The City of SACHSE

Monday, September 28, 2020
Planning and Zoning Commission Meeting

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

MEETING HELD AS A TELEPHONE CONFERENCE CALL

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

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

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

INSTRUCTIONS FOR ACCESSING THE TELEPHONE CONFERENCE CALL:

Citizens may join the Zoom Meeting by logging on at: https://us02web.zoom.us/j/84199231790
Or Telephone: 888 788 0099 (Toll Free)
Webinar ID: 841 9923 1790

A. Regular Meeting - 5:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, September 28, 2020 at 5:00 p.m. to consider the following items of business:

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

3. Consider approval of the September 14, 2020 meeting minutes.

4. Consider approval of a Final Plat for Trinity Regional Hospital, generally located approximately 1,000 feet east of Miles Road and North of the President George Bush Turnpike frontage road, within Sachse city limits.

5. Consider approval of a Final Plat for Ranch Road Multi-Family, generally located south of Ranch Road between State Highway 78 and Ranch Road, within Sachse city limits.

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

7. Adjournment.

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

Michelle Lewis Sirianni

Michelle Lewis Sirianni, City Secretary

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

The City of SACHSE

Agenda Item Details

Meeting	Sep 28, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	3. Consider approval of the September 14, 2020 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Sep 14, 2020 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, September 14, 2020)
Meeting held virtually via ZOOM

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

Meeting called to order at 5:30 PM

Regular Meeting - 5:30 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, September 14, 2020 at 5:30 p.m. to consider the following items of business:

Chairwoman Marten called the meeting to order at 5:30 PM.

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

Gutierrez led the prayer. Ohman led the pledges.

3. Consider approval of the July 13, 2020 meeting minutes.

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

4. Conduct a public hearing to consider approval of a Final Plat for Lot 1R, Block 15 of the Hutchison Addition being a Replat of part of Lots 1-6, Block 15 and part of an abandoned alley and abandoned street of the Original Town of Sachse, generally located at the southeast corner of Ben Davis Road and Sachse Street, within Sachse city limits.

Development Director Robinson presented the item. He stated that the Hutchison Addition is a Replat of part of lots 1-6, Block 15 and part of abandoned alley generally located at the southeast corner of Ben Davis Road and Sachse Street. He explained that the applicant wanted to build an accessory building and it required them to Replat the property. Thrash asked if this was city initiated or the homeowners are initiating it. Robinson stated the homeowners initiated the plat application. Martin opened the public hearing at 5:34 pm with no one speaking, the public hearing was closed. After discussion. Thrash made a motion to approve the plat, with a second by Ohman, the plat passed unanimously.

5. Consider approval of a Final Plat for The Station Major Infrastructure Phase 1, consisting of two streets and one City owned lot, generally located west of Merritt Road and North of the President George Bush Turnpike frontage road, within Sachse city limits.

Robinson presented the item, he stated the final plat consists of two new streets and a water tower on a City owned lot, generally located west of Miles Road and South of Bunker Hill Road. Thrashed asked if there were any modifications from the Preliminary Plat. Robinson stated there was not. Kemper made a motion to approve the Final Plat, Thrash seconded the motion, the motion passed with all voting in favor.

6. Consider approval of a Preliminary Plat for the Trull Center, consisting of two commercial lots, generally located west of Miles Road and South of Bunker Hill Road, within Sachse city limits.

Robinson presented the item. He stated the final plat consists of two commercial lots, located west of Miles Road and South of Bunker Hill Road. He stated that the property would have a mix of retail and commercial uses along with self storage in the back. Martin asked if they met all detention and retention requirements. Robinson stated they will have to meet all detention and retention requirements. There was discussion, about prohibiting self storage uses, along the PGBT Corridor, and having a formal discussion to make those changes with City Council in the future. Kinzer made a motion to approve the Preliminary Plat, with a second by Ohman, the motion passed 5-2 with Thrash and Gutierrez voting no.

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

Robinson stated that there would be a P&Z Meeting on September 28, 2020, to approve a couple of plats.

8. Adjournment.

Martin adjourned the meeting at 6:02 PM.

The City of SACHSE

Agenda Item Details

Meeting	Sep 28, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	4. Consider approval of a Final Plat for Trinity Regional Hospital, generally located approximately 1,000 feet east of Miles Road and North of the President George Bush Turnpike frontage road, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the final plat.

Public Content

BACKGROUND
The applicant is proposing to final plat:

- One lot and dedicate one right-of-way (Trinity Drive)
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: Batsu Enterprises
- Size: Approximately 10.952 acres
- The property is zoned PGBT - Turnpike Commercial

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

POLICY CONSIDERATIONS
There are no policy considerations associated with this item.

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

Trinity Regional Hospital - Final Plat.pdf (875 KB)

Staff Presentation - Final Plat Trinity Regional Hospital.pdf (664 KB)

Final Plat
Trinity Regional Hospital

PLANNING & ZONING COMMISSION

SEPTEMBER 28, 2020

Request

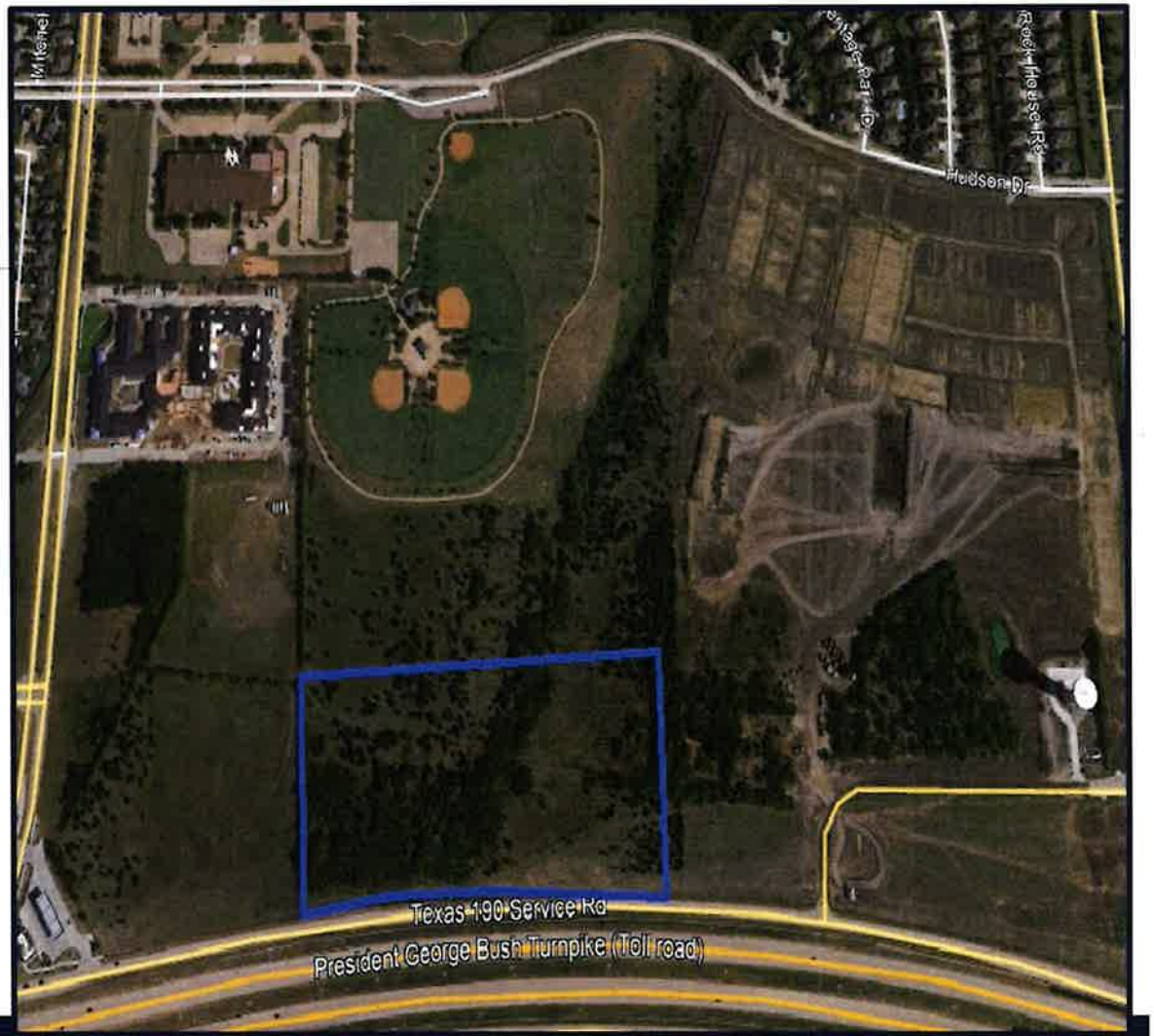
Consider approval of a Final Plat for Trinity Regional Hospital, located approximately 1,000 feet east of Miles Road and North of the President George Bush Turnpike frontage road, within Sachse city limits.

Project Information

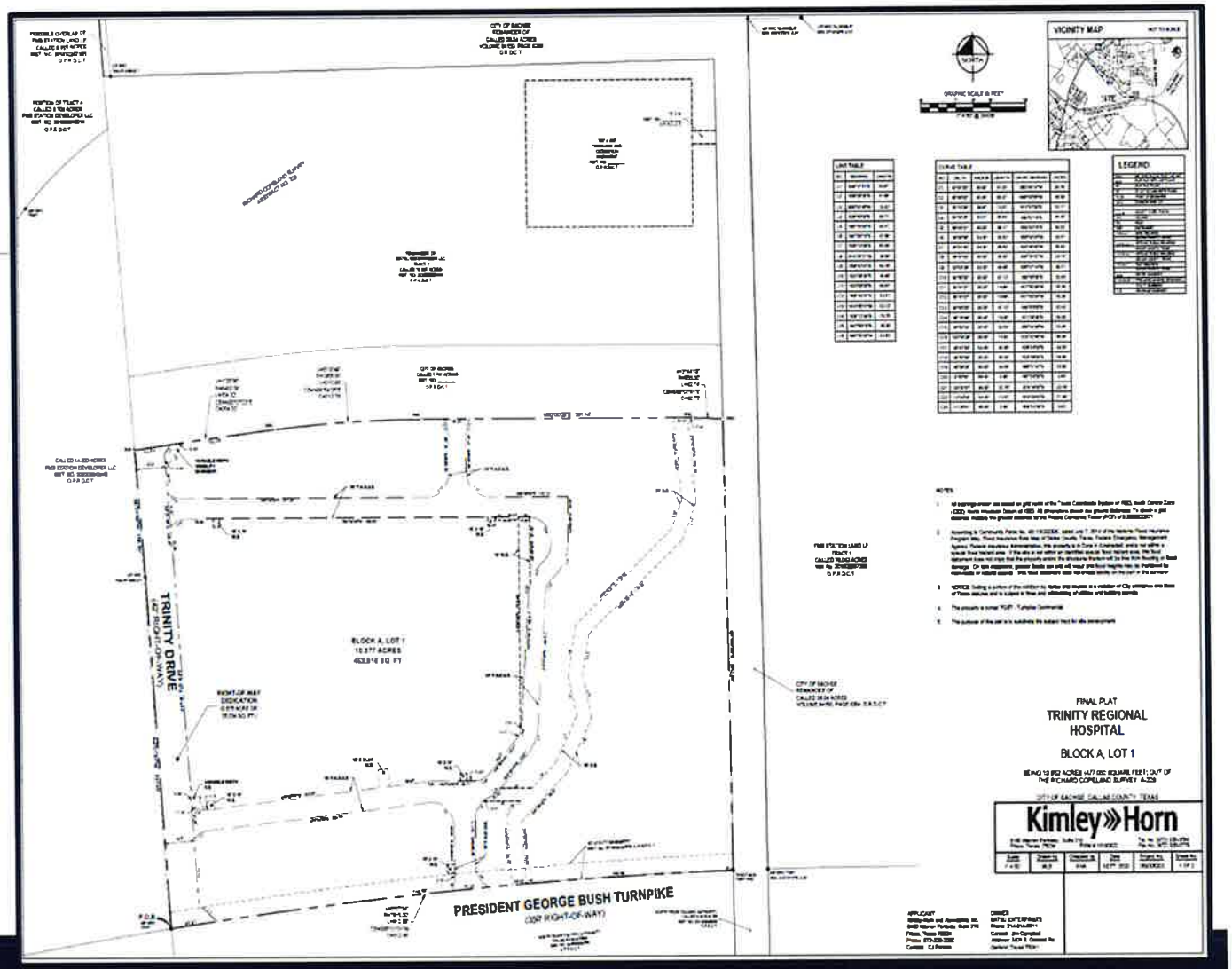
- Proposal to final plat one commercial lot and one street (Trinity Drive)
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: Batsu Enterprises
- Size: Approximately 10.952 acres
- Zoning: PGBT – Turnpike Commercial

Aerial Map

The subject property is located approximately 1,000 feet east of Miles Road and north of President George Bush Turnpike frontage road.



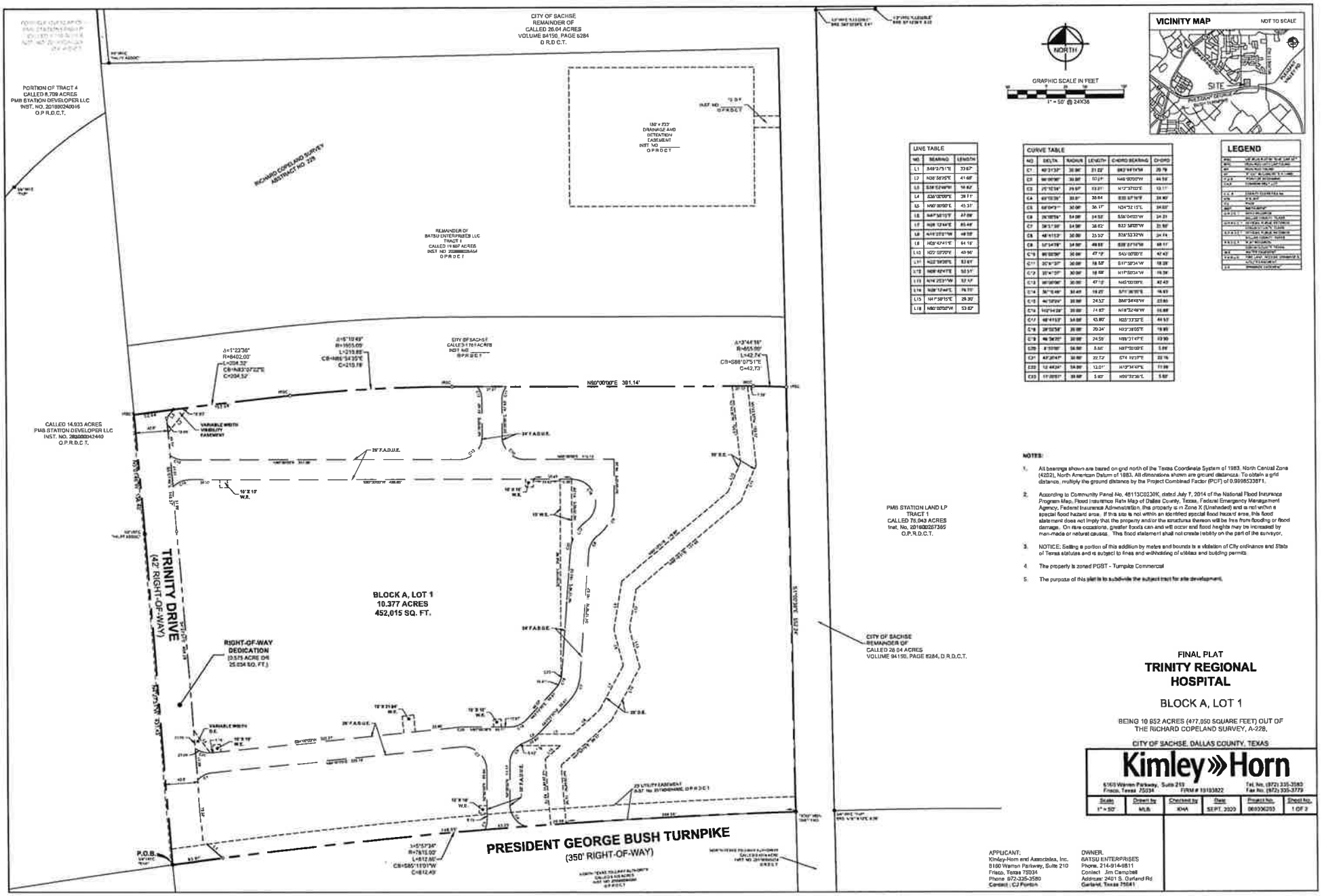
Proposed Plat



Staff Recommendation

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



LINE TABLE		
NO.	BEARING	LENGTH
L1	S49°3'51"E	33.67'
L2	N39°56'25"E	41.68'
L3	S38°52'44"W	14.82'
L4	S36°00'00"E	28.11'
L5	N90°00'00"E	45.31'
L6	N47°36'13"E	47.89'
L7	N38°12'44"E	85.48'
L8	N16°25'51"W	48.55'
L9	N39°47'41"E	64.15'
L10	N22°53'20"E	40.96'
L11	N22°39'28"E	53.61'
L12	N68°42'47"E	50.51'
L13	N14°25'1"W	57.17'
L14	N38°12'44"E	76.70'
L15	N47°39'15"E	28.30'
L16	N90°00'00"W	53.82'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	40°31'32"	30.00'	21.22'	S62°44'11"W	20.79'
C2	90°00'00"	30.00'	50.24'	N45°00'00"W	44.94'
C3	25°12'54"	29.00'	12.31'	N12°37'02"E	12.11'
C4	63°13'26"	33.00'	36.64	S33°47'16"E	34.80'
C5	62°04'31"	30.00'	36.17'	N34°32'15"E	34.00'
C6	26°38'54"	54.00'	24.52'	S38°04'03"W	24.31'
C7	38°1'30"	54.00'	35.82'	S23°38'05"W	35.16'
C8	48°11'12"	30.00'	25.57'	S24°33'32"W	24.74'
C9	57°14'19"	54.00'	49.68'	S28°27'16"W	48.11'
C10	90°00'00"	30.00'	47.12'	S45°00'00"E	42.43'
C11	30°4'37"	30.00'	16.02'	S17°32'24"W	15.83'
C12	30°4'37"	30.00'	16.02'	N17°32'24"W	15.83'
C13	90°00'00"	30.00'	47.12'	N45°00'00"E	42.43'
C14	36°15'48"	30.00'	18.25'	S71°36'05"E	18.03'
C15	46°12'59"	30.00'	24.53'	S66°34'49"W	23.86'
C16	142°14'29"	30.00'	74.57'	N18°32'46"W	55.88'
C17	48°41'53"	54.00'	45.90'	N22°33'32"E	44.53'
C18	29°52'58"	30.00'	20.34'	N32°38'05"E	19.95'
C19	46°36'20"	30.00'	24.59'	N59°31'47"E	23.90'
C20	8°33'00"	54.00'	8.06'	N87°00'00"E	8.06'
C21	43°20'47"	30.00'	22.72'	S74°19'37"E	22.18'
C22	12°44'24"	54.00'	12.01'	N12°34'47"E	11.99'
C23	11°20'51"	30.00'	5.93'	N09°30'36"E	5.92'

NOTES:

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998533871.
2. According to Community Panel 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 in Zone X (Unshaded) and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. 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. The property is zoned PGBT - Turnpike Commercial
5. The purpose of this plat is to subdivide the subject tract for site development.

FINAL PLAT

TRINITY REGIONAL HOSPITAL

BLOCK A, LOT 1

BEING 10.952 ACRES (477,050 SQUARE FEET) OUT OF
THE RICHARD COPELAND SURVEY, A-228,

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" = 50'	MLB	KHA	SEPT. 2020	069036200	1 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Contact : CJ Perkin

OWNER:
BATSU ENTERPRISES
Phone. 214-914-0811
Contact Jim Campbell
Address: 2401 S. Garland Rd
Garland, Texas 75041

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, BATSU ENTERPRISES is the sole owners of the following tract of land

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas, and be ng a part of Tract 1, a called 18.807 acre tract described in a Special Warranty Deed to Batsu Enterprises LLC, recorded in Instrument No. 202000225484 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows

BEGINNING at a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set on the northerly right-of-way line of President George Bush Turnpike (350-foot right-of-way), for the southwest corner of said Tract 1 and the southeast corner of a called 14.933 acre tract of land as described in a deed to PMB Staton Land, LP, recorded in Instrument No. 20190023746 6 of said Official Public Records;

THENCE North 04°27'51" West, leaving the northerly right-of-way line of said President George Bush Turnpike and along the common line of said 14.933 acre tract and said Tract 1, a distance of 431.45 feet to a 5/8" inch iron rod with plastic cap stamped "Halff Assoc" found for corner;

THENCE North 05°01'48" West, continuing along said common line, a distance of 155.40 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a non-tangent curve to the right having a central angle of 01°23'35", a radius of 8,402.00 feet, a chord bearing and distance of North 83°07'27" East, 204.32 feet,

THENCE leaving said common line and crossing said Tract 1, the following courses and distances

In a northeasterly direction, with said curve to the right, an arc distance of 204.32 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a compound curve to the right having a central angle of 05°18'49", a radius of 1,555.00 feet, and a chord bearing and distance of North 85°34'39" East, 210.78 feet,

In a northeasterly direction, with said curve to the right, an arc distance of 210.68 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the end of said curve;

South 83°00'05" East, a distance of 291.14 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set at the beginning of a tangent curve to the right having a central angle of 03°44'18", a radius of 655.00 feet, and a chord bearing and distance of South 83°07'51" East, 42.73 feet,

In a southeasterly direction, with said curve to the right, an arc distance of 42.74 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set on the easterly line of said Tract 1,

THENCE South 01°00'38" East, along the easterly line of said Tract 1, a distance of 552.24 feet to a TxDot Brass Monument stamped "2561" found on the northerly right-of-way line of said President George Bush Turnpike, for the southeast corner of said Tract 1, being at the beginning of a non-tangent curve to the left having a central angle of 03°57'34", a radius of 7,615.00 feet, and a chord bearing and distance of South 85°11'01" West, 512.49 feet,

THENCE in a southwesterly direction, along the southerly line of said Tract 1 and with said curve to the left, an arc distance of 512.65 feet to the POINT OF BEGINNING and containing 10.852 acres (477,050 square feet) of land, more or less.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR 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. Marz, 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 the _____ day of _____, 2020.

_____
Notary Public for the State of Texas

Copyright © 2020
Kimley-Horn and Associates, Inc.
All rights reserved

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **BATSU ENTERPRISES**, (Owner) do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **TRINITY REGIONAL HOSPITAL BLOCK A, LOT 1**, an addition to the City of Sachse, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the 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, the _____ day of _____, 2020.

By: BATSU ENTERPRISES, a Texas limited partnership

_____

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 _____ 2020.

_____
Notary Public for the State of Texas

NOTES:

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998533871.
2. According to Community Panel No. 48113C0220K, 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 in Zone X (Unshaded) and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. 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. The property is zoned PCBT - Turnpike Commercial.
5. The purpose of this plat is to subdivide the subject tract for site development.

CITY APPROVAL CERTIFICATE

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

_____ _____
Chairman, Planning and Zoning Commission Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

The Director of 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

FINAL PLAT

TRINITY REGIONAL HOSPITAL

BLOCK A, LOT 1

BEING 10.852 ACRES (477,050 SQUARE FEET) OUT OF THE RICHARD COPELAND SURVEY, A-228;

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

State	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MJB	KHA	SEPT. 2020	069306203	2 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: CJ Perron

OWNER:
BATSU ENTERPRISES
Phone: 214-914-8811
Contact: Jim Campbell
Address: 2401 E. Garland Rd
Garland, Texas 75041

The City of SACHSE

Agenda Item Details

Meeting	Sep 28, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	5. Consider approval of a Final Plat for Ranch Road Multi-Family, generally located south of Ranch Road between State Highway 78 and Ranch Road, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the final plat.

Public Content

BACKGROUND

The applicant is proposing to final plat:

- One multi-family lot and two streets (Ranchero Drive and Montessori Lane)
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: CRP/AR Prose Ranch Owner, L.P.
- Size: Approximately 14.15 acres
- The property is zoned PD-37, which was approved by the City Council in May 2019.

OVERVIEW

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

POLICY CONSIDERATIONS

There are no policy considerations associated with this item.

RECOMMENDATION

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

Ranch Road Multi-Family - Final Plat.pdf (931 KB)

Staff Presentation - Final Plat Ranch Road Multi-Family.pdf (805 KB)

Final Plat
Ranch Road Multi-Family

PLANNING & ZONING COMMISSION

SEPTEMBER 28, 2020

Request

Consider approval of a Final Plat for Ranch Road Multi-Family, generally located south of Ranch Road between State Highway 78 and Ranch Road, within Sachse city limits.

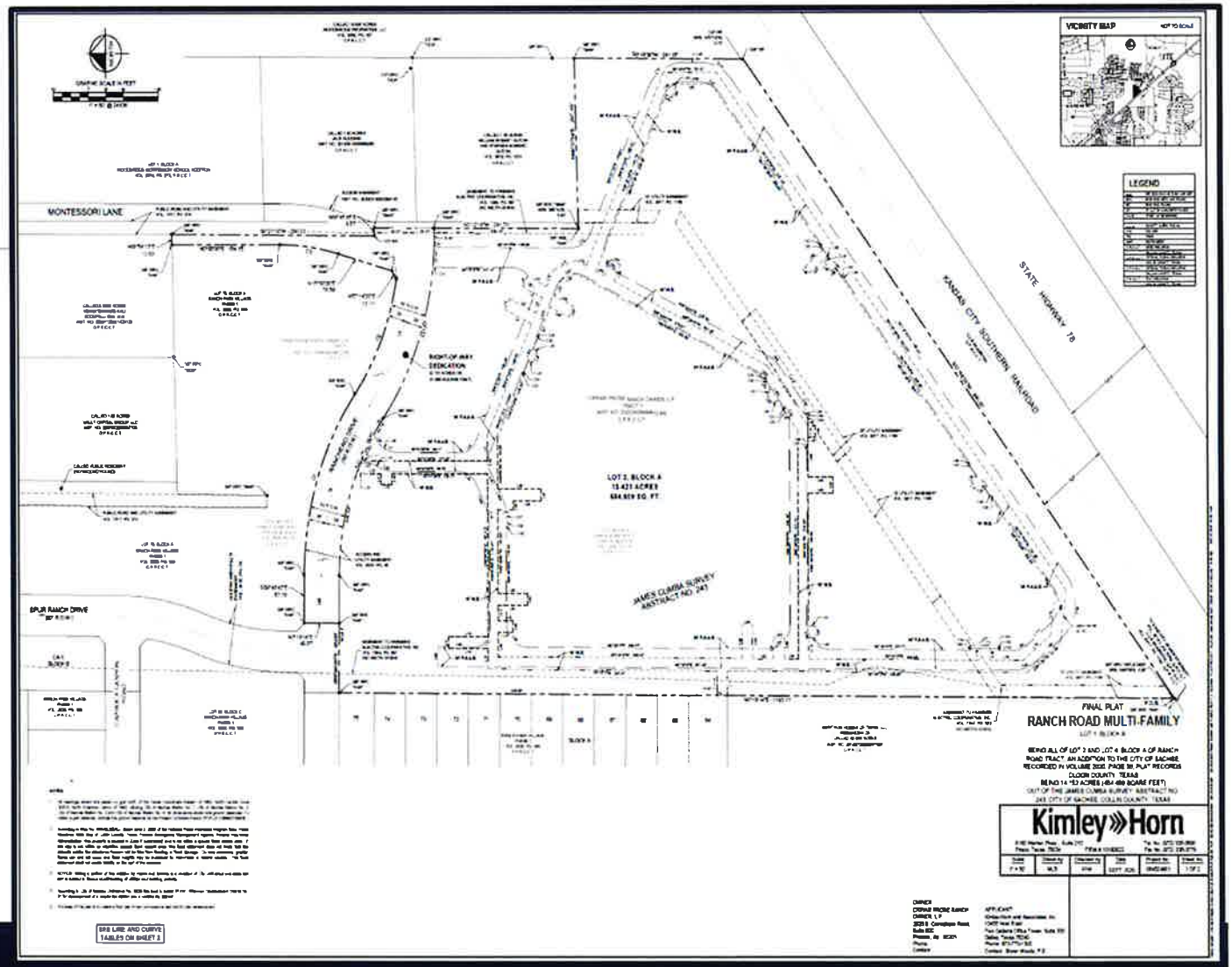
Project Information

- Proposal to final plat one multi-family lot and two streets (Ranchero Drive and Montessori Lane)
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: CRP/AR Prose Ranch Owner, L.P.
- Size: Approximately 14.15 acres
- Zoning: PD-37 (approved by City Council in May 2019)

Aerial Map

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

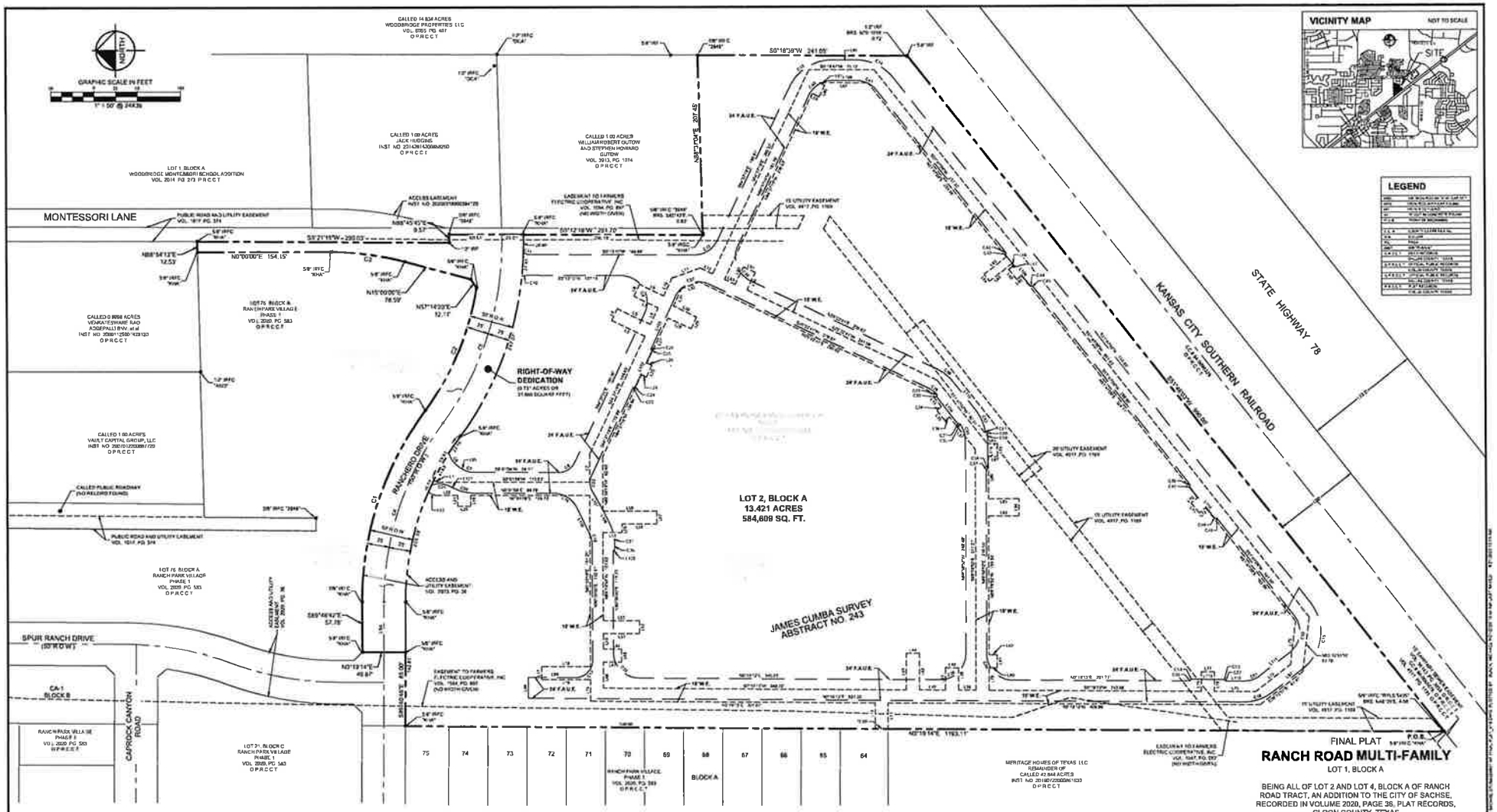
Proposed Plat



Staff Recommendation

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

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



NOTES:

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983 North Central Zone (4202) North American Datum of 1983 utilizing City of Sachse Station No. 1, City of Sachse Station No. 2, City of Sachse Station No. 3 and City of Sachse Station No. 4. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99988116400.
2. According to Map No. 48085C0350J dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a mapped flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. 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 law and is subject to fines and withholding of utilities and building permits.
4. According to City of Sachse Ordinance No. 3802 this tract is zoned PD-37 (Planned Development District No. 37 for development of a residential district and a multifamily district).
5. Purpose of this plat is to create a final plat of two commercial platted lots for sale development.

SEE LINE AND CURVE TABLES ON SHEET 2

FINAL PLAT

RANCH ROAD MULTI-FAMILY

LOT 1, BLOCK A

BEING ALL OF LOT 2 AND LOT 4, BLOCK A OF RANCH ROAD TRACT, AN ADDITION TO THE CITY OF SACHSE, RECORDED IN VOLUME 2020, PAGE 36, PLAT RECORDS, CLOON COUNTY, TEXAS
BEING 14.152 ACRES (464,468 SQARE FEET)
OUT OF THE JAMES CUMBA SURVEY, ABSTRACT NO. 243, CITY OF SACHSE, COLLIN COUNTY, TEXAS

Kimley»Horn
6160 Warren Pkwy., 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" = 50'	MLB	KHA	SEPT. 2020	064524001	1 OF 2

OWNER
CRPAR PROSE RANCH OWNER, LP
2525 E. Camelback Road, Suite 500
Phoenix, Az. 85016
Phone
Contact

APPLICANT
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 200
Dallas, Texas 75240
Phone 972-770-1300
Contact: Bryan Mosby, P.E.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, CRPIAR PROSE RANCH OWNER, L.P., is the sole owner of a tract of land situated in the James Cumba Survey, Abstract No. 243, City of Sachse, Collin County, Texas, and being all of Lot 2 and Lot 4, Block A of Ranch Road Tract, Lots 1-6, Block A, an addition to the City of Sachse, as shown on the Conveyance Plat recorded in Volume 2020, Page 38 of the Official Public Records of said County, and conveyed in a Special Warranty Deed as Tract 1 to CRPIAR Prose Ranch Owner, L.P., as recorded in Instrument No. 20200429000611200 of the Official Public Records of said County, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "RHA" set for the southwest corner of said 19.228-acre tract, common to the southeast corner of a called 42.844 acre tract described as a Special Warranty Deed to Meritage Homes of Texas, LLC, as recorded in Instrument No. 20190725000861100, of said Official Public Records, same being on the northerly line of a 100-foot-wide right-of-way to Kansas City Southern Railroad, recorded in County Clerk's File No. 94-0086039, of said Official Public Records, from which a 5/8-inch iron rod with plastic cap stamped "RPLS 5400" bears for witness bearing North 40°09' East, 4.68 feet;

THENCE North 00°19'14" East, along the common line of said Lot 2 tract and said 42.844 acre tract, and partially along the east line of Block A of Ranch Park Village, Phase 1, an addition to the City of Sachse, as shown on the Final Plat recorded in Volume 2020, Page 580, a distance of 1183.11 feet to a 5/8-inch iron rod with plastic cap stamped "RHA" set in the southerly right-of-way line of Ranchero Drive, a 50-foot-wide right-of-way, for the northeast corner of said Block A of Ranch Park Village, Phase 1 and the northeast corner of said Lot 2;

THENCE South 89°40'42" East, along the northerly line of said Lot 2 and the southerly line of said Ranchero Drive, a distance of 55.58 feet to a 5/8-inch iron rod with a red plastic cap, stamped "RHA", found for the southeast corner of said Lot 4 and the southeast corner of the easterly terminus of said Ranchero Drive;

THENCE North 00°19'14" East, along the easterly terminus of said Ranchero Drive and the most westerly west line of said Lot 4, a distance of 49.87 feet to a 5/8-inch iron rod with a red plastic cap, stamped "RHA", found in the south line of Lot 78, Block A of said Ranch Park Village Phase 1, for the most westerly northwest corner of said Lot 4 and the northwest terminus of said Ranchero Drive;

THENCE, along the common line of said Lot 4 and said Lot 78, the following courses and distances:

South 89°40'42" East, a distance of 57.78 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 36°12'59", a radius of 375.00 feet, and a chord bearing and distance of South 71°34'41" East, 233.07 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 237.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "RHA", found at the beginning of a reverse curve to the left having a central angle of 27°07'11", a radius of 325.00 feet, and a chord bearing and distance of South 68°29'25" East, 151.94 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 153.56 feet to a 5/8-inch iron rod with a red plastic cap, stamped "RHA", found at the end of said curve;

South 57°14'57" East, a distance of 12.11 feet to a 5/8-inch iron rod with a red plastic cap, stamped "RHA", found for corner;

North 15°00'00" East, a distance of 19.58 feet to a 5/8-inch iron rod with a red plastic cap, stamped "RHA", found at the beginning of a tangent curve to the left having a central angle of 13°00'00", a radius of 233.00 feet, and a chord bearing and distance of North 07°30'00" East, 84.84 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 85.08 feet to a 5/8-inch iron rod with a red plastic cap, stamped "RHA", found at the end of said curve;

North 00°00'00" East, a distance of 154.15 feet to a 5/8-inch iron rod with a red plastic cap, stamped "RHA", found in the south line of a called 0.9858 acre tract described in a General Warranty Deed to Vandalgrapp Rose Adequate, BWV, et al, as recorded in Instrument No. 20091120001126320 of said Official Public Records, for the northeast corner of said Lot 78 and the most northerly northwest corner of said Lot 4;

THENCE North 88°54'13" East, along the south line of said 0.9858 acre tract and the north line of said Lot 4, a distance of 12.53 feet to a 5/8-inch iron rod with a red plastic cap, stamped "RHA", found for the most northerly northeast corner of said Lot 4;

THENCE, along the easterly line of said Lot 4, the following courses and distances:

South 30°23'16" West, a distance of 290.55 feet to a 1/2-inch iron rod found for corner;

North 89°43'42" East, a distance of 8.57 feet to a 5/8-inch iron rod with a cap, stamped "3946", found for corner;

THENCE, South 00°12'18" West, along the easterly line of said Lot 4 and the easterly line of said Lot 2, a distance of 291.70 feet to a 5/8-inch iron rod with a red plastic cap, stamped "RHA", found for corner, from which a 5/8-inch iron rod with plastic cap stamped "3946" found for witness bears South 85°42' East, 0.83 feet;

THENCE North 88°39'41" East, along the most easterly north line of said Lot 2 and partially along the south line of a called 1.00 acre tract of land described in a Deed to William Robert Dubre and Southern Howard Dubre, as recorded in Volume 2013, Page 1074 said Official Public Records, a distance of 207.45 feet to a 5/8-inch iron rod with plastic cap stamped "3946" found in the westerly line of a called 14.834 acre tract of land described in a Deed to Woodridge Properties, LLC, recorded in Volume 5052, Page 439, said Official Public Records, for the most easterly northeast corner of said Lot 2 and the southeast corner of said 1.00 acre tract;

THENCE South 00°19'39" West, along the common line of said Lot 2 and said 14.834 acre tract, a distance of 241.03 feet to a 5/8-inch iron rod found on the northerly line of the abandoned Kansas City Southern Rail road right-of-way, for the southeast corner of said Lot 2 and the southwest corner of said 14.834 acre tract;

THENCE South 51°48'53" West, along the common line of said Lot 2 and said Kansas City Southern Railroad right-of-way, a distance of 880.09 feet to the POINT OF BEGINNING and containing 14.152 acres (616,448 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, CRPIAR PROSE RANCH OWNER, L.P., Owner, does hereby adopt this plat designating the herein above described property as RANCH ROAD MULTI-FAMILY, an addition to the City of Sachse, 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 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___.

CRPIAR PROSE RANCH OWNER, L.P.,
a Delaware limited partnership
By: CRPIAR Prose Ranch GP, L.L.C.,
a Delaware limited liability company,
its general partner
By: CRPIAR Prose Ranch Venture, L.L.C.,
a Delaware limited liability company,
its sole member
By: Prose Ranch Alliance, LLC,
a Delaware limited liability company,
its administrative member
By: _____
Chad Jackson
Member

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS

THAT, I, Michael B. Mara 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. Mara
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5150 Olympia Court, Suite 290
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. Mara, 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

CITY APPROVAL CERTIFICATE

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

_____ _____
Chairman, Planning and Zoning Commission Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

The Director of 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

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH
L1	S22°35'06"W	9.00'	L16	N00°00'00"E	19.13'	L31	N64°37'14"W	21.94'	L46	N89°58'58"W	20.99'	L61	S22°22'47"W	8.53'	L76	N89°58'40"W	32.40'	L91	S22°22'47"W	10.20'	L106	N64°38'52"E	17.52'
L2	S89°39'54"E	34.93'	L17	S89°58'58"E	15.00'	L32	N19°37'18"W	23.07'	L47	N00°00'01"E	23.83'	L62	N00°19'40"E	55.62'	L77	S00°19'13"W	15.20'	L92	S64°37'18"E	22.20'	L107	N62°21'41"E	27.27'
L3	N21°22'47"E	42.14'	L18	S00°00'01"W	34.13'	L33	N21°47'28"E	23.62'	L48	N89°58'58"W	15.00'	L63	S89°15'51"E	30.14'	L78	S89°40'42"E	22.80'	L93	S22°22'47"W	13.32'	L108	S00°19'14"W	21.28'
L4	S64°37'18"E	15.00'	L19	N89°58'52"W	13.67'	L34	S00°19'13"W	8.79'	L49	S00°00'01"W	23.62'	L64	N21°47'28"E	10.33'	L79	N89°58'58"W	35.85'	L94	S89°40'42"E	57.81'	L109	N51°47'28"E	44.37'
L5	S25°22'47"W	42.14'	L20	N00°00'00"E	15.00'	L35	N21°47'28"E	15.00'	L50	N89°58'58"W	17.83'	L65	N00°19'13"E	30.14'	L80	N00°19'40"E	9.28'	L95	S28°49'06"W	1.62'	L110	S51°47'28"W	44.37'
L6	S64°37'18"E	49.98'	L21	S89°58'52"E	13.67'	L36	N58°19'13"W	8.79'	L51	N00°00'01"E	41.47'	L66	N21°47'28"E	2.83'	L81	N89°58'58"W	15.00'	L96	S00°19'14"W	37.29'	L111	N58°19'13"W	41.98'
L7	N00°22'47"E	30.75'	L22	N00°00'00"E	15.00'	L37	N21°47'28"E	47.28'	L52	N89°58'58"W	15.00'	L67	S89°15'51"E	7.24'	L82	S00°19'14"W	4.28'	L97	N58°19'13"W	41.98'	L112	N58°19'13"E	19.86'
L8	S64°37'18"E	15.00'	L23	N00°00'00"E	8.00'	L38	S00°19'13"W	23.16'	L53	S00°00'01"E	41.47'	L68	N21°47'28"E	12.22'	L83	S00°19'14"W	24.70'	L98	S89°40'42"E	24.00'	L113	S00°19'13"W	28.00'
L9	S25°22'47"W	30.75'	L24	N00°22'47"E	8.00'	L39	N89°40'42"W	25.00'	L54	N00°00'01"E	33.00'	L69	N58°19'13"W	7.24'	L84	S00°19'13"W	20.00'	L99	S00°19'13"W	23.83'	L114	N00°58'56"W	30.97'
L10	S64°37'18"E	22.70'	L25	N64°37'18"W	15.00'	L40	S00°19'13"W	15.00'	L55	S89°58'58"W	9.97'	L70	S89°15'51"E	9.53'	L85	N00°19'40"E	24.70'	L100	N64°38'34"E	33.21'	L115	N51°47'28"E	40.79'
L11	S18°37'18"E	24.53'	L26	S25°22'47"W	8.00'	L41	S89°58'58"E	25.00'	L56	N89°58'58"W	42.00'	L71	N51°47'28"E	15.00'	L86	N00°19'40"E	19.83'	L101	N00°19'13"E	1.67'			
L12	S25°22'47"W	15.00'	L27	N64°37'18"W	27.12'	L42	S00°19'13"W	30.02'	L57	N00°00'00"W	15.00'	L72	N38°15'51"E	9.53'	L87	N00°19'40"E	19.83'	L102	S64°37'18"E	44.37'			
L13	N64°37'18"W	30.00'	L28	N25°22'47"E	25.47'	L43	N89°40'42"W	42.14'	L58	S00°00'00"W	42.00'	L73	S89°15'51"E	53.00'	L88	N00°19'40"E	19.00'	L103	S64°37'18"E	44.37'			
L14	N00°00'00"E	30.00'	L29	N64°37'18"W	15.00'	L44	S00°19'13"W	15.00'	L59	N00°22'47"E	8.98'	L74	S38°15'51"E	53.00'	L89	S00°19'14"W	11.47'	L104	S51°47'28"W	31.24'			
L15	S89°58'58"E	24.97'	L30	S25°22'47"W	28.42'	L45	S89°40'42"E	42.14'	L60	N64°37'18"W	15.00'	L75	S00°19'13"W	47.57'	L90	N64°37'18"W	22.20'	L105	S00°19'13"E	4.00'			

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	36°12'59"	375.00'	237.00'	S71°34'41"E	233.07'	C16	26°30'54"	54.00'	25.00'	S18°36'49"E	24.77'	C31	34°46'01"	2.00'	2.21'	S02°22'51"W	1.96'	C46	90°00'00"	2.00'	2.09'	N00°19'13"E	2.00'	C61	90°00'00"	2.00'	2.09'	S89°40'42"E	2.00'	C76	90°00'00"	2.00'	2.09'	S00°19'13"W	2.00'
C2	27°07'11"	325.00'	153.56'	S68°29'25"E	151.94'	C17	90°19'13"	25.00'	27.53'	S44°30'22"E	25.30'	C32	62°34'12"	2.00'	2.22'	N24°23'38"E	2.08'	C47	90°00'00"	2.00'	2.09'	S89°40'42"E	2.00'	C62	90°00'00"	2.00'	2.09'	S00°19'13"W	2.00'	C77	90°00'00"	2.00'	2.09'	N89°40'42"W	2.00'
C3	13°00'00"	325.00'	73.88'	N07°30'00"E	73.71'	C18	25°30'00"	20.00'	13.31'	N77°19'14"E	13.19'	C33	24°56'17"	20.00'	17.43'	N72°53'01"E	17.61'	C48	90°00'00"	2.00'	2.09'	S00°19'13"W	2.00'	C63	90°00'00"	2.00'	2.09'	N00°19'13"E	2.00'	C78	90°00'00"	2.00'	2.09'	N00°19'13"E	2.00'
C4	26°17'11"	350.00'	321.18'	S71°34'41"E	318.37'	C19	64°26'56"	20.00'	22.50'	N32°30'11"E	21.32'	C34	90°19'08"	20.00'	47.28'	S44°19'48"E	42.54'	C49	90°00'00"	2.00'	2.09'	N89°40'42"W	2.00'	C64	90°00'00"	2.00'	2.09'	N89°40'42"W	2.00'	C79	90°00'00"	2.00'	2.09'	S89°40'42"E	2.00'
C5	37°51'58"	350.00'	231.33'	S72°22'55"E	227.24'	C20	29°38'57"	64.00'	37.00'	S14°29'26"W	36.72'	C35	89°40'42"	20.00'	31.30'	S45°39'27"W	42.21'	C50	90°00'00"	20.00'	31.42'	N00°19'13"E	28.28'	C65	90°00'00"	20.00'	31.42'	S00°19'13"W	28.28'	C80	90°00'00"	20.00'	31.42'	N00°19'13"E	28.28'
C6	40°02'59"	30.00'	23.39'	S21°51'26"W	22.90'	C21	45°52'00"	20.00'	23.04'	N66°55'45"E	22.43'	C36	1°00'15"	236.63'	4.15'	N00°00'00"W	4.15'	C51	90°00'00"	20.00'	31.42'	S89°40'42"E	28.28'	C66	90°00'00"	20.00'	31.42'	N89°40'42"W	28.28'	C81	90°00'00"	20.00'	31.42'	S89°40'42"E	28.28'
C7	28°28'57"	30.00'	15.20'	S14°26'26"W	14.64'	C22	90°00'00"	20.00'	31.42'	N00°19'13"E	28.28'	C37	25°20'54"	54.00'	24.07'	N87°19'44"E	24.07'	C52	90°00'00"	2.00'	2.09'	S00°19'13"W	2.00'	C67	90°00'00"	2.00'	2.09'	N00°19'13"E	2.00'	C82	90°00'00"	2.00'	2.09'	N00°19'13"E	2.00'
C8	64°26'56"	20.00'	22.50'	S32°30'11"W	21.32'	C23	90°00'00"	2.00'	2.09'	N89°40'42"W	2.00'	C38	26°24'08"	54.00'	24.89'	N38°36'55"E	24.67'	C53	90°00'00"	2.00'	2.09'	N89°40'42"W	2.00'	C68	90°00'00"	2.00'	2.09'	N89°40'42"W	2.00'	C83	90°00'00"	2.00'	2.09'	S89°40'42"E	2.00'
C9	11°43'44"	30.00'	6.13'	N51°13'06"E	6.12'	C24	90°00'00"	2.00'	2.09'	S00°19'13"W	2.00'	C39	90°00'00"	20.00'	31.42'	S70°22'41"W	42.42'	C54	90°00'00"	2.00'	2.09'	N00°19'13"W	2.00'	C69	90°00'00"	2.00'	2.09'	N00°19'13"W	2.00'	C84	90°00'00"	2.00'	2.09'	N00°19'13"E	2.00'
C10	19°31'53"	20.00'	6.98'	N05°39'43"W	6.95'	C25	90°00'00"	2.00'	2.09'	N89°40'42"W	2.00'	C40	44°53'00"	20.00'	34.97'	N22°06'46"W	32.32'	C55	90°00'00"	2.00'	2.09'	S89°40'42"E	2.00'	C70	90°00'00"	20.00'	31.42'	S45°19'11"W	42.31'	C85	90°00'00"	2.00'	2.09'	S89°40'42"E	2.00'
C11	37°50'11"	30.00'	19.81'	S13°45'33"W	19.45'	C26	90°00'00"	2.00'	2.09'	S00°19'13"W	2.00'	C41	51°31'53"	20.00'	18.64'	N89°55'55"E	18.02'	C56	90°00'00"	20.00'	31.42'	S45°19'11"W	28.28'	C71	90°00'00"	2.00'	2.09'	N00°19'13"E	2.00'	C86	90°00'00"	20.00'	31.42'	N00°19'13"E	28.28'
C12	84°38'33"	20.00'	29.60'	S32°15'55"E	27.17'	C27	90°00'00"	20.00'	31.42'	N89°27'18"W	28.28'	C42	90°00'00"	2.00'	2.09'	S89°40'42"E	2.00'	C57	90°00'00"	2.00'	2.09'	N00°19'13"E	2.00'	C72	90°00'00"	2.00'	2.09'	N00°19'13"E	2.00'	C87	90°00'00"	2.00'	2.09'	S89°40'42"E	2.00'
C13	34°57'26"	54.00'	32.97'	N20°08'43"W	32.69'	C28	23°56'50"	20.00'	12.13'	N08°37'04"E	12.04'	C43	90°00'00"	2.00'	2.09'	S89°19'18"W	2.00'	C58	90°00'54"	2.00'	2.09'	N00°19'13"E	2.00'	C73	90°00'00"	2.00'	2.09'	S00°19'13"W	2.00'	C88	90°00'00"	2.00'	2.09'	N00°19'13"E	2.00'
C14	51°37'23"	54.00'	48.62'	N26°22'21"E	46.99'	C29	64°26'56"	2.00'	2.25'	N75°32'23"E	2.13'	C44	90°00'00"	2.00'	2.09'	S00°19'13"W	2.00'	C59	5°34'54"	54.00'	5.40'	N89°19'59"E	5.40'	C74	90°00'00"	2.00'	2.09'	N89°40'42"W	2.00'							
C15	90°00'00"	54.00'	84.82'	S63°19'13"W	76.37'	C30	51°33'42"	2.00'	1.79'	S67°07'13"W	2.24'	C45	90°00'00"	2.00'	2.09'	N89°40'42"W	2.00'	C60	87°46'17"	2.00'	2.19'	N62°20'08"E	2.00'													

FINAL PLAT
RANCH ROAD MULTI-FAMILY
LOT 1, BLOCK A

BEING ALL OF LOT 2 AND LOT 4, BLOCK A OF RANCH ROAD TRACT, AN ADDITION TO THE CITY OF SACHSE, RECORDED IN VOLUME 2020, PAGE 38, PLAT RECORDS, CLOON COUNTY, TEXAS
BEING 14.152 ACRES (464,468 SQARE FEET)
OUT OF THE JAMES CUMBA SURVEY, ABSTRACT NO. 243, CITY OF SACHSE, COLLIN COUNTY, TEXAS

Kimley»Horn
5150 Warren Pkwy., 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.
-	MLB	KHA	SEPT. 2020	064124001	2 OF 2

OWNER:
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Phone:
Contact :

APPLICANT
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13455 Noel Road
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Dallas, Texas 75240
Phone. 972-770-1300
Contact : Bryan Moody, P.E.