



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
April 15, 2024, 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.

V. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss, and act upon P&Z minutes from the February 26, 2024, Special Meeting.
- B. Consider, discuss, and act upon a reapproval on a Concept Plan for Lakehaven MUD, Farmersville, Texas.

C. Consider, discuss and act upon a reapproval on a Preliminary Plat for Lakehaven MUD, Farmersville, Texas.

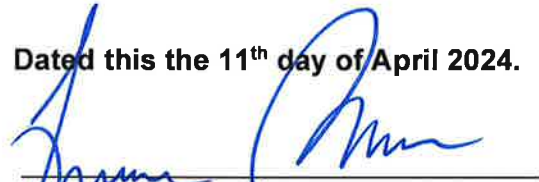
ADJOURNMENT

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 April 11, 2024, by 5:30 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 11th day of April 2024.



Tabatha Monk, City Secretary



A. P&Z MINUTES
(February 26, 2024)



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
SPECIAL SESSION MEETING
February 26, 2024, 4:00 P.M.**

I. PRELIMINARY MATTERS

- Chairman John Klostermann presided over the meeting which was called to order at 4:00 p.m. Commissioners Michael Hesse, Adam White, and John Cooper were present. Commissioners Sue Williams and James Riley were absent and there is currently 1 vacancy on the board. City Staff in attendance were City Secretary, Tabatha Monk and Code Compliance Tiffany Barber.
- Tiffany Barber gave the prayer and Chairman Klostermann 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 January 16, 2024, meeting."
- **Commissioner Hesse made a motion to approve.**
 - **Commissioner White seconded the motion.**
 - **The motion passed unanimously (4-0).**
- B. "Consider, discuss and act upon a Preliminary Plat for Woodards Addition, located at Buckskin/Houston, Farmersville, Texas."
- **Chairman Klostermann read the letter from the city engineer and opened this item for discussion.**
 - **Commissioner White made a motion to recommend approval.**
 - **Commissioner Cooper seconded the motion.**
 - **The motion passed unanimously (4-0).**

ADJOURNMENT

Chairman Klostermann adjourned the meeting at 4:04 p.m.

ATTEST:

APPROVE:

Tabatha Monk, City Secretary

John Klostermann, Chairman

B. CONCEPT PLAN FOR LAKEHAVEN



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

RE: Lakehaven Concept Plan
Dated April 2024

Mr. White:

The Lakehaven MUD development is seeking reapproval on the Concept Plan due to lot layout and total count changes. The original Concept plan was approved by Planning & Zoning on November 16, 2021 and Council on December 14, 2021. It was approved again by Planning & Zoning on May 16, 2023 and Council on May 23, 2023 due to layout changes.

During the engineering design for Phases 5 & 8 of the development, the design engineer firm, Kimley-Horn, concluded that a single centralized detention pond to serve the northern phases of Lakehaven was the most efficient design practice. Previously, three separate detention ponds were proposed across Phases 5 & 8, and now, there is one large pond along the western boundary. Several streets and lots were rearranged with this design change and 1 lot was removed from the total lot count. The Lakehaven lot count is now 1,866.

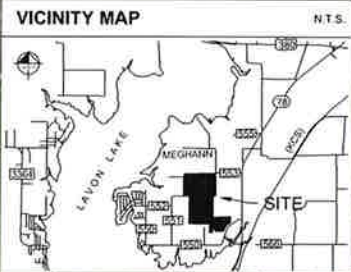
Dunaway has reviewed the design plans for Phases 5 & 8 and agrees that these changes were necessary for the safe management of stormwater. It was determined by City staff that the above-mentioned changes were enough to warrant a resubmission through Planning & Zoning and the City Council, and we recommend that the Concept Plan be reapproved.

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



Land Use Acreage Summary

Perimeter Thoroughfares Rights of Way	26.8
School and Fire Station Site	13.0
Amenity Center	1.7
Water Tower Site	1.3
Open Space, "X" lots, Landscape Buffers	62.0
Residential Lots / Residential Rights of Way	348.5
Total	453.3



LOT TYPE SUMMARY

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	TOTAL
40' x 120'	86	102	101	77	21	77	78	56	618
50' x 120'	55	103	55	161	192	89	237	70	962
60' x 120'	36	62	13	24	37	61	16	35	286
TOTAL	159	267	169	262	256	227	331	201	1866

50' ROW DEDICATION
(TYP. RESIDENTIAL
STREET SECTION)

DETECTION POND &
DRAINAGE EASEMENT

90' ROW
DEDICATION

DETECTION POND &
DRAINAGE EASEMENT

DETECTION POND &
DRAINAGE EASEMENT

DETECTION POND &
DRAINAGE EASEMENT

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING

CONCEPT PLAN LAKEHAVEN MUD

1,866 - RESIDENTIAL LOTS
34 - OPEN SPACE-X LOTS
(AMENITY CENTER LOT)
(SCHOOL/FIRE STATION LOT)
(WATER TOWER LOT)

BEING 453.298 ACRES SITUATED IN THE
ELIJAH B. REED SURVEY, A-739
CITY OF FARMERSVILLE - ETJ
COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=200'	JCV	BAP	Mar. 2024	064537516	2 OF 2

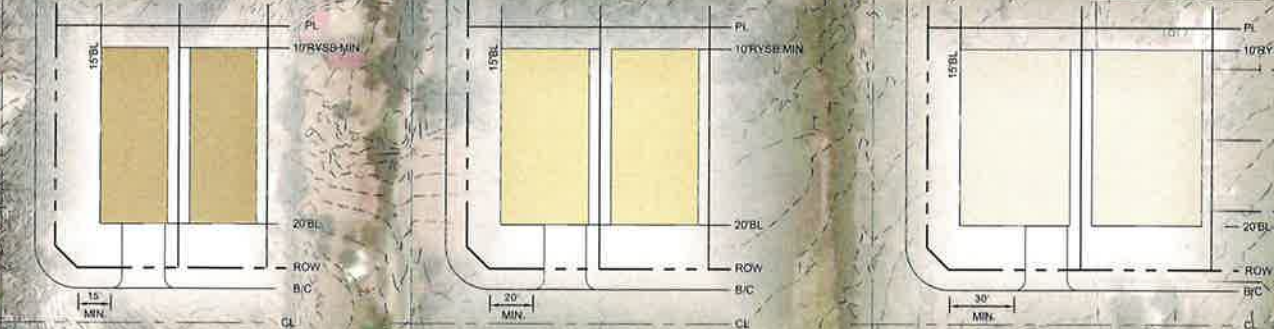
SCREENING WALL SHOWN IS GRAPHICAL IN NATURE AND IS
SUBJECT TO CHANGE WITH FINAL DESIGN OF THE LANDSCAPE
AND HARDSCAPE PLANS. SCREENING WALL DESIGN SHALL COMPLY
WITH CRITERIA ESTABLISHED WITH THE LAKEHAVEN DEVELOPMENT
AGREEMENT.

THIS SUBJECT PROPERTY IS WITHIN ZONE "X" (AREAS
DETERMINED TO BE OUTSIDE THE 500 YR FLOODPLAIN) AS
DETERMINED BY FEDERAL EMERGENCY MANAGEMENT FLOOD MAPS.
SEE PANEL 48065C0500 G, DATED JANUARY 19, 1996

ALL DEVELOPMENT WITHIN THE 100 YR FLOODPLAIN SHALL
COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS,
INCLUDING BUT NOT LIMITED TO COLLIN COUNTY'S "FLOOD
DAMAGE PREVENTION ORDER". A FLOODPLAIN DEVELOPMENT
PERMIT SHALL BE OBTAINED FROM THE CITY OR COUNTY
ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF ANY
STRUCTURE(S) WITHIN FLOODPLAIN.

OWNER:
GRBK EDGEWOOD, LLC
2805 DALLAS PARKWAY SUITE 400
DALLAS, TX 75093
TEL: 817.688.2112
CONTACT: BOBBY SAMUEL

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 75240
TEL: 972.770.1300
CONTACT: BROCK A. PFISTER, P.E.



STANDARD 40'x120' LOT

STANDARD 50'x120' LOT

STANDARD 60'x120' LOT

C. PRELIMINARY PLAT FOR LAKEHAVEN



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

RE: Lakehaven Preliminary Plat
Dated March 2024

Mr. White:

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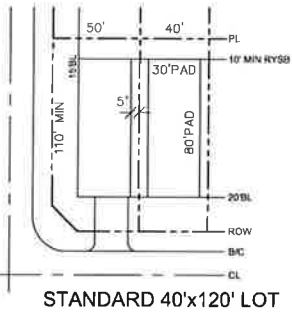
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Jacob Dupuis, PE
Senior Discipline Lead

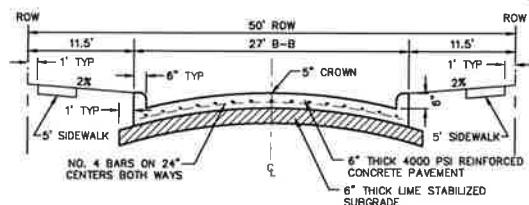
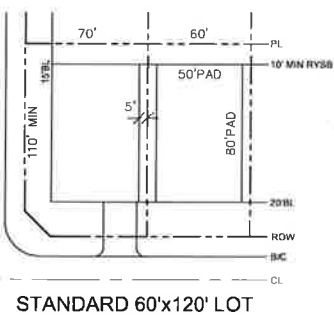
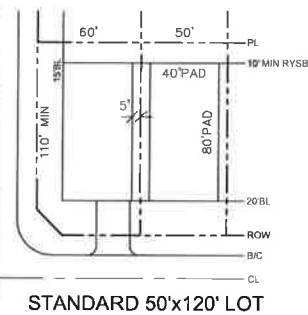
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AMENITY CENTER	1.7
WATER TOWER	1.3
OPEN SPACE-X LOTS LANDSCAPE BUFFER	62.0
RESIDENTIAL LOTS	348.5
TOTAL	453.3

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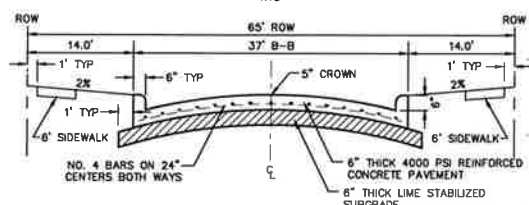
MINIMUM LOT SIZE & TYPICAL SETBACKS



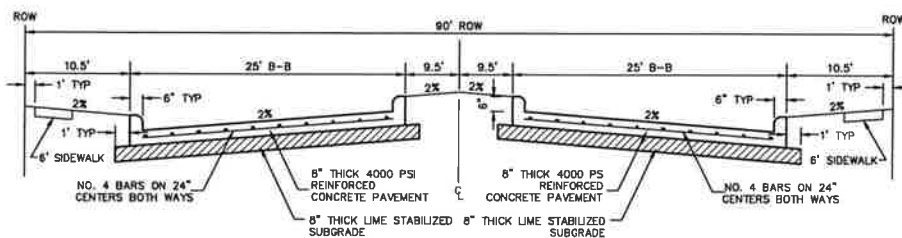
LEGEND	
PL	PROPERTY LINE
MIN	MINIMUM
RYSB	REAR YARD SETBACK
BL	BUILDING LINE
ROW	RIGHT-OF-WAY
B/C	BACK OF CURB
CL	CENTERLINE



RESIDENTIAL STREET SECTION



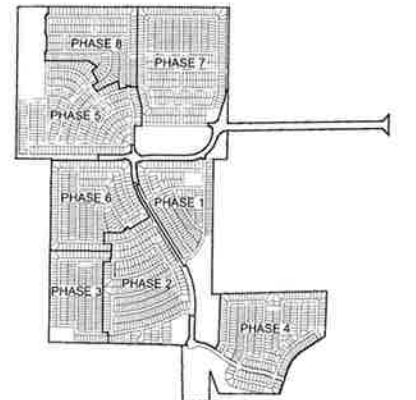
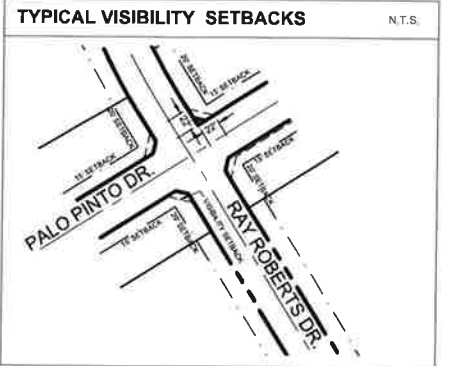
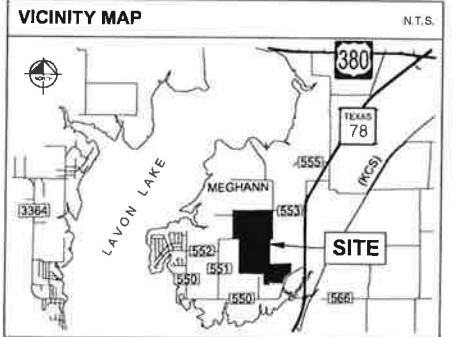
COLLECTOR STREET SECTION



TEXOMA BLVD. & LAKEHAVEN BLVD. STREET SECTION

NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
2. All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
3. See Sheet 12 for Curve Table.
4. All corners are 5/8-inch iron rod with plastic cap stamped "KHA" set unless otherwise noted hereon.



PHASE MAP

NTS

PRELIMINARY PLAT LAKEHAVEN

1,866 - RESIDENTIAL LOTS
34 - OPEN SPACE-X LOTS
(AMENITY CENTER LOT)
(SCHOOL/FIRE STATION LOT)
(WATER TOWER LOT)
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DWP	KHA	Mar. 2024	064537516	1 OF 16

OWNERS:
MERITAGE HOMES OF TEXAS, LLC and
GRBK EDGEWOOD LLC
2805 DALLAS PARKWAY SUITE 400
DALLAS, TX 75093
TEL: 817.658.2112
CONTACT: BOBBY SAMUEL

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 45240
TEL: 972.770.1300
CONTACT: BROCK A. PFISTER, P.E.

5/11/2024 5:10 PM
VARGAS, JALEISA 3/10/2024 5:11 PM LAST SAVED
PRELIMINARY PLAT CLEAN/NOISS/LAKEHAVEN, PP, REVISED.DWG PLOTTED BY
5/11/2024 5:10 PM

CALLED 17.326 ACRES
JAMES F. HOLLIMAN
(TRACT I)
VOL. 4623, PG. 694
L.R.D.C.T.

CALLED 7.483 ACRES
OWOT F. AND INYANG OWOT
(TRACT II, EASEMENT ESTATE)
VOL. 4623, PG. 694, L.R.D.C.T.

CALLED 1.695 ACRES
JAMES F. HOLLIMAN
(TRACT II, EASEMENT ESTATE)
VOL. 4623, PG. 694, L.R.D.C.T.

33' RIGHT-OF-WAY
DEDICATION
(BY THIS PLAT)

CALLED 8.017 ACRES
CHRISTOPHER TAYLOR AND
GWENDOLYN DIAN OWENS
(TRACT I)
INST. NO. 20170823001317090
O.P.R.C.C.T.

CALLED 14.22 ACRES
CHRISTOPHER TAYLOR AND
GWENDOLYN DIAN OWENS
(TRACT II)
INST. NO. 20170823001312080
O.P.R.C.C.T.

N0°02'50"W 2464.53'

LONGSOME DOVE
(POSTED PRIVATE ROAD)

LIFT STATION
LOT 15A-X

WHITNEY DR.
N89°54'45"E 280.00'

PAT MAYSE DR.
N89°54'45"E 280.00'

TAWAKONI LN.
N0°55'51"W 1510.36'

TAWAKONI DR.
N89°54'45"E 280.00'

GRAPEVINE DR.
N0°05'15"W 280.00'

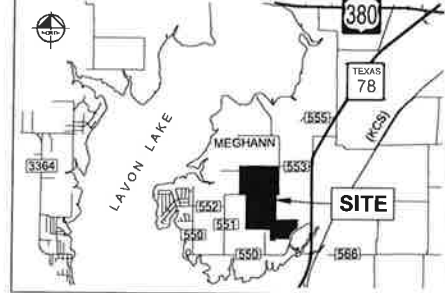
N89°48'16"E 3436.92'

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 6



VICINITY MAP



LEGEND

- Δ = DELTA ANGLE OR CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- XF = "X" CUT IN CONCRETE FOUND
- IRF = IRON ROD FOUND
- R.O.W. = RIGHT-OF-WAY
- IRFC = IRON ROD FOUND WITH KHA CAP
- U.E. = UTILITY EASEMENT S.W.E. = SIDEWALK EASEMENT
- BL = BUILDING LINE
- M.R.C.C.T. = MAP OR PLAT RECORDS, COLLIN COUNTY, TEXAS
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- INST. NO. = INSTRUMENT NUMBER
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PRELIMINARY PLAT LAKEHAVEN

1,866 - RESIDENTIAL LOTS
34 - OPEN SPACE-X LOTS
(AMENITY CENTER LOT)
(SCHOOL/FIRE STATION LOT)
(WATER TOWER LOT)
BEING 453.298 ACRES
SITUATED IN THE
ELIJAH B. REED SURVEY, ABSTRACT NO. 739
CITY OF FARMERSVILLE - ETJ
COLLIN COUNTY, TEXAS

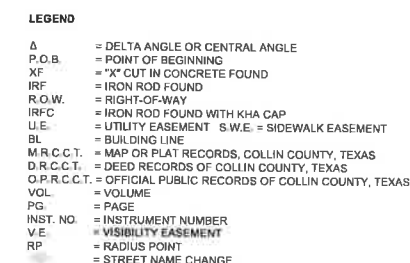
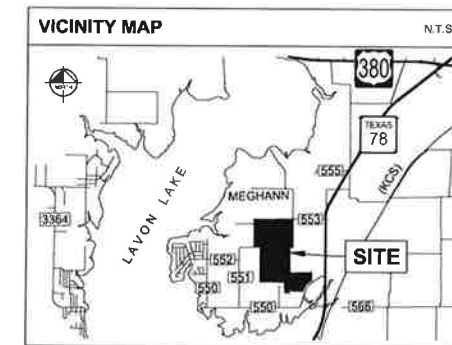
Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	KHA	Mar. 2024	064537516	2 OF 16

OWNERS:
MERITAGE HOMES OF TEXAS, LLC and
GRBK EDGEWOOD LLC
2805 DALLAS PARKWAY SUITE 400
DALLAS, TX 75093
TEL: 817.658.2112
CONTACT: BOBBY SAMUEL

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
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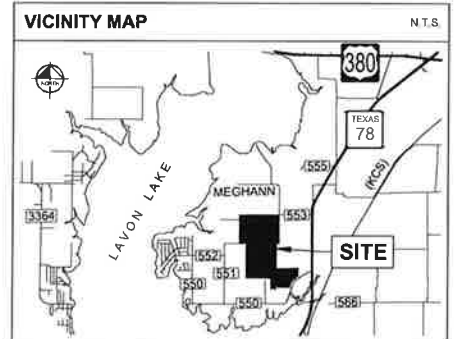
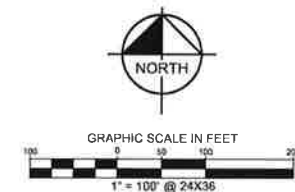
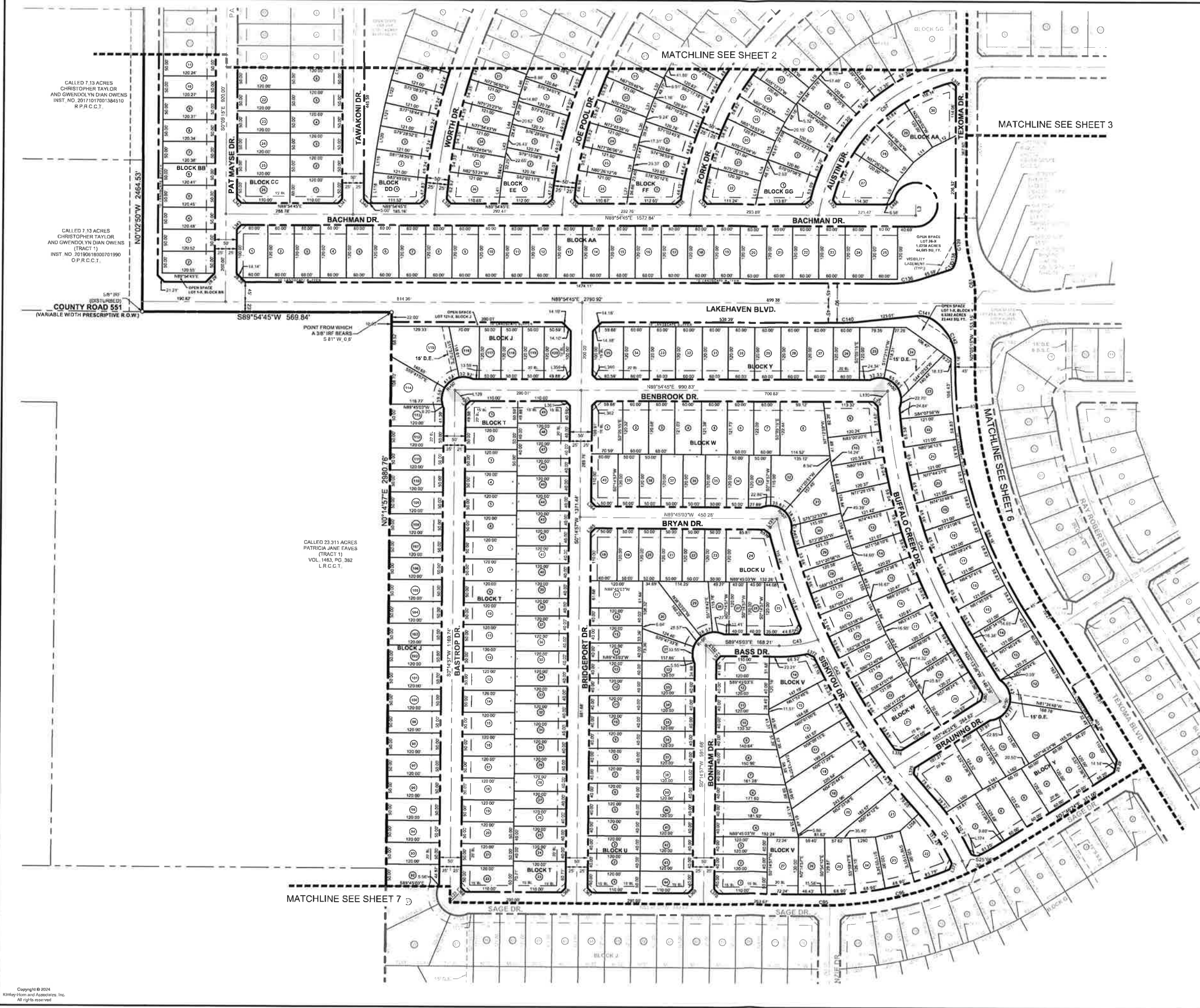


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GRBK EDGEWOOD LLC	13455 NOEL ROAD, SUITE 700
2805 DALLAS PARKWAY SUITE 400	DALLAS, TX 75240
DALLAS, TX 75093	TEL: 972-770-1300
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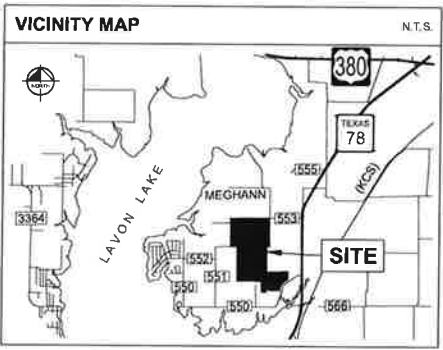
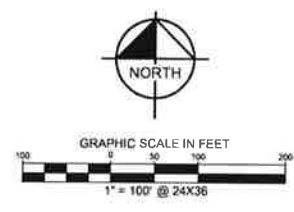
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PRELIMINARY PLAT LAKEHAVEN

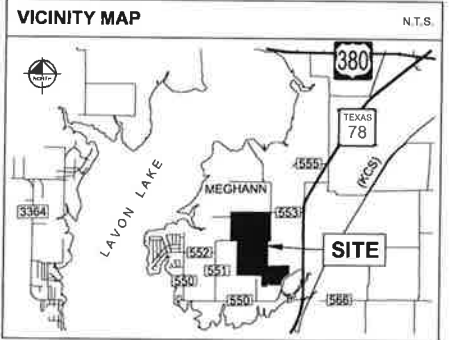
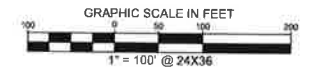
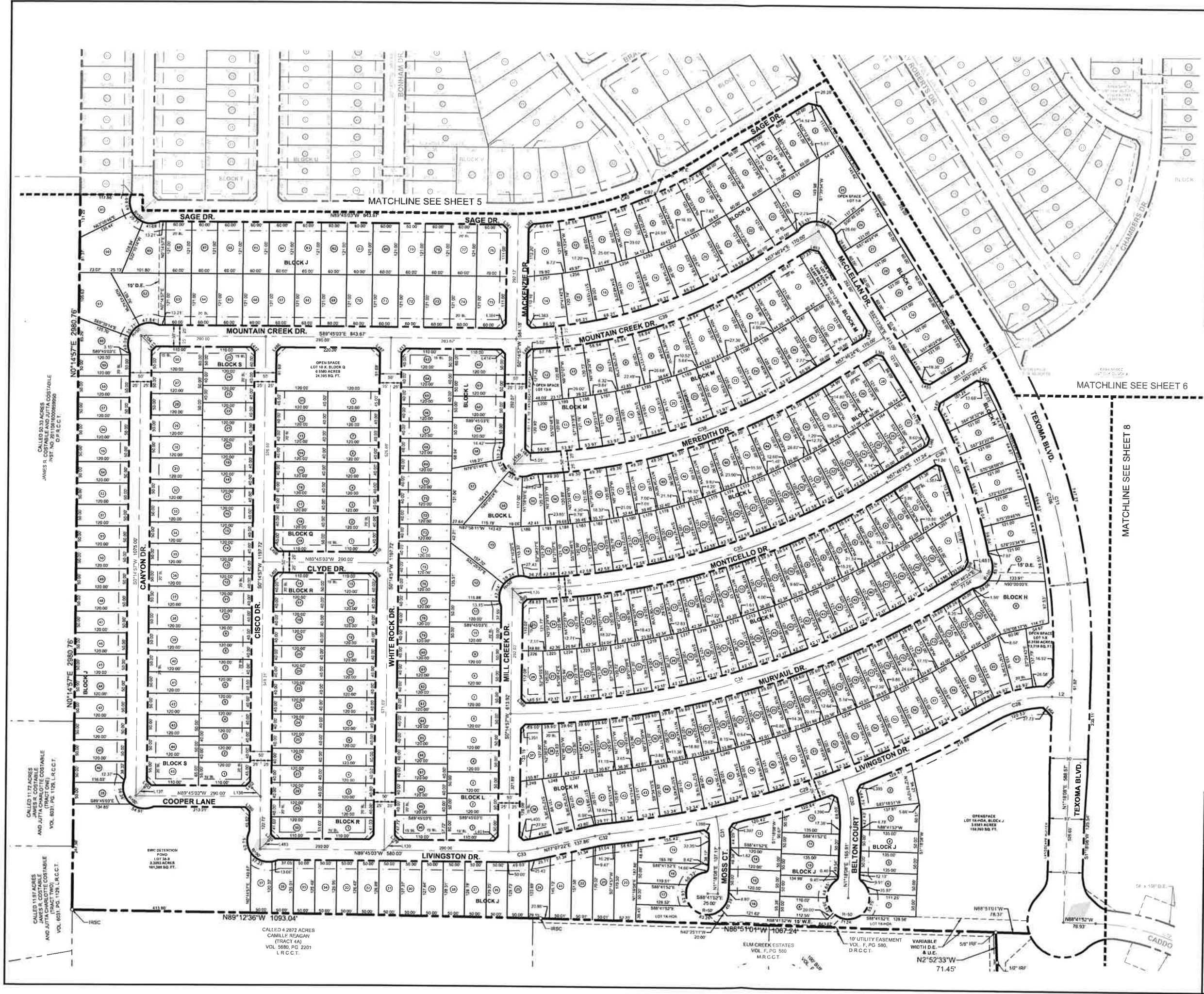
1,866 - RESIDENTIAL LOTS
34 - OPEN SPACE-X LOTS
(AMENITY CENTER LOT)
(SCHOOL/FIRE STATION LOT)
(WATER TOWER LOT)
BEING 453.298 ACRES
SITUATED IN THE
ELIJAH B. REED SURVEY, ABSTRACT NO. 739
CITY OF FARMERSVILLE - ETJ
COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	KHA	Mar. 2024	064537516	6 OF 16

OWNERS:
MERITAGE HOMES OF TEXAS, LLC and
GRBK EDGEWOOD LLC
2805 DALLAS PARKWAY SUITE 400
DALLAS, TX 75093
TEL: 817-658-2112
CONTACT: BOBBY SAMUEL

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 75240
TEL: 972-770-1300
CONTACT: BROCK A. PFISTER, P.E.



- LEGEND
- Δ = DELTA ANGLE OR CENTRAL ANGLE
 - P.O.B. = POINT OF BEGINNING
 - XF = "X" CUT IN CONCRETE FOUND
 - IRF = IRON ROD FOUND
 - R.O.W. = RIGHT-OF-WAY
 - IRFC = IRON ROD FOUND WITH KHA CAP
 - U.E. = UTILITY EASEMENT S.W.E. = SIDEWALK EASEMENT
 - BL = BUILDING LINE
 - M.R.C.C.T. = MAP OR PLAT RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 - VOL. = VOLUME
 - PG. = PAGE
 - INST. NO. = INSTRUMENT NUMBER
 - V.E. = VISIBILITY EASEMENT
 - RP = RADIUS POINT
 - = STREET NAME CHANGE

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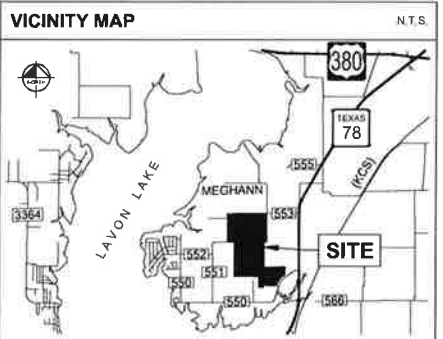
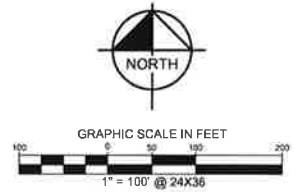
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OWNERS:
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2805 DALLAS PARKWAY SUITE 400
DALLAS, TX 75099
TEL: 817.658.2112
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KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 45240
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- LEGEND**
- A = DELTA ANGLE OR CENTRAL ANGLE
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	KHA	Mar. 2024	054537516	8 OF 16

OWNERS:
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LOT AREA - BLOCK A			LOT AREA - BLOCK B			LOT AREA - BLOCK C			LOT AREA - BLOCK D			LOT AREA - BLOCK E			LOT AREA - BLOCK F			LOT AREA - BLOCK G			LOT AREA - BLOCK H			LOT AREA - BLOCK I			LOT AREA - BLOCK J			LOT AREA - BLOCK J			LOT AREA - BLOCK J			LOT AREA - BLOCK L			LOT AREA - BLOCK L			LOT AREA - BLOCK M			LOT AREA - BLOCK N			LOT AREA - BLOCK N			LOT AREA - BLOCK Q		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.						
1	0.168	7,322	1	0.225	9,811	1	0.252	12,296	1	0.195	8,905	1	0.163	7,100	1	0.164	7,151	1-X	0.156	6,784	1-X	0.315	13,719	46	0.141	6,161	46	0.138	5,984	46	0.138	6,000	92	0.138	5,984	46	0.138	6,000	92	0.138	5,984	46	0.138	6,000	92	0.138	5,984						
2	0.165	7,200	2	0.149	6,480	2	0.191	8,316	2	0.168	7,328	2	0.138	6,000	2	0.138	6,000	2	0.166	7,210	2	0.206	8,856	47	0.141	6,162	2	0.230	10,012	47	0.138	6,000	93	0.138	6,000	47	0.143	6,221	2	0.225	9,785	2	0.111	4,839	2	0.110	4,800						
3	0.138	6,000	3	0.148	6,480	3	0.192	8,356	3	0.168	7,317	3	0.138	6,000	3	0.138	6,000	3	0.167	7,260	3	0.172	7,495	48	0.142	6,166	3	0.177	7,726	48	0.138	6,000	94	0.138	6,000	48	0.143	6,218	3	0.170	7,418	3	0.113	4,926	3	0.110	4,800						
4	0.138	6,000	4	0.155	6,750	4	0.188	8,202	4	0.168	7,307	4	0.138	6,000	4	0.138	6,000	4	0.194	8,470	4	0.172	7,496	49	0.142	6,166	4	0.155	6,750	49	0.138	6,000	95	0.138	6,000	49	0.143	6,224	4	0.172	7,512	4	0.114	4,952	4	0.110	4,800						
5	0.110	4,800	5	0.164	7,150	5	0.235	10,256	5	0.168	7,297	5	0.138	6,000	5	0.138	6,000	5	0.167	7,260	5	0.172	7,496	50	0.142	6,166	5	0.155	6,750	50	0.138	6,000	96	0.138	6,000	50	0.143	6,220	5	0.172	7,504	5	0.114	4,946	5	0.110	4,800						
6	0.110	4,800	6	0.139	6,068	6	0.298	12,993	6	0.167	7,287	6	0.138	6,000	6	0.138	6,000	6	0.167	7,260	6	0.172	7,496	51	0.142	6,165	6	0.144	6,251	51	0.138	6,000	97	0.138	6,000	6	0.138	6,000	51	0.143	6,216	6	0.173	7,524	6	0.114	4,956	6	0.110	4,800			
7	0.110	4,800	7	0.112	4,894	7	0.199	8,673	7	0.167	7,276	7	0.138	6,000	7	0.138	6,000	7	0.174	7,559	7	0.172	7,496	52	0.141	6,161	7	0.131	5,724	52	0.138	6,000	98	0.138	6,000	7	0.138	6,000	52	0.143	6,224	7	0.172	7,513	7	0.113	4,942	7	0.110	4,800			
8	0.110	4,800	8	0.112	4,894	8	0.181	7,869	8	0.167	7,266	8	0.138	6,000	8	0.138	6,000	8	0.175	7,808	8	0.227	9,895	53	0.142	6,164	8	0.134	5,820	53	0.138	6,000	99	0.138	6,000	8	0.138	6,000	53	0.143	6,219	8	0.172	7,505	8	0.114	4,945	8	0.110	4,800			
9	0.110	4,800	9	0.158	6,865	9	0.170	7,423	9	0.167	7,256	9	0.138	6,000	9	0.138	6,000	9	0.175	7,819	9	0.374	16,268	54	0.142	6,165	9	0.136	5,941	54	0.138	6,000	100	0.138	6,000	9	0.138	6,000	54	0.143	6,212	9	0.173	7,524	9	0.113	4,939	9	0.124	5,400			
10	0.110	4,800	10	0.147	6,406	10	0.165	7,200	10	0.166	7,245	10	0.138	6,000	10	0.138	6,000	10	0.174	7,574	10	0.114	4,950	55	0.142	6,165	10	0.155	6,750	55	0.138	6,000	101	0.138	6,000	10	0.138	6,000	55	0.145	6,329	10	0.172	7,509	10	0.114	4,947	10-X	0.558	24,305			
11	0.110	4,800	11	0.137	5,947	11	0.165	7,200	11	0.166	7,235	11	0.138	6,000	11	0.138	6,000	11	0.174	7,583	11	0.114	4,981	56	0.142	6,168	11	0.155	6,750	56	0.138	6,000	102	0.138	6,000	11	0.137	5,971	56	0.241	10,511	11	0.172	7,501	11	0.113	4,943	11	0.124	5,400			
12	0.110	4,800	12	0.126	5,488	12	0.165	7,200	12	0.166	7,225	12	0.138	6,000	12	0.138	6,000	12	0.174	7,599	12	0.113	4,938	57	0.141	6,169	12	0.220	9,563	57	0.138	6,000	103	0.138	6,000	12	0.245	10,670	57	0.282	12,296	12	0.179	7,815	12	0.114	4,948	12	0.110	4,800			
13	0.110	4,800	13	0.115	5,029	13-X	1,705	74,300	13	0.166	7,215	13	0.138	6,000	13	0.138	6,000	13	0.220	9,566	13	0.113	4,930	58	0.142	6,165	13	0.200	8,724	58	0.138	6,000	104	0.138	6,000	13	0.326	14,199	58	0.154	6,727	13-X	0.081	3,534	13	0.114	4,948	13	0.110	4,800			
14	0.110	4,800	14	0.110	4,800	14	0.138	6,000	14	0.155	7,204	14	0.138	6,000	14	0.138	6,000	14	0.244	10,618	14	0.113	4,944	59	0.148	5,473	14	0.138	6,000	59	0.138	6,000	105	0.138	6,000	14	0.155	6,773	59	0.138	6,000	14	0.148	6,485	14	0.114	4,947	14	0.110	4,800			
15	0.110	4,800	15	0.110	4,800	15	0.139	6,058	15	0.163	7,097	15	0.138	6,000	15	0.143	6,251	15	0.174	7,564	15	0.113	4,935	60	0.165	7,187	15	0.138	6,000	60	0.171	7,456	106	0.138	6,000	15	0.114	4,973	60	0.138	6,000	15	0.143	6,242	15	0.114	4,948	15	0.110	4,800			
16	0.110	4,800	16	0.110	4,800	16	0.150	6,517	16	0.293	12,751	16	0.138	6,000	16	0.155	6,752	16	0.174	7,573	16	0.113	4,932	61	0.179	7,776	16	0.170	7,422	61	0.319	13,888	107	0.138	6,000	16	0.114	4,968	61	0.138	6,000	16	0.144	6,254	16	0.113	4,944	16	0.110	4,800			
17	0.110	4,800	17	0.110	4,800	17	0.156	6,784	17	0.253	11,029	17	0.138	6,000	17	0.167	7,254	17	0.174	7,589	17	0.113	4,935	62	0.165	7,187	17	0.136	5,917	62	0.256	11,160	108	0.138	6,000	17	0.114	4,966	62	0.164	7,150	17	0.143	6,248	17	0.114	4,951	17	0.110	4,800			
18	0.110	4,800	18	0.110	4,800	18	0.162	7,067	18	0.175	7,630	18	0.138	6,003	18	0.180	7,848	18	0.174	7,568	18	0.113	4,935	63	0.167	7,260	18	0.166	7,233	63	0.167	7,260	109	0.138	6,000	18	0.114	4,982	63	0.137	5,950	18	0.143	6,236	18	0.114	4,945	18	0.110	4,800			
19	0.110	4,800	19-X	0.342	14,915	19	0.172	7,510	19	0.173	7,554	19	0.139	6,069	19	0.191	8,317	19	0.173	7,547	19	0.113	4,935	64	0.167	7,260	19	0.242	10,545	64	0.167	7,260	110	0.138	6,000	19	0.114	4,984	64	0.110	4,800	19	0.143	6,242	19	0.114	4,954	19	0.110	4,800			
20	0.110	4,800	20	0.132	5,764	20	0.173	7,554	20	0.173	7,554	20	0.144	6,235	20	0.281	12,697	20	0.174	7,562	20	0.113	4,938	65	0.167	7,260	20	0.229	9,983	65	0.167	7,260	111	0.138	6,000	20	0.114	4,987	65	0.110	4,800	20	0.143	6,250	20	0.114	4,947	20	0.110	4,800			
21	0.110	4,800	21	0.119	5,193	21	0.173	7,515	21	0.173	7,515	21	0.224	9,753	21	0.266																																					

LOT AREA - BLOCK R				LOT AREA - BLOCK S				LOT AREA - BLOCK T				LOT AREA - BLOCK T				LOT AREA - BLOCK U				LOT AREA - BLOCK V				LOT AREA - BLOCK W				LOT AREA - BLOCK Y				LOT AREA - BLOCK AA				LOT AREA - BLOCK BB				LOT AREA - BLOCK BB				LOT AREA - BLOCK BB				LOT AREA - BLOCK CC				LOT AREA - BLOCK DD				LOT AREA - BLOCK EE				LOT AREA - BLOCK FF				LOT AREA - BLOCK GG				LOT AREA - BLOCK HH				LOT AREA - BLOCK II																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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LOT AREA - BLOCK JJ			LOT AREA - BLOCK KK			LOT AREA - BLOCK KK			LOT AREA - BLOCK LL			LOT AREA - BLOCK MM			LOT AREA - BLOCK NN			LOT AREA - BLOCK OO			LOT AREA - BLOCK PP			LOT AREA - BLOCK QQ			LOT AREA - BLOCK RR			LOT AREA - BLOCK SS			LOT AREA - BLOCK TT			LOT AREA - BLOCK UU			LOT AREA - BLOCK VV			LOT AREA - BLOCK WW			LOT AREA - BLOCK XX								
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.						
1	0.164	7,150	1	0.137	5,950	46	0.124	5,392	1	0.219	9,524	1	0.164	7,150	3801	0.164	7,150	1	0.211	9,196	1-X	0.133	5,775	1	0.218	9,482	1	0.177	7,888	1	0.178	7,750	1	0.164	7,150	1	0.137	5,950	1	0.137	5,850	2	0.110	4,800	1	0.219	9,550						
2	0.138	6,000	2	0.110	4,800	47	0.121	5,261	2	0.110	4,800	2	0.138	6,000	2	0.138	6,000	2	0.170	7,389	2	0.165	7,179	2	0.138	6,000	2	0.138	6,000	2	0.138	6,000	2	0.138	6,000	2	0.138	6,000	2	0.110	4,800	2	0.110	4,800	2	0.138	6,000						
3	0.138	6,000	3	0.110	4,800	48	0.118	5,129	3	0.110	4,800	3	0.138	6,000	3	0.138	6,000	3	0.158	7,315	3	0.139	6,054	3	0.138	6,000	3	0.138	6,000	3	0.138	6,000	3	0.138	6,000	3	0.138	6,000	3	0.110	4,800	3	0.110	4,800	3	0.138	6,000						
4	0.138	6,000	4	0.110	4,800	49	0.115	4,997	4	0.110	4,800	4	0.138	6,000	4	0.138	6,000	4	0.157	6,839	4	0.139	6,043	4	0.138	6,000	4	0.138	6,000	4	0.138	6,000	4	0.138	6,000	4	0.138	6,000	4	0.110	4,800	4	0.110	4,800	4	0.138	6,000						
5	0.138	6,000	5	0.110	4,800	50	0.112	4,868	5	0.110	4,800	5	0.138	6,000	5	0.138	6,000	5	0.159	6,944	5	0.138	6,032	5	0.138	6,000	5	0.138	6,000	5	0.138	6,000	5	0.138	6,000	5	0.138	6,000	5	0.138	6,000	5	0.110	4,800	5	0.110	4,800	5	0.138	6,000			
6	0.143	6,231	6	0.110	4,800	51	0.110	4,800	6	0.110	4,800	6	0.138	6,000	6	0.138	6,000	6	0.158	6,890	6	0.138	6,022	6	0.138	6,000	6	0.138	6,000	6	0.138	6,000	6	0.138	6,000	6	0.138	6,000	6	0.110	4,800	6	0.110	4,800	6	0.138	6,000						
7	0.155	6,737	7	0.110	4,800	52	0.110	4,800	7	0.110	4,800	7	0.138	6,000	7	0.138	6,000	7	0.150	6,512	7	0.144	6,260	7	0.138	6,000	7	0.138	6,000	7	0.138	6,000	7	0.138	6,000	7	0.138	6,000	7	0.110	4,800	7	0.110	4,800	7	0.138	6,000						
8	0.169	7,360	8	0.110	4,800	53	0.110	4,800	8	0.110	4,800	8	0.138	6,000	8	0.138	6,000	8	0.138	6,000	8	0.153	6,551	8	0.138	6,000	8	0.138	6,000	8	0.138	6,000	8	0.138	6,000	8	0.138	6,000	8	0.138	6,000	8	0.110	4,800	8	0.110	4,800	8	0.138	6,000			
9	0.185	8,497	9	0.110	4,800	54	0.110	4,800	9	0.110	4,800	9	0.138	6,000	9	0.177	7,692	9	0.267	11,643	9	0.152	6,528	9	0.138	6,000	9	0.138	6,000	9	0.138	6,000	9	0.138	6,000	9	0.138	6,000	9	0.138	6,000	9	0.110	4,800	9	0.110	4,800	9	0.138	6,000			
10	0.236	10,278	10	0.110	4,800	55	0.110	4,800	10	0.110	4,800	10	0.138	6,000	10	0.177	7,692	10	0.213	9,296	10	0.140	6,085	10	0.138	6,000	10	0.138	6,000	10	0.177	7,706	10	0.178	7,750	10	0.138	6,000	10	0.138	6,000	10	0.138	6,000	10	0.110	4,800	10	0.110	4,800	10	0.164	7,150
11	0.295	12,856	11	0.110	4,800	56	0.138	6,000	11	0.110	4,800	11	0.138	6,000	11	0.138	6,000	11	0.165	7,200	11	0.138	6,000	11	0.138	6,000	11	0.138	6,000	11	0.177	7,706	11	0.178	7,750	11	0.138	6,000	11	0.138	6,000	11	0.138	6,000	11	0.137	5,950	11	0.137	5,950			
12	0.322	14,047	12	0.110	4,800	57	0.138	6,000	12	0.138	6,039	12	0.138	6,000	12	0.138	6,000	12	0.165	7,200	12	0.138	5,943	12	0.138	6,000	12	0.138	6,000	12	0.138	6,000	12	0.138	6,000	12	0.138	6,000	12	0.138	6,000	12	0.110	4,800	12	0.110	4,800	12	0.110	4,800			
13	0.340	14,821	13	0.110	4,800	58	0.138	6,000	13	0.166	7,241	13	0.138	6,000	13	0.138	6,000	13	0.165	7,200	13-X	1.272	55,427	13	0.138	6,000	13	0.138	6,000	13	0.138	6,000	13	0.138	6,000	13	0.138	6,000	13	0.138	6,000	13	0.138	6,000	13	0.137	5,950	13	0.137	5,950			
14	0.171	7,470	14	0.110	4,800	59	0.138	6,000	14	0.138	5,990	14	0.219	9,550	14	0.138	6,000	14	0.165	7,200	14	0.165	7,200	14	0.138	6,000	14	0.138	6,000	14	0.138	6,000	14	0.138	6,000	14	0.138	6,000	14	0.138	6,000	14	0.138	6,000	14	0.137	5,950	14	0.137	5,950			
15	0.267	11,177	15	0.110	4,800	60	0.178	7,750	15	0.138	6,010	15	0.192	8,350	15	0.138	6,000	15	0.165	7,200	15	0.138	6,000	15	0.138	6,000	15	0.138	6,000	15	0.138	6,000	15	0.138	6,000	15	0.138	6,000	15	0.138	6,000	15	0.138	6,000	15	0.110	4,800	15	0.110	4,800			
16	0.206	8,979	16	0.110	4,800	61	0.147	6,424	16	0.138	6,000	16	0.165	7,200	16	0.138	6,000	16	0.165	7,200	16	0.138	6,000	16	0.138	6,000	16	0.138	6,000	16	0.138	6,000	16	0.138	6,000	16	0.138	6,000	16	0.138	6,000	16	0.110	4,800	16	0.110	4,800						
17	0.169	7,381	17	0.109	4,767	62	0.138	6,000	17	0.138	6,000	17	0.165	7,200	17	0.165	7,200	17	0.165	7,200	17	0.138	6,000	17	0.138	6,000	17	0.138	6,000	17	0.138	6,000	17	0.138	6,000	17	0.138	6,000	17	0.138	6,000	17	0.138	6,000	17	0.110	4,800	17	0.110	4,800			
18	0.169	7,373	18	0.158	6,883	63	0.138	6,000	18	0.138	6,000	18	0.165	7,200	18	0.165	7,200	18	0.165	7,200	18	0.138	6,000	18	0.138	6,000	18	0.138	6,000	18	0.138	6,000	18	0.138	6,000	18	0.138	6,000	18	0.138	6,000	18	0.138	6,000	18	0.110	4,800	18	0.110	4,800			
19	0.167	7,261	19	0.391	17,034	64	0.138	6,000	19	0.138	6,000	19	0.165	7,200	19	0.192	8,350	19	0.138	6,000	19	0.138	6,000	19	0.138	6,000	19	0.201	8,758	19	0.138	6,000	19	0.138	6,000	19	0.138	6,000	19	0.138	6,000	19	0.138	6,000	19	0.110	4,800	19	0.110	4,800			
20	0.161	7,006	20-X	0.191	8,313	65	0.138	6,000	20	0.138	6,000	20	0.165	7,200	20	0.164	7,150	20	0.164	7,150	20	0.164	7,150	20	0.138	6,000	20	0.200	8,718	20	0.179	7,794	20	0.178	7,750	20	0.178	7,750	20	0.138	6,000	20	0.138	6,000	20	0.110	4,800	20	0.110	4,800			
21	0.137	5,976	21	0.110	4,791	66	0.138	6,000	21	0.138	6,000	21	0.165	7,200	21	0.138	6,000	21	0.192	8,350	21	0.138	6,000	21	0.138	6,000	21	0.138	6,000	21	0.138	6,000	21	0.138	6,000	21	0.138	6,000	21	0.138	6,000	21	0.138	6,000	21	0.110	4,800	21	0.110	4,800			
22	0.110	4,800	22	0.110	4,800	67	0.138	6,000	22	0.192	8,35,3																																										

WHEREAS Merilage Homes of Texas LLC and GRBK Edgewood, LLC are the owners of a tract of land situated in the Elijah B. Reed Survey, Abstract No. 739, Collin County, Texas and being all of a called 445,770 acre tract of land designated as "Tract 1, all of a called 3,745 acre tract of land designated as "Tract 2", and all of a called 3,744 acre tract of land designated as "Tract 3" in the Special Warranty Deed to Merilage Homes of Texas LLC and GRBK Edgewood, LLC recorded in Instrument No. 20210602001110090, Official Public Records, Collin County, Texas (OPRCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" for the northeast corner of said 3,745 acre tract, in the west right-of-way line of Slate Highway 78 (a variable width right-of-way);

THENCE South 0°29'18" West, along said west right-of-way line, passing at a distance of 160.03 feet a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" found for the southeast corner of said 3,745 acre tract and the northeast corner of said 3,744 acre tract, and continuing with said west right-of-way line a total distance of 320.06 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" found for the southeast corner of said 3,744 acre tract;

THENCE along the south line of said 3,744 acre tract the following courses and distances:

North 45°25'40" West, a distance of 139.14 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" found for corner;

South 86°39'22" West, passing at a distance of 2,535.01 a 5/8" iron rod found for the southwest corner of said 3,744 acre tract, in the apparent east right-of-way line of County Road 551 (a variable width prescriptive right-of-way), and continuing over and across said County Road 551, a total distance of 2,549.34 feet to a point for corner in the east line of said 445,770 acre tract, same being the apparent centerline of said County Road 551;

THENCE with the easterly line of said 445,770 acre tract, the following courses and distances:

South 0°09'32" West, with said County Road 551, a distance of 459.42 feet to a 5/8" iron rod found for corner;

South 89°48'42" West, continuing with said County Road 551, a distance of 222.48 feet to a 1/2" iron rod found (disturbed) for corner;

South 0°04'34" West, a distance of 2,193.72 feet to a point for corner;

North 87°58'19" East, a distance of 1,897.42 feet to a point for corner;

South 1°43'10" West, a distance of 733.83 feet to a 5/8" iron rod with yellow plastic cap stamped "COTTON SURVEYING" found for the most easterly southeast corner of said 445,770 acre tract, in the apparent northwest right-of-way line of County Road 550 (a variable width prescriptive right-of-way);

THENCE with said northwest right-of-way line, the following courses and distances:

South 56°44'16" West, a distance of 469.39 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the left having a central angle of 35°16'26", a radius of 613.00 feet, a chord bearing and distance of South 36°40'45" West, 371.46 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 377.39 feet to a point for corner;

South 18°47'48" West, a distance of 408.47 feet to a concrete monument found for the most southerly southeast corner of said 445,770 acre tract;

THENCE with the south boundary line of said 445,770 acre tract, the following courses and distances:

South 89°35'38" West, a distance of 1,000.06 feet to a 5/8" iron rod found for corner;

North 21°31'34" West, a distance of 400.47 feet to a brass monument found for corner;

South 1°08'15" West, a distance of 500.06 feet to a point for corner;

South 88°46'23" West, a distance of 435.48 feet to a point for the most southerly southwest corner of said 445,770 acre tract, in the east line of Elm Creek Estates, an addition to Collin County, Texas, according to the plat recorded in Volume F, Page 580, Map Records, Collin County, Texas;

THENCE along the common line of said 445,770 acre tract and said Elm Creek Estates, the following courses and distances:

North 11°13'37" West, a distance of 847.90 feet to a 1/2" iron rod found (disturbed) for corner;

North 2°52'33" West, a distance of 71.45 feet to a 5/8" iron rod found for the northeast corner of said Elm Creek Estates;

North 88°51'01" West, a distance of 1,067.24 feet to a point for corner;

North 89°12'36" West, passing at a distance of 18.98 feet a point for the northwest corner of said Elm Creek Estates, and continuing along a southerly line of said 445,770 acre tract, a total distance of 1,083.04 feet to a point for a southwesterly corner of said 445,770 acre tract;

THENCE North 0°14'57" East, along a westerly line of said 445,770 acre tract, a distance of 2,980.76 feet to a point for corner in the apparent centerline of said County Road 551, and from which a 3/8" iron rod found bears South 80° West, a distance of 0.8';

THENCE South 69°54'45" West, with said County Road 551, a distance of 569.84 feet to a 5/8" iron rod found (disturbed) for the most westerly southwest corner of said 445,770 acre tract and the southeast corner of a called 1.695 acre tract of land designated as "Tract II: Easement Estate" in the Warranty Deed With Vendor's Lien to James F. Holliman recorded in Volume 4623, Page 694, DRCCT;

THENCE North 0°02'50" West, with the common line of said 445,770 acre tract and said 1.695 acre tract, a distance of 2,464.53 feet to a 3/8" iron rod found for the northwest corner of said 445,770 acre tract and the northeast corner of said 1.695 acre tract;

THENCE North 89°48'16" East, with the north line of said 445,770 acre tract, passing at a distance of 3,422.97 feet a 1/2" iron rod found for reference, and continuing with said north line, a total distance of 3,436.92 feet to a point for the most northerly northeast corner of said 445,770 acre tract, in the apparent centerline of said County Road 551;

THENCE South 0°09'32" West, with the easterly line of said 445,770 acre tract, with said County Road 551, a distance of 1,865.54 feet to a point for corner;

THENCE North 86°39'22" East, over and across the apparent right-of-way of said County Road 551, passing at a distance of 14.81 feet a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" found for the northwest corner of said 3,745 acre tract, and continuing with a northerly line of said 3,745 acre tract, a total distance of 2,550.03 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" found for corner;

THENCE North 44°34'20" East, with a northerly line of said 3,745 acre tract, a distance of 143.66 feet to the POINT OF BEGINNING and containing a computer area of 19,745,676 square feet or 453.299 acres of land.

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	30°38'59"	280.00'	149.78'	N15°14'56"W
C2	31°56'37"	500.00'	278.76'	N16°02'52"E
C3	25°45'13"	400.00'	179.79'	N44°53'47"E
C4	48°13'55"	280.00'	235.71'	S56°20'33"E
C5	25°05'26"	280.00'	122.61'	S19°40'34"E
C6	32°18'10"	500.00'	281.89'	S73°55'29"W
C7	12°12'26"	1000.00'	213.06'	S38°19'49"E
C8	28°25'57"	600.00'	396.99'	S18°00'39"E
C9	72°27'05"	440.00'	556.39'	N53°41'12"E
C10	32°08'21"	1000.00'	560.83'	S16°09'26"E
C11	33°31'44"	1400.00'	819.26'	N15°27'44"W
C12	34°01'44"	500.00'	286.96'	N71°41'00"W
C13	26°00'53"	1002.50'	490.17'	S68°40'35"E
C14	11°28'49"	1197.50'	238.94'	N76°56'37"W
C15	11°28'49"	1009.00'	202.17'	N76°56'37"W
C16	14°57'46"	1191.00'	311.03'	S75°12'09"E
C17	11°28'49"	1386.00'	277.71'	N16°56'37"W
C18	14°58'17"	614.00'	212.70'	S75°11'53"E
C19	37°56'28"	779.00'	515.85'	S37°46'02"W
C20	22°44'26"	280.00'	111.13'	S68°06'29"W

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C21	34°58'54"	280.00'	170.85'	S15°48'17"E
C22	32°09'04"	280.00'	157.17'	S14°21'40"E
C23	20°49'21"	280.00'	101.76'	N80°47'32"W
C24	7°47'18"	782.80'	108.30'	N05°38'49"E
C25	20°33'35"	490.00'	175.83'	N11°59'57"E
C26	33°36'42"	300.00'	175.99'	N18°31'31"E
C28	31°31'57"	280.00'	154.10'	S75°32'09"W
C29	23°49'15"	2260.00'	939.80'	N71°40'48"E
C30	23°00'51"	280.00'	112.47'	N10°12'16"W
C31	15°13'36"	280.00'	74.41'	N08°18'40"W
C32	6°28'04"	300.00'	33.86'	S80°21'24"W
C33	13°07'35"	300.00'	68.73'	N83°41'09"E
C34	31°42'34"	1968.00'	1089.15'	N73°37'41"E
C35	31°34'33"	1676.00'	923.65'	N73°34'0"E
C36	8°14'02"	280.00'	40.24'	S61°53'25"W
C37	22°42'38"	1198.00'	475.25'	N20°52'17"W
C38	31°23'09"	1384.00'	758.14'	N73°27'56"E
C39	32°38'33"	1082.00'	616.95'	N74°00'40"E
C40	32°28'33"	800.00'	453.45'	N74°09'40"E
C41	17°09'50"	500.00'	149.78'	N33°41'53"W

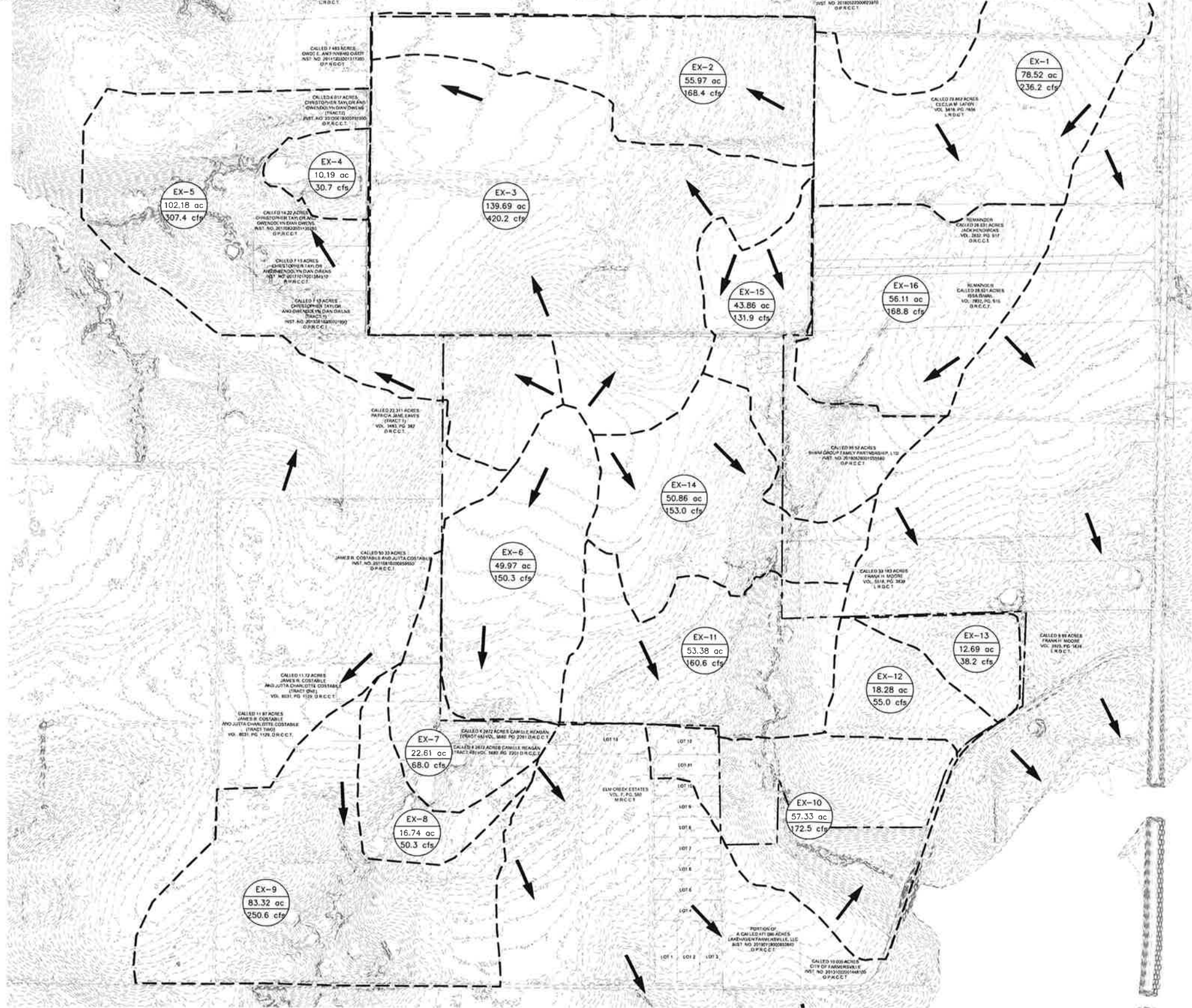
CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C42	28°43'54"	1493.00'	748.69'	S27°54'51"E
C43	18°33'38"	280.00'	90.70'	N80°58'08"E
C44	28°30'26"	1201.00'	618.53'	S17°28'22"E
C45	27°17'38"	280.00'	133.38'	N76°26'25"W
C46	17°32'55"	376.00'	114.86'	N08°41'12"E
C47	15°00'00"	300.00'	78.54'	S07°35'15"E
C52	52°02'38"	400.00'	363.34'	N64°02'56"W
C53	59°31'09"	1276.00'	1325.52'	S32°20'35"W
C54	40°59'50"	280.00'	200.35'	N69°35'20"W
C55	79°09'51"	994.00'	1359.57'	S42°57'33"W
C56	77°50'57"	692.00'	940.24'	S43°45'59"W
C57	81°27'02"	400.00'	568.63'	S49°11'13"W
C58	24°50'02"	355.00'	153.87'	N12°30'16"W
C59	24°50'02"	590.00'	256.73'	S12°30'16"E
C60	15°30'34"	300.00'	81.21'	S07°50'32"E
C61	15°30'34"	300.00'	81.21'	N07°50'32"W
C62	3°49'07"	800.00'	53.32'	S39°57'10"E
C63	8°30'16"	800.00'	118.74'	N37°36'38"W
C64	3°36'01"	361.00'	22.68'	N86°51'22"E
C65	8°21'50"	999.00'	144.42'	S84°00'37"W

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C66	44°50'12"	61.00'	47.74'	S72°31'33"E
C67	58°07'04"	178.00'	181.57'	S48°44'23"W
C68	25°11'00"	135.50'	59.56'	S80°52'09"W
C76	7°22'17"	500.00'	64.33'	S80°13'36"W
C78	62°11'25"	300.00'	375.63'	N31°00'27"E
C80	24°11'29"	590.00'	249.11'	S12°49'33"E
C81	7°39'30"	355.00'	47.04'	S21°07'32"E
C82	17°14'27"	355.03'	106.83'	S08°42'31"E
C83	0°38'12"	590.00'	6.56'	S00°24'42"E
C94	17°16'08"	440.00'	132.87'	N08°48'38"E
C95	1°53'09"	800.00'	26.33'	N89°18'22"E
C96	23°28'46"	800.00'	327.84'	N76°37'25"E
C97	7°06'38"	800.00'	99.28'	N61°19'43"E
C105	2°11'02"	1400.00'	53.37'	S31°08'05"E
C106	31°20'41"	1400.00'	765.90'	S14°22'13"E
C115	13°03'07"	1002.50'	228.37'	S61°11'42"E
C116	14°57'46"	1002.50'	261.80'	S75°12'09"E
C117	19°16'44"	490.00'	164.88'	S11°12'32"W
C118	1°16'51"	490.80'	10.95'	S21°38'19"W
C119	2°11'23"	1388.00'	53.01'	S81°35'17"E

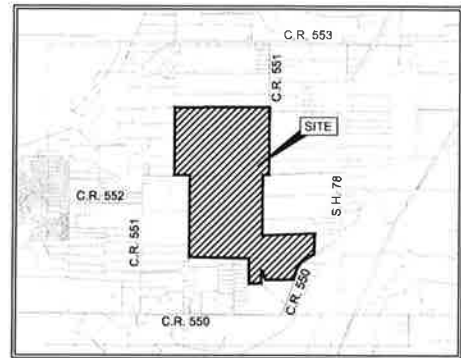
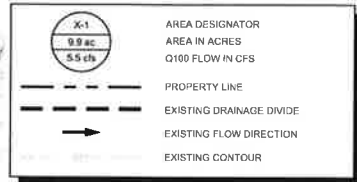
CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C120	9°17'20"	1386.00'	224.70'	S76°50'52"E
C121	13°32'14"	280.00'	66.15'	S05°02'57"E
C122	21°26'40"	280.00'	104.80'	S22°32'24"E
C123	15°01'16"	779.00'	204.23'	N49°13'38"E
C124	20°44'15"	779.00'	281.95'	N31°20'52"E
C125	2°10'57"	779.00'	28.67'	N19°53'16"E
C136	17°53'03"	240.00'	74.91'	N80°58'13"E
C137	45°29'04"	14.00'	11.11'	N49°17'10"E
C138	35°47'55"	58.00'	36.86'	N08°38'40"E
C139	9°10'02"	161.00'	25.76'	S04°40'16"E
C140	6°05'54"	561.00'	59.71'	N86°51'48"E
C141	44°29'34"	59.00'	45.82'	N73°56'22"W
C142	51°38'20"	109.00'	98.17'	N25°53'26"W
C143	14°17'27"	689.00'	171.85'	S07°13'59"E
C144	16°43'45"	54.00'	15.77'	S08°16'37"W
C145	54°59'37"	28.00'	27.83'	S44°08'16"W
C146	18°16'38"	238.00'	76.24'	S80°46'25"W
C147	25°44'34"	485.00'	217.91'	N77°02'28"E
C148	34°09'10"	136.00'	82.26'	N72°50'10"E
C149	38°17'55"	60.50'	40.44'	N38°38'37"E

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°26'02"E	51.12'	L53	N35°44'02"E	49.09'	L149	N32°30'16"W	95.81'	L199	S83°09'40"W	49.17'	L249	S82°45'39"W	52.00'
L2	S86°41'52"E	45.16'	L54	N38°13'22"E	49.09'	L150	N32°35'32"W	49.22'	L200	S86°16'14"W	48.09'	L250	S21°04'07"W	23.32'
L3	S00°05'15"E	25.00'	L55	N40°42'43"E	49.09'	L151	N29°24'30"W	49.22'	L201	S57°46'24"W	84.70'	L251	S08°47'39"W	39.23'
L4	S71°12'12"E	36.57'	L56	N43°12'03"E	49.09'	L152	N29°24'30"W	49.24'	L202	S58°25'40"W	39.73'	L252	S12°33'39"W	23.54'
L5	N44°54'45"E	28.28'	L57	N45°41'34"E	49.20'	L153	N24°37'58"W	49.24'	L203	S58°25'40"W	39.55'	L253	S23°45'57"W	40.01'
L6	N45°05'15"W	28.28'	L58	N48°11'05"E	49.09'	L154	N24°37'58"W	49.22'	L204	S60°55'23"W	39.55'	L404	S05°03'50"W	32.79'
L9	N26°18'24"E	59.27'	L59	N50°40'26"E	70.84'	L155	N21°03'10"W	49.22'	L205	S60°55'23"W	39.55'	L405	S08°29'43"W	34.45'
L10	N38°48'37"E	55.54'	L86	S07°08'10"W	14.10'	L156	N21°03'10"W	49.24'	L206	S63°40'22"W	39.55'	L406	S10°42'62"W	54.24'
L11	N51°18'51"E	55.54'	L88	S86°37'32"W	21.48'	L157	N16°57'55"W	49.24'	L207	S63°40'22"W	39.54'	L485	N75°23'35"W	58.57'
L12	N63°49'04"E	58.64'	L89	N45°05'15"W	14.14'	L158	N16°57'55"W	49.39'	L208	S65°54'34"W	39.54'	L466	N79°16'58"W	58.57'
L13	N12°02'10"E	55.01'	L90	N44°54'45"E	14.14'	L159	N11°17'11"W	124.84'	L209	S65°54'34"W	39.54'	L467	N82°24'53"W	59.47'
L14	N17°51'58"E	48.17'	L108	S86°29'44"E	50.10'	L160	N57°46'24"E	99.31'	L210	S68°24'09"W	39.54'	L468	N81°17'57"W	64.88'
L15	N21°51'32"E	48.14'	L109	S84°49'01"E	48.07'	L161	N61°02'19"E	80.10'	L211	S68°24'09"W	39.54'	L469	N78°31'06"W	64.90'
L16	N27°33'25"E	48.14'	L110	S75°16'29"E	44.70'	L162	N61°02'19"E	59.57'	L212	S70°53'18"W	39.54'	L470	N75°44'31"W	64.90'
L17	N31°28'35"E	48.16'	L111	S69°10'33"E	44.68'	L163	S57°46'24"W	35.51'	L213	S70°53'18"W	39.54'	L471	N79°08'10"W	65.08'
L18	N38°11'38"E	48.16'	L112	S86°05'34"E	43.97'	L164	S57°46'24"W	40.00'	L214	S70°53'18"W	39.54'	L472	N70°22'21"W	57.02'
L19	N41°20'34"E	48.16'	L113	S51°20'28"E	44.10'	L165	S57°46'24"W	40.00'	L215	S73°28'09"W	39.54'	L473	N70°22'21"W	57.02'
L20	N47°31'14"E	48.19'	L114	S43°59'16"E	48.90'	L166	S57°46'24"W	39.57'	L216	S75°20'05"W	39.54'	L474	N45°47'55"W	35.85'
L21	S53°21'45"E	48.19'	L115	S43°59'16"E	81.51'	L167	S60°08'43"W	39.46'	L217	S75°20'05"W	39.54'	L475	N21°14'35"W	43.69'
L22	N50°26'13"E	48.16'	L116	S80°18'01"E	36.59'	L168	S51°13'33"W	39.48'	L218	S78°21'57"W	39.54'	L476	N21°14'35"W	43.69'
L23	N63°02'48"E	48.17'	L117	S80°16'01"E	33.90'	L169	S62°46'58"W	49.80'	L219	S78°21'57"W	39.55'	L477	N00°18'44"E	57.69'
L24	N67°49'45"E	48.19'	L118	N00°56'44"E	71.10'	L170	S63°41'23"W	39.48'	L220	S80°45'44"E	39.55'	L478	N22°16'45"E	35.25'
L25	N72°26'45"E	48.19'	L119	N07°15'58"E	53.82'	L171	S65°50'39"W	39.48'	L221	S80°45'44"E	39.55'	L479	N22°16'45"E	35.25'
L26	N69°54'45"E	55.86'	L120	N09°26'03"E	53.82'	L172	S67°07'27"W	39.46'	L222	S83°35'19"W	39.55'	L480	N22°16'45"E	35.25'
L27	N08°30'11"E	56.66'	L121	N11°36'12"E	53.82'	L173	S68°44'09"W	39.46'	L223	S83°35'19"W	39.54'	L481	N85°01'55"W	24.07'
L28	N11°13'51"E	48.77'	L122	N14°36'19"E	53.82'	L174	S69°44'09"W	39.46'	L224	S85°06'39"W	39.54'	L482	N45°14'57"E	28.26'
L29	N14°33'08"E	48.77'	L123	N15°56'26"E	53.82'	L175	S71°24'35"W	39.48'	L225	S85°06'39"W	39.57'	L493	N61°00'27"E	59.41'
L30	N17°50'44"E	48.77'	L124	N18°06'33"E	53.82'	L176	S73°12'23"W	39.46'	L226	N85°06'39"W	48.86'	L494	N63°49'04"E	48.77'
L31	N21°14'11"E	48.77'	L125	N20°16'14"E	53.82'	L177	S74°08'05"W	39.46'	L227	N86°16'49"W	67.36'	L495	N67°09'30"E	48.77'
L32	N24°34'14"E	48.77'	L126	N22°26'48"E	71.69'	L178	S76°11'33"W	39.46'	L228	N86°16'49"W	58.29'	L496	N70°29'36"E	48.77'
L33	N27°54'24"E	48.77'	L129	N44°55'09"W	28.20'	L179	S77°26'37"W	39.46'	L229	S80°18'49"W	49.51'	L497	N71°49'43"E	48.77'
L34	N31°14'31"E	48.77'	L130	S43°22'16"W	27.55'	L180	S75°02'30"W	39.48'	L230	S64°33'33"W	48.51'	L498	N76°45'40"E	59.70'

NOTED BY: VAKKALA, TELISA 3/12/24 4:07 PM
LAST SAVED: 3/12/24 3:59 AM
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LEGEND



VICINITY MAP
NTS

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I" (in/hr)	TOTAL FLOW Q100 (cfs)
EX-1	78.52	1.00	0.40	15	7.52	236.2
EX-2	55.97	1.00	0.40	15	7.52	168.4
EX-3	139.69	1.00	0.40	15	7.52	420.2
EX-4	10.19	1.00	0.40	15	7.52	30.7
EX-5	102.18	1.00	0.40	15	7.52	307.4
EX-6	49.97	1.00	0.40	15	7.52	150.3
EX-7	22.61	1.00	0.40	15	7.52	68.0
EX-8	16.74	1.00	0.40	15	7.52	50.3
EX-9	83.32	1.00	0.40	15	7.52	250.6
EX-10	57.33	1.00	0.40	15	7.52	172.5
EX-11	53.38	1.00	0.40	15	7.52	160.6
EX-12	18.28	1.00	0.40	15	7.52	55.0
EX-13	12.69	1.00	0.40	15	7.52	38.2
EX-14	50.86	1.00	0.40	15	7.52	153.0
EX-15	43.86	1.00	0.40	15	7.52	131.9
EX-16	56.11	1.00	0.40	15	7.52	168.8

DRAINAGE DESIGN CRITERIA

$Q_{100} = K \cdot C \cdot I \cdot A$
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
 C = RUNOFF COEFFICIENT = 0.40 EXISTING
 I = INTENSITY (TIME OF CONCENTRATION=TC)
TC OF 15 MINUTES (SF) = 7.52 IN/HR
 A = DRAINAGE AREA IN ACRES
 K = ANTECEDENT FACTOR (100-YR) = 1.00

NOTE:
REFERENCE DOWN STREAM ASSESSMENT, DATED JANUARY 2024, FOR MORE DETAIL.

EXISTING DRAINAGE AREA MAP FOR LAKEHAVEN

1,866 RESIDENTIAL LOTS / 34 OPEN SPACES/ 1 AMENITY CENTER LOT/ 1
SCHOOL/FIRE STATION LOT/ 1 WATER TOWER LOT
BEING 453.298 ACRES
OUT OF THE
ELIJAH B. REED SURVEY, ABSTRACT NO. A-739
IN THE
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

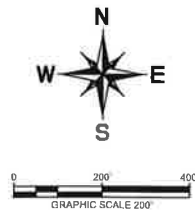
OWNER:
GRBK EDGEWOOD, L.L.C.
2805 DALLAS PARKWAY
SUITE 400
PLANO, TX 75093
Tel: (817) 658-2112
Contact: BOBBY SAMUEL,
VICE PRESIDENT OF LAND

DEVELOPER:
GRBK EDGEWOOD, L.L.C.
2805 DALLAS PARKWAY
SUITE 400
PLANO, TX 75093
Tel: (817) 658-2112
Contact: BOBBY SAMUEL,
VICE PRESIDENT OF LAND

ENGINEER/SURVEYOR
Kimley»Horn
3750 Noel Road, Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Brock Plesler, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JCC	MTH	BAP	AS SHOWN	Mar. 24	064537516

PLOTTED BY: VANIGAN, BUREAU, VANDERKAM, P.C.
DWGNAME: KUDAL CIVIL\04537515-LAKEHAVEN\CD\PRELIMINARY\PLANS\U-2\UTILITY PLAN.DWG (PRELIMINARY UTILITY PLAN)
LAST SAVED: 11/20/2014 4:14 PM
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CALLLED 6.917 ACRES
CHRISTOPHER TAYLOR AND
GWENDOLYN DAN OWENS
(TRACT 2)
WEST NO. 2015051050001900
O.P.R.C.C.T.

CALLLED 14.21 ACRES
CHRISTOPHER TAYLOR AND
GWENDOLYN DAN OWENS
WEST NO. 2015051050001900
O.P.R.C.C.T.

CALLLED 7.13 ACRES
CHRISTOPHER TAYLOR AND
GWENDOLYN DAN OWENS
WEST NO. 20151105110510
O.P.R.C.C.T.

CALLLED 7.13 ACRES
CHRISTOPHER TAYLOR AND
GWENDOLYN DAN OWENS
(TRACT 1)
WEST NO. 2015051050001900
O.P.R.C.C.T.

CALLLED 21.31 ACRES
PATRICIA JANE EAVES
(TRACT 3)
VOL. 1402 PG. 359

UTILITY LEGEND	
	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE

UTILITY NOTES

1. ALL WATER LINES ARE 8" PVC UNLESS OTHERWISE NOTED.
2. WATER SERVICE PROVIDED BY COPEVILLE SUD.
3. ALL SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
4. EXISTING UTILITIES SHOWN ARE DRAWN BASED ON RECORD DRAWINGS, SHOWN ONLY IMMEDIATELY ADJACENT TO THE SITE, AND ARE SHOWN FOR REFERENCE ONLY.
5. FINAL LAYOUT AND SIZES OF UTILITIES TO BE DETERMINED DURING DESIGN.
6. WATER & SEWER LAYOUT IS PRELIMINARY IN NATURE. FINAL LOCATION TO BE DETERMINED AT TIME OF FINAL DESIGN.



MATCH LINE SEE SHEET U-2

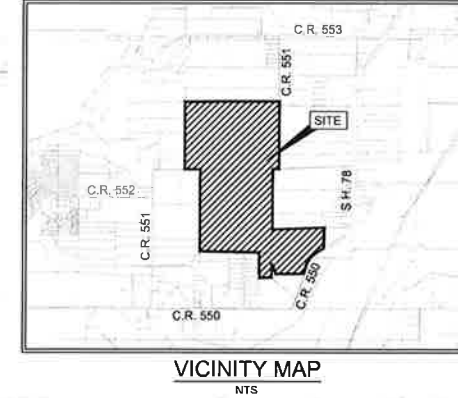
CALLLED 7.04 ACRES
DEBBY L LAFOR
VOL. 5516 PG. 383
O.P.R.C.C.T.

REMAINDER
CALLLED 26.03 ACRES
JACK HENRICKS
VOL. 2012 PG. 317
O.P.R.C.C.T.

REMAINDER
CALLLED 26.52 ACRES
ISA HANNAH
VOL. 2012 PG. 318
O.P.R.C.C.T.

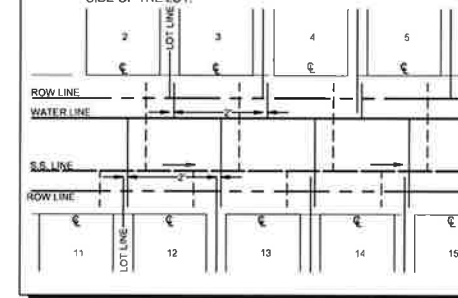
CALLLED 0.54 ACRES
DARMA GROUP FAMILY PARTNERSHIP, L.P.
WEST NO. 2015050000165550
O.P.R.C.C.T.

CALLLED 33.18 ACRES
FRANK J. JOHNS
VOL. 5516 PG. 383
O.P.R.C.C.T.

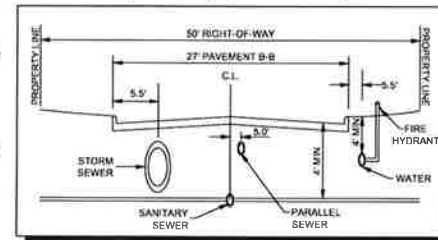


TYPICAL LOT SERVICE DETAIL

S.S. SERVICE TO BE LOCATED 10' DOWNSTREAM OF THE CENTER OF THE LOT AND WATER SERVICE TO BE LOCATED 2' DOWNSTREAM OF LOT LINE ON THE HIGH SIDE OF THE LOT.



TYPICAL UTILITY LOCATION



PRELIMINARY UTILITY PLAN FOR LAKEHAVEN

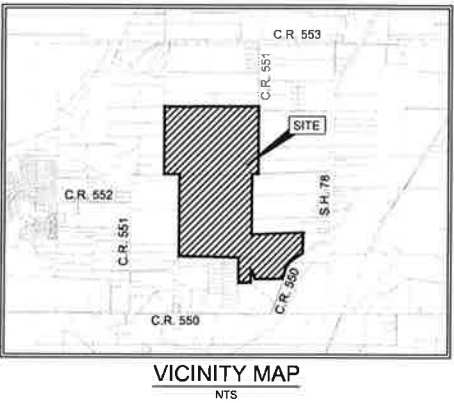
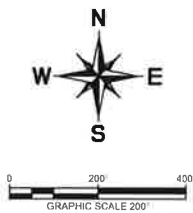
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CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

OWNER		DEVELOPER		ENGINEER/SURVEYOR	
GRBK EDGEWOOD, L.L.C. 2805 DALLAS PARKWAY SUITE 400 PLANO, TX 75093 Tel: (817) 658-2112 Contact: BOBBY SAMUEL, VICE PRESIDENT OF LAND		GRBK EDGEWOOD, L.L.C. 2805 DALLAS PARKWAY SUITE 400 PLANO, TX 75093 Tel: (817) 658-2112 Contact: BOBBY SAMUEL, VICE PRESIDENT OF LAND		Kimley-Horn 5750 Noel Road, Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Brock Piller, P.E.	

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JCC	EJN	BAP	AS SHOWN	Mar. 24	064537516

PROJECT NO. 152254-0000
DRAWN BY: J. H. HORN
CHECKED BY: J. H. HORN
DATE: 02/20/2024
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MATCH LINE SEE SHEET U-1

UTILITY LEGEND

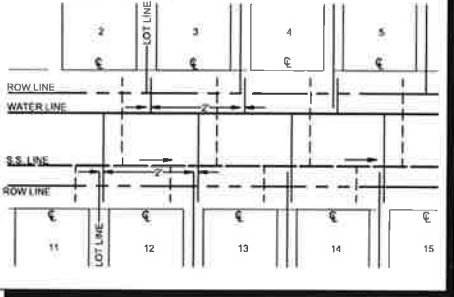
	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
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	EXISTING STORM SEWER LINE
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	EXISTING WATER METER
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UTILITY NOTES

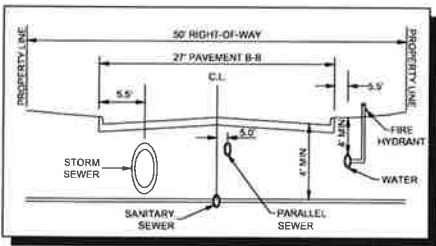
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TYPICAL UTILITY LOCATION



PRELIMINARY UTILITY PLAN FOR LAKEHAVEN

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OWNER GRBK EDGEWOOD, L.L.C. 2805 DALLAS PARKWAY SUITE 400 PLANO, TX 75093 Tel: (817) 658-2112 Contact: BOBBY SAMUEL, VICE PRESIDENT OF LAND	DEVELOPER GRBK EDGEWOOD, L.L.C. 2805 DALLAS PARKWAY SUITE 400 PLANO, TX 75093 Tel: (817) 658-2112 Contact: BOBBY SAMUEL, VICE PRESIDENT OF LAND	ENGINEER/SURVEYOR Kimley»Horn 3750 Noel Road, Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Brock Pflieger, P.E.
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DESIGNED JCC	DRAWN EJH	CHECKED BAP	SCALE AS SHOWN	DATE Mar. 24	KH PROJECT NO. 064537518
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ADJOURNMENT