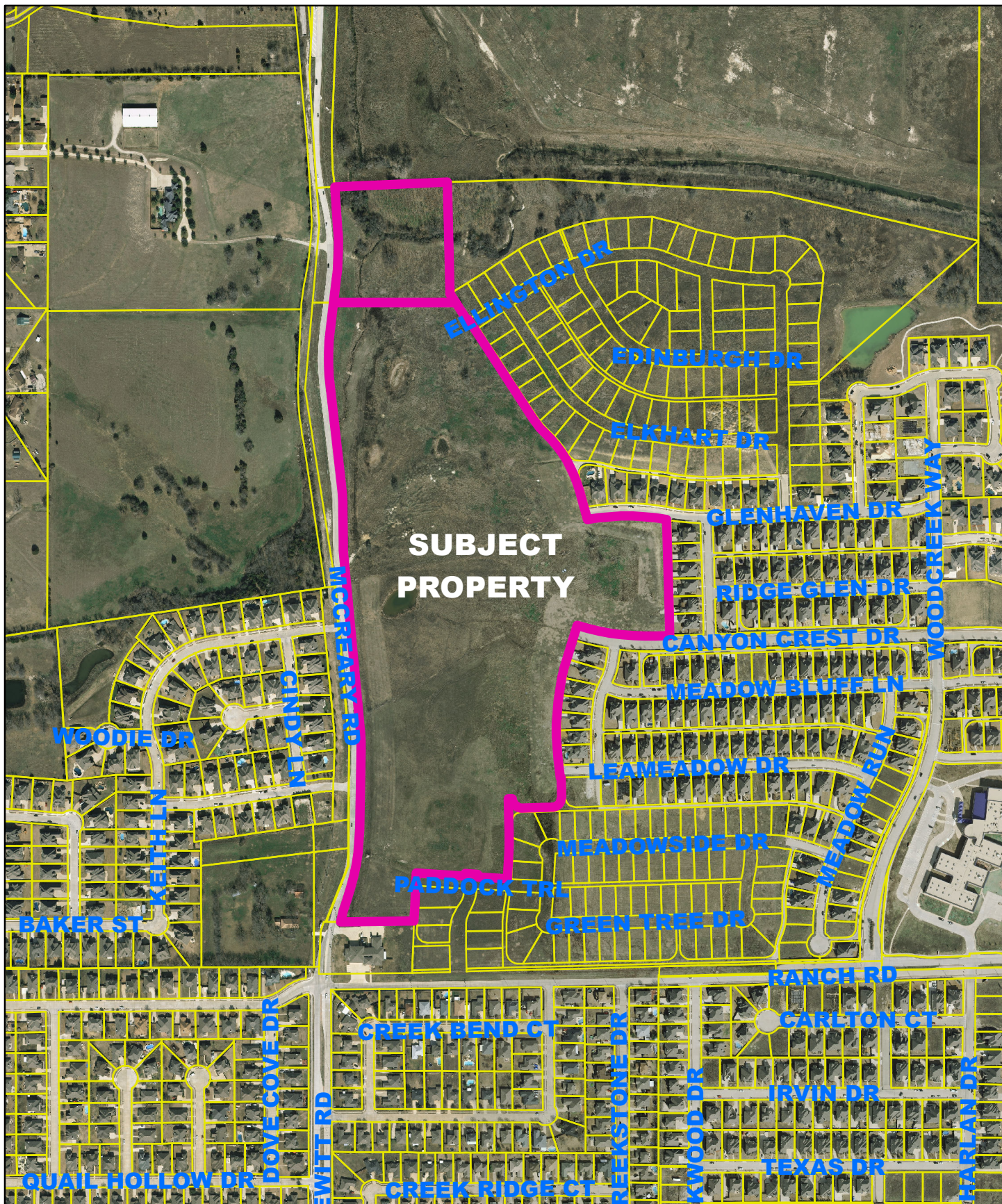
The proposed Final Plat meets the standards of the City of Sachse Code of Ordinances and of Ordinance No. 1916, a Planned Development (PD-19) and is designed in accordance with the zoning of the property.



STAFF RECOMMENDATION

Staff recommends approval of the Final Plat for Woodbridge Phase 19.





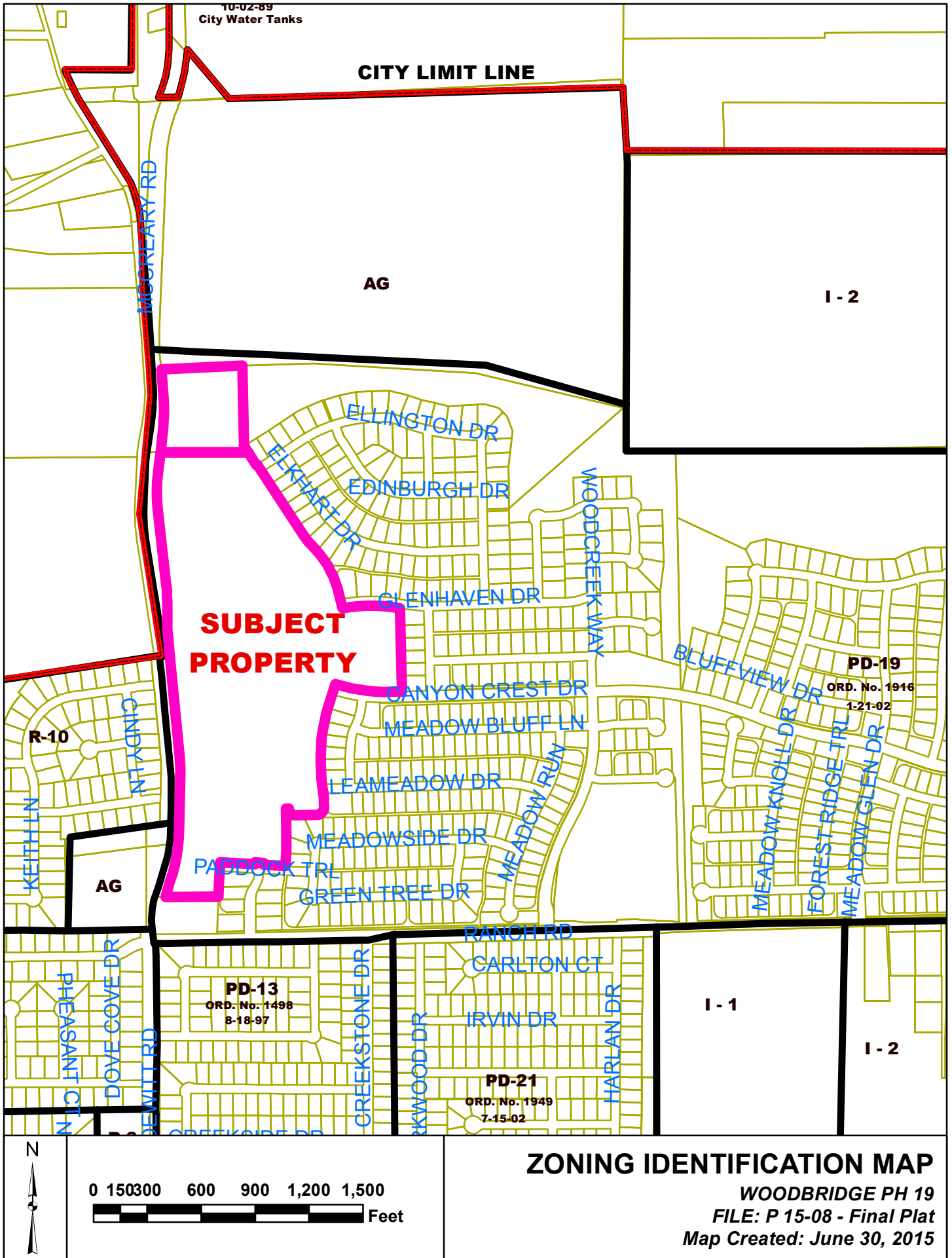
0 100 200 400 600 800 1,000
Feet

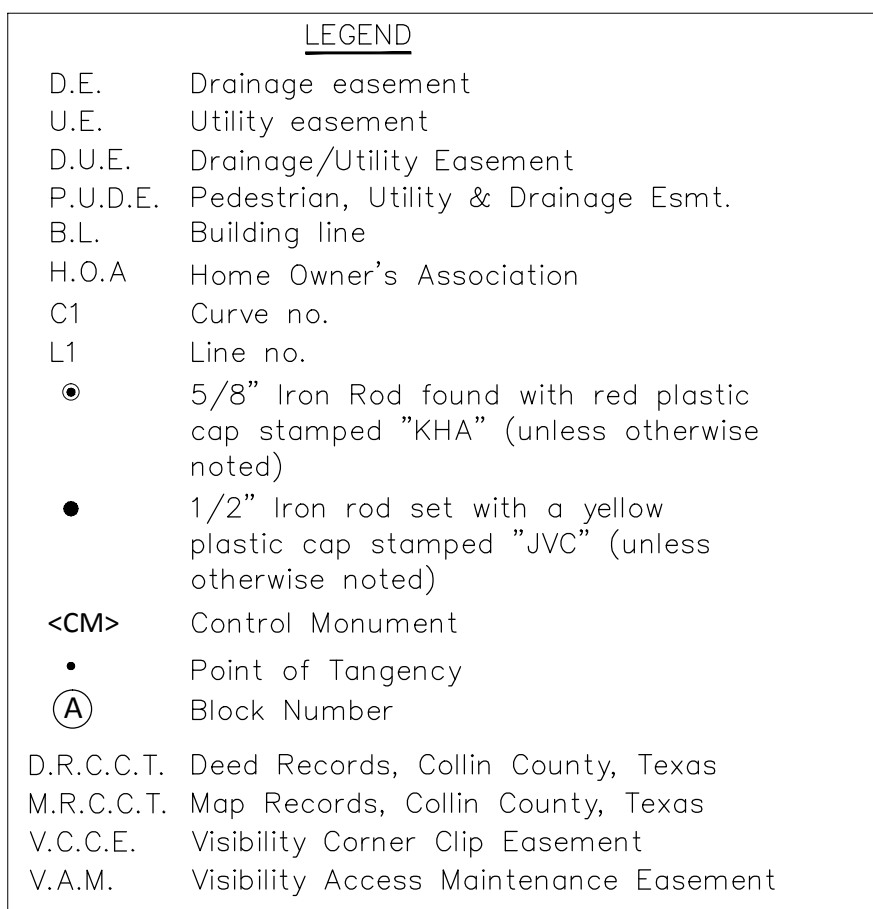
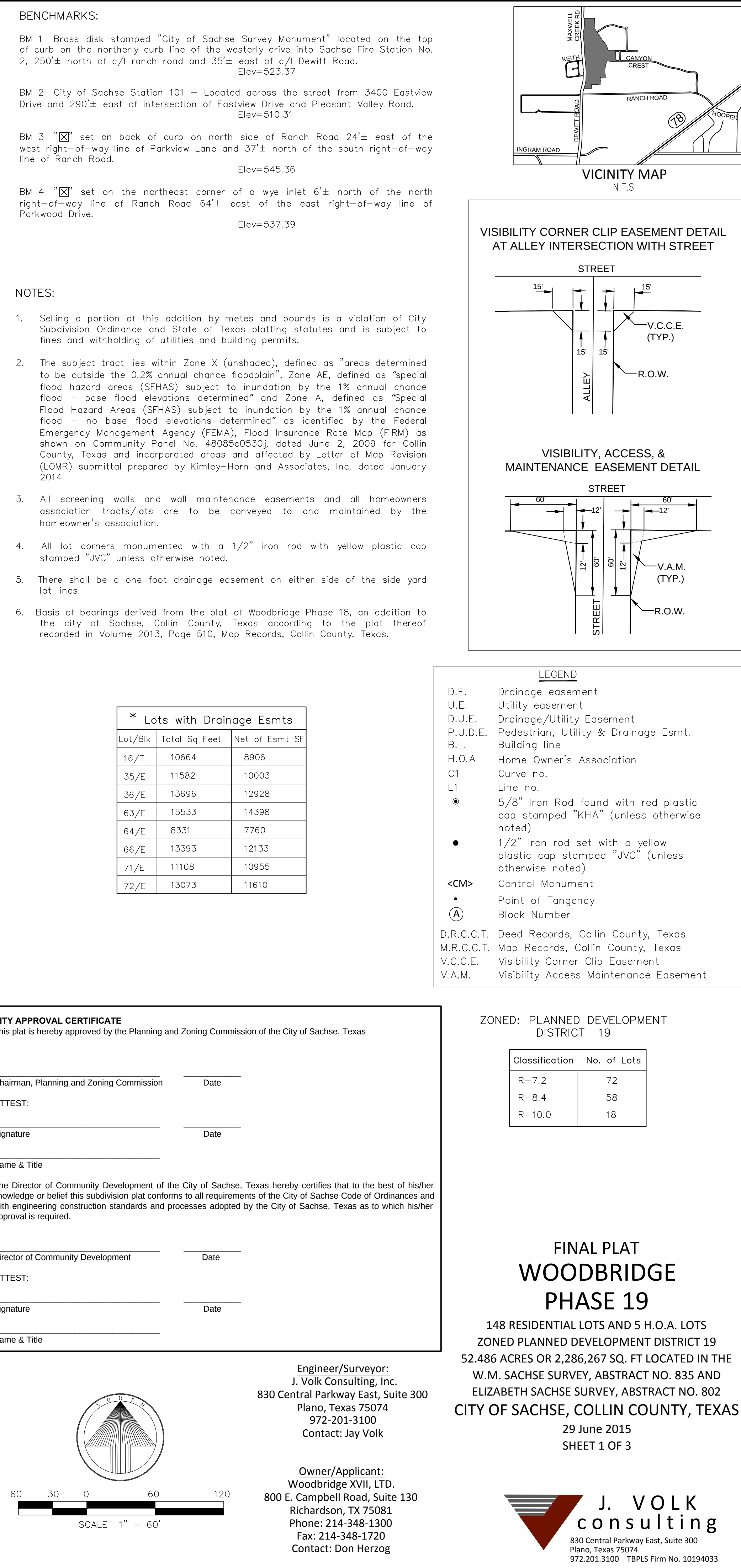
AERIAL LOCATION MAP

WOODBIDGE PH 19

FILE: P 15-08 - Final Plat

Map Created: June 30, 2015





* Lots with Drainage Esmts			
Lot/Blk	Total Sq Feet	Net of Esmt	SF
16/T	10664	8906	
35/E	11582	10003	
36/E	13696	12928	
63/E	15533	14398	
64/E	8331	7760	
66/E	13393	12133	
71/E	11108	10955	
72/E	13073	11610	

CITY APPROVAL CERTIFICATE

This plat 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 Community Development of the City of Sachse, Texas hereby certifies that to the best of his/her knowledge or belief this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and processes adopted by the City of Sachse, Texas as to which his/her approval is required.

Director of Community Development _____ Date

ATTEST:

Signature _____ Date

Name & Title

ZONED: PLANNED DEVELOPMENT
DISTRICT 19

Classification	No. of Lots
R-7.2	72
R-8.4	58
R-10.0	18

FINAL PLAT
WOODBIDGE
PHASE 19
148 RESIDENTIAL LOTS AND 5 H.O.A. LOTS
ZONED PLANNED DEVELOPMENT DISTRICT 19
52.486 ACRES OR 2,286,267 SQ. FT. LOCATED IN THE
W.M. SACHSE SURVEY, ABSTRACT NO. 835 AND
ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802
CITY OF SACHSE, COLLIN COUNTY, TEXAS
29 June 2015
SHEET 1 OF 3

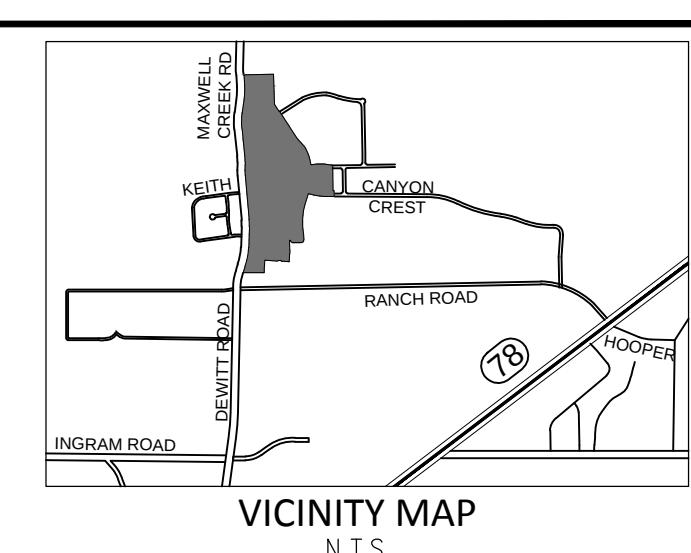
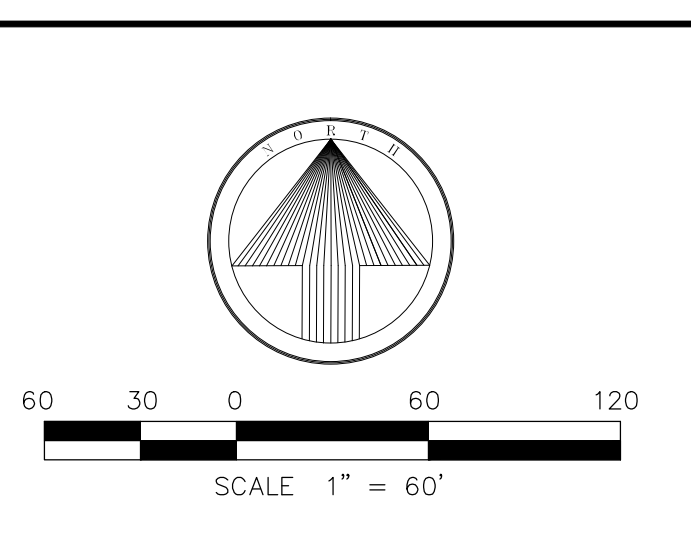
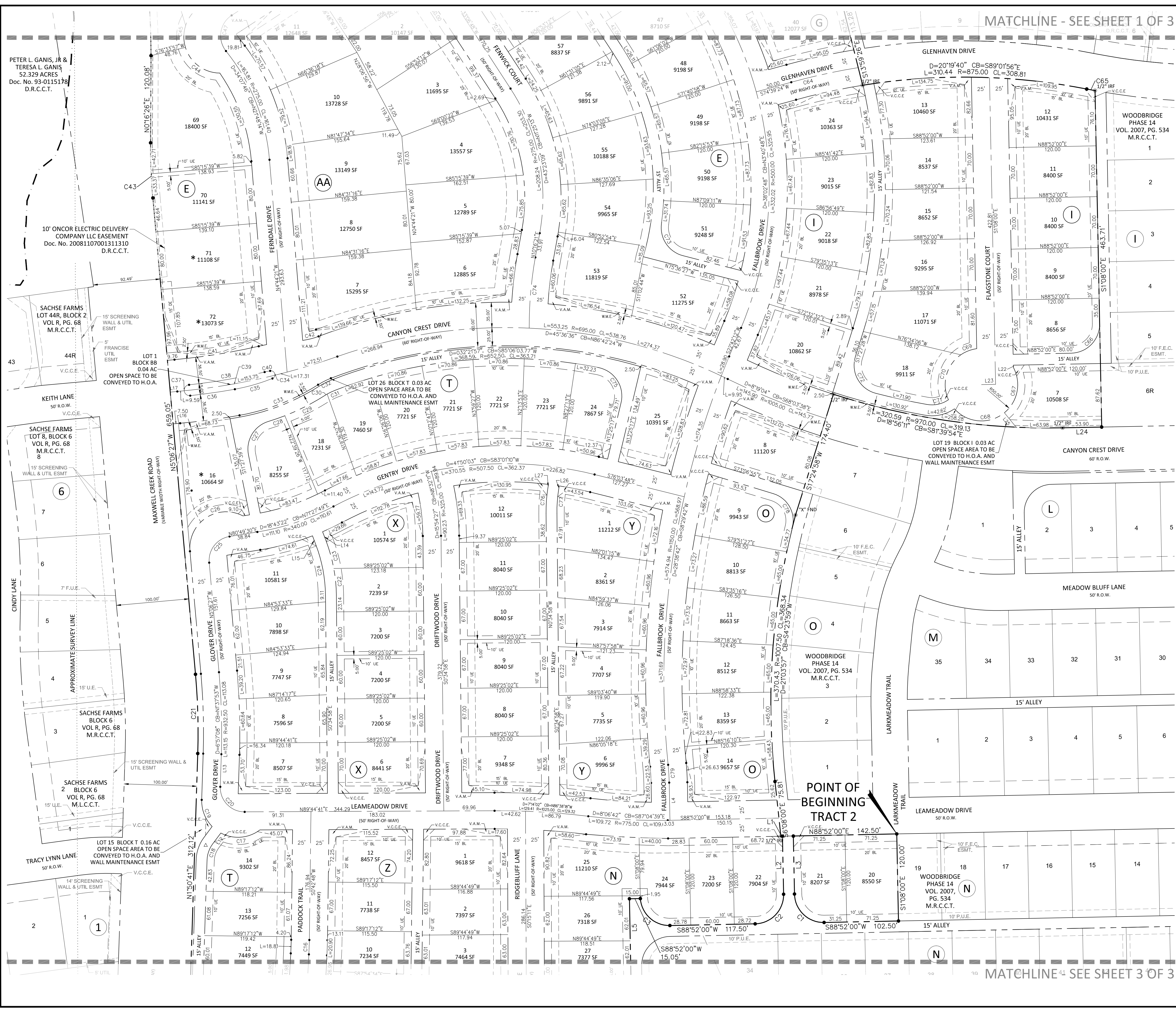
Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
Contact: Jay Volk

Owner/Applicant:
Woodbridge XVII, LTD.
800 E. Campbell Road, Suite 130
Richardson, TX 75081
Phone: 214-348-1300
Fax: 214-348-1720
Contact: Don Herzog



J. VOLK
consulting

830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 TBPLS Firm No. 10194033



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	62.83	40.00	090°00'00"	56.57	N46° 08' 00"W
C2	62.83	40.00	090°00'00"	56.57	S43° 52' 00"W
C3	60.77	40.00	087°02'23"	55.09	N47° 36' 48"W
C4	79.22	999.76	004°35'09"	79.20	S01° 09' 12"W
C5	30.81	525.00	003°21'43"	30.80	N01° 25' 40"E
C6	4.81	115.00	002°23'44"	4.81	S01° 54' 40"W
C7	4.18	100.00	002°23'44"	4.18	N01° 54' 40"E
C8	52.62	33.50	090°00'00"	47.38	S41° 53' 28"E
C9	29.29	50.00	033°33'32"	28.87	N19° 11' 21"E
C10	38.37	50.00	043°58'05"	37.43	N19° 34' 27"W
C11	37.81	50.00	043°19'43"	36.92	N63° 13' 21"W
C12	24.30	50.00	027°50'47"	24.06	S81° 11' 24"W
C13	60.38	40.00	086°29'11"	54.81	N46° 21' 07"E
C14	64.34	40.00	092°09'32"	57.62	S26° 47' 19"E
C15	93.98	800.00	006°43'50"	93.92	N16° 54' 06"E
C16	19.86	475.00	002°23'44"	19.86	N01° 54' 40"E
C17	56.96	50.00	065°16'37"	53.93	S85° 30' 48"W
C18	24.39	40.00	034°56'02"	24.01	S19° 18' 42"W
C19	40.53	50.00	046°26'21"	39.43	S21° 22' 30"E
C20	53.85	33.50	092°06'00"	48.24	S44° 12' 19"E
C21	109.21	900.00	006°57'08"	109.14	N01° 37' 53"W
C22	37.05	215.00	009°52'21"	37.00	S05° 31' 08"E
C23	39.14	215.00	010°25'52"	39.09	S15° 40' 15"E
C24	70.87	200.00	020°18'13"	70.50	N10° 44' 04"W
C25	50.24	33.50	085°55'58"	45.67	S37° 51' 32"W
C26	107.17	50.00	122°48'09"	87.80	N56° 17' 37"E
C27	59.00	40.00	084°30'43"	53.80	S30° 47' 43"W
C28	23.95	317.50	004°19'18"	23.94	S70° 53' 26"W
C29	61.91	317.50	011°10'22"	61.81	S63° 08' 36"W
C30	3.68	82.50	002°33'26"	3.68	S58° 50' 08"W
C31	12.68	82.50	008°48'14"	12.66	S64° 30' 58"W
C32	19.83	100.00	011°21'47"	19.80	S63° 14' 14"W
C33	116.91	300.00	022°19'42"	116.17	N68° 43' 12"E
C34	16.26	5.50	169°26'04"	10.95	N16° 33' 43"W
C35	53.94	263.50	011°43'44"	53.85	N74° 01' 11"E
C36	62.09	907.50	003°55'13"	62.08	N81° 50' 39"E
C37	23.56	7.50	180°00'00"	15.00	S06° 11' 44"E
C38	105.62	892.50	006°46'50"	105.56	S80° 24' 51"W
C39	226.26	900.00	014°24'14"	225.66	N77° 41' 26"E
C40	7.80	263.50	001°41'49"	7.80	S77° 52' 20"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C41	117.56	856.00	007°52'07"	117.46	N80° 57' 29"E
C42	22.60	100.00	012°56'57"	22.55	N75° 46' 25"E
C43	76.08	810.00	005°22'53"	76.05	N02° 25' 00"W
C44	63.22	50.00	072°26'25"	59.09	N53° 18' 42"W
C45	30.64	50.00	035°06'38"	30.16	N00° 27' 50"E
C46	64.33	50.00	073°42'56"	59.98	N54° 52' 37"E
C47	55.99	33.50	095°45'20"	49.69	S09° 00' 32"W
C48	45.34	50.00	051°57'38"	43.81	N89° 35' 54"W
C49	133.00	50.00	152°24'40"	97.12	N12° 35' 15"E
C50	57.05	50.00	065°22'15"	54.00	S58° 31' 17"E
C51	19.54	50.00	022°23'42"	19.42	S14° 38' 19"E
C52	57.79	200.00	016°33'25"	57.59	N41° 25' 30"W
C53	28.90	100.00	016°33'25"	28.80	N41° 23' 30"W
C54	34.92	215.00	009°18'19"	34.88	S37° 45' 57"E
C55	24.66	215.00	006°34'21"	24.65	S45° 42' 17"E
C56	73.92	40.00	105°52'40"	63.84	S03° 56' 52"W
C57	30.20	50.00	034°36'23"	29.74	N54° 40' 05"W
C58	48.91	49.63	056°28'12"	46.96	N07° 07' 23"E
C59	73.45	49.63	084°47'44"	66.92	N77° 45' 21"E
C60	52.62	33.50	090°00'00"	47.38	S11° 53' 12"W
C61	73.78	307.50	013°44'53"	73.61	S39° 59' 15"E
C62	142.70	492.50	016°36'06"	142.20	S38° 33' 38"E
C63	139.28	492.50	016°12'03"	138.82	S22° 09' 29"E
C64	94.46	900.00	006°00'49"	94.42	S77° 39' 49"W
C65	11.63	925.00	000°43'13"	11.63	S79° 13' 43"E
C66	62.83	40.00	090°00'00"	56.57	N43° 52' 00"E
C67	69.02	50.00	079°05'17"	63.67	S11° 15' 55"W
C68	76.19	50.00	087°18'07"	69.03	S85° 32' 23"E
C69	23.75	50.00	027°12'56"	23.53	N68° 56' 06"E
C70	69.78	50.00	079°57'31"	64.25	N15° 20' 53"E
C71	31.25	40.00	044°46'08"	30.47	N77° 45' 52"E
C72	64.91	40.00	092°59'02"	58.02	S29° 02' 03"E
C73	58.35	40.00	083°34'39"	53.31	S33° 49' 08"E
C74	97.99	525.00	010°41'39"	97.85	S04° 55' 31"W
C75	64.32	40.00	092°08'15"	57.61	N32° 38' 50"W
C76	35.08	215.00	009°20'57"	35.04	N04° 05' 31"E
C77	32.63	200.00	009°20'57"	32.60	S04° 05' 31"W
C78	58.51	38.50	087°04'06"	53.04	N29° 34' 52"W
C79	24.58	300.00	004°41'40"	24.57	N03° 28' 49"W

Parcel Line Table		
Line #	Length	Direction
L1	2.18	N88° 52' 00"E
L2	80.00	S1° 08' 00"E
L3	80.00	S1° 08' 00"E
L4	51.93	S1° 08' 00"E
L5	147.67	S1° 08' 00"E
L6	91.98	S3° 26' 47"W
L7	10.00	N3° 06' 32"E
L8	50.00	N86° 53' 28"W
L9	10.00	S3° 49' 16"W
L10	55.12	S2° 29' 38"W
L11	51.75	S86° 53' 28"E
L12	18.57	S36° 46' 43"W
L13	44.88	N1° 50' 41"E
L14	13.73	S20° 53' 11"E
L15	13.43	N20° 53' 11"W
L16	2.26	N84° 53' 33"E
L17	9.76	N84° 53' 33"E
L18	21.61	S6° 06' 26"E
L19	39.27	N33° 06' 48"W
L20	50.21	N87° 18' 33"E
L21	5.52	N56° 53' 12"E
L22	3.10	S1° 08' 00"E
L23	19.49	N88° 52' 00"E
L24	53.90	S88° 52' 00"E
L25	25.69	N39° 11' 27"W
L26	5.47	S8° 45' 59"W
L27	5.24	N8° 45' 59"E
L28	40.18	N33° 06' 48"W

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
Contact: Jay Volk

Owner/Applicant:
Woodbridge XVII, LTD.
800 E. Campbell Road, Suite 130
Richardson, TX 75081
Phone: 214-348-1300
Fax: 214-348-1720
Contact: Don Herzog

FINAL PLAT
WOODBRIDGE
PHASE 19

148 RESIDENTIAL LOTS AND 5 H.O.A. LOTS
ZONED PLANNED DEVELOPMENT DISTRICT 19
52.486 ACRES OR 2,286,267 SQ. FT. LOCATED IN THE
W.M. SACHSE SURVEY, ABSTRACT NO. 835 AND
ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802
CITY OF SACHSE, COLLIN COUNTY, TEXAS

29 June 2015
SHEET 2 OF 3

OWNER'S CERTIFICATE:

TRACT ONE
52.101 ACRES

WHEREAS, WOODBRIDGE XVII, LTD. is the owner of a tract of land situated in the ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802 and the W.M. SACHSE SURVEY, ABSTRACT NO. 835, City of Sachse, Collin County, Texas and being part of that tract of land described in Deed to Woodbridge XVII, Ltd., as recorded in Document No. 2011072100076011, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the east line of Maxwell Creek Road, a variable width right-of-way, for the common northwest corner of that tract of land described in Deed to City of Sachse, as recorded in Volume 5373, Page 4628, Deed Records, Collin County, Texas and most westerly southwest corner of said Woodbridge XVII, Ltd. tract, said point being at the beginning of a curve to the right having a central angle of 06 degrees 43 minutes 50 seconds, a radius of 800.00 feet and a chord bearing and distance of North 16 degrees 54 minutes 06 seconds East, 93.92 feet;

THENCE Northerly, with said east line, the following thirteen (13) courses and distances:

Northerly, with said curve to the right, an arc distance of 93.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the left having a central angle of 18 degrees 25 minutes 20 seconds, a radius of 900.00 feet and a chord bearing and distance of North 11 degrees 03 minutes 21 seconds East, 288.13 feet;

Northerly, with said curve to the left, an arc distance of 289.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 01 degrees 50 minutes 41 seconds East, a distance of 312.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 06 degrees 57 minutes 08 seconds, a radius of 900.00 feet and a chord bearing and distance of North 01 degrees 37 minutes 53 seconds West, 109.14 feet;

Northerly, with said curve to the left, an arc distance of 109.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 05 degrees 06 minutes 27 seconds West, a distance of 659.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 05 degrees 22 minutes 53 seconds, a radius of 810.00 feet and a chord bearing and distance of North 02 degrees 25 minutes 00 seconds West, 76.05 feet;

Northerly, with said curve to the right, an arc distance of 76.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 00 degrees 16 minutes 26 seconds East, a distance of 120.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 06 degrees 22 minutes 52 seconds, a radius of 910.00 feet and a chord bearing and distance of North 02 degrees 55 minutes 00 seconds West, 101.30 feet;

Northerly, with said curve to the left, an arc distance of 101.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 06 degrees 06 minutes 26 seconds West, a distance of 397.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 14 degrees 01 minutes 52 seconds, a radius of 950.00 feet and a chord bearing and distance of North 00 degrees 54 minutes 30 seconds East, 232.07 feet;

Northerly, with said curve to the right, an arc distance of 232.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 07 degrees 55 minutes 27 seconds East, a distance of 197.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 11 degrees 40 minutes 00 seconds, a radius of 1,050.00 feet and a chord bearing and distance of North 02 degrees 05 minutes 26 seconds East, 213.43 feet;

Northerly, with said curve to the left, an arc distance of 213.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 03 degrees 44 minutes 34 seconds West, a distance of 160.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the northwest corner of the above mentioned Woodbridge XVII, Ltd. tract;

THENCE North 88 degrees 23 minutes 41 seconds East, leaving said east line and with the north line of said Woodbridge XVII, Ltd. tract, a distance of 441.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 01 degrees 36 minutes 19 seconds East, leaving said north line, a distance of 447.47 feet to a 5/8 inch iron rod with a red plastic cap stamped "KHA" found for the northwest corner of Lot 34, Block E of WOODBRIDGE PHASE 18, an Addition to the City of Sachse, Collin County, Texas according to the Plat thereof recorded in Volume 2013, Page 510, Map Records, Collin County, Texas;

THENCE Southerly, with the west line of said WOODBRIDGE PHASE 18 Addition, the following thirty-one (31) courses and distances:

South 33 degrees 06 minutes 48 seconds East, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northwest lien of Ellington Drive, a 50 foot right-of-way, for the southwest corner of said Lot 34;

North 56 degrees 53 minutes 12 seconds East, with said northwest line a distance of 5.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 33 degrees 06 minutes 48 seconds East, leaving said northwest line, a distance of 471.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 13 degrees 44 minutes 53 seconds, a radius of 307.50 feet and a chord bearing and distance of South 39 degrees 59 minutes 15 seconds East, 73.61 feet;

Southerly, with said curve to the left, an arc distance of 73.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the right having a central angle of 16 degrees 36 minutes 06 seconds, a radius of 492.50 feet and a chord bearing and distance of South 38 degrees 33 minutes 38 seconds East, 142.20 feet;

Southeasterly, with said curve to the right, an arc distance of 142.70 feet to a 1/2 inch iron rod found for corner at the beginning of a compound curve to the right having a central angle of 16 degrees 03 seconds, a radius of 492.58 feet and a chord bearing and distance of South 22 degrees 09 minutes 29 seconds East, 138.82 feet;

Southerly, with said curve to the right, an arc distance of 139.28 feet to a 1/2 inch iron rod found for corner;

South 13 degrees 59 minutes 26 seconds East, a distance of 113.28 feet to a 1/2 inch iron rod found for corner, said point being at the beginning of a non-tangent curve to the right having a central angle of 20 degrees 19 minutes 40 seconds, a radius of 875.00 feet and a chord bearing and distance of South 89 degrees 01 minutes 56 seconds East, 308.81;

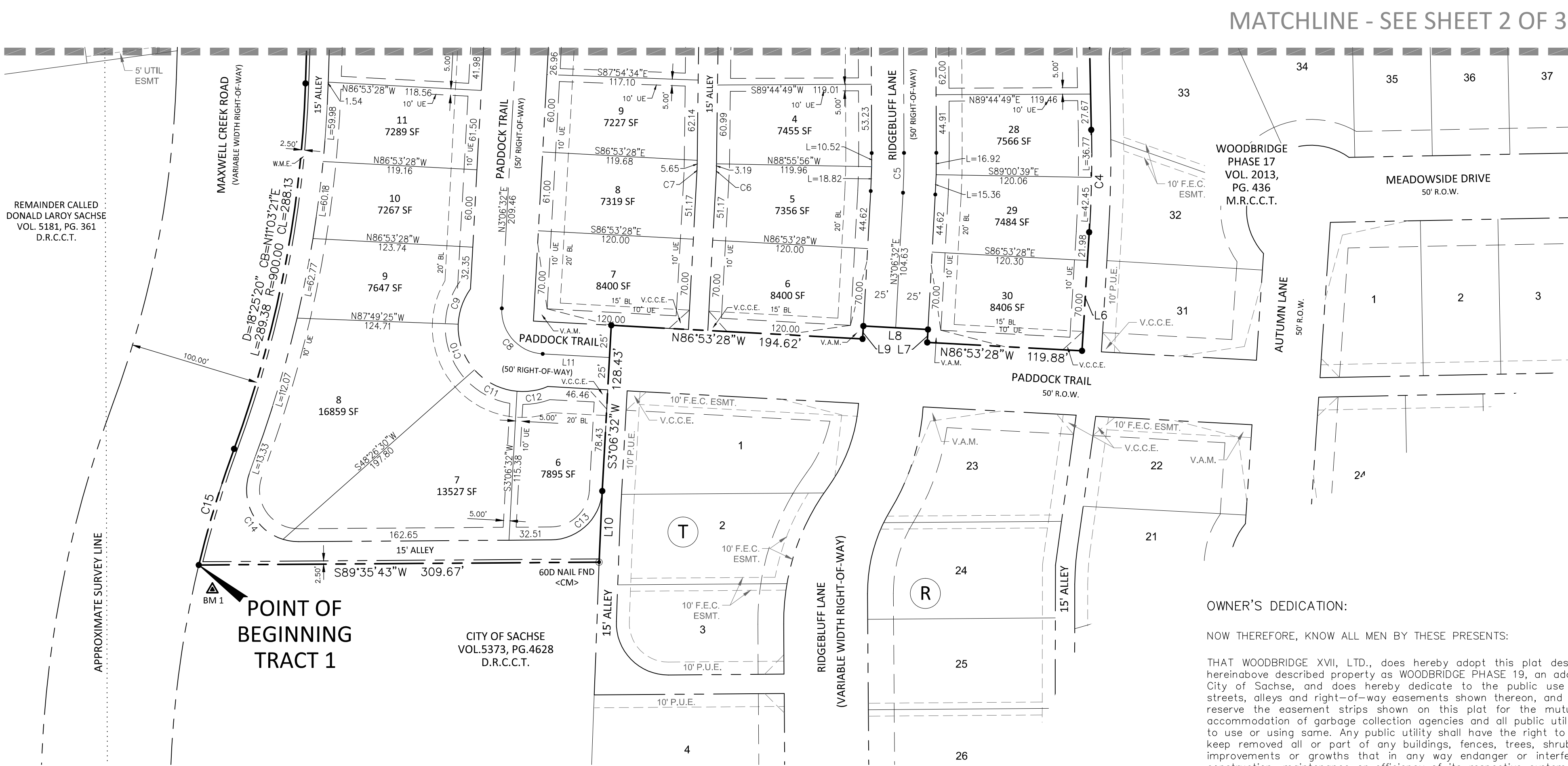
Easterly, with said curve to the right, an arc distance of 310.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the left having a central angle of 00 degrees 43 minutes 13 seconds, a radius of 925.00 feet and a chord bearing and distance of South 79 degrees 13 minutes 43 seconds East, 11.63 feet;

Easterly, with said curve to the left, an arc distance of 11.63 feet to a 1/2 inch iron rod found for corner;

South 01 degrees 08 minutes 00 seconds East, a distance of 463.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the north line of Canyon Crest Drive, a 60 foot right-of-way;

South 88 degrees 52 minutes 00 seconds West, with said north line, a distance of 53.90 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right having a central angle of 18 degrees 56 minutes 11 seconds, a radius of 970.00 feet and a chord bearing and distance of North 81 degrees 39 minutes 54 seconds West, 319.13 feet;

Westerly, continuing with said north line and with said curve to the right, an arc distance of 320.59 feet to a 1/2 inch iron rod found for corner;



South 17 degrees 24 minutes 58 seconds West, leaving said north line, a distance of 174.40 feet to an "X" found in concrete for corner at the beginning of a curve to the left having a central angle of 21 degrees 03 minutes 57 seconds, a radius of 1,007.50 feet and a chord bearing and distance of South 04 degrees 23 minutes 59 seconds West, 368.34 feet;

Southerly, with said curve to the left, an arc distance of 370.43 feet to a 1/2 inch iron rod found for corner;

South 06 degrees 08 minutes 00 seconds East, a distance of 75.81 feet to a 1/2 inch iron rod found for corner;

North 88 degrees 52 minutes 00 seconds East, a distance of 2.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 01 degrees 08 minutes 00 seconds East, a distance of 80.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 40.00 feet and a chord bearing and distance of South 43 degrees 52 minutes 00 seconds West, 56.57 feet;

Southwesterly, with said curve to the right, an arc distance of 62.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 88 degrees 52 minutes 00 seconds West, a distance of 117.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 87 degrees 02 minutes 23 seconds, a radius of 40.00 feet and a chord bearing and distance of North 47 degrees 36 minutes 48 seconds West, 55.09 feet;

Northwesterly, with said curve to the right, an arc distance of 60.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 88 degrees 52 minutes 00 seconds West, a distance of 15.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 01 degrees 08 minutes 00 seconds East, a distance of 147.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 04 degrees 53 minutes 09 seconds, a radius of 989.76 feet and a chord bearing and distance of South 01 degrees 09 minutes 12 seconds West, 79.20 feet;

Southerly, with said curve to the right, an arc distance of 79.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 03 degrees 26 minutes 47 seconds West, a distance of 91.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 86 degrees 53 minutes 28 seconds West, a distance of 119.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 03 degrees 06 minutes 32 seconds East, a distance of 10.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 86 degrees 53 minutes 28 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 03 degrees 49 minutes 16 seconds West, a distance of 10.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 86 degrees 53 minutes 28 seconds West, a distance of 194.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 03 degrees 06 minutes 32 seconds West, a distance of 128.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 02 degrees 29 minutes 38 seconds West, a distance of 55.12 feet to a PK nail found for the common northeast corner of the above mentioned City of Sachse tract and a southeast corner of the above mentioned Woodbridge XVII, Ltd. tract;

THENCE South 89 degrees 35 minutes 43 seconds West, leaving said west line and with the north line of said City of Sachse tract, a distance of 309.67 feet to the POINT OF BEGINNING and containing 52.101 acres of land, more or less.

TRACT TWO
0.385 ACRES

WHEREAS, WOODBRIDGE XVII, LTD. is the owner of a tract of land situated in the ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802, City of Sachse, Collin County, Texas and being part of that tract of land described in Deed to Woodbridge XVII, Ltd., as recorded in Document No. 20110721000760110, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the south line of Leameadow Drive, a 50 foot right-of-way, for the northwest corner of Lot 19, Block N of WOODBRIDGE PHASE 14, an Addition to the City of Sachse, Collin County, Texas according to the Plat thereof recorded in Volume 2007, Page 534, Map Records, Collin County, Texas;

THENCE South 01 degrees 08 minutes 00 seconds East, leaving said south line, a distance of 120.00 feet to a 1/2 inch iron rod found in the north line of WOODBRIDGE PHASE 17, an Addition to the City of Sachse, Collin County, Texas according to the Plat thereof recorded in Volume 2013, Page 436, Map Records, Collin County, Texas for the southwest corner of said Lot 19;

THENCE Westerly and northerly, with said north line, the following three (3) courses and distances:

South 88 degrees 52 minutes 00 seconds West, a distance of 102.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 40.00 feet and a chord bearing and distance of North 46 degrees 08 minutes 00 seconds West, 56.57 feet;

Northwesterly, with said curve to the right, an arc distance of 62.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 01 degrees 08 minutes 00 seconds West, a distance of 80.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of the above mentioned Leameadow Drive;

THENCE North 88 degrees 52 minutes 00 seconds East, with said south line, a distance of 142.50 feet to the POINT OF BEGINNING and containing 16,757 square feet or 0.385 acres of land, more or less.

MATCHLINE - SEE SHEET 2 OF 3

WOODBRIDGE
PHASE 17
VOL. 2013,
PG. 436
M.R.C.C.T.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WOODBRIDGE XVII, LTD., does hereby adopt this plat designating the hereinabove described property as WOODBRIDGE PHASE 19, 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 does hereby reserve the easement strips shown on this plat for the mutual use and accommodation 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 easements 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, inspecting, patrolling, without the necessity at any time procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS OUR HAND AT SACHSE, TEXAS, this _____ day of _____ 2015.

WOODBRIDGE XVII, LTD., a Texas limited partnership
By: HDC Woodbridge XVII, LLC a Texas limited liability company
Its: General Partner

By: HDC Woodbridge XVII, LLC a Texas limited liability company
Its: Manager

By: _____
Donald P. Herzog, Member

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donald P. Herzog, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on this the ____ day of _____ 2015.

Notary public in and for the State of Texas
My commission expires _____

SURVEYOR'S CERTIFICATION:

That I, Ryan S. Reynolds, Registered Professional Land Surveyor, do hereby certify, that I prepared this plat from an actual on the ground survey of the land described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Sachse Planning and Zoning Commission.

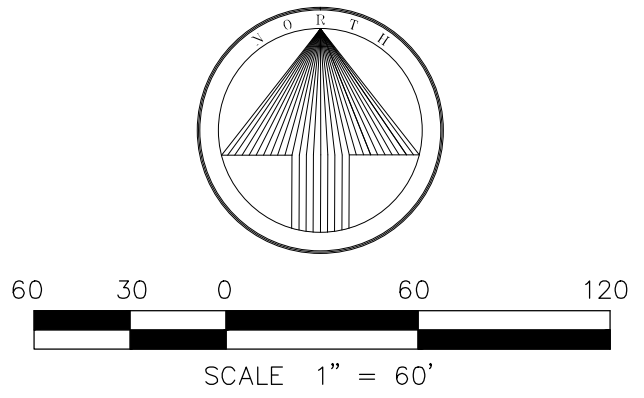
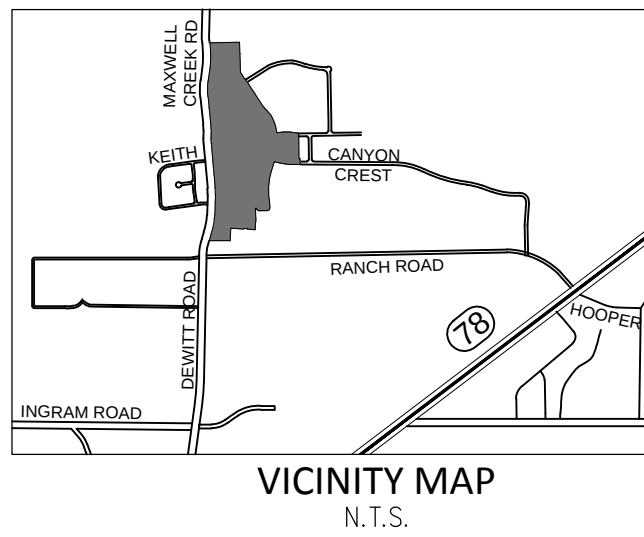
Ryan S. Reynolds, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on this the ____ day of _____ 2015.

Notary public in and for the State of Texas
My commission expires _____



SCALE 1" = 60'

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
Contact: Jay Volk

Owner/Applicant:
Woodbridge XVII, LTD.
800 E. Campbell Road, Suite 130
Richardson, TX 75081
Phone: 214-348-1300
Fax: 214-348-1720
Contact: Don Herzog

FINAL PLAT
WOODBRIDGE
PHASE 19

148 RESIDENTIAL LOTS AND 5 H.O.A. LOTS
ZONED PLANNED DEVELOPMENT DISTRICT 19
52.486 ACRES OR 2,286,267 SQ. FT LOCATED IN THE
W.M. SACHSE SURVEY, ABSTRACT NO. 835 AND
ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802
CITY OF SACHSE, COLLIN COUNTY, TEXAS

29 June 2015
SHEET 3 OF 3

J. VOLK
consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 TBPLS Firm No. 10194033



Legislation Details (With Text)

File #:	15-2889	Version:	1	Name:	CD - WB 20A PP PZ - PRELIMINARY PLAT
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	6/29/2015	In control:		In control:	Planning & Zoning Commission
On agenda:	7/13/2015	Final action:		Final action:	
Title:	Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Phase 20A, being 42 single-family residential lots, one commercial lot and 2 Homeowner's Association lots on approximately 20.658 acres, on the northwest corner of Ranch Road and Cody Lane.				
	Executive Summary The applicant is requesting to subdivide an approximately 20.658-acre tract to consist of 42 single-family residential lots, one commercial lot and 2 Homeowner's Association lots on approximately 20.658 acres, on the northwest corner of Ranch Road and Cody Lane.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD - WB 20A PP PZ - PRESENTATION.pdf CD - WB 20A PP PZ - ATTACHMENT 1.pdf CD - WB 20A PP PZ - ATTACHMENT 2.pdf CD - WB 20A PP PZ - ATTACHMENT 3.pdf				

Date	Ver.	Action By	Action	Result
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Title

Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Phase 20A, being 42 single-family residential lots, one commercial lot and 2 Homeowner's Association lots on approximately 20.658 acres, on the northwest corner of Ranch Road and Cody Lane.

Executive Summary

The applicant is requesting to subdivide an approximately 20.658-acre tract to consist of 42 single-family residential lots, one commercial lot and 2 Homeowner's Association lots on approximately 20.658 acres, on the northwest corner of Ranch Road and Cody Lane.

Background

The 20.658-acre (approximately 899,858 square feet) subject property is located on the northwest corner of Ranch Road and Cody Lane, just west of State Highway 78. The applicant is proposing to subdivide the subject property into 42 single-family residential lots, one commercial lot and 2 Homeowner's Association (HOA) lots.

On September 3, 2013, the City Council approved an amendment to Planned Development-19 (PD-19), Ordinance No. 3515, which amended the site boundary of Tract A-1. The intent

of this action was to provide an additional buffer from the commercial tracts and those residents located along the eastern boundary of Woodbridge Phase 8 subdivision.

The proposed subdivision will have primary access from Cody Lane and Canyon Crest Drive, which are collector streets. Cody Lane is accessed by a minor residential street, Graystone Drive, which is a through drive that crosses Canyon Crest Drive and ends in a cul-de-sac right-of-way. The developer will extend the collector street Canyon Crest Drive to Cody Lane with the construction of this subdivision.

The open area adjacent to and west of Lots 2 through 14, Block D is not developable and is strictly for drainage.

The commercial lot of this subdivision is located on the northwest corner of Ranch Road (a minor arterial street) and Cody Lane, just west of State Highway 78.

Where the property abuts Woodbridge Parkway, a 24-foot emergency access drive will be installed to allow for two points of access to the cul-de-sac right-of-way. It will be a secured access drive for emergency vehicles only.

The subject property is zoned Planned Development District (PD-19), which was approved by City Council on January 21, 2002. PD-19 is intended for single-family dwellings on minimum 7,200, 8,400 and 10,000 square foot lots. The PD also permits additional uses such as private or public recreation facilities, religious institutions, day care facilities, parks, fire stations and public safety facilities. The applicant has indicated that a portion of the residential lots in this subdivision will be subject to the R-10.0 Single Family zoning standards and the remainder will be R-7.2 as indicated in Sections 2.06 and 2.08 of the PD Ordinance. The commercial lot shall be subject to the commercial zoning standards as indicated in Section 4.0 of the PD Ordinance.

Policy Considerations

The proposed Preliminary Plat meets the standards of the City of Sachse Code of Ordinances and of Ordinance No. 1443, a Planned Development (PD-10) and is designed in accordance with the zoning of the property.

Budgetary Considerations

N/A

Staff Recommendations

Staff recommends approval of the Preliminary Plat for Woodbridge Phase 20A.



PLANNING & ZONING COMMISSION

JULY 13, 2015

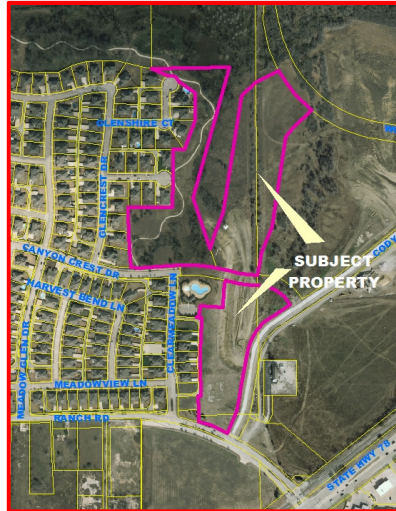
REQUEST

Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Phase 20A, being 42 single-family residential lots, one commercial lot and 2 Homeowner's Association lots on approximately 20.658 acres, on the northwest corner of Ranch Road and Cody Lane.



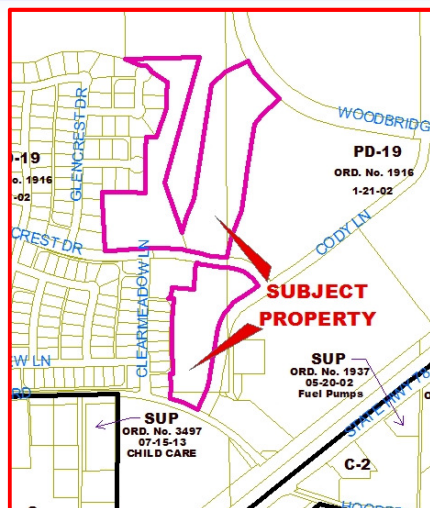
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

SITE INFORMATION

- ❑ Site Area: 20.658 acres
- ❑ # Lots: 45
 - 42 Single-Family Lots
 - 1 Commercial Lot
 - 2 Homeowner Association (HOA) Lots
- ❑ Proposed Use: Single-Family Residential & Commercial
- ❑ Existing Zoning: PD-19



BACKGROUND

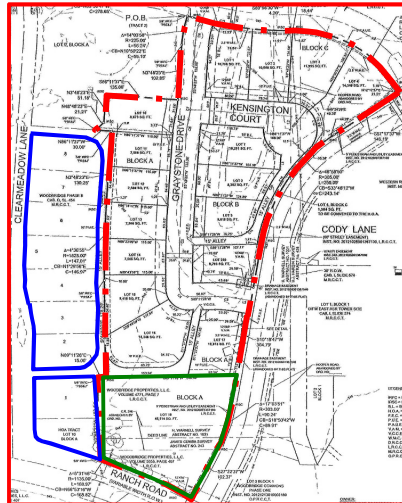
SITE INFORMATION

On September 3, 2013, the City Council approved an amendment to Planned Development-19 (PD-19), Ordinance No. 3515, which amended the site boundary of Tract A-1. The intent of this action was to provide an additional buffer from the commercial tracts and those residents located along the eastern boundary of Woodbridge Phase 8 subdivision.



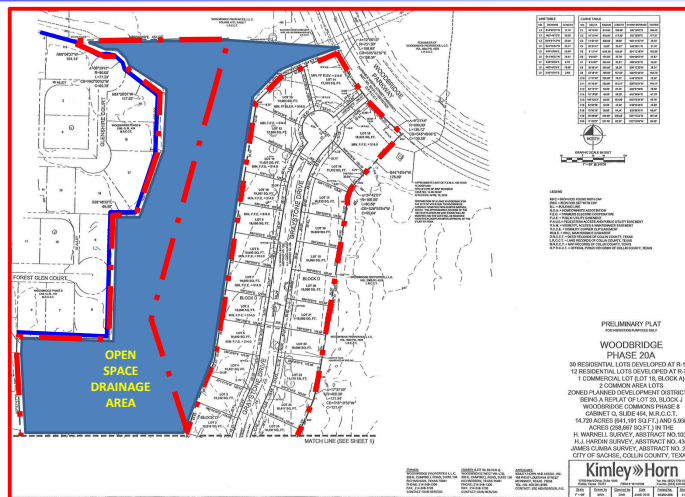
BACKGROUND

LOT LAYOUT – SHEET 1 OF 2



BACKGROUND

LOT LAYOUT – SHEET 2 OF 2



POLICY CONSIDERATION

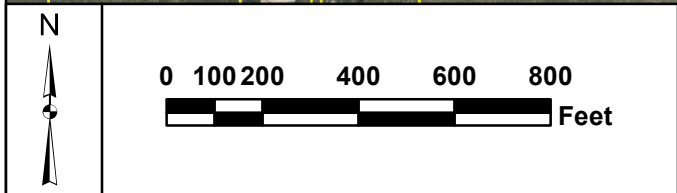
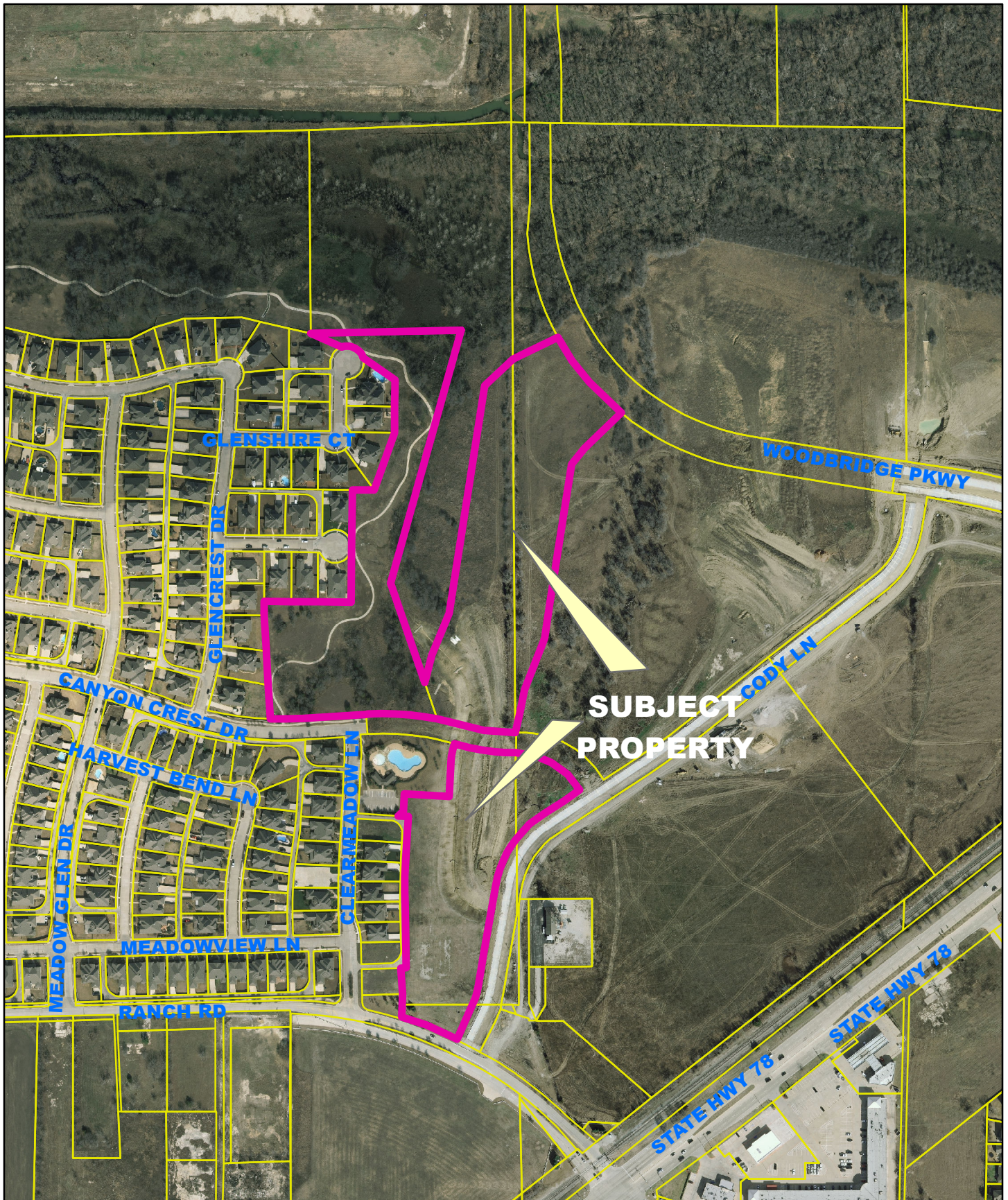
The proposed Preliminary Plat meets the standards of the City of Sachse Code of Ordinances and of Ordinance No. 1916, a Planned Development (PD-19) and is designed in accordance with the zoning of the property.



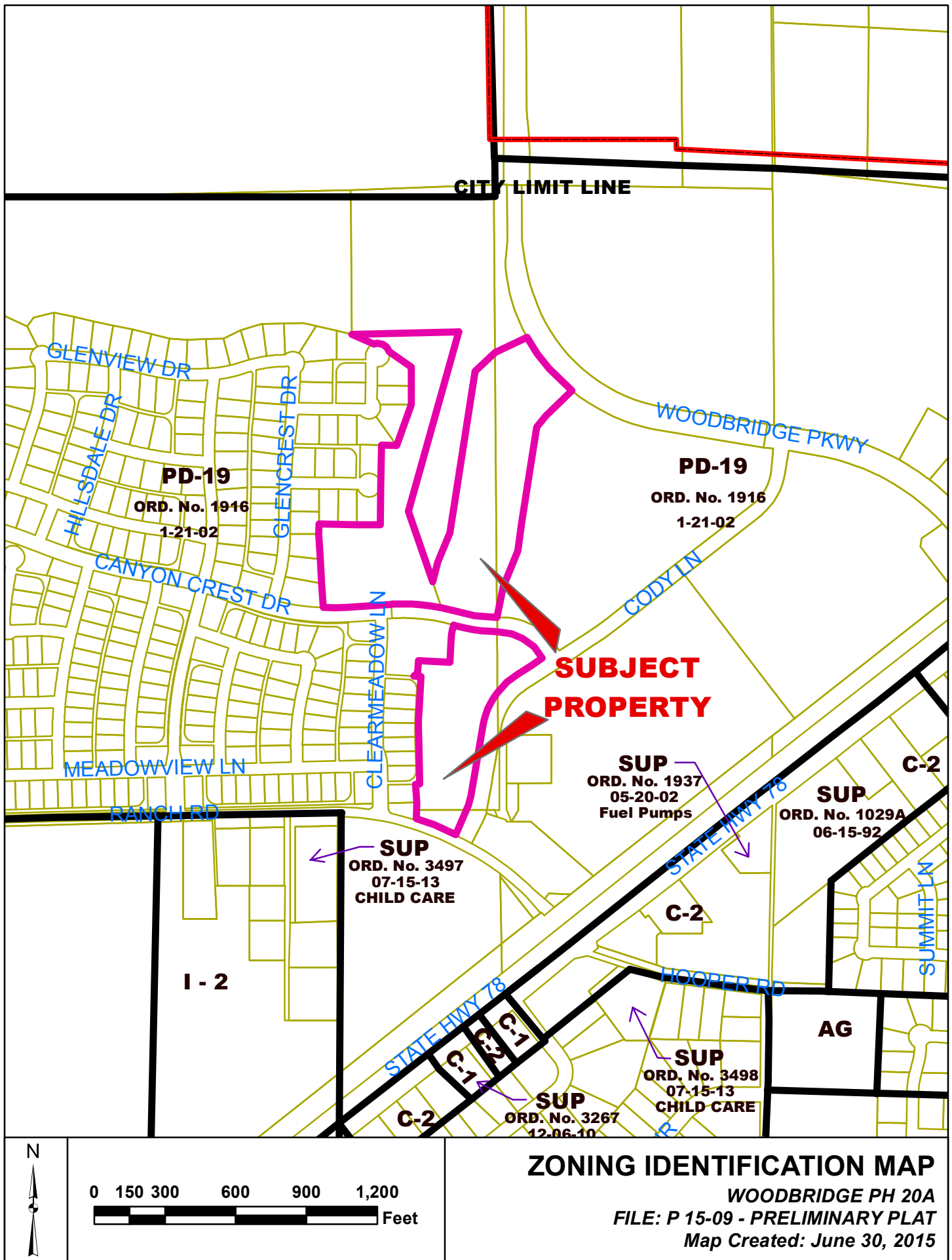
STAFF RECOMMENDATION

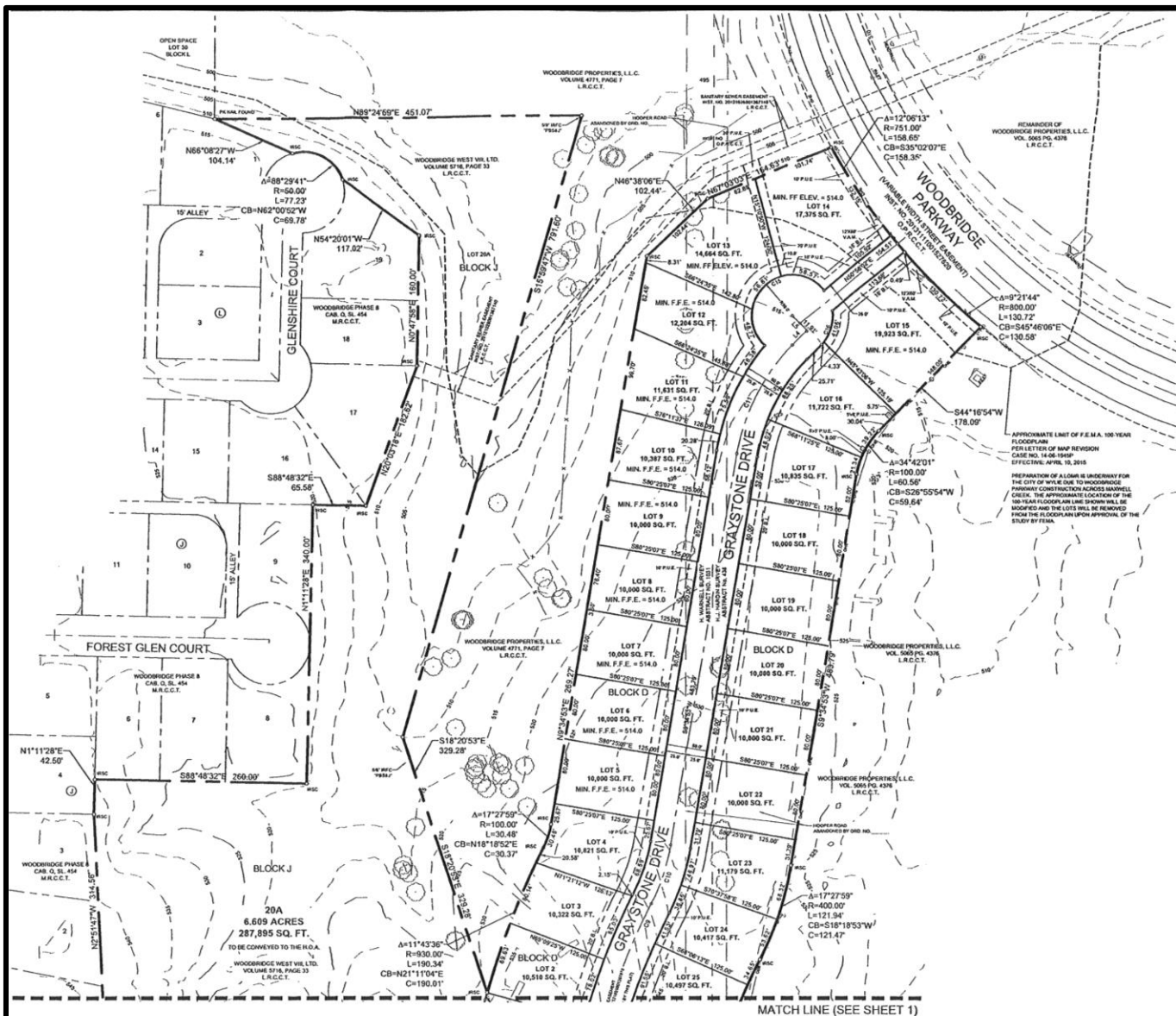
Staff recommends approval of the Preliminary Plat for Woodbridge Phase 20A.





AERIAL LOCATION MAP
WOODBRIDGE PH 20A
FILE: P 15-09 - PRELIMINARY PLAT
Map Created: June 30, 2015





LINE TABLE			CURVE TABLE			
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	CHORD
L1	S14°42'27"W	11.74'	C1	18°10'44"	579.80'	166.96'
L2	S14°42'27"W	25.00'	C2	14°10'44"	430.00'	177.30'
L3	N10°41'13"W	28.50'	C3	11°02'18"	200.00'	38.82'
L4	S44°16'54"W	25.17'	C4	82°24'11"	15.00'	23.41'
L5	S44°16'54"W	25.00'	C5	5°12'14"	1685.00'	153.80'
L6	S14°42'27"W	28.21'	C6	5°40'07"	174.00'	27.76'
L7	S20°35'05"E	9.70'	C7	5°09'07"	255.00'	35.81'
L8	N10°42'27"E	26.99'	C8	10°58'14"	200.00'	35.28'
L9	N10°18'47"E	2.88'	C9	12°18'13"	780.00'	157.00'
			C10	17°27'59"	250.00'	78.21'
			C11	34°42'51"	250.00'	151.41'
			C12	80°12'11"	10.00'	81.34'
			C13	12°19'59"	40.00'	26.58'
			C14	18°52'37"	50.00'	163.80'
			C15	52°08'56"	50.00'	45.38'
			C16	73°58'15"	50.00'	64.44'
			C17	30°48'00"	312.00'	200.82'
			C18	11°42'02"	337.50'	68.87'



LEGEND

IRFC = IRON ROD FOUND WITH CAP
 RL = IRON ROD SET WITH CAP
 H.O.A. = HOMEOWNERS ASSOCIATION
 F.E.C. = FARMERS ELECTRIC COOPERATIVE
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.A.U.E. = PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT
 V.A.M. = VISIBILITY, ACCESS & MAINTENANCE EASEMENT
 V.C.E. = VISIBILITY CORNER CLIP EASEMENT
 W.M.E. = WALL MAINTENANCE EASEMENT
 D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
 L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
 M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

PRELIMINARY PLAT
 FOR INSPECTION PURPOSES ONLY

WOODBIDGE PHASE 20A

30 RESIDENTIAL LOTS DEVELOPED AT R-10.0
 12 RESIDENTIAL LOTS DEVELOPED AT R-7.2
 1 COMMERCIAL LOT (LOT 18, BLOCK A)
 2 COMMON AREA LOTS
 ZONED PLANNED DEVELOPMENT DISTRICT 19
 BEING A REPLAT OF LOT 20, BLOCK J
 WOODBIDGE COMMONS PHASE 8
 CABINET Q, SLIDE 454, M.R.C.C.T.
 14.720 ACRES (641,191 SQ.FT.) AND 5.938
 ACRES (258,667 SQ.FT.) IN THE
 H. WARNELL SURVEY, ABSTRACT NO. 1031
 H.J. HARDIN SURVEY, ABSTRACT NO. 438
 JAMES CUMBA SURVEY, ABSTRACT NO. 243
 CITY OF SACHS, COLLIN COUNTY, TEXAS

OWNER:
 WOODBIDGE PROPERTIES L.L.C.
 800 E. CAMPBELL ROAD, SUITE 130
 RICHARDSON, TEXAS 75081
 PHONE: 214-348-1300
 FAX: 214-348-1720
 CONTACT: DON HERZOG

OWNER: (LOT 20, BLOCK J)
 WOODBIDGE WEST VIL LTD.
 800 E. CAMPBELL ROAD, SUITE 130
 RICHARDSON, TEXAS 75081
 PHONE: 214-348-1300
 FAX: 214-348-1720
 CONTACT: DON HERZOG

APPLICANT:
 KIMLEY-HORN AND ASSOC. INC.
 100 WEST LOUISIANA STREET
 MCKINNEY, TEXAS 75069
 TEL. NO. 469-301-2580
 CONTACT: JOE HEWISGER, P.E.

13750 Mark Drive, Suite 1000
 Dallas, Texas 75245

FIRM # 10115500

Tel. No. (972) 770-1300
 Fax No. (972) 238-3029

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SHD	DAB	JUNE 2015	063564206	2 OF 2