



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION AGENDA  
REGULAR CALLED MEETING  
December 19, 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. REORGANIZATION OF COMMISSION**

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

**III. 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.

#### IV. PUBLIC HEARINGS

"Public Hearing to consider, discuss and act upon text amendments to Chapter 77, "Zoning," of the Farmersville Code, as previously amended, by amending Section 77-46, "Schedule of Permitted Uses," by amending Chart (d), "Accessory and Incidental Uses," to add "Above-Ground Fuel Storage Tanks and Pumps (Governmental Use)" as an allowable accessory use to be added into said Chart in alphabetical order, by amending section 77-49, "Use-Specific Regulations," by deleting paragraph (g) entitled "Fuel Pumps (Accessory Use) in its entirety and replacing said paragraph with a new paragraph (g) also entitled "Fuel Pumps (Accessory Use)" to recognize a government use exception, and by adding a new paragraph (o) entitled "Above-Ground Storage Tanks and Pumps (Governmental Use)."

#### V. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss, and act upon P&Z minutes from the October 17, 2023, meeting.
- B. Consider, discuss and act upon P&Z minutes from the December 11, 2023 Special meeting.
- C. Consider, discuss and act upon a Final Plat for Lakehaven Phase 3, 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 December 14, 2023, by 5:30 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 14<sup>th</sup> day of October 2023.

  
Tabatha Monk, City Secretary



## **I. PRELIMINARY MATTERS**

## **II. REORGANIZATION OF COMMISSION**

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

#### **IV. PUBLIC HEARING**

Planning & Zoning Commission

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Farmersville Planning & Zoning Commission will hold a public hearing at 6:00 p.m. on Tuesday, December 12, 2023 in the City Hall Council Chambers at 205 S. Main Street, Farmersville, Texas 75442 to consider, discuss and act upon text amendments to Chapter 77, "Zoning," of the Farmersville Code, as previously amended, by amending Section 77-46, "Schedule of Permitted Uses," by amending Chart (d), "Accessory and Incidental Uses," to add "Above-Ground Fuel Storage Tanks and Pumps (Governmental Use)" as an allowable accessory use to be added into said Chart in alphabetical order, by amending section 77-49, "Use-Specific Regulations," by deleting paragraph (g) entitled "Fuel Pumps (Accessory Use) in its entirety and replacing said paragraph with a new paragraph (g) also entitled "Fuel Pumps (Accessory Use)" to recognize a government use exception, and by adding a new paragraph (o) entitled "Above-Ground Storage Tanks and Pumps (Governmental Use)."

All interested citizens are hereby notified of their right to appear and be heard on the matter. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.

City Council

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Farmersville City Council will hold a public hearing at 6:00 p.m. on Tuesday, January 9, 2024 in the City Hall Council Chambers at 205 S. Main Street, Farmersville, Texas 75442 to consider, discuss and act upon text amendments to Chapter 77, "Zoning," of the Farmersville Code, as previously amended, by amending Section 77-46, "Schedule of Permitted Uses," by amending Chart (d), "Accessory and Incidental Uses," to add "Above-Ground Fuel Storage Tanks and Pumps (Governmental Use)" as an allowable accessory use to be added into said Chart in alphabetical order, by amending section 77-49, "Use-Specific Regulations," by deleting paragraph (g) entitled "Fuel Pumps (Accessory Use) in its entirety and replacing said paragraph with a new paragraph (g) also entitled "Fuel Pumps (Accessory Use)" to recognize a government use exception, and by adding a new paragraph (o) entitled "Above-Ground Storage Tanks and Pumps (Governmental Use)."

All interested citizens are hereby notified of their right to appear and be heard on the matter. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.

**V. ITEMS FOR DISCUSSION AND  
POSSIBLE ACTION**



**A. P&Z MINUTES (OCTOBER 17, 2023)**



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
October 17, 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, James Riley, John Klostermann, Lauren Shambeck and Sue Williams (checked in at 6:03 p.m.) were present. Commissioners Adam White and Sue Williams were absent. City Council Liaison, Lance Hudson; was present. City Staff in attendance were City Manager, Ben White, City Secretary, Tabatha Monk, Cole Compliance Tiffany Barber and City Attorney Alan Lathrom.
- Code Compliance, Tiffany Barber 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 August 15, 2023, meeting."
  - **Commissioner Hesse made a motion to approve.**
  - **Commissioner John Klostermann seconded the motion.**
  - **The motion was passed unanimously (5-0).**
  
- B. "Consider, discuss and act upon a Replat for Lot 12R, Block B, College Heights Addition, Farmersville, Texas."
  - **Chairman Helmberger** opened this item for board discussion.
  - **Commissioner Klostermann made a motion to recommend approval.**
  - **Commissioner Riley seconded the motion.**
  - **The motion was passed unanimously (5-0).**

- C. "Consider, discuss and act upon a Concept Plan for Advance Fixtures Inc. (AFI), located at Audie Murphy Parkway, (US Highway 380), Farmersville, Texas."
  - o **Chairman Helmberger** recused himself from this item due to a conflict of interest but did remain in the building.
  - o **Commissioner Klosterman** opened this item for board discussion.
  - o Mr. White updated the board on this item.
  - o **Commissioner Hesse made a motion to recommend approval for the Concept Plan.**
  - o **Commissioner Rylie seconded the motion.**
  - o **The motion was passed unanimously (4-0).**
  - o **Commissioner Williams was present for the meeting at the end of this item.**
  
- 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."
  - o **Chairman Helmberger** reconvened the meeting and opened this item for board discussion.
  - o **Commissioner Klostermann made a motion to recommend approval for the Preliminary Plat.**
  - o **Commissioner Hesse seconded the motion.**
  - o **The motion was passed unanimously (6-0).**
  
- 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."
  - o **Chairman Helmberger** opened this item for board discussion.
  - o Mr. White advised one note of correction, the electrical will be provided by Texas New Mexico Power.
  - o **Commissioner Hesse made a motion to recommend approval for the Preliminary Plat.**
  - o **Commissioner Shambeck seconded the motion.**
  - o **The motion was passed unanimously (6-0).**

**ADJOURNMENT**

**Chairman Helmberger** adjourned the meeting at 6:10 p.m.

ATTEST:

APPROVE:

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

\_\_\_\_\_  
John Klostermann, Vice-Chairman

**B. P&Z MINUTES (DECEMBER 11, 2023)**



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
SPECIAL SESSION MEETING  
December 11, 2023, 5:30 P.M.**

**I. PRELIMINARY MATTERS**

- Vice-Chairman John Klostermann presided over the meeting which was called to order at 5:30 p.m. Commissioners Michael Hesse, Adam White and Sue Williams were present. Commissioner James Riley was absent. City Staff in attendance were City Manager, Ben White and City Secretary, Tabatha Monk.
- Commissioner Hesse gave the prayer and Vice-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 a Final Plat for Fountain View Apartments Farmersville, Texas."
- **Vice-Chairman Klostermann** opened this item for board discussion.
  - Mr. White updated the board on this item and answered the board's questions.
  - Property owner Bruce Myers came forward to address the board regarding this item and answered their questions.
  - **Commissioner White made a motion to recommend approval for this Final Plat.**
  - **Commissioner Williams seconded the motion.**
  - **The motion was passed unanimously (4-0).**

**ADJOURNMENT**

**Vice-Chairman Klostermann** adjourned the meeting at 5:42 p.m.

ATTEST:

APPROVE:

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

\_\_\_\_\_  
John Klostermann, Vice-Chairman

**C. LAKEHAVEN PHASE 3 FINAL PLAT**



December 14, 2023

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

RE: Lakehaven Phase 3 – Final Plat  
Dated December 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. A Concept Plan and Preliminary Plat for all phases of Lakehaven were approved by the Planning and Zoning Commission on May 17, 2021, and by City Council on May 25, 2021.

A pre-construction meeting was held on March 21, 2023. A final walkthrough for public infrastructure was held on December 1, 2023.

The Lakehaven Phase 3 Final Plat has been reviewed according to the Farmersville City Ordinances and is recommended for approval.

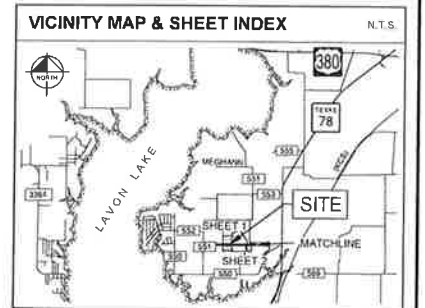
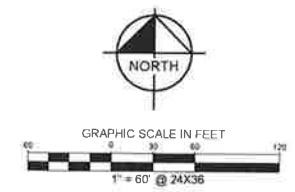
Please contact me if you have any questions.

Sincerely,

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

Jacob Dupuis, PE  
Senior Discipline Lead





**LEGEND**

A	= DELTA ANGLE OR CENTRAL ANGLE
P.O.B.	= POINT OF BEGINNING
RF	= "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.S.E.	= SANITARY SEWER EASEMENT
S.W.E.	= SIDEWALK EASEMENT
BL	= BUILDING LINE
L.R.C.C.T.	= LAND RECORDS OF COLLIN COUNTY, TEXAS
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

**UTILITY PROVIDERS:**  
 Capeville SUD - Water Utilities  
 City of Farmersville - Sanitary Sewer Utilities

**FLOOD STATEMENT:**  
 According to the Federal Emergency Management Agency's, Flood Insurance Rate Map No. 4806SC0435J dated June 2, 2009 for Collin County, Texas and incorporated areas, a portion of the subject tract of land lies within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

**NOTES:**

- The purpose of this plat is to create 169 residential lots, 2 open space "X" lots, dedicate right-of-way, and access and utility easements.
- 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.
- All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
- Perimeter boundary corners are 5/8-inch iron rod with plastic cap stamped "KHA" set unless otherwise noted hereon.
- Interior lot corners will be 5/8-inch iron rod with plastic cap stamped "KHA" set where possible.
- See Sheet 2 for Lot Area Tables.
- See Sheet 3 for Typical Lot Selbacks.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L134	S44°45'03"E	28.28'	L413	N45°14'57"E	14.14'
L137	N45°14'57"E	28.28'	L463	N45°14'57"E	28.28'
L258	S44°45'03"E	14.14'	L486	N45°14'57"E	14.14'
L260	N44°45'03"W	14.14'	L487	S44°45'03"E	14.14'
L399	N44°45'03"W	14.14'	L500	N89°45'03"W	8.50'
L402	S45°14'57"W	14.14'	L501	S00°14'57"W	50.00'
L403	N44°45'03"W	14.14'	L502	S00°14'57"W	50.00'
L407	N45°14'57"E	14.14'	L503	S89°45'03"E	10.00'
L408	N44°45'03"W	14.14'	L504	S45°14'57"W	14.14'
L409	S44°45'03"E	14.14'	L505	S45°14'57"W	14.14'
L410	S45°14'57"W	14.14'			
L411	N45°14'57"E	14.14'			
L412	S44°45'03"E	14.14'			

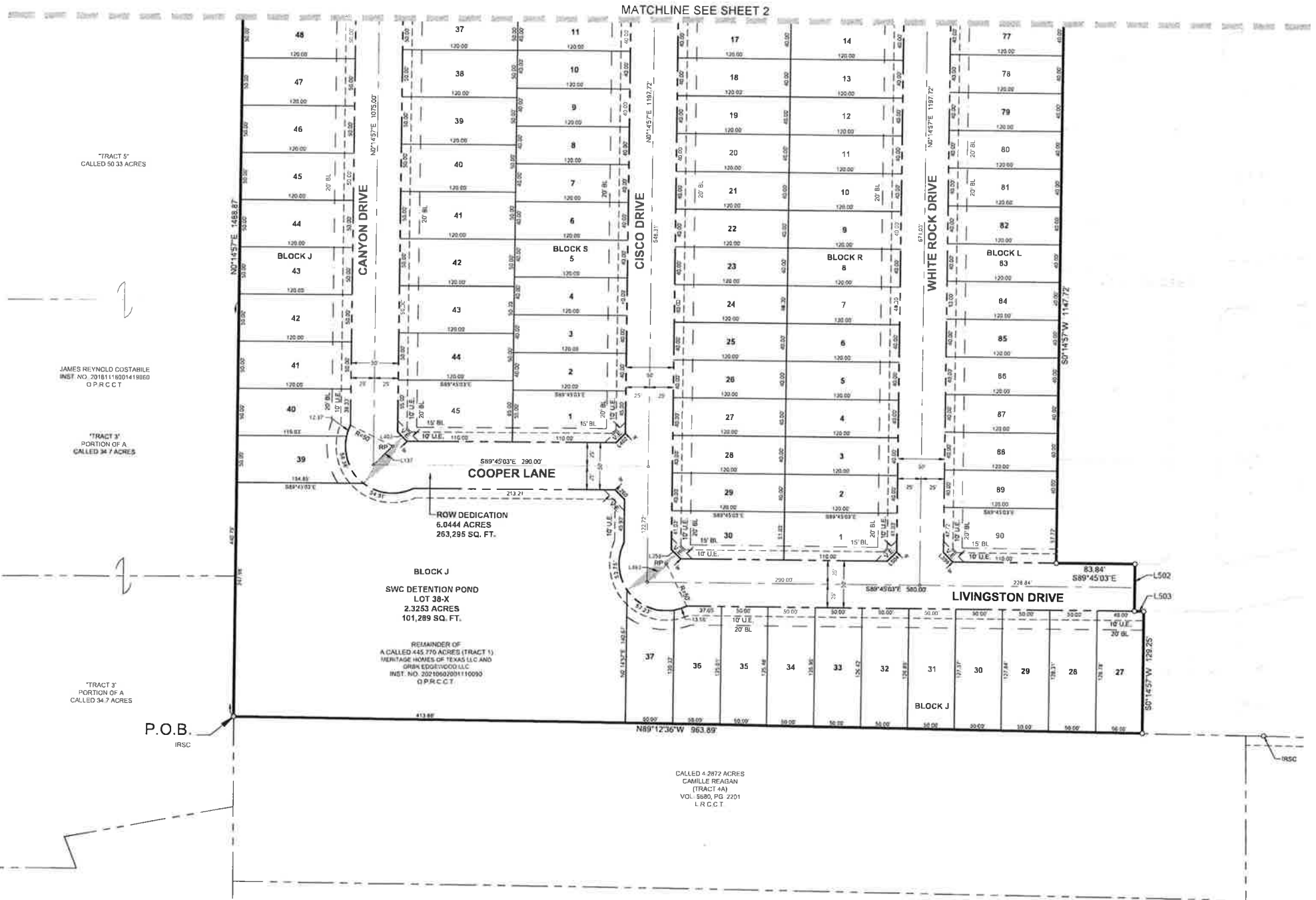
**FINAL PLAT  
 LAKEHAVEN - PHASE 3  
 169 RESIDENTIAL LOTS,  
 2 OPEN SPACE "X" LOTS,  
 AND RIGHT-OF-WAY DEDICATION  
 30.6409 ACRES  
 ELIJAH B. REED SURVEY, ABSTRACT NO. 739  
 CITY OF FARMERSVILLE - ETJ  
 COLLIN COUNTY, TEXAS**

**Kimley»Horn**  
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240  
 FIRM # 10155500  
 Tel. No. (972) 770-1300  
 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	DWP / MSM	July 2023	064537516	1 OF 3

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.

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



"TRACT 5"  
 CALLED 50.33 ACRES

JAMES REYNOLD COSTABLE  
 INST. NO. 201811180141880  
 O.P.R.C.C.T.

"TRACT 3"  
 PORTION OF A  
 CALLED 34.7 ACRES

"TRACT 3"  
 PORTION OF A  
 CALLED 34.7 ACRES

P.O.B.  
 IRSC

CALLED 4.2672 ACRES  
 CAMILLE BEAGAN  
 (TRACT 4A)  
 VOL. 5890, PG. 2201  
 L.R.C.C.T.

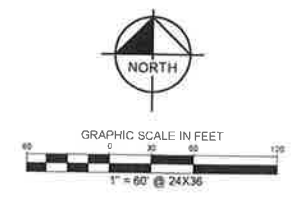
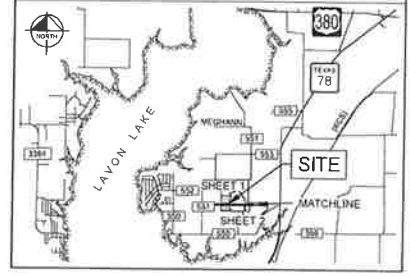
BLOCK J  
 SWC DETENTION POND  
 LOT 38-X  
 2.3253 ACRES  
 101,289 SQ. FT.

REMAINDER OF  
 A CALLED 445.770 ACRES (TRACT 1)  
 MERITAGE HOMES OF TEXAS, LLC AND  
 CRBK EDGEWOOD LLC  
 INST. NO. 2021090200110090  
 O.P.R.C.C.T.

S89°45'03"E 280.00'  
 213.21'  
 ROW DEDICATION  
 6.0444 ACRES  
 263,295 SQ. FT.

MATCHLINE SEE SHEET 2

VICINITY MAP & SHEET INDEX N.T.S.



**LEGEND**

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**UTILITY PROVIDERS:**  
 Copeville SUD - Water Utilities,  
 City of Farmersville - Sanitary Sewer Utilities

- NOTES:**
- The purpose of this plat is to create 159 residential lots, 5 open space "X" lots, dedicate right-of-way, and access and utility easements.
  - 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.
  - All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
  - Perimeter boundary corners are 5/8-inch iron rod with plastic cap stamped "KHA" set unless otherwise noted hereon.
  - Interior lot corners will be 5/8-inch iron rod with plastic cap stamped "KHA" set where possible.
  - See Sheet 3 for Typical Lot Seibacks

**FINAL PLAT  
 LAKEHAVEN - PHASE 3**  
 169 RESIDENTIAL LOTS,  
 2 OPEN SPACE "X" LOTS,  
 AND RIGHT-OF-WAY DEDICATION  
 30.6409 ACRES  
 ELIJAH B. REED SURVEY, ABSTRACT NO. 739  
 CITY OF FARMERSVILLE - ETJ  
 COLLIN COUNTY, TEXAS



TRACT 5  
 CALLED 50.33 ACRES  
 JAMES REYNOLD COSTABLE  
 INST. NO. 2018111600+119050  
 O.P.R.C.C.T.

LOT AREA - BLOCK J			LOT AREA - BLOCK J			LOT AREA - BLOCK J			LOT AREA - BLOCK L			LOT AREA - BLOCK L			LOT AREA - BLOCK Q			LOT AREA - BLOCK R			LOT AREA - BLOCK R			LOT AREA - BLOCK S			LOT AREA - BLOCK S			LOT AREA - BLOCK S		
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.			
27	0.148	6,451	47	0.138	6,000	67	0.167	7,260	63	0.137	5,950	1	0.137	5,950	11	0.139	6,073	21	0.110	4,800	1	0.150	6,560	21	0.110	4,800	41	0.138	6,000			
28	0.148	6,427	48	0.138	6,000	68	0.167	7,260	64	0.110	4,800	84	0.110	4,800	2	0.110	4,800	22	0.110	4,800	2	0.110	4,800	22	0.110	4,800	42	0.138	6,000			
29	0.147	6,404	49	0.138	6,000	69	0.167	7,260	65	0.110	4,800	85	0.110	4,800	3	0.110	4,800	23	0.110	4,800	3	0.110	4,800	23	0.110	4,800	43	0.138	6,000			
30	0.146	6,380	50	0.138	6,000	70	0.167	7,260	66	0.110	4,800	86	0.110	4,800	4	0.110	4,800	24	0.110	4,800	4	0.110	4,800	24	0.110	4,800	44	0.138	6,000			
31	0.146	6,357	51	0.138	6,000	71	0.167	7,260	67	0.110	4,800	87	0.110	4,800	5	0.110	4,800	25	0.110	4,800	5	0.110	4,800	25	0.137	5,950	45	0.138	6,000			
32	0.145	6,333	52	0.138	6,000	72	0.167	7,260	68	0.110	4,800	88	0.110	4,800	6	0.110	4,800	26	0.110	4,800	6	0.110	4,800	26	0.164	7,150	46	0.178	7,750			
33	0.145	6,309	53	0.138	6,000	73	0.167	7,260	69	0.110	4,800	89	0.110	4,800	7	0.110	4,800	27	0.110	4,800	7	0.110	4,800	27	0.138	6,000						
34	0.144	6,285	54	0.138	6,000	74	0.167	7,260	70	0.110	4,800	90	0.110	4,800	8	0.110	4,800	28	0.110	4,800	8	0.110	4,800	28	0.138	6,000						
35	0.144	6,262	55	0.138	6,000	75	0.193	8,420	71	0.110	4,800	91	0.124	5,400	9	0.110	4,800	29	0.110	4,800	9	0.110	4,800	29	0.138	6,000						
36	0.142	6,207	56	0.138	6,000				72	0.110	4,800	10-X	0.558	24,305	10	0.110	4,800	30	0.138	6,073	10	0.110	4,800	30	0.138	6,000						
37	0.143	6,232	57	0.138	6,000				73	0.110	4,800	11	0.124	5,400	11	0.110	4,800				11	0.110	4,800	31	0.138	6,000						
38-X	2.325	101,289	58	0.138	6,000				74	0.110	4,800	12	0.110	4,800	12	0.110	4,800				12	0.110	4,800	32	0.138	6,000						
39	0.138	5,892	59	0.138	6,000				75	0.110	4,800	13	0.110	4,800	13	0.110	4,800				13	0.110	4,800	33	0.138	6,000						
40	0.137	5,974	60	0.171	7,496				76	0.110	4,800	14	0.110	4,800	14	0.110	4,800				14	0.110	4,800	34	0.138	6,000						
41	0.138	6,000	61	0.319	13,866				77	0.110	4,800	15	0.110	4,800	15	0.137	5,950				15	0.110	4,800	35	0.138	6,000						
42	0.138	6,000	62	0.256	11,160				78	0.110	4,800	16	0.110	4,800	16	0.137	5,950				16	0.110	4,800	36	0.138	6,000						
43	0.138	6,000	63	0.167	7,260				79	0.110	4,800	17	0.110	4,800	17	0.110	4,800				17	0.110	4,800	37	0.138	6,000						
44	0.138	6,000	64	0.167	7,260				80	0.110	4,800	18	0.110	4,800	18	0.110	4,800				18	0.110	4,800	38	0.138	6,000						
45	0.138	6,000	65	0.167	7,260				81	0.110	4,800	19	0.137	5,950	19	0.110	4,800				19	0.110	4,800	39	0.138	6,000						
46	0.138	6,000	66	0.167	7,260				82	0.110	4,800	20	0.110	4,800	20	0.110	4,800				20	0.110	4,800	40	0.138	6,000						

**LINE TABLE**

NO.	BEARING	LENGTH
L500	N88°45'03"W	8.50'
L501	S00°14'57"W	50.00'
L502	S00°14'57"W	50.00'
L503	S89°45'03"E	10.00'
L505	S45°14'57"W	14.14'

**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: 1" = 60' Drawn by: DWP Checked by: DWP / MSM Date: July 2023 Project No.: 064537516 Sheet No.: 2 OF 3  
 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.  
 OWNERS: MERRITAGE HOMES OF TEXAS, LLC and GREK EDGEWOOD LLC 2805 DALLAS PARKWAY SUITE 400 DALLAS, TX 75083 TEL: 817.658.2112 CONTACT: BOBBY SAMUEL

OWNERS DEDICATION AND ACKNOWLEDGMENT §

STATE OF TEXAS §

COUNTY OF COLLIN §

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, MERITAGE 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 a portion of a called 445,770 acre tract of land designated as "Tract 1" described in the Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood LLC recorded in Instrument No. 2021090209110099, Official Public Records, Collin County, Texas (OPRCCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set at the southwest corner of said "Tract 1", and being the northwest corner of a called 4.2872 acre tract of land designated as "Tract 4A" described in the Warranty Deed to Camille Reagan recorded in Volume 5680, Page 2201, Land Records, Collin County, Texas Deed Records, Dallas County, Texas, (DRCCCT), and being in the east line of those tracts of land designated as "Tract No. 3" (a portion of that 34.7 acre tract) and "Tract 5" (a 50.33 acre tract), described in the Administration Deed to James R. Costabile recorded in Instrument Number 20181116001419060, Official Public Records, Collin County, Texas, (OPRCCT);

THENCE North 00°14'57" East, with the common line of said 445,770 acre tract and said "Tracts No. 3 and No. 5", a distance of 1,488.87 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE over and across said 445,770 acre tract, the following courses and distances:

South 89°45'03" East, a distance of 990.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner,

South 00°14'57" West, a distance of 111.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner,

South 45°14'57" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 89°45'03" West, a distance of 8.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner,

South 00°14'57" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 89°45'03" West, a distance of 101.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 00°14'57" West, a distance of 1,147.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°45'03" East, a distance of 83.84 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 00°14'57" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°45'03" East, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 00°14'57" West, a distance of 129.25 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner in the south line of said 445,770 acre tract and in the north line of said 4.2872 acre tract;

THENCE North 88°12'36" West, with the common line of said 445,770 acre tract and 4.2872 acre tract, a distance of 963.89 feet to the POINT OF BEGINNING and containing a computed area of 1,334,717 square feet or 30.6409 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MERITAGE HOMES OF TEXAS, LLC and GRBK EDGEWOOD LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as LAKEHAVEN - PHASE 3, an addition to Lakehaven Municipal Utility District (Lakehaven MUD) and within the ETJ of Farmersville, 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. 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 Lakehaven MUD's use thereof.

Lakehaven MUD 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. Lakehaven MUD 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 of procuring permission from anyone.

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

MERITAGE HOMES OF TEXAS, LLC

By \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

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

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

Printed Name \_\_\_\_\_

GRBK EDGEWOOD LLC

By \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

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

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

Printed Name \_\_\_\_\_

SURVEYOR'S STATEMENT

I, David J. De Weindt, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineering and Land Surveying, and in accordance with the subdivision regulations of the City of Farmersville, Texas.

Dated this the \_\_\_\_\_ 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.

7/10/2023  
David J. De Weindt  
Registered Professional Land Surveyor No. 5066  
Kimley-Horn and Associates, Inc.  
13455 Noel Road, Suite 700  
Dallas, Texas 75240  
972-770-1300

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 David J. De Weindt 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

Printed Name \_\_\_\_\_

Approved

Presiding Officer  
City of Farmersville, Texas

Date \_\_\_\_\_

Attest \_\_\_\_\_

Board, Commission or City Secretary  
City of Farmersville, Texas

Date \_\_\_\_\_

UTILITIES TO BE PROVIDED BY:

WATER: \_\_\_\_\_

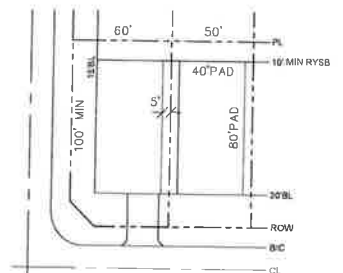
ELECTRIC: \_\_\_\_\_

SANITARY SEWER: \_\_\_\_\_

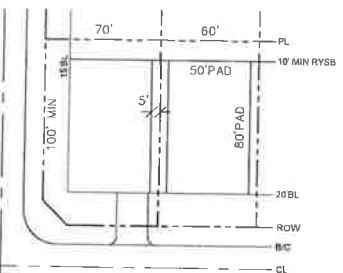
MINIMUM LOT SIZE & TYPICAL SETBACKS



STANDARD 40'x120' LOT



STANDARD 50'x120' LOT



STANDARD 60'x120' LOT

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

**FINAL PLAT**  
**LAKEHAVEN - PHASE 3**  
169 RESIDENTIAL LOTS,  
2 OPEN SPACE "X" LOTS,  
AND RIGHT-OF-WAY DEDICATION  
30.6409 ACRES  
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.
N/A	DWP	DWP / MSM	July 2023	094537516	3 OF 3

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.

OWNERS:  
MERITAGE HOMES OF TEXAS, LLC and  
GRBK EDGEWOOD LLC  
2805 DALLAS PARKWAY SUITE 400  
DALLAS, TX 75083  
TEL: 817-858-2112  
CONTACT: BOBBY SAMUEL

**ADJOURNMENT**