



Monday, June 12, 2023
Planning and Zoning Commission Meeting

Council Chambers
3815 Sachse Road, Building B
6:00 p.m.

Planning and Zoning Commission Meetings are streamed live online or on-demand
(<https://sachsetx.swagit.com/live>).

A. Regular Meeting

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, June 12, 2023, at 6 p.m. to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. The public is invited to address the Commission regarding any topic not already on the agenda. The time limit is 3 minutes per speaker. A Public Comment Card should be presented to the acting Secretary prior to the meeting. According to the Texas Open Meetings Act, the Commission is prohibited from discussing any item not posted on the agenda but will take comments under advisement.
4. Consider approval of the May 22, 2023, meeting minutes.
5. Consider and act on a final plat for the Aria Phase 2, generally located east of Merritt Road and south of Pleasant Valley Road, within Sachse city limits.
6. Adjournment.

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


Leah K Granger, City Secretary

Posted: 06/08/2023 by 5 pm Removed: _____

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Amanda Chi, ADA Coordinator, via phone at 972-495-1212, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

A. Regular Meeting

Subject	4. Consider approval of the May 22, 2023, meeting minutes.
Meeting	Jun 12, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Minutes
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the minutes as presented.
Minutes	View Minutes for May 22, 2023 - Planning and Zoning Commission Meeting
File Attachments 05.22.23 Planning & Zoning Minutes.pdf (16 KB)	

**PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE
MAY 22, 2023, MEETING MINUTES**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, May 22, 2023, at 6:00 p.m. at Sachse City Hall, 3815-B Sachse Road. Members present were Chairperson Jeanie Marten; Vice Chairperson Scott Ohman, Commissioners Daniel Betten, Travis Mondok, Hadi Taqui, and Butch Kemper; Councilmembers Chance Lindsey and Frank Millsap; Development Services Director Matt Robinson; Planner II Philip Feinhals; and Development Service Coordinator Megan Jay.

Members absent: Brian Cox

Chairperson Marten called the meeting to order at 6 p.m.

Invocation and Pledges of Allegiance to the US and Texas Flags.

Mr. Kemper led the invocation and Mr. Ohman led the pledges.

Public Comment:

No public comment at this time.

Consider approval of the January 23, 2022, meeting minutes.

Mr. Mondok made the motion to approve the minutes as presented. Mr. Taqui seconded the motion, and it carried unanimously.

Consider and act on a final plat for The Station Single-Family Phase 2A, generally located west of The Commons Parkway and south Parkside Trail, within Sachse city limits.

Mr. Feinhals presented the final plat for The Station Single-Family Phase 2A and stated this is for four single-family detached lots and one common area lot that covers approximately 2.242 acres. Staff recommended approval of the final plat.

Mr. Mondok made a motion to approve the final plat subject to all conditions stipulated by the building official and city engineer. Mr. Ohman seconded the motion, and it carried unanimously.

Conduct a Public hearing to consider and act on a request for a Special Use Permit for a gas station use, generally located north of President George Bush Turnpike and east of Merritt Road, within Sachse city limits

Mr. Feinhals presented the Special Use Permit for gas station use. Staff recommended approval of the Special Use Permit. The recommendation of Planning & Zoning Commission will be forwarded on to City Council for the final action at their June 20, 2023, regular meeting.

Chairperson Marten opened the Public Hearing at 6:30 p.m. As there were no comments,

Chairperson Marten closed the Public Hearing at 6:30 p.m.

Mr. Kemper made a motion to approve the final plat subject to all conditions stipulated by the building official and city engineer. Mr. Betten seconded the motion, and it carried unanimously.

Adjournment.

Chairperson Marten adjourned the meeting at 6:33 p.m.

APPROVE:

Jeanie Marten, Chairperson

ATTEST:

Scott Ohman, Vice Chairperson

A. Regular Meeting

Subject	5. Consider and act on a final plat for the Aria Phase 2, generally located east of Merritt Road and south of Pleasant Valley Road, within Sachse city limits.
Meeting	Jun 12, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the final plat, subject to all conditions stipulated by the Building Official and City Engineer.

BACKGROUND

The applicant is proposing to final plat 101 single-family townhome lots and 10 common area lots:

- Applicant: Huffines Communities
- Owner: Aria Townhome LLC
- Size: Approximately 13.508 acres
- The property is zoned PGBT District - Turnpike Mixed-Use & PGBT District - Turnpike Transition, which generally allows for commercial and residential uses.

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

There are no policy considerations 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.

File Attachments

[Presentation Final Plat Aria Ph2 P23-04.pdf \(1,513 KB\)](#)

[Aria Phase 2 Final Plat P23-04.pdf \(1,143 KB\)](#)

Final Plat Aria Phase 2

Planning and Zoning Commission

June 12, 2023



Request

Consider and act on a final plat for the Aria Phase 2, generally located east of Merritt Road and south of Pleasant Valley Road, within Sachse city limits.

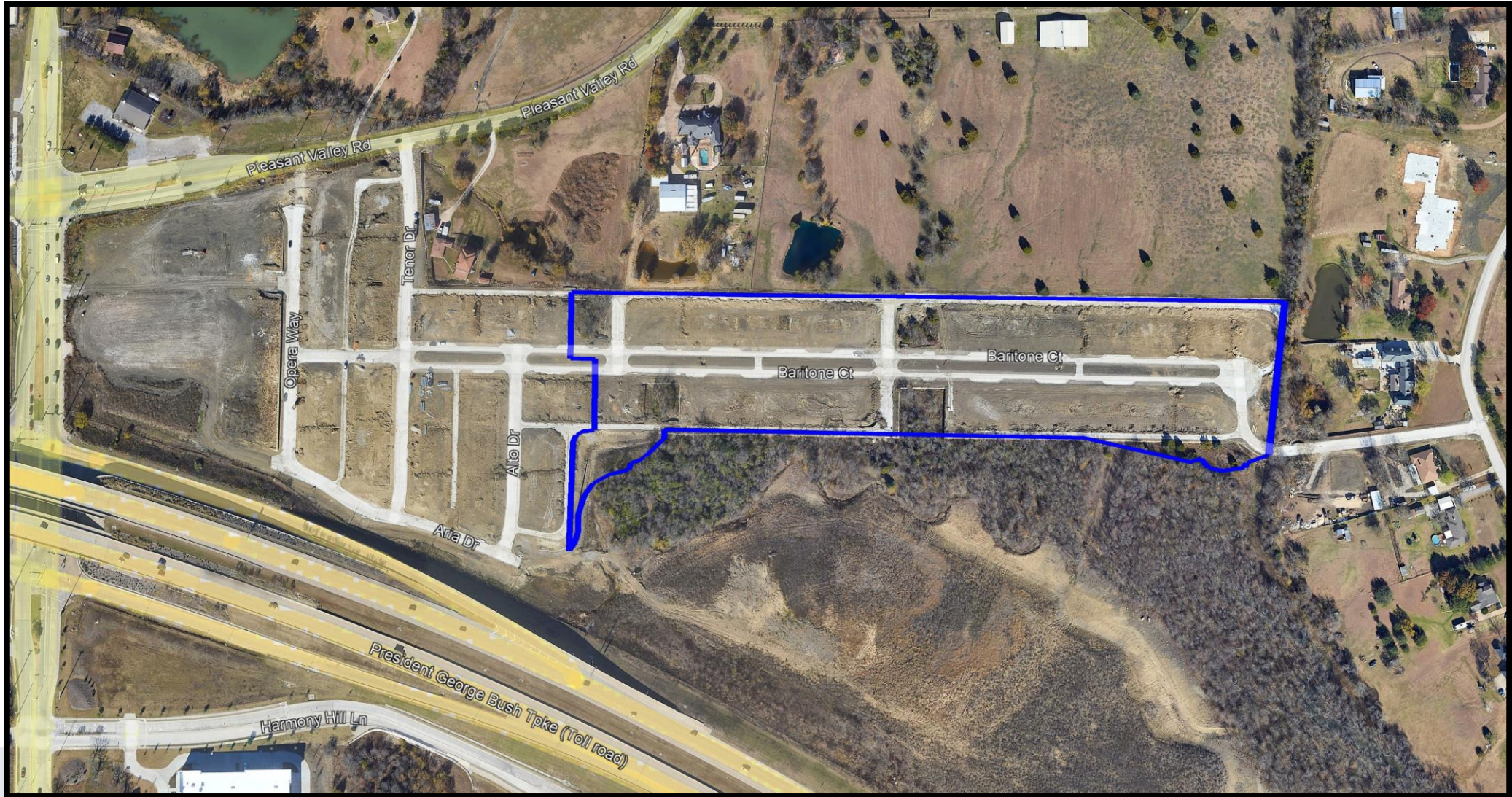


Project Information

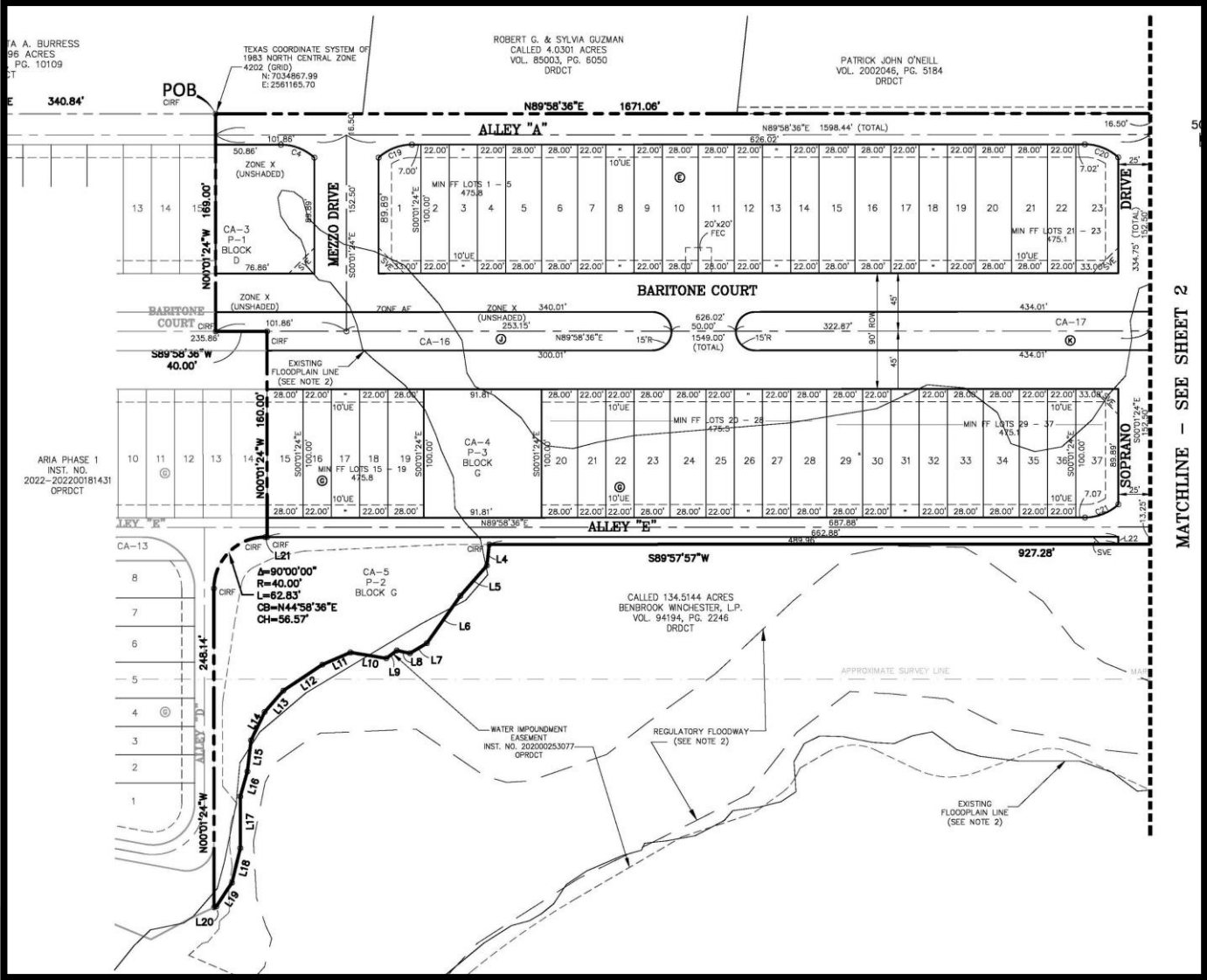
- Proposal to final plat 101 single-family townhome lots and 10 common areas
- Applicant: Huffines Communities
- Owner: Aria Townhome LLC
- Size: Approximately 13.508 acres
- Site Attributes: vacant
- Current Zoning: PGBT District – Turnpike Mixed-Use & PGBT District – Turnpike Transition



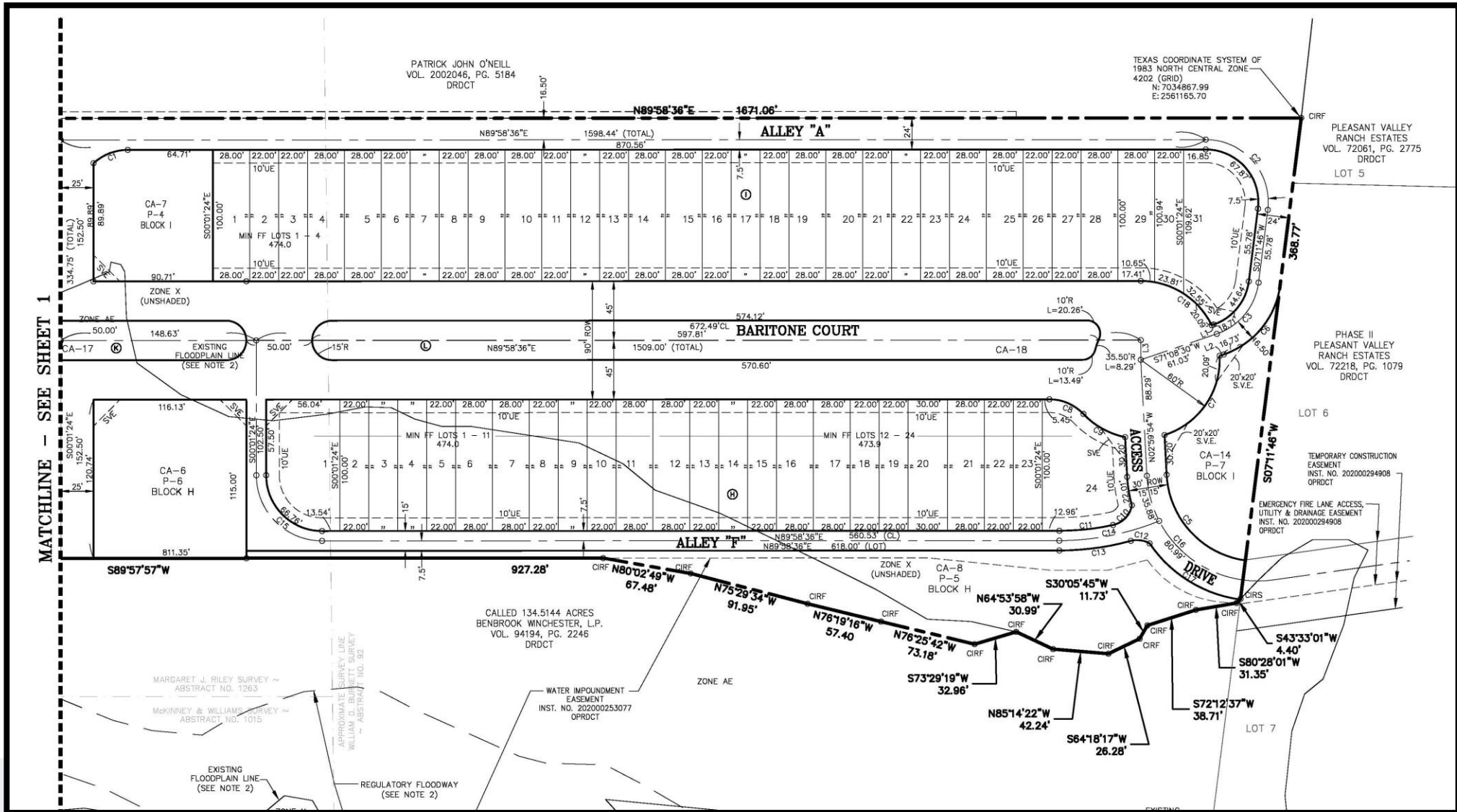
Aerial Map



Proposed Plat



Proposed Plat

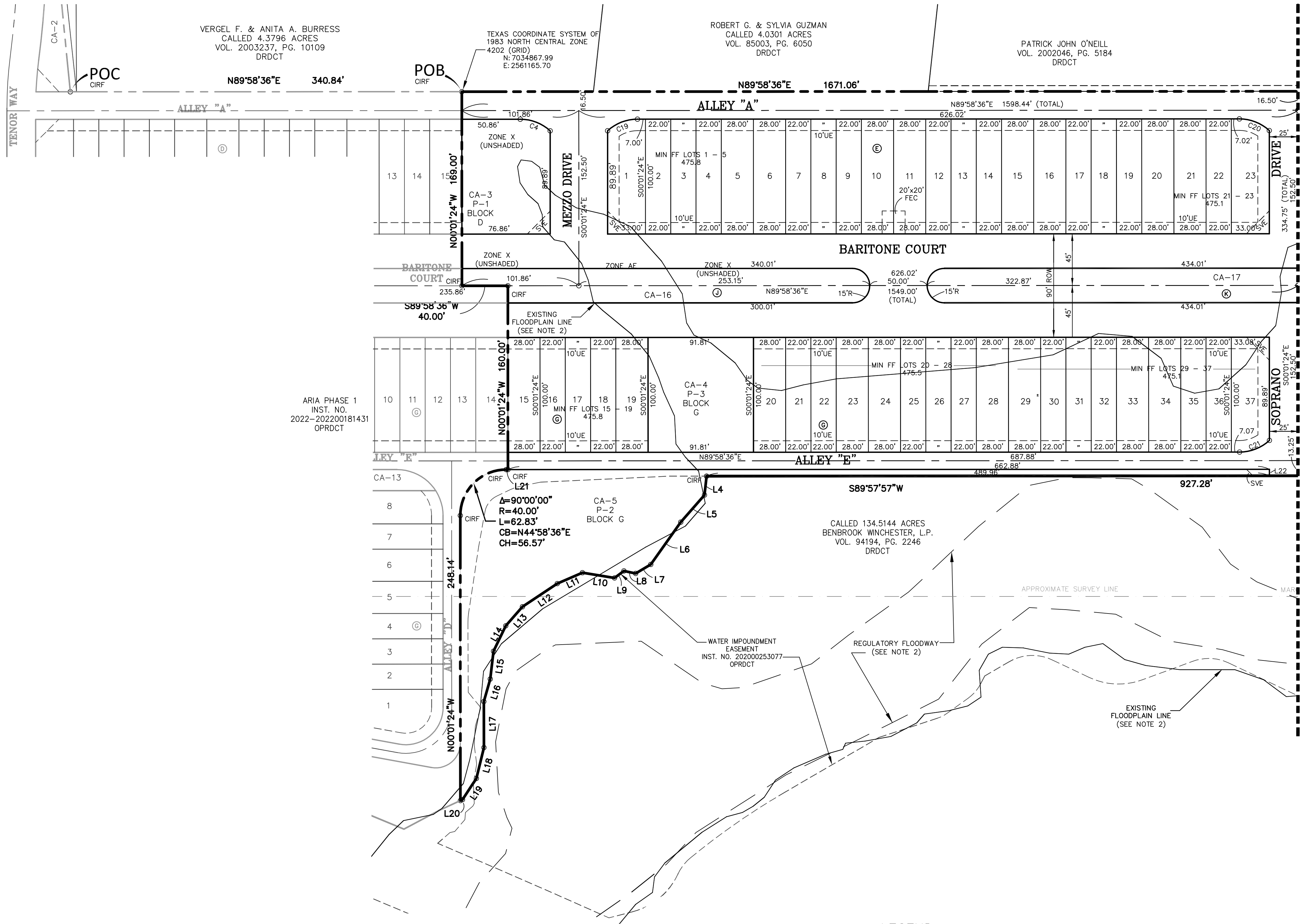


Staff Recommendation

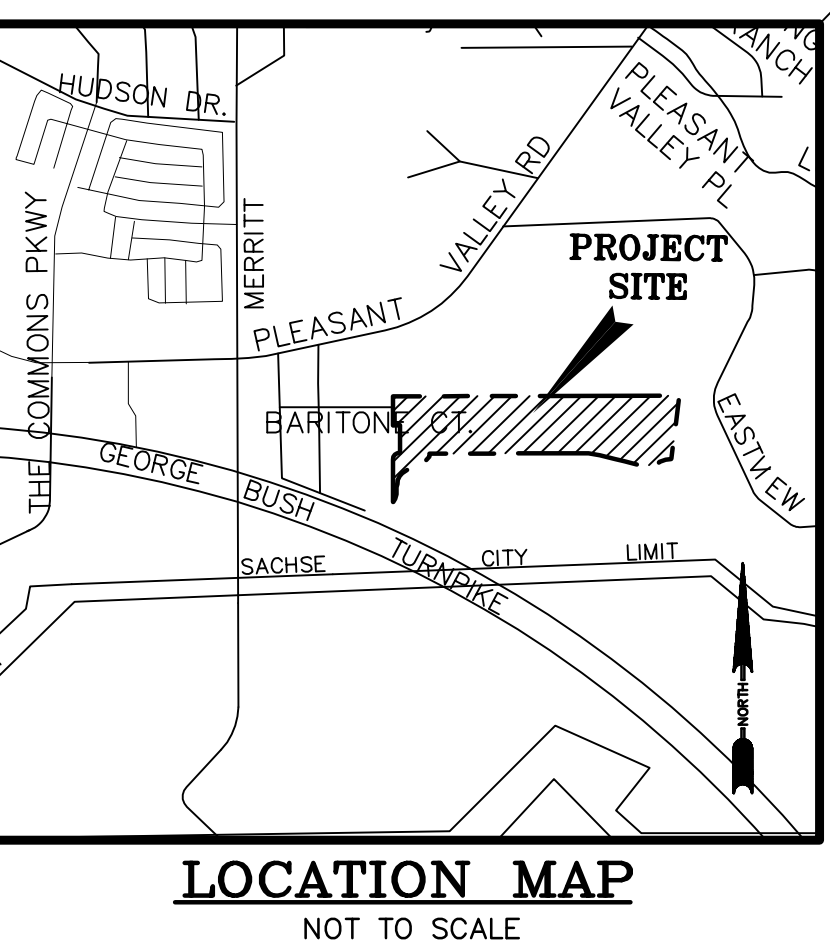
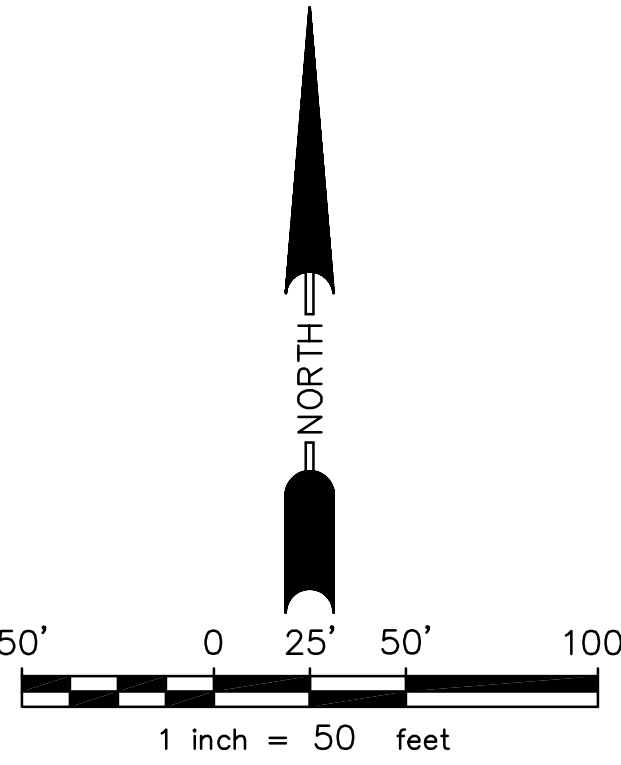
- Per staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission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



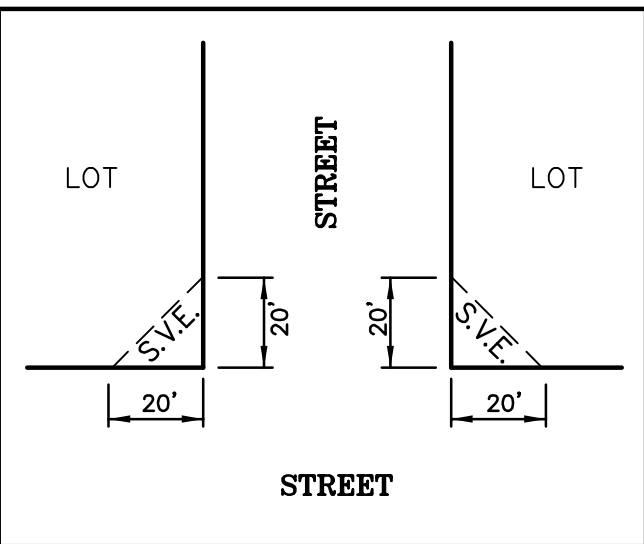


MATCHLINE - SEE SHEET 2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°08'30\"W	1.50'
L2	S71°08'30\"W	3.34'
L3	N00°01'24\"W	15.00'
L4	S06°19'13\"W	16.50'
L5	S41°14'14\"W	31.31'
L6	S33°21'32\"W	45.19'
L7	S59°15'48\"W	15.29'
L8	N78°03'16\"W	10.43'
L9	S53°09'22\"W	10.21'
L10	N80°44'45\"W	28.35'
L11	S66°31'51\"W	23.83'
L12	S66°24'17\"W	36.46'
L13	S41°13'57\"W	22.00'
L14	S25°42'18\"W	24.54'
L15	S06°38'46\"W	24.42'
L16	S16°01'14\"W	20.34'
L17	S00°09'29\"E	40.09'
L18	S13°48'48\"W	27.67'
L19	S33°15'24\"W	22.05'
L20	S65°13'15\"W	1.98'
L21	N89°58'36\"E	1.50'
L22	N00°01'24\"E	5.75'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD DIRECTION
C1	42°28'46\"	38.50'	28.54'	27.89'	S68°44'13\"W
C2	97°13'10\"	47.50'	80.60'	71.27'	N41°24'49\"W
C3	63°56'43\"	47.50'	53.01'	50.30'	N39°10'08\"E
C4	42°28'46\"	38.50'	28.54'	27.89'	N68°47'01\"W
C5	79°07'26\"	69.50'	95.98'	88.53'	S42°33'37\"E
C6	63°56'43\"	64.00'	71.43'	67.78'	N39°10'08\"E
C7	75°25'14\"	60.00'	78.98'	73.40'	N34°48'50\"E
C8	46°41'47\"	35.50'	28.93'	28.14'	N68°40'30\"W
C9	35°11'39\"	60.00'	36.86'	36.28'	S60°55'26\"E
C10	68°09'17\"	18.50'	22.01'	20.73'	N43°39'16\"E
C11	121°4'42\"	192.50'	41.14'	41.06'	N83°51'15\"E
C12	45°46'08\"	18.50'	14.78'	14.39'	N82°19'51\"W
C13	151°1'31\"	207.50'	55.02'	54.86'	N82°22'51\"E
C14	221°7'38\"	200.00'	77.82'	77.33'	N78°49'47\"E
C15	90°00'00\"	50.00'	78.54'	70.71'	S45°01'24\"E
C16	79°14'41\"	84.50'	116.87'	107.78'	S42°37'15\"E
C17	47°53'59\"	99.50'	83.18'	80.78'	N58°08'46\"W
C18	63°59'03\"	60.00'	67.00'	63.58'	N58°01'52\"W
C19	42°28'46\"	38.50'	28.54'	27.89'	S68°44'13\"W
C20	42°28'46\"	38.50'	28.55'	27.90'	N68°46'37\"W
C21	42°29'34\"	38.50'	28.55'	27.90'	S68°43'49\"W



20'x20' SIDEWALK AND VISIBILITY EASEMENT (TYP.)

LEGEND

SVE	SIDEWALK AND VISIBILITY EASEMENT (SEE DETAIL ON THIS SHEET)
SWE	SIDEWALK EASEMENT
ULE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
FEC	FARMERS ELECTRIC COOP EASEMENT
WLE	WATER LINE EASEMENT
BL	BUILDING SETBACK LINE
P	PARK
CA	COMMON AREA
NTWMD	NORTH TEXAS WATER MUNICIPAL DISTRICT
CIRF	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" FOUND
CIRS	5/8-INCH IRON ROD W/CAP MARKED "RPLS 6134" SET
IRF	IRON ROD FOUND
ROW	RIGHT-OF-WAY
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
57.5'R	57.5-FOOT RADIUS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
Ⓐ	DESIGNATES SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE

OWNER: ARIA TOWNHOME, LLC
CONTACT: DONALD HUFFINES
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PH. (214) 750-1800

"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."

FINAL PLAT
ARIA PHASE 2
13.508 ACRES
588,359 SQ. FT.
101 RESIDENTIAL LOTS
10 COMMON AREA LOTS
MARGARET J RILEY SURVEY, ABSTRACT NO. 1263
WILLIAM D. BURNETT, ABSTRACT NO. 92
CITY OF SACHSE, DALLAS COUNTY, TEXAS

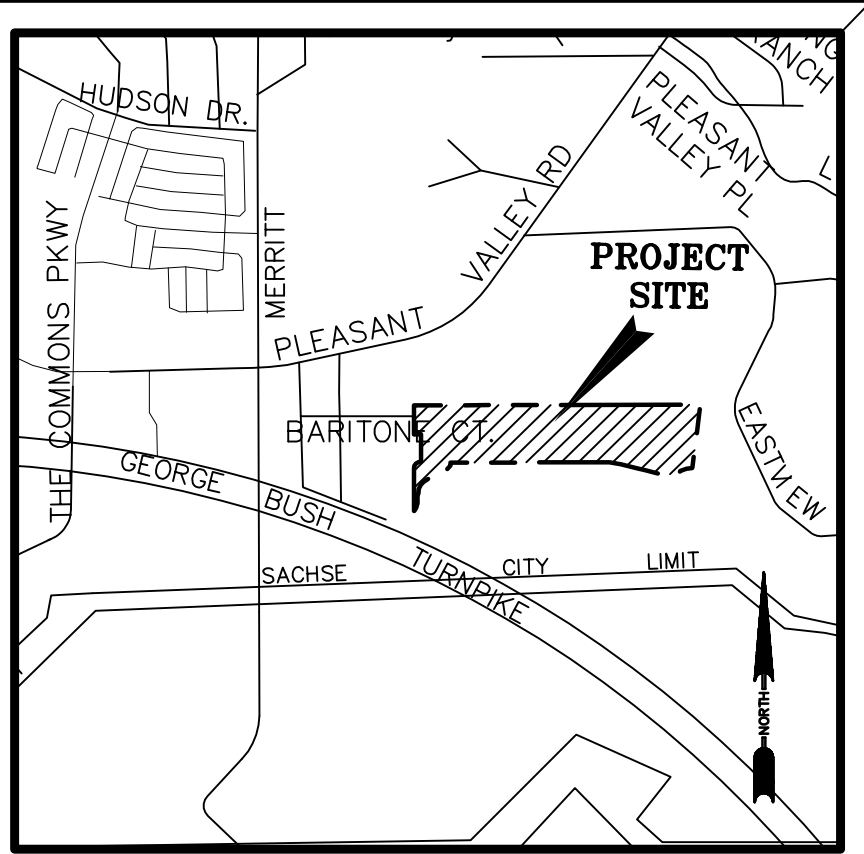
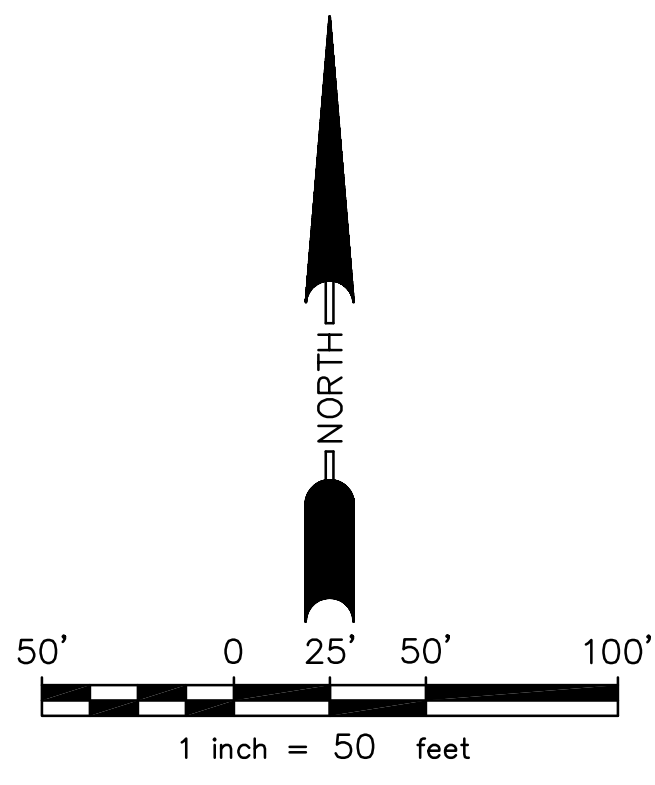
PETITT - ECD

CIVIL ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792

1600 N. COLLINS BLVD
SUITE 3300
RICHARDSON, TX 75080
SURVEYOR: MWHITKANACK@PETITT-ECD.COM
DATE: JUNE 2023

201 WINDCO CIRCLE
SUITE 100
WHILE, TX 75098
972.941.8400
SCALE: 1"=100'

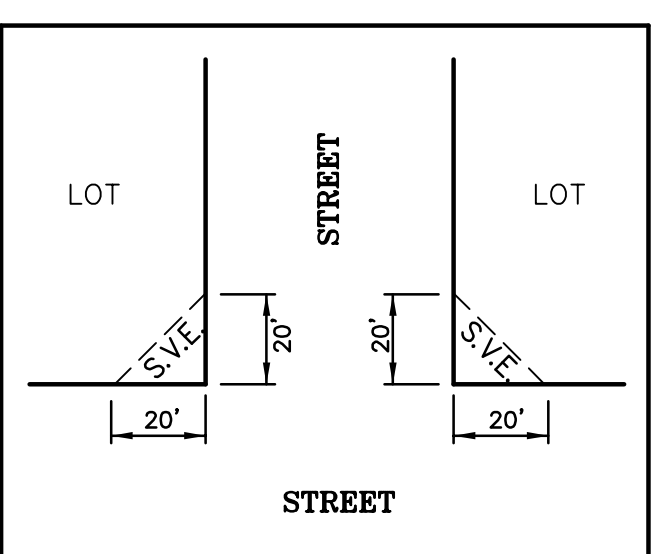
JOB NO. 1401202



LOCATION MAP
NOT TO SCALE

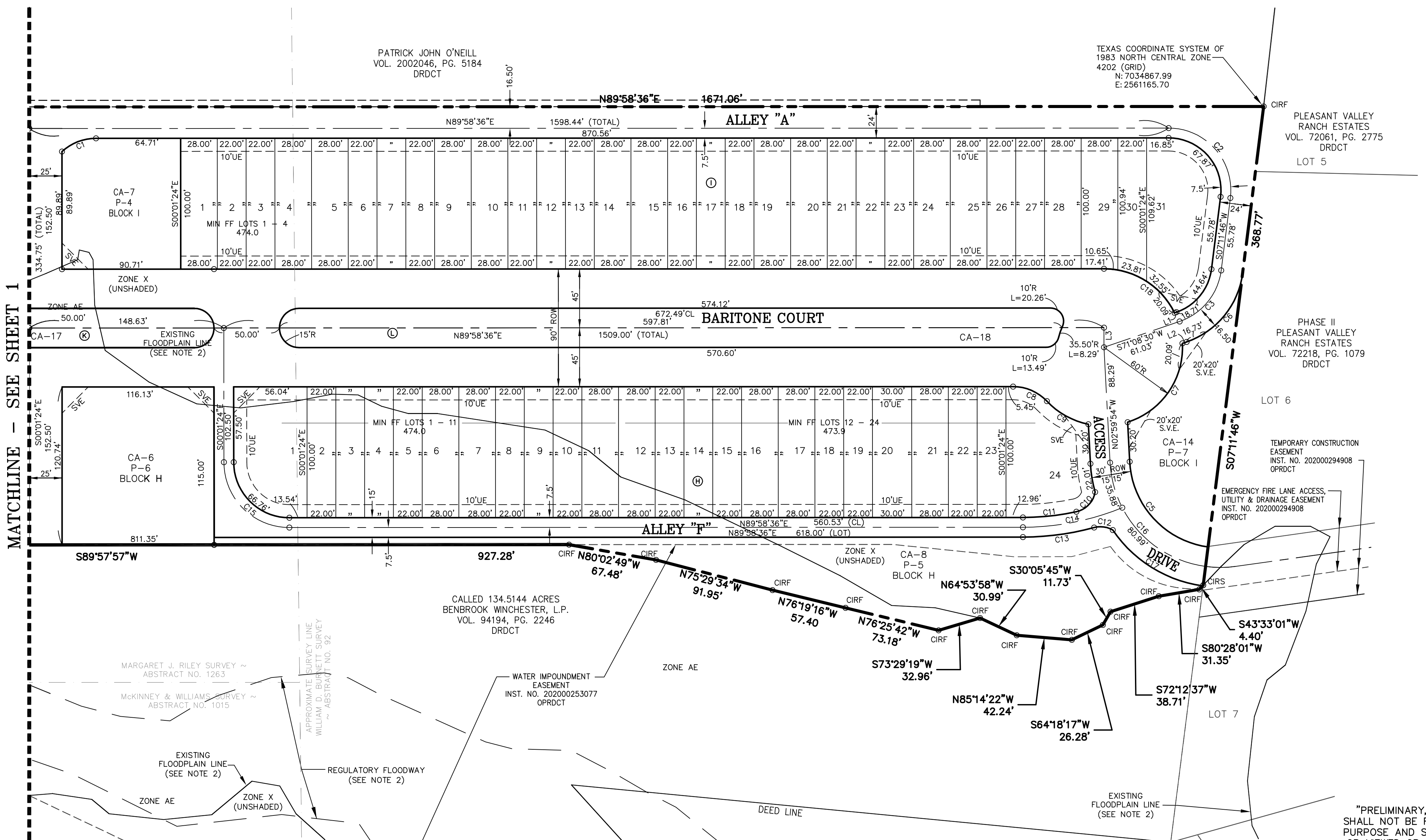
LEGEND

SVE	SIDEWALK AND VISIBILITY EASEMENT (SEE DETAIL ON THIS SHEET)
SWE	SIDEWALK EASEMENT
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57.5'R	57.5-FOOT RADIUS
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DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
⬠	DESIGNATES SUBDIVISION BLOCK
⬠	⬠ DENOTES STREET NAME CHANGE



20'x20' SIDEWALK AND VISIBILITY EASEMENT (TYP.)

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD DIRECTION
L1	S71°08'30"W	1.50'	C1	42°28'46"	38.50'	28.54'	27.89'	S68°44'13"W
L2	S71°08'30"W	3.34'	C2	97°13'10"	47.50'	80.60'	71.27'	N41°24'49"W
L3	N00°01'24"E	15.00'	C3	63°56'43"	47.50'	53.01'	50.30'	N39°10'08"E
L4	S06°19'13"W	16.50'	C4	42°28'46"	38.50'	28.54'	27.89'	N68°47'01"W
L5	S41°14'14"W	31.31'	C5	79°07'26"	69.50'	95.98'	88.53'	S42°33'37"E
L6	S35°21'32"W	45.19'	C6	63°56'43"	64.00'	71.43'	67.78'	N39°10'08"E
L7	S59°15'48"W	15.29'	C7	75°25'14"	60.00'	78.98'	73.40'	N34°48'50"E
L8	N78°03'16"W	10.43'	C8	46°41'47"	35.50'	28.93'	28.14'	N66°40'30"W
L9	S53°09'22"W	10.21'	C9	35°11'39"	60.00'	36.86'	36.28'	S60°55'26"E
L10	N80°44'45"W	28.35'	C10	68°09'17"	18.50'	22.01'	20.73'	N43°39'16"E
L11	S68°31'51"W	23.83'	C11	12°14'42"	192.50'	41.14'	41.06'	N83°51'15"E
L12	S56°24'17"W	36.46'	C12	45°46'08"	18.50'	14.78'	14.39'	N82°19'51"W
L13	S41°13'57"W	22.00'	C13	15°11'31"	207.50'	55.02'	54.86'	N82°22'51"E
L14	S25°42'18"W	24.54'	C14	22°17'38"	200.00'	77.82'	77.33'	N78°49'47"E
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L16	S16°01'14"W	20.34'	C16	79°14'41"	84.50'	116.87'	107.78'	S42°37'15"E
L17	S00°09'29"E	40.09'	C17	47°53'59"	99.50'	83.18'	80.78'	N58°08'46"W
L18	S13°48'48"W	27.67'	C18	63°59'03"	60.00'	67.00'	63.58'	N58°01'52"W
L19	S33°15'24"W	22.05'	C19	42°28'46"	38.50'	28.54'	27.89'	S68°44'13"W
L20	S65°13'15"W	1.98'	C20	42°29'34"	38.50'	28.55'	27.90'	N68°46'37"W
L21	N89°58'36"E	1.50'	C21	42°29'34"	38.50'	28.55'	27.90'	S68°43'49"W
L22	N00°01'24"E	5.75'						



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FINAL PLAT
ARIAL PHASE 2
13.508 ACRES
588,389 SQ. FT.
101 RESIDENTIAL LOTS
10 COMMON AREA LOTS
MARGARET J RILEY SURVEY, ABSTRACT NO. 1263
WILLIAM D. BURNETT, ABSTRACT NO. 92
CITY OF SACHSE, DALLAS COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792

OWNER: ARIA TOWNHOME, LLC
CONTACT: DONALD HUFFINES
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PH. (214) 750-1800
1600 N. COLLINS BLVD
SUITE 3300
RICHARDSON, TX 75080
SURVEYOR: MWHITKANACK@PETITT-ECD.COM
DATE: JUNE 2023
201 WINDCO CIRCLE
SUITE 100
WYU, TX 75098
972.941.8400
SCALE: 1"=100'
JOB NO. 1401202

BLOCK D	
LOT	AREA (sf)
CA-3	7603

BLOCK E	
LOT	AREA (sf)
1	3218
2	2200
3	2200
4	2200
5	2800
6	2800
7	2200
8	2200
9	2200
10	2800
11	2800
12	2200
13	2200
14	2200
15	2800
16	2800
17	2200
18	2200
19	2200
20	2800
21	2800
22	2200
23	3220

BLOCK G	
LOT	AREA (sf)
15	2800
16	2200
17	2200
18	2200
19	2800
20	2800
21	2200
22	2200
23	2800
24	2800
25	2200
26	2200
27	2200
28	2800
29	2800
30	2200
31	2200
32	2200
33	2800
34	2800
35	2200
36	2200
37	3225
CA-4	9181
CA-5	26201

BLOCK H	
LOT	AREA (sf)
1	5216
2	2200
3	2200
4	2200
5	2200
6	2800
7	2800
8	2200
9	2200
10	2200
11	2800
12	2800
13	2200
14	2200
15	2200
16	2800
17	2800
18	2200
19	2200
20	3000
21	2800
22	2200
23	2200
24	5510
CA-6	14021
CA-8	23289

BLOCK I	
LOT	AREA (sf)
1	2800
2	2200
3	2200
4	2800
5	2800
6	2200
7	2200
8	2200
9	2800
10	2800
11	2200
12	2200
13	2200
14	2800
15	2800
16	2200
17	2200
18	2200
19	2800
20	2800
21	2200
22	2200
23	2200
24	2800
25	2800
26	2200
27	2200
28	2800
29	2803
30	2298
31	6218
CA-7	8988
CA-14	8633

BLOCK J	
LOT	AREA (sf)
CA-16	9954

BLOCK K	
LOT	AREA (sf)
CA-17	13727

BLOCK L	
LOT	AREA (sf)
CA-18	17767

CONSENT OF LENDER

The undersigned holder of that certain Commercial Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents duly recorded under Clerk's File No. 201900345316 in the Office of the County Clerk of Dallas County, Texas, as affected by Modification Agreement recorded under Clerk's File No. 202000291123, Dallas County, Texas, and that certain Commercial Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents duly recorded under Clerk's File No. 202000290802 in the Office of the County Clerk of Dallas County, Texas, as affected by Modification Agreement recorded under Clerk's File No. 202000291123, Dallas County, Texas (collectively, the Deeds of Trust), which have been executed by Aria Townhome, LLC, a Texas limited liability company, to Greg Massey, Trustee, for the benefit and security of First United Bank and Trust Company, an Oklahoma banking corporation, and which encumber all or a portion of the property described herein, hereby joins in the execution of this Final Plat of Aria Phase 2 to evidence its consent to this plat and to subordinate its interest under the liens of the Deeds of Trust to the Final Plat of Aria Phase 2.

FIRST UNITED BANK AND TRUST COMPANY,
an Oklahoma banking corporation

By: _____

Name: _____

Title: _____

The State of Texas:

County of _____:

This instrument was acknowledged before me on this ____ day of _____, 2023, by

_____,
of FIRST UNITED BANK AND TRUST COMPANY, an Oklahoma banking corporation, for and on behalf of said corporation and in the capacity therein stated.

Notary Public, State of Texas

OWNER'S CERTIFICATE

State of Texas §

County of Dallas §

Being a 13.508 acre tract of land situated in the Margaret J. Riley Survey ~ Abstract No. 1263, the William D. Burnett Survey ~ Abstract No. 92 in Dallas County, Texas, and being part of a called 25.489 acre tract of land described in a deed to Aria Townhome, LLC, recorded in Instrument Number 201900291770 of the Official Public Records of Dallas County, Texas (OPRDCT), and being more particularly described as follows:

COMMENCING at a 5/8--inch iron rod with cap marked 'Petitt RPLS 4087' found for the south end of a Common Boundary Line described in a boundary line agreement between Vergel F. Burress and Anita A. Burress and Aria Townhome, LLC recorded in in Instrument Number 202000181337, OPRDCT and being an angle point in the north line of Aria Phase 1 on addition to the City of Sachse, Texas according to the plat thereof recorded in Instrument Number 2022-202200181431, OPRDCT;

THENCE North 89°58'36" East, along the common line of said Aria Phase 1 and a called 4.3796 acre tract described in deed to Vergel F. Burress and Anita A. Burress, a distance of 340.84 feet to a 5/8--inch iron rod with cap marked 'Petitt RPLS 4087' found for corner in the east line of said Aria Phase 1 and being the POINT OF BEGINNING;

THENCE North 89°58'36" East with the common line of said Aria tract, said Burress tract, a called 4.0301 acre tract described in deed to Robert G. & Sylvia Guzman recorded in Volume 85003, Page 6050, DRDCT, and that certain tract of land described in a deed to Patrick John O'Neill recorded in Volume 2002046, Page 5184, DRDCT, a distance of 1671.06 feet to a 5/8--inch iron rod with cap marked 'Petitt RPLS 4087' found for the northeast corner of said Aria tract and being in the westerly line of Pleasant Valley Ranch Estates, an addition to Dallas County, Texas according to the plat thereof recorded in Volume 72061, Page 2775, DRDCT;

THENCE South 07°11'46" West, along the common line of said Aria tract, said Pleasant Valley Ranch Estates and Phase II Pleasant Valley Ranch Estates, an addition to Dallas County, Texas according to the plat thereof recorded in Volume 72218, Page 1079, DRDCT, a distance of 368.77 feet to a 5/8--inch iron rod with cap marked 'Petitt RPLS 4087' set for corner;

THENCE departing said common line with the common line of said Aria tract and the remainder of a called 134.5144 acre tract of land described in a deed to Benbrook Winchester, L.P., recorded in Volume 94194, Page 2246, DRDCT the following courses to 5/8--inch iron rods with cap marked 'Petitt RPLS 4087' found for corner;

South 43°33'01" West, a distance of 4.40 feet;
South 80°28'01" West, a distance of 31.35 feet;
South 72°12'37" West, a distance of 38.71 feet;
South 30°05'45" West, a distance of 11.73 feet;
South 64°18'17" West, a distance of 26.28 feet;
North 85°14'22" West, a distance of 42.24 feet;
North 64°53'58" West, a distance of 30.99 feet;
South 73°29'19" West, a distance of 32.96 feet;
North 76°25'42" West, a distance of 73.18 feet;
North 76°19'16" West, a distance of 57.40 feet;
North 75°29'34" West, a distance of 91.95 feet;
North 80°02'49" West, a distance of 67.48 feet;
South 89°57'57" West, a distance of 927.28 feet;

THENCE continuing with the common line of said Aria tract and said Benbrook Winchester the following courses to points for corner;

South 06°19'13" West, a distance of 16.50 feet;
South 41°14'14" West, a distance of 31.31 feet;
South 35°21'32" West, a distance of 45.19 feet;
South 59°15'48" West, a distance of 15.29 feet;
North 78°03'16" West, a distance of 10.43 feet;
South 53°09'22" West, a distance of 10.21 feet;
North 80°44'45" West, a distance of 28.35 feet;
South 66°31'51" West, a distance of 23.83 feet;
South 56°24'17" West, a distance of 36.46 feet;
South 41°13'57" West, a distance of 22.00 feet;
South 25°42'18" West, a distance of 24.54 feet;
South 06°38'46" West, a distance of 24.42 feet;
South 16°01'14" West, a distance of 20.34 feet;
South 00°09'29" East, a distance of 40.09 feet;
South 13°48'48" West, a distance of 27.67 feet;
South 33°15'24" West, a distance of 22.05 feet;
South 65°13'15" West, a distance of 1.98 feet to a point for corner to a point in an east line of said Aria Phase 1;

THENCE with the east line of said Aria Phase 1 tract the following courses iron rods with cap marked 'Petitt RPLS 4087' found for corner;

North 00°01'24" West, a distance of 248.14 feet to the beginning of a tangent curve to the right;
Northeasterly, with said curve which has a central angle of 90°00'00", a radius of 40.00 feet, a chord that bears North 44°58'36" East with a chord length of 56.57 feet, and an arc length of 62.83 feet to the end of said curve;
North 89°58'36" East, a distance of 1.50 feet
North 00°01'24" West, a distance of 160.00 feet;
South 89°58'36" West, a distance of 40.00 feet;

North 00°01'24" West, a distance of 169.00 feet to the POINT OF BEGINNING, containing 588,389 square feet or 13.508 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **ARIA TOWNHOME, LLC** does hereby adopt this Final Plat designating the described property as Aria Phase 2 on addition to the City of Sachse, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and do hereby dedicate the easement strips shown on the plat for the mutual use and accommodation of all public utilities desiring to use or using same. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over and across the easements strips on said plat. 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 which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system 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 any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. This plat is approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS MY HAND, this _____ day of _____, 2023

Aria Townhome, LLC,
a Texas limited liability company

By: _____
Donald Huffines, Managing Director

State of Texas §

County of Dallas §

Before me, the undersigned authority, a Notary Public in and for said County and State of Texas, on this day personally appeared Donald Huffines, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires on:

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of their 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 their approval is required.

Director of Development Services Date

ATTEST:

Signature Date

Name & Title

CITY APPROVAL CERTIFICATE

This plot is hereby approved by the Planning and Zoning Commission of the City of Sachse

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title

"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."

FINAL PLAT
ARIA PHASE 2

13.508 ACRES
588,389 SQ. FT.
101 RESIDENTIAL LOTS
10 COMMON AREA LOTS
MARGARET J RILEY SURVEY, ABSTRACT NO. 1263
WILLIAM D. BURNETT, ABSTRACT NO. 92
CITY OF SACHSE, DALLAS COUNTY, TEXAS

PETITT - ECD

OWNER: ARIA TOWNHOME, LLC

CONTACT: DONALD HUFFINES
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PH. (214) 750-1800

CIVIL ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD
SUITE 3300
RICHARDSON, TX 75080
SURVEYOR: MWHITKANACK@PETITT-ECD.COM
DATE: JUNE 2023
201 WINDCO CIRCLE
SUITE 100
WYU, TX 75098
972.941.8400
SCALE: 1"=100'