



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

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

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

A. A. Regular Meeting 6:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, September 13, 2021 at 6:00 p.m. to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Consider approval of the July 19, 2021 meeting minutes.
4. Consider and act on a Final Plat for the Merritt Harmony Addition, generally located southeast of the intersection of Merritt Road and Harmony Hill Lane, within Sachse City limits.
5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
6. Adjournment.

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

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



Agenda Item Details

Meeting	Sep 13, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting 6:00 PM
Subject	3. Consider approval of the July 19, 2021 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Jul 19, 2021 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, July 19, 2021)

Members present

Travis Mondok, Fernando Gutierrez, Jeanie Marten, Scott Ohman, George Kemper, Brian Cox

Meeting called to order at 6:00 PM

Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, July 19, 2021, at 6:00 p.m. to consider the following items of business:

Chairperson Marten called the meeting to order at 6:00 PM.

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

Commissioner Kemper led the invocation, and Commissioner Ohman led the pledges.

3. Consider approval of the May 10, 2021, meeting minutes.

Commissioner Gutierrez made a motion to approve the minutes. Commissioner Ohman seconded the motion and with all voting in favor the motion passed unanimously.

4. Consider and act on a Preliminary Plat for the Apollo Addition, generally located south of the President George Bush Turnpike and more specifically located at the southwest corner of the intersection of the President George Bush Turnpike Frontage Road and Pleasant Valley Road, within Sachse City limits.

Development Director Matt Robinson presented the item. He stated that the applicant Pacheco Koch Consulting Engineers is proposing to preliminary plat one non-residential lot. The property is zoned PGBT-Turnpike Commercial which allows for commercial uses. After discussion, Commissioner Ohman made a motion to approve the preliminary plat, with a second by Commissioner Gutierrez, the motion passed unanimously.

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

Robinson updated the commissioners on the development projects and the status of each.

6. Adjournment.

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



Agenda Item Details

Meeting	Sep 13, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting 6:00 PM
Subject	4. Consider and act on a Final Plat for the Merritt Harmony Addition, generally located southeast of the intersection of Merritt Road and Harmony Hill Lane, within Sachse City limits.
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the plat as presented.

Public Content

BACKGROUND

The applicant is proposing to final plat:

- One non-residential lot;
- Applicant: Halff & Associates, Inc.
- Owner: CB & NG Holding Company, LLC
- Size: 5.16 acres
- The property is zoned PGBT-Turnpike Mixed-Use, which allows for commercial, office and residential uses.

OVERVIEW

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

POLICY

There are no policy considerations with this item.

RECOMMENDATION

Per Staff's technical review, the proposed 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.

[Merritt Harmony Addition Final Plat.pdf \(603 KB\)](#)

[Staff Presentation - Final Plat Merritt Harmony Addition.pdf \(730 KB\)](#)

Final Plat Merritt Harmony Addition

Planning & Zoning Commission

September 13, 2021



Request

Consider and act on a Final Plat for the Merritt Harmony Addition, generally located southeast of the intersection of Merritt Road and Harmony Hill Lane, within Sachse city limits.



Project Information

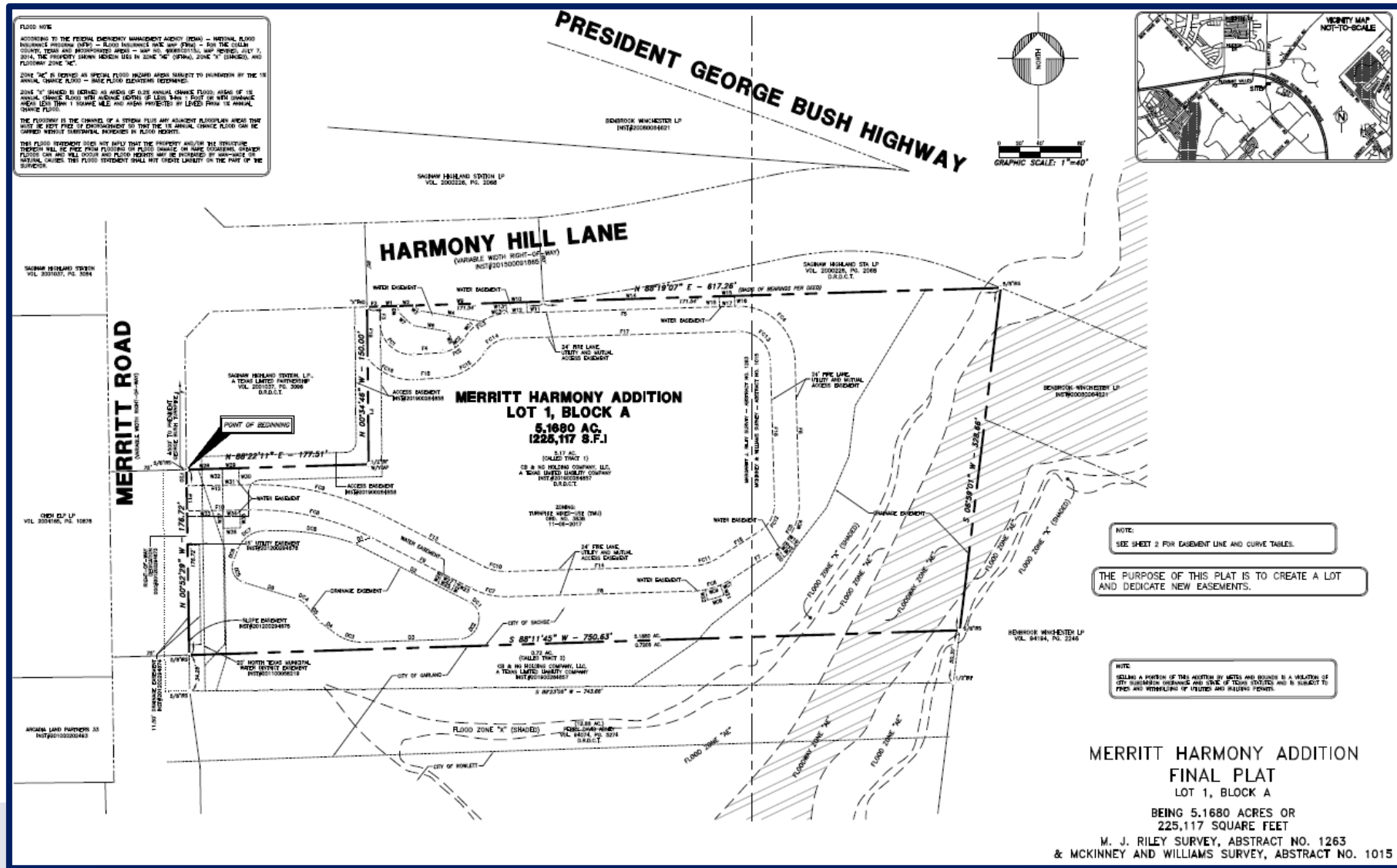
- Proposal to final plat 1 non-residential lot
- Applicant: Halff & Associates, Inc.
- Owner: CB & NG Holding Company, LLC
- Size: Approximately 5.16 acres
- Site Attributes: Vacant
- Current Zoning: PGBT – Turnpike Mixed-Use



Aerial Map



Proposed Plat



Staff Recommendation

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



FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE COLLIN COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48085C0115J, MAP REVISED, JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES IN ZONE "AE" (SFHA), ZONE "X" (SHADED), AND FLOODWAY ZONE "AE".

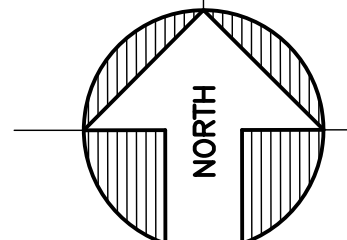
ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED.

ZONE "X" SHADED IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

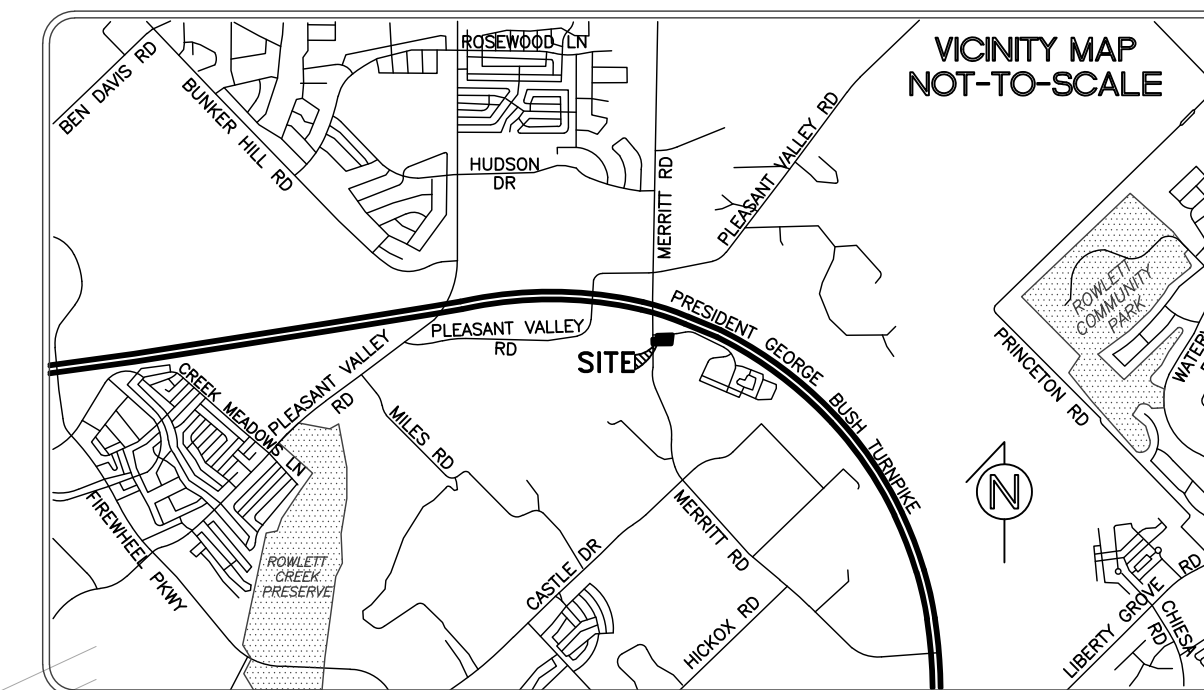
THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE 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.

PRESIDENT GEORGE BUSH HIGHWAY



0 20' 40' 80'
GRAPHIC SCALE: 1"=40'



SAGINAW HIGHLAND STATION LP
VOL. 2000226, PG. 2068

BENBROOK WINCHESTER LP
INST#20080064621

SAGINAW HIGHLAND STA LP
VOL. 2000226, PG. 2068
D.R.D.C.T.

BENBROOK WINCHESTER LP
INST#20080064621

BENBROOK WINCHESTER LP
VOL. 94194, PG. 2246

SAGINAW HIGHLAND STATION
VOL. 2001037, PG. 3084

CHEN ELP LP
VOL. 2004165, PG. 10876

ARCADIA LAND PARTNERS 33
INST#201000202493

MERRITT ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING

HARMONY HILL LANE

(VARIABLE WIDTH RIGHT-OF-WAY)
INST#201500091865

MERRITT HARMONY ADDITION LOT 1, BLOCK A 5.1680 AC. (225,117 S.F.)

(5.17 AC.
CALLED TRACT 1)
CB & NG HOLDING COMPANY, LLC,
A TEXAS LIMITED LIABILITY COMPANY
INST#201900284857
D.R.D.C.T.

ZONING:
TURNPIKE MIXED-USE (TMU)
ORD. NO. 3838
11-06-2017

(0.72 AC.
CALLED TRACT 2)
CB & NG HOLDING COMPANY, LLC,
A TEXAS LIMITED LIABILITY COMPANY
INST#201900284857
D.R.D.C.T.

(12.88 AC.)
PERRY DAVID-ABNEY
VOL. 94074, PG. 5274
D.R.D.C.T.

NOTE:
SEE SHEET 2 FOR EASEMENT LINE AND CURVE TABLES.

THE PURPOSE OF THIS PLAT IS TO CREATE A LOT
AND DEDICATE NEW EASEMENTS.

NOTE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF
CITY SUBDIVISION ORDINANCE AND STATE OF TEXAS STATUTES AND IS SUBJECT TO
FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

MERRITT HARMONY ADDITION FINAL PLAT LOT 1, BLOCK A

BEING 5.1680 ACRES OR
225,117 SQUARE FEET

M. J. RILEY SURVEY, ABSTRACT NO. 1263
& MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1015

CITY OF SACHSE
DALLAS COUNTY, TEXAS

AUGUST 20, 2021

OWNER:

CB & NG HOLDING COMPANY, LLC
CLAUDE E. BADGETT
(214) 355-4200
1205 VENTURE CT STE 100
CARROLLTON, TEXAS 75006

THE OWNERS OF BLOCK A, LOT 1 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE
FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. THE OWNER
SHALL FURTHER HOLD THE CITY OF SACHSE HARMLESS FROM ANY DAMAGES TO
PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH
MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE
MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO
ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.



BLUE SKY SURVEYING
& MAPPING, CORPORATION
DAVID PETREE, RPLS 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER'S CERTIFICATE

WHEREAS, **CB & NG HOLDING COMPANY, LLC** ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1015 AND THE M. J. RILEY SURVEY, ABSTRACT NO. 1263, CITY OF SACHSE, DALLAS COUNTY, TEXAS, AND BEING KNOWN AS TRACT 1 DESCRIBED IN DEED TO **CB & NG HOLDING COMPANY, LLC**, A TEXAS LIMITED LIABILITY COMPANY BY DEED RECORDED IN INSTRUMENT NO. 201900284857 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN COMPOSITE BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF MERRITT ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AS ESTABLISHED BY RIGHT-OF-WAY DEDICATION DEED TO DALLAS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 201200294673, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID CORNER BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF SACHSE FOR RIGHT-OF-WAY DEDICATION RECORDED IN DOCUMENT NO. 201200294673 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING A WESTERLY NORTHWEST CORNER OF SAID TRACT 1 TO **CB & NG HOLDING COMPANY, LLC**;

THENCE NORTH 88° 22' 11" EAST AND FOLLOWING ALONG THE COMMON LINE OF A TRACT OF LAND DESCRIBED IN DEED TO SAGINAW HIGHLAND STATION, LP, AND RECORDED UNDER VOLUME 2001037, PAGE 3096 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND SAID TRACT 1 TO **CB & NG HOLDING COMPANY, LLC**, FOR A DISTANCE OF 177.51 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "PATE" FOR CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF SAID SAGINAW HIGHLAND STATION, L.P., TRACT;

THENCE NORTH 00° 34' 46" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID SAGINAW HIGHLAND STATION, L.P., TRACT, AND SAID TRACT 1 TO **CB & NG HOLDING COMPANY, LLC**, FOR A DISTANCE OF 150.00 FEET TO AN "X" SET IN CONCRETE FOR THE NORTHWEST CORNER OF SAID TRACT 1 TO **CB & NG HOLDING COMPANY, LLC**, AND LYING IN THE SOUTH RIGHT-OF-WAY LINE OF HARMONY HILL LANE (VARIABLE WIDTH RIGHT-OF-WAY), AS DESCRIBED IN DEED TO CITY OF SACHSE IN INSTRUMENT NO. 201500091865 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 88° 19' 07" EAST (BASIS OF BEARINGS) AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HARMONY HILL LANE AND DEPARTING THE RIGHT-OF-WAY OF SAID HARMONY HILL LANE AT A DISTANCE OF 171.54 FEET AND CONTINUING ALONG THE NORTH LINE OF SAID TRACT 1 TO **CB & NG HOLDING COMPANY, LLC**, FOR A TOTAL DISTANCE OF 617.26 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BENBROOK WINCHESTER, L.P., BY DEED RECORDED IN INSTRUMENT NO. 20080064621 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 06° 59' 01" WEST ALONG THE WEST LINE OF SAID BENBROOK WINCHESTER, L.P. TRACT FOR A DISTANCE OF 328.66 FEET TO A 5/8" IRON ROD SET FOR THE COMMON CORNER OF AFORESAID TRACT 1 AND TRACT 2 DESCRIBED IN DEED TO **CB & NG HOLDING COMPANY, LLC**;

THENCE SOUTH 88° 11' 45" WEST ALONG THE NORTH LINE OF **CB & NG HOLDING COMPANY** TRACT FOR A DISTANCE OF 750.63 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF AFORESAID MERRITT ROAD;

THENCE NORTH 00° 52' 29" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MERRITT ROAD FOR A DISTANCE OF 176.72 FEET TO THE **POINT OF BEGINNING AND CONTAINING 5.1680 ACRES (225,117 S.F.) OF LAND**, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF _____ §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I/WE, **CB & NG HOLDING COMPANY, LLC**, OWNERS, DO HEREBY BIND THEMSELVES AND THEIR HEIRS, ASSIGNEES AND SUCCESSORS OF TITLE THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **"MERRITT HARMONY 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 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 EASEMENTS 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 SACHSE, TEXAS, THIS _____ DAY OF _____, 2021.

CB & NG HOLDING COMPANY, LLC

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 THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SURVEYOR'S AFFIRMATION:

I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212, AND THE SUBDIVISION RULES AND REGULATIONS OF THE CITY OF GARLAND, TEXAS. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED AND IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF GARLAND DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2021

DAVID PETREE
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS}
COUNTY OF DALLAS}

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE 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 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 _____ 2021.

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 _____

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 _____

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
F1	N88°19'07"E	19.24'
F2	N88°19'07"E	12.04'
F3	S01°40'53"E	15.72'
F4	N86°06'01"E	25.81'
F5	N88°19'07"E	223.41'
F6	S01°40'53"E	134.66'
F7	S57°43'49"W	47.98'
F8	S88°19'07"W	179.79'
F9	N63°31'44"W	109.19'
F10	S89°07'31"W	64.10'
F11	N00°52'29"W	24.00'
F12	N89°07'31"E	64.10'
F13	S63°31'44"E	109.19'
F14	N88°19'07"E	179.79'
F15	N57°43'49"E	47.98'
F16	N01°40'53"W	134.66'
F17	S88°19'07"W	223.41'
F18	S86°06'01"W	25.81'
F19	N00°34'46"W	48.76'
F20	N00°52'29"W	15.34'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
W1	N88°19'07"E	18.05'
W2	N88°19'07"E	15.84'
W3	S47°07'29"E	7.39'
W4	S80°25'53"E	60.89'
W5	N24°10'53"W	16.60'
W6	N80°25'53"W	35.41'
W7	N48°25'30"W	19.21'
W8	N01°40'53"W	5.32'
W9	N88°19'07"E	89.55'
W10	N88°19'07"E	20.00'
W11	S01°40'53"E	10.00'
W12	S88°19'07"W	17.85'
W13	N01°40'53"W	10.04'
W14	N88°19'07"E	171.42'
W15	N88°19'07"E	15.00'
W16	S01°40'53"E	10.00'
W17	S88°19'07"W	15.00'
W18	N01°40'53"W	10.00'
W19	S52°25'50"E	10.00'
W20	N37°56'52"W	10.00'
W21	S22°36'39"E	10.00'
W22	N11°10'49"W	10.00'
W23	N63°31'44"W	16.48'
W24	S26°28'16"W	10.00'
W25	N63°31'44"W	15.00'
W26	N26°28'16"E	10.00'
W27	S63°31'44"E	15.00'
W28	N88°22'11"E	35.00'
W29	N88°27'46"E	16.00'
W30	S01°40'53"E	15.99'
W31	S89°07'31"W	16.23'
W32	N00°52'29"W	15.81'
W33	N89°07'31"E	35.00'
W34	N89°07'31"E	16.56'
W35	S01°40'53"E	16.87'
W36	S88°19'07"W	16.80'
W37	N00°52'29"W	17.11'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
D1	S70°08'16"W	17.21'
D2	S63°31'43"E	125.08'
D3	S88°11'45"W	94.56'
D4	N53°53'49"W	18.56'
D5	N40°21'42"W	21.97'
D6	N73°05'56"W	55.26'

~ CURVE TABLE ~				
NO.	RADIUS	DELTA	ARC	CH. BEARING
FC1	31.00'	92°13'06"	49.86'	S47°47'26"E
FC2	30.00'	52°42'08"	27.59'	N59°44'57"E
FC3	54.00'	54°55'14"	51.76'	S60°51'30"W
FC4	54.00'	90°00'00"	84.82'	N46°40'53"W
FC5	54.00'	59°24'42"	55.99'	N28°01'28"E
FC6	75.00'	30°35'18"	40.04'	N73°01'28"E
FC7	75.00'	28°09'09"	36.85'	S77°36'18"E
FC8	250.00'	27°20'45"	119.32'	N77°12'06"W
FC9	274.00'	27°20'45"	130.77'	N77°12'06"W
FC10	51.00'	28°09'09"	25.06'	S77°36'18"E
FC11	51.00'	30°35'18"	27.23'	N73°01'28"E
FC12	30.00'	59°24'42"	31.11'	N28°01'28"E
FC13	30.00'	90°00'00"	47.12'	N46°40'53"W
FC14	30.00'	54°55'15"	28.76'	S60°51'30"W
FC15	54.00'	52°42'09"	49.87'	N59°44'57"E
FC16	55.00'	55°18'39"	53.09'	S66°14'40"E

~ CURVE TABLE ~				
NO.	RADIUS	DELTA	ARC	CH. BEARING
WC1	54.00'	25°17'02"	23.83'	S46°02'24"W
WC2	30.00'	23°06'04"	12.10'	N44°56'55"E
WC3	54.00'	2°16'23"	2.14'	S87°10'56"W
WC4	54.00'	39°15'03"	36.99'	N17°56'38"E
WC5	64.00'	14°28'58"	16.18'	N44°48'39"E
WC6	54.00'	14°28'58"	13.65'	N44°48'39"E
WC7	75.00'	9°37'32"	12.60'	N62°32'35"E
WC8	85.00'	11°27'50"	17.01'	N73°05'16"E
WC9	75.00'	11°27'50"	15.01'	N73°05'16"E

MERRITT HARMONY ADDITION
FINAL PLAT
LOT 1, BLOCK A

BEING 5.1680 ACRES OR
225,117 SQUARE FEET

M. J. RILEY SURVEY, ABSTRACT NO. 1263
& MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1015

CITY OF SACHSE
DALLAS COUNTY, TEXAS

AUGUST 20, 2021



BLUE SKY SURVEYING
& MAPPING, CORPORATION
DAVID PETREE, RPLS 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRP@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER:

CB & NG HOLDING COMPANY, LLC
CLAUDE E. BADGETT
(214) 355-4200
1205 VENTURE CT STE 100
CARROLLTON, TEXAS 75006



Agenda Item Details

Meeting	Sep 13, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting 6:00 PM
Subject	5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
Access	Public
Type	Discussion

Public Content