



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION AGENDA  
REGULAR CALLED MEETING  
June 20, 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 May 16, 2023, meeting.
- B. Consider, discuss and act upon a Preliminary Plat for Saxet Hacienda, Lots 1-4, Block A, being a plat of 4 lots totaling 16.745 acres.

C. > Consider, discuss and act upon a Minor Plat for Trevino Estates, Lots 1-3, Block A, being a plat of 3 lots totaling 15.07 acres.

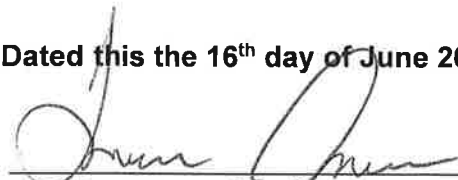
**ADJOURNMENT**

*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 June 16, 2023, by 11:30 A.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 June 2023.

  
\_\_\_\_\_  
Tabatha Monk, City Secretary



## I. PRELIMINARY MATTERS

## II. PUBLIC COMMENTS

### III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

### III. A. MINUTES



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
May 16, 2023, 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, John Klostermann and Adam White were present. Commissioners Sue Williams, Lauren Shambeck and James Riley were absent. City Council Liaison, Lance Hudson; was present. City Staff in attendance were City Manager, Ben White, City Secretary, Tabatha Monk, and City Attorney Alan Lathrom.
- 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 May 16, 2023, meeting."
- **Commissioner Hesse made a motion to approve.**
  - **Commissioner White seconded the motion.**
  - **The motion was passed unanimously (4-0).**
- B. "Consider, discuss and act upon revisions to the approved Concept Plan and Preliminary Plat for Lakehaven."
- Chairman Helmberger recused himself from this item due to a conflict of interest.
  - Commissioner Klostermann opened this item for board discussion.
  - **Commissioner White made a motion to approve.**

- **Commissioner Hesse seconded the motion.**
- **The motion was passed unanimously (3-0).**
- Chairman Helmberger rejoined the meeting.

**IV. ADJOURNMENT**

**Chairman Helmberger** adjourned the meeting at 6:04 p.m.

ATTEST:

APPROVE:

\_\_\_\_\_  
Tabatha Monk, City Secretary

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



III. B. PRELIMINARY PLAT (SAXET HACIENDA)



June 15, 2023

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

RE: Moores Saxet Hacienda – Minor Plat  
Dated May 2023

Mr. White:

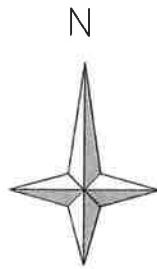
The Moores Saxet Hacienda Minor Plat has been submitted for review and approval. It has been reviewed in accordance with the Subdivision Ordinances and been found to be compliant.

It is recommended that the Minor 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



Scale: 1"=100'

BHMM Group Family Partnership, Ltd.  
Inst. No. 20190828001055580  
(O.P.R.C.C.T.)

Charles W. Stepan &  
wife, Sarah J. Stepan  
Vol. 938, Pg. 766  
(D.R.C.C.T.)

ELIJAH B. REED SURVEY  
ABSTRACT NO. 739

PCRE, LLC  
Inst. No. 20220317000430040  
(O.P.R.C.C.T.)  
(Called 26.0183 acres)

D = 90°06'10"  
R = 290.00'  
L = 456.08'  
CB = N43°07'32"W  
CH = 410.49'

Frank H. Moore, Jr.  
Inst. No. 20031007002016290  
(O.P.R.C.C.T.)  
(Remainder of  
called 33.183 acres)

LOT 1  
BLOCK A  
6.739 Acres  
293,536 Sq. Ft.

LOT 2  
BLOCK A  
1.712 Acres  
74,586 Sq. Ft.

LOT 3  
BLOCK A  
1.003 Acres  
43,708 Sq. Ft.

LOT 4  
BLOCK A  
7.291 Acres  
317,589 Sq. Ft.

Frank H. Moore, Jr.  
Inst. No. 97-0043989  
(O.P.R.C.C.T.)  
(Remainder of  
called 9.99 acres)

Tract 1  
Meritage Homes of Texas, LLC  
and GRBK Edgewood LLC  
Inst. No. 2021060200110090  
(O.P.R.C.C.T.)

PCRE, LLC  
Inst. No. 2023000036215  
(O.P.R.C.C.T.)  
(Called 0.2461 acres)

United States of America  
Vol. 756, Pg. 379  
(D.R.C.C.T.)

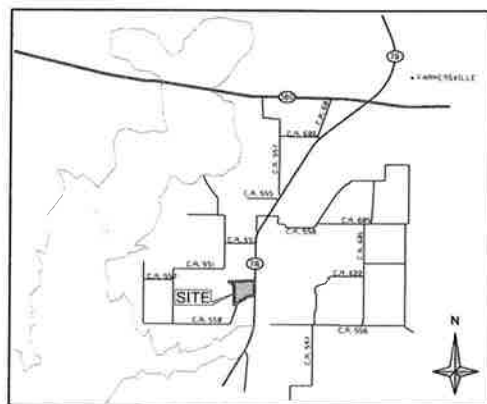
### MINOR PLAT Moore's Saxet hacienda

LOTS 1-4, BLOCK A  
BEING A PLAT OF  
4 LOTS  
TOTALING 16.745 ACRES  
SITUATED IN THE  
ELIJAH B. REED SURVEY, ABSTRACT NO. 739  
CITY OF FARMERSVILLE E T J  
COLLIN COUNTY, TEXAS  
MAY 14, 2023

SURVEYOR  
PJB SURVEYING, LLC  
TBPELS NO. 10194303  
208 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
972-649-6669

OWNERSUBDIVIDER  
FRANK H. MOORE, JR.  
3346 STATE HIGHWAY 78 S  
FARMERSVILLE, TEXAS 75442-7314

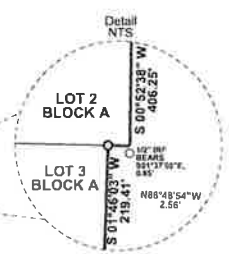
LEGEND	
(C.M.)	CONTROLLING MONUMENT
FIR	FOUND IRON ROD
PIP	FOUND IRON PIPE
Δ	MONUMENT
○	MONUMENT FOUND AS NOTED
○	1/2" IRON ROD SET W/ RED "PJB SURVEYING" CAP
O.P.R.C.C.T.	Official Public Records Of Collin County Texas
D.R.C.C.T.	Deed Records Of Collin County Texas
M.R.C.C.T.	Map Records Of Collin County Texas
INST. NO.	Instrument Number
VOL.	Volume
PG.	Page
R.O.W.	Right-of-Way



VICINITY MAP  
NOT TO SCALE

#### General Notes:

- The purpose of this plat is to create four (4) lots out of 16.99 acre tract of land
- Bearings are referenced to the State Plane Coordinate System, North Texas Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Lot to lot drainage will not be allowed without proper City of Farmersville Engineering Department approval.
- Property is located in non-shaded Zone X, areas determined to be outside the 0.2% annual chance floodplain, as identified on Flood Insurance Rate Map No. 48085C0435J, dated June 2, 2009.
- Selling off 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 following utilities service this Lot  
- Copative Water SUD  
- Texas New Mexico Power



III. C. MINOR PLAT (TREVINO ESTATES)



June 15, 2023

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

RE: Trevino Estates – Minor Plat  
Dated May 2023

Mr. White:

The Trevino Estates Minor Plat has been submitted for review and approval. It has been reviewed in accordance with the Subdivision Ordinances and been found to be compliant.

It is recommended that the Minor 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

Thursday January 19, 2023

City of Farmersville, Texas  
Development Services Department  
205 S Main Street  
Farmersville, TX 75442

RE: Trevino Estates Preliminary Plat Application

To whom it may concern,

The owners of the property located at 1922 County Road 554 in the City of Farmersville's Extraterritorial Jurisdiction have hired Eagle Surveying to prepare and submit a Preliminary Plat to subdivide their property. This subdivision is to create three lots of record for single-family residential use.

If there are any questions regarding this plat application, please feel free to contact me.

Thank you,

Tyler Rank  
Eagle Surveying  
222 S Elm St, Ste 200  
Denton, TX 76201  
940-222-3009  
Tyler.rank@eaglesurveying.com

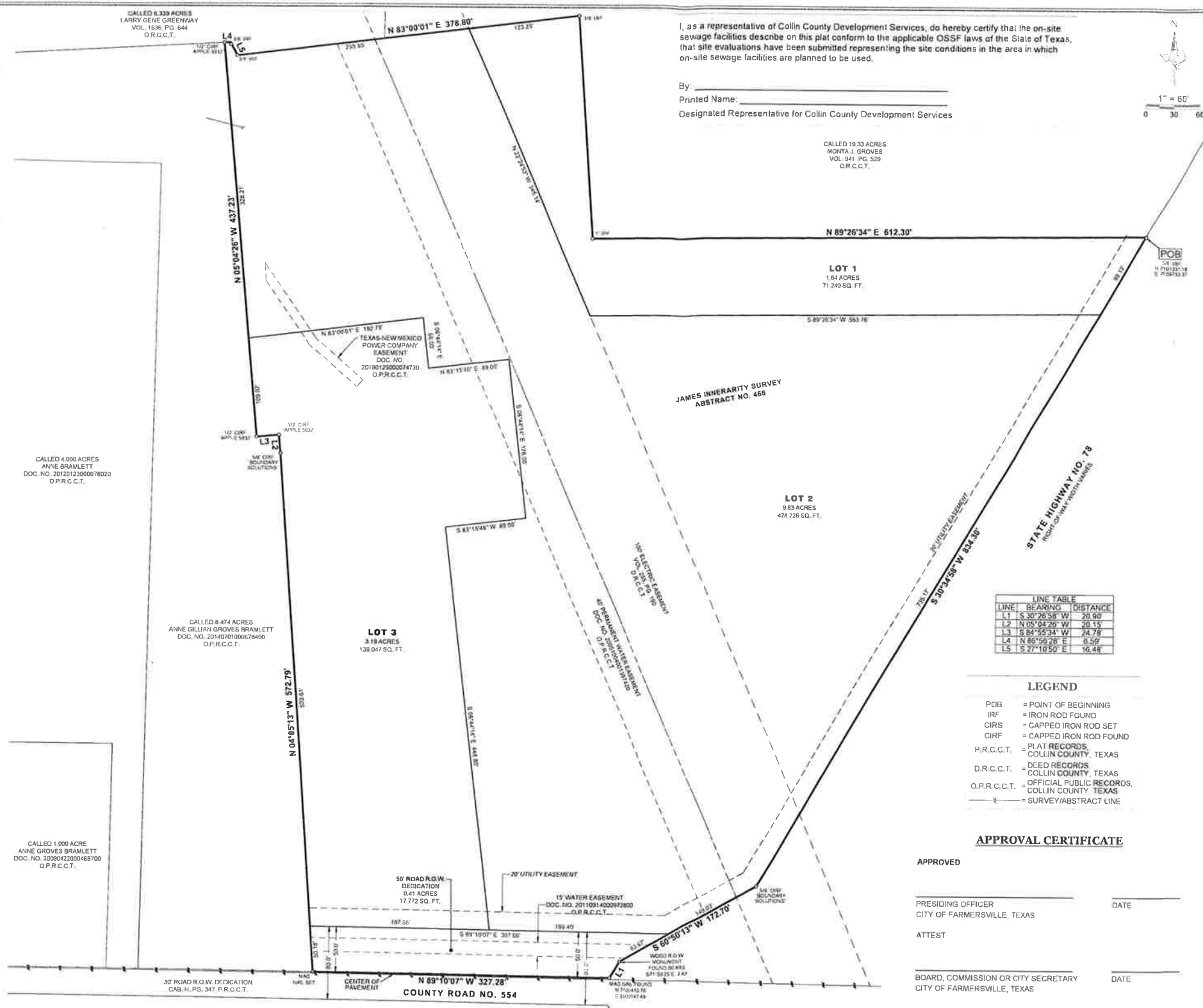


**GENERAL PLAT NOTES**

- 1.) The purpose of this plat is to subdivide two parcels of land into three lots of record.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 06, 2009 as shown on Map Number 4805C0320J.
- 3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the **ADTerra RTK Network**, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202).
- 4.) 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/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) Contours shown hereon are scaled from the North Central Texas Council of Government's GIS maps.
- 7.) Building locations shown hereon are approximate.
- 8.) Electric service is provided by Texas-New Mexico Power, 11626 CR 496, Princeton, TX 75407, 888-866-7456.
- 9.) Water service is provided by Coppell Special Utility District, 16120 FM 1778 Nevada, TX 75173, 972-853-4630.
- 10.) All necessary Collin County authorizations (i.e., OSSF flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.

**OSSF NOTES**

1. All lots must utilize alternative type On-Site Sewage Facilities.
2. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/drivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
  - 2.1. There is an existing, uncased water well on lot 3 to which OSSF setbacks apply (for lots 2 and 3).
  - 2.2. There is a 40' water easement and an adjacent 100' power easement that bisects lot 2 into 3 separate buildable areas to which OSSF setbacks apply. No OSSF components/disposal may cross either of the easements.
  - 2.3. There is a portion of the 40' water easement on lot 3 to which OSSF setbacks apply.
  - 2.4. There is a portion of the 100' power easement on lot 1 to which OSSF setbacks apply.
3. There are no easements other than those noted above.
4. There were no permitted/approved existing structures with associated OSSF(s) on lot 1 or lot 2 at the time of approval. Any existing structures or OSSF's on lot 1 or lot 2 must be reviewed and permitted by Collin County Development Services prior to any use.
5. There was an existing structure/dwelling and an existing, associated OSSF on lot 3 at the time of approval.
  - 5.1. The existing OSSF for Lot 3 is an alternative system that is suitable for the site and existing structure. Any changes to the existing structure or to the existing OSSF must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
  - 5.2. The R.S. as-built submitted with the plat shows all OSSF components for Lot 3 to be completely within the boundaries of Lot 3. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel, the entire system must be repaired or replaced with an approved alternative system (after review and permitting through CCDS).
6. Tree removal and/or grading for OSSF may be required on individual lots.
7. There is an existing, uncased water well on lot 3. The RS as-built show all existing OSSF setbacks to be met. If those setbacks are not met, either the well must be legally abandoned or a repair to the existing OSSF must be designed, permitted and approved. There are no other water wells noted in this subdivision and no other water wells are allowed without prior approval from Collin County Development Services.
8. Each lot is limited to a maximum of 5,000 gallons of treated/dispensed sewage each day.
9. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.



I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities describe on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Designated Representative for Collin County Development Services

**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, PEDRO LOPEZ TREVINO, JR. (A/K/A PEDRO TREVINO) and LUCILA GARZA TREVINO are the owners of 15.07 acres out of the James Innerarity Survey, Abstract Number 466 situated in Collin County, Texas, being a called 14.823 acre tract of land conveyed to Pedro Trevino and wife, Lucila Garza Trevino by Warranty Deed with Vendor's Lien of record in Document Number 20140513000470470 of the Official Public Records of Collin County, Texas, and a called 0.246 acre tract conveyed to Pedro Lopez Trevino, Jr. by Special Warranty Deed of record in Document Number 20191001001224750 of said Official Public Records and being more particularly described by metes and bounds, as follows:

**BEGINNING**, at a 5/8" iron rod found in the West right-of-way line of State Highway No. 78 (SH 78) at the Southeast corner of a called 19.33 acre tract of land conveyed to Maria J. Groves by deed of record in Volume 941, Page 529 of the Deed Records of Collin County, Texas, being the Northeast corner of said 14.823 acre tract,

**THENCE**, along the West right-of-way line of SH 78, being the common East line of said 14.823 acre tract, the following **three courses and distances**:

1. S30°34'58"W, a distance of 834.30 feet to a 5/8" iron rod with cap stamped "BOUNDARY SOLUTIONS" found,
2. S60°50'13"W, a distance of 172.70 feet to a point for corner from which a wood right-of-way monument found bears S71°50'25"E, a distance of 2.47 feet,
3. S30°26'58"W, a distance of 20.90 feet to a MAG nail found in County Road No. 554 (CR 554) at the Southeast corner of said 14.823 acre tract.

**THENCE**, N89°10'07"W, along said CR 554, being the South line of said 14.823 acre tract, a distance of 327.28 feet to a MAG nail set at the Southeast corner of a called 8.474 acre tract of land conveyed to Anne Gillian Groves Bramlett by deed of record in Document Number 20140701000678460 of said Official Public Records, being the Southwest corner of said 14.823 acre tract,

**THENCE**, N04°05'13"W, along the East line of said 8.474 acre tract, being the Common West line of said 14.823 acre tract a distance of 572.78 feet to a 5/8" iron rod with cap stamped "BOUNDARY SOLUTIONS" found,

**THENCE**, N05°04'26"W, along the West line of said 14.823 acre tract, being the East line of said 8.474 acre tract, a distance of 30.15 feet to a 1/2" iron rod with cap stamped "APPLE 5932" found at the Southeast corner of a called 0.246 acre tract of land conveyed to Pedro Lopez Trevino, Jr. by deed of record in Document Number 20191001001224750 of said Official Public Records;

**THENCE**, S84°55'34"W, along the South line of said 0.246 acre tract, a distance of 24.78 feet to a 1/2" iron rod with cap stamped "APPLE 5932" found at the Southwest corner of said 0.246 acre tract,

**THENCE**, N05°04'26"W, along the West line of said 0.246 acre tract, a distance of 437.23 feet to a 1/2" iron rod with cap stamped "APPLE 5932" found in the South line of a called 6.339 acre tract of land conveyed to Larry Gene Greenway by deed of record in Volume 1636 Page 644 of said Deed Records at the Northwest corner of said 0.246 acre tract,

**THENCE**, along the South line of said 6.339 acre tract, being the common North line of said 0.246 acre tract the following **two courses and distances**:

1. N86°56'28"E, a distance of 6.50 feet to a 3/8" iron rod found,
2. S27°10'50"E, a distance of 16.48 feet to a 3/8" iron rod found.

**THENCE**, in part along the North line of said 0.246 and in part the North line of said 14.823 acre tract, being in part the common South line of said 6.339 acre tract, also being in part the common South line of said 19.33 acre tract, the following **three courses and distances**:

1. N83°00'01"E, a distance of 378.80 feet to a 3/8" iron rod found,
2. S03°52'26"E, a distance of 247.44 feet to a 1" iron pipe found,
3. N89°26'34"E, a distance of 612.30 feet to the POINT OF BEGINNING and containing an area of 15.07 Acres, or (656,285 Square Feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT PEDRO LOPEZ TREVINO, JR. (A/K/A PEDRO TREVINO) and LUCILA GARZA TREVINO do hereby adopt this plat designating the herein above described property as Trevino Estates, Lots 1-3, Block A, an addition to the Extraterritorial Jurisdiction of the City of Farmersville, Collin County, 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 purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growth shall be constructed of placed upon, over or across the easements and rights-of-way 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 easements 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 of any time procuring permission from anyone.

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

WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
BY \_\_\_\_\_  
PEDRO LOPEZ TREVINO, JR. (A/K/A PEDRO TREVINO)

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared PEDRO LOPEZ TREVINO, JR. (A/K/A PEDRO TREVINO), 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 therein stated. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

BY \_\_\_\_\_  
LUCILA GARZA TREVINO

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared LUCILA GARZA TREVINO, 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 therein stated. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

**MINOR PLAT**  
**TREVINO ESTATES**  
**LOTS 1-3, BLOCK A**  
**15.07 ACRES**  
OUT OF THE JAMES INNERARITY SURVEY, ABSTRACT NO. 466  
EXTRATERRITORIAL JURISDICTION OF THE CITY OF FARMERSVILLE  
COLLIN COUNTY, TEXAS

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 30° 26' 58" W	20.90'
L2	N 05° 04' 26" W	20.15'
L3	S 84° 55' 34" W	24.78'
L4	N 86° 56' 28" E	6.50'
L5	S 27° 10' 50" E	16.48'

**LEGEND**

POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
---	= SURVEY/ABSTRACT LINE

**APPROVAL CERTIFICATE**

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
PRESIDING OFFICER  
CITY OF FARMERSVILLE, TEXAS

ATTEST \_\_\_\_\_ DATE \_\_\_\_\_  
BOARD, COMMISSION OR CITY SECRETARY  
CITY OF FARMERSVILLE, TEXAS

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, MATTHEW RAABE, 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-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Farmersville, Collin County, Texas.

**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

Matthew Raabe, R.P.L.S. #6402 \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, 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 therein stated. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

JOB NUMBER 2209\_043-03  
DATE 05/30/2023  
REVISION  
DRAWN BY TAR

**Eagle Surveying, LLC**  
222 South Elm Street  
Suite: 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

**OWNER**  
Pedro Lopez Trevino, Jr.  
(A/K/A Pedro Trevino)  
Lucila Garza Trevino  
119 Morrow Lane  
Lavon, TX 75166

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Tyler Rank  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009

ADJOURNMENT