



**Monday, December 13, 2021
Planning and Zoning Commission Meeting**

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

To address the Commission for any public hearing item, please sign a speaker's sheet located on the tables by the front entry and submit to the acting Secretary. You will have three (3) minutes to address the Commission. In accordance to the Open Meetings Act, the Commission may not discuss or take any action on any item which has not been posted on the agenda.

A. Regular Meeting

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, December 13, 2021 at 6:00 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 October 25, 2021, meeting minutes.
4. Consider and act on a revised Preliminary Plat for The Station, generally located north of the President George Bush Turnpike and west of Merritt Road, within Sachse city limits.
5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
6. 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.

Leah K Granger, Interim City Secretary

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 972.429.4770, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



Agenda Item Details

Meeting	Dec 13, 2021 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	3. Consider approval of the October 25, 2021, meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Oct 25, 2021 - Planning and Zoning Commission Meeting

Public Content

[10.25.21 PZ Minutes.pdf \(12 KB\)](#)

**PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE
MEETING MINUTES FOR OCTOBER 25, 2021**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, October 25, 2021, at 6 p.m. at Sachse City Hall, 3815-B Sachse Road. Those present were Chairperson Jeanie Marten; Vice-Chairperson Scott Ohman; Commissioners Travis Mondok, Fernando Gutierrez, and George Kemper; and Director of Development Services, Matt Robinson.

Those absent were Bill Thrash and Brian Cox.

Chairperson Marten called the meeting to order at 6:02 p.m.

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

Commissioner Gutierrez led the invocation, and Vice-Chairperson Ohman led the pledges.

Consider approval of the September 13, 2021, meeting minutes.

Commissioner Kemper made a motion to approve the minutes as presented. Commissioner Mondok seconded the motion, and it passed unanimously.

Consider and act on a Final Plat for The Station Major Infrastructure Ph.2 - West, generally located east of Miles Road and north of the President George Bush Frontage Road, within Sachse city limits.

Mr. Robinson presented the item. He stated that the plat is for one street. After discussion, Commissioner Ohman made a motion to approve the plat. Commissioner Gutierrez seconded the motion, and it passed unanimously.

Consider and act on a Final Plat for The Station Major Infrastructure Ph. 2 - East, generally located west of the intersection of The Commons Parkway and The Station Boulevard and north of the President George Bush Frontage Road, within Sachse city limits.

Mr. Robinson presented the item. He stated the plat is for two streets. After discussion, Commissioner Mondok made a motion to approve the plat. Commissioner Gutierrez seconded the motion, and it passed unanimously.

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

Mr. Robinson updated the commission on the status of permit updates and future agenda items.

Adjournment.

Chairperson Marten adjourned the meeting at 6:17 p.m.

Scott Ohman, Vice-Chairperson

Jeanie Marten, Chairperson



Agenda Item Details

Meeting	Dec 13, 2021 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	4. Consider and act on a revised Preliminary Plat for The Station, generally located north of the President George Bush Turnpike and west of Merritt Road, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approval of the Preliminary Plat

Public Content

BACKGROUND

- The applicant is proposing to revise the original preliminary plat to add 50 single-family home lots, add streets, and revise the general layout of the existing undeveloped portions of the development.
- The size of the overall property is approximately 88.13 acres.
- The property is part of the PGBT Zoning District and portions of the property are located in each of the three character districts (Turnpike Commercial, Turnpike Mixed-Use, and Turnpike Transition).

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 affiliated with this item.

RECOMMENDATION

Per Staff's technical review, the proposed revised 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.

Staff Presentation - Revised Preliminary Plat - The Station.pdf (746 KB)

The Station Revised Preliminary Plat.pdf (1,994 KB)

The Station Revised Preliminary Plat

Planning & Zoning Commission

December 13, 2021



Request

Consider and act on a revised Preliminary Plat for The Station, generally located north of the President George Bush Turnpike and west of Merritt Road, within Sachse city limits.



Project Information

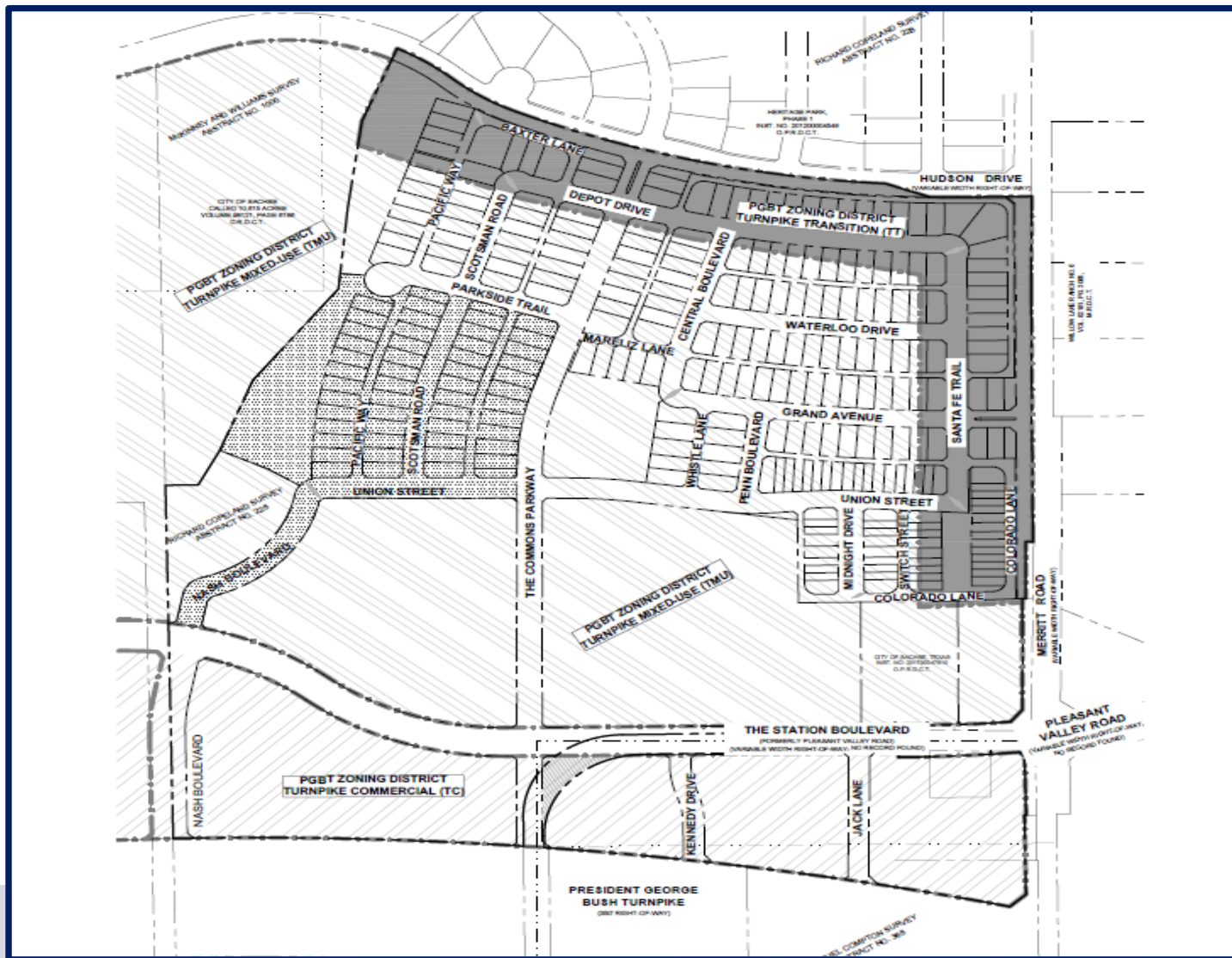
- Proposal to revise the preliminary plat to add 50 single-family detached home lots, add streets and revise the general layout of the existing undeveloped portions of the development
- Applicant: Kimley-Horn and Associates, Inc.
- Owner: PMB Station Developer, LLC
- Size: Approximately 88.13 acres (overall area)
- Site Attributes: Vacant, (single family residences/apartments/retail - developed area)
- Current Zoning: PGBT Zoning District (Turnpike Commercial, Turnpike Mixed-Use, and Turnpike Transition)



Aerial Map



Proposed Plat

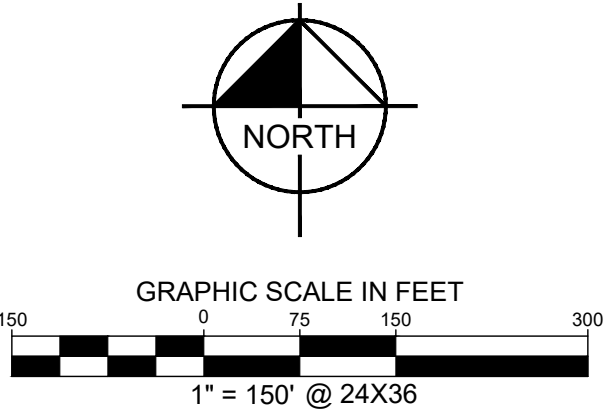
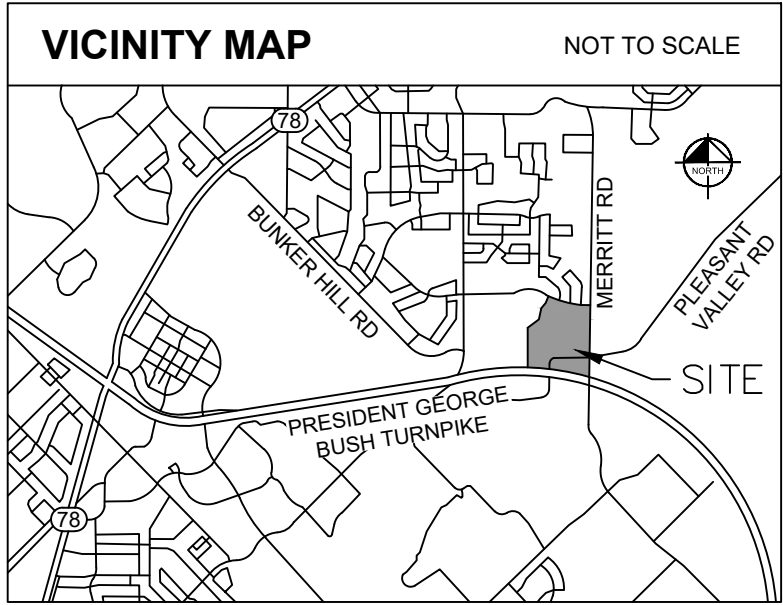
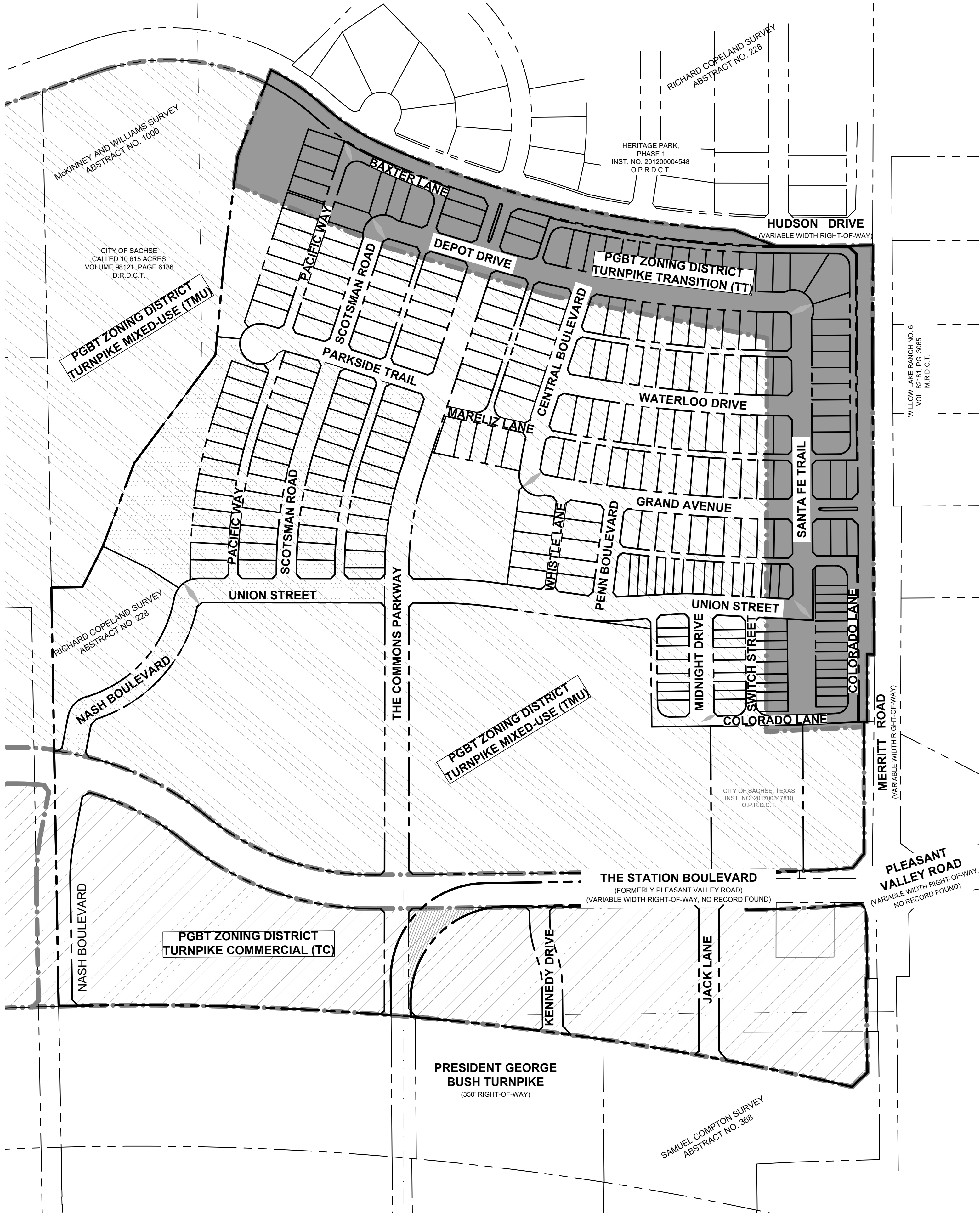


Staff Recommendation

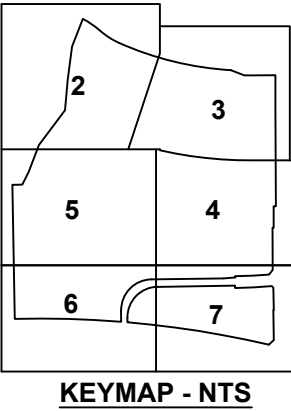
- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission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





LEGEND	
IRSC	5/8" IRON ROD W/ "1014" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
XF	1/2" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
CA-X	COMMON AREA LOT
D.E.	DRAINAGE EASEMENT
F.A.E.	PRELIMINARY ACCESS EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
C.C.#	COUNTY CLERK FILE NO.
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
D.R.D.C.T.	DEED RECORDS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS
COLLIN COUNTY, TEXAS	
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS	
P.R.D.C.T.	PLAT RECORDS
COLLIN COUNTY, TEXAS	



- 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. 48113C0230K, 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.
 - 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 - FOR INSPECTION PURPOSES ONLY AND
IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

LOT TYPE	QTY.
SINGLE FAMILY DETACHED	214
SINGLE FAMILY ATTACHED	59
MULTI-FAMILY	2
HOA (CA - #)	14
COMMERCIAL	7

REVISED PLAT AREA

PG&BT ZONING DISTRICTS	
TC - TURNPIKE COMMERCIAL	
TMU - TURNPIKE MIXED-USE	
TT - TURNPIKE TRANSITION	

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 1-29, 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 1-12 & CA-6, BLOCK M; LOT CA-8, BLOCK N;
LOT CA-9, BLOCK O; LOTS 1-3, BLOCK P;
LOT CA-10, BLOCK Q; LOT 1, BLOCK R;
LOT 1, BLOCK S; LOTS 1-11 & CA-12, BLOCK W;
LOTS 1-12 & CA-13, BLOCK X; LOTS 1-13 & CA-14, BLOCK Y;
LOTS 1-14 & CA-11, BLOCK Z

COMMON AREA LOTS CA-1 - CA-14

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

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JMH	KHA	DEC. 2021	061287012	1 OF 8

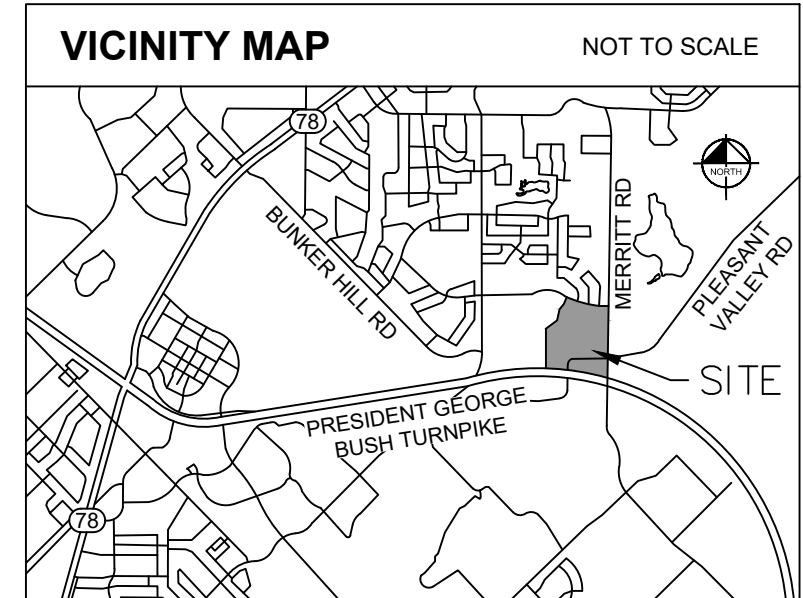
OWNER:
DD Bunker Hill, LLC
403 Corporate Center Drive, Suite 201
Stonebridge, GA 30281
Phone:
Contact :

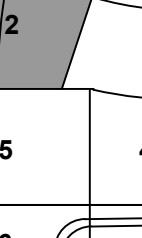
OWNER:
City of Sachse, Texas
3815 Sachse Road
Sachse, TX 75048
Phone: 972-495-1212

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

OWNER:
PMB Station Developer, LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7008
Contact : Taylor Baird

OVERALL BOUNDARY MAP



	LEGEND	
	IRBC	5P IRON ROD W/ "KHA" CAP SET
2P	IRBC	IRON ROD WITH CAP FOUND
	IRP	IRON ROD FOUND
	XF	"X" CUT IN CONCRETE FOUND
5	P.O.B	POINT OF BEGINNING
	CA-X	COMMON AREA LOT
4		
	D.E	DRAINAGE EASEMENT
6	F.A.E	FIRELAME ACCESS EASEMENT
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Kimley»»Horn

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Tel. No. (972) 335-3580
Fax No. (972) 335-3779

<u>Scale</u> 1" = 50'	<u>Drawn by</u> JMH	<u>Checked by</u> KHA	<u>Date</u> DEC. 2021	<u>Project No.</u> 061287012	<u>Sheet No.</u> 2 OF 8
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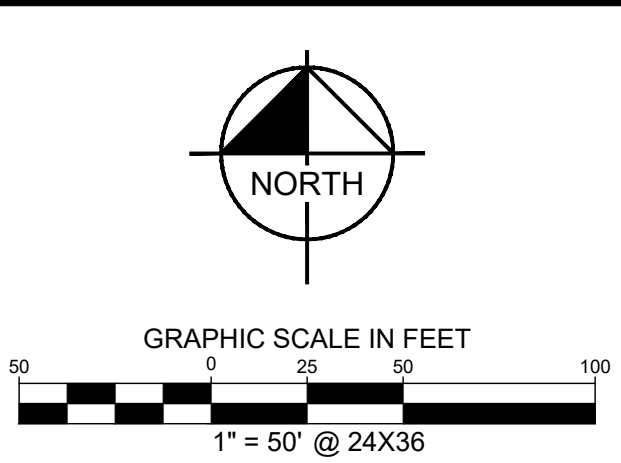
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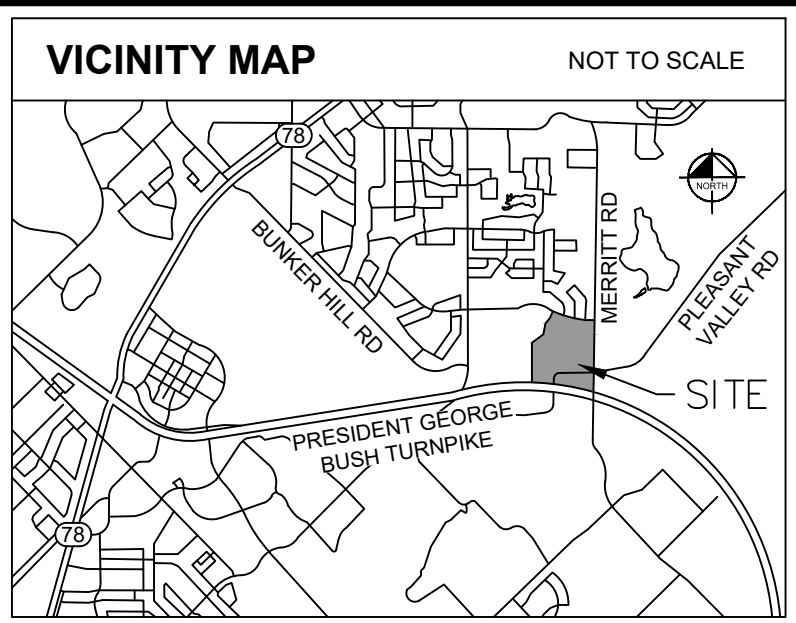
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PRELIMINARY PLAT
THE STATION

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LOTS 1-12 & CA-6, BLOCK M; LOT CA-8, BLOCK N;
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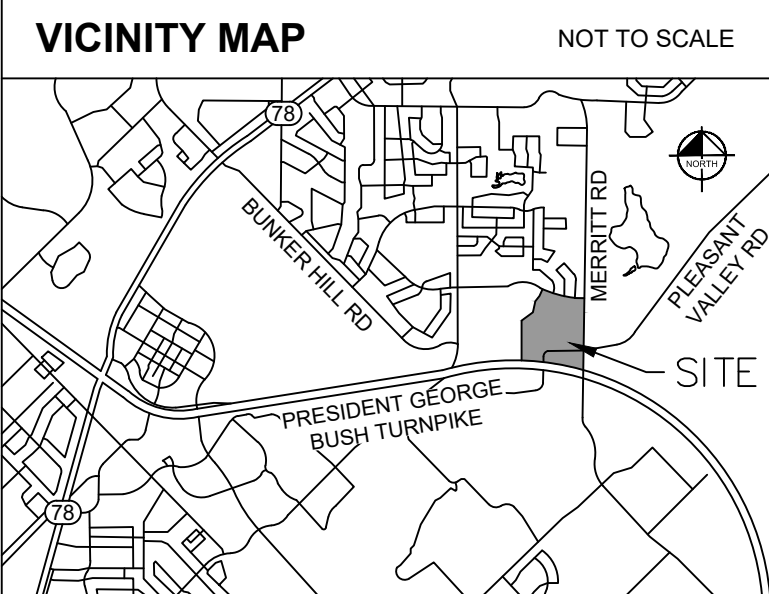
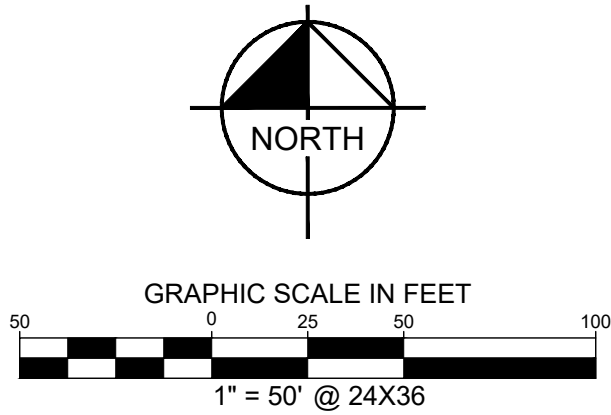
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KEYMAP - NTS

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PRELIMINARY PLAT
THE STATION

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COMMON AREA LOTS CA-1 - CA-14

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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

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JMH	KHA	DEC. 2021	061287012	4 OF 8

OWNER:
DD Bunker Hill, LLC
403 Corporate Center Drive, Suite 201
Sachse, TX 75048
Phone: 972-335-3580
Contact :

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

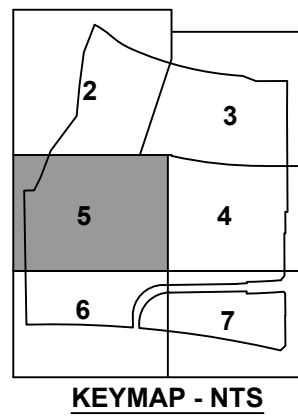
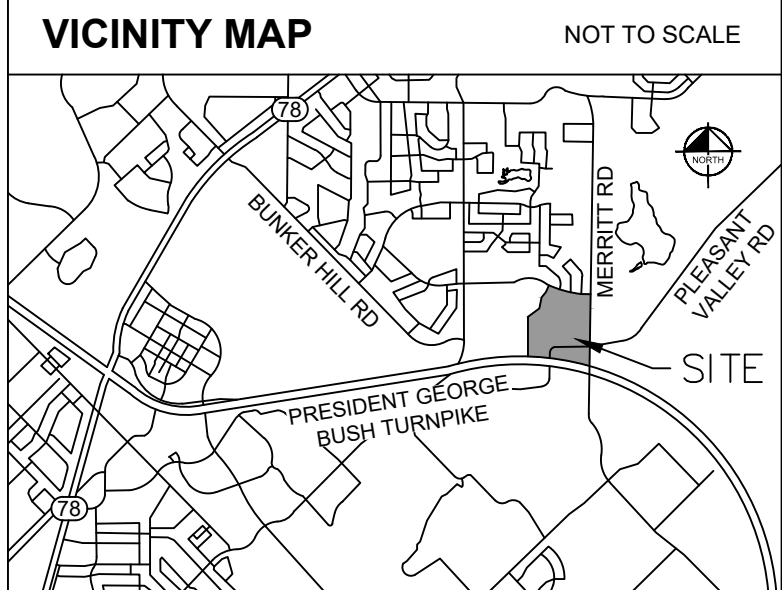
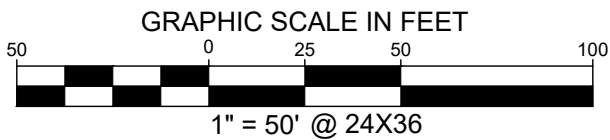
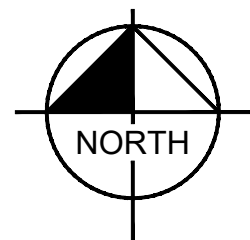
APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : John Andersen, P.E.

OWNER:
PMB Station Developer, LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7008
Contact : Taylor Baird



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N15°59'47"E	25.00'	L41	N45°03'03"W	14.20'	L81	S37°17'06"E	14.19'	L130	S27°51'08"E	13.86'
L2	N36°54'41"W	21.77'	L42	N44°57'01"E	14.08'	L82	N52°42'54"E	14.09'	L131	S63°17'56"W	14.14'
L3	N62°08'52"E	14.42'	L43	N44°42'52"E	28.28'	L83	S44°46'03"E	14.19'	L132	N26°42'04"W	14.14'
L4	S27°51'08"E	13.86'	L44	N45°01'16"W	14.21'	L84	S45°13'57"W	14.10'	L133	S63°17'56"W	14.14'
L5	N39°54'46"W	16.62'	L45	N29°56'40"W	13.32'	L85	S89°22'53"W	96.80'	L134	S45°02'59"W	14.14'
L6	N62°27'13"E	14.35'	L46	S59°24'52"W	15.07'	L86	N57°55'59"E	20.45'	L135	S44°57'01"E	14.14'
L7	S27°32'47"E	13.93'	L47	S30°27'05"E	13.19'	L87	N44°44'10"E	14.22'	L136	S45°02'59"W	14.14'
L8	S62°27'13"W	14.35'	L48	S59°34'07"W	15.03'	L88	S45°45'50"E	14.11'	L137	N44°57'01"E	14.14'
L9	N27°32'47"W	13.93'	L49	S30°16'27"E	13.22'	L89	N44°22'53"E	14.14'	L138	S45°02'59"W	14.14'
L10	S62°27'13"W	14.35'	L50	S59°45'14"W	14.99'	L90	N46°24'38"E	13.71'	L139	S44°57'01"E	14.14'
L11	N27°32'47"W	27.88'	L51	S31°43'34"E	13.67'	L91	N27°07'25"W	21.06'	L140	S45°02'59"W	14.14'
L12	S32°43'13"E	14.68'	L52	S57°27'44"W	14.40'	L92	S62°01'42"W	21.68'	L141	N54°23'33"W	14.49'
L13	S18°17'56"W	87.77'	L53	N32°27'40"W	13.99'	L93	S52°27'34"W	14.15'	L142	S32°54'15"E	14.49'
L14	N62°08'52"E	14.42'	L54	N58°35'34"E	14.54'	L94	S37°32'26"E	14.13'	L143	S42°10'44"W	19.18'
L15	S26°42'04"E	14.14'	L55	S35°21'59"E	14.57'	L95	S42°29'16"E	22.14'	L144	S50°17'07"W	15.63'
L16	N63°17'56"E	14.14'	L56	N61°04'58"E	30.73'	L96	S45°15'50"E	14.06'	L145	N44°57'01"W	14.14'
L17	S28°42'04"E	14.14'	L57	N55°08'05"E	10.00'	L97	S44°44'10"W	14.22'	L146	N11°56'22"E	24.10'
L18	N63°17'56"E	14.14'	L58	N35°56'43"W	14.52'	L98	S47°14'12"W	13.59'	L147	N50°07'07"E	13.04'
L19	N26°42'04"W	14.14'	L59	S53°45'05"W	13.83'	L99	N43°37'55"W	30.46'	L148	S39°38'33"E	31.32'
L20	N62°27'13"E	14.35'	L60	N37°00'25"W	14.26'	L100	N23°06'54"W	18.42'	L149	S89°25'20"W	29.90'
L21	N27°32'47"W	13.93'	L61	S52°27'29"W	14.15'	L102	N19°43'10"E	112.64'	L150	N00°34'40"W	5.00'
L22	S62°07'56"W	14.43'	L62	N45°04'54"W	14.19'	L103	S74°00'13"E	14.43'	L151	S89°25'20"W	10.00'
L23	S27°53'23"E	13.85'	L63	N44°55'18"E	14.09'	L104	N71°42'04"W	22.17'	L152	S00°34'40"E	5.00'
L24	S28°46'18"E	13.62'	L64	S45°17'44"E	14.14'	L105	S74°00'13"E	33.62'	L153	N00°34'40"W	5.00'
L25	S60°57'45"W	14.71'	L65	S44°42'16"W	14.14'	L106	N06°31'02"W	52.67'	L154	S89°25'20"W	10.00'
L26	S29°04'54"E	13.54'	L66	N45°17'44"W	21.21'	L107	N06°31'02"W	67.43'	L155	S00°34'40"E	5.00'
L27	N61°11'21"E	14.65'	L67	N44°42'16"E	21.21'	L108	S45°15'50"E	14.06'	L156	S89°25'20"W	15.08'
L28	N18°17'56"E	94.58'	L68	S45°17'44"E	14.14'	L109	N45°15'50"W	14.07'	L157	S68°11'40"E	23.35'
L29	S89°45'48"E	120.01'	L69	N44°54'44"E	14.09'	L110	S00°34'40"E	28.44'	L158	N16°34'35"W	39.01'
L30	S45°24'33"E	23.28'	L70	N45°05'19"W	14.19'	L111	N45°34'40"W	14.14'	L159	N06°04'04"W	39.40'
L31	N45°24'33"W	28.23'	L71	S44°42'16"W	8.49'	L112	S44°25'20"W	14.14'	L160	N37°23'14"E	29.54'
L32	N89°42'16"E	96.01'	L72	N89°42'16"E	87.01'	L113	S44°44'10"W	14.22'	L161	N37°23'14"E	42.66'
L33	S44°42'16"W	14.14'	L73	S46°14'57"W	13.67'	L114	N48°22'13"E	13.13'	L162	S88°27'51"E	43.13'
L34	S45°17'44"E	14.14'	L74	N43°45'03"W	14.60'	L115	S41°23'23"E	30.27'	L163	N05°01'29"E	15.14'
L35	N44°55'47"E	14.09'	L75	S46°14'57"W	13.67'	L116	S46°05'18"E	21.18'	L164	N05°01'29"E	29.25'
L36	N45°04'17"W	14.20'	L76	N45°13'36"W	14.24'	L117	N62°37'38"W	20.00'	L165	S45°07'18"E	34.92'
L37	N45°03'47"W	14.20'	L77	S42°04'28"W	14.70'	L118	N27°22'22"E	20.00'	L166	N45°07'18"W	26.93'
L38	N44°56'28"E	14.08'	L78	N47°55'32"W	13.56'	L119	S62°37'38"E	16.85'	L167	N36°46'11"E	8.73'
L39	N89°42'16"E	6.01'	L79	S42°01'35"E	12.98'	L120	N14°21'33"E	19.66'	L168	N36°46'11"E	32.42'
L40	N89°42'16"E	6.01'	L80	N51°41'02"E	14.34'	L121	S00°02'59"W	29.88'	L169	N71°56'43"E	32.84'

LINE TABLE		
NO.	BEARING	LENGTH
L170	N71°56'43"E	32.40'
L171	N34°28'25"E	33.54'
L172	N34°28'25"E	12.31'
L173	N37°13'01"W	40.12'
L174	N37°13'01"W	30.16'
L175	N11°56'57"W	67.85'
L176	N11°56'57"W	41.46'
L177	N83°15'09"E	70.54'
L178	N27°31'41"E	68.07'
L179	S31°07'43"E	16.88'
L180	N27°31'41"E	63.19'
L181	N29°17'30"E	41.88'
L182	N49°18'40"E	14.37'
L183	S06°04'04"E	13.08'



LEGEND	
IRSC	5/8" IRON ROD W/ "HOKA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
CA-X	COMMON AREA LOT
D.E	DRAINAGE EASEMENT
F.A.E	FIRELANE & ACCESS EASEMENT
W.M.E	WALL MAINTENANCE EASEMENT
S.S.E	SANITARY SEWER EASEMENT
U.E	UTILITY EASEMENT
W.E	WATER EASEMENT
C.C. #	COUNTY CLERK FILE NO.
VOL.	VOLUME
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INST.	INSTRUMENT
D.R.D.C.T.	DEED RECORDS
	DALLAS COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS
	COLLIN COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS
	DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS
	COLLIN COUNTY, TEXAS

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. 48113C0230K, 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.
- 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 1-26 & CA-5 PARK, 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 1-12 & CA-6, BLOCK M; LOT CA-8, BLOCK N;
LOT CA-9, BLOCK O; LOTS 1-3, BLOCK P;
LOT CA-10, BLOCK Q; LOT 1, BLOCK R;
LOT 1, BLOCK S; LOTS 1-11 & CA-12, BLOCK W;
LOTS 1-12 & CA-13, BLOCK X; LOTS 1-13 & CA-14, BLOCK Y;
LOTS 1-14 & CA-11, BLOCK Z

COMMON AREA LOTS CA-1 - CA-14

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

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JMH	KHA	DEC. 2021	061287012	5 OF 8

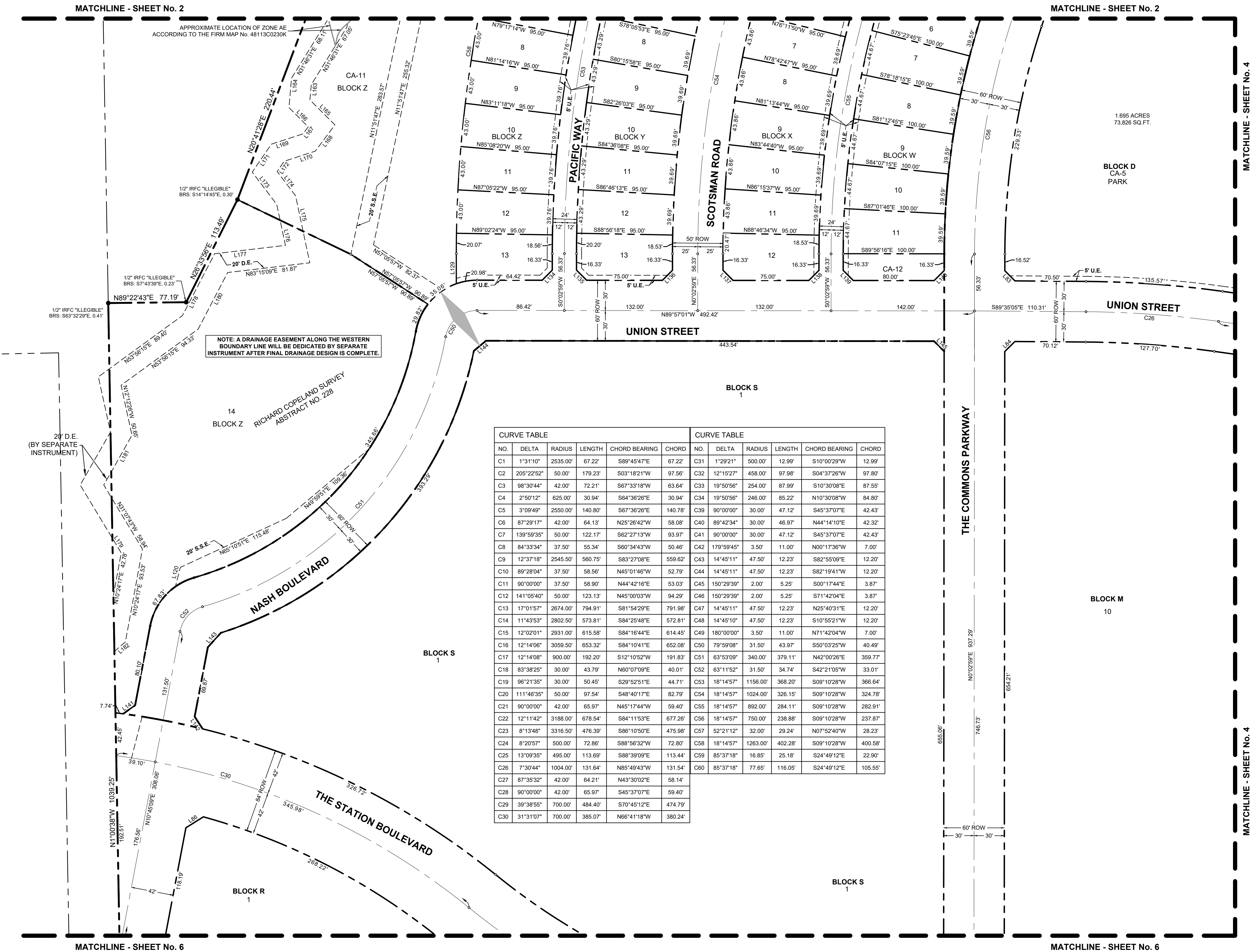
OWNER:
DD Bunker Hill, LLC
403 Corporate Center Drive, Suite 201
Stonebridge, GA 30281
Phone:
Contact :

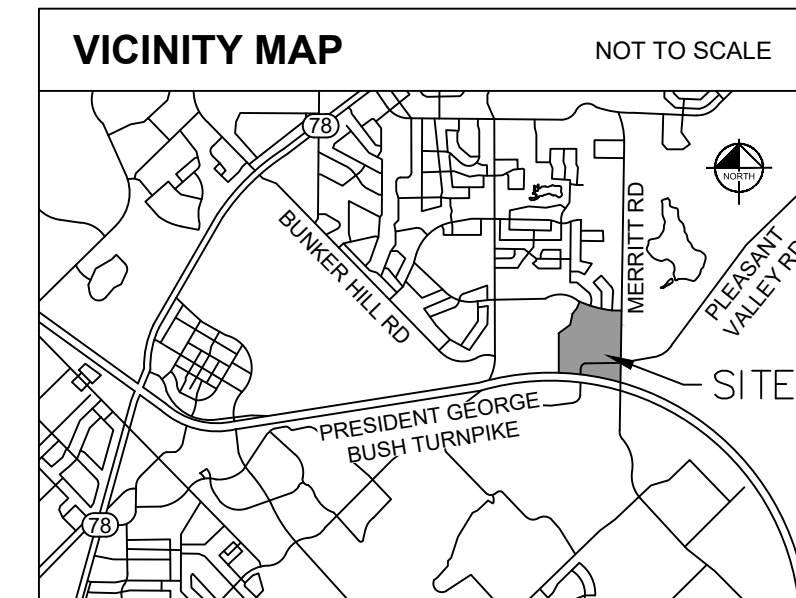
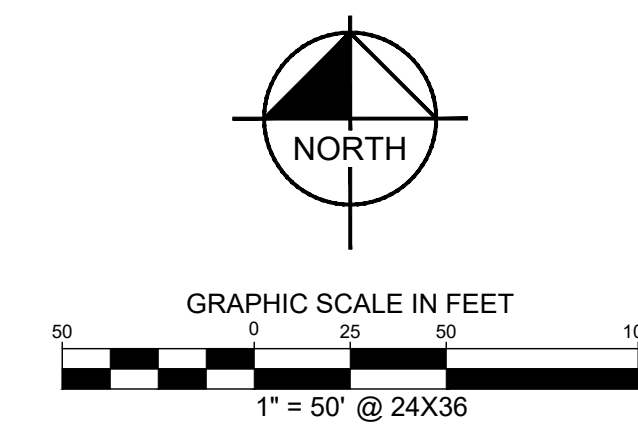
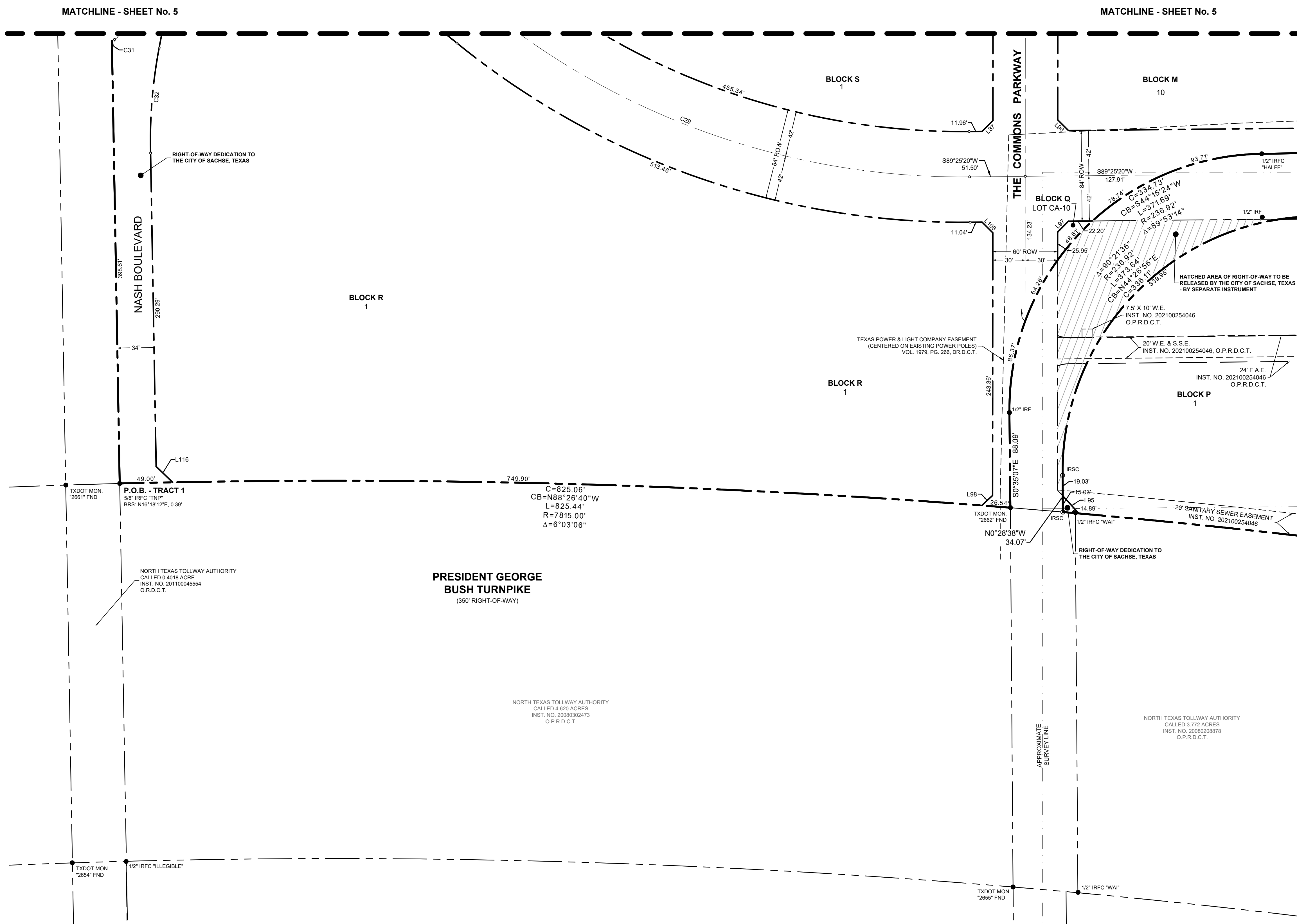
APPLICANT:
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6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
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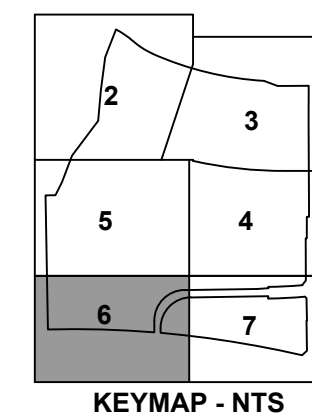
OWNER:
PMB Station Developer, LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7008
Contact : Taylor Baird

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°31'10"	2535.00'	67.22'	S89°45'47"E	67.22'	C31	1°29'21"	500.00'	12.99'	S10°00'29"W	12.99'
C2	205°22'52"	50.00'	179.23'	S03°18'21"W	97.56'	C32	12°15'27"	458.00'	97.98'	S04°37'26"W	97.80'
C3	98°30'44"	42.00'	72.21'	S67°33'18"W	63.64'	C33	19°50'56"	254.00'	87.99'	S10°30'08"E	87.55'
C4	2°50'12"	625.00'	30.94'	S64°36'28"E	30.94'	C34	19°50'56"	246.00'	85.22'	N10°30'08"W	84.80'
C5	3°09'49"	2550.00'	140.80'	S67°36'28"E	140.78'	C39	90°00'00"	30.00'	47.12'	S45°37'07"E	42.43'
C6	87°29'17"	42.00'	64.13'	N25°26'42"W	58.08'	C40	89°42'34"	30.00'	46.97'	N44°14'10"E	42.32'
C7	139°59'35"	50.00'	122.17'	S62°27'13"W	93.97'	C41	90°00'00"	30.00'	47.12'	S45°37'07"E	42.43'
C8	84°33'34"	37.50'	55.34'	S60°34'43"W	50.46'	C42	179°59'45"	3.50'	11.00'	N00°17'36"W	7.00'
C9	12°37'18"	2545.50'	560.75'	S83°27'08"E	559.62'	C43	14°45'11"	47.50'	12.23'	S82°55'09"E	12.20'
C10	89°28'04"	37.50'	58.56'	N45°01'46"W	52.79'	C44	14°45'11"	47.50'	12.23'	S82°19'41"W	12.20'
C11	90°00'00"	37.50'	58.90'	N44°42'16"E	53.03'	C45	150°29'39"	2.00'	5.25'	S00°17'44"E	3.87'
C12	141°05'40"	50.00'	123.13'	N45°00'03"W	94.29'	C46	150°29'39"	2.00'	5.25'	S71°42'04"E	3.87'
C13	17°01'57"	2674.00'	794.91'	S81°54'29"E	791.98'	C47	14°45'11"	47.50'	12.23'	N25°40'31"E	12.20'
C14	11°43'53"	2802.50'	573.81'	S84°25'48"E	572.81'	C48	14°45'10"	47.50'	12.23'	S10°55'21"W	12.20'
C15	12°02'01"	2931.00'	615.58'	S84°16'44"E	614.45'	C49	180°00'00"	3.50'	11.00'	N71°42'04"W	7.00'
C16	12°14'06"	3059.50'	653.32'	S84°10'41"E	652.08'	C50	79°59'08"	31.50'	43.97'	S50°03'25"W	40.49'
C17	12°14'08"	900.00'	192.20'	S12°10'52"W	191.83'	C51	63°53'09"	340.00'	379.11'	N42°00'26"E	359.77'
C18	83°38'25"	30.00'	43.79'	N60°07'09"E	40.01'	C52	63°11'52"	31.50'	34.74'	S42°21'05"W	33.01'
C19	96°21'35"	30.00'	50.45'	S29°52'51"E	44.71'	C53	18°14'57"	1156.00'	368.20'	S09°10'28"W	366.64'
C20	111°46'35"	50.00'	97.54'	S48°40'17"E	82.79'	C54	18°14'57"	1024.00'	326.15'	S09°10'28"W	324.78'
C21	90°00'00"	42.00'	65.97'	N45°17'44"W	59.40'	C55	18°14'57"	892.00'	284.11'	S09°10'28"W	282.91'
C22	12°11'42"	3188.00'	678.54'	S84°11'53"E	677.26'	C56	18°14'57"	750.00'	238.88'	S09°10'28"W	237.87'
C23	8°13'48"	3316.50'	476.39'	S86°10'50"E	475.98'	C57	52°21'12"	32.00'	29.24'	N07°52'40"W	28.23'
C24	8°20'57"	500.00'	72.86'	S88°56'32"W	72.80'	C58	18°14'57"	1263.00'	402.28'	S09°10'28"W	400.58'
C25	13°09'35"	495.00'	113.69'	S88°39'09"E	113.44'	C59	85°37'18"	16.85'	25.18'	S24°49'12"E	22.90'
C26	7°30'44"	1004.00'	131.64'	N85°49'43"W	131.54'	C60	85°37'18"	77.65'	116.05'	S24°49'12"E	105.55'
C27	87°35'32"	42.00'	64.21'	N43°30'02"E	58.14'						
C28	90°00'00"	42.00'	65.97'	S45°37'07"E	59.40'						
C29	39°38'55"	700.00'	484.40'	S70°45'12"E	474.79'						
C30	31°31'07"	700.00'	385.07'	N66°41'18"W	380.24'						





LOT TYPE	QTY.
SINGLE FAMILY DETACHED	214
SINGLE FAMILY ATTACHED	59
MULTI-FAMILY	2
HOA (CA - #)	14
COMMERCIAL	7



LEGEND	
IRSC	5"8" IRON ROD W/ "XO4" CAP SET
IRWF	IRON ROD WITH CAP AND SET
IRF	IRON ROD FOUND
XF	"X" CUT IN CONCRETE FOUND
FO	POINT OF FINISHING
CA-X	COMMON AREA LOT
D.E	DRAINAGE EASEMENT
F.A.E	FIRELAME ACCESS EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E	UTILITY EASEMENT
W.E	WATER EASEMENT
C.#	COUNTY CLERK FILE NO.
INT	VOLUME
PG.	PAGE
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2. According to Map No. 48113C0230K, 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: 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.
4. NOTICE: Proposed easements shown hereon are preliminary and their locations will be determined by the final design of utilities.
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 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 1-29, 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 1-12 & CA-6, BLOCK M; LOT CA-8, BLOCK N;
LOT CA-9, BLOCK O; LOTS 1-3, BLOCK P;
LOT CA-10, BLOCK Q; LOT 1, BLOCK R;
LOT 1, BLOCK S; LOTS 1-11 & CA-12, BLOCK W;
LOTS 1-12 & CA-13, BLOCK X; LOTS 1-13 & CA-14, BLOCK Y;
LOTS 1-14 & CA-11, BLOCK Z

COMMON AREA LOTS CA-1 - CA-14

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

6160 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
<u>Scale</u> 1" = 50'	<u>Drawn by</u> JMH	<u>Checked by</u> KHA	<u>Date</u> DEC. 2021	<u>Project No.</u> 061287012	<u>Sheet</u> 6 OF

OWNER:
DD Bunker Hill, LLC
403 Corporate Center Drive, Suite 201
Stonebridge, GA 30281
Phone:
Contact :

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

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

OWNER:
PMB Station Developer, LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7008
Contact : Taylor Baird

OWNER'S CERTIFICATE
STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, PMB STATION DEVELOPER, LLC, DD 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 Motley Survey, Abstract No. 1009, City of Sachse, Dallas County, Texas and being all of a called 76.043-acre tract of land described as Tract 1, and a called 1.245-acre tract of land described as Tract 9, both in a General Warranty Deed to PMB Station Developer, LLC, recorded in Instrument No. 201900240016, Official Public Records, Dallas County, Texas, and being of a called 2.000-acre tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 201700347810, said Official Public Records, and being all of a called 10.144-acre tract of land described in a Special Warranty Deed to DD Bunker Hill, LLC, recorded in Instrument No. 201900240019, 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 6284, Deed Records, Dallas County, Texas, from which a 5/8-inch iron rod with plastic cap stamped "TNP" found bears North 16°18'12" East, 0.39 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 1039.25 feet to a point for the westernmost northwest corner of said Tract 1, common to the southwest corner of a called 10.615-acre tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Volume 98121, Page 6186, said Deed Records, from which a 1/2-inch iron rod with plastic cap "llegible" found bears South 63°32'29" 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 10.615-acre tract the following courses and distances:

North 89°22'43" East, a distance of 77.19 feet to a point for the southernmost southeast corner of said 10.615-acre tract, from which a 1/2-inch iron rod with plastic cap "llegible" found bears South 7°43'39" East, 0.23 feet;

North 26°33'56" East, a distance of 113.49 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap "llegible" found bears South 14°14'45" East, 0.30 feet;

North 20°41'28" East, a distance of 220.44 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap stamped "HAT" found bears South 11°52'33" West, 0.26 feet;

North 36°49'51" East, a distance of 336.02 feet to a point for corner, from which a 5/8-inch iron rod with plastic cap stamped "TNP" found bears South 25°13'58" East, 0.33 feet;

North 5°13'42" East, a distance of 238.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for corner, from which a 1/2-inch iron rod with plastic cap "llegible" found bears South 30°30'26" West, 1.30 feet;

North 7°29'41" East, a distance of 257.79 feet to an iron rod set for corner;

North 21°10'21" East, a distance of 228.89 feet to an "X" cut 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°36'23", a radius of 573.50 feet, a chord bearing and distance of South 55°44'24" East, 155.73 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 156.21 feet to a point at the beginning of a reverse curve to the left having a central angle of 18°05'20", a radius of 575.00 feet, a chord bearing and distance of South 56°58'52" East, 180.78 feet, from which an "X" cut in concrete found bears South 6°49'51" East, 0.23 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 181.53 feet to an "X" cut in concrete found for the beginning of a compound curve to the left having a central angle of 20°36'16", a radius of 2500.00 feet, a chord bearing and distance of South 76°19'40" East, 894.20 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 899.04 feet to a "PK" nail found for the end of said curve to the left;

South 69°16'05" 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 1°31'10", a radius of 2535.00 feet, a chord bearing and distance of South 89°45'47" East, 67.22 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 5/8-inch iron rod with plastic cap stamped "TNP" found bears South 1°37'33" East, 0.25 feet;

North 89°28'37" East, a distance of 173.94 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 "bent" found bears North 9°46'51" East, 0.26 feet;

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

South 0°14'29" West, a distance of 265.43 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC" found bears South 10°00'17" West, 0.22 feet;

South 0°17'44" East, a distance of 749.82 feet to an iron rod set for the easternmost southeast corner of said Tract 1;

North 89°21'12" West, a distance of 17.13 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 easternmost southeast corner of said Tract 1;

South 87°17'48" 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 "WAI" found bears North 10°34'52" East, 0.98 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 easternmost southeast corner of said 1.245-acre tract, same being the north corner of a visibility clip 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 "WAI" found bears North 45°14'31" West, 1.26 feet;

THENCE South 38°25'58" West, along said visibility clip, a distance of 45.33 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the southernmost southeast corner of said 1.245-acre tract, common to the south corner of said visibility clip, 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 87°10'57" West, 264.90 feet;

THENCE in a southwesterly 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 and with said curve to the right, an arc distance of 264.96 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 Drive, a distance of 86.33 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 5430" found for the westernmost southwest corner of said City of Sachse tract, common to a 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 89°07'35" West, a distance of 562.19 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for the beginning of a non-tangent curve to the left having a central angle of 89°53'14", a radius of 236.92 feet, a chord bearing and distance of South 44°15'24" West, 334.73 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 371.69 feet to a 1/2-inch iron rod found for the end of said curve to the left;

South 0°35'07" East, a distance of 88.09 feet to a Texas Department of Transportation Monument stamped "2662" found for the southernmost 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°26'40" West, 825.06 feet;

THENCE in a northwesterly 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 (3,452.333 sq. ft.) of land, more or less.

TRACT 2

BEING a tract of land situated in the Zach Motley Survey, Abstract No. 1009 and the Samuel Compton Survey, Abstract No. 368, 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 2.906-acre tract described as Tract 8, and being all of a called 2.569-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 PMB Station Developer, LLC, recorded in Instrument No. 201900240016, 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 easternmost southeast corner of said 2.569-acre tract, common to the north corner of a visibility clip 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 46°53'39" West, along said visibility clip, a distance of 52.21 feet to an aluminum disk monument found for the southernmost southeast corner of said 2.569-acre tract, common to the south corner of said visibility clip, same also being the beginning of a non-tangent curve to the left having a central angle of 8°08'14", a radius of 7815.00 feet, a chord bearing and distance of North 80°59'32" West, 1108.97 feet;

THENCE in a northwesterly direction, along the northerly right-of-way line of said President George Bush Turnpike and the southerly lines of said 2.569-acre tract, said 2.906-acre tract, and said 3.022-acre tract and with said curve to the left, an arc distance of 1109.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for the southwest 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 easterly 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 90°21'36", a radius of 236.92 feet, a chord bearing and distance of North 44°26'56" 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 and 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 89°00'06" East, along the southerly right-of-way line of said Pleasant Valley Road and the northerly lines of said 3.022-acre tract, said 2.906-acre tract, and said 2.569-acre tract, a distance of 598.69 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 2.569-acre tract;

THENCE South 0°09'52" West, continuing along the northerly line of said 2.569-acre tract and the southerly right-of-way line of said Pleasant Valley Road, a distance of 18.81 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 4°35'59", a radius of 3545.00 feet, a chord bearing and distance of North 87°04'49" East, 284.53 feet;

THENCE in a northeasterly direction, continuing along the northerly line of said 2.569-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 284.60 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the northernmost northeast corner of said 2.569-acre tract, common to the north corner of a visibility clip 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°38'52" East, along said visibility clip, a distance of 16.95 feet to the easternmost northeast corner of said 2.569-acre tract, common to the south corner of said visibility clip, from which a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found bears North 65°22'15" East, 0.33 feet;

THENCE South 1°08'19" East, along the common line of said 2.569-acre tract and said Merritt Road, a distance of 173.31 feet to a 1/2-inch iron rod found for corner;

THENCE South 89°11'40" West, continuing along said common line, a distance of 3.69 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 (386.670 sq. ft.) of land, more or less.

FOR A COMBINED TOTAL ACREAGE OF 88.132 ACRES (3,839,003 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 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. 48113C0230K, 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.
- 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.).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, PMB STATION DEVELOPER, LLC, DD BUNKER HILL, LLC, and the CITY OF SACHSE, TEXAS (Owners) do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **THE STATION**, 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 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 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, inspecting, patrolling, without the necessity at any time of 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 HANDS AT _____, TEXAS, this _____ day of _____, 20____.

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

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 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: DD 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

LOT TYPE	QTY.
SINGLE FAMILY DETACHED	214
SINGLE FAMILY ATTACHED	59
MULTI-FAMILY	2
HOA (CA - #)	14
COMMERCIAL	7

OWNER:
DD Bunker Hill, LLC
403 Corporate Center Drive, Suite 201
Stonebridge, GA 30281
Phone: _____
Contact :

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

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

OWNER:
PMB Station Developer, LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7008
Contact : Taylor Baird

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 Platting 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 Pkwy., 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 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

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 1-29, 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 1-12 & CA-6, BLOCK M; LOT CA-8, BLOCK N;
LOT CA-9, BLOCK O; LOTS 1-3, BLOCK P;
LOT CA-10, BLOCK Q; LOT 1, BLOCK R;
LOT 1, BLOCK S; LOTS 1-11 & CA-12, BLOCK W;
LOTS 1-12 & CA-13, BLOCK X; LOTS 1-13 & CA-14, BLOCK Y;
LOTS 1-14 & CA-11, BLOCK Z

COMMON AREA LOTS CA-1 - CA-14

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

6160 Warren Parkway, Suite 210 Frisco, Texas 75034	FIRM # 10193822	Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale	Drawn by	Checked by
-	JMH	KHA

Date	Project No.	Sheet No.
DEC. 2021	061287012	8 OF 8



Agenda Item Details

Meeting	Dec 13, 2021 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
Access	Public
Type	Discussion

Public Content