



**Monday, September 14, 2020
Planning and Zoning Commission Meeting**

This meeting will begin at 5:30 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.

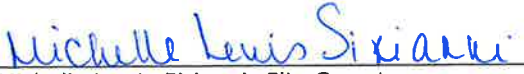
INSTRUCTIONS FOR ACCESSING THE TELEPHONE CONFERENCE CALL:

**Citizens may join the Zoom Meeting by logging on at: <https://us02web.zoom.us/j/82348556611>
Or Telephone: 877 853 5247 (Toll Free)
Webinar ID: 823 4855 6611**

A. 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:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Consider approval of the July 13, 2020 meeting minutes.
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.
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.
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.
7. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
8. 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, 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.



Agenda Item Details

Meeting	Sep 14, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	3. Consider approval of the July 13, 2020 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Jul 13, 2020 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, July 13, 2020)

Generated by Charlotte Youngblood on Tuesday, July 14, 2020

Members present

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

Meeting called to order at 5:00 pm.

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, July 13, 2020 at 5:00 p.m. to consider the following items of business:

Chairwoman Marten called the meeting to order at 5:00 PM.

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

Mondock led the invocation. Kemper led the pledges.

3. Consider approval of the April 27, 2020 meeting minutes.

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

4. Consider and act on a Final Plat for Ranch Park Village Phase 1, generally located south of Ranch Road between State Highway 78 and Ranch Road, within Sachse city limits.

Development Services Director Robinson presented the item. He stated that the applicant is proposing to final plat 125 single-family cottage and patio home lots. He stated the current zoning is PD-37 approved by City Council in May 2019. After discussion, Thrash made a motion to approve the proposed final plat, subject to all conditions stipulated by the Building Official and City Engineer, with a second by Gutierrez, the motion passed with all voting in favor.

5. Consider and act on a Preliminary Plat for The Station, generally located at the northwest corner of Merritt Road and President George Bush Turnpike Frontage Road, within Sachse city limits.

Robinson stated this was a proposal to revise the preliminary plat, to add one single-family residential lot, two commercial lots, and right of way. He stated that the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance. After discussion, Thrash made a motion to approve the preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer, with a second by Kemper, the motion passed unanimously.

Scott Ohman logged in to the zoom meeting at 5:08 PM.

6. Consider and act on a Final Plat for The Station Phase 1, generally located at the southwest corner of Merritt Road and Hudson Drive, within Sachse city limits.

Robinson stated that the applicant is proposing to final plat 224 single family detached and townhome lots with 9 common areas. He states that the property is zoned PGBT - Turnpike Mixed Use District and Turnpike Transition. After discussion, Thrash made a motion to approve, subject to all conditions stipulated by the Building Official and City Engineer, with a second by Kemper, the motion passed unanimously.

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

Robinson stated that Black Rock Coffee had submitted building permit plans and that CSW Storage is nearing completion. He stated that the boundary adjustment with the City of Murphy with the lift station is underway.

8. Adjournment.

Marten adjourned the meeting at 5:17 PM.



Agenda Item Details

Meeting	Sep 14, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	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.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve as presented.

Public Content

BACKGROUND

The applicant is proposing to final plat and incorporate part of Lots 1-6, Block 15 and portions of an abandoned alley and street of the Original Town of Sachse plat into one lot:

- Applicant: Terminus Land Surveying, Inc.
- Owner: Billy F. Hutchison Jr. & Tammy Hutchison
- Size: Approximately 1.042 acres
- The property is zoned Old Town District - Neighborhood District

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.

[Staff Presentation - Hutchison Addition.pdf \(658 KB\)](#)

[Hutchison Addition - Final Plat.pdf \(3,115 KB\)](#)

Final Plat Hutchison Addition

PLANNING & ZONING COMMISSION

SEPTEMBER 14, 2020



Request

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.

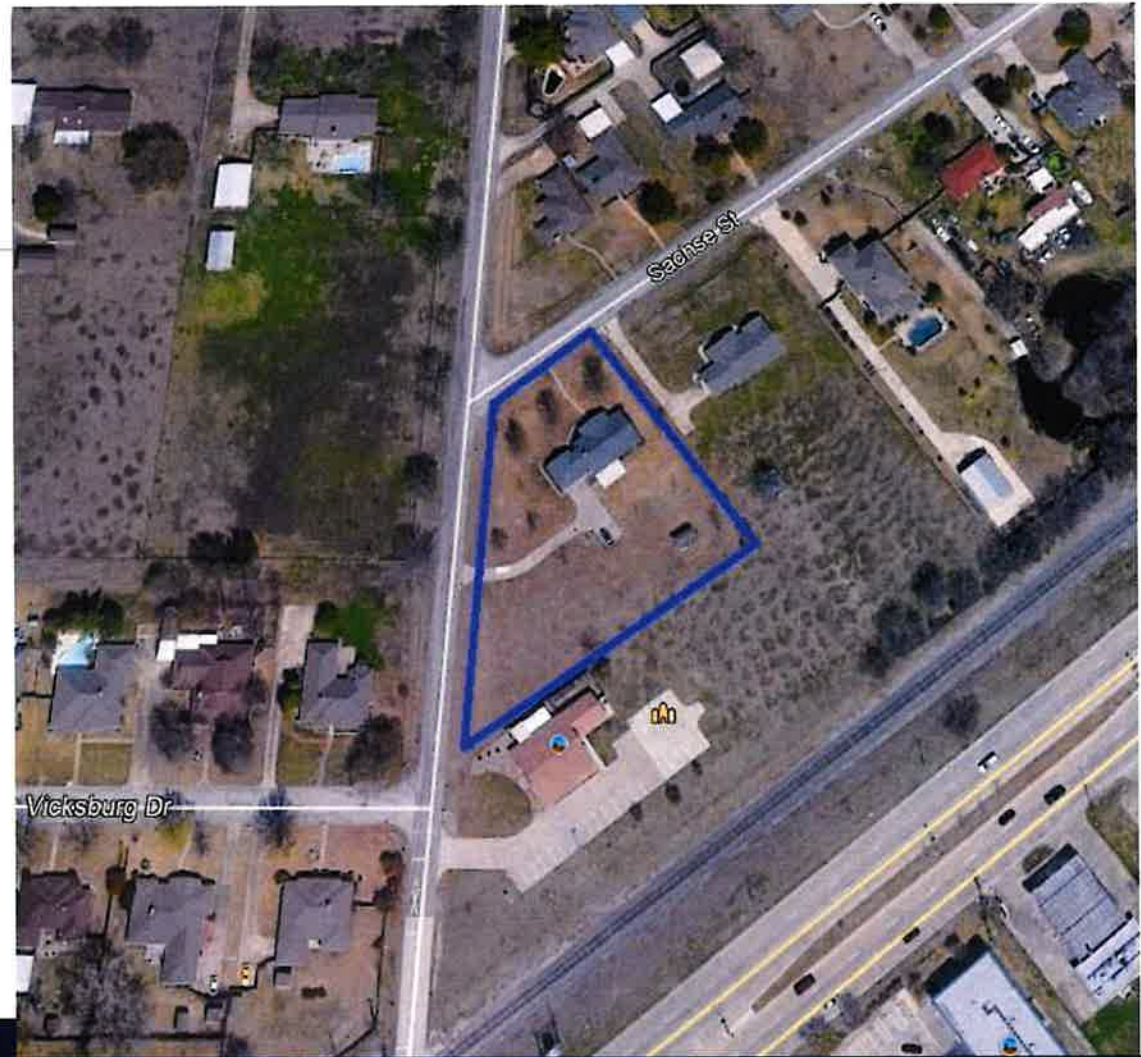


Project Information

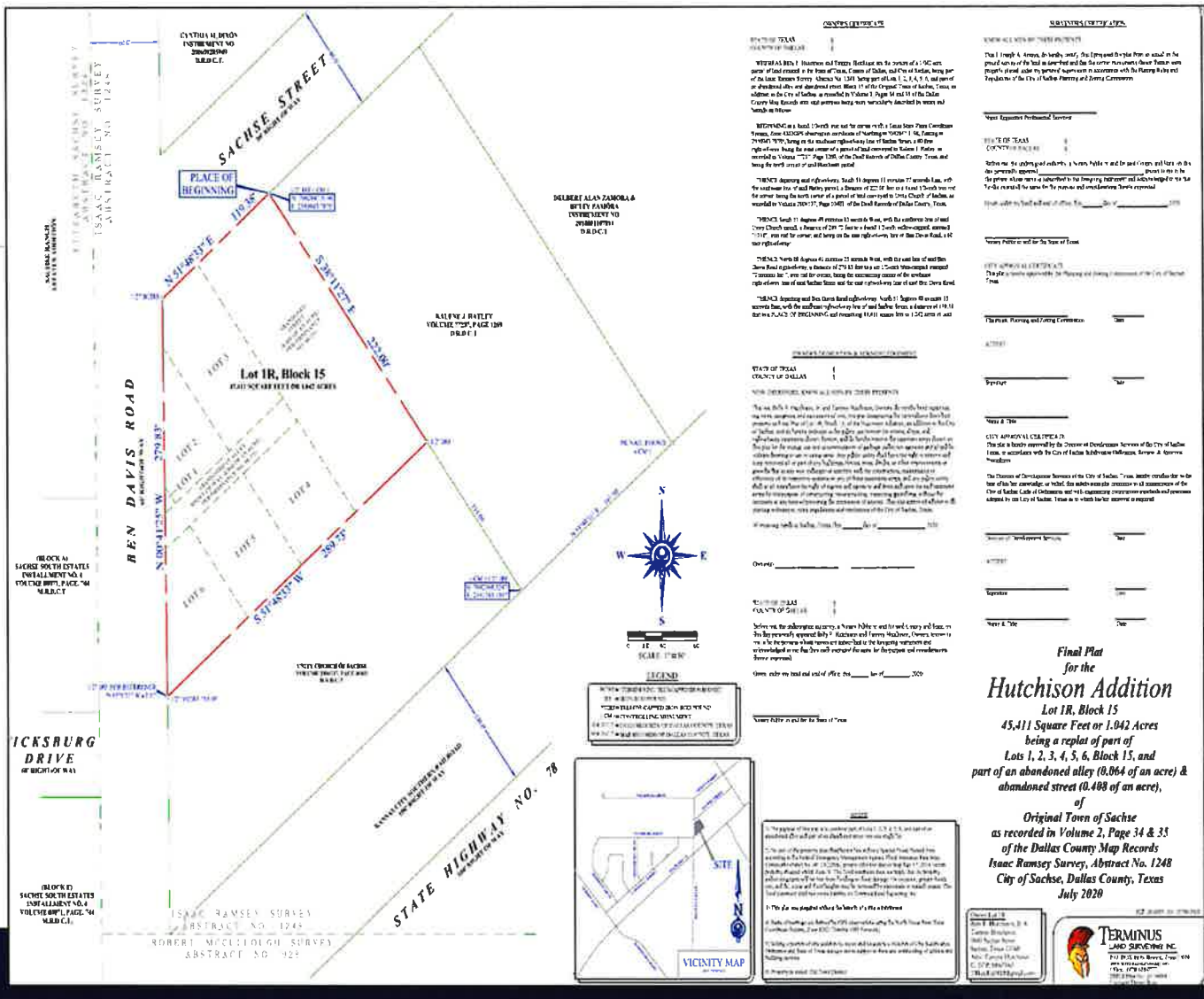
- Proposal to final plat 1 single-family detached lot
- Applicant: Terminus Land Surveying, Inc.
- Owner: Billy F. Hutchison Jr. & Tammy Hutchison
- Size: Approximately 1.042 acres
- Site Attributes: Single-Family detached home on property
- Current Zoning: Old Town Zoning District – Neighborhood District

Aerial Map

The subject property is generally located at the southeast corner of Ben Davis Road and Sachse Street.



Proposed Plat

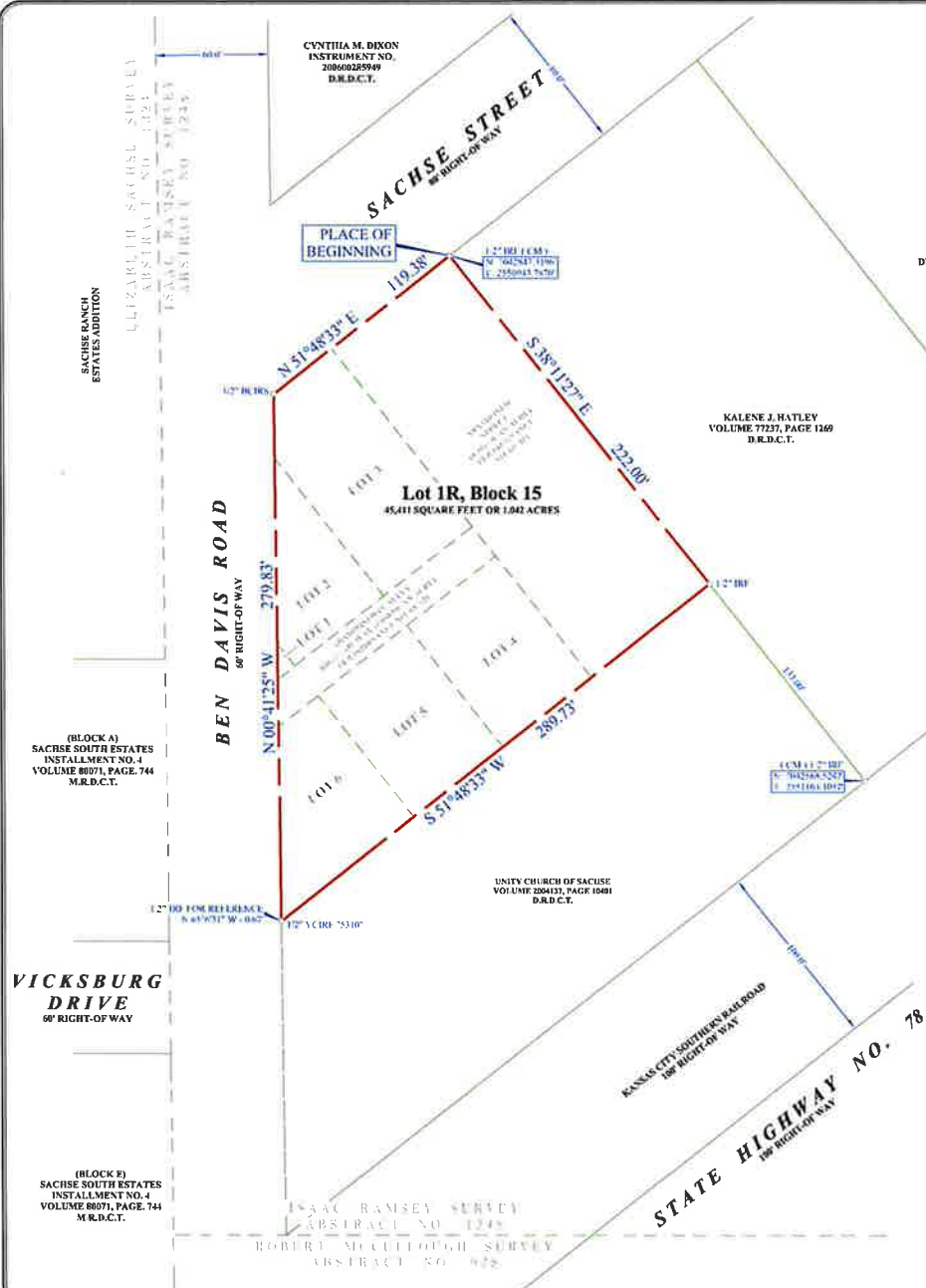


Staff Recommendation

- 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.

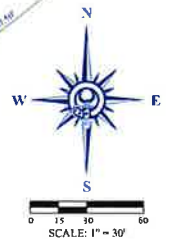
Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.





DELBERT ALAN ZAMORA &
BETTY ZAMORA
INSTRUMENT NO.
201808180711
D.R.D.C.T.

KALENE J. HATLEY
VOLUME 77237, PAGE 1249
D.R.D.C.T.



BCRS - (1) BOUNDARY SURVEY (2) C-APPENDIX (3) BOUNDARY
IRF - IRON ROD FOUND
VCIR - VERTICAL CURVED IRON ROD FOUND
CM - CONCRETE MASONRY
D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
M.B.D.C.T. - METRIC DEED RECORDS OF DALLAS COUNTY, TEXAS



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Billy F. Hutchison and Tammy Hutchison are the owners of a 1.042 acre parcel of land situated in the State of Texas, County of Dallas, and City of Sachse, being part of the Isaac Ramsey Survey, Abstract No. 1248, being part of Lots 1, 2, 3, 4, 5, 6, and part of an abandoned alley and abandoned street, Block 15 of the Original Town of Sachse, Texas, in addition to the City of Sachse, as recorded in Volume 2, Pages 34 and 35 of the Dallas County Map Records with said premises being more particularly described by metes and bounds as follows:

BEGINSING at a found 10-inch iron rod for center (with a Texas State Plane Coordinate System, Zone 4202) (GPS observation coordinate of Northing = 7042847.3196, Easting = 2550943.7870), being on the southern right-of-way line of Sachse Street, a 80 foot right-of-way, being the west corner of a parcel of land conveyed to Kalene J. Hatley, as recorded in Volume 77237, Page 1269, of the Deed Records of Dallas County, Texas, and being the north corner of said Hutchison parcel.

THENCE departing said right-of-way, South 38 degrees 11 minutes 27 seconds East, with the southeast line of said Hatley parcel, a distance of 222.80 feet to a found 1/2-inch blue-iron rod for center, being the north corner of a parcel of land conveyed to Unity Church of Sachse, as recorded in Volume 2004137, Page 10401, of the Deed Records of Dallas County, Texas;

THENCE South 51 degrees 48 minutes 33 seconds West, with the northwest line of said Unity Church parcel, a distance of 289.73 feet to a found 1/2-inch yellow-capped, stamped "5310", iron rod for corner, and being on the east right-of-way line of Ben Davis Road, a 60 foot right-of-way;

THENCE North 06 degrees 41 minutes 25 seconds West, with the east line of said Ben Davis Road right-of-way, a distance of 279.83 feet to a set 1/2-inch blue-capped, stamped "Terminus Inc.", iron rod for corner, being the intersecting corner of the southeast right-of-way line of said Sachse Street and the east right-of-way line of said Ben Davis Road;

THENCE departing said Ben Davis Road right-of-way, North 51 degrees 48 minutes 33 seconds East, with the southeast right-of-way line of said Sachse Street, a distance of 119.38 feet to PLACE OF BEGINNING and containing 45,411 square feet or 1.042 acres of land.

OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Billy F. Hutchison, Jr. and Tammy Hutchison, Owners, do hereby bestow, convey, our heirs, assigns, and successors in law, this plat designating the heretofore described property as a Sub Plot of Lot 1R, Block 15, of the Hutchison Addition, an addition to the City of Sachse, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement shown thereon 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 of grounds that in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or any of these easements, and any public utility shall at all times have the right of ingress and egress in and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, maintaining, without the necessity, at any time of possessing the permission of anyone. This plat approval subject to all planning, engineering, rules, regulations and resolutions of the City of Sachse, Texas.

Witness our hands in Sachse, Texas, this _____ day of _____, 2020.

Owner(s) _____

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 Billy F. Hutchison and Tammy Hutchison, Owners, known to me to be the persons whose names are subscribed in the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Joseph A. Arroyo, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Planning Rules and Regulations of the City of Sachse Planning and Zoning Commission.

Name Registered Professional Surveyor _____

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and 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 _____

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Director of Development Services of the City of Sachse, Texas, in accordance with the City of Sachse Subdivision Ordinance, Review, & Approval Procedures.

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

Director of Development Services _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

**Final Plat
for the
Hutchison Addition
Lot 1R, Block 15
45,411 Square Feet or 1.042 Acres
being a replat of part of
Lots 1, 2, 3, 4, 5, 6, Block 15, and
part of an abandoned alley (0.064 of an acre) &
abandoned street (0.408 of an acre),
of
Original Town of Sachse
as recorded in Volume 2, Page 34 & 35
of the Dallas County Map Records
Isaac Ramsey Survey, Abstract No. 1248
City of Sachse, Dallas County, Texas
July 2020**

Charles Led IR
Edly F. Hutchison, Jr. &
Tammy Hutchison
20000 N. Highway 78
Sachse, Texas 75048
Attn: Tammy Hutchison
C: (972) 921-2915
THH@hutchison.com

**TERMINUS
LAND SURVEYS, INC.**
P.O. Box 1000, Sachse, Texas 75048
www.terminusland.com
Phone: (972) 628-6777
Toll Free: 1-800-265-6666
Contact: David Ross



Agenda Item Details

Meeting	Sep 14, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	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.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve as presented.

Public Content

BACKGROUND

The applicant is proposing to final plat:

- Two streets (The Station Boulevard and The Commons Parkway) and one City owned lot
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: PMB Station Developer, LLC. and City of Sachse
- Size: Approximately 5.43 acres
- The property is zoned PGBT - Turnpike Commercial and Turnpike Mixed-Use District

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.

The Station Major Infrastructure Ph1 Final Plat.pdf (686 KB)

Staff Presentation - Final Plat The Station Infrastructure Phase I.pdf (806 KB)

Final Plat The Station Major Infrastructure Phase 1

PLANNING & ZONING COMMISSION

SEPTEMBER 14, 2020



Request

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.

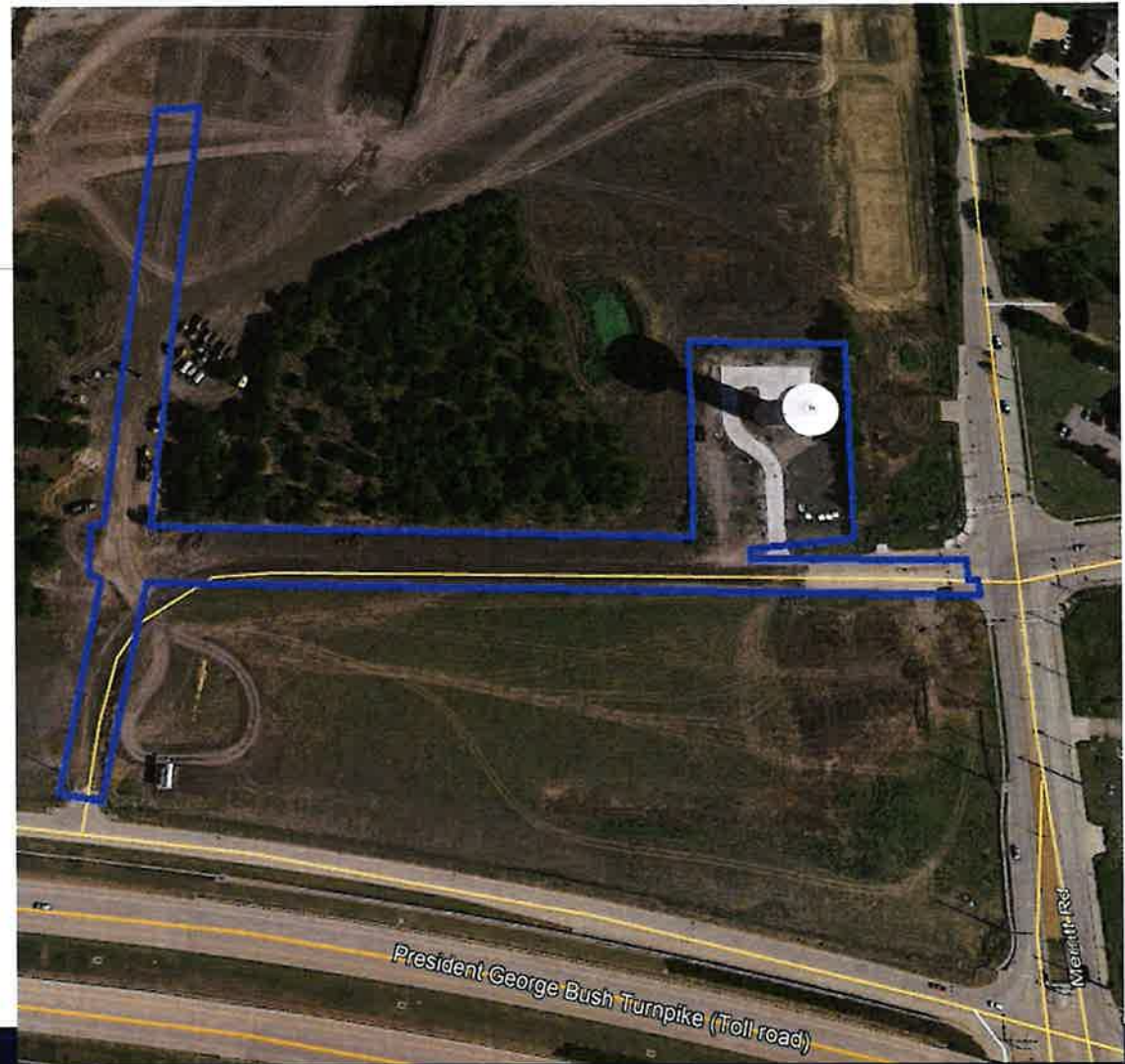


Project Information

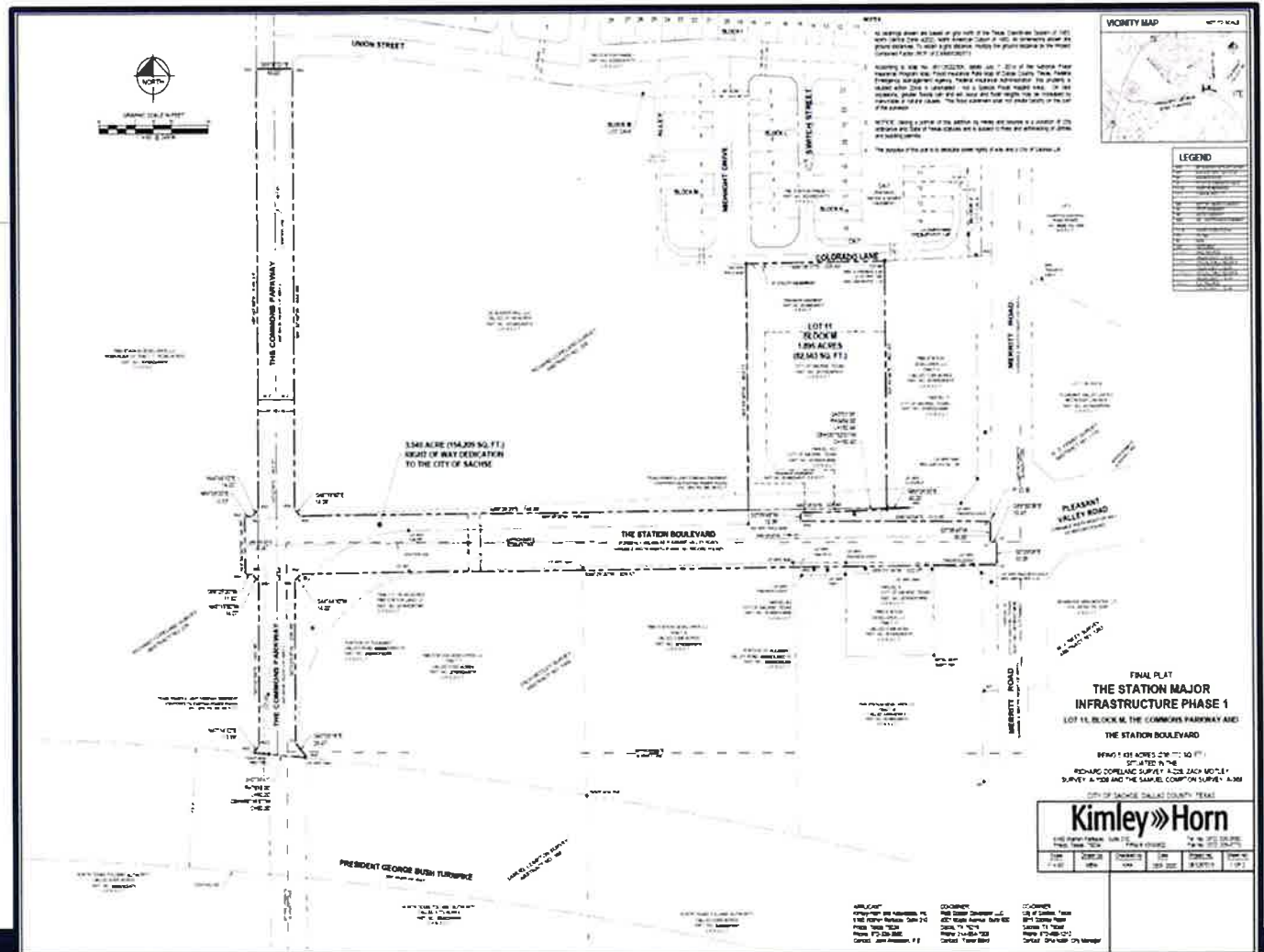
- Proposal to final plat two streets (The Station Boulevard and The Commons Parkway) and one City owned lot
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: PMB Station Developer, LLC. and City of Sachse
- Size: Approximately 5.43 acres
- Site Attributes: Newly constructed streets and water tower
- Current Zoning: PGBT – Turnpike Commercial and Turnpike Mixed-Use

Aerial Map

The subject property is generally located west of Merritt Road and north of the President George Bush Turnpike frontage road.



Proposed Plat

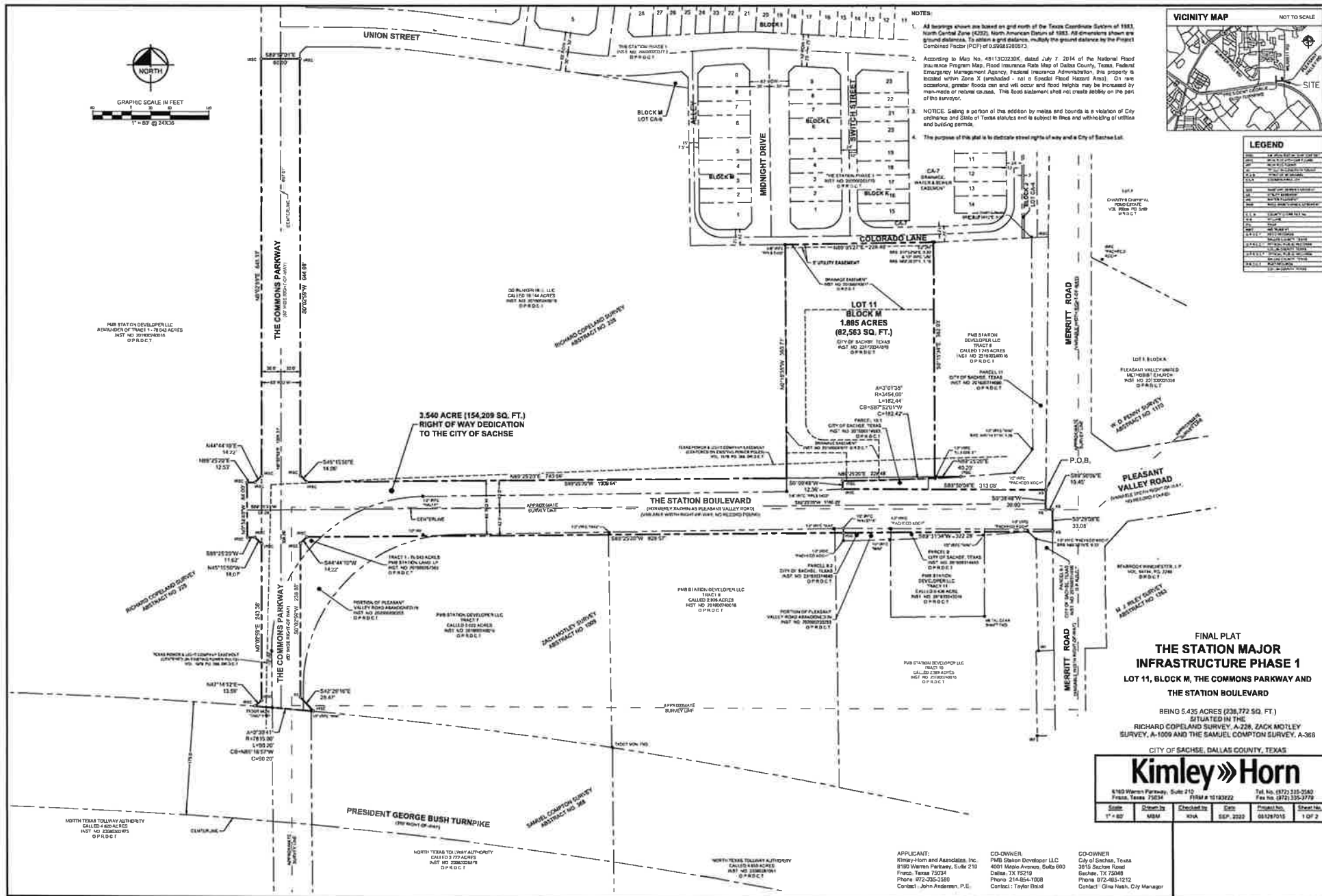


Staff Recommendation

- 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.





LEGEND	
1	THE COMMONS PARKWAY
2	THE STATION BOULEVARD
3	THE STATION MAJOR INFRASTRUCTURE PHASE 1
4	LOT 11, BLOCK M, THE COMMONS PARKWAY
5	LOT 11, BLOCK M, THE COMMONS PARKWAY
6	LOT 11, BLOCK M, THE COMMONS PARKWAY
7	LOT 11, BLOCK M, THE COMMONS PARKWAY
8	LOT 11, BLOCK M, THE COMMONS PARKWAY
9	LOT 11, BLOCK M, THE COMMONS PARKWAY
10	LOT 11, BLOCK M, THE COMMONS PARKWAY
11	LOT 11, BLOCK M, THE COMMONS PARKWAY
12	LOT 11, BLOCK M, THE COMMONS PARKWAY
13	LOT 11, BLOCK M, THE COMMONS PARKWAY
14	LOT 11, BLOCK M, THE COMMONS PARKWAY
15	LOT 11, BLOCK M, THE COMMONS PARKWAY
16	LOT 11, BLOCK M, THE COMMONS PARKWAY
17	LOT 11, BLOCK M, THE COMMONS PARKWAY
18	LOT 11, BLOCK M, THE COMMONS PARKWAY
19	LOT 11, BLOCK M, THE COMMONS PARKWAY
20	LOT 11, BLOCK M, THE COMMONS PARKWAY
21	LOT 11, BLOCK M, THE COMMONS PARKWAY
22	LOT 11, BLOCK M, THE COMMONS PARKWAY
23	LOT 11, BLOCK M, THE COMMONS PARKWAY
24	LOT 11, BLOCK M, THE COMMONS PARKWAY
25	LOT 11, BLOCK M, THE COMMONS PARKWAY
26	LOT 11, BLOCK M, THE COMMONS PARKWAY
27	LOT 11, BLOCK M, THE COMMONS PARKWAY
28	LOT 11, BLOCK M, THE COMMONS PARKWAY
29	LOT 11, BLOCK M, THE COMMONS PARKWAY
30	LOT 11, BLOCK M, THE COMMONS PARKWAY
31	LOT 11, BLOCK M, THE COMMONS PARKWAY
32	LOT 11, BLOCK M, THE COMMONS PARKWAY
33	LOT 11, BLOCK M, THE COMMONS PARKWAY
34	LOT 11, BLOCK M, THE COMMONS PARKWAY
35	LOT 11, BLOCK M, THE COMMONS PARKWAY
36	LOT 11, BLOCK M, THE COMMONS PARKWAY
37	LOT 11, BLOCK M, THE COMMONS PARKWAY
38	LOT 11, BLOCK M, THE COMMONS PARKWAY
39	LOT 11, BLOCK M, THE COMMONS PARKWAY
40	LOT 11, BLOCK M, THE COMMONS PARKWAY
41	LOT 11, BLOCK M, THE COMMONS PARKWAY
42	LOT 11, BLOCK M, THE COMMONS PARKWAY
43	LOT 11, BLOCK M, THE COMMONS PARKWAY
44	LOT 11, BLOCK M, THE COMMONS PARKWAY
45	LOT 11, BLOCK M, THE COMMONS PARKWAY
46	LOT 11, BLOCK M, THE COMMONS PARKWAY
47	LOT 11, BLOCK M, THE COMMONS PARKWAY
48	LOT 11, BLOCK M, THE COMMONS PARKWAY
49	LOT 11, BLOCK M, THE COMMONS PARKWAY
50	LOT 11, BLOCK M, THE COMMONS PARKWAY
51	LOT 11, BLOCK M, THE COMMONS PARKWAY
52	LOT 11, BLOCK M, THE COMMONS PARKWAY
53	LOT 11, BLOCK M, THE COMMONS PARKWAY
54	LOT 11, BLOCK M, THE COMMONS PARKWAY
55	LOT 11, BLOCK M, THE COMMONS PARKWAY
56	LOT 11, BLOCK M, THE COMMONS PARKWAY
57	LOT 11, BLOCK M, THE COMMONS PARKWAY
58	LOT 11, BLOCK M, THE COMMONS PARKWAY
59	LOT 11, BLOCK M, THE COMMONS PARKWAY
60	LOT 11, BLOCK M, THE COMMONS PARKWAY
61	LOT 11, BLOCK M, THE COMMONS PARKWAY
62	LOT 11, BLOCK M, THE COMMONS PARKWAY
63	LOT 11, BLOCK M, THE COMMONS PARKWAY
64	LOT 11, BLOCK M, THE COMMONS PARKWAY
65	LOT 11, BLOCK M, THE COMMONS PARKWAY
66	LOT 11, BLOCK M, THE COMMONS PARKWAY
67	LOT 11, BLOCK M, THE COMMONS PARKWAY
68	LOT 11, BLOCK M, THE COMMONS PARKWAY
69	LOT 11, BLOCK M, THE COMMONS PARKWAY
70	LOT 11, BLOCK M, THE COMMONS PARKWAY
71	LOT 11, BLOCK M, THE COMMONS PARKWAY
72	LOT 11, BLOCK M, THE COMMONS PARKWAY
73	LOT 11, BLOCK M, THE COMMONS PARKWAY
74	LOT 11, BLOCK M, THE COMMONS PARKWAY
75	LOT 11, BLOCK M, THE COMMONS PARKWAY
76	LOT 11, BLOCK M, THE COMMONS PARKWAY
77	LOT 11, BLOCK M, THE COMMONS PARKWAY
78	LOT 11, BLOCK M, THE COMMONS PARKWAY
79	LOT 11, BLOCK M, THE COMMONS PARKWAY
80	LOT 11, BLOCK M, THE COMMONS PARKWAY
81	LOT 11, BLOCK M, THE COMMONS PARKWAY
82	LOT 11, BLOCK M, THE COMMONS PARKWAY
83	LOT 11, BLOCK M, THE COMMONS PARKWAY
84	LOT 11, BLOCK M, THE COMMONS PARKWAY
85	LOT 11, BLOCK M, THE COMMONS PARKWAY
86	LOT 11, BLOCK M, THE COMMONS PARKWAY
87	LOT 11, BLOCK M, THE COMMONS PARKWAY
88	LOT 11, BLOCK M, THE COMMONS PARKWAY
89	LOT 11, BLOCK M, THE COMMONS PARKWAY
90	LOT 11, BLOCK M, THE COMMONS PARKWAY
91	LOT 11, BLOCK M, THE COMMONS PARKWAY
92	LOT 11, BLOCK M, THE COMMONS PARKWAY
93	LOT 11, BLOCK M, THE COMMONS PARKWAY
94	LOT 11, BLOCK M, THE COMMONS PARKWAY
95	LOT 11, BLOCK M, THE COMMONS PARKWAY
96	LOT 11, BLOCK M, THE COMMONS PARKWAY
97	LOT 11, BLOCK M, THE COMMONS PARKWAY
98	LOT 11, BLOCK M, THE COMMONS PARKWAY
99	LOT 11, BLOCK M, THE COMMONS PARKWAY
100	LOT 11, BLOCK M, THE COMMONS PARKWAY

FINAL PLAT
THE STATION MAJOR
INFRASTRUCTURE PHASE 1
LOT 11, BLOCK M, THE COMMONS PARKWAY AND
THE STATION BOULEVARD
BEING 5.435 ACRES (238,772 SQ. FT.)
SITUATED IN THE
RICHARD COPELAND SURVEY, A-228, ZACK MOTTLEY
SURVEY, A-1009 AND THE SAMUEL COMPTON SURVEY, A-368
CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn	
6163 Warren Parkway, Suite 210 Frisco, Texas 75034	215M A 10180222
Tel No. (972) 335-2580 Fax No. (972) 335-2779	
Scale: 1" = 80'	ASBM
Drawn By: KHA	Checked By: SEP 2022
Project No: 001297015	Sheet No: 1 OF 2

APPLICANT: Kimley-Horn and Associates, Inc.
6163 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-2580
Contact: John Anderson, P.E.

CO-OWNER: PMS Station Developer LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-854-1008
Contact: Taylor Blaud

CO-OWNER: City of Sachse, Texas
2815 Sachse Road
Sachse, TX 75048
Phone: 972-465-1212
Contact: Gine Nash, City Manager

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, PMS STATION DEVELOPERS LLC AND CITY OF SACHS, TEXAS, are the sole owners of a tract of land situated in the Richard Copeland Survey, Assent No. 178, in the Patch-Water Survey, Assent No. 1009 and the Samuel Compton Survey, Assent No. 100, City of Sachse, Dallas County, Texas, and being a portion of a vested 78.043-acre tract of land described as Tract 1, a portion of a vested 3.022-acre tract of land described as Tract 7, a portion of a vested 2.569-acre tract of land described as Tract 8, a portion of a vested 1.345-acre tract of land described as Tract 9, a portion of a vested 10.144-acre tract of land described as Tract 10 and a portion of a vested 1.345-acre tract of land described as Tract 11, all described in a Special Warranty Deed to PMS Station Developers LLC, recorded in Instrument No. 20100204168, Official Public Records, Dallas County, Texas, a portion of Pleasant Valley Road, Assent No. 1009, and being a portion of a vested 1.345-acre tract of land described as Tract 10 and a portion of a vested 1.345-acre tract of land described as Tract 11, all described in a Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 20100204168, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEINGMORE or an "X" cut set in a concrete curb for the southeast corner of a called Parcel 11, described in a Outbound Deed to the City of Sachse, Texas, recorded in Instrument No. 20100204168, Official Public Records, Dallas County, Texas, same being in the intersection of Merrill Road, a variable width right of way with said Pleasant Valley Road, a variable width right of way.

THENCE South 09°38'48" West, departing the southeast corner of said Parcel 11, crossing said Pleasant Valley Road, along the extension of the easement line of said Parcel 11, a distance of 30.00 feet to an "X" cut set for a corner in the original subdivision of said Pleasant Valley Road.

THENCE South 89°30'00" East, along the original centerline of said Pleasant Valley Road, a distance of 10.45 feet to an "X" cut set for a corner.

THENCE South 09°27'59" East, departing said northernmost continuing across said Pleasant Valley Road and along the northern extension of the easement line of a called Parcel 8-1 as described in a Outbound Deed to the City of Sachse, Texas, a distance of 30.00 feet to an "X" cut set for the northeast corner of said Parcel 8-1.

THENCE North 89°30'08" West, along the northern line of said Parcel 8-1, the northern line of a called Parcel 9 as described in a Outbound Deed to the City of Sachse, Texas, and the northern line of a called Parcel 8-2 as described in a Outbound Deed to the City of Sachse, Texas, continuing to a distance of 22.23 feet to a 10-inch iron rod with a plastic cap, stamped "HMA 5714" found for the northwest corner of said Parcel 8-2, same being the westerly, northeast corner of a Outbound Deed to PMS Station Developers LLC Inc., same also being the current southerly right of way line of a Outbound Deed to PMS Station Developers LLC Inc.

THENCE South 09°08'52" West, departing the southerly right of way line of said Pleasant Valley Road, along the westerly line of said Parcel 8-2 and an easement line of said 2.569-acre tract, a distance of 8.87 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for a corner.

THENCE South 89°27'50" West, departing the westerly line of said Parcel 8-2, crossing said 2.569-acre tract, a distance of 2.569-acre PMS Station Developers LLC Inc., a distance of 322.23 feet to a 10-inch iron rod with a plastic cap, stamped "HMA 5714" found for the northwest corner of said Parcel 8-2, same being the westerly, northeast corner of a Outbound Deed to PMS Station Developers LLC Inc., same also being the current southerly right of way line of a Outbound Deed to PMS Station Developers LLC Inc.

THENCE South 44°14'10" West, continuing across said 78.043-acre PMS Station Developers LLC Inc., a distance of 14.72 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for a corner.

THENCE South 09°27'59" West, continuing across said 78.043-acre PMS Station Developers LLC Inc. tract and a Outbound Deed to PMS Station Developers LLC Inc., a distance of 238.88 feet to an "X" cut set near the northern edge of a concrete curb return.

THENCE South 42°28'18" East, continuing across said a Outbound Deed to PMS Station Developers LLC Inc. tract and a Outbound Deed to PMS Station Developers LLC Inc., a distance of 28.47 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for a corner on the southerly line of said 3.022-acre tract, same being on the northern right of way line of President George Bush Turnpike, a 350' wide right of way as described in a called 3.772-acre tract of land to the North Texas Turnpike Authority, in a Deed, recorded in Instrument No. 20080203078, Official Public Records, Dallas County, Texas, same being at the beginning of a non-tangent curve to the left having a central angle of 89°39'41", a radius of 7.81550 feet, a chord bearing and distance of North 89°10'57" West, 89.20 feet.

THENCE in a northeasterly direction, along the northern right of way line of said President George Bush Turnpike as described in said 3.772-acre tract and in a called 4.252-acre tract of land to the North Texas Turnpike Authority, in a Deed, recorded in Instrument No. 20080203078, Official Public Records, Dallas County, Texas, with said curve to the left, an arc distance of 80.20 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for a corner on the southerly line of a Outbound Deed to PMS Station Developers LLC Inc.

THENCE North 42°14'12" East, departing the northern right of way line of said President George Bush Turnpike and crossing said 78.043-acre PMS Station Developers LLC Inc. tract, a distance of 1.88 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for a corner.

THENCE North 09°02'59" East, continuing across said 78.043-acre PMS Station Developers LLC Inc. tract, a distance of 182.75 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for a corner.

THENCE South 89°37'31" East, continuing across said 78.043-acre PMS Station Developers LLC Inc. tract, a distance of 60.00 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for a corner on the westerly line of a called 10.144-acre tract of land as described in a Special Warranty Deed to 200 Turner Hill, LLC, recorded in Instrument No. 20100204168, Official Public Records, Dallas County, Texas.

THENCE South 09°02'59" West, along the westerly line of said 10.144-acre tract, a distance of 64.68 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for a corner.

THENCE South 45°12'50" East, continuing along the westerly line of said 10.144-acre tract, a distance of 14.05 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for the southeast corner of said 10.144-acre tract.

THENCE North 89°33'30" East, along the southerly line of said 10.144-acre tract, a distance of 74.36 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for the southeast corner of said 10.144-acre tract, same being on the westerly line of a Outbound Deed to the City of Sachse, Texas, recorded in Instrument No. 20100204168, said Official Public Records.

THENCE North 09°15'23" West, along the westerly line of said 10.144-acre tract and the westerly line of said City of Sachse, Texas, a distance of 388.71 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA 5480" found for the westerly northeast corner of said 10.144-acre tract and the northeast corner of said City of Sachse, Texas, same also being on the southerly line of The Station Phase 1, an addition to the City of Sachse, Texas, recorded in Instrument No. 20100204168, Official Public Records, Dallas County, Texas.

THENCE North 89°59'57" East, along the northern line of said City of Sachse, Texas, and the southerly line of said The Station Phase 1, a distance of 228.48 feet to the northeast corner of said City of Sachse, Texas, same being the northeast corner of a Outbound Deed to PMS Station Developers LLC Inc., from said corner, a 10-inch iron rod with a plastic cap, stamped "HMA 5480" found for the northeast corner of said 10.144-acre tract and the northeast corner of said City of Sachse, Texas, same also being on the southerly line of The Station Phase 1, an addition to the City of Sachse, Texas, recorded in Instrument No. 20100204168, Official Public Records, Dallas County, Texas.

THENCE South 89°15'54" East, departing the southerly line of said The Station Phase 1, along the westerly line of said City of Sachse, Texas, and the westerly line of said 1.345-acre PMS Station Developers LLC Inc., a distance of 262.03 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for a corner.

THENCE North 89°27'50" East, departing the southerly line of said City of Sachse, Texas, and the westerly line of said 1.345-acre PMS Station Developers LLC Inc. tract, crossing said 1.345-acre tract, a distance of 40.30 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for a corner on the southerly line of said 1.345-acre tract and the northern right of way line of a Outbound Deed to PMS Station Developers LLC Inc., same being at the beginning of a non-tangent curve to the right having a central angle of 89°10'57", a radius of 7.81550 feet, a chord bearing and distance of South 89°20'41" West, 182.42 feet.

THENCE in a southeasterly direction, along the southerly line of said 1.345-acre tract, the southerly line of said City of Sachse, Texas, the northern right of way line of said Pleasant Valley Road as described in said Parcel 11 and as described in a called Parcel 10-1 described in a Outbound Deed to the City of Sachse, Texas, recorded in Instrument No. 20100204168, said Official Public Records, with said curve to the right, an arc distance of 187.44 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for the northeast corner of said Parcel 10-1.

THENCE South 09°08'48" West, continuing along the southerly line of said City of Sachse, Texas, the northern right of way line of said Pleasant Valley Road and the westerly line of said Parcel 10-1, a distance of 12.36 feet to a 5/8-inch iron rod with a plastic cap, stamped "HMA" set for the southeast corner of said Parcel 10-1.

THENCE South 89°32'54" East, along the southerly line of said Parcel 10-1 and the southerly line of a Outbound Deed to PMS Station Developers LLC Inc., a distance of 213.08 feet to the POINT OF BEGINNING and containing 3.425 acres (238,772 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, PMS STATION DEVELOPERS LLC, and the CITY OF SACHS, TEXAS, (Owners) do hereby bind themselves and their heirs, assigns and successors in title the said plat designating the hereinabove described property as THE STATION MAJOR INFRASTRUCTURE PHASE 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, repairing, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS OUR HANDS AT _____ TEXAS, this _____ day of _____, 2020.

By: PMS STATION DEVELOPERS LLC, a Texas limited liability company

By: PMS Station Land LP, a Texas limited partnership,
its managerBy: PMS Station Land GP, LLC, a Texas limited liability company,
its general partnerBy: _____
Name: K. TAYLOR BARD
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 K. TAYLOR BARD, 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

By: CITY OF SACHS, TEXAS, a Texas home rule municipal corporation

Signature
Printed 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

SURVEYOR'S CERTIFICATION

KNOW ALL MENBY 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
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. 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 _____, 2020.

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 and belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering certification statements and processes required 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
**THE STATION MAJOR
INFRASTRUCTURE PHASE 1**
LOT 11, BLOCK M, THE COMMONS PARKWAY AND
THE STATION BOULEVARD

BEING 5.435 ACRES (238,772 SQ. FT.)
SITUATED IN THE
RICHARD COPELAND SURVEY, A-228, ZACK MOTLEY
SURVEY, A-1009 AND THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHS, DALLAS COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034	File # 10183822	Tel. No. (972) 335-3580 Fax No. (972) 335-3778
Subs: WA	Owner/By: JMH	Created By: KHA
Date: SEP 2020	Project No.:	Sheet No.:
	181381715	2 OF 3

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

CO-OWNER:
PMS Station Developers LLC
4001 Maple Avenue, Suite 500
Dallas, TX 75219
Phone: 214-654-7098
Contact: Taylor Bard

CO-OWNER:
City of Sachse, Texas
3815 Sachse Road
Sachse, TX 75048
Phone: 972-485-1212
Contact: Gina Nash, City Manager



Agenda Item Details

Meeting	Sep 14, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	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.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve as presented

Public Content

BACKGROUND

The applicant is proposing to preliminary plat:

- Two commercial lots;
- Applicant: David Jones, David Jones Companies
- Owner: The Trull Foundation
- Size: Approximately 3.942 acres
- The property is zoned PGBT - Turnpike Mixed-Use District

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 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.

Trull Center - Preliminary Plat.pdf (564 KB)

Staff Presentation - Preliminary Plat - Trull Center.pdf (870 KB)

Preliminary Plat Trull Center

PLANNING & ZONING COMMISSION

SEPTEMBER 14, 2020



Request

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

Project Information

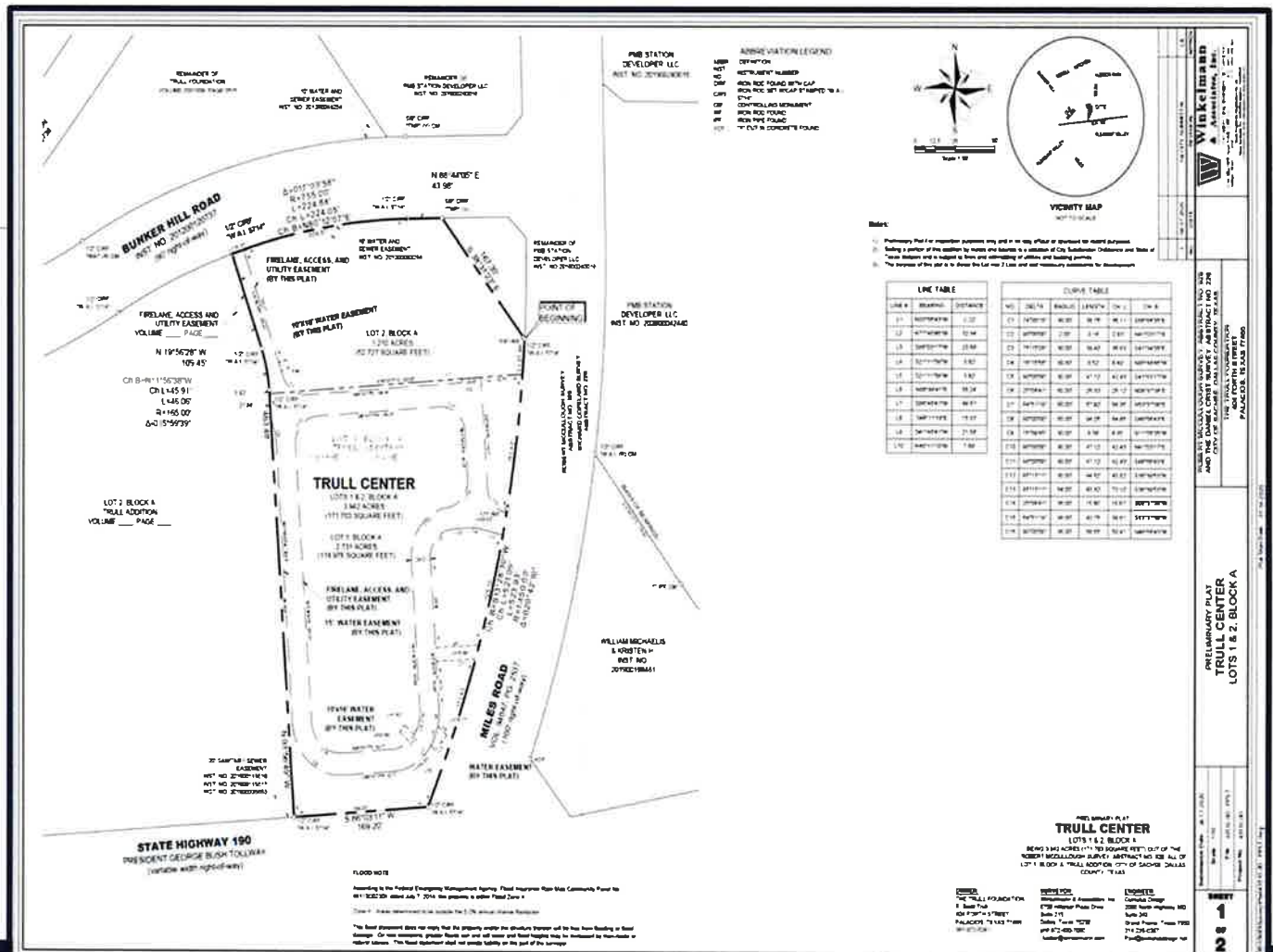
- Proposal to final plat two lots
- Applicant: Winkelmann & Associates, Inc.
- Owner: The Trull Foundation
- Size: Approximately 3.942 acres
- Site Attributes: Vacant property
- Current Zoning: PGBT – Turnpike Mixed-Use

Aerial Map

The subject property is generally located west of Miles Road and south of Bunker Hill Road.



Proposed Plat

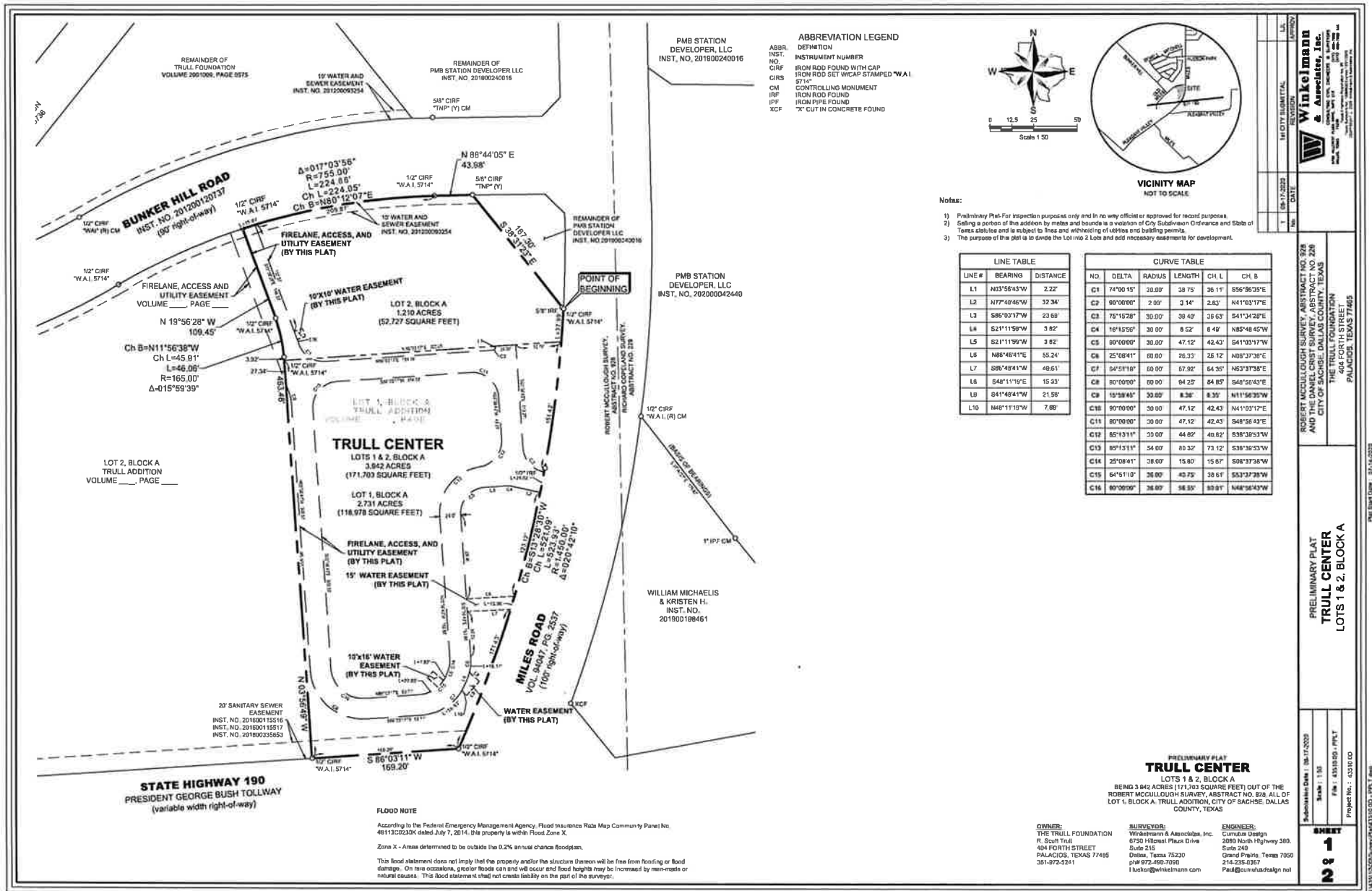


Staff Recommendation

- 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 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.





STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, THE TRULL FOUNDATION, is the sole owner of a tract of land situated in the ROBERT MCCULLOUGH SURVEY, ABSTRACT NO. 828, in the City of Sachse, Dallas County, Texas, and being all of Lot 1, Block A, Trull Addition, in addition to the City of Sachse, Dallas County, Texas, as recorded in Volume _____ Page _____ Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.J. 5714" found for a Northeastly corner of said Lot 1 and at the intersection of the Southeastly line of a tract of land described in a deed to PMS Station Developer LLC as recorded in County Clerk's Instrument Number 2010002943019, Official Public Records, Dallas County, Texas (O.P.R.C.D.C.T.) and the Westly right-of-way line of Misa Road, a 100' right-of-way, as dedicated to the City of Sachse in Volume 48047, Page 2537, O.P.R.C.D.C.T., said iron rod being the beginning of a curve to the right having a radius of 1,430.00 feet, a central angle of 20 deg 42 min 10 sec, a chord bearing of South 13 deg 28 min 30 sec West and a chord length of 521.08 feet.

THENCE along the Westly right-of-way line of said Misa Road, the Easterly line of said Lot 1, and along said curve to the right, an arc distance of 521.03 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.J. 5714" found for the Southeastly corner of said Lot 1, said iron rod being situated at the intersection of the Northwesterly right-of-way line of State Highway 180 (President George Bush Turnpike), a variable width right-of-way, and the Westly right-of-way of said Misa Road;

THENCE South 85 deg 03 min 11 sec West, departing the Westly right-of-way line of said Misa Road and along the Northwesterly right-of-way line of said State Highway 180 and the Southeastly line of said Lot 1, a distance of 108.20 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.J. 5714" found for the Southeastly corner of said Lot 1 and the Southeastly corner of Lot 2, Block A, said Trull Addition;

THENCE departing the Northwesterly right-of-way of said State Highway 180 and along the Westly line of said Lot 1 and the Easterly line of said Lot 2 the following:

North 03 deg 56 min 48 sec West, a distance of 463.48 to a 1/2-inch iron rod with red plastic cap stamped "W.A.J. 5714" found for corner, said iron rod being the beginning of a curve to the left with a radius of 155.00 feet, a central angle of 15 deg 58 min 38 sec, a chord bearing of North 11 deg 50 min 38 sec West, and a chord length of 45.81 feet;

Along said curve to the left, an arc distance of 48.05 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.J. 5714" found for corner;

North 18 deg 58 min 28 sec West, a distance of 109.45 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.J. 5714" found for the Northeastly corner of said Lot 1 and the Northeastly corner of said Lot 2, said iron rod being situated in the Southeastly right-of-way of Burke Hill Road, a 80-foot right-of-way, as dedicated by County Clerk's Instrument Number 201260100707, Official Public Records, Dallas County, Texas, and being the beginning of a non-tangent curve to the right, with a radius of 755.00 feet, a central angle of 17 deg 05 min 58 sec, a chord bearing of North 80 deg 12 min 07 sec East, and a chord length of 224.05 feet;

THENCE along said non-tangent curve to the right, the Southeastly right-of-way of said Burke Hill Road, and the Northwesterly line of said Lot 1, an arc distance of 224.88 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.J. 5714" found for corner;

THENCE North 88 deg 44 min 05 sec East, continuing along the Northwesterly line of said Lot 1 and the Southeastly right-of-way of said Burke Hill Road, a distance of 43.38 feet to a 5/8-inch iron rod with yellow plastic cap stamped "TDP" found for a Northeastly corner of said Lot 1 and the Northeastly corner of said PMS Station Developer LLC tract;

THENCE South 36 deg 31 min 23 deg East, departing the Southeastly right-of-way of said Burke Hill Road and along the Southeastly line of said PMS Station Developer LLC tract and the Northeastly line of said Lot 1, a distance of 167.30 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 3,342 acres or 171,353 square feet of land, more or less.

Boundaries shown hereon are based upon an on-the-ground survey performed in the field on the 18th day of November, 2019, utilizing a G.P.S. surveying related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of Garland GPS Station No. 151 and 53.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, THE TRULL FOUNDATION, Owners, do hereby grant, dedicate and their heirs, assigns and successors of this this plat designating the hereinafter described property as **TRULL CENTER**, Lots 1 & 2, Block A, in addition to the City of Sachse, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown hereon, 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, repairing, without the necessity of any form of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations and restrictions of the City of Sachse, Texas.

Witness our hands at Sachse, Texas, this _____ day of _____, 2020.

Owner(s)

THE TRULL FOUNDATION

By

R. Scott Trull
Chairman of the Board

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 R. Scott Trull, Owner, 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.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

Approved for preparation of final plat for the subdivisions shown on this plat.

APPROVED BY Planning and Zoning Commission
City of Sachse

Chairman, Planning and Zoning Commission

Date

ATTEST

Signature

Date

Name & Title

APPROVED BY City Council
City of Sachse

Date

ATTEST

City Secretary

Date

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lusker, do hereby certify that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Planning Rules and Regulations of the City of Sachse Planning and Zoning Commission.

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.

Leonard J. Lusker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Wilcrest Plaza Drive, Suite 215
Dallas, Texas 75230 Phone: (972) 490-7080

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lusker, 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.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE

The plat is hereby approved by the Director of Development Services of the City of Sachse, Texas, in accordance with the City of Sachse Subdivision Ordinances, Review & Approval Procedures.

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

Director of Development Services

Date

ATTEST:

Signature

Date

Name & Title

PRELIMINARY PLAT TRULL CENTER

LOTS 1 & 2, BLOCK A
BEING 3.842 ACRES (171,703 SQUARE FEET) OUT OF THE
ROBERT MCCULLOUGH SURVEY, ABSTRACT NO. 828, ALL OF
LOT 1, BLOCK A, TRULL ADDITION, CITY OF SACHSE, DALLAS
COUNTY, TEXAS

OWNER:
THE TRULL FOUNDATION
Contact: R. Scott Trull
404 FORTH STREET
PALACIOS, TEXAS 77465
361-672-5241

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Wilcrest Plaza Drive
Suite 215
Dallas, Texas 75230
phone 972-490-7080
jlusker@winkelmann.com

ENGINEER:
Cumulus Design
2080 North Highway 380,
Suite 240
Dallas, Texas 75089
214-255-0367
Paul@cumulusdesign.net

PRELIMINARY PLAT
TRULL CENTER
LOTS 1 & 2, BLOCK A

Submission Date: 06-11-2020

Scale: N/A

File: 4319.00 - PLAT

Project No: 4319.00

SHEET
2
2

U:\3371\3371000\Survey\33710000 - PLAT.dwg