Sachse, Texas

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

Meeting Agenda

Planning & Zoning Commission

Monday, October 27, 2014 | **7:00 PM** | **Council Chambers**

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, October 27, 2014, at 7:00 p.m. at the 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. Community Development Director's Update Report: Briefing on current activities of staff.

3. Regular Agenda Items:

14-2508 Consider approval of the minutes of the October 13, 2014 Planning and Zoning Commission meeting.

Executive Summary
Review and consider approval of the minutes of the October 13, 2014 Planning and Zoning Commission meeting.

Attachments: 20141013 PZ MINUTES

14-2507 Conduct a public hearing and consider approval of the application of Jackson Meadows Partners, LP, for a Replat of Jackson Hills Phase 3A-2, being 55 single-family residential lots and one HOA Common Area lot on approximately 13.098 acres, located generally on the east side of Bunker Hill Road, approximately 2,300 feet south of Ben Davis Road.

Executive Summary
The applicant is requesting to subdivide an approximately 13.098-acre tract to consist of 55 single-family residential lots and one HOA Common Area lot generally located on the east side of Bunker Hill Road, approximately 2,300 feet south of Ben Davis Road.

Attachments: CD - Jackson Hills Phase 3A-2 Replat-Presentation

CD - Jackson Hills Phase 3A-2 Replat -Zoning Att 1.pdf

CD - Jackson Hills Phase 3A-2 Replat-Aerial Att2.pdf

CD - Jackson Hills Phase 3A-2 Replat-Application Att3.pdf

CD - Jackson Hills Phase 3A-2 Replat-Plat page 1 Att4.pdf

CD - Jackson Hills Phase 3A-2 Replat-Plat page 2 Att4.pdf

4. Adjournment

Note: The Planning and Zoning Commission may retire and convene into Executive, Closed Session on any matter related to the above agenda items for the purposes of private consultation with the City Attorney under Section 551.071 of the Texas Government Code.

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: October 24, 2014; 5:00 p.m. Dan McGinn, Community Development Director

_____

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

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

Legislation Details (With Text)

File #:	14-2508	**Version:**	1	**Name:**	CD - PZ MINUTES 10132014
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	10/21/2014			**In control:**	Planning & Zoning Commission
On agenda:	10/27/2014			**Final action:**	
Title:	Consider approval of the minutes of the October 13, 2014 Planning and Zoning Commission meeting. Executive Summary Review and consider approval of the minutes of the October 13, 2014 Planning and Zoning Commission meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20141013 PZ MINUTES				

Date	Ver.	Action By	Action	Result

Title
Consider approval of the minutes of the October 13, 2014 Planning and Zoning Commission meeting.

Executive Summary
Review and consider approval of the minutes of the October 13, 2014 Planning and Zoning Commission meeting.

Background
Consider approval of the Planning and Zoning Commission minutes for the October13, 2014 meeting.

Policy Considerations
N/A

Budgetary Considerations
N/A

Staff Recommendations
Recommend approval of the minutes of the Planning and Zoning Commission October 13, 2014 meeting.

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City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, October 13, 2014
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:
Ty Lamb
Chance Lindsey
Scott Everett
Jack Bickler
Warren Becker
David Hock
Wendy Stewart

Members Absent:

Staff Present:
Dan McGinn, Community Development Director
Charlotte Youngblood, Secretary

Others Present:
Bill Adams, City Council Liaison

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 Warren Becker and David Hock led the pledges.

2. Consider approval of the minutes of the September 8, 2014 Planning and Zoning Commission meeting.

Ty Lamb made a motion to approve the minutes of the September 8, 2014 Planning and Zoning Commission meeting. David Hock seconded the motion. The motion passed with all voting in favor.

3. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11, "Zoning," Article 4, Section 12, titled "Accessory Buildings"; by amending Section 12.2 (h).

Mr. McGinn, Community Development Director, introduce the item. He stated that this item will consist of the amendments to the Accessory Building Requirements as it pertains to building height. He stated that existing regulations for existing accessory buildings were updated in March of 2014 to modify requirements pertaining to building height, lot coverage and building materials. He said at this time staff is proposing a modification to the section dealing with building height. He explained staff is proposing that an additional setback requirement be added to structures over fifteen feet tall.

Chairman Everett opened the public hearing at 7:09 p.m. With no one speaking at the public hearing, David Hock made a motion to close the public hearing. Ty Lamb seconded the motion.

The motion passed with all voting in favor. The public hearing was closed at 7:10 p.m.

David Hock and Ty Lamb had some comments about the definition of an accessory building, temporary structures and the approval process for both. Mr. Everett commented that he felt the setbacks were excessive due to the majority of small lots in Sachse and asked how other cities determine setbacks.

After discussion, Ty Lamb made a motion to approve the recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11, "Zoning," Article 4, Section 12, titled "Accessory Buildings"; by amending Section 12.2 (h). Wendy Stewart seconded the motion. The motion passed 6-1 with Scott Everett being the lone dissenting vote.

4. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning," Article 2, by adding definitions for Improved Surface and Paved Surface pertaining to off-street parking; by amending Article 3, Section 2.3 (d)(3), Section 5.2 (a), and Section 5.7(a) to provide clarification on required design elements for vehicular and non-vehicular parking and display areas.

Mr. McGinn introduced the item. He explained that the proposed amendment to the Zoning Ordinance will provide better clarity and consistency throughout the code. He said the item would consist of amendments to the Off-Street Parking requirements. He said the proposed changes would include a definition of improved surface which will describe what materials can be used for residential development.

Chairman Everett made a motion to open the public hearing. The public hearing was opened at 7:26 p.m. With no one speaking, Mr. Becker made a motion to close the public hearing. Wendy Stewart seconded the motion. The motion passed unanimously. The public hearing was closed at 7:26 p.m.

After brief discussion, Warren Becker made a motion to make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning," Article 2, by adding definitions for Improved Surface and Paved Surface pertaining to off-street parking; by amending Article 3, Section 2.3 (d)(3), Section 5.2 (a), and Section 5.7(a) to provide clarification on required design elements for vehicular and non-vehicular parking and display areas. David Hock seconded the motion. The motion passed 7-0 with all voting in favor.

5. Consider a recommendation to City Council for a Planning and Zoning Commission member to serve on the State Highway 78 Advisory Committee.

Mr. McGinn said the commission needed to formalize the appointment to the State Highway 78 Advisory Committee. After discussion, Mr. Lindsey made a motion to appoint Ty Lamb to the committee. Wendy Stewart seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, Warren Becker made a motion to adjourn. The meeting was adjourned at 7:33 p.m.

_____ _____

Secretary Chairperson

Legislation Details (With Text)

File #:	14-2507	**Version:**	1	**Name:**	CD - JACKSON HILLS 3A2 REPLAT PZ
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	10/21/2014			**In control:**	Planning & Zoning Commission
On agenda:	10/27/2014			**Final action:**	

Title: Conduct a public hearing and consider approval of the application of Jackson Meadows Partners, LP, for a Replat of Jackson Hills Phase 3A-2, being 55 single-family residential lots and one HOA Common Area lot on approximately 13.098 acres, located generally on the east side of Bunker Hill Road, approximately 2,300 feet south of Ben Davis Road.

Executive Summary
The applicant is requesting to subdivide an approximately 13.098-acre tract to consist of 55 single-family residential lots and one HOA Common Area lot generally located on the east side of Bunker Hill Road, approximately 2,300 feet south of Ben Davis Road.

Sponsors:

Indexes:

Code sections:

Attachments:
- CD - Jackson Hills Phase 3A-2 Replat-Presentation
- CD - Jackson Hills Phase 3A-2 Replat -Zoning Att 1.pdf
- CD - Jackson Hills Phase 3A-2 Replat-Aerial Att2.pdf
- CD - Jackson Hills Phase 3A-2 Replat-Application Att3.pdf
- CD - Jackson Hills Phase 3A-2 Replat-Plat page 1 Att4.pdf
- CD - Jackson Hills Phase 3A-2 Replat-Plat page 2 Att4.pdf

Date	Ver.	Action By	Action	Result

Title
Conduct a public hearing and consider approval of the application of Jackson Meadows Partners, LP, for a Replat of Jackson Hills Phase 3A-2, being 55 single-family residential lots and one HOA Common Area lot on approximately 13.098 acres, located generally on the east side of Bunker Hill Road, approximately 2,300 feet south of Ben Davis Road.

Executive Summary
The applicant is requesting to subdivide an approximately 13.098-acre tract to consist of 55 single-family residential lots and one HOA Common Area lot generally located on the east side of Bunker Hill Road, approximately 2,300 feet south of Ben Davis Road.

Background
The 13.098-acre subject property is generally located on the east side of Bunker Hill Road, approximately 2,300 feet south of Ben Davis Road. The applicant is proposing to subdivide the subject property into 55 single-family residential lots and one HOA Common Area lot. The subject property has its main frontage along Bunker Hill Road to the west. The proposed development will have access from Mustang Avenue and Bunker Hill Road.

The subject property retains a zoning designation of Planned Development (PD-18) District, which was approved by City Council on April 16, 2001. The project is intended for single family dwellings on 6,000, 7,200, and 8,400 square foot lots per the conditions of the Planned Development District.

Policy Considerations
The proposed Replat meets the standards of the City of Sachse Code of Ordinances and of Ordinance No. 1842, a Planned Development (PD-18) and is designed in accordance with the zoning of the property.

Budgetary Considerations
None.

Staff Recommendations
Staff recommends approval of the application of Jackson Meadows Partners, LP, for the Replat of Jackson Hills Phase 3A-2, being 55 single-family residential lots and one HOA Common Area lot on approximately 13.098 acres, located generally on the east side of Bunker Hill Road, approximately 2,300 feet south of Ben Davis Road.

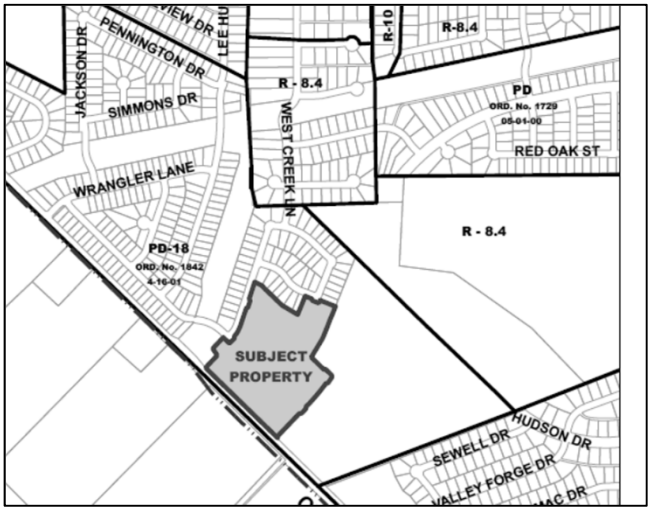
Planning And Zoning Commission Meeting

October 27, 2014

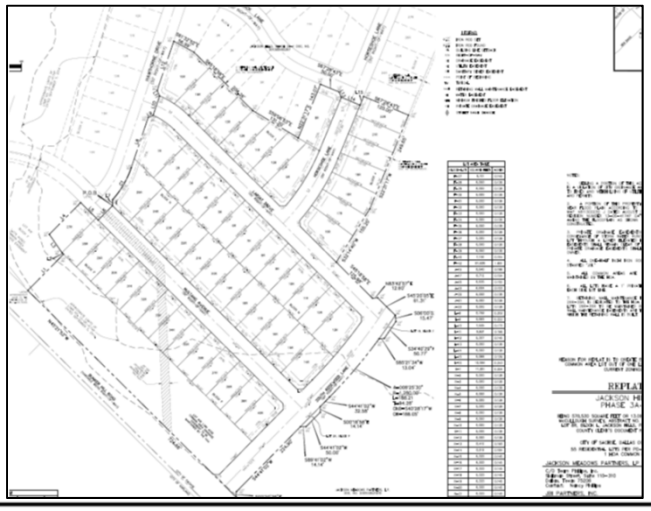
Background

Aerial Location Map

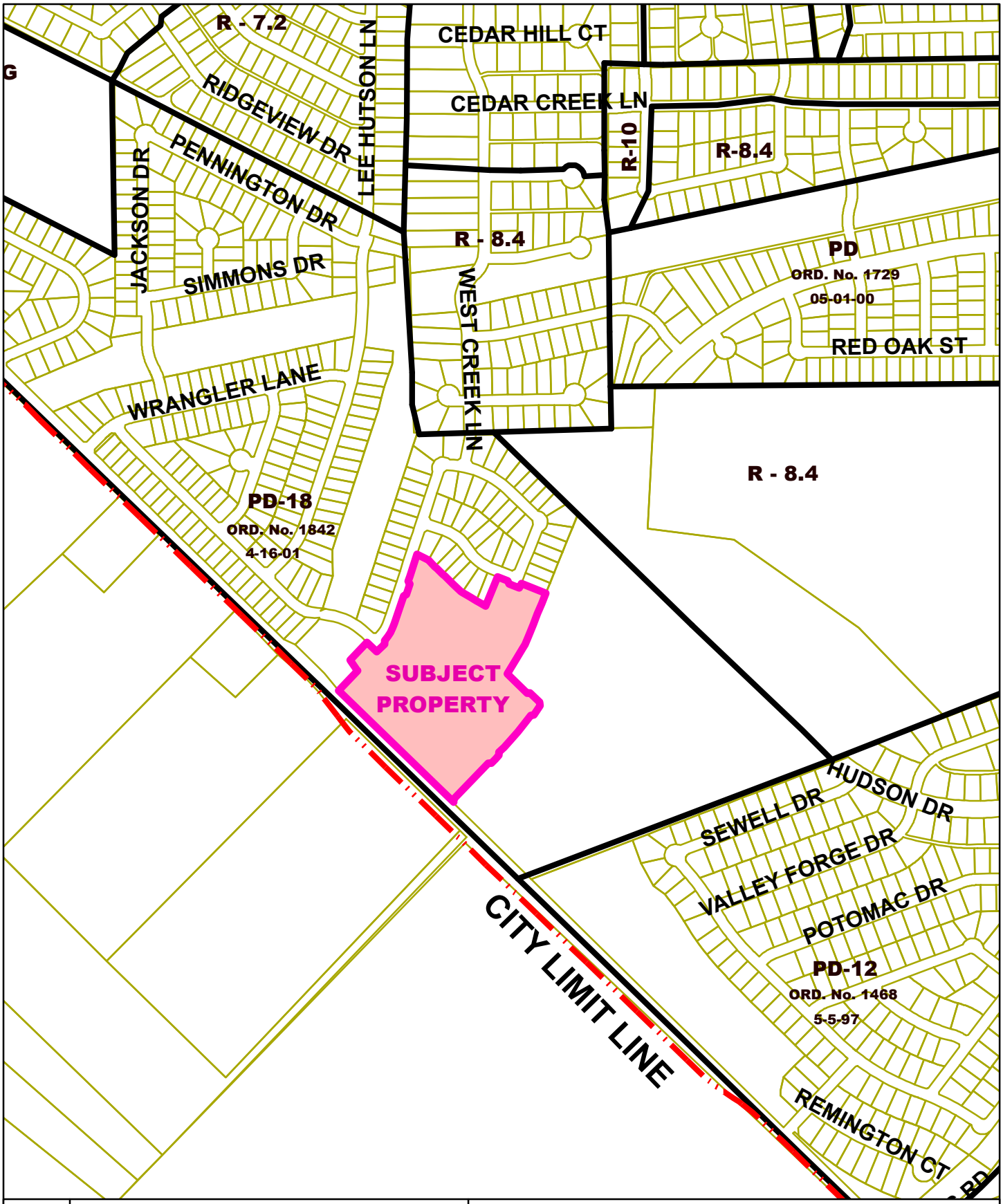
Background
Zoning Map



Replat



- 55 Residential lots
- 1 HOA lot
- PD Zoning designation allowing for lot sizes of: 6,000, 7,200, and 8,000 square foot lots.



N

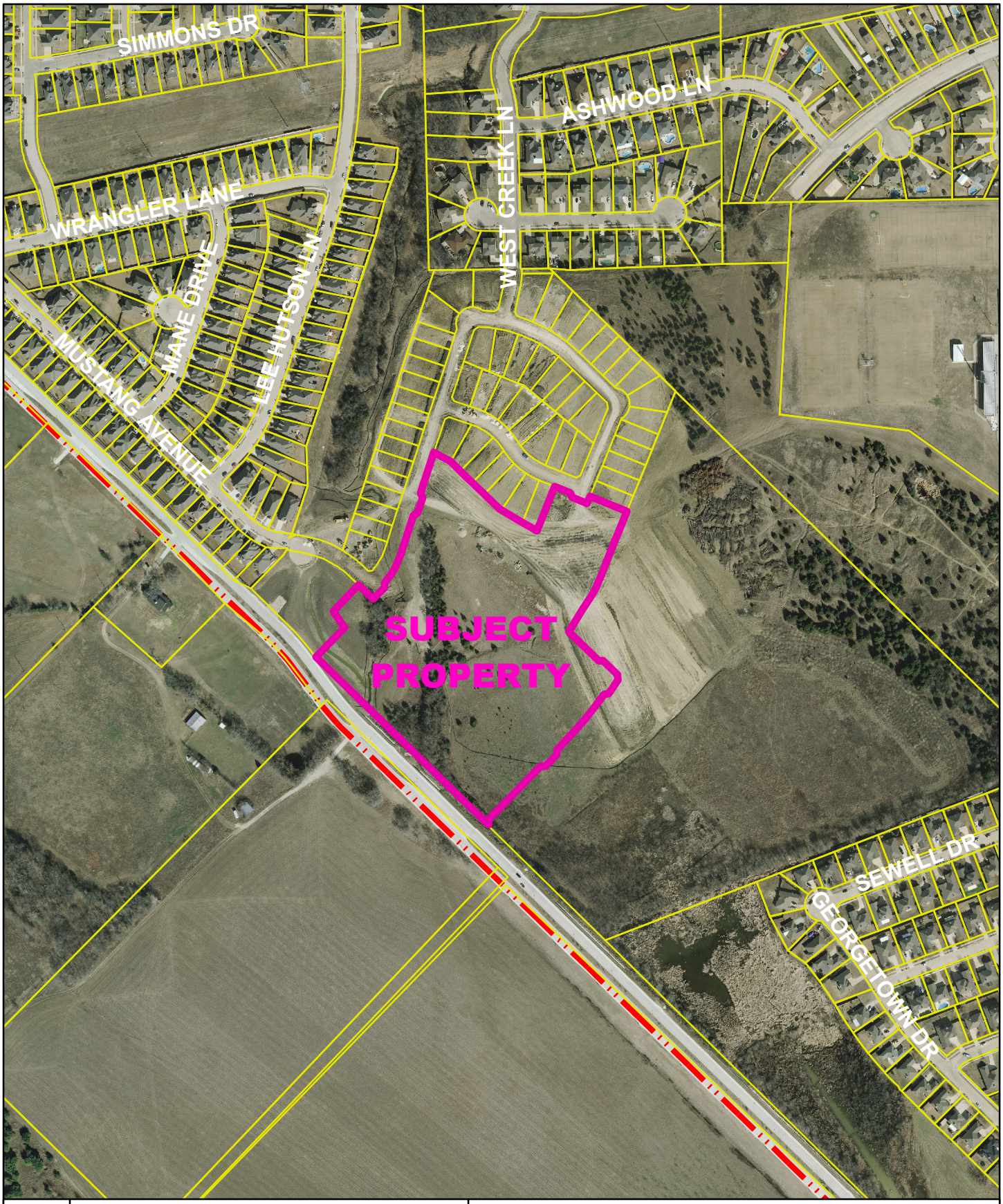
0 150 300 600 900 Feet

ZONING IDENTIFICATION MAP

JACKSON HILLS PHASE 3A-2

FILE: P14-12 REPLAT

Map Created: October 21, 2014



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0 150 300 600 Feet

AERIAL LOCATION MAP

JACKSON HILLS PHASE 3A-2

FILE: P14-12 REPLAT

Map Created: October 21, 2014

SEP 26 2014

City of Sachse

UNIFORM DEVELOPMENT APPLICATION

APPLICATION INFORMATION			
Project Name: Jackson Hills Phase 3A-2		Total Acreage: 13.098	
Location of Property: Bunker Hill Road and Rosewood		Appraisal District Account Number(s) & County:	
Subdivision/Addition Name: Jackson Hills Phase 3A-2		Lot: 8R	Block: L
Future Land Use Map Designation(s): PD-18 Single Family		Current Zoning Designation(s): PD-18	

TYPE OF REQUEST	Fees Paid (*For Administrative Use Only)
☐ Rezoning	$
☐ Planned Development	$
☐ Special Use Permit (SUP)	$
☐ Temporary Special Use Permit (SUP)	$
☐ Temporary Seasonal Sales	$
☐ Temporary Retail Sales	$
☐ Variance	$
☐ Site Plan	$
☐ Landscape Plan	$
☐ Tree Management Plan	$
☐ Preliminary Plat	$
☒ Final Plat 450 + 15/acre = 646.47	$
☒ Replat	$
☐ Amending Plat	$
☐ Minor Plat	$
☐ Conveyance Plat	$

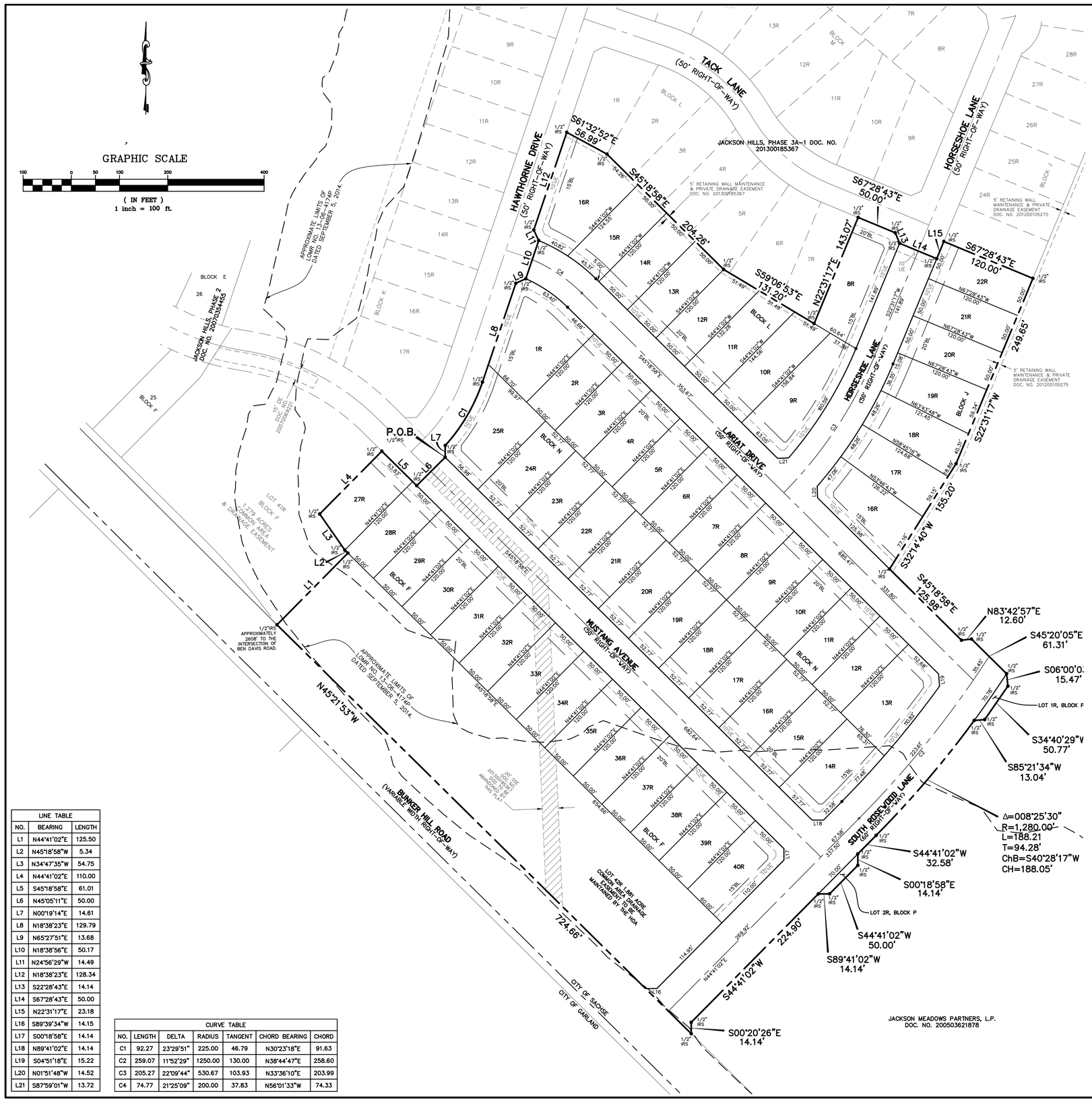
CURRENT PROPERTY OWNER			
Company: Jackson Meadows Partners, LP		Name: Ron Haynes	
Address: c/o Team Phillips, Inc. Skillman St. Suite 110-310		Phone No: 972-248-9116	
		Fax No: —	
City: Dallas	State: TX	Zip Code: 75206	E-Mail: rnhaynes@swbell.net

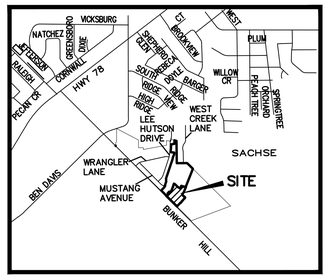
APPLICANT/CONTRACT PURCHASER			
Company: JBI Partners		Name: Daniel Dewey	
Address: 16301 Quorum Drive Suite 200B		Phone No: 972-738-0243	
		Fax No: 972 248-1414	
City: Addison	State: TX	Zip Code: 75001	E-mail: ddewey@jbipartners.com

AGENT/REPRESENTATIVE			
Company:		Name:	
Address:		Phone No:	
		Fax No:	
City:	State:	Zip Code:	E-mail:

For Administrative Use Only

Date: _____ Case Number: _____ Total Fees Paid: $_____





N.T.S.

LEGEND

○ 1/2" IRS	IRON ROD SET
○ 1/2" IRF	IRON ROD FOUND
BL	BUILDING LINE SETBACK
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
P.O.B.	POINT OF BEGINNING
TYP.	TYPICAL
RWME	RETAINING WALL MAINTENANCE EASEMENT
WE	WATER EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
PDE	PRIVATE DRAINAGE EASEMENT
◊	STREET NAME CHANGE

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
F-27	6,191	0.142
F-28	6,000	0.138
F-29	6,000	0.138
F-30	6,000	0.138
F-31	6,000	0.138
F-32	6,000	0.138
F-33	6,000	0.138
F-34	6,000	0.138
F-35	6,000	0.138
F-36	6,000	0.138
F-37	6,000	0.138
F-38	6,000	0.138
F-39	6,000	0.138
F-40	7,150	0.164
F-42	81,928	1.881
J-16	8,640	0.198
J-17	6,712	0.154
J-18	6,635	0.152
J-19	6,664	0.153
J-20	6,000	0.138
J-21	6,000	0.138
J-22	6,000	0.138
L-8	8,799	0.202
L-9	9,665	0.222
L-10	7,535	0.173
L-11	6,921	0.159
L-12	6,307	0.145
L-13	6,000	0.138
L-14	6,000	0.138
L-15	6,068	0.139
L-16	10,594	0.243
N-1	11,061	0.254
N-2	6,000	0.138
N-3	6,000	0.138
N-4	6,000	0.138
N-5	6,000	0.138
N-6	6,000	0.138
N-7	6,000	0.138
N-8	6,000	0.138
N-9	6,000	0.138
N-10	6,000	0.138
N-11	6,000	0.138
N-12	6,000	0.138
N-13	8,410	0.193
N-14	8,019	0.184
N-15	6,333	0.145
N-16	6,333	0.145
N-17	6,333	0.145
N-18	6,333	0.145
N-19	6,333	0.145
N-20	6,333	0.145
N-21	6,333	0.145
N-22	6,333	0.145
N-23	6,333	0.145
N-24	6,333	0.145
N-25	9,301	0.214

LINE TABLE		
NO.	BEARING	LENGTH
L1	N44°41'02"E	125.50
L2	N45°18'58"W	5.34
L3	N34°47'35"W	54.75
L4	N44°41'02"E	110.00
L5	S45°18'58"E	61.01
L6	N45°05'11"E	50.00
L7	N00°19'14"E	14.61
L8	N18°38'23"E	129.79
L9	N65°27'51"E	13.68
L10	N18°38'56"E	50.17
L11	N24°56'29"W	14.49
L12	N18°38'23"E	128.34
L13	S22°28'43"E	14.14
L14	S67°28'43"E	50.00
L15	N22°31'17"E	23.18
L16	S89°39'34"W	14.15
L17	S00°18'58"E	14.14
L18	N89°41'02"E	14.14
L19	S04°51'18"E	15.22
L20	N01°51'48"W	14.52
L21	S87°59'01"W	13.72

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	92.27	23°29'51"	225.00	46.79	N30°23'18"E	91.63
C2	259.07	11°52'29"	1250.00	130.00	N38°44'47"E	258.60
C3	205.27	22°09'44"	530.67	103.93	N33°36'10"E	203.99
C4	74.77	21°25'09"	200.00	37.83	N56°01'33"W	74.33

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES AND PERMITS.

2. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 48113C0230 J DATED AUGUST 23, 2001. A LETTER OF MAP REVISION NUMBER 13-06-4174P DATED SEPTEMBER 5, 2014 WILL AMEND THE FLOODPLAIN AS SHOWN ONCE THE IMPROVEMENTS ARE CONSTRUCTED.

3. PRIVATE DRAINAGE EASEMENTS ARE DEDICATED FOR THE CONVEYANCE OF STORM WATER RUNOFF FROM A HIGHER ELEVATED LOT THROUGH A LOWER ELEVATED LOT. ALL PRIVATE DRAINAGE EASEMENTS SHALL REMAIN CLEAR OF SURFACE OBSTRUCTIONS. ALL PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER.

4. ALL ONE-HALF INCH IRON RODS SET HAVE A YELLOW CAP STAMPED "JBI."

5. ALL COMMON AREAS ARE TO BE DEDICATED TO AND MAINTAINED BY THE HOA.

6. ALL LOTS HAVE A 1' PRIVATE DRAINAGE EASEMENT ALONG EACH SIDE LOT LINE.

7. RETAINING WALL MAINTENANCE EASEMENT ON BLOCK J, LOTS 29R-35R, IS DEDICATED TO THE HOA. RETAINING WALL ON BLOCK J LOTS 29R-35R TO BE MAINTAINED BY HOA. ALL OTHER RETAINING WALL MAINTENANCE EASEMENTS ARE TO BENEFIT THE LOT OWNER ON WHICH THE RETAINING WALL IS BUILT.

REASON FOR REPLAT IS TO CREATE 55 RESIDENTIAL LOTS AND ONE COMMON AREA LOT OUT OF ONE LOT WHILE ADHERING TO THE CURRENT ZONING "PD-18".

REPLAT

JACKSON HILLS, PHASE 3A-2

BEING 570,530 SQUARE FEET OR 13.098 ACRES OUT OF THE ROBERT McCULLOUGH SURVEY, ABSTRACT NO. 928 AND BEING A REPLAT OF LOT 8R, BLOCK L, JACKSON HILLS, PHASE 3A-1 AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 201300185367

CITY OF SACHSE, DALLAS COUNTY, TEXAS

55 RESIDENTIAL LOTS PER PD-18 ORDINANCE NO. 1842;
1 HOA COMMON AREA LOT;

JACKSON MEADOWS PARTNERS, LP — **OWNER/DEVELOPER**
C/O Team Phillips, Inc. (972) 385-0909
Skillman Street, Suite 110-310
Dallas, Texas 75206
Contact: Nancy Phillips

JBI PARTNERS, INC. — **SURVEYOR**
16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 7500
Contact: Daniel Dewey, P.E.
TBPE No. F-438 TBPLS No. 10076000

SUBMITTED: SEPTEMBER 29, 2014

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OWNERS' CERTIFICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS JACKSON MEADOWS PARTNERS, LP is the owner of a parcel of land located in the City of Sachse, Dallas County, Texas, a part of the Robert McCullough Survey, Abstract No. 928, and being all of Lot 8R, Block L of Jackson Hills, Phase 3A–1 an addition to the City of Sachse, as recorded in Doc. No. 201300185367, Dallas County Real Property Record, and being further described as follows:

BEGINNING at a one–half inch iron rod set in the northwest line of said Lot 8R, said point being at the intersection of the northeast line of Mustang Avenue (a 50 foot wide right–of–way) with the southeast line of Hawthorne Drive (a 50 foot wide right–of–way);

THENCE along the northwest line of said Lot 8R and along the southeast line of said Hawthorne Drive as follows:
North 00 degrees 19 minutes 14 seconds East, 14.61 to a one–half inch iron rod set for corner;
Northeasterly, 92.27 feet along a non–tangent curve to the left which has a central angle of 23 degrees 29 minutes 51 seconds, a radius of 225.00 feet, a tangent of 46.79 feet and whose chord bears North 30 degrees 23 minutes 18 seconds East, 91.63 feet to a one–half inch iron rod set for corner;
North 18 degrees 38 minutes 23 seconds East, 129.79 feet to a one–half inch iron rod set for corner;
North 65 degrees 27 minutes 51 seconds East, 13.68 feet to a one–half inch iron rod set for corner;
North 18 degrees 38 minutes 56 seconds East, 50.17 feet to a one–half inch iron rod set for corner;
North 24 degrees 56 minutes 29 seconds West, 14.49 feet to a one–half inch iron rod set for corner;
North 18 degrees 38 minutes 23 seconds East, 128.34 feet to a one–half inch iron rod found at the north corner of said Lot 8R, said point being the west corner of Lot 1R, said Block L;

THENCE along the northeast line of said Lot 8R as follows:
South 61 degrees 32 minutes 52 seconds East, 56.99 feet to a one–half inch iron rod set at the south corner of said Lot 1R, said point being the west corner of Lot 2R, said Block L;
South 45 degrees 18 minutes 58 seconds East, 204.26 feet to a one–half inch iron rod set in the southwest line of Lot 5R, said Block L;
South 59 degrees 06 minutes 53 seconds East, 131.20 feet to a one–half inch iron rod set at the south corner of Lot 7R, said Block L;
North 22 degrees 31 minutes 17 seconds East, 143.07 feet to a one–half inch iron rod set at the east corner of said Lot 7R, said point being in the south line of Tack Lane (a 50 foot wide right–of–way);
South 67 degrees 28 minutes 43 seconds East, 50.00 feet along the south line of said Tack Lane to a one–half inch iron rod set for corner;
South 22 degrees 28 minutes 43 seconds East, 14.14 feet to a one–half inch iron rod set in the northwest line of Horseshoe Lane (a 50 foot wide right–of–way);
South 67 degrees 28 minutes 43 seconds East, 50.00 feet to a one–half inch iron rod set in the southeast line of said Horseshoe Lane;
North 22 degrees 31 minutes 17 seconds East, 23.18 feet along southwest line of said Horseshoe Lane to a one–half inch iron rod set at the west corner of Lot 23R, Block J of said Jackson Hills, Phase 3A–2;
South 67 degrees 28 minutes 43 seconds East, 120.00 feet to a one–half inch iron rod set at the east corner of said Lot 8R, said point being the south corner of said Lot 23R;

THENCE along the southeast line of said Lot 8R as follows:
South 22 degrees 31 minutes 17 seconds West, 249.65 feet to a one–half inch iron rod set for corner;
South 32 degrees 14 minutes 40 seconds West, 155.20 feet to a one–half inch iron rod set for corner;
South 45 degrees 18 minutes 58 seconds East, 125.98 feet to a one–half inch iron rod set for corner;
North 83 degrees 42 minutes 57 seconds East, 12.60 feet to a one–half inch iron rod set for corner;
South 45 degrees 20 minutes 05 seconds East, 61.31 feet to a one–half inch iron rod set for corner;
South 06 degrees 00 minutes 03 seconds East, 15.47 feet to a one–half inch iron rod set for corner;
South 34 degrees 40 minutes 29 second West, 50.77 feet to a one–half inch iron rod set for corner;
South 85 degrees 21 minutes 34 seconds West, 13.04 feet to a one–half inch iron rod set for corner;
Southwesterly, 188.21 feet along a non–tangent curve to the right which has a central angle of 08 degrees 25 minutes 30 seconds, a radius of 1280.00 feet, a tangent of 94.28 feet, and whose chord bears South 40 degrees 28 minutes 17 seconds West, 188.05 feet to a one–half inch iron rod set for corner;
South 44 degrees 41 minutes 02 seconds West, 32.58 feet to a one–half inch iron rod set for corner;
South 00 degrees 18 minutes 58 seconds East, 14.14 feet to a one–half inch iron rod set for corner;
South 44 degrees 41 minutes 02 seconds West, 50.00 feet to a one–half inch iron rod set for corner;
South 89 degrees 41 minutes 02 seconds West, 14.14 feet to a one–half inch iron rod set for corner;
South 44 degrees 41 minutes 02 seconds West, 224.90 feet to a one–half inch iron rod set for corner;
South 00 degrees 20 minutes 26 seconds East, 14.14 feet to a one–half inch iron rod set at the south corner of said Lot 8R, said point being in the northeast right–of–way line of Bunker Hill Road;

THENCE North 45 degrees 21 minutes 53 seconds West, 724.66 feet along the southwest line of said Lot 8R and the northeast right–of–way line of Bunker Hill Road to a one–half inch iron rod set at the west corner of said Lot 8R, said point being the south corner of Lot 41R, Block F of said Jackson Hills, Phase 3A–1;

THENCE along the northwest line of said Lot 8R and the southeast line of said Lot 41R as follows:
North 44 degrees 41 minutes 02 seconds East, 125.50 feet to a one–half inch iron rod set for corner;
North 45 degrees 18 minutes 58 seconds West, 5.34 feet to a one–half inch iron rod set for corner;
North 34 degrees 47 minutes 35 seconds West, 54.75 feet to a one–half inch iron rod set for corner;
North 44 degrees 41 minutes 02 seconds East, 110.00 feet to a one–half inch iron rod set at the east corner of said Lot 41R, said point being in the southwest line of said Mustang Avenue;

THENCE South 45 degrees 18 minutes 58 seconds East, 61.01 feet along the northwest line of said Lot 8R and the southwest line of said Mustang Avenue to a one–half inch iron rod set for corner;

THENCE North 45 degrees 05 minutes 11 seconds East, 50.00 feet to the POINT OF BEGINNING and containing 570,530 square feet or 13.098 acres tract of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That JACKSON MEADOWS PARTNERS, LP, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as **JACKSON HILLS, PHASE 3A–2**, an addition to the City of Sachse, Dallas County, Texas, and does hereby dedicate to the public use forever the streets and alleys 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 in which 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 an 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 my hand at Dallas, Texas, this the ____ day of _____, 2014.

Jackson Meadows Partners, LP
a Texas limited partnership

By: RNH Development Partners LP,
a Texas limited partnership,
its general partner

By: RNH Development Company,
a Texas Corporation,
its general partner

By: _____
Name: Ronald N. Haynes, Jr.
Title: President

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ronald N. Haynes, Jr., 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 AND SEAL OF OFFICE this ____ day of _____, 2014.

_____
Notary Public, State of Texas

CITY APPROVAL CERTIFICATE

This plat **JACKSON HILLS, PHASE 3A–2**, 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 **JACKSON HILLS, PHASE 3A–2**, 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

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Dan B. Ramsey, do hereby certify that I prepared this plat and the field notes made a part thereof 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 Subdivision Regulations of the City of Sachse, Texas.

DATED THIS ____ DAY OF _____, 2014.

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.

_____
Dan B. Ramsey
Registered Professional Land Surveyor #4172

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dan B. Ramsey, 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 AND SEAL OF OFFICE this ____ day of _____, 2014.

_____
Notary Public, State of Texas

REPLAT

JACKSON HILLS, PHASE 3A–2

BEING 570,530 SQUARE FEET OR 13.098 ACRES OUT OF THE ROBERT McCULLOUGH SURVEY, ABSTRACT NO. 928 AND BEING A REPLAT OF LOT 8R, BLOCK L, JACKSON HILLS, PHASE 3A–1 AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 201300185367

CITY OF SACHSE, DALLAS COUNTY, TEXAS

55 RESIDENTIAL LOTS PER PD–18 ORDINANCE NO. 1842;
1 HOA COMMON AREA LOTS;

JACKSON MEADOWS PARTNERS, LP — **OWNER/DEVELOPER**
C/O Team Phillips, Inc. — (972) 385–0909
Skillman Street, Suite 110–310
Dallas, Texas 75206
Contact: Nancy Phillips

JBI PARTNERS, INC. — **SURVEYOR**
16301 Quorum Drive, Suite 200 B — (972)248–7676
Addison, Texas 7500
Contact: Daniel Dewey, P.E.
TBPE No. F–438 TBPLS No. 10076000

SUBMITTED: SEPTEMBER 29, 2014

Drawing: H:\Projects\HDC008B\DWG\PLAT\xHDC008B-pt-PH-3A2.dwg Saved By: blogsdon Save Time: 10/14/2014 10:38 AM Plotted by: blogsdon Plot Date: 10/14/2014 10:40 AM