

Agenda Section	Regular Agenda
Section Number	V.D
Subject	Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding a preliminary plat for the Islamic Association of Collin County.
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 11, 2017
Attachment(s)	<ol style="list-style-type: none"> 1. Engineer's (Halff & Assoc.) Summary Report 2. Subdivision Application 3. Engineer's (Halff & Assoc.) Street Name Approval Letter 4. Development Schedule 5. Preliminary Plat Routing Sheet 6. Preliminary Plat Review Checklist 7. DBI letter of conformance to City guidelines 8. Letter regarding upkeep of property 9. Letter from Collin County Fire Marshall 10. Letter from Texas-New Mexico Power Company 11. Letter from City Manager 12. Property tax documents 13. General Warranty Deed & other legal documents 14. Low Pressure Dosing Design 15. Subsurface Investigation Report 16. Traffic Study 17. Construction Documents
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ul style="list-style-type: none"> • Ben White to lead discussions • City Council discussion as required
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



COPY

City of Farmersville
205 S. Main Street
Farmersville, TX 75442

RECEIVED *City Hall*
DATE *3-20-17*
BY *[Signature]*

March 17, 2017

Engineer's Summary Report

Application is made for approval of a cemetery within the City of Farmersville, Texas. The site is located on the LACC Addition in the James Innerarity Survey, Abstract No. 467, Collin County Texas. Lot 1 is 1.964 acres and will remain undeveloped. Lot 2 is 32.330 acres and will be developed as a cemetery. The site is located north of FM 557 and approximately 413' south of West Audie Murphy Parkway (US Highway 380).

The cemetery project will consist of site grading, paving, storm sewer, detention pond, septic sewer system, service water line and construction of a pavilion, restroom facilities, and a maintenance building. Care has been taken to maintain existing drainage patterns and flows.

The site drains to the southern portion of the site via surface runoff to a 110" culvert pipe which runs under FM 557. There are two existing ponds on the property. The southernmost pond will be modified to serve as a detention pond. Culverts will be installed to allow surface drainage to flow under the proposed on-site roadway. The site was designed such that it would accommodate the dedication of right-of-way for the realignment of FM 557 to the east of the site.

A 2" water service line is proposed to serve the site. This will connect to a future water line built within the future FM 557 right-of-way. Separate septic system plans have been prepared by Larry Howard, Professional Sanitarian.

A plat has been prepared by Salcedo Group, Inc. to support the approval of the engineering plans.

Dylan Hedrick, P.E.
Halff Associates, Inc.

COPY



RECEIVED City Hall
DATE 3-22-17
BY [Signature]

SUBDIVISION APPLICATION FORM City of Farmersville, Texas

Please Type or Print Information

This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.

In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.

For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.

Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.

Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.

Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.

Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.

Pre-Application Requirements		
Yes	No	Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attended Pre-Application Conference
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat described by metes and bounds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat is located in Collin County
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plat is located in Hunt County
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
✓			** Six copies of plat. Dimensions should be 24" X 36".
✓			* * Original certified tax certificate
✓			** Utility service provider letters
✓			** Proof of land ownership document
✓			** Electronic version of plat on CD (.PDF and .DWG)
✓			** Fees with appropriate retainer as required
✓			Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
		✓	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
✓			Two copies of engineering plans
✓			On-Site Sanitary Sewer Facility (OSSF) certification document
✓			Engineer's Summary Report
✓			Development schedule
		✓	Development agreement
		✓	Copy of covenants, conditions, restrictions, and agreements
✓			Geotechnical report
✓			Traffic study
✓		✓	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated

Type of Plat Document Submittal	
	Concept Plan
✓	Preliminary Plat
	Final Plat
	Development Plat
	Replat
	Amending Plat
	Minor Plat
	Vacated Plat

Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	Islamic Association of Collin County
Address	6401 Independence Pkwy
City	Plano
State	Texas
Zip	75023
Work Phone Number	972 491 5800
Facsimile Number	-
Mobile Phone Number	-
Email Address	-
Applicant/Responsible Party Information	
Name	Same as Above
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	Dylan Hedrick
Address	1201 N. Bowser Road
City	Richardson
State	TX
Zip	75081
Work Phone Number	214 746 6200
Facsimile Number	214 739 0095
Mobile Phone Number	-
Email Address	dhedrick@half.com
Surveyor Information	
Name	Louis Salcedo
Address	110 SW 2nd St.
City	Grand Prairie
State	TX
Zip	75050
Work Phone Number	214 412 3122
Facsimile Number	214 941 2331
Mobile Phone Number	-
Email Address	lsalcedo@salcedogroupinc.com

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	IACC Cemetery
Total Acreage of Development	34.272
Physical Location of Property	Farmersville ETJ
Legal Description of Property	IACC Addition Lots Land 2 34.272 Acres James Inverarity
Number of Lots	2

Survey Abstract
967,
Collin Co., TX

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated

Current Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input checked="" type="checkbox"/>	Extra-Territorial Jurisdiction

Subdivision Application Form

Place "X" or check mark in appropriate box indicating the **proposed zoning districts** comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input checked="" type="checkbox"/>	Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the **proposed use of the land**. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
<input type="checkbox"/>	One Family Detached Dwelling
<input type="checkbox"/>	One Family Attached Dwelling
<input type="checkbox"/>	Zero Lot Line Dwelling
<input type="checkbox"/>	Town Home
<input type="checkbox"/>	Two Family Dwelling
<input type="checkbox"/>	Multiple Family Dwelling
<input type="checkbox"/>	Boarding or Rooming House
<input type="checkbox"/>	Bed and Breakfast Inn
<input type="checkbox"/>	Hotel or Motel
<input type="checkbox"/>	HUD Code Manufactured Home
<input type="checkbox"/>	Industrialized Housing
<input type="checkbox"/>	Mobil Home

Use of Land and Buildings	
Accessory And Incidental Uses	
	Accessory Building
	Farm Accessory Building
	Home Occupation
	Off Street Parking Incidental to Main Use
	Stable
	Swimming Pool
	Temporary Field Office or Construction Office
Utility And Services Uses Electrical Substation	
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
Recreational And Entertainment Uses	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

Use of Land and Buildings	
Educational And Institutional Uses	
	Art Gallery or Museum
✓	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
Transportation Related Uses	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
Automobile Service Uses	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

Use of Land and Buildings	
Retail And Related Service Uses	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy
	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	City of Farmersville
Water Supplier	City of Farmersville
Sewage Disposal	-
Telephone Service	-
Cable TV Service	-
Gas Service	-
Refuse Pick-Up	City of Farmersville

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.


Owner's Signature

IACC
Owner's Name (Printed)

3/20/2017
Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date



6/13/2017
AVO 31492

Sandra Green
City Secretary
City of Farmersville
Phone: (972) 782-6151
Metro: (972) 784-6093
Fax: (972) 782-6604

RE: Street Name Approval

Dear Ms. Green:

The purpose of this letter is in regards to the proposed street names for the LACC Cemetery in Farmersville, TX. The names which have been selected are as follows:

- Peace Trail
- Firdous Lane
- Raiyan Way
- Rawdah Circle

Please advise as to their availability for use on this project.

Sincerely,

HALFF ASSOCIATES, INC.

Jonathan West, PLA
Project Manager

C:



[illegible]

RECEIVED City Hall
DATE 3-20-17
BY [Signature]



Preliminary Plat Routing Sheet

File Name Description: Islamic Association of Collin County Addition Preliminary Plat

Initials/Date Completed	Description of Activity	Responsible Party
6-14-17	Receipt of plat documentation. Verify complete. ^{prelim.} Final	City Secretary
5-20-17 SC	Receipt of Retainer and Fees	City Secretary
Previously Setup SC	Assign asset account to project. Use street name, proposed name of subdivision, and year/month.	Finance Manager
SC 5-20-17	File original office copy of plat documentation street name<space>name of subdivision	City Secretary
N/A	File electronic version of concept plan	City Secretary
5-20-17 SC	Create routing documentation set using copies, attach checklist	City Secretary
6-14-17	Fire Chief review	Fire Chief
6-14-17	Police Chief review	Police Chief
5-20-17 SC	Engineering review using checklist	City Engineer
5-12-17 SC	Request electronic and paper documentation updates (as required), 15 copies, 1 paper, 1 CD	City Engineer
6-14-17 SC	Receive electronic and paper documentation updates (as required)	City Engineer
5-12-17 SC	Engineer review of updates with spell check	City Engineer
6/6/2017	Engineer's approval letter with stamp	City Engineer
Technically Complete: 6 Working Days Prior to P&Z Board Meeting		
SBWS	Public Works Director recommendation letter	Public Works Director
6-14-17	City Manager review	City Manager
N/A	Add item to P&Z Agenda with public hearing	City Secretary
	P&Z Approval	P&Z Board
N/A	P&Z Chairman signature	P&Z Chairman
SC 6-7-2017	Engineer marks documentation set approved	City Engineer
N/A	Distribute owner copy, 1 paper copy	City Secretary
N/A	File City copy, 1 paper copy	City Secretary
SC 6-14-17	Scan file contents into archive under developmental services folder.	City Secretary
SC 6-14-17	File paper version in file cabinet under plats.	City Secretary



Preliminary Plat Review Checklist

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

Name of Subdivision	ISLAMIC ASSOCIATION OF COLLIN COUNTY ADDITION
Owner	ISLAMIC ASSOCIATION OF COLLIN COUNTY
Reviewed By	JAMES SHANKLES, P.E. - DBI
Date	6 JUNE 2017

Place "X" or check mark in appropriate box. Place "N/A" in boxes where the line item is "not applicable".

Submission Materials	
6-14-17	Six copies of plat. Dimensions should be 24" X 36".
6-14-17	Original certified tax certificate <i>Copy ok</i>
6-14-17	Utility service provider letters
6-14-17	Proof of land ownership document
6-14-17	Electronic version of plat on CD (.PDF and .DWG)
N/A	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
N/A	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
X	Two copies of engineering plans
X	On-Site Sanitary Sewer Facility (OSSF) certification document
X	Engineers summary report
X	Development schedule
N/A	Development agreement
X	Copy of covenants, conditions, restrictions, and agreements
X	Geotechnical report
X	Traffic study
X	Application letter for proposed street names
General	
X	Date of preparation. Revision letter suggested. <i>6 JUNE 2017</i>
X	The plat substantially conforms to the approved Concept Plan
X	The plat shall state the name, address, and telephone number of the owner and be

Preliminary Plat Review Checklist

	signed and notarized
X	The plat shall state the name, address, and telephone number of the surveyor and/or engineer and be signed, sealed, and dated
X	Indicate the total acreage and legal description of the subdivision
X	Provide a small scale vicinity map on the plat indicating the location of the subdivision in relation to other subdivisions major roads, towns, cities, counties and/or topographical features. Indicate city limits and/or ETJ or indicate by note all within city limits or ETJ
X	Indicate the distance to the nearest road intersection
X	Provide the names of the adjacent property owners and/or subdivisions, the vol./page/instrument number deed and lot/block/date recorded
X	Provide North arrow and scale (both graphical and written)
X	Indicate the school district(s) where the subdivision is located
N/A	Indicate the proposed phases of development
N/A	Indicate any lots proposed for parks, squares, greenbelts, school or other public use facilities
	Building setbacks
X	Lot and block numbering are provided and match the legal description of the property
X	Indicate boundary lines, abstract or survey lines, corporate or other jurisdictional boundaries, existing or proposed highways and streets
X	The length and bearing of all lot lines and reference ties to a survey corner or existing subdivision corner
N/A	Establish 2 permanent monuments per development tied to City's approved vertical control monumentation
X	Tie at least one corner of the subdivision to the City's approved vertical control monumentation
X	The location, width and names of all streets, alleys, and easements
X	The proposed arrangement and square footage (acreage) of lots
X	A title block within the lower right hand corner which shows the name of the subdivision, the name and address of the owner, name of the land planner, licensed engineer or registered surveyor who prepared the plat, the scale of the plat, the date of the plat and the location of the property according to the abstract or survey records of Collin County.
X	Scale, date and north arrow oriented at the top or left side of the sheet
X	Contours with intervals of two (2) feet or less
X	All physical features of the property to be subdivided shall be indicated in accordance with the Subdivision Ordinance
N/A	Proposed or existing zoning of the subject property and all adjacent properties
X	Outline of major wooded areas or the location of major trees 6" in caliper and larger
Statements	
X	Add a notation that the plat is for review purposes only
X	Provide a statement on the plat that all On-Site Septic Systems are to comply with the requirements of the applicable State, County and City's rules for on-site sewage facilities and signature of the designated representative (if applicable).

Preliminary Plat Review Checklist

X	Add a statement and signature line indicating approval by the Chairman of the Planning and Zoning Committee, the City Manager, the City Engineer, the City Council with a signature line for the Mayor and City Secretary. Additional statements may be required.
Road And Right-Of-Way Information	
X	Provide the name, location, length and right-of-way widths of all proposed road and existing roads. Provide written confirmation by 911 for proposed road name(s).
N/A	Show the location, size and proposed use of all proposed access easements, or shared access driveways
Drainage	
X	Provide contours as required
X	Show all existing drainage facilities, ditches, culverts, bridges and all creeks, streams, rivers, ponds, lakes, stock tanks and other surface water features
X	Indicate the location and size of all proposed drainage structures
X	Show any required drainage easements
Floodplain	
X	Show the 100 year floodplain, regulatory floodway (if applicable) and base flood elevations or state that none of the subdivision lies within the 100 year floodplain. Include the applicable FIRM community-panel number.
X	Show the limits of the floodplain within a dedicated drainage easement
X	Include the following statement: "All development within the 100-year floodplain shall comply with all applicable orders and regulations, including but not limited to Collin County's "Flood Damage Prevention Order." A floodplain development permit shall be obtained from the City or County Engineer's Office prior to the construction of any structure(s) within the floodplain."
X	Provide a benchmark showing NGVD 29 elevation, with latitude and longitude coordinates
N/A	Minimum finished floor elevations of the building foundations shall be shown for lots adjacent to a flood plain or susceptible to flooding
Utilities	
X	Identify all utility providers on the plat
X	Provide on-site sewage facility study information if outside the municipal sanitary sewer system
N/A	Indicate location of all existing and proposed public and private water wells and show required sanitary easement
X	Show the location and sizes of existing and/or proposed electric, gas, telephone, cable, water and sewer utilities
N/A	Provide recording information on all existing utility easements
Engineering Plans	
X	Cover or title sheet
X	Preliminary plat
X	Final site plan (for nonresidential and multi-family projects only)
X	Existing conditions plan
X	Grading, erosion control, and water quality control plans

Preliminary Plat Review Checklist

X	Paving and storm drainage plans
X	Utility plans for water, sanitary sewer, etc.
N/A	Traffic control plans (if necessary)
X	Screening and retaining wall plans if necessary)
X	Landscaping and irrigation plans
X	Engineering plans in accordance with City of Farmersville design manuals and standard construction details



07 June 2017

Mr. Ben White, P.E., City Manager
City of Farmersville
205 S Main Street
Farmersville, Texas 75442

RE: Islamic Association of Collin County Addition
Preliminary Plat-May 2017 Submittal

Mr. White:

The Islamic Association of Collin County has submitted a preliminary plat and plans for review according to the Zoning and Subdivision Ordinances and Regulations of the City of Farmersville.

The Preliminary Plat and Plans appear to be complete and ready for presentation to the Planning & Zoning Commission.

Please contact me if you have any questions or need additional information.

Sincerely,


James M. Shankles, Jr. P.E.



DANIEL & BROWN INC.
118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442
OFFICE 972-784-7777 | WWW.DBICONULTANTS.COM
FIRM REGISTRATION NO: F-002225



In the Name of Allah, Most Gracious, Most Merciful

Islamic Association of Collin County

June 6, 2017

Mr. Ben White
City Manager
Farmersville, Texas

Reference: Perpetual care, maintenance and upkeep of IACC's Cemetery in Farmersville

Dear Mr. White

IACC is a non-profit organization established in 1957 under the statutes of State of Texas and currently owns 34 acres' land in Collin County's extraterritorial jurisdiction in Farmersville, Texas.

IACC has envisioned and planned a monumental project on the 30 plus acres with nice landscape, sophisticated watering and irrigation system, a pavilion, and all the necessary amenities to complement our design. IACC plans to make this an environmentally friendly project by utilizing renewable energy, recycling and other green initiatives available in the market.

Upon the start of the cemetery's construction, IACC will create an entity focused solely on the perpetual operation and maintenance of the cemetery. This entity will manage the day to day operations, maintenance and care of the cemetery, and will also work closely with the City of Farmersville to ensure full compliance with city, state and other cognizant regulatory authorities relating to the required maintenance, health and safety ordinances and statutes.

We look forward to your cooperation and continued support for our project.

Warm Regards

Nafis Khan Pathan
Islamic Association of Collin County



COLLIN COUNTY

Fire Marshal's Office
4690 Community Dr.
Suite 200
McKinney, Texas 75071
972-548-5576
972-548-5574 fax
www.collincountytx.gov

11/30/2016

Islamic Association of Collin County Addition

1. All structures shall be permitted by Collin County.
2. All Fire Lanes shall be a minimum of 20 feet.
3. Turn radius shall be a minimum of 20 feet.
4. Provide Fire Apparatus Access Road to all structure. 20'
5. Provide a second Entrance/Exit to property and structures.
6. Contact local fire department for gate and building access requirements if applicable.
(Knox Pad Lock or key box entry.)

The plan(s) have been approved and are subject to field verification and inspections. Please contact our office for a fire final and certificate of occupancy inspection prior to opening.

If you need any further assistance please contact our office.

Curtis (Dale) Maberry
Asst. Fire Marshal
cmaberry@co.collin.tx.us

**Texas-New Mexico
Power Company,**

1001 N. Foundation Drive
Pilot Point, Texas 76258

June 13, 2017

**IACC Cemetery
333 CR. 557
Farmersville, TX 75442**

RE: TNMP Electrical service to IACC Cemetery

Texas-New Mexico Power Company (TNPE) hereby agrees to provide electrical service to the above mentioned property in accordance with our rate and extensions policies as filed with the Public Utility Commission of Texas.

**If you have any questions regarding the above mentioned project, please call me.
972-571-9783**

Sincerely,

A handwritten signature in cursive script that reads "Brian Verdin".

**Brian Verdin
Sr. Designer**



16 June 2017

Planning and Zoning Commission
City of Farmersville
205 South Main Street
Farmersville, Texas 75442

Subject: Islamic Association of Collin County Addition Preliminary Plat Submission Letter

Dear Planning and Zoning Commission,

The preliminary plat documentation for the Islamic Association of Collin County Addition is complete and ready for submission to the City of Farmersville Planning and Zoning Board. The documentation meets the required submission standards with no exceptions.

Sincerely,

Benjamin L. White, P.E., CPM
City Manager/Public Works Director
City of Farmersville
205 South Main Street
Farmersville, Texas 75442

Property Tax Record

Kenneth L. Maun
Collin County Tax Assessor/Collector
2300 Bloomdale Rd, Ste 2324
McKinney, TX 75071
Ph: 972-547-5020

[New Search](#)

Account: R646700000-01

APD: 1197582

Location: 0000000AUDIE MURPHY PKWY E

Legal: ABS A0467 JAS INNERARITY SURVE
Y, TRACT 4, 32.075 ACRESOwner: ISLAMIC ASSOCIATION OF COLLIN
COUNTY (IACC)6401 INDEPENDENCE PKWY
PLANO TX 75023-7433

Acres: 32.075

Yr Built: 0

Sq Ft: 0

Def. Start: NONE

Def. End: NONE

Roll: R

UDI: 100%

2016 Values

Land Non-Home Site

362448

2016 Exemptions

[Click on the e-Statement button to view Total Tax Due.](#)
[Click on the e-Payment button to make a credit card or eCheck payment.](#)
[Current Year](#)
[All years](#)
[Tax Estimator](#)
[e-Payment](#)
[e-Statement](#)

Year	Unit	Levy Amount	Amount Paid	Levy Due	Penalty	Interest	Col Penalty	Total Due	Receipt Date
2016	01	755.32	838.41	0.00	0.00	0.00	0.00	0.00	4/23/2017
2016	55	5,038.03	5,592.21	0.00	0.00	0.00	0.00	0.00	4/28/2017
2016	60	254.39	326.77	0.00	0.00	0.00	0.00	0.00	4/23/2017
2016		6,087.74	6,757.39	0.00	0.00	0.00	0.00	0.00	
Totals									

Property Tax Record

Kenneth L. Maun
Collin County Tax Assessor/Collector
2300 Bloomdale Rd. Ste 2324
McKinney, TX 75071
Ph: 972-547-5020

[New Search](#)

Account: R646700000761

APD: 1197617

Location: 0000000W AUDIE MURPHY PKWY

Legal: ABS A0467 JAS INNERARITY SURVEY, TRACT 7, 1.9091 ACRES

Owner: ISLAMIC ASSOCIATION OF COLLIN COUNTY (IACC)

6401 INDEPENDENCE PKWY
PLANO TX 75023--403

Acres: 1.909

Yr Built: 0

Sq Ft: 0

Def. Start: NONE

Def. End: NONE

Roll: R

UDI: 100%

2016 Values

Land Non-Home Site

85910

2016 Exemptions

[Click on the e-Statement button to view Total Tax Due.](#)
[Click on the e-Payment button to make a credit card or eCheck payment.](#)
[Current status](#)
[All years](#)
[Tax Estimator](#)
[e-Payment](#)
[e-Statement](#)

Year	Unit	Levy Amount	Amount Paid	Levy Due	Penalty	Interest	Col Penalty	Total Due	Receipt Date
2016	01	179.03	196.72	0.00	0.00	0.00	0.00	0.00	4/28/2017
2016	55	1,194.15	1,326.50	0.00	0.00	0.00	0.00	0.00	4/28/2017
2016	60	69.78	77.45	0.00	0.00	0.00	0.00	0.00	4/28/2017
2016		1,442.96	1,601.67	0.00	0.00	0.00	0.00	0.00	
Totals									

ISLAMIC ASSOCIATION OF COLLIN COUNTY
CEMETERY ESCROW ACCOUNT
04/27/2017

KENNETH L. MAUN

Account# R646700000701
Account# R646700000401

10014

1,601.67
6,757.39

1001000 Cemetery 0203

Account# R646700000701 Account # R646700000401

8,359.06

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED
(Cash)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF COLLIN §

THAT THE UNDERSIGNED, Brenda Moreland, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto Akram Syed herein referred to as "Grantee," whether one or more, the real property described as follows:

Tract 1:

All that certain lot, tract or parcel of land situated in Collin County, Texas, a part of the James Innerarity Survey, Abstract Number 467, and being 2.815 acres out of the East portion of a 11.45 acre tract as described in a deed from J. M. Shelton et ux to R. E. Burns dated July 24, 1959, and recorded in Volume 556, Page 56, of the Collin County Deed Records, and the said 2.815 acres being more particularly described by metes and bounds as follows:

BEGINNING at a corner post in the most Southerly Southeast corner of the said 11.45 acre tract, THENCE N 00° 10' E with an established fence line along the most Westerly East line of the said tract a distance of 304.3 feet to a corner post, Same being an inner corner of the said tract;

THENCE S 88° 45' E with the most Northerly South line of the said tract a distance of 245.6 feet to a stake in the East line of the said tract;

THENCE N 3° 00' E with the East line of the said tract a distance of 45.0 feet to a concrete R.O.W. marker, said marker being in the South R.O.W. line of State Highway No. 24,

THENCE in a Westerly direction with the South R.O.W. line of the said highway as follows:
S 80° 30' W 56.0

N 01° 00' E 160.0 feet a concrete marker,

N 89° 58' W 110.0 feet a concrete marker,

S 54° 33' W 103.2 feet a concrete marker,

N 77° 26' W 195.6 feet a concrete marker,

THENCE S 00° 10' W a distance of 473.2 feet to an iron stake in the South line of the said tract;

THENCE S 88° 45' E with the South line of the said tract a distance of 192.0 feet to the PLACE OF BEGINNING containing 2.815 acres of land.

SAVE AND EXCEPT that portion of subject property conveyed in Warranty Deed with Vendor's Lien, filed of record on August 27, 1975, recorded in Volume 966, Page 844, Real Property Records, Collin County, Texas. FURTHER SAVE AND EXCEPT that portion of subject property conveyed in Deed filed of record under Clerk's File No(s) 2008-638740, Real Property Records, Collin County, Texas.

Tract 2

Situated in Collin County, Texas, and being a part of the James Innerarity Survey,
BEGINNING at a stake in the West Boundary Line of the Morgan C. Hamilton survey of 320
acres 8.96 chains South of its NW Corner;

THENCE North 88 degrees West 17.38 chains, a stake

THENCE South 2 degrees West 20.30 chains, a stake

THENCE East 17.12 chains, a stake

THENCE North 19.76 chains to the place of beginning, containing 34.55 acres of land

SAVE AND EXCEPT that portion of subject property conveyed in Warranty Deed with Vendor's
Lien, filed of record on August 27, 1975, recorded in Volume 966, Page 844, Real Property
Records, Collin County, Texas.


This conveyance, however, is made and accepted subject to any and all validly existing
encumbrances, conditions and restrictions, relating to the hereinabove described property as now
reflected by the records of the County Clerk of COLLIN County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and
appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators,
successors and/or assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, executors,
administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all the said premises
unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against
every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed
by Grantee.

EXECUTED this date:

July 14 2015


Brenda Moreland

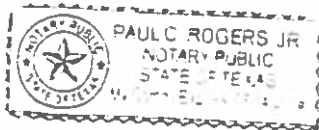
Grantee's Address


ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on July 14th 2015 by Brenda Moreland




Notary Name PAUL ROGERS
State of TEXAS
County of COLLIN
Expires 7-14-16

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

GENERAL WARRANTY DEED
(Cash)

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF COLLIN §

THAT THE UNDERSIGNED Akram Syed, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00), cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto Islamic Association of Collin County (IACC) herein referred to as "Grantee," whether one or more, the real property described as follows:

Tract 1:

All that certain lot, tract or parcel of land situated in Collin County, Texas, a part of the James Innerarity Survey, Abstract Number 467, and being 2.315 acres out of the East portion of a 11.45 acre tract as described in a deed from J. M. Shelton et ux to R. E. Burris dated July 24, 1959, and recorded in Volume 566, Page 66, of the Collin County Deed Records, and the said 2.315 acres being more particularly described by metes and bounds as follows:

BEGINNING at a corner post in the most Southerly Southeast corner of the said 11.45 acre tract; THENCE N 00° 10' E with an established fence line along the most Westerly East line of the said tract a distance of 304.3 feet to a corner post, Same being an inner corner of the said tract;

THENCE S 88° 45' E with the most Northerly South line of the said tract a distance of 246.6 feet to a stake in the East line of the said tract;

THENCE N 3° 00' E with the East line of the said tract a distance of 45.0 feet to a concrete

R.O.W. marker, said marker being in the South R.O.W. line of State Highway No. 24;

THENCE in a Westerly direction with the South R.O.W. line of the said highway as follows:

S 80° 30' W 55.0

N 01° 00' E 150.0 feet; a concrete marker;

N 59° 58' W 110.0 feet; a concrete marker;

S 54° 33' W 103.2 feet; a concrete marker;

N 77° 26' W 195.6 feet; a concrete marker;

THENCE S 60° 10' W a distance of 473.2 feet to an iron stake in the South line of the said tract;

THENCE S 88° 45' E with the South line of the said tract a distance of 192.0 feet to the PLACE OF BEGINNING containing 2.315 acres of land.

SAVE AND EXCEPT that portion of subject property conveyed in Warranty Deed with Vendor's Lien, filed of record on August 27, 1975, recorded in Volume 966, Page 844, Real Property

Records, Collin County, Texas. FURTHER SAVE AND EXCEPT that portion of subject property conveyed in Deed filed of record under Clerk's File No(s) 2008-638740, Real Property Records, Collin County, Texas.

Tract 2

Situated in Collin County, Texas, and being a part of the James Innerarity Survey,
BEGINNING at a stake in the West Boundary Line of the Morgan C. Hamilton survey of 320
acres 8.96 chains South of its NW Corner;

THENCE North 83 degrees West 17.38 chains a stake

THENCE South 2 degrees West 20.30 chains a stake

THENCE East 17.12 chains a stake

THENCE North 19.76 chains to the place of beginning, containing 34.55 acres of land

SAVE AND EXCEPT that portion of subject property conveyed in Warranty Deed with Vendor's
Lien filed of record on August 27, 1975, recorded in Volume 956 Page 844, Real Property
Records, Collin County, Texas

This conveyance, however, is made and accepted subject to any and all validly existing
encumbrances, conditions and restrictions relating to the hereinabove described property as now
reflected by the records of the County Clerk of COLLIN County, Texas

TO HAVE AND TO HOLD the above described premises, together with all the rights and
appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators,
successors and/or assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, executors,
administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all the said premises
unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against
every person whomsoever claiming or to claim the same or any part thereof

Current ad valorem taxes on said property, having been prorated, the payment thereof is assumed
by Grantee

EXECUTED this date .


Akram Syed

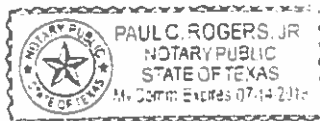
Grantee's Address
IACC AKA Plano Masjid
5401 Independence Parkway
Plano TX 75023


ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on July 14 2015, by Akram Syed




Notary Name PAUL ROGERS
State of TEXAS
County of Collin
Expires 7-14-16

BUYER'S RECEIPT AND CONFIRMATION
(Made by Natural Person(s))

Date July 14, 2015

Buyer's Name and
Mailing Address Akram Syed
4612 Old Pond Drive
Plano, TX 75024

Property Tract 1
 All that certain lot, tract or parcel of land situated in Collin County, Texas, a part of the James Innerarity Survey, Abstract Number 467, and being 2.815 acres out of the East portion of a 11.45 acre tract as described in a deed from J. M. Shelton et ux to R. E. Burns dated July 24, 1959, and recorded in Volume 566, Page 56, of the Collin County Deed Records, and the said 2.815 acres being more particularly described by metes and bounds as follows: BEGINNING at a corner post in the most Southerly Southeast corner of the said 11.45 acre tract;
 THENCE N 00° 10' E with an established fence line along the most Westerly East line of the said tract a distance of 304.3 feet to a corner post, Same being an inner corner of the said tract;
 THENCE S 88° 45' E with the most Northerly South line of the said tract a distance of 246.6 feet to a stake in the East line of the said tract;
 THENCE N 3° 00' E with the East line of the said tract a distance of 45.0 feet to a concrete R.O.W. marker, said marker being in the South R.O.W. line of State Highway No. 24;
 THENCE in a Westerly direction with the South R.O.W. line of the said highway as follows:
 S 80° 30' W, 56.0
 N 01° 00' E, 160.0 feet a concrete marker
 N 89° 58' W, 110.0 feet a concrete marker
 S 54° 33' W, 103.2 feet a concrete marker
 N 77° 26' W, 195.6 feet a concrete marker;
 THENCE S 00° 10' W a distance of 473.2 feet to an iron stake in the South line of the said tract;
 THENCE S 88° 45' E with the South line of the said tract a distance of 192.0 feet to the PLACE OF BEGINNING containing 2.815 acres of land.
 SAVE AND EXCEPT that portion of subject property conveyed in Warranty Deed with Vendor's Lien, filed of record on August 27, 1975, recorded in Volume 966, Page 344, Real Property Records, Collin County, Texas. FURTHER SAVE AND EXCEPT that portion of subject property conveyed in Deed filed of record under Clerk's File No(s) 2008-638740, Real Property Records, Collin County, Texas.

Tract 2
 Situated in Collin County, Texas, and being a part of the James Innerarity Survey;
 BEGINNING at a stake in the West Boundary Line of the Morgan C. Hamilton survey of 320 acres, 8.56 chains South of its NW Corner,
 THENCE North 33 degrees West 17.33 chains a stake
 THENCE South 2 degrees West 20.33 chains a stake
 THENCE East 17.12 chains a stake,

THENCE North 19 76 chains to the place of beginning containing 34.55 acres of land.

SAVE AND EXCEPT that portion of subject property conveyed in Warranty Deed with Vendors Lien filed of record on August 27, 1975, recorded in Volume 966, Page 344, Real Property Records, Collin County, Texas.

Buyer (whether one or more, the first person in singular form shall be used herein and shall refer to each and every buyer identified above), on oath swears that the following statements are true and are within the personal knowledge of Buyer:

1. My full legal name is Akram Syed, and I am over the age of eighteen years
2. I acknowledge that I am buying the Property

Title Insurance and Commitment - General

3. I acknowledge that I am receiving an Owner Policy of Title Insurance (Owner Policy) issued by Fidelity National Title Insurance Company (referred to as Underwriter) through Lawyers Title Company (referred to as Agent) in the amount of the purchase price of the Property
4. I acknowledge receipt of the following:
 - ☒ Commitment for Title Insurance with Issued date June 30 2015
 - ☒ Copies of covenants, conditions, restrictions, easements and other documents shown as exceptions on Schedule B of the Commitment
5. I understand that, in addition to the exceptions shown on the Commitment, the Owner Policy promulgated by the Texas Department of Insurance contains Exclusions from Coverage

Title Insurance - Rights of Parties in Possession

6. I confirm that Agent has informed me that unless Agent makes a physical inspection of the Property, my Owner Policy will contain a general exception as to "rights of parties in possession."
 - ☒ I hereby waive any inspection by Agent and agree to accept the policy containing the general exception

Title Insurance - Area and Boundaries

7. I confirm that Agent has informed me that unless an acceptable survey is furnished and an additional premium paid, my Owner Policy will contain a general exception as to "any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements."
 - ☒ I do not wish to provide a survey and/or to pay the additional premium and agree to accept the policy containing the general exception

Title Insurance - Taxes

8. I acknowledge that my Owner Policy will contain an exception to possible "taxes and assessments by any taxing authority for prior years due to change in land usage or ownership," and I confirm that neither Underwriter nor Agent are responsible for assisting me in paying or resolving any such tax issues.
 - ☒ I acknowledge receipt of the Tax Certificate or Tax Information Sheet provided to Agent

Survey or surveyor's plat

- ☒ I acknowledge receipt of a survey of the Property dated NA
9. I confirm that Agent has made no representations to me regarding any matters shown on said survey, and I accept the Property subject to any matters shown on said survey, and agree to hold harmless Underwriter and Agent from any and all costs, damages and expenses in any way arising from such matters

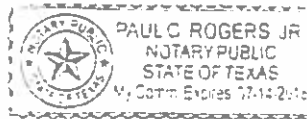
10. If no survey or surveyor's plat was received, I confirm that I did not request or require a survey.


Other representations

11. Anyone concerned may rely on these statements.
12. I agree to indemnify and hold Fidelity National Title Insurance Company, Underwriter and its Agent harmless from any loss or expense, including reasonable attorney fees, resulting from false or incorrect information in this affidavit.


Akram Syed

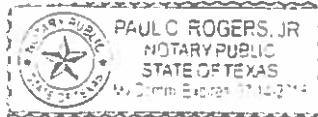
SIGNED under oath before me on July 14 2015





Notary Name PAUL ROGERS
State of TEXAS
County of COLLIN
Expires 7-14-18

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on July 14 2015 by Akram Syed




Notary Name PAUL ROGERS
State of TEXAS
County of COLLIN
Expires 7-14-18

ACKNOWLEDGMENT AND AGREEMENT **(Delayed Funding)**

July 14, 2016

Property 2775 Audie Murphy Parkway West Farmersville, TX 75442

Buyer/Borrower Akram Syed

Seller Brenda Moreland

Lender

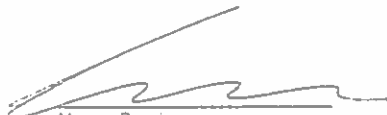
Escrow Agent Lawyers Title Company

Acknowledgment

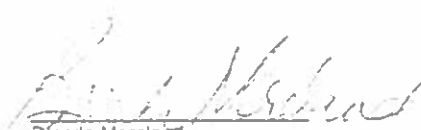
- 1 Buyer/Borrower (and Seller, if applicable) have been advised by Escrow Agent that funding of the transaction is dependent upon funding of the loan by Lender (hereinafter called Loan Funding).
- 2 Buyer/Borrower (and Seller, if applicable) understand that no disbursement of funds shall occur and, in the case of a purchase and sale transaction, Buyer/Borrower shall own no interest in the Property until Loan Funding.
- 3 Buyer/Borrower and/or Seller understand that no existing loans will be paid and that interest on any such loans will continue to accumulate until Loan Funding.
- 4 At such time as Loan Funding occurs, Escrow Agent shall disburse all funds and record appropriate documents of conveyance.

Agreements and Indemnity.

- 5 Should Buyer/Borrower take possession of the property prior to Loan Funding, Buyer/Borrower and Seller release Escrow Agent from any liability, including liability which may occur in the event that Loan Funding does not occur. Such release includes, but is not limited to, any loss resulting from Buyer/Borrower failing to have or obtain adequate insurance coverage on, or legal title to, the Property.
- 6 Buyer/Borrower (and Seller, if applicable) agree to save and hold harmless Escrow Agent from any liability arising under and as a result of any delay in Loan Funding, and further agree that Escrow Agent may, at its option, require the receipt, release and authorization in writing of all parties before paying money or delivering or redelivering documents or property to any party or to third parties. Escrow Agent shall not be liable for any interest or other charges on the money held by it.


 Akram Syed

Lawyers Title Company


 Brenda Moreland

 By 
 Paul Rogers, Escrow Officer

RECEIVED City Hall
DATE 3-20-17
BY [Signature]

TEXAS SALES AND USE TAX EXEMPTION CERTIFICATION

ASSOCIATION OF COMMUNITARIANS

2011 RELEASE UNDER E.O. 14176

9/9/1915



Lawyers Title Company
331 S. Watters Road, Suite 101
Allen, TX 75013
Phone 972-727-9378

Closer: Paul Rogers

Escrow No.: 1913302833
Settlement Date: 07/14/2015

BUYER'S CLOSING STATEMENT

Buyer(s): Akram Syed
4612 Old Pond Drive
Plano, TX 75024

Seller(s): Brenda Moreland
917 Cochester Street
Garland, TX 75040

Property: 2775 Audie Murphy Parkway West
Farmersville, TX 75442
Aps 40467 Jas Innerarity Survey, Tract 4, 32.075 Acres COLLIN COUNTY

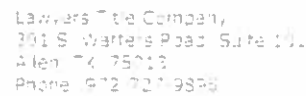
	DEBIT	CREDIT
Contract sales price	\$448,000.00	
Deposit or earnest money		\$5,000.00
Buyer Agent Credit		\$13,440.00
County property taxes 1/1/2015 thru 7/14/2015		\$26.65
The following persons, firms or corporations received a portion of the real estate commission amount shown above		
David Blatner		
Jaz Bashir		
Amount included in loan origination fee above:	\$0.00	
Lender Atty Doc Prep		
Title services and lender's title insurance to Lawyers Title Company	\$382.00	
Settlement or closing fee	\$350.00	
Guaranty Assessment Recoupment Charge	\$0.00	
E-File Fee	\$12.00	
Tax Certificate	\$0.00	
Doc Delivery / Courier / Doc Printing	\$20.00	
Owner Title Policy	\$2,503.00	
Guaranty Assessment Recoupment Charge	\$0.00	
55% of Title Premium to J. Kent Newsom, Attorney at Law		
Government Recording Charges	\$124.00	
Deed/Mortgage/Release(s)	\$124.00	
Survey	\$0.00	
***** Sub Total	\$448,506.00	\$18,466.65
Balance Due From Buyer/Borrower		\$430,039.35
Total	\$448,506.00	\$448,506.00

Lawyers Title Company

Akram Syed
DATE: _____

By _____

Paul Rogers



Serial No : 191302833
Surrender Date : 07-14-2016

Buyer's:	Arant, Gary 4910 West Park Drive Plant, TX 75024	Seller's:	Bronckshoff and 917 Colchester Street Cedar, TX 75024
Property:	2775 Auto Marten, Parkway West Farmersville, TX 77842 405444 The Government, Building, Tract 1, 33075 Arnes COLLIN CO., TEX.		



Lawyers Title Company
301 S. Watters Road, Suite 101
Allen, TX 75013
Phone 972-727-9839

Closer: Paul Rogers

Escrow No: 1913302833
Settlement Date: 07/14/2015

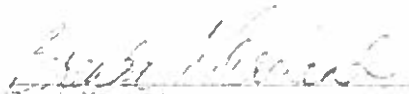
SELLER'S CLOSING STATEMENT

Seller(s): Brenda Moreland
317 Colchester Street
Garland, TX 75040

Buyer(s): Akram Syed
4512 Old Pond Drive
Plano, TX 75024

Property: 2775 Audie Murphy Parkway, West
Farmersville, TX 75442
All's AOK! as Inheritance Survey Tract 4 22.075 Acres CO. LIN. COUNTY

	DEBIT	CREDIT
Contract sales price		\$448,000.00
County property taxes 1/1/2015 thru 7/14/2015	\$26.55	
Commission Paid at Settlement	\$26,980.00	
\$13,440.00 To ReMax Town and Country		
\$13,440.00 To Fifty Star Realty		
The following persons, firms or corporations received a portion of the real estate commission amount shown above:		
David Blatner		
Jaz Bashir		
Settlement or closing fee to J. Kent Newsom, Attorney at Law	\$350.00	
Owner's title insurance to Lawyers Title Company	\$2,800.00	
E-File Fee to Lawyers Title Company	\$6.00	
Tax Certificate to Lawyers Title Company, FBO National Tax Net	\$50.95	
Doc Delivery / Courier / Doc Printing to J. Kent Newsom, Attorney at Law	\$20.00	
Document Preparation / W.D. / ROL to J. Kent Newsom, Attorney at Law	\$110.00	
55% of Title Premium to J. Kent Newsom, Attorney at Law		
Government Recording Charges to Lawyers Title Company	\$25.00	
***** Sub Total	\$30,764.50	\$448,000.00
Balance Due To Seller	\$417,235.40	
Total	\$448,000.00	\$448,000.00


Brenda Moreland
DATE: 7-14-2015

Lawyers Title Company

By: 
Paul Rogers

COPY

Low Pressure Dosing Design

RECEIVED City Hall
DATE 3-20-17
BY [Signature]

Customer Name DYLAN HEDRICK

Address HWY 330

County COLLIN

CITY FARMERSVILLE

Design Parameters:

Type of Dwelling : CEMETERY 60 PEOPLE @ 4 GPD 240 GAL Square Footage: <2500 Sq. Ft.

Daily Waste Flow: 240 GPD

Effluent Loading Rate: 0.01 gal Sq.Ft day

Septic Tank Size: 1000 Gallon

Pump Tank Size: 500 gallon

Required Absorption area: 2400 Sq. Ft.

Design Absorption Area: 2400 Sq.Ft.

Total Length of Laterals: 840 Ft.

Lateral Configuration: TWO fields

Lateral Pipe Size: 1 1/4"

Lateral Field Dimensions: 6 lines @ 70' ea.

Supply Line Length: 50' - 75'

Supply Line Size: 2"

Hole Size 1/8" Spacing: 5'

Number of Holes: 168 (both fields)

Total Head: 7-2'

Total Flow: 42 GPM

Storage Vol. in Supply Line: 4.67 gallons

Pump Requirements: 1/2 HP

Total Storage Vol: 37.67 gallon

Storage Volume in Fields: 33.6 gallon

Dosing Depth: 15" - 24"

Dosing Volume: 125 gallon

Return Vent Needed ☐ yes ☒ no

Check Valve needed: ☐ yes ☒ no

Type: _____

Secondary Treatment: ☐ yes ☒ no

*

** Note: Recommend using a filter preceding the pump tank - i.e.: Zabel 1300, A100 or similar type.

*** WITH WATER SAVING DEVICES.

Designed By: [Signature]

Date: 3-25-16

Larry Howard, R.S. #3255

TEXAS NATURAL RESOURCES CONSERVATION COMMISSION
OSSF SOIL SITE EVALUATION FORM

Requirements:

At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on the site drawing.

Proposed Excavation Depth: NA

For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Boring Number: <u>Lot #</u> <u>A hole 1</u> <u> Hwy 380</u>					
Depth (feet)	Texture Class	Structure (if applicable)	Drainage Mottles Water Tables	Restrictive Horizon	Comments
0	(Clay) <input checked="" type="checkbox"/>	MASSIVE <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	I RECOMMEND THAT A PROPRIETARY SYSTEM BE INSTALLED AT THIS LOCATION
1	(Silty Clay) <input type="checkbox"/>	BLOCKY <input type="checkbox"/>	NO <input type="checkbox"/>	NO <input type="checkbox"/>	
2	(Sandy Clay) <input type="checkbox"/>	PLATY <input type="checkbox"/>	NA <input checked="" type="checkbox"/>	NA <input type="checkbox"/>	
3	(Clay Loam) <input type="checkbox"/>	GRANDULAR <input type="checkbox"/>			
4	(Silty Clay Loam) <input type="checkbox"/>	COLUMNAR <input type="checkbox"/>			
5	(Sandy Clay Loam) <input type="checkbox"/>	PRISMATIC <input type="checkbox"/>			
6	(Sandy Clay) <input type="checkbox"/>				
7	(Silty Loam) <input type="checkbox"/>				
8	(Loam) <input type="checkbox"/>				
9	(Sandy) <input type="checkbox"/>				
10	(Loam) <input type="checkbox"/>				
11	(Loamy Sand) <input type="checkbox"/>				
12	(Sand) <input type="checkbox"/>				

Soil Boring Number: <u>Lot #</u> <u>hole 2</u>					
Depth (feet)	Texture Class	Structure (if applicable)	Drainage Mottles Water Tables	Restrictive Horizon	Comments
0	(Clay) <input checked="" type="checkbox"/>	MASSIVE <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	SEE ATTACHED
1	(Silty Clay) <input type="checkbox"/>	BLOCKY <input type="checkbox"/>	NO <input type="checkbox"/>	NO <input type="checkbox"/>	
2	(Sandy Clay) <input type="checkbox"/>	PLATY <input type="checkbox"/>	NA <input type="checkbox"/>	NA <input type="checkbox"/>	
3	(Clay Loam) <input type="checkbox"/>	GRANDULAR <input type="checkbox"/>			
4	(Silty Clay Loam) <input type="checkbox"/>	COLUMNAR <input type="checkbox"/>			
5	(Sandy Clay Loam) <input type="checkbox"/>	PRISMATIC <input type="checkbox"/>			
6	(Sandy Clay) <input type="checkbox"/>				
7	(Silty Loam) <input type="checkbox"/>				
8	(Loam) <input type="checkbox"/>				
9	(Sandy) <input type="checkbox"/>				
10	(Loam) <input type="checkbox"/>				
11	(Loamy Sand) <input type="checkbox"/>				
12	(Sand) <input type="checkbox"/>				

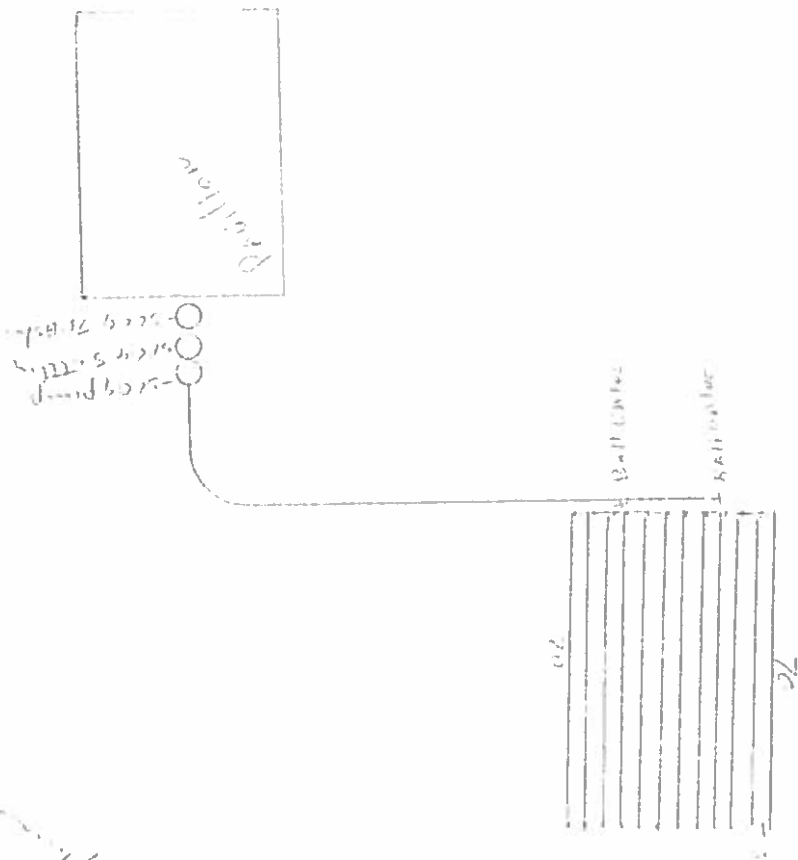
I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

[Signature]
Signature of Site Evaluator

972 732 7330 OS# 0912193
Phone Number

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RECEIVED City Hall
DATE 3-20-17
BY [Signature]

SUBSURFACE INVESTIGATION REPORT for
PROPOSED CEMETERY
2775 West Audie Murphy Parkway
Farmersville, Texas

PROJECT NO. 15-DG7115

Prepared for:

ISLAMIC ASSOCIATION OF COLLIN COUNTY
Plano, Texas

Prepared by:

GEOSCIENCE
ENGINEERING & TESTING, INC.
Dallas, Texas

January, 2015



Project No. 15-DG7115

January 30, 2015

Islamic Association of Collin County
6400 Independence Parkway
Plano, Texas 75023

Re: Subsurface Investigation Report for
Proposed Cemetery at
2775 West Audie Murphy Parkway
Farmersville, Texas

Geoscience Engineering & Testing, Inc. is pleased to submit this geotechnical data report for the above referenced location authorized by Mr. Akram Syed. This report briefly describes the procedures employed in our subsurface exploration and presents the results of our investigation.

SCOPE OF SERVICES

Geoscience Engineering and Testing, Inc. (GETI) was contracted to perform a subsurface field investigation and soil laboratory testing program at the referenced location. This investigation was performed to determine the soil stratigraphy and some of the physical and engineering characteristics of the subsurface soils at the location of the test borings drilled. We were directed to:

1. Drill four (4) borings to a maximum depth of 15 to 21 feet below existing surface;
2. Obtain undisturbed soil samples to determine unit weight, moisture content and Atterberg Limits of the soils at selected depths and
3. Provide a Subsurface Investigation report.

The results of our sampling are presented on the boring logs included in this report. Engineering recommendations were beyond the scope of this service.

FIELD INVESTIGATION

The field portion of this study consisted of advancing a total of four (4) soil test borings. The borings were advanced using truck-mounted drilling rig to a depth of 15 to 21 feet below ground surface. The borings were advanced using continuous flight augers technique. Undisturbed soil samples were obtained using a 3-inch diameter thin-walled tube sampler pushed into the soil. The un-drained compressive strength of cohesive soils was estimated in the field using a calibrated pocket penetrometer. All soil samples were extruded from the samplers in the field, visually classified, and placed in appropriate containers to prevent loss of moisture or disturbance during transfer to the laboratory.

The boring was drilled using dry auger procedures to observe the water level (if any) at the time of the exploration. These water level observations are recorded on the boring log.

Detailed records of field observations and descriptions of the soils encountered at the boring locations are recorded on the field boring logs. This field logs were later reviewed and edited by a member of our engineering staff to incorporate information obtained from laboratory examination and testing. Final logs of the borings are presented on Plates 1 and 4 in the ILLUSTRATION Section of this report.

GENERAL SUBSURFACE CONDITIONS

Based on our interpretation of the boring drilled for this study, the subsurface stratigraphy encountered at this site consists predominately of clay soils underlain by shaly clay deeper underlain by gray weathered shale.

More specifically, the subsurface stratigraphy encountered within the test borings drilled consisted of gray and tan CLAY (CH) from existing ground surface elevation to a depth of 4.5 to 7 feet. Below 4.5 to 7 feet, tan and gray blocky structured SHALY CLAY (CH) soils with calcareous nodules were encountered and remained visible to a depth of 13.5 to 20 feet. At 13.5 and 20 feet, gray highly weathered SHALE was encountered and remained visible to the completion depths of tests borings drilled.

Detailed descriptions of the subsurface stratigraphy encountered at the locations of the test borings drilled for this study are included on Plates 1 and 4 in the Illustrations section of this report.

Subsurface Water Conditions

All the borings were advanced using dry auger drilling procedures in order to observe any groundwater seepage levels. At the time of this investigation, groundwater seepage was encountered at 18 feet during

drilling and upon completion of drilling at the location of test boring B-3; however NO ground water seepage was encountered at the location of test borings B-1, B-2 and B-4. Based upon short-term observations, it is not possible to accurately predict the magnitude of subsurface water fluctuations that might occur. In addition, it is not uncommon to detect water seepage at the interface of clay and shale and within the fractures of the soils particularly after periods of heavy rainfall.

LABORATORY TESTING

Laboratory tests were performed on the retrieved soil samples to determine general classification and to evaluate some of the physical and engineering properties of the flex base.

Moisture content tests, Atterberg limits tests were performed on selected soil samples to determine the Plasticity Index (PI). All laboratory tests were performed in general accordance with the applicable ASTM Procedures.

The type and number of laboratory tests performed for this investigation are as follows:

Description of Tests	Number of test
Hand Penetrometer Test	26
Moisture Content Test	26
Atterberg Limits	11
Dry Density	1
Unconfined Compressive test	1

Laboratory test results are shown on the boring logs.

Potential Vertical Rise

The near surface CLAY/SHALY CLAY soils encountered at this site exhibited Plasticity Indices ranging from 30 to 58. These soils are considered as highly expansive in nature and capable of vertical movements with changes in moisture conditions. It should be noted that the magnitude of the soils movements experienced by the foundation will depend on several factors including: the moisture content and thickness of the clays at the time of construction, soil plasticity, rainfall moisture index, local drainage characteristics and other

related factors. The magnitude of the moisture induced vertical movements was calculated using Texas Department of Transportation method (TxDOT 124-E) in conjunction with current moisture profile. Based on aforementioned method, the estimated soil swell potential at test boring locations is on the order of 5.5 to 6.5 inches at existing elevation. More movement will occur in areas where a water ponding is allowed to occur during or after construction, where deep seated shaly clay soils are present and/or fluctuations in ground water.

VARIATIONS IN SUBSURFACE CONDITIONS

Subsurface conditions have only been obtained from boring locations shown on the Location Plan Plate A. It should be noted that variations in the subsurface may exist in other parts of the site. The soil stratigraphy described herein and on the boring logs is based on visual observations and interpretations during sampling and classification of the soil samples obtained from the test boring drilled.

The following illustrations are attached and will complete this report:

<u>Description</u>	<u>Plate</u>
Location Plan	A
Boring Logs	1 to 4

We appreciate the opportunity to work with you on this project. If you have any questions concerning this report or require additional information, please feel free to contact us.

Respectfully,

Very Respectfully,

Geoscience Engineering & Testing, Inc.

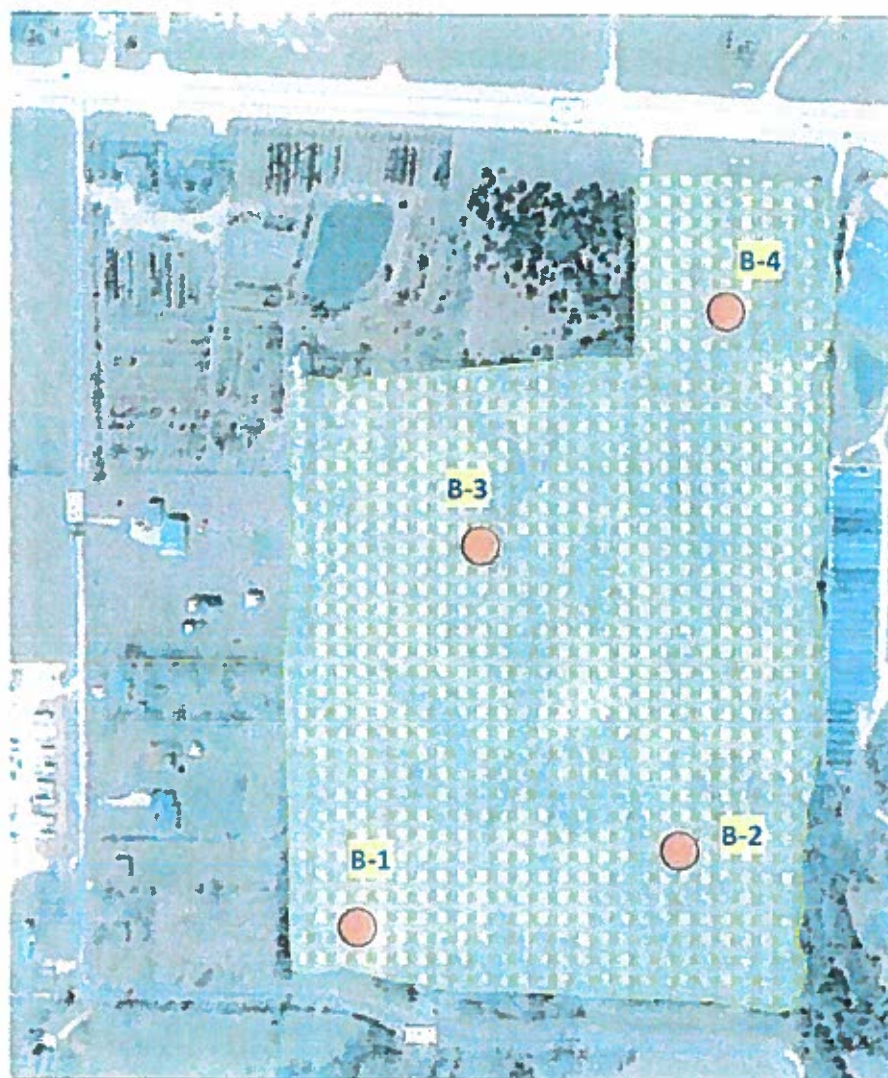
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Syed S. Afsar, P.E.
Project Manager

11/30/2015



ILLUSTRATIONS



 Approximate Boring Location

BORING LOCATION PLAN

SUBSURFACE INVESTIGATION REPORT
Cemetery Project at
2775 West Audie Murphy Parkway
Farmersville, Texas

GETI Project No. 15-DG7115

Plate A







LOG OF BORING NO. B-2

Proposed "Cemetery"
2775 West Audie Murphy Parkway
Farmsville, Texas

Project No. 15-DG7115

FIELD DATA				LABORATORY DATA	
DEPTH (ft.)	SOIL & ROCK SYMBOL	SAMPLE TYPE P-HAND DOWN, IN T-HD, BLOWSC N-SPL, BLOWSC	STRATUM DEPTH (ft.)	Location: See Location Plan	
				Surface Elevation: Unknown	
				Drilling Method: Continuous Flight Auger & Intermittent	
				Date Boring Drilled: 01-20-2015	
				Completion Depth: 15	
				Groundwater Information	
				Seepage Encountered During Drilling: None	
				Upon Completion: Dry	
				DESCRIPTION OF STRATUM	
0		P20	7	Gray and occasional tan CLAY (CH) with calcareous nodules	
5		P30			
10		P325			
10		P40	13	Tan and gray SHALY CLAY (CH) with calcareous nodules	
15		P40			
20		P45			
15		P45	15	Gray highly weathered SHALE with shaly clay seams	
20					
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TUBE SAMPLE AUGER SAMPLE SPLIT SPOON ROCK CORE TWD CONE PEN NO RECOVERY

REMARKS:

LOG OF BORING NO. B-3

Proposed "Cemetery"
2775 West Audie Murphy Parkway
Farmsville, Texas







Project No. 15-DG7115

FIELD DATA				LABORATORY DATA																			
DEPTH (ft.)	SOIL & ROCK SYMBOL	SAMPLE TYPE P: HAND PEN., TSF T: THD. BLOWS/FT. N: SPT, BLOWS/FT.	STRATUM DEPTH (ft.)	DESCRIPTION OF STRATUM																			
				Location: See Location Plan																			
				Surface Elevation: Unknown																			
				Drilling Method: Continuous Flight Auger & Intermittent																			
				Date Boring Drilled: 01/20/2015																			
				Completion Depth: 21																			
				Groundwater Information:																			
				Seepage Encountered During Drilling: 18																			
				Upon Completion: 18																			
				WATER CONTENT, %																			
				LIQUID LIMIT																			
				PLASTIC LIMIT																			
				PLASTICITY INDEX																			
				UNIT DRY WEIGHT (pcf)																			
				UNCONFINED STRENGTH (tsf)																			
				% PASSING NO. 200 SIEVE																			
				SOIL SUCTION TEST (TOTAL CM. OF WATER)																			
0		P1 5	7	Gray and occasional tan CLAY (CH) with calcareous nodules										36									
		P3 5												25	65	23	42	95					
		P4 5 -												20									
5		P4 5 -												16									
		P4 5 -		Tan and gray blocky structured SHALY CLAY (CH) with calcareous nodules										23	79	29	50						
10																							
		P2 0												34									
15																							
		P1 5												32	69	24	45						
20			20	Gray highly weathered SHALE with shaly clay seams																			
			21																				
25																							
30																							

LOG OF BORING NO. B-4

Proposed "Cemetery"
2775 West Audie Murphy Parkway
Farmsville, Texas

Project No. 15-DG7115

FIELD DATA					LABORATORY DATA	
DEPTH (ft)	SOIL & ROCK SYMBOL	SAMPLE TYPE	P-HAND PEN. (lb)	N-SPT BLOWS/FT	STRATUM DEPTH (ft)	Location: See Location Plan
						Surface Elevation: Unknown
						Drilling Method: Continuous Flight Auger & Intermittent
						Date Boring Drilled: 01/20/2015
						Completion Depth: 21
						Groundwater Information
						Seepage Encountered During Drilling: None
						Upon Completion: Dry
DESCRIPTION OF STRATUM						
0						Gray and occasional tan CLAY (CH) with calcareous nodules
5						
10						Tan and gray blocky structured SHALY CLAY (CH) with calcareous nodules
15						
20						Gray highly weathered SHALE with shaly clay seams
25						
30						
<div>       </div> <div> TUBE SAMPLE AUGER SAMPLE SPLIT-SPCON ROCK CORE THD CONE PEN NO RECOVERY </div>						
REMARKS:						



COPY

RECEIVED City Hall
DATE 3-20-17
BY [Signature]

ARIZONA
TEXAS
NEW MEXICO
OKLAHOMA

September 8, 2016

Lenny Hughes, PLA
Project Manager
HALFF ASSOCIATES, INC.
1201 N. Bowser Road
Richardson, Texas 75081

Re: Traffic Study for the proposed Cemetery along CR 557 in Farmersville, Texas

Dear Mr. Hughes:

This traffic study was conducted to evaluate the need for a westbound right turn deceleration lane along CR 557 at the proposed driveway for the proposed Cemetery in Farmersville, TX. The proposed development will be located along CR 557. The site is assumed be operational by 2018. A site location map is shown in Figure 1. The proposed development will be accessible via single access point on CR 557. The proposed site plan (Figure 2) and all other figures are provided as an attachment to this letter.

Figure 1: Site Location Map



Existing and Background Conditions

CR 557 is a two lane undivided roadway with a posted speed limit of 40 mph in the vicinity of the proposed site. The existing and proposed intersection lane configurations at the study location are shown in Figure 3.

Existing 24-hour vehicular counts were collected on CR 557 in the vicinity of the proposed site from Sunday, August 28th, 2016 to Tuesday August 30th, 2016. Figure 4 presents the weekday AM and PM peak hour traffic volumes as well as Sunday peak hour traffic volumes based on the existing 24-hour counts collected as part of this study. These counts are provided as an attachment.

The proposed cemetery is assumed to be operational by 2018. Background traffic volumes at site build out (2018) were obtained by growing the existing traffic volumes at an annual rate of five percent (5%). Figure 4 also shows the build-out year background traffic volumes.

Trip Generation

The number of trips generated by a development is a function of the type and quantity of the land use of the development. The number of vehicle trips generated by the proposed development was estimated based on the trip generation rates/equations provided in the publication entitled *Trip Generation Manual, Ninth Edition*, by the Institute of Transportation Engineers (ITE). The trip generation rates in this manual represent weighted averages from trip generation studies conducted throughout the United States and Canada for similar type of developments. Estimates of the number of trips generated by the site were made for the AM and PM peak hours, as well as on a daily basis. The trip generation rates, the directional splits, and the trip generation estimates for the proposed development are shown in Table 1.

Table 2: Trip Generation Calculations

Land Use (ITE Land Use)	ITE Code	Variable (X)	Average Weekday			AM Peak Hour			PM Peak Hour			Sunday Peak Hour		
Equation/Rates ¹														
Cemetery	556	Acres	T = 4.73(X)			T = 0.17(X)			T = 0.84(X)			T = 6.21(X) ²		
Directional Splits ²														
Cemetery	556	Acres	50/50			70/30			33/67			48/52		
Trips Generated														
Land Use	Amount	Variable (X)	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Cemetery	34.27	Acres	162	81	81	6	4	2	29	10	19	213	102	111
TOTAL			162	81	81	6	4	2	29	10	19	213	102	111

¹T = Trips Ends; ²Peak hour of the Generator; ³XX / YY = % entering vehicles / % exiting vehicles

As shown in Table 1, the proposed development is expected to generate 162 total trips (81 vehicles entering and 81 vehicles exiting) on a daily basis with 6 trips during the AM peak hour and 29 trips during the PM peak hour. During the Sunday peak hour, the proposed cemetery is expected to generate 213 total trips.

Trip Distribution and Assignment

The existing traffic volumes were reviewed along with the location of the proposed development, site characteristics and knowledge of the study area to determine the directions from which traffic would approach and depart the development. The assumed directional distribution is shown in Figure 5.

Traffic volumes expected to be generated by the proposed development (Table 1) were assigned to the area roadways and site access points based on the directional distribution shown in Figure 5. The resulting site generated traffic volumes at build-out are also shown in Figure 5.

Total Traffic Volumes

The projected total traffic volumes at site build-out were obtained by adding the site generated traffic volumes to background traffic volumes. The projected total traffic volumes for the study intersection at site build out are shown in Figure 6.

Turn Lane Analysis

Right Turn Deceleration Lane

The site access driveway on CR 557 was analyzed to determine if a right turn deceleration lane would be required. Based on guidelines presented in TxDOT's *Access Management Manual* and used by several cities in the Dallas-Fort Worth area, right turn deceleration lanes are typically considered under the following conditions:

- Right turn volumes greater than 50 vph (if posted speed limit greater than 45 mph)
- Right turn volumes greater than 60 vph (if posted speed limit less than/equal to 45 mph)

Table 2 summarizes the predicted right turn volumes under build out (2018) total traffic conditions (Figure 6).

Table 2. Right Turn Deceleration Lane Analysis Results

Intersection	Approach	Speed Limit (mph)	Volume AM (PM) [Sunday]	Threshold (vph)	Exceed Threshold AM (PM) [Sunday]
Driveway at CR 557	WB	40	2 (4) [41]	60	No (No) [No]

Based on the speed limit of the adjacent roadway, the projected peak hour right turning traffic volumes at the site driveway, and the guidelines specified by TxDOT, installation of a westbound right turn deceleration lane is not recommended along CR 557 at the proposed driveway.

Left Turn Deceleration Lane

The traffic volumes during the weekday AM and PM peak hours as well as Sunday peak hour under site build out (2018) total traffic conditions (figure 6) were used in determining whether an eastbound left turn lane should be considered at the proposed driveway on CR 557.

Based on information presented in Table 3-11 of TxDOT's *Roadway Design Manual*, minimum criteria to evaluate the need for a left turn deceleration lane are design speed of 40 mph, five percent (5%) left turning vehicles of advancing volume and, 100 opposing vehicles.

- Under the site build out (2018) total traffic conditions the estimated eastbound left turn volumes are less than 5% during the weekday AM and PM peak hour.
- Under the site build out (2018) total traffic conditions the estimated opposing traffic volume for the eastbound left turn movement is less than 100 vehicles per hour during the Sunday peak hour.

Therefore, an eastbound left turn deceleration lane is not recommended along CR 557 at the proposed driveway.

Sight Distance Evaluation

As part of this traffic analysis, the available and required intersection sight distances for motorists accessing the adjacent roadways from the proposed site access driveway were analyzed. The sight distance required at the proposed site driveways was estimated using the procedures developed by the American Association of State Highway and Transportation Officials (AASHTO) and published in the 2011 edition of *A Policy on Geometric Design of Highways and Streets*. At these locations, the motorist should be able to see if and when adequate gaps exist to perform their desired maneuver. Table 3 presents the required and available sight distance for vehicles exiting the proposed site driveway on CR 557.

Table 3. Site Driveway Sight Distance

Major Roadway	CR 557
Driveway	Driveway at CR 557
Posted Speed Limit	40 mph
Design Vehicle	Passenger Car
Required Intersection Sight Distance	445'
Available Sight Distance to the Left	>500'
Available Sight Distance to the Right	>500'
Sight Distance Available > Required:	
To the Left	YES*
To the Right	YES*

*Vegetation along the property frontage on CR 557 should be trimmed/Removed

Comparison of the field investigation results of the available sight distance to the required sight distance indicates that the available sight distance is higher than the required sight distance for passenger cars exiting the site with the speed limit of 40 mph for CR 557 adjacent to the site. However, it should be noted that the undeveloped parcel has vegetation along the property frontage that should be trimmed/removed to ensure that sight triangles are kept clear of any obstructions all the time.

Conclusions

Lee Engineering offers the following conclusions and recommendations:

- The proposed development is predicted to generate 162 trips on a daily basis, 6 trips during the AM peak hour and 29 trips during the PM peak hour on a typical weekday. During Sunday peak hour, the proposed development is expected to generate 213 trips.
- Right turn and left turn deceleration lane is not recommended along CR 557 at the proposed driveway.
- The site development process should ensure that the sight triangles are kept clear of any obstructions at the proposed driveway all the time.

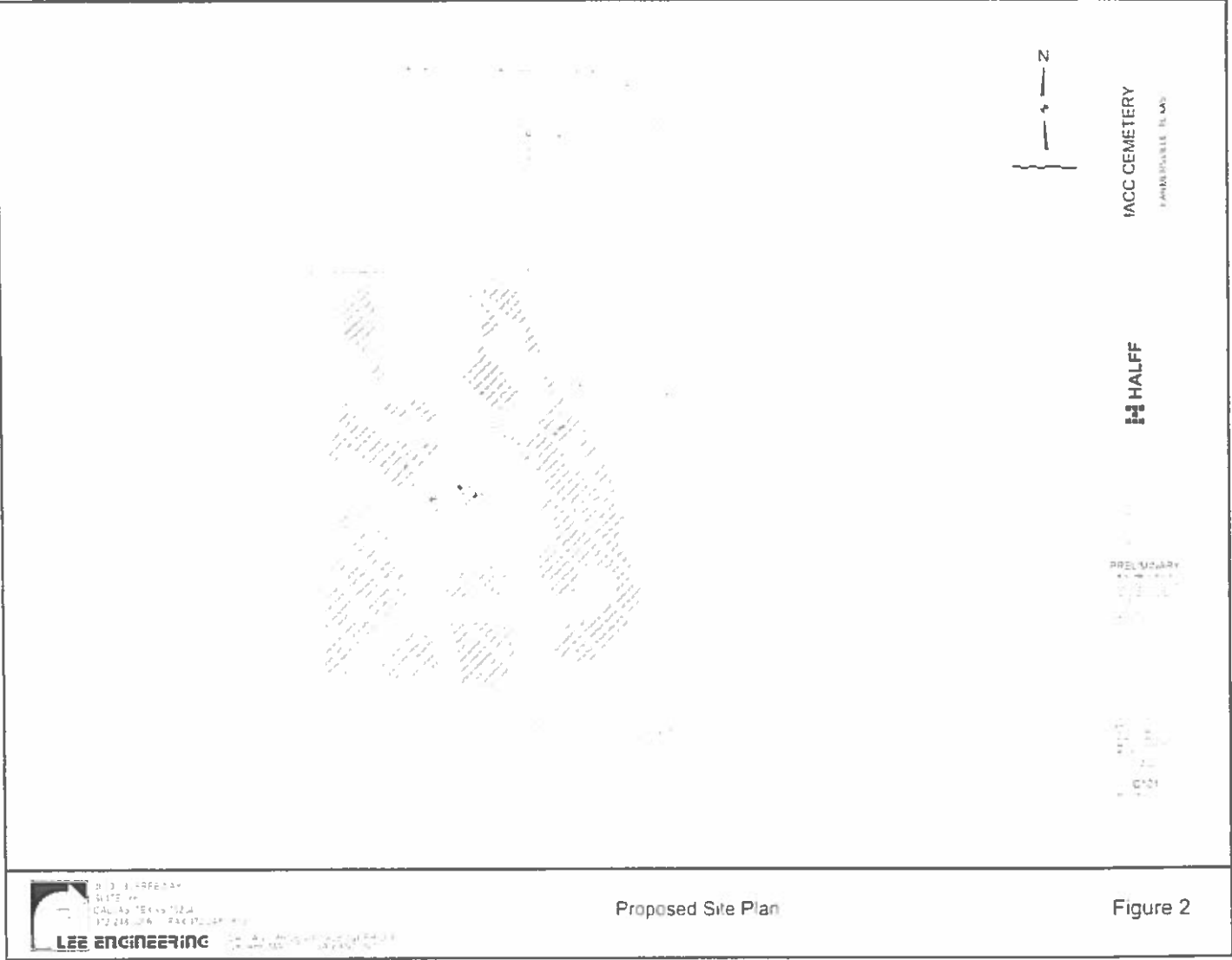
We appreciate the opportunity to provide these traffic engineering services for you. Feel free to contact me at (972) 248-3006 should you have any questions.

Sincerely,



Dharmesh M. Shah, PE, PTOE, #90295
Vice President
Lee Engineering
Firm No. F-450

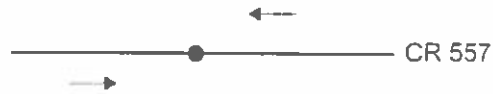
Dharmesh M. Shah, PE, PTOE, #90295
Vice President
Lee Engineering
Firm No. F-450



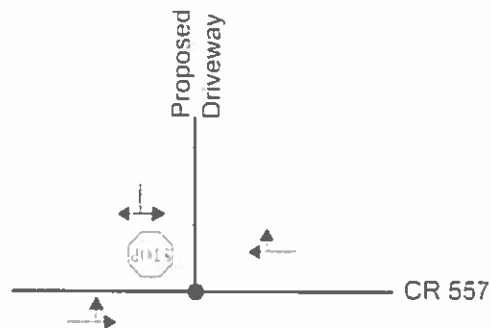
Proposed Site Plan

Figure 2

Existing Lane Configuration



Proposed Lane Configuration



LEGEND

- Study Intersection
- ← Direction of Travel



3030 LB. FREEWAY
SUITE 1660
DALLAS TEXAS 75234
972-248-3006 FAX 972-248-3858

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OKLAHOMA CITY • SAN ANTONIO

Existing and Proposed Lane Configurations

Figure 3

Existing (2016) Traffic Volume



Site Build Out (2018) Background Traffic Volume



LEGEND

← Direction of Travel

XX (YY) [ZZ] AM (PM) [Sunday] Peak Hour Volume Based on 24 Hour Count



3030 LB J FREEWAY
SUITE 1660
DALLAS TEXAS 75234
972-248-3006 FAX 972-248-3855

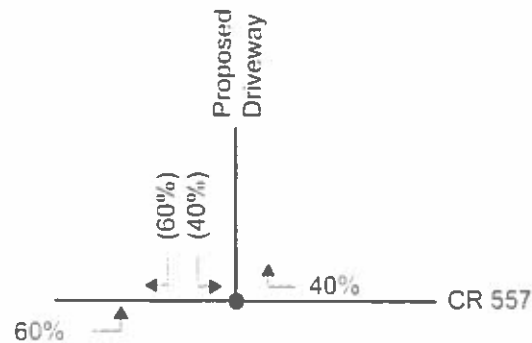
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Existing and Background Peak Hour Traffic Volume

Figure 4

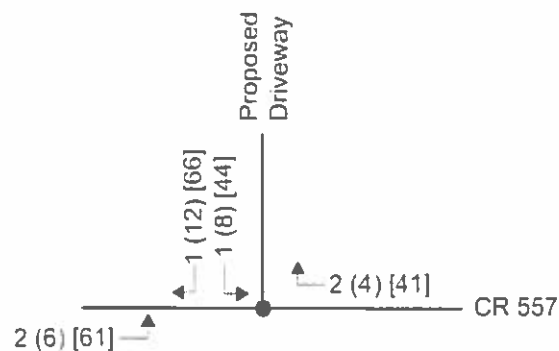
Directional Distribution



LEGEND

- Study Intersection
- ← Direction of Travel
- XX (YY) Inbound (Outbound) Percentages

Site Generated Peak Hour Traffic Volumes



LEGEND

- Study Intersection
- ← Direction of Travel
- XX (YY) [ZZ] AM (PM) [Sunday] Peak Hour Volume Based on 24 Hour Count



3030 LB. FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006 FAX 972-243-3885

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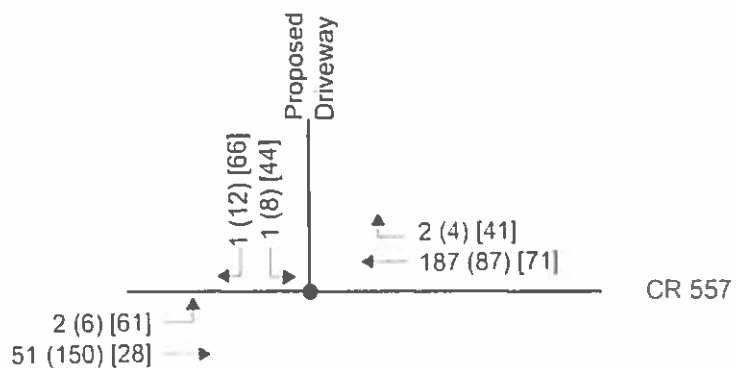
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OKLAHOMA CITY - SAN ANTONIO

Directional Distribution and Site Generated Peak Hour Traffic Volumes

Figure 5



NOT TO SCALE



LEGEND

● Study Intersection

← Direction of Travel

XX (YY) [ZZ] AM (PM) [Sunday] Peak Hour Volume Based on 24 Hour Count



3030 LBJ FREEWAY
SUITE 1650
DALLAS, TEXAS 75234
972-248-3005 FAX 972-248-3855

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Site Build Out (2018) Total Traffic Volume

Figure 6

Accurate Counts
Traffic Data Services
(214) 681-6168
TWO CHANNEL SUMMARY
Starting: 08/28/2016

Page: 1

Site Reference: 000006271603
Site ID: 000006271603
Location: FM 557-Southeast of US 357

File: D0827002.prn
City: Farmersville
County:

TIME	LANE 1 EAST		LANE 2 WEST		TOTAL	
	am	pm	am	pm	am	pm
00:15	2	9	2	21	4	30
00:30	2	6	5	13	7	19
00:45	1	5	3	16	4	21
01:15	1 6	5 25	2 12	14 64	3 18	19 89
01:15	3	6	3	12	6	18
01:30	1	3	2	12	3	15
01:45	0	5	3	5	3	10
02:00	0 4	4 18	1 9	12 41	1 13	16 59
02:15	2	2	3	9	5	11
02:30	1	6	1	6	2	12
02:45	1	4	1	19	2	23
03:00	1 5	4 16	1 6	7 41	2 11	11 57
03:15	0	9	0	18	0	27
03:30	0	7	0	16	3	23
03:45	1	4	2	13	3	17
04:00	0 1	6 26	0 5	9 56	0 6	15 82
04:15	1	8	2	15	3	23
04:30	1	7	0	11	1	18
04:45	2	8	3	13	5	21
05:00	0 4	10 33	2 7	15 54	2 11	25 87
05:15	2	5	4	14	6	19
05:30	0	5	2	11	2	16
05:45	0	9	3	17	3	26
06:00	2 4	9 28	5 14	15 57	7 18	24 85
06:15	0	10	2	11	2	21
06:30	1	7	2	9	3	16
06:45	1	6	5	5	6	11
07:00	1 3	4 27	1 10	8 33	2 13	12 60
07:15	2	5	7	9	9	14
07:30	2	6	6	8	10	14
07:45	2	6	2	14	4	20
08:00	2 8	7 24	3 20	13 44	5 28	20 68
08:15	3	10	10	12	13	22
08:30	3	10	7	10	10	20
08:45	3	1	7	7	10	8
09:00	1 10	4 25	9 33	6 35	10 43	10 60
09:15	5	2	7	1	12	3
09:30	5	1	9	7	14	8
09:45	2	2	9	4	11	6
10:00	4 16	5 10	12 37	4 16	16 53	9 26
10:15	5	3	15	6	20	9
10:30	5	3	10	4	15	7
10:45	1	1	12	5	13	6
11:00	3 14	3 10	13 50	3 18	16 64	6 28
11:15	1	2	7	2	8	4
11:30	4	1	8	3	12	4
11:45	7	2	13	1	20	3
12:00	3 15	1 6	12 46	2 8	21 61	5 14

TOTALS	338	716	1054
AM Times	09:15	10:15	10:00
AM Peaks	16	50	64
Factors	PHF: .80	PHF: .83	PHF: .80
PM Times	17:45	12:15	12:15
PM Peaks	35	64	89
Factors	PHF: .87	PHF: .76	PHF: .74

Accurate Counts
Traffic Data Services
(214) 691-6468
TWO CHANNEL SUMMARY
Starting: 08/29/2016

Page: 2

Site Reference: 000008271603
Site ID: 000008271603
Location: FM 537-Southeast of US 390

File: D0827002.prn
City: Farmersville
County:

TIME	LANE 1 EAST		LANE 2 WEST		TOTAL	
	am	pm	am	pm	am	pm
00:15	1	4	2	7	3	11
00:30	0	6	0	7	0	13
00:45	2	5	1	15	3	20
01:00	0 3	9 24	0 3	11 40	0 6	20 64
01:15	0	8	0	10	0	18
01:30	0	3	2	10	2	13
01:45	1	12	0	11	1	23
02:00	1 2	6 29	0 2	15 46	1 4	21 75
02:15	1	7	1	15	2	22
02:30	0	9	0	19	0	28
02:45	0	14	1	14	1	28
03:00	0 1	13 43	0 2	17 65	0 3	30 108
03:15	2	8	2	10	4	18
03:30	0	16	1	18	1	34
03:45	0	21	3	21	3	42
04:00	0 2	14 59	2 8	15 64	2 10	29 123
04:15	1	19	3	20	4	39
04:30	0	21	5	19	5	40
04:45	0	45	7	29	7	74
05:00	1 2	27 112	5 20	23 91	6 22	50 203
05:15	2	35	17	23	19	58
05:30	3	44	17	24	20	68
05:45	7	36	28	22	35	58
06:00	6 18	40 155	22 84	18 87	28 102	58 242
06:15	4	33	29	18	33	51
06:30	6	27	33	16	39	43
06:45	18	16	52	14	70	30
07:00	7 35	17 93	45 159	16 64	52 194	33 157
07:15	9	21	46	13	55	34
07:30	7	15	41	10	48	25
07:45	7	5	39	5	46	10
08:00	13 36	8 49	36 162	12 40	49 198	20 89
08:15	13	5	32	11	45	16
08:30	11	11	33	10	44	21
08:45	11	8	18	7	29	15
09:00	8 43	6 30	26 109	6 34	34 152	12 64
09:15	9	4	13	8	22	12
09:30	6	7	13	6	19	13
09:45	7	2	12	3	19	5
10:00	2 24	2 15	14 52	4 21	16 76	6 36
10:15	4	1	10	4	14	5
10:30	7	4	10	8	17	12
10:45	7	1	12	3	19	4
11:00	4 22	1 7	9 40	1 16	12 62	2 23
11:15	7	3	13	6	20	9
11:30	2	2	16	3	18	5
11:45	5	0	9	2	14	2
12:00	5 19	1 6	9 47	1 12	14 66	2 18

TOTALS

629

1268

2097

AM Times
AM Peaks
Factors

08:00
48
PHF: .92

06:45
184
PHF: .88

06:45
225
PHF: .80

PM Times
PM Peaks
Factors

17:15
155
PHF: .88

16:45
99
PHF: .85

16:45
250
PHF: .84

Accurate Counts
Traffic Data Services
214, 691-6462
TWO CHANNEL SUMMARY
Starting: 08/30/2016

Page: 3

Site Reference: 000006271603
Site ID: 000006271603
Location: FM 557-Southeast of US 380

File: D0627002.prn
City: Farmersville
County:

TIME	LANE 1 EAST		LANE 2 WEST		TOTAL	
	am	pm	am	pm	am	pm
00:15	2	6	2	10	4	16
00:30	0	5	1	14	1	19
00:45	1	4	0	19	1	23
01:00	2 5	5 20	1 4	7 50	3 9	12 70
01:15	1	3	2	18	3	21
01:30	0	7	2	10	2	17
01:45	0	5	0	12	0	17
02:00	0 1	5 20	0 4	17 57	0 5	22 77
02:15	0	11	0	13	0	24
02:30	0	11	0	13	0	24
02:45	0	11	0	19	0	30
03:00	1 1	13 45	0 0	14 59	1 1	27 105
03:15	0	13	3	17	3	30
03:30	5	13	3	21	8	34
03:45	2	21	1	12	3	33
04:00	0 7	25 72	1 8	24 74	1 15	49 146
04:15	0	17	9	16	9	33
04:30	1	30	6	20	7	50
04:45	2	25	3	15	5	40
05:00	1 4	20 92	1 18	20 71	2 22	40 163
05:15	3	27	17	16	20	43
05:30	1	35	16	22	17	58
05:45	11	35	34	23	45	61
06:00	5 20	35 136	33 100	18 79	38 120	53 215
06:15	4	42	29	22	33	64
06:30	8	28	35	14	43	42
06:45	23	21	48	16	71	37
07:00	8 43	22 113	57 169	14 66	65 212	36 179
07:15	8	17	43	14	51	31
07:30	14	19	44	7	59	26
07:45	16	7	44	11	60	18
08:00	8 46	8 51	39 170	11 43	47 216	19 94
08:15	16	8	29	13	45	21
08:30	8	9	26	7	36	16
08:45	10	10	21	10	31	20
09:00	8 42	4 31	22 100	6 36	30 142	10 67
09:15	12	4	21	8	33	12
09:30	8	6	20	5	28	11
09:45	7	1	9	3	16	4
10:00	10 37	3 14	15 65	6 22	25 102	9 36
10:15	1	5	6	6	7	14
10:30	8	3	19	3	26	6
10:45	8	0	21	3	26	6
11:00	9 23	4 18	13 58	5 17	22 81	9 35
11:15	7	2	12	6	19	9
11:30	7	2	15	0	22	2
11:45	3	0	14	3	17	3
12:00	8 25	4 9	11 52	4 13	19 77	5 22

TOTALS	876	1335	2211
AM Times	07:30	06:45	06:45
AM Peaks	54	192	245
Factors	PHF: .94	PHF: .84	PHF: .86
PM Times	17:30	17:30	17:30
PM Peaks	151	95	236
Factors	PHF: .93	PHF: .92	PHF: .92