



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION AGENDA  
REGULAR CALLED MEETING  
July 19, 2021, 6:00 P.M.  
205 S. Main St.**

**WATCH THE LIVE BROADCAST**

This meeting will be broadcast live through the City's website and by telephone. Members of the public who wish to watch this meeting, and not speak or participate in the discussion, may watch the live broadcast by

1. Going to the City's website;
2. Clicking on "GOVERNMENT";
3. Clicking on "AGENDAS AND MINUTES";
4. Clicking on the "[click here](#)" link that is located to the right of "LIVE STREAMING."

**I. PRELIMINARY MATTERS**

- Call to Order, Roll Call, Prayer and Pledge of Allegiance

**II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)**

Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Planning & Zoning Commission regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

### **III. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon an application requesting a change in zoning on approximately 4.137 acres of land, more or less, from C – Commercial District Uses to PD – Planned Development District Uses with a base zoning designation of MF-2 – Multifamily Residence-2 District Uses for an apartment complex. The property is generally situated at 1904 Harvard Blvd., and located in the Murphy's Crossing Addition, Phase II, Lot 9, out of the W.B. Williams Survey, Abstract A-952, of Farmersville, Collin County, Texas.

### **IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consider, discuss and act upon minutes from May 17, 2021.
- B. Consider, discuss and act upon a concept plan for Camden Park Phase 4.
- C. Consider, discuss and act upon a preliminary plat for Camden Park Phase 4.
- D. Consider, discuss and act upon a final plat for the Farmersville RV Park (Oasis RV Resort).

### **V. ADJOURNMENT**

***The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).***

*Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.*

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on July 16, 2021, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

**Dated this the 16<sup>th</sup> day of July, 2021.**



Sandra Green, TRMC  
City Secretary



## **I. Preliminary Matters**

**II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)**

### **III. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon an application requesting a change in zoning on approximately 4.137 acres of land, more or less, from C – Commercial District Uses to PD – Planned Development District Uses with a base zoning designation of MF-2 – Multifamily Residence-2 District Uses for an apartment complex. The property is generally situated at 1904 Harvard Blvd., and located in the Murphy's Crossing Addition, Phase II, Lot 9, out of the W.B. Williams Survey, Abstract A-952, of Farmersville, Collin County, Texas.



Farmersville  
DISCOVER A TOWN A CREATOR

## DEVELOPMENT APPLICATION

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat          | <input type="checkbox"/> Replat              |
| <input type="checkbox"/> Amended Plat     | <input type="checkbox"/> Minor Plat          | <input type="checkbox"/> Development Plat    |
| <input type="checkbox"/> Concept Plan     | <input type="checkbox"/> Specific Use Permit | <input type="checkbox"/> Site Plan           |
| <input type="checkbox"/> Annexation       |  | <input checked="" type="checkbox"/> Rezoning |

### Fees:

A retainer fee of \$1,000.00 is required for submittal. Once the plans have been reviewed the money will be refunded back to the applicant if all the \$1,000.00 is not used and will be billed if the amount exceeds the initial \$1,000.00. (Note: All engineering inspection fees will be billed at the time of service.)

The application fee of \$ 1,000.00 , to be paid to the City of Farmersville, is enclosed with this application.

### A. Description of Property

1. Addition Name Murphys Crossing Phase II + III, Lot 9
2. Total Acreage 4.13
3. Current Zoning Classification(s) Commercial District
4. Proposed Zoning Classification(s) see attached
5. Total Number of Lots, by Type 1
6. Proposed Use of Property Multi-Family
7. Location of Property Intersection of Bob Tedford Blvd. + Harard Blvd.
8. Geographic (Tax) ID Number R- 8762-000-0090-1 R-

### B Applicants: (List those persons you wish to be contacted about this request.) PLEASE PRINT

- |                                    |   |
|------------------------------------|---|
| 1. Owner <u>Pervesco, Inc.</u>     | 2. Applicant/Representative <u>Engineering Concepts</u> |
| Address <u>P.O. Box 36795</u>      | Address <u>201 Wince Circle</u>                         |
| City, State, Zip <u>Tucson, AZ</u> | City, State, Zip <u>Wylie, TX 75098</u>                 |
| Phone _____                        | Phone <u>972-977-2369</u>                               |
| Email _____                        | Email <u>sam@ecd1p.com</u>                              |

- C. Variance Request: ☐ Yes ☒ No If yes, describe.

"I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application, of the property herein described, that all information submitted herein is true and correct."

Applicant/Owner: Sam Sall

Date: 6-10-21

**Proposed Zoning Classification:** PD – Planned Development with MF-2 base zoning. A request is being made for the City Council to find that a PD – Planned Development District is required to implement a special purpose by only allowing 72 units and no more than three (3) stories in height.



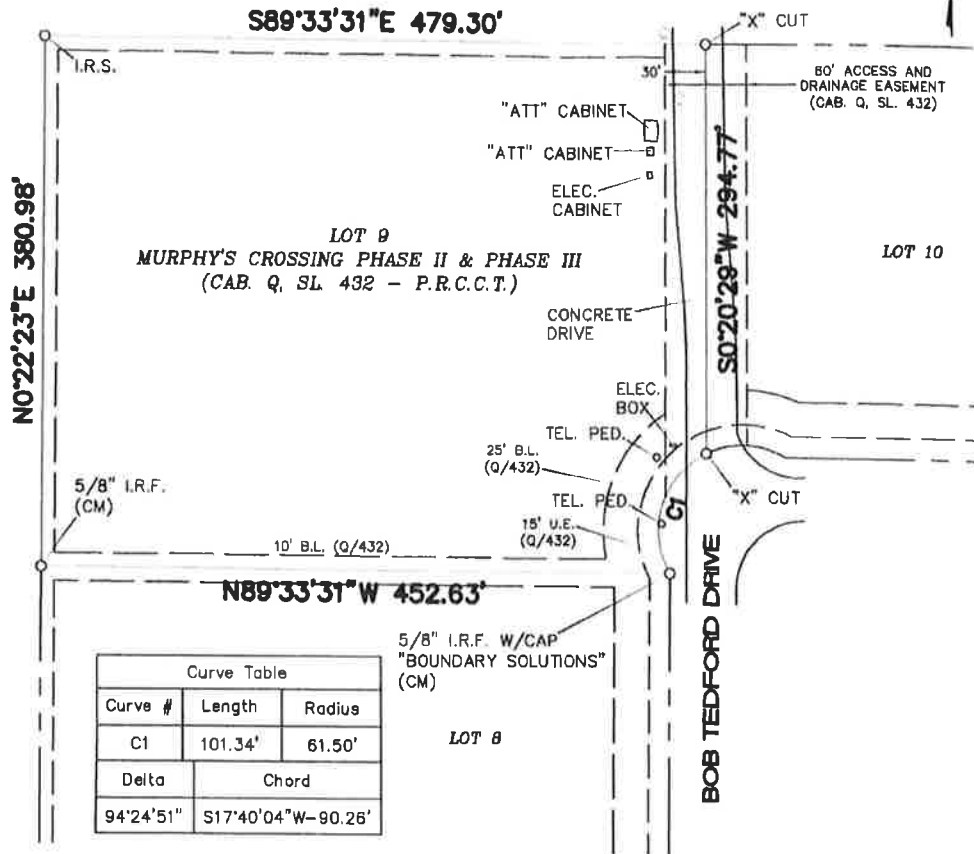
**EXHIBIT A**

Legal Description

Lot 9, Murphy's Crossing Phase II and Phase III, an addition to the City of Farmersville, Collin County, Texas by plat thereof recorded in Cabinet Q, Slide 432, Plat Records, Collin County, Texas.

**PROPERTY DESCRIPTION:**

Lot 9, Murphy's Crossing Phase II and Phase III, an addition to the City of Farmersville, Collin County, Texas by plat thereof recorded in Cabinet Q, Slide 432, Plat Records, Collin County, Texas.



Curve Table		
Curve #	Length	Radius
C1	101.34'	61.50'
Delta		Chord
94°24'51"		S17°40'04"W-90.26'

NOTES CORRESPONDING TO SCHEDULE "B" FROM POLICY:

NO TITLE POLICY PROVIDED

FLOODPLAIN NOTE: (FOR INSURANCE PURPOSES ONLY, NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO 48095C0320J, HAVING AN EFFECTIVE DATE OF JUNE 2, 2009, THIS PROPERTY LIES WITHIN:

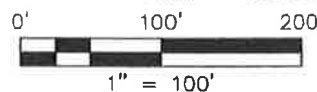
ZONE X: AREAS OF MINIMAL FLOOD HAZARD

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR

THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT, THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY SET BACK FROM PROPERTY LINES THE DISTANCE INDICATED. THERE ARE NO VISIBLE ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS EXCEPT AS SHOWN.

**LEGEND**

- (CM) CONTROLLING MONUMENT
- MONUMENT FOUND (AS NOTED)
- ⊙ SANITARY SEWER MANHOLE
- BOUNDARY LINE
- ADJOINER LINE
- P.R.C.C.T. PLAT RECORDS, COLLIN CO., TX.
- I.R.F. IRON ROD FOUND
- I.R.S. 1/2" IRON ROD SET W/RED CAP STAMPED "ONEAL 6570"



BASIS OF BEARINGS:

BASED ON THE TEXAS STATE PLANE

COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED OR USED FOR ANY PURPOSE

**O'NEAL SURVEYING CO.**

P.O. BOX 361  
ATHENS, TX 75751  
(903) 708-2891



TBPL6 FIRM # 10194132  
WWW.ONEALSURVEYING.COM

DATE: MARCH 3, 2021  
PROJECT NO.: 21003.00  
DRAWN BY: DCU

PAGE 1 OF 1

**LAND TITLE SURVEY**  
SHOWING ALL OF  
LOT 9

MURPHY'S CROSSING PHASE II AND PHASE III  
W. B. WILLIAMS SURVEY, ABSTRACT NO. 952  
CITY OF FARMERSVILLE  
COLLIN COUNTY, TEXAS



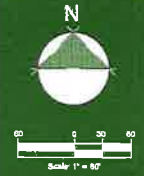
U.S. HIGHWAY NO. 380

HARVARD BLVD.

BOB TEDFORD DRIVE

4.137 ACRES

72 UNITS



CONCEPT PLAN  
**FARMERSVILLE MF**  
CITY OF FARMERSVILLE, TEXAS



JUNE 14, 2021  
SHEET NO. 1 OF 1  
PROJECT #05270



#### **IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

A. Consider, discuss and act upon minutes from May 17, 2021.



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
May 17, 2021, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Chairman Joe Helmberger presided over the meeting which was called to order at 6:00 p.m. Commissioners Michael Hesse, Adam White, Leaca Caspari and John Klostermann were in attendance. Rachel Crist was not in attendance. Lance Hudson was not present due to being elected to City Council. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Mike Henry; and City Attorney, Alan Lathrom.
- Michael Hesse led the prayer and the pledges to the United States and Texas flags.

**II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)**

- None came forward to speak.

**III. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon an application requesting a change in zoning on approximately 12 acres of land, more or less, from C – Commercial District Uses to MF-2 – Multifamily Residence-2 District Uses for an apartment complex. The property is generally situated at the back of 2144 West Audie Murphy Parkway., and generally located in the Farmersville West Addition, being a portion of Lot 1, out of the W.B. Williams Survey, Abstract-952, of Farmersville, Collin County, Texas.
- Chairman Helmberger opened the public hearing at 6:03 p.m.
  - Traci Gardner stated she is the owner and realtor of the property. She said they are setting the property up like a planned development. She indicated

the frontage of the property is zoned HC – Highway Commercial and she intends to bring in a medical facility, a hotel, restaurants and commercial retail. She said the development will be overseen by Alex Cavender and she wanted him to speak more regarding the details of the development.

- Alex Cavender, with Cavender Homes, stated they are planning to build 240 units on the 12 acre property with 2 to 1 parking spaces per unit. He explained they would have one and two bedroom units that would be market rates and approximately 1,300 – 1,800 square feet. He said they will be building them and selling them to a national apartment company.
- Chairman Helmberger asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:05 p.m.
- Ben White stated it is a zoning case on 12 acres and the portion they are requesting to be multifamily sits back off of U.S. Highway 380 a bit.
- Joe Helmberger asked what the maximum height of the apartments could be.
- Alex Cavender stated they are only building a two story apartment complex. He said they have done a traffic analysis and they did not want to impact the traffic flow in the area.
- Ben White indicated the zoning ordinance allows for three stories.
- Sandra Green stated in the MF-2 zoning four stories are allowed.
- Leaca Caspari asked about access to the property.
- Traci Gardner explained she has three entrances onto the entire property currently. She indicated she has a shared use entrance to the west off of U.S. Highway 380 which will most likely be used for the multifamily. She stated that might change depending on the development site plan.
- Alex Cavender explained they will work with TxDOT to try and get a traffic light for the middle entrance off of U.S. Highway 380 to help with the flow of traffic.
- Traci Gardner stated she has an Atmos gas line that runs through her property and she is making that a nature walking path and will have it conform to the hike & bike trail plan of the city.
- Chairman Helmberger stated if the Commission recommended approval as MF-2 the owner could come back and build the apartment complex four stories high instead of two.
- Mike Henry asked since they are saying they are only going to build two stories, can the Commission place a caveat in the approval stating it can only be two stories.
- Chairman Helmberger stated they could not do that with straight zoning. He asked how many stories MF-1 allows someone to build.
- Sandra Green said three stories.
- Chairman Helmberger asked the owner why they did not apply for MF-1 instead of MF-2.



- Traci Gardner explained the zoning ordinance allows 24 units per acre with MF-2, while MF-1 allows 18. She said they could build up to 288 units, but they are keeping it at 240 to allow for parking and other items.
- Leaca Caspari asked why a planned development was not considered instead of a straight zoning.
- Traci Gardner explained the front of the property is already zoned HC – Highway Commercial and what they are wanting to place there is allowed. She said the only portion that was not an allowed use was the multifamily, and that is why they are asking for the rezoning on that portion which would make the development complete.
- Ben White stated planned developments allow the city to place restrictions on the property and straight zoning does not. He asked Sandra Green if a planned development zoning was discussed in meetings with the owner.
- Sandra Green explained the applicant was given both options of straight zoning and a planned development, but she chose to go with the straight zoning.
- Alex Cavender said the first business that was going to be built on the other parts of the property was the urgent care facility. He explained they would build up the businesses, then the apartments would be built along the way.
- Adam White asked what retail uses they were thinking about bringing to the site.
- Traci Gardner stated they are considering a hotel with a convention center, retail shopping centers, an ER care facility and restaurants.
- Chairman Helmberger stated the Future Land Use Map showed the property to be mixed use. He said there is nothing holding the applicant to the density and the two stories, so he asked if they would come back and do a planned development on the 12 acres they are proposing.
- Traci Gardner explained the back of the property has an eight feet drop down so they are going to build the commercial lots up higher than the apartments in the back and that is why they are only building them two stories high. She said she does not want to do a planned development because she has been approached to sell this property several times and for it to work it has to be multifamily in the back and commercial in the front. She said she does not feel she needs to zone the property as a planned development.
- Leaca Caspari stated legally the Planning & Zoning Commission cannot place restrictions on the property unless it is being zoned as a planned development. She said if they approve it as MF-2 the city has to live with that zoning on property as the zoning ordinance allows.

- Motion to approve made by John Klostermann
- 2<sup>nd</sup> was made by Adam White
- All members voted in favor, except Michael Hesse who voted no

#### **IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

A. Consider, discuss and act upon minutes from April 19, 2021.

- Motion to approve made by Leaca Caspari
- 2<sup>nd</sup> was made by Michael Hesse
- All members voted in favor

B. Consider, discuss and act upon a concept plan for Lakehaven MUD.

- Ben White stated the original concept plan expired along with the preliminary plat. He explained they had to resubmit both items in order to move forward with the project. He said there were a few modifications from the plan that was previously submitted and approved. He stated the city engineer has recommended conditional approval until the Traffic Impact Analysis (TIA) has been completed.
  - Motion to conditionally approve until the traffic impact analysis is completed as noted in the letter by Dunaway/DBI dated May 13, 2021 made by Michael Hesse
  - 2<sup>nd</sup> was made by Leaca Caspari
  - All members voted in favor

C. Consider, discuss and act upon a preliminary plat for Lakehaven MUD.

- Chairman Helmberger stated the plat is before the Commission again because it had previously expired.
  - Motion to conditionally approve until the traffic impact analysis is completed as noted in the letter by Dunaway/DBI dated May 13, 2021 made by Michael Hesse
  - 2<sup>nd</sup> was made by John Klostermann
  - All members voted in favor
- Chairman Helmberger stated he was going to recuse himself due to a conflict of interest. He explained his firm completed the civil plans for the next item on the agenda.

D. Consider, discuss and act upon a preliminary plat for the HCG Addition, Lot 1 & 2 Block A.

- Ben White stated this was another plat that expired due to inactivity on the project. He said they reapplied with the same information as before. He stated the letter from the city engineer was recommending approval.
  - Motion to approve made by John Klostermann
  - 2<sup>nd</sup> was made by Leaca Caspari
  - All members voted in favor

## **V. ADJOURNMENT**

Meeting was adjourned at 6:31p.m.

ATTEST:

APPROVE:

\_\_\_\_\_  
Sandra Green, TRMC, City Secretary

\_\_\_\_\_  
Joe Helmberger, Chairman



May 13, 2021

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

RE: Lakehaven MUD, Concept Plan & Preliminary Plat  
Dated May 2021

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be addressed prior to final approval.

A Traffic Impact Analysis (TIA) is required for a development of this size. The developer has indicated a TIA will be provided once they begin working on final engineering plans. Once received, any necessary traffic requirements would be addressed.

It is recommended that the Concept Plan and Preliminary Plat be conditionally approved pending the completion of the above mentioned items. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads 'Jacob Dupuis'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jacob Dupuis, P.E.

118 McKinney Street // PO Box 606 // Farmersville, Texas 75442  
972.784.7777 | dunaway.com  
Firm Registration No: F-1114

B. Consider, discuss and act upon a concept plan for Camden Park Phase 4.



July 14, 2021

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

RE: Camden Park Phase 4 – Concept Plan  
Dated July 8, 2021

Mr. White:

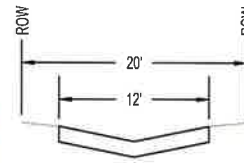
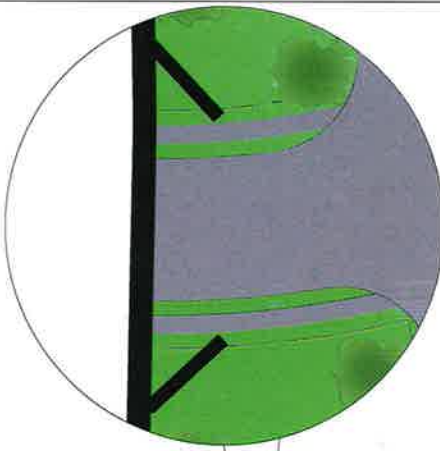
The above referenced project has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant.

It is recommended that the Camden Park Phase 4 Concept Plan be approved. Please contact me if you have any questions.

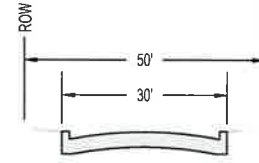
Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is written in a cursive, flowing style.

Jacob Dupuis, PE  
Discipline Lead



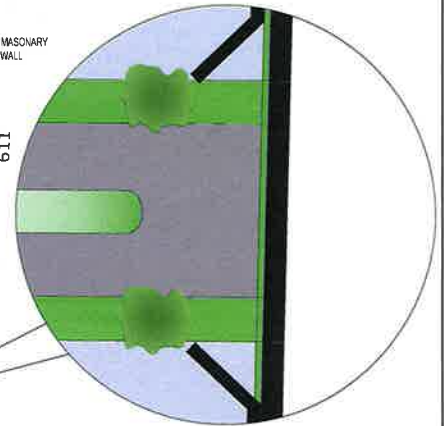
TYPICAL ALLEY SECTION



TYPICAL ROAD SECTION



VICINITY MAP  
n.t.s



SUBMITTAL DATE: July 8th, 2021

**CONCEPT PLAN**  
FOR  
**CAMDEN PARK PHASE 4**  
**GARDEN HOMES**  
**FARMERSVILLE, TEXAS**  
**106 SINGLE FAMILY LOTS**

BEING 18.00 ACRES OUT OF 100.81 ACRES IN THE  
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952  
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:  
SHG LAND INVESTMENTS OF FARMERSVILLE, LTD.  
12801 N. CENTRAL EXPRESWAY #1650  
DALLAS, TEXAS 75243  
(972) 479-9001

PREPARED BY:  
CRANNELL, CRANNELL & MARTIN ENGINEERING  
2570 JUSTIN ROAD #209 - HIGHLAND VILLAGE, TX  
(972) 691-6633

WHEREAS SHG Land Investments of Farmersville, LTD are the owners of a 18,903 acre tract of land situated in the William B. Wililams Survey, Abstract Number 952 also being a portion of a tract of land described to SHG Land Investments of Farmersville, LTD by Warranty Deed recorded in Instrument Number 20060530000726050, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot), with a scale factor of 1.000152710);

BEGINNING at a 5/8 inch rebar found for the southeast corner of said subject tract, same being the southwest corner of a right-of-way dedication for County Road 610, as recorded in Instrument Number 20201013001771960, Deed Records, Collin County, Texas and lying on the west right-of-way line of said County Road 610, and lying on the north line of Lot 2 of Murphy's Crossing, Phase I, an addition to the City of Farmersville, as recorded in Cabinet P, Page 416, Plat Records, Collin County, Texas;

THENCE North 89 degrees 44 minutes 20 seconds West, departing the west right-of-way line of said Murphy's Crossing, Phase I, and continuing with the north line of Murphy's Crossing Phase II & Phase III, an addition to the City of Farmersville, as recorded in Cabinet Q, Page 432, Plat Records, Collin County, Texas a total distance of 1,167.63 feet to a 1/2 inch rebar capped "WINDROSE" set for the southeast corner of Harvard Boulevard (Called a variable width right-of-way as shown in Instrument Number 2018-11671, Plat Records, Collin County, Texas;

THENCE North 00 degrees 20 minutes 28 seconds West, departing the north line of said Murphy's Crossing, Phase II & Phase III, with the east right-of-way line of said Harvard Boulevard, a distance of 476.84 feet to a 1/2 inch rebar capped "WINDROSE" set for corner and being the beginning of a curve to the left with a radius of 630.00, a central angle of 11 degrees 28 minutes 39 seconds and a chord bearing and distance of North 06 degrees 04 minutes 47 seconds West, a distance of 125.99 feet;

THENCE with said curve to the left, with the east right-of-way line of said Harvard Boulevard, an arc length of 126.20 feet to a 1/2 inch rebar capped "KAZ" found for the southwest corner of Lot 19, Block K of Camden Park Addition, Phase I, an addition to the City of Farmersville, Collin County, Texas;

THENCE North 70 degrees 27 minutes 24 seconds East, departing the east right-of-way line of said Harvard Boulevard, with the south line of said Lot 19, passing at a distance of 75.71 feet a 1/2 inch rebar capped "KAZ" found for the southeast corner of said Lot 19, same being the southwest corner of Lot 18, Block K of said Camden Park Addition, Phase I, and continuing with the south line of said Lot 18, an additional 50 feet to a 1/2 inch rebar capped "KAZ" found for the southeast corner of said Lot 18, same being the southeast corner of Lot 17, Block K of said Camden Park Addition, Phase I, and continuing with the south line of said Lot 17, a total distance of 176.67 feet to a point for the southeast corner of said Lot 17, same being the southwest corner of Lot 16, Block K of said Camden Park Addition, Phase I from which a 1/2 inch rebar capped "KAZ" found bears South 05 degrees 44 minutes East, a distance of 2.0 feet;

THENCE North 85 degrees 35 minutes 39 seconds East, with the south line of said Lot 16, a distance of 47.59 feet to a point for the southeast corner of said Lot 16, same being the southwest corner of Lot 15, Block K of said Camden Park Addition, Phase I from which a 1/2 inch rebar capped "KAZ" found bears South 00 degrees 13 minutes East, a distance of 2.0 feet;

THENCE North 88 degrees 37 minutes 09 seconds East, with the south line of said Block K, a distance of 786.79 feet to a 1/2 inch rebar capped "KAZ" found for the southeast corner of Lot 1, Block K of said Camden Park Addition, Phase I;

THENCE North 00 degrees 04 minutes 36 seconds East, with the east line of said Lot 1, continuing with the east right-of-way line of Ivy Way (called a 50 foot right-of-way as shown in Instrument Number 2018-11671, Plat Records, Collin County, Texas, a total distance of 206.97 feet to an "X" Cut found at the intersection of the east right-of-way line of said Ivy Way and the south right-of-way line of Cambridge Street (Called an 80 foot right-of-way as shown in Instrument Number 2018-11671, Plat Records, Collin County, Texas);

THENCE South 89 degrees 55 minutes 24 seconds East, with the south right-of-way line of said Cambridge Street, a distance of 178.96 feet to a 1/2 inch rebar capped "WINDROSE" set for corner and lying at the intersection of the south right-of-way line of said Cambridge Street and the west right-of-way line of said County Road 610;

THENCE South 00 degrees 15 minutes 35 seconds East, with the west right-of-way line of said County Road 610, a distance of 895.89 feet to THE POINT OF BEGINNING and containing 823,421 square feet or 18.903 acres of land, more or less.

CONCEPT PLAN  
FOR  
CAMDEN PARK PHASE 4  
GARDEN HOMES  
FARMERSVILLE, TEXAS  
106 SINGLE FAMILY LOTS

BEING 18.00 ACRES OUT OF 100.81 ACRES IN THE  
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952  
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:

SHG LAND INVESTMENTS OF FARMERSVILLE, LTD.  
12801 N. CENTRAL EXPRESWAY #1650  
DALLAS, TEXAS 75243  
(972) 479-9001

PREPARED BY:

CRANNELL, CRANNELL & MARTIN ENGINEERING  
2570 JUSTIN ROAD #209 - HIGHLAND VILLAGE, TX  
(972) 691-6633

July 8th, 2021 SHEET 2 OF 2 1" = 150'

SUBMITTAL DATE: July 8th, 2021



C. Consider, discuss and act upon a preliminary plat for Camden Park Phase 4.



## DEVELOPMENT APPLICATION

- ☒ Preliminary Plat  
☐ Amended Plat  
☐ Concept Plan  
☐ Annexation

- ☐ Final Plat  
☐ Minor Plat  
☐ Specific Use Permit

- ☐ Replat  
☐ Development Plat  
☐ Site Plan  
☐ Rezoning

### Fees:

A retainer fee of \$1,000.00 is required for submittal. Once the plans have been reviewed the money will be refunded back to the applicant if all the \$1,000.00 is not used and will be billed if the amount exceeds the initial \$1,000.00. (Note: All engineering inspection fees will be billed at the time of service.)

The application fee of \$ 612 , to be paid to the City of Farmersville, is enclosed with this application.

(Fee=\$400+\$2 per lot=\$5=612)

### A. Description of Property

1. Addition Name Camden Park Phase 4, Farmersville
2. Total Acreage 18 acre
3. Current Zoning Classification(s) PD SF-3
4. Proposed Zoning Classification(s) PD SF-3
5. Total Number of Lots, by Type 106, single family
6. Proposed Use of Property single family residential
7. Location of Property S Collin Pkwy Farmersville, TX 75442
8. Geographic (Tax) ID Number R- 6952-002-0530-1 R-

### B. Applicants: (List those persons you wish to be contacted about this request.)

#### **PLEASE PRINT**

- |                          |  |
|--------------------------|--|
| 1. Owner <u></u>         | 2. Applicant/Representative <u>CCM Engineering (Jeff Crannell)</u> |
| Address <u></u>          | Address <u>2470 Justin Rd</u>                                      |
| City, State, Zip <u></u> | City, State, Zip <u>Highland Village, TX 75077</u>                 |
| Phone <u></u>            | Phone <u>972-691 6633</u>  |
| Email <u></u>            | Email <u>jeff@ccm-eng.com OR luke@ccm-eng.com</u>                  |

C. Variance Request: ☐ Yes ☒ No If yes, describe:

"I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application, of the property herein described, that all information submitted herein is true and correct."

Applicant/Owner: Jeff Crannell - Applicant

Date: 2/3/21



July 16, 2021

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

RE: Camden Park Phase 4 – Preliminary Plat  
Dated July 8, 2021

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be addressed prior to approval.

- The subdivision in the Owner's Dedication is referenced as 'SHG Land Investments of Anna Five, LTD.' This will need to be revised to state 'of Farmersville, LTD.'

It is recommended that the Camden Park Phase 4 Preliminary Plat be conditionally approved pending completion of the above-mentioned items. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is written in a cursive, flowing style.

Jacob Dupuis, PE  
Discipline Lead

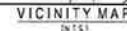


Notes:

1. Right-of-Ways to be dedicated at time of platting.
2. Easements such as drainage, water, sanitary, access to be dedicated at time of platting.
3. Areas with natural features or structures of any historical significance not located on this site.

4. Subject property is located within the city limits of the City of Farmersville.  
5. Subject property is located within the Farmersville ISD.  
6. Subject property is not located within a floodplain.  
Subject property is located within Zone X, per FEMA FIRM map 48065C0320J, dated June 2, 2009

Notes  
7. Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities, building permits, and/or certificates  
8. All drainage will be directed to off-site regional detention pond



WHITKUS SIK Land Investments of Farmerville, LTD are the owners of a 18 951 acre tract of land within the Wetlands Survey. Abstract Number 953 also being a portion of a tract of land described in the townships of Farmerville, LTD by Warranty Deed recorded in Mapbook Number 200603100907260, Ravala, Colles County, Texas and being more particularly described by covenants and boards as follows. Distances are based on the State Plane Coordinate System, Texas North Central Zone (4303), North of 1983 (NAD83) (US FWS) with a scale factor of 1 000 127 070.

WE BEGINNING at a 5/8 inch chain found for the southeast corner of said subject tract, same being the southwest corner of right-of-way dedication for County Road 410 as recorded in Instrument Number 202001010001771960, Grant Records, Collin County, Texas and lying on the west right-of-way line of said County Road 410, and lying on the north line of Lot 3 of Murphy's Crossing, Phase I, an addition to the City of Farmersville, as recorded in Certified 2, Page 416, Plat Records, Collin County, Texas.

T17(NC) North 82 degree 44 minutes 20 seconds West, departing the west right-of-way line of road Murphy's Crossing, Phase I, and continuing with the north line of Murphy's Crossing Phase II & Phase III, an addition to the City of Pennsylvania, as recorded on Cabinet Q, Page 432, Plat Records, Collier County, Texas, a total distance of 1,167.61 feet to a 1/2 inch curve capped "WINDRCS" and for the southeast corner of 11400 Boulevard 6 (called a variable width road) from as all points in Instrument Number 2018-01-1671, Plat Records, Collier County, Texas.

FRANCIS North 56 degs 20 minutes 28 seconds West, depicting the north line of said Murphy's Crowing, Phase II & Phase III, with the entire length of way line of said [lawful] [redacted], a distance of 476.84 feet in a 1/2 inch radius capped "WYNDROUSE" set for corner and being the beginning of a curve to the left having a radius of 480.00', a central angle of 11 degrees 29 minutes 59 seconds and a chord bearing said distance of North 06 degs 30 04 seconds 47 seconds West, a distance of 1.29 99 seconds.

**TRIBUNE** with road curve in the left, with the east right-of-way line of said Harvard Boulevard, an arc length of 126.201 feet is a 1/2 inch either copped "K&Z" found for the southeast corner of Lot 19, Block K of Carleton Park Addition, Phase I, an addition to the City of Farmersville, Collin County, Texas.

[L120] North, 70 degrees 2 minutes 24 seconds East, departing the east right of way of road L160, 100 meters with the south line of road L18, passing the intersection of 73.75 feet to 172 such other capped "KACZ" found for the southeast corner of road L19, same being the southwest corner of Lot 18 Block 1 of said Camden Park Addition, Phase 1; and continuing with the south line of road L18, an additional 30 feet to 192 such other capped "KACZ" found for the southeast corner of road L18, same being the southeast corner of Lot 17, Block 1, of said Camden Park Addition, Phase 1; and continuing with the south line of said Lot 17, a total distance of 176m from a point for the southeast corner of said Lot 17, same being the southwest corner of Lot 16, Block 1, of said Camden Park Addition, Phase 1; from which a 1/2 such other capped "KACZ" found bears South 05 degrees 44 minutes East, a distance of 120.00'.

THESE North 83 degrees 35 minutes 39-seconds East, with the stub line of said Lot 16, a distance of 47.59 feet to a point (or the northern corner of said Lot 16) same being the southeast corner of Lot 15, Block K of said Camden Park Addition, Phase 1 from which a 1/2 inch rebar capped "KAZ" (found back S with 09 degrees 11 minutes East, a distance of 2.0 feet,

THORNGATE is 88 degrees 37 minutes 09 seconds East, with the south end of said Block K, a distance of 786.79 feet to a U.S. inch iron capped "KAZ," found for the southeast corner of Block K of said Camden Park Addition.

right-of-way line of Ivy Way (called a 50 foot right-of-way as shown in Instrument Number 2018-1167). Plat Records, Collier County, Texas, a total distance of 266.97 feet to an "X" Call found at the intersection of the east right-of-way line of said Ivy Way and the south right-of-way line of Cambridge Street (called an 80 foot right-of-way as shown in Instrument Number 2018-1167). Plat Records, Collier County, Texas).

TITLE: South 93 degrees 55 minutes 36 seconds East, with the south right-of-way line of said Cambridge Street, a distance of 78.961 m to a 1/2 inch-radius copper "WINDRIBBLE" iron fire corner and lying at the intersection of the south right-of-way line of said Cambridge Street and the west right-of-way line of said County Road 610.

FOR  
CAMDEN PARK PHASE 4  
GARDEN HOMES  
FARMERSVILLE, TEXAS  
106 SINGLE FAMILY LOTS

BEING 18.003 ACRES OUT OF 100.81 ACRES IN THE  
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952  
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER

SHG LAND INVESTMENTS OF FARMERSVILLE, LTD.  
12801 N. CENTRAL EXPRESWAY #1650  
DALLAS, TEXAS 75243  
(972) 479-9001

PREPARED BY \_\_\_\_\_

CM ENGINEERING

2570 JUSTIN ROAD #209 - HIGHLAND VILLAGE, TX  
(972) 691-6633

July 8th, 2021      SHEET 1 OF 2      1" = 50'

ZONING: PD (AMENDED FROM SF-3)

STUDIES IN DRUGS FROM  
INDIA BY DR. P. N. CHAKRA  
IN COOPERATION WITH

*Journal of Management Education* 36(7)  
DOI: 10.1177/0095687402250000  
© 2002 Sage Publications

POB

OWNERS CERTIFICATE

All that certain lot, tract or parcel of land lying and being situated in Collin County, Texas and being a part of the W.B. Williams Survey, Abstract number 952 and being a part of that called 100.87 acres tract of land conveyed to SHG Land Investments of Farmersville, Ltd. by deed recorded in Instrument Number 2009-03003738250, Official Public Records, Collin County, Texas, and being more fully described by meter and bounds as follows:  
SPONSOR: SHG Land Investments of Farmersville, LTD as the owners of a 18.903 acre tract of land situated in the W.B. Williams Survey, Abstract Number 952 and being a portion of a tract of land conveyed to SHG Land Investments of Farmersville, LTD by Warranty Deed recorded as Instrument Number 200605300072695, Official Records, Collin County, Texas and being more particularly described by meter and bounds as follows (Stations and Distances are based on the State Plane Coordinate System, Texas North Central Zone (2011) North American Datum of 1983 (NAD83) (US Plane) with a scale factor of 1.00132176):

BEG/NNING is a 5/8 inch iron bound for the southeast corner of said subject tract, more being the southeast corner of a right-of-way dedication for County Road 610, as recorded in Instrument Number 20001613001771960, Official Records, Collin County, Texas and lying on the west right-of-way line of said County Road 610, and lying on the south line of Lot 2 of Murphy's Crossing, Phase I, as addition to the City of Farmersville, as recorded in Exhibit P, Page 416, Plat Records, Collin County, Texas.

THENCE North 69 degrees 44 minutes 20 seconds West, departing the east right-of-way line of said Murphy's Crossing, Phase I, and continuing with the south line of Murphy's Crossing, Phase I & Phase II, as addition to the City of Farmersville, as recorded in Exhibit Q, Page 432, Plat Records, Collin County, Texas a total distance of 1,167.53 feet to a 1/2 inch iron rebar capped "W02N06052" set for the southeast corner of Harvard Boulevard, called a variable width right-of-way as shown in Instrument Number 2018-11671, Plat Records, Collin County, Texas.

THENCE North 50 degrees 26 minutes 28 seconds West, departing the north line of said Murphy's Crossing, Phase I & Phase II, with the east right-of-way line of said Harvard Boulevard, a distance of 674.94 feet to a 1/2 inch rebar capped "W12N04552" set for corner and being the beginning of a curve to the left with a radius of 630.70, a central angle of 111 degrees 28 minutes 39 seconds and a chord bearing and distance of North 56 degrees 04 minutes 47 seconds West, a distance of 723.99 feet,

THENCE with said curve to the left, with the east right-of-way line of said Harvard Boulevard, as set forth of 126.28 feet to a 1/2 inch rebar capped "KAZ2" found for the southeast corner of Lot 19, Block K of Camden Park Addition, Phase I as addition to the City of Farmersville, Collin County, Texas.

THENCE North 70 degrees 27 minutes 24 seconds East, departing the east right-of-way line of said Harvard Boulevard, with the south line of said Lot 19, passing a distance of 751.71 feet a 1/2 inch rebar capped "KAZ2" found for the southeast corner of said Lot 19, same being the southeast corner of Lot 18, Block K of said Camden Park Addition, Phase I and continuing with the south line of said Lot 18, an additional 55 feet to a 1/2 inch rebar capped "KAZ2" found for the southeast corner of said Lot 18, same being the southeast corner of said Lot 17, Block K of said Camden Park Addition, Phase I, and continuing with the south line of said Lot 17, a total distance of 176.67 feet to a point for the southeast corner of said Lot 17, same being the southeast corner of Lot 16, Block K of said Camden Park Addition, Phase I from which a 1/2 inch rebar capped "KAZ2" found being South 09 degrees 49 minutes East, a distance of 2.9 feet.

THENCE North 81 degrees 33 minutes 39 seconds East, with the south line of said Lot 16, a distance of 47.39 feet to a point for the southeast corner of said Lot 16, same being the southeast corner of Lot 15, Block K of said Camden Park Addition, Phase I from which a 1/2 inch rebar capped "KAZ2" found being South 09 degrees 13 minutes East, a distance of 3.0 feet.

THENCE North 84 degrees 17 minutes 46 seconds East, with the south line of said Block K, a distance of 784.79 feet to a 1/2 inch rebar capped "KAZ2" found for the southeast corner of Lot 1, Block K of said Camden Park Addition, Phase I.

THENCE North 88 degrees 14 minutes 16 seconds East, with the east line of said Lot 1, commencing with the east right-of-way line of Toy Way (called a 64 foot right-of-way as shown in Instrument Number 2018-11671, Plat Records, Collin County, Texas, a total distance of 204.47 feet to an "X" set found at the intersection of the east right-of-way line of said Toy Way and the south right-of-way line of Cambridge Street (called an 80 foot right-of-way as shown in Instrument Number 2018-11671, Plat Records, Collin County, Texas).

THENCE South 33 degrees 55 minutes 24 seconds East, with the south right-of-way line of said Cambridge Street, a distance of 179.94 feet to a 1/2 inch rebar capped "W02N06052" set for corner and lying at the intersection of the south right-of-way line of said Cambridge Street and the west right-of-way line of said County Road 610.

THENCE South 01 degree 15 minutes 33 seconds East, with the west right-of-way line of said County Road 610, a distance of 833.89 feet to this POINT OF BEGINNING and commencing 833.89 feet or 18.903 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SHG LAND INVESTMENTS OF ANNA FIVE, LTD., does hereby intend this plat, designating the herein above described property as Camden Park, Phase I, as addition to the City of Farmersville, Collin County, Texas and do hereby dedicate, in fee simple, to the public use herein the streets and other places shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, for and subject unto, drainage and other easements, easements, and all public and private utilities for their particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the public use and administration of all public utilities, utility or utility to use same. All, and any public utility shall have the right to remove and keep removed as or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may interfere or obstruct with the construction, maintenance or functioning of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purposes of constructing, reconstructing, repairing, repairing, maintaining or extending or removing or removing as or part of its respective systems without the necessity of any time of interrupting the performance of anyone. Any public utility shall have the right of ingress and egress to provide services for the purposes of leading meters and any maintenance of services required or otherwise performed for that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, structures, fire hydrants, water services and wastewater services from the main to the curb to pavement line, and description of such additional easements herein granted shall be determined by their location as indicated.

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Farmersville, Texas.

WITNESS, my hand at \_\_\_\_\_, Texas, this 1st \_\_\_\_\_ day of \_\_\_\_\_, 2021.

OWNER

STATE OF TEXAS  
COLLIN COUNTY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
\_\_\_\_\_ COUNTY

MY COMMISSION EXPIRES ON \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COLLIN COUNTY

I, MICHAEL B. KERSTEN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS.

MICHAEL B. KERSTEN, R.F.S. # 8877 DATE \_\_\_\_\_

STATE OF TEXAS  
COLLIN COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL B. KERSTEN, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC, COLLIN COUNTY, TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

Camden Park Phase I Preliminary Plat is approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the City Council of the City of Farmersville, Texas.

Mayor \_\_\_\_\_

City Secretary \_\_\_\_\_

PRELIMINARY PLAT

FOR  
CAMDEN PARK PHASE 4  
GARDEN HOMES  
FARMERSVILLE, TEXAS  
106 SINGLE FAMILY LOTS  
BEING 18.003 ACRES OUT OF 100.81 ACRES IN THE  
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952  
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:

SHG LAND INVESTMENTS OF FARMERSVILLE, LTD.  
12801 N. CENTRAL EXPRESWAY #1650  
DALLAS, TEXAS 75243  
(972) 479-9001

PREPARED BY:

CCM ENGINEERING  
2570 JUSTIN ROAD #209 - HIGHLAND VILLAGE, TX  
(972) 691-6633  
July 8th, 2021 SHEET 2 OF 2

OWNER

SHG LAND INVESTMENTS OF ANNA FIVE, LTD  
8025 N. CENTRAL EXPRESWAY, SUITE 404  
DALLAS, TX 75221  
214-360-0181

ENGINEER

CRAWNELL, CRAWNELL, & MARTIN ENGINEERING CORPORATION  
2015 FM 401, SUITE 208  
HIGHLAND VILLAGE, TX 75017  
PHONE: 817-691-6633  
FAX: 817-691-6633

D. Consider, discuss and act upon a final plat for the Farmersville RV Park (Oasis RV Resort).



## DEVELOPMENT APPLICATION

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Replat           |
| <input type="checkbox"/> Amended Plat     | <input type="checkbox"/> Minor Plat            | <input type="checkbox"/> Development Plat |
| <input type="checkbox"/> Concept Plan     | <input type="checkbox"/> Specific Use Permit   | <input type="checkbox"/> Site Plan        |
| <input type="checkbox"/> Annexation       |  | <input type="checkbox"/> Rezoning         |

### Fees:

A retainer fee of \$1,000.00 is required for submittal. Once the plans have been reviewed the money will be refunded back to the applicant if all the \$1,000.00 is not used and will be billed if the amount exceeds the initial \$1,000.00. (Note: All engineering inspection fees will be billed at the time of service.)  
The application fee of \$ 1,000 , to be paid to the City of Farmersville, is enclosed with this application.

### A. Description of Property

1. Addition Name Oasis RV RESORT
2. Total Acreage 10.05 Acres
3. Current Zoning Classification(s) ETJ
4. Proposed Zoning Classification(s) N/A
5. Total Number of Lots, by Type 1
6. Proposed Use of Property RV Park
7. Location of Property From W Audie Murphy Pkwy, go North on County Road 560 for approximately 0.5 miles, Property is on the West side of the road.
8. Geographic (Tax) ID Number R- 695200203001 R-

### B. Applicants: (List those persons you wish to be contacted about this request.) PLEASE PRINT

- |  |  |
|--|--|
| 1. Owner <u>Lawrence Breecher</u>            | 2. Applicant/Representative <u>Lawrence Breecher</u> |
| Address <u>PO Box 150660</u>                 | Address <u>PO Box 150660</u>                         |
| City, State, Zip <u>Fort Worth, TX 76018</u> | City, State, Zip <u>Fort Worth, TX 76018</u>         |
| Phone <u>(682) 239-4368</u>                  | Phone <u>(682) 239-4368</u>                          |
| Email <u>werty721@outlook.com</u>            | Email <u>werty721@outlook.com</u>                    |

C. Variance Request: ☐ Yes ☒ No If yes, describe: \_\_\_\_\_

"I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application, of the property herein described, that all information submitted herein is true and correct."

Applicant/Owner: L Breecher Date: 7/7/2021



July 15, 2021

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

RE: Oasis RV Resort  
Dated July 2021

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be addressed prior to approval:

- 50' ROW dedication is required per the thoroughfare plan
- Plat will need to be designated as a 'Minor Plat' and title will need to be updated to reflect this
- Official name of the Plat will be 'Oasis RV Park Addition' and the title will need to be updated to reflect this

It is recommended that the Oasis RV Resort be approved pending completion of the above-mentioned items. Please contact me if you have any questions.

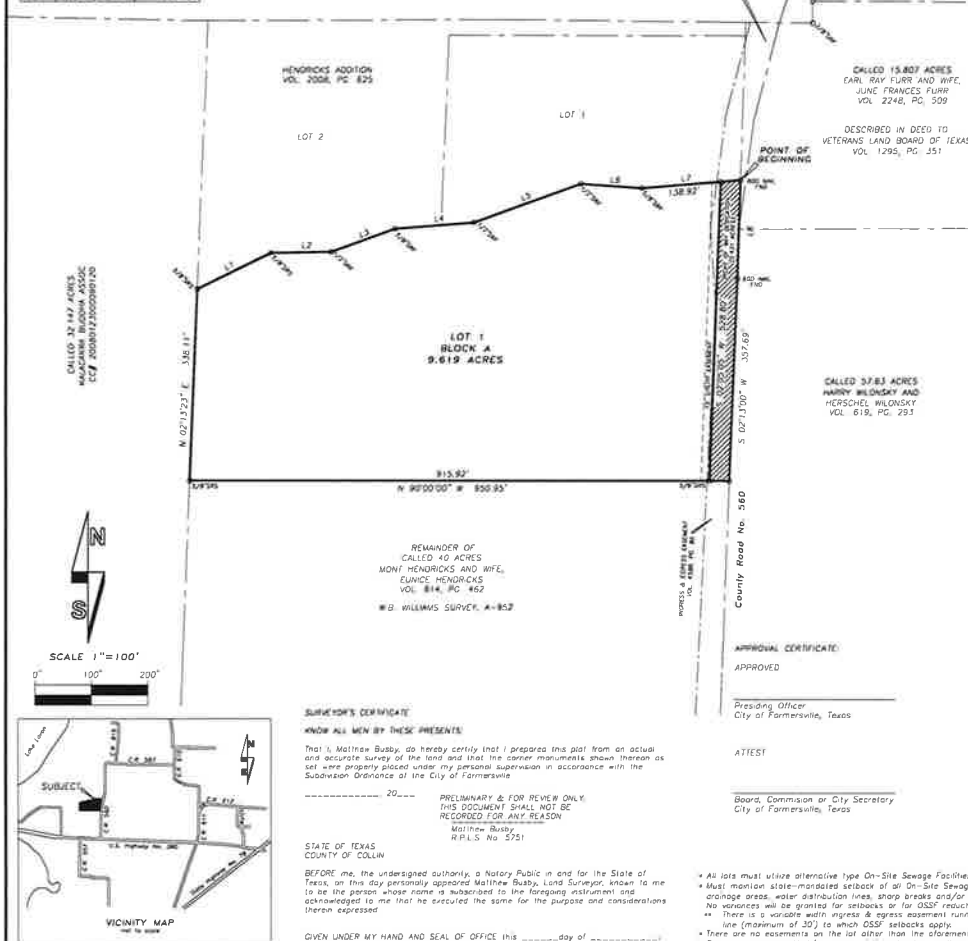
Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is written in a cursive, flowing style.

Jacob Dupuis, PE  
Discipline Lead



LINE	BEARING	DISTANCE
1.1	N 83°52'45" E	144.97
1.2	N 89°51'42" E	105.38
1.3	N 89°44'48" E	118.85
1.4	N 85°17'43" E	140.33
1.5	N 70°02'28" E	189.50
1.6	S 88°56'11" E	168.11
1.7	N 85°13'43" E	114.11
1.8	S 01°48'48" W	174.85



Subject tract is located within the Farmersville Independent School District (F.I.S.D.)  
Property is located in the E.T.J. of the City of Farmersville, Texas.

- Notes:
- 1) Purpose of this plat is to create 1 plotted lots.
  - 2) Subdivision is located in Farmersville ISD.
  - 3) Subject tract located within Zone "X" as noted from F.I.R.M. Panel #8095C03203, dated June 2, 2009. Zone "X" being defined as "areas determined to be outside the 0.2% annual chance floodplain."
  - 4) Verify exact location of underground utilities prior to construction.
  - 5) Note: Bearings based on TxDOT R.O.R. Map for U.S. Highway No. 380.

NOTICE: Setting a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

#### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Matthew Busby, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Farmersville.

20\_\_\_\_

PRELIMINARY & FOR REVIEW ONLY  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY REASON  
Matthew Busby  
R.P.L.S. No. 5751

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Matthew Busby, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

ATTEST:

Board, Commission or City Secretary  
City of Farmersville, Texas

Utilities to be provided by:  
WATER, Farmersville  
ELECTRIC, Texas-New Mexico  
SEWER, OSSF

NOTES: SEE - STEEL ROD SET  
SEE - STEEL ROD SET  
SEE - STEEL ROD SET

DESIGNATED REPRESENTATIVE FOR COLLIN COUNTY DEVELOPMENT SERVICES

#### PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN  
WHEREAS, Lawrence Breecher, Lawrence Patrick Breecher, Daniel Breecher, and John Gorman, are the owners of a tract of land situated in the W.B. Williams Survey, A-952, City of Farmersville, Collin County, Texas, and being all of that called 10.05 acres of land described in deed to Lawrence Breecher, Lawrence Patrick Breecher, Daniel Breecher, and John Gorman as recorded under C.C.# 20190304000224720 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 60x and found in County Road No. 360, and at the Southwest corner of Lot 1 of Henricks Addition as recorded in Volume 2008, Page 625 of the Plat Records of Collin County, Texas, from which a 1/2 inch steel rod (bush bears South 85 degrees 13 minutes 43 seconds West, 21.98 feet for witness;

THENCE South 01 degrees 48 minutes 48 seconds West, 174.05 feet along said County Road No. 360 and the East line of said 10.05 acres to a 60x not found at angle point;

THENCE South 02 degrees 13 minutes 00 seconds West, 357.69 feet along said County Road No. 360 and the East line of said 10.05 acres to a point for corner, from which a 5/8 inch steel rod set bears North 90 degrees 00 minutes 00 seconds West, 30.00 feet for witness;

THENCE North 02 degrees 13 minutes 23 seconds East, 338.11 feet along the West line of said 10.05 acres to a 5/8 inch steel rod set at the Southwest corner of Lot 2 of said Henricks Addition;

THENCE along the South line of said Henricks Addition as follows:

North 63 degrees 52 minutes 45 seconds East, 144.97 feet to a 5/8 inch steel rod set for corner;  
North 89 degrees 01 minutes 47 seconds East, 105.38 feet to a 1/2 inch steel rod found for corner;  
North 69 degrees 44 minutes 49 seconds East, 119.65 feet to a 5/8 inch steel rod found for corner;  
North 85 degrees 17 minutes 47 seconds East, 140.22 feet to a 1/2 inch steel rod found for corner;  
North 70 degrees 07 minutes 08 seconds East, 189.50 feet to a 1/2 inch steel rod found for corner;  
South 86 degrees 06 minutes 11 seconds East, 168.11 feet to a 5/8 inch steel rod found for corner;  
North 85 degrees 13 minutes 43 seconds East, 114.11 feet to the POINT OF BEGINNING, containing 10.05 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Lawrence Breecher, Lawrence Patrick Breecher, Daniel Breecher, and John Gorman, do hereby adopt this plat designating the herein above described property as Final Plat of Farmersville RV Park, Lot 1, Block A, an addition to the E.T.J. of the City of Farmersville, Texas, and does hereby declare, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes and any and all related necessary easements. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes intended in this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Farmersville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement is for the use of a particular utility, and use by public utilities shall be subordinate to the public's and City of Farmersville's use interest.

The City of Farmersville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Farmersville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, repairing, meters, and adding to or removing all or parts of their respective systems without the necessity of any type of procuring permission from anyone.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Farmersville, Texas.

WITNESS, my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY:

Lawrence Breecher  
Owner

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Lawrence Breecher, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

APPROVED:

Presiding Officer  
City of Farmersville, Texas

ATTEST:

Board, Commission or City Secretary  
City of Farmersville, Texas

Date

Lawrence Patrick Breecher  
Owner

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Lawrence Patrick Breecher, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

Daniel Breecher  
Owner

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daniel Breecher, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

John Gorman  
Owner

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Gorman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

## FINAL PLAT FARMERSVILLE RV PARK LOT 1, BLOCK A

Being all of that called 10.05 acres of land described in deed to Lawrence Breecher, Lawrence Patrick Breecher, Daniel Breecher, and John Gorman as recorded under C.C.# 20190304000224720 of the Official Public Records of Collin County, Texas

TOTAL ACRES = 10.05 ACRES  
W.B. WILLIAMS SURVEY, A-952  
CITY OF FARMERSVILLE E.T.J.  
COLLIN COUNTY, TEXAS

OWNER:  
Lawrence Breecher, Lawrence  
Patrick Breecher, Daniel  
Breecher, and John Gorman  
9225 Horseman's Drive  
Ft. Worth, TX 76123

SURVEYOR:  
Boundary Solutions  
116 McKinney Street  
Farmersville, TX 75442  
214-499-8472  
B.S.I. Job# 2106-027

## **V. Adjournment**