



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
October 17, 2023, 6:00 P.M.
205 S. Main St.**

WATCH THE LIVE BROADCAST

This meeting will be broadcast live through the City's website. 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. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss, and act upon P&Z minutes from the August 15, 2023, meeting.
- B. Consider, discuss and act upon a Replat for Lot 12R, Block B, College Heights Addition, Farmersville Texas.

- C. Consider, discuss and act upon a Concept Plan for Advance Fixtures Inc. (AFI) located Audie Murphy Parkway, (US Highway 380), Farmersville, Texas.
- D. Consider, discuss and act upon a Preliminary Plat for Drake's Den Addition (Domino's) located Audie Murphy Parkway (US Highway 380) near Locust Street, Farmersville, Texas.
- E. Consider, discuss and act upon a Preliminary Plat for Farmersville Market Center (Express Car Wash) located Audie Murphy Parkway (US Highway 380) near County Road 607, Farmersville, Texas.


ADJOURNMENT

The Planning and Zoning Commission reserves the right adjourn into Executive Session at any time during the course of this meeting to discuss any Work Session, Special or Regular Session agenda items requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) listed on the agenda, as authorized by Texas Government Code Section 551.071(a) ("Consultation with Attorney, Closed Meeting").

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 October 13, 2023, by 3:30 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 13th day of October 2023.


Tabatha Monk, City Secretary



I. PRELIMINARY MATTERS

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

III. ITEMS FOR DISCUSSION AND POSSIBLE
ACTION

A. Consider, discuss, and act upon P&Z minutes from the August 15, 2023, meeting.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
August 15, 2023, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Chairman Joe Helmberger presided over the meeting which was called to order at 6:03 p.m. Commissioners Michael Hesse, John Klostermann and Sue Williams were present. Commissioners Adam White and James Riley were absent. City Council Liaison, Lance Hudson; was present. City Staff in attendance were City Manager, Ben White and City Secretary, Tabatha Monk.
- Commissioner Hesse gave the prayer and Chairman Helmberger led the pledges to the United States and Texas flags.

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

- No one came forward to speak.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. "Consider, discuss and act upon the P&Z minutes from the July 18, 2023, meeting."
- **Commissioner Klostermann made a motion to approve.**
 - **Commissioner Hesse seconded the motion.**
 - **The motion was passed unanimously (4-0).**
- B. "Consider, discuss and act upon a Minor Plat for Farmersville Battery Storage Facility (BESS) located in an area directly north of Texas New Mexico Power's electrical substation located at 3060 W. Audie Murphy Pkwy., Farmersville, Texas."
- **Chairman Helmberger** opened this item for board discussion.
 - **Commissioner Klostermann made a motion to recommend approval.**
 - **Commissioner Williams seconded the motion.**

- **The motion was passed unanimously (4-0).**
-
- C. "Consider, discuss and act upon a Final Plat for Lakehaven Phase 2, Farmersville, Texas."
 - **Chairman Helmberger** recused himself from this item due to a conflict of interest but did remain in the building.
 - **Commissioner Klosterman** opened this item for board discussion.
 - Mr. White advised these are very minor punch list items to be completed and staff recommends approval contingent upon these items being completed.
 - **Commissioner Hesse made a motion to recommend approval contingent upon these punch list items being completed for Phase 2.**
 - **Commissioner Williams seconded the motion.**
 - **The motion was passed unanimously (3-0).**

Chairman Helmberger rejoined the meeting.

IV. ADJOURNMENT

Chairman Helmberger adjourned the meeting at 6:12 p.m.

ATTEST:

APPROVE:

Tabatha Monk, City Secretary

Joe Helmberger, Chairman

B. Consider, discuss, and act upon a Replat for Lot 12R, Block B, College Heights Addition, Farmersville Texas.



October 13, 2023

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

RE: Lot 12R College Heights Addition Replat
Dated October 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. The purpose of the Replat is to combine two existing lots in the College Heights Addition into one residential lot. This property is within Farmersville ETJ and all utilities will be provided by the City.

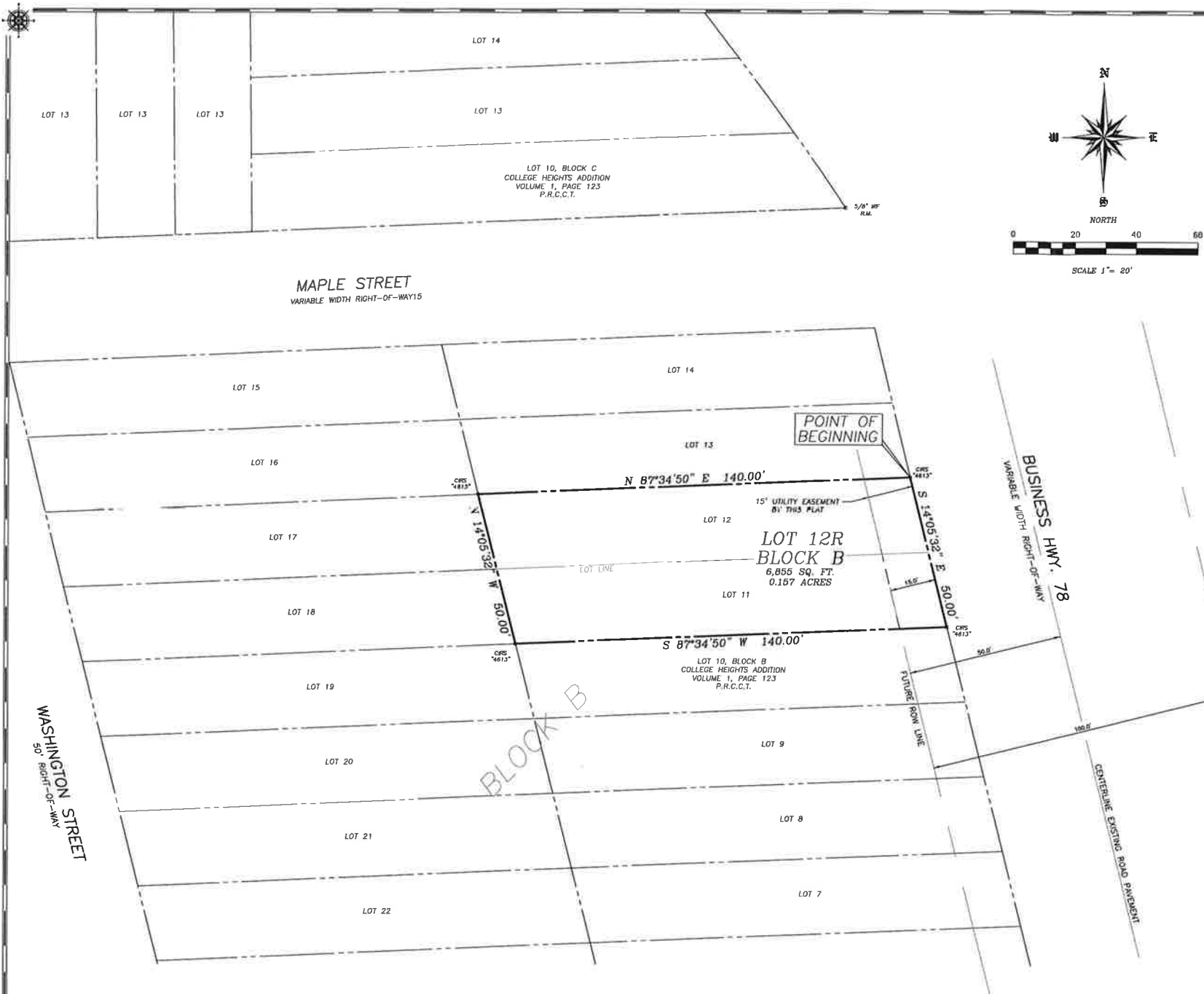
The Replat has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant. It is recommended that the Lot 12R College Heights Addition Replat be approved.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Jacob Dupuis'.

Jacob Dupuis, PE
Senior Discipline Lead



UTILITIES TO BE PROVIDED BY:

WATER	-	CITY OF FARMERSVILLE
ELECTRIC	-	CITY OF FARMERSVILLE
GAS	-	N/A
SEWER	-	CITY OF FARMERSVILLE
SOLID WASTE	-	CITY OF FARMERSVILLE

LEGEND

R.M.	=	REFERENCE MONUMENT
C.R.S.	=	CAPPED 1/2" IRON ROD SET EXAMPLE "4613"
RR	=	IRON ROD FOUND

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Sylvia Martinez are the Owners of two Lots situated in the W.B. Williams Survey, Abstract No. 952 in Collin County, Texas and being all of Lots 11 and 12, Block B, College Heights Addition, an addition to the City of Farmersville as shown on the plat thereof recorded in Volume 1, Page 123 of the Plat Records of Collin County, Texas and conveyed in a Warranty Deed recorded in Instrument No. 19940216000158550 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING in the west Right-of-Way (ROW) line of Business Highway 78 at a 1/2" iron rod with yellow plastic cap stamped "4613" set for the northeast corner of said Lot 12;

THENCE S 14°05'32" E with the west ROW line of Business Highway 78 a distance of 50.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for the southeast corner of said Lot 11;

THENCE S 87°34'50" W a distance of 140.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for the southwest corner of said Lot 11;

THENCE N 14°05'32" W a distance of 50.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for the northeast corner of said Lot 12;

THENCE N 87°34'50" E a distance of 140.00' to the POINT OF BEGINNING, and containing 6,855 Square Feet or 0.157 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Sylvia Martinez, Owner, do hereby adopt this plat designating the herein above described property as COLLEGE HEIGHTS ADDITION, LOT 12R, BLOCK B, a Replat of College Heights Addition, Lots 11 & 12, Block B, an addition to the City of Farmersville, Texas, do hereby dedicate, in fee simple, to the public use forever the streets, alleys, and right-of-way easements, and other public improvements-shown thereon. The streets and alleys, if any, are dedicated for the street purposes and any and all related necessary appurtenances. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on the 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 the 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 limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Farmersville's use thereof.

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 the 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, inspecting, patrolling, maintaining, reading meters, and adding to the or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

Sylvia Martinez - Owner

Date

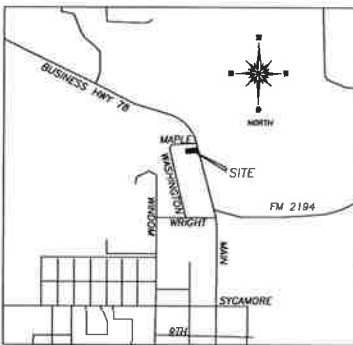
STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Sylvia Martinez, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for The State of Texas

VICINITY MAP



NOT TO SCALE

APPROVAL BLOCK:

"RECOMMENDED FOR APPROVAL"

Chairman, Planning and Zoning Commission
City of Farmersville

Date

"APPROVED FOR CONSTRUCTION"

Mayor, City of Farmersville, Texas

Date

"ACCEPTED"

Mayor, City of Farmersville, Texas

Date

The undersigned, the City Secretary of the City of Farmersville, Texas, hereby certifies that the foregoing College Heights Addition, Lot 12R, Block B, a Replat of College Heights Addition, Lots 11 and 12, Block B, an addition to the City of Farmersville, Texas was submitted to the City Council on the _____ day of _____, 2023, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his/her name as herein above subscribed.

Witness my hand this _____ day of _____, 2023.

City Secretary
City of Farmersville, Texas

OWNER
SYLVIA MARTINEZ
917 ORANGE AVE
FARMERSVILLE, TX 75442
(214) 407-1879

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 128
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10089500

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Farmersville, this _____ day of _____, 2023.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

David Surdukan
Registered Professional Land Surveyor No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

GENERAL NOTES

- The purpose of this plat is to create 1 residential lot by combining 2 residential lots.
- NOTICE - Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- The basis of bearings are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, NAD 83 (CORS96) Epoch 2002.0. Coordinates shown are not grid coordinates.
- This tract of land is designated to fall within Zone x (unshaded), according to the Flood Insurance Rate Map (FIRM) Map No. 48085CD340 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas.
- Water and sanitary sewer services is provided by the City of Farmersville, Texas.
- The electric provider for this site is Farmersville.

REPLAT

LOT 12R, BLOCK B
COLLEGE HEIGHTS
ADDITION
BEING A REPLAT OF
LOTS 11 & 12, BLOCK B
COLLEGE HEIGHTS ADDITION
BEING 0.157 Acres Situated In The
W.B. WILLIAMS SURVEY ~ ABSTRACT 952
CITY OF FARMERSVILLE E.T.J.
COLLIN COUNTY, TEXAS
PLAN NUMBER:

C. Consider, discuss, and act upon a Concept Plan for Advance Fixtures Inc. (AFI) located Audie Murphy Parkway, (US Highway 380), Farmersville, Texas.



October 13, 2023

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

RE: AFI Expansion Concept Plan
Dated October 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. The purpose of the Concept Plan is to detail the proposed expansion of the AFI Business. A new ~90,000 square foot building with fire lanes is proposed for the property. This property is within Farmersville City Limits and all utilities will be provided by the City.

The Concept Plan has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant. It is recommended that the AFI Expansion Concept Plan be approved.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Jacob Dupuis'.

Jacob Dupuis, PE
Senior Discipline Lead

ANTHONY WAYNE EWING TRUST
DOCUMENT NO.
20101209001351070,
O.P.R.C.T.

H. G. ENTERPRISES, L.L.C.
DOCUMENT NO.
20121231001665600,
O B R C C T

REMAINDER OF
3MK HOLDINGS, LTD.
VOL. 5789, PG. 2865,
D.R.C.C.T.

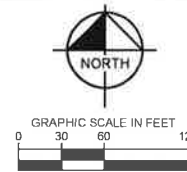
AUDIE MURPHY PARKWAY
(U.S. HIGHWAY NO. 380)
(VARIABLE WIDTH RIGHT-OF-WAY)

PROPOSED
DETENTION AREA

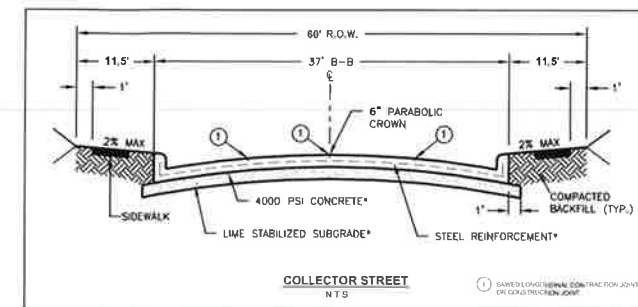
REMAINDER OF TRACT I
ANTHONY WAYNE EWING, TRUSTEE

L. & A. (KCS) RAILROAD
(100' RIGHT-OF-WAY)

PARKING REQUIREMENTS	
OFFICE (1 SPACE / 300 SF)	
EXISTING	10,114 SF
NEW	5,570 SF
TOTAL	15,684 SF
	53 SPACES
MANUFACTURING (1 SPACE/1,000 SF)	
EXISTING	88,668 SF
TOTAL	60,368 SF
	89 SPACES
STORAGE (1 SPACE / 1,000 SF)	
EXISTING	16,086 SF
NEW	11,217 SF
TOTAL	107,356 SF
	108 SPACES
TOTAL PARKING REQUIRED	250 SPACES
TOTAL PARKING PROVIDED	250 SPACES
NEW PARKING	143 SPACES
FUTURE PARKING	107 SPACES
ADA SPACES REQUIRED	7 SPACES
ADA SPACES PROVIDED	7 SPACES
NEW PARKING	5 SPACES
FUTURE PARKING	2 SPACES



VICINITY MAP
N.T.S.



CITY NOTE
THIS SITE IS WITHIN CITY OF FARM

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NO. 48085C0340J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS FEDERAL EMERGENCY MANAGEMENT AGENCY, AND FEDERAL INSURANCE ADMINISTRATION, **NO PORTIONS** OF THIS SITE ARE WITHIN SPECIAL FLOOD HAZARD AREAS.

TREE PROTECTION NOTE
TREE SURVEY WILL BE OBTAINED PRIOR TO CONSTRUCTION PLAN
AND PLAT SUBMITTAL ONCE THE EXACT SIZE OF THE PROPOSED
DETENTION POND IS KNOWN.

LEGEND	
PROPOSED BUILDING (SEE ARCHITECT'S PLANS FOR BUILDING DETAILS)	
EXISTING ROW	
EXISTING LOT LINE	
PROPOSED LOT LINE	
EXISTING EASEMENT	
PROPOSED CONCRETE PAVEMENT	
PROPOSED FIRE LANE STRIPING	
EXISTING FIRE LANE	
EXISTING WATER LINE	
EXISTING SANITARY SEWER LINE	
EXISTING FORCE MAIN	
EXISTING UNDERGROUND ELECTRIC LINE	
EXISTING OVERHEAD ELECTRIC LINE	
PARKING COUNT (TYP.)	

CONCEPT PLAN
AFI FARMERSVILLE
Lots 1-3, Block A
Being 57.012 Acres
Out Of The William Hemphill Survey
Abstract No. 448
Zoned: Light Industrial
City of Farmersville, Collin County, Texas
Submitted: October 6, 2023

OWNER/APPLICANT:
THE ANTHONY WAYNE EWING TRUST
2655 EAST AUDIE MURPHY PKWY
FARMERSVILLE, TX 75442
CONTACT MR. ANTHONY EWING
TEL: 972-784-8800

SURVEYOR:
NORTH TEXAS SURVEYING LLC
1515 SOUTH McDONALD ST.
SUITE 110
McKINNEY, TX 75069
CONTACT: MR. MICHAEL ARTHUR
TEL: 469-424-2074
FAX: 469-424-1997

ENGINEER
KIMLEY-HORN AND ASSOCIATES
260 E DAVIS STREET #100
MCKINNEY, TX 75069
CONTACT: MR. BRANDON BELL, P.E.
TEL 469-301-2580

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100 MCKINNEY, TX 75069
PHONE: 469-301-2590
WWW.KIMLEY-HORN.COM TX-F-928

PHONE: 469-301-2580
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for circulation or printed purposes.

Kimley»Horn

BRANDON G. BELL

Engineer

P.E. No. 142758 Date OCT 2022

KHA PROJECT	DATE	SCALE	AS SHOWN
064488601	OCTOBER 2023	DESIGNED BY	BB
		DRAWN BY	KDO
		CHECKED BY	JE

AFI FARMERSVILLE
PREPARED FOR
CITY OF FARMERSVILLE

CONCEPT PLAN

SHEET NUMBER
CP-02

D. Consider, discuss, and act upon a Preliminary Plat for Drake's Den Addition (Domino's) located Audie Murphy Parkway (US Highway 380) near Locust Street, Farmersville, Texas.



October 13, 2023

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

RE: Drake's Den Addition (Domino's) – Preliminary Plat
Dated October 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. The purpose of the Preliminary Plat is to create one Highway Commercial lot used for retail purposes. A Domino's restaurant is the primary usage but there will be three other retail units for lease. This property is within Farmersville City Limits and all utilities will be provided by the City.

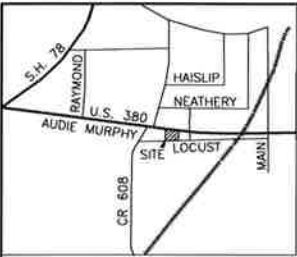
The Preliminary Plat has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant. It is recommended that the Drake's Den Addition Preliminary Plat be approved.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Jacob Dupuis'.

Jacob Dupuis, PE
Senior Discipline Lead



LEGEND
I.P.F. - IRON PIN FOUND
Y.C.I.P.F. - 1/2" I.P.F. W/ YELLOW CAP STAMPED "CCG INC RPLS 5129"
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
M.N.S. - MAG NAIL SET

"APPROVED"

Presiding Officer
City of Farmersville, Texas

Date

"ATTEST"

Board, Commission or City Secretary
City of Farmersville, Texas

Date

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

Whereas H. Infinity, LLC is the owner of a tract of land situated in the D.J. Jaynes Survey, Abstract No. 471, City of Farmersville, Collin County, Texas also being part of Lot 20E, Block 6, of Neathery & Marble Addition, an addition to the City of Farmersville, Collin County, Texas according to the plat thereof recorded in Volume 333A, Page 1491, Plat Records, Collin County, Texas and being the same tract of land as conveyed to Dreamland Property Sales, LLC by Constable's Deed in Instrument No. 20211210002500510, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at a 3/8" iron pin found on the south right-of-way of U.S. Highway No. 380 (120' R.O.W.) being on the east line of said Lot 20E and the northwest corner of a tract of land conveyed to Anthony Gray in Instrument No. 20180802000971510, Official Public Records, Collin County, Texas;

Thence South 01°58'31" West, along the east line of said Lot 20E and the west line of said Gray Tract, a distance of 116.97 feet to a 1/2" iron pin found on the north right-of-way line of Locust Street (40' R.O.W.), being the southeast corner of said Lot 20E and the southwest corner of said Gray Tract;

Thence South 87°12'54" West, along the north right-of-way line of Locust Street (40' R.O.W.) and the south line of said Lot 20E, a distance of 268.29 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said Lot 20E and being the southeast corner of a tract of land conveyed to Jimmie Harris by deed recorded in Volume 1250, Page 396, Deed Records, Collin County, Texas;

Thence North 00°43'15" West, along west line of said Lot 20E, the east line of said Harris Tract and the east line of a tract of land conveyed to Mary Johnson by deed in Instrument No. 19950920000698920, Official Public Records, Collin County, Texas, a distance of 161.66 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the south right-of-way line of U.S. Highway No. 380 (120' R.O.W.);

Thence South 82°33'34" East, along the south right-of-way line of U.S. Highway No. 380 (120' R.O.W.), a distance of 54.40 feet to a TxDOT monument with aluminum disk for the beginning of a curve to the left with a central angle of 2°11'31", a radius of 5789.65 feet and a chord bearing of S83°36'14"E a distance of 221.48 feet;

Thence southeasterly along said curve to the left and the south right-of-way line of U.S. Highway No. 380 (120' R.O.W.) an arc distance of 221.49 feet to the Point of Beginning and containing 37,487 square feet or 0.861 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, H Infinity, LLC, do hereby adopt this plat designating the herein above described property as DRAKE'S DEN ADDITION, an addition to The City of Farmersville, Collin County, Texas, and does hereby dedicate, 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 appurtenances. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on 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 limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Farmersville's use thereof.

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, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS my hand this the ____ day of _____, 2023.

Representative of H. Infinity, LLC

NAME:

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2023.

Notary Public in and for the State of Texas
My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

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 James Bart Carroll, 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 _____, 2023.

Notary Public in and for the State of Texas.
My Commission Expires On: _____

NOTES:

- Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
- Subject property is located in the Farmersville Independent School District (F.I.S.D.).
- Purpose of this plat is to create a platted lot.
- Bearings based on south right-of-way line of U.S. Highway No. 380 according to TxDOT ROW Map# 013504, dated 6-21-2016 (S82°33'34"E)
- Sanitary Sewer located on Locust Street.

UTILITY PROVIDERS

WATER: CITY OF FARMERSVILLE
ELECTRIC: FARMERSVILLE ELECTRIC (TNMP)
SEWER: CITY OF FARMERSVILLE

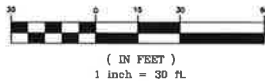
FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0340J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Easement Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	13.67'	30.00'	26°06'04"	S67°45'05"E, 13.55'
C2	14.77'	10.00'	84°36'32"	S56°51'05"W, 13.46'
C3	7.39'	30.00'	14°06'20"	N27°33'02"W, 7.37'
C4	7.64'	10.00'	43°47'01"	N56°29'42"W, 7.46'
C5	4.71'	3.00'	89°59'57"	N42°11'05"E, 4.24'
C6	7.58'	30.00'	14°28'06"	N72°36'12"E, 7.56'
C7	138.83'	5789.65'	1°22'26"	S83°24'39"E, 138.83'
C11	14.27'	10.00'	81°47'12"	N51°55'18"W, 13.09'

Easement Line Table		
Line #	Direction	Length
L1	S80°49'31"E	48.39'
L2	S01°58'31"W	24.19'
L3	N80°49'31"W	16.36'
L4	S02°25'22"E	77.15'
L5	S87°12'54"W	24.00'
L6	N02°25'22"W	77.30'
L7	N21°29'33"W	5.85'
L8	N78°23'13"W	39.29'
L9	S87°20'28"W	149.79'
L10	S87°11'06"W	10.84'
L11	N00°43'15"W	24.02'
L12	N87°11'06"E	16.96'
L13	N02°48'54"W	1.50'
L14	N87°11'06"E	48.46'

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft

UPDATED: 10/9/2023
UPDATED: 6/30/2023

OWNER:
H INFINITY, LLC
5805 YORKSHIRE RD.
MCKINNEY, TX 75070
PHONE: (469) 999-1288

PRELIMINARY PLAT
DRAKE'S DEN ADDITION
0.861 ACRES OF LAND
D.J. JAYNES SURVEY, ABSTRACT NO. 471
CITY OF FARMERSVILLE
COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11, LAVON, TEXAS 75166			
972-742-4411 TEXAS FIRM REGISTRATION NO.: 10007200			
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3201-22	1"=30'	AUGUST 12, 2022	SC

E. Consider, discuss, and act upon a Preliminary Plat for Farmersville Market Center (Express Car Wash) located Audie Murphy Parkway (US Highway 380) near County Road 607, Farmersville, Texas.



October 13, 2023

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

RE: Lot 3R Farmersville Market Center (Express Car Wash) – Preliminary Plat
Dated October 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. The purpose of the Preliminary Plat is to create one Highway Commercial lot used for a car wash. This property is within Farmersville City Limits and all utilities will be provided by the City.

The Preliminary Plat has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant. It is recommended that the Lot 3R Farmersville Market Center Preliminary Plat be approved.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Jacob Dupuis'.

Jacob Dupuis, PE
Senior Discipline Lead

U.S. HIGHWAY NO. 380
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
WITH CONTROLLED ACCESS)



* VICINITY MAP *
(NOT TO SCALE)

* OWNER'S CERTIFICATION *

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, HAIDER AHMED is the sole owner of a 1.0436 acre tract of land located in the David Jaynes Survey, Abstract No. 471, City of Farmersville, Collin County, Texas, said 1.0436 acre tract of land being all of LOT 3R, FARMERSVILLE MARKET CENTER, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2011-189, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 1.0436 acre tract of land also being all of that certain tract of land conveyed to HAIDER AHMED, by deed thereof filed for record in Collin County Clerk's Instrument No. 2022000132887, O.P.R.C.C.T., said 1.0436 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation aluminum monument found (Controlling Monument) at the most northerly northeast lot corner of said Lot 3R, same being at the northerly end of a corner clip located at the intersection of the south right-of-way line of U.S. Highway No. 380 (being a variable width public right-of-way with controlled access) with the west right-of-way line of County Road No. 607 (being a variable width public right-of-way);

THENCE South 37°24'43" East, along the northeast lot line of said Lot 3R and along the said corner clip, a distance of 63.75 feet to a 5/8 inch iron rod with an illegible cap found at the most easterly northeast lot corner of said Lot 3R, same being at the southerly end of the said corner clip;

THENCE South 19°12'17" West, along the southeast lot line of said Lot 3R and along the said northwest right-of-way line of County Road No. 607, a distance of 184.09 feet to a 5/8 inch iron rod with an illegible cap found at the southeast lot corner of said Lot 3R, same being the most easterly northeast lot corner of Lot 2, Farmersville Market Center, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet Q, Slide 395, Plat Records, Collin County, Texas;

THENCE along the common lot lines of said Lots 2 and 3R the following courses and distances:

South 89°32'00" West, a distance of 166.81 feet to a 5/8 inch iron rod with an illegible cap found at the southwest lot corner of said Lot 3R, same being a northeast lot corner of said Lot 2;

North 00°30'20" West, a distance of 229.29 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the northwest lot corner of said Lot 3R, same being the most northerly northeast lot corner of said Lot 2, and being at the southwest property corner of a called 0.1591 acre tract of land described as "Parcel 168", conveyed to the State of Texas, by deed thereof filed for record in Collin County Clerk's Instrument No. 20080826001031910, O.P.R.C.C.T.;

THENCE South 88°57'57" East, along the north lot line of said Lot 3R and along the south property line of the said 0.1591 acre tract (said south property line being the existing south right-of-way line of the aforesaid U.S. Highway No. 380), a distance of 190.68 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 1.0436 acres (45,460 square feet) of land, more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT I, HAIDER AHMED, owner, do hereby adopt this plat designating the hereinabove described property as LOT 3R, FARMERSVILLE MARKET CENTER, an addition to the City of Farmersville, Texas, and do hereby dedicate 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 appurtenances. The easements and public use areas, as shown, are dedicated for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed on 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 use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Farmersville's use thereof.

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, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone.

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

Witness my hand, this _____ day of _____, 2023.

Haider Ahmed

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared HAIDER AHMED, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2023.

Notary Public, State of Texas

* SURVEYOR'S STATEMENT *

I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on-the-ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Farmersville, Texas.

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
October 5, 2023

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
Spooner & Associates, Inc.
TBPLS Firm No. 10054900

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2023.

Notary Public, State of Texas

* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 4805CD320; map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zones "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared without the benefit of a current Commitment for Title Insurance prepared by a Title Company. The easements shown hereon are the only easements known by Spooner & Associates, and does not imply that any other easements, covenants, restrictions or other matters of record do or do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- According to the City of Farmersville Zoning Map dated August, 2021, the subject property is Zoned "HC" (Highway Commercial).
- Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
- Water and Sewer utilities are provided by the City of Farmersville (PWS No. 0430004, CCN No. 13009).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- The purpose of this plat is to dedicate necessary right-of-way and to create necessary easements for commercial development.

APPROVED

Presiding Officer
City of Farmersville, Texas

ATTEST

Board, Commission or City Secretary
City of Farmersville, Texas

LINE TABLE			
LINE	BEARING	LENGTH	DISTANCE
L1	N89°44'59"E	10.66'	
L2	S00°30'20"E	90.89'	
L3	N89°32'04"E	73.78'	
L4	S89°32'04"W	65.21'	
L5	N00°30'20"W	90.89'	
L6	S89°44'59"W	10.66'	

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	47.00'	73.62'	N45°22'40"W	86.32'
C2	30.00'	47.10'	S45°29'08"E	42.41'
C3	54.00'	84.78'	S45°29'08"E	78.34'
C4	23.00'	38.03'	N45°22'40"W	32.45'

ENGINEER:
Bowman
CONSULTING

1120 S. CAPITAL OF TEXAS HIGHWAY
BUILDING #3, SUITE 230
AUSTIN, TEXAS 78746
PH: (877) 497-2990
ATTN: KOFI ADDO, P.E.

SURVEYOR:
SPOONER & ASSOCIATES
OVER 25 YEARS OF SERVICE

308 BYERS STREET, SUITE 100, FUESS, TEXAS 76088
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 - SAA 22150

OWNER:
HAIDER AHMED
613 CEDAR SPRINGS DR
PRINCETON, TX 75407
PH: 214-886-6960
haider.ahmed11@gmail.com

PRELIMINARY PLAT
**LOT 3R
FARMERSVILLE
MARKET CENTER**
BEING AN AMENDING PLAT OF LOT 3R, FARMERSVILLE MARKET CENTER,
BEING AN ADDITION TO THE CITY OF FARMERSVILLE, COLLIN COUNTY,
TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET Q, SLIDE
395, PLAT RECORDS, COLLIN COUNTY, TEXAS.
DAVID JAYNES SURVEY, ABSTRACT NO. 471
1 LOT & 1 R.O.W. DEDICATION
1.0436 ACRES
OCTOBER ~ 2023

CITY PROJECT NO. _____

SHEET 1 OF 1

DAVID JAYNES SURVEY,
ABSTRACT NO. 471

