



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
December 18, 2017, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

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

II. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding the proposed amendments to the City of Farmersville's Comprehensive Plan including a discussion of the various changes, formats, and modifications proposed to the current Plan and the proposed amended plan.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from September 18, 2017.
- B. Consider, discuss and act upon a recommendation to City Council regarding a Final Plat for S&D Properties Addition, Lots 1 & 2, Block 1.
- C. Consider, discuss and act upon a recommendation to City Council regarding a Final Plat for the Summit Addition, Lot 1, Block 1.
- D. Consider, discuss and act upon a recommendation to City Council regarding a Final Plat for Wilson Hill Estates, Lots 1 & 2, Block A.
- E. Consider, discuss and act upon a recommendation to City Council regarding a Final Plat for the Summit Addition 2, Lot 1, Block 1.

IV. ADJOURNMENT

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed

on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on December 15, 2017, by 10:00 A.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 15th day of December, 2017.



Sandra Green, City Secretary



I. Preliminary Matters

II. Public Hearing

III. Items for Discussion and Possible Action



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
For
September 18, 2017**

I. PRELIMINARY MATTERS

- Chairman Bobby Bishop presided over the meeting which was called to order at 6:32 pm. Commissioners Sarah Jackson-Butler, Paul Kelly, Luke Ingram, and Russell Chandler were in attendance. Lance Hudson was absent. Also in attendance were City Manager, Ben White; staff liaison, Sandra Green; City Attorney, Alan Lathrom; and Council liaison, Craig Overstreet.
- Paul Kelly led the prayer and the pledges to the United States and Texas flags.

II. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a Final Plat of the Whitaker Addition Block 1, Lot 1A & Lot 1B being a replat of Block 1, Lot 1 of the Whitaker Addition, and being 0.742 acres in the W.B. Williams Survey, A-952 for residential uses.
- Bobby Bishop opened the public hearing at 6:33 p.m.
 - Mr. John Gooch Jr. who resides at 2724 FM 36 North in Merit addressed the Commission and stated he owns the property behind the medical center, which is a corner lot on Lincoln Street. It is a big lot for downtown because it is approximately 0.742 acres. They want to downsize and move back to Farmersville. They are splitting the land into two lots so they can build two nice houses that will accommodate them as they age. This would give them access to everything downtown within walking distance. He would not be able to build a new street to access the property so they would be using the existing one.
 - Bobby Bishop clarified the point was to split the land into two different properties and build two houses and then asked if there was anyone else in attendance that wanted to speak for or against the replat.
 - None came forward so Bobby Bishop closed the public hearing at 6:47 p.m.

- Bobby Bishop stated the Commission had all the approval paperwork from the City Engineer stating the replat met all the City requirements.
- Ben White explained to the Commission that he would suggest changes be made as a condition of approval. He would like a few easements added to the plat in order to help the City maintain utilities in the future, if necessary. He suggested a 15' utility easement along the entire front of the property line facing Lincoln Street and an 8' utility easement along the alley way and an 8' utility easement along Candy Street.
 - Motion to approve plat with the 15' utility easement on Lincoln Street and 8' utility easements along Candy Street and the alley way made by Paul Kelly.
 - 2nd to approve made by Sarah Jackson-Butler
 - All members voted in favor

III. Items for Discussion and Possible Action

- A. Consider, discuss and act upon minutes from June 19, 2017.
 - Motion to approve made by Sarah Jackson-Butler
 - 2nd to approve made by Paul Kelly
 - All members voted in favor

- B. Consider, discuss and act upon a recommendation to City Council regarding changes to the Comprehensive Zoning Ordinance by establishing a Temporary Use Permit to allow a recreational vehicle or travel trailer to be used as a temporary residence within the city limits.
 - Bobby Bishop stated this item has come back to the Planning Commission after some changes had been requested. He indicated those changes appear to have been made. He also asked for some clarification on the renewal process.
 - Alan Lathrom explained renewals would be the same as if they were applying for a specific use permit. If they wanted a renewal they would need to go before the Planning & Zoning Commission and City Council.
 - Paul Kelly asked if the renewal required a public hearing.
 - Alan Lathrom explained that it would require a public hearing and it would require everyone within 200' of the property to receive a notice.
 - Sarah Jackson-Butler asked if there was a time frame for the 2nd renewal process.
 - Alan Lathrom stated he placed guidelines in the Ordinance that would make the owner bring proof of how much time they would need for an extension. He also tightened up the wording to make it where only the owner of the house could live in the RV. The owners would have to show proof to the City Manager that they are unable live inside the home as it is being remodeled.

- Paul Kelly asked about the parking on the driveway. He wanted to know if the City could make it to where citizens would back the trailer/RV further toward the house or past it so they could have a place to park their vehicles.
- Alan Lathrom stated we could insert wording that would require the owners to put the recreational vehicle or travel trailer on a pad to allow for vehicles and then screening could be added. He explained this was meant for temporary housing.
- Paul Kelly explained he was just concerned if the homeowner had the recreational vehicle or travel trailer parked in their driveway they would have no place to park their vehicles.
- Alan Lathrom stated it could be a problem, but that is something the homeowner would have to address.
- Sandra Green suggested the application include where the owners will park and how many vehicles homeowners have before the application would be considered for approval.
- Alan Lathrom explained we could place wording of the parking in the Ordinance to state it would be addressed on the application. He stated that we could add it on page 7 where it talks about parking in the driveway. He read another section of the Ordinance where parking was covered on a broader basis. He explained language could still be added to explain temporary use for residential. He also stated the use chart only allows the temporary use in SF-1, SF-2, and SF-3 districts. He wanted to point out it does not cover commercial or multi-family areas. A lot of commercial areas in the town have residential uses. We can change the Ordinance to allow the same temporary use of recreational vehicles and travel trailers if the house is currently being used for residential uses only in commercial areas. No commercial uses would be included. He stated we could add that to the use chart and add wording to include that provision.
 - Motion to approve the temporary use permit with corrections to include wording for parking and add commercially zoned properties with existing residential use made by Paul Kelly
 - 2nd to approve made by Russell Chandler
 - All members voted in favor

IV. PLANNING WORKSHOP

- A. Discussion regarding a proposed Historic Preservation Overlay Zoning District classification that will allow, in part at least, for the designation, classification, protection, maintenance, remodeling, repair, and preservation of individual historic structures, properties, areas, and districts.
 - Bobby Bishop stated Sarah Jackson-Butler would recuse herself because of a conflict of interest.
 - Sarah Jackson-Butler left the meeting.
 - Bobby Bishop explained the purpose of the Ordinance was to maintain the integrity of the downtown area.

- Ben White made suggestions to the Commission. He explained he would like to include a definition for master designer builder or craftsman. He also wanted Section 77.503, Historic Preservation Commission, Section 1 (a) to have the sentence that stated "Members of the HPC regardless of professional background, should be residents of the city." be taken out. Also, he felt that Section 1 (b) and (c) needed to be removed.
- Bobby Bishop wanted to know if the City was going to use one of the existing boards or create a board with new members.
- Paul Kelly agreed the City should use a current board. He wanted to know how that would be incorporated or structured within the Ordinance.
- Craig Overstreet explained they could use the Building and Property Standards Board.
- Ben White stated the Ordinance would just need to show the Building and Property Standards would serve as the Historic Preservation Commission. The members would go straight from the Building and Property Standards meeting right into the Historic Preservation Commission meeting.
- Paul Kelly inquired when and at what time the meeting would be held.
- Ben White explained the Ordinance stated once a month.
- Bobby Bishop asked about staff and if the City is prepared to handle the workload.
- Ben White stated he would use a current staff member to handle the paperwork and Commission.
- Alan Lathrom stated wording in the Ordinance explains the Historic Preservation Commission could make a recommendation to the Planning & Zoning Commission and then Planning & Zoning would make a recommendation to the City Council. The Historic Preservation Ordinance would add a zoning overlay district on top of the property's current zoning.
- Ben White explained it would depend on each situation to determine which board it would go before first. He asked if the Planning & Zoning Commission wanted to state the Building & Property Standards Board would sit as the Historic Preservation Board.
- Bobby Bishop stated he did not see any reason why they should not go with the current Building & Property Standards Board.
- Ben White made a recommendation to take out staff requirements. He also stated in Section 77.504, Appointment of Historic Preservation Officer, and the sentence stating "The HPO must have an interest, knowledge and a demonstrated background in the disciplines of architecture, history, urban planning, real estate, legal, archeology, or other disciplines related to historic preservation" needed to be taken out. Also, "In the absence of a qualified official or staff person of the municipality, a volunteer resident of the City may be appointed by the City Council as HPO." be deleted. In Section 77.506, (2) he wanted it changed to show the City Council instead of city in the first sentence.
- Alan Lathrom explained where it referred to the city it was talking about the City Council.

- Ben White also stated in Section 77.506, (4) he recommended the HPC be written in the sentence in place of the City. In Section 77.519 he stated that commas should be placed in the first paragraph to read "It shall be unlawful to construct, reconstruct, significantly alter, restore or demolish any building or structure designated as a Landmark or in a designated District in violation of the provisions of this Article". On the next page Section 4: Official Zoning Map to be Modified, he pointed out the zoning classification of CA-HA and wondered if we could still just have a CA district.
- Sandra Green explained the HA would be an overlay district.
- Bobby Bishop asked if the overlay was going to cover the whole CA area, or if the Commission was going to create a new overlay.
- Alan Lathrom explained the original intent of the Ordinance was to create the Historic Overlay District and also rezone the Central Area to be covered by the Historic Overlay District designation. We can take those as two separate situations. We can do a text amendment for the Historic Overlay by itself and then do a separate Ordinance to apply it to the Central Area. The Historic Overlay District can be applied to other areas besides just the Central Area. He suggested getting into an interlocal agreement with another City for training on how other cities handle their Historic Preservation area.
- They discussed the intent of the Ordinance and Paul Kelly asked if the areas the Ordinance would cover would need to be defined before they went through the Ordinance.
- Bobby Bishop explained he believes the main focus of the Ordinance should be in the Central Area.
- Ben White stated the first action of the HPC would be to define the area. He explained the City could incorporate the Ordinance into the Zoning Ordinance that was being creating by Kimley-Horn, and then it would come before them again for review.
- Alan Lathrom indicated the overlay can be adjusted, but the City just has to make sure the notice of public hearing covers all the areas they want to include.
- Every member seemed to like the idea of it being incorporated in the new Zoning Ordinance.
- No action taken. Staff will make changes and forward to Kimley-Horn to incorporate into the Zoning Ordinance.

V. Adjournment

Meeting was adjourned at 8:03 p.m.

ATTEST:

APPROVE:

Sandra Green, City Secretary

Bobby Bishop, Chairman



13 October 2017

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

RE: S & D Properties Addition
Lot 1 & Lot 2, Block 1

Mr. White:

The above referenced plat has been reviewed according to the ordinances of the City of Farmersville.

It is recommended that the plat be approved. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "James M. Shankles, Jr." with a stylized flourish at the end.

James M. Shankles, Jr. P.E.





Final Plat Review Checklist

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

Name of Subdivision	S&D PROPERTIES ADDITION
Owner	DON & STANLEY OAK
Reviewed By	JAMES M. SHANKS, JR., P.E.
Date	13 OCT 2017

Place "X" or check mark in appropriate box. Place "N/A" in boxes where the line item is "not applicable".

Submission Materials	
✓	Six copies of plat. Dimensions should be 24" X 36".
✓	Original certified tax certificate
✓	Utility service provider letters <i>in City Limits; City Water & Electric</i>
✓	Proof of land ownership document
✓	Electronic version of plat on CD (.PDF and .DWG)
N/A	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
	On-Site Sanitary Sewer Facility (OSSF) certification document
	Development schedule
	Development agreement
	Copy of covenants, conditions, restrictions, and agreements
	Geotechnical report
	Traffic study
	Application letter for proposed street names
General	
10/13/17	Date of preparation. Revision letter suggested.
N/A	The plat substantially conforms to the approved Preliminary Plat.
✓	The plat shall state the name, address, and telephone number of the owner and be signed and notarized.

Final Plat Review Checklist

✓	The plat shall state the name, address, and telephone number of the surveyor and/or engineer.
✓	Indicate the total acreage and legal description of the subdivision.
✓	Provide a small scale vicinity map on the plat indicating the location of the subdivision in relation to other subdivisions major roads, towns, cities, counties and/or topographical features. Indicate city limits and/or ETJ or indicate by note all within city limits or ETJ
	Indicate the distance to the nearest road intersection.
✓	Provide the names of the adjacent property owners and/or subdivisions, the vol./page/instrument number deed and lot/block/date recorded.
✓	Provide North arrow and scale (both graphical and written).
✓	Indicate the school district(s) where the subdivision is located.
N/A	Indicate the proposed phases of development.
N/A	Indicate any lots proposed for parks, squares, greenbelts, school or other public use facilities.
✓	Building setbacks
✓	Lot and block numbering are provided and match the legal description of the property.
✓	Indicate boundary lines, abstract or survey lines, corporate or other jurisdictional boundaries, existing or proposed highways and streets.
	The length and bearing of all lot lines and reference ties to a survey corner or existing subdivision corner.
	Establish 2 permanent monuments per development tied to City's approved vertical control monumentation
	Tie at least one corner of the subdivision to the City's approved vertical control monumentation
✓	The location, width and names of all streets, alleys, and easements.
✓	The proposed arrangement and square footage (acreage) of lots.
✓	A title block within the lower right hand corner which shows the name of the subdivision, the name and address of the owner, name of the land planner, licensed engineer or registered surveyor who prepared the plat, the scale of the plat, the date of the plat and the location of the property according to the abstract or survey records of the county.
✓	Scale, date and north arrow oriented at the top or left side of the sheet.
✓	Zoning of the subject property and all adjacent properties
✓	Conforms with Collin or Hunt County plat standards
✓	Physical features of or on the land that should not be shown on the plat: topography, buildings, structures, water bodies, tree cover, etc.
Statements	
✓	As required for final plats in the subdivision regulations.
✓	Provide a place for the County Clerk of Collin County to stamp the date and location where the plat will be filed in the lower right hand corner of the plat drawing.
✓	Property owner's certificate in accordance with City Subdivision Ordinance 2.5.B.4.a
✓	Surveyor's certificate in accordance with City Subdivision Ordinance 2.5.B.4.b
✓	Approval block in accordance with City Subdivision Ordinance 2.5.B.4.c

Final Plat Review Checklist

✓	Special notice in accordance with City Subdivision Ordinance 2.5.B.4.d
N/A	VAM easement notice in accordance with City Subdivision Ordinance 2.5.B.5
N/A	Access easement notice in accordance with City Subdivision Ordinance 2.5.B.6
N/A	Provide a statement that all On Site Septic Systems comply with the requirements of any applicable State, County, and/or City requirements for on-site sewage facilities, and the signature of the designated representative.
MA	For a private road include the phrase: "...as recorded in Vol. ___ Page ___ (instrument number) of the Official Public Records of ___ County."
Road And Right-Of-Way Information	
MA	Provide the name, location, length and right-of-way widths of all proposed road and existing roads
MA	Provide written confirmation by 911 for proposed road name(s)
MA	Show the location, size and proposed use of all proposed access easements, or shared access driveways.
Drainage	
MA	Show any required drainage easements.
Floodplain	
MA	Show the 100 year floodplain, regulatory floodway (if applicable) and base flood elevations or state that none of the subdivision lies within the 100 year floodplain. Include the applicable FIRM community-panel number.
MA	Show the limits of the floodplain within a dedicated drainage easement.
MA	Include the following statement: "All development within the 100-year 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 the construction of any structure(s) within the floodplain."
MA	Provide a benchmark showing NGVD 29 elevation, with latitude and longitude coordinates.
MA	Minimum finished floor elevations of the building foundations shall be shown for lots adjacent to a flood plain or susceptible to flooding.
Utilities	
✓	Identify water supply provider, the source of the water intended to serve the subdivision, and indicate the CCN number
N/A	If groundwater is the water source, provide required certification by registered engineer
MA	Provide on-site sewage facility study information if outside the municipal sanitary sewer system
✓	Provide recording information on all existing utility easements.
✓	Show any required utility easements.
✓	Verify that City utilities, services, and streets (electric, water, sewer, street) are provided to each lot. Additionally, use service provider letters to verify other utilities that may be required such as gas, telephone, and cable.



SUBDIVISION APPLICATION FORM City of Farmersville, Texas

Please Type or Print Information

This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.

In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.

For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.

Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.

Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.

Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.

Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.

Pre-Application Requirements		
Yes	No	Requirement
	✓	Attended Pre-Application Conference
✓		Plat described by metes and bounds
✓		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
✓		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
✓		Plat is located in Collin County
	✓	Plat is located in Hunt County
✓		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits



Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
✓			** Six copies of plat. Dimensions should be 24" X 36".
✓			** Original certified tax certificate
		✓	** Utility service provider letters
✓			** Proof of land ownership document
✓			** Electronic version of plat on CD (.PDF and .DWG)
✓			** Fees with appropriate retainer as required
		✓	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
		✓	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
		✓	Two copies of engineering plans
		✓	On-Site Sanitary Sewer Facility (OSSF) certification document
		✓	Engineer's Summary Report
		✓	Development schedule
		✓	Development agreement
		✓	Copy of covenants, conditions, restrictions, and agreements
		✓	Geotechnical report
		✓	Traffic study
		✓	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Plat Document Submittal	
	Concept Plan
	Preliminary Plat
✓	Final Plat
	Development Plat
	Replat
	Amending Plat
	Minor Plat
	Vacated Plat



Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	DAN + SANDY DAY
Address	1095 C.R. 561
City	PRINCETON
State	TX
Zip	75407
Work Phone Number	
Facsimile Number	
Mobile Phone Number	214 878 4136
Email Address	
Applicant/Responsible Party	
Name	SANDY DAY
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	(214) 878 4713
Email Address	Sandy
Engineer Information	
Name	N/A
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	MATTHEW BUSBY
Address	116 MCKINNEY ST.
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	214 499 8472
Email Address	mbusby-bsi@yahoo.com



Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	S & D PROPERTIES ADD.
Total Acreage of Development	0.85 AC.
Physical Location of Property	WINDOM & WASHINGTON
Legal Description of Property	SEE PLAT
Number of Lots	2

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input checked="" type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input type="checkbox"/>	Extra-Territorial Jurisdiction



Subdivision Application Form

Place "X" or check mark in appropriate box indicating the proposed zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning	
	A Agricultural District
	SF-1 One-Family Dwelling District
✓	SF-2 One-Family Dwelling District
	SF-3 One-Family Dwelling District
	2F Two-Family Dwelling District
	MF-1 Multiple-Family Dwelling District-1
	MF-2 Multiple-Family Dwelling District-2
	P Parking District
	O Office District
	NS Neighborhood Service District
	GR General Retail District
	C Commercial District
	HC Highway Commercial
	CA Central Area District
	I-1 Light Industrial District
	I-2 Heavy Industrial District
	PD Planned Development District
	Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
✓	One Family Detached Dwelling
	One Family Attached Dwelling
	Zero Lot Line Dwelling
	Town Home
	Two Family Dwelling
	Multiple Family Dwelling
	Boarding or Rooming House
	Bed and Breakfast Inn
	Hotel or Motel
	HUD Code Manufactured Home
	Industrialized Housing
	Mobil Home



Use of Land and Buildings	
Accessory And Incidental Uses	
Accessory Building	
Farm Accessory Building	
Home Occupation	
Off Street Parking Incidental to Main Use	
Stable	
Swimming Pool	
Temporary Field Office or Construction Office	
Utility And Services Uses Electrical Substation	
Electrical Energy Generating Plant	
Electrical Transmission Use	
Fire Station	
Gas Lines and Regulating Station	
Public Building Shop or Yard of Local State or General Agency	
Radio, Television, or Microwave Tower	
Radio or Television Transmitting Station	
Sewage Pumping Station	
Sewage Treatment Plant	
Telephone Business Office	
Telephone Exchange, Switching Relay or Transmitting Station	
Utility Line, Local	
Utility Shops or Storage Yards or Buildings	
Water Standpipe or Elevated Water Storage	
Water Reservoir, Well or Pumping Station	
Water Treatment Plant	
Recreational And Entertainment Uses	
Amusement, Commercial	
Amusement, Commercial	
Country Club with Golf Course	
Dance Hall or Night Club	
Day Camp for Children	
Drag Strip or Commercial Racing	
Go Cart Track	
Gun Range	
Park or Playground	
Play Field or Stadium	
Rodeo Grounds	
Swim or Tennis Club	
Theater	
Trailer Park - Recreational Vehicle Park	



Use of Land and Buildings	
Educational And Institutional Uses	
Art Gallery or Museum	
Cemetery or Mausoleum	
Church or Rectory	
College, University or Private School	
Community Center	
Convent or Monastery	
Fairgrounds or Exhibition Area	
Fraternity, Sorority, Lodge or Civic Club	
Home for Alcoholic, Narcotic or Psychiatric Patients	
Hospital Acute Care	
Hospital Chronic Care	
Historical, Religious, Charitable or Philanthropic Nature	
Kindergarten or Nursery	
Library	
Nursing Home or Residence for Aged	
School, Business or Trade and	
School, Public or Parochial	
Transportation Related Uses	
Airport, Landing Field or Heliport	
Bus Station or Terminal and	
Motor Freight Terminal	
Parking Lot Truck	
Parking Lot Structure Commercial	
Railroad Freight Terminal	
Railroad Passenger Station	
Railroad Track or Right-of-Way	
Railroad Team Tracks	
Automobile Service Uses	
Auto Glass, Muffler or Seat Cover Shop	
Auto Laundry	
Auto Parts and Accessory Sales	
Auto Parts and Accessory Sales	
Auto Painting or Body Rebuilding Shop	
Automobile Repair Garage	
Gasoline or Fuel Service Station	
New or Used Auto Sales in Structure	
New or Used Auto Sales Outdoor Lot	
Motorcycle or Scooter Sales and Repair	
Steam Cleaning or Vehicles or Machinery	
Tire Retreading or Capping	
Trailer, Cargo Sales or Rental	
Wrecking or Auto Salvage Yard	



Use of Land and Buildings	
Retail And Related Service Uses	
Antique Shop	
Art Supply Store	
Bakery or Confectionery Shop	
Bank or Saving And Loan Office	
Barber or Beauty Shop	
Book or Stationery Shop	
Camera Shop	
Cleaning Shop or Laundry	
Cleaning Laundromat	
Clinic, Medical or Dental	
Custom Personal Service Shop	
Department Store or Discount Store	
Drug Store or Pharmacy	
Farmers Market	
Florist Shop	
Food Store	
Furniture or Appliance Store	
Garden Shop and Plant Sales	
Handcraft and Art Objects Sales	
Hardware Store or Hobby Shop <input type="checkbox"/> Key Shop	
Laboratory, Medical or Dental	
Medical Appliances, Fitting, Sales or Rental	
Mortuary	
Offices, General Business or Professional	
Office Showroom/Warehouse or Sales Facilities	
Optical Shop or Laboratory	
Pawn Shop	
Pet Shop, Small Animals, Birds, and Fish	
Private Club	
Repair of Appliances, T.V., Radio and Similar Equipment	
Restaurant or Cafeteria	
Restaurant or Eating Establishment	
Retail Shop, Apparel, Gift Accessory and Similarities	
Sexually Oriented Establishment	
Studio Decorator and Display of Art Objects	
Studio Health Reducing or Similar Service	
Studio, Photographer, Artist, Music, Drama, or Dance	
Tool Rental	
Trailer or RV Sales or Display	
Variety Store or Other Retail Outlet Store	
Veterinarian Office Only	

RECEIVED
 OCT 11 2017
 BY: *[Signature]*

Revision E

Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction



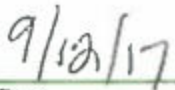


Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	FARMERSVILLE
Water Supplier	" "
Sewage Disposal	" "
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	


The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.

		
Owner's Signature	Owner's Name (Printed)	Date
_____	_____	_____
Co-Owner's Signature	Co-Owner's Name (Printed)	Date
_____	_____	_____
Co-Owner's Signature	Co-Owner's Name (Printed)	Date



City of Farmersville Staff Only

(Applicant, do not mark in spaces below)

Description	Response
Name of City Staff Worker Receiving Application	
Fee Amount	Retainer \$1,000.00
Check Number	#1758
Date Received	10-11-17
City Receipt Number	009863
City Asset Account Number	





04/06/2017 02:21:37 PM D1 1/3

G.F. No. 17-295308-MM

ADDRESS OF AND RETURN TO:

Sandra A. Day and Matthew D. Day
S&D Properties
1095 CR 561
Princeton, TX 75407

GENERAL WARRANTY DEED

“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.”

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That **JOHN LINDSLEY MCCRAW, JR., Individually and as Executor of The Estate of Jeanette Corry McCraw, deceased and MARJORIE ELIZABETH GANTT**, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand to Grantor paid by **SANDRA A. DAY and MATTHEW D. DAY D/B/A S & D PROPERTIES**, whose mailing address is 1095 CR 561, Princeton, TX 75407, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, HAVE GRANTED, SOLD AND CONVEYED and do by these presents GRANT, SELL AND CONVEY unto the said Grantee all the following described real property (“Property”), to-wit: **SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

This conveyance is made and accepted subject to validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences



situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, successors and assigns forever.

And Grantor does hereby bind Grantor, Grantor's heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Current ad valorem taxes on said Property have been prorated and the payment thereof is assumed by the Grantee.

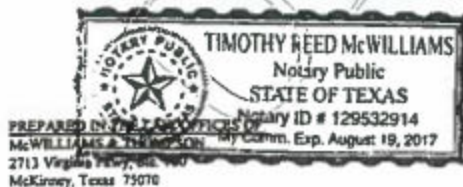
EXECUTED on the dates of the acknowledgments set out below, to be effective, however, on the 5th day of April, 2017.

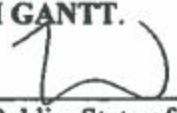

JOHN LINDSLEY MCCRAW, JR., Individually
and as Executor of The Estate of Jeanette Corry
McCraw, deceased


MARJORIE ELIZABETH GANTT

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the 5th day of April, 2017, by JOHN LINDSLEY MCCRAW, JR., Individually and as Executor of The Estate of Jeanette Corry McCraw, deceased and MARJORIE ELIZABETH GANTT.




Notary Public, State of Texas

GENERAL WARRANTY DEED, Page 2
fs1/rh/myfiles/realestate/deed



EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in the City of Farmersville, Collin County, Texas, and being all of Lot 78, Block S of the OLD DONATION, CITY of FARMERSVILLE, Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the northwest corner of Lot 78 on the east line of Windom Street;

THENCE S 90°00'00" E along the north line of Lot 78, a distance of 310.60 feet to a 1/2 inch iron rod found for a corner at the northeast corner of Lot 78 on the west line of Washington Street;

THENCE S 00°03'32" W along the east line of Lot 78 and the west line of Washington Street, a distance of 121.44 feet to a 1/2 inch iron rod set for a corner at the southeast corner of Lot 78;

THENCE S 90°00'00" W along the south line of Lot 78, a distance of 310.60 feet to a 1/2 inch iron rod found for a corner at the southwest corner of Lot 78 on the east line of Windom Street;

THENCE N 00°03'32" E along the west line of Lot 78 and the east line of Windom Street, a distance of 121.44 feet returning to the Point of Beginning and containing 0.866 acre of land.

UNOFFICIAL

U.S. Notary Public
Stacey Kemp
2017

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/06/2017 02:21:37 PM
\$34.00 DF05TER
20170406000442610



Stacey Kemp

Kenneth L. Maun
Tax Assessor/Collector
Collin County



2300 Bloomdale Road Ste. 2324
P.O. Box 8046
McKinney, TX 75071
Ph: 972-547-5020
Metro: 972-424-1460 ext. 5020

TAX CERTIFICATE FOR ACCOUNT : R104501907801
 AD NUMBER: 1243443
 GF NUMBER:
 CERTIFICATE NO : 23530032

PAGE 1 OF 1

DATE : 10/5/2017
 FEE : \$10.00

COLLECTING AGENCY

Collin County
 2300 Bloomdale Road Ste. 2324
 P.O. Box 8046
 McKinney TX 75071

PROPERTY DESCRIPTION

FARMERSVILLE ORIGINAL DONATION
 (CFC) BLK S| LOT 78

WASHINGTON/WINDOM ST N
 0 ACRES

REQUESTED BY

BOUNDARY SOLUTIONS INC

116 MCKINNEY ST
 FARMERSVILLE TX 75442

PROPERTY OWNER

DAY SANDRA A & MATTHEW D DBA S

1095 COUNTY ROAD 561
 PRINCETON TX 75407

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

CURRENT VALUES			
LAND MKT VALUE:	\$40,000.00	IMPROVEMENT :	\$0.00
AG LAND VALUE:	\$0.00	DEF HOMESTEAD:	\$0.00
APPRAISED VALUE:	\$40,000.00	LIMITED VALUE	\$0.00
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	COLLIN COLLEGE	\$31.92	\$0.00	\$0.00	\$0.00	\$0.00	\$31.92
2017	Collin County	\$76.90	\$0.00	\$0.00	\$0.00	\$0.00	\$76.90
2017	FARMERSVILLE CITY	\$312.00	\$0.00	\$0.00	\$0.00	\$0.00	\$312.00
2017	FARMERSVILLE ISD	\$528.00	\$0.00	\$0.00	\$0.00	\$0.00	\$528.00
2017 SUB TOTAL							\$948.82

TOTAL CERTIFIED TAX DUE 10/2017 : **\$ 948.82**

ISSUED TO : BOUNDARY SOLUTIONS INC
 ACCOUNT NUMBER: R104501907801

CERTIFIED BY: *Kenneth Maun*

Collin County Property Tax Off



Dear City of Farmersville Planning Division:

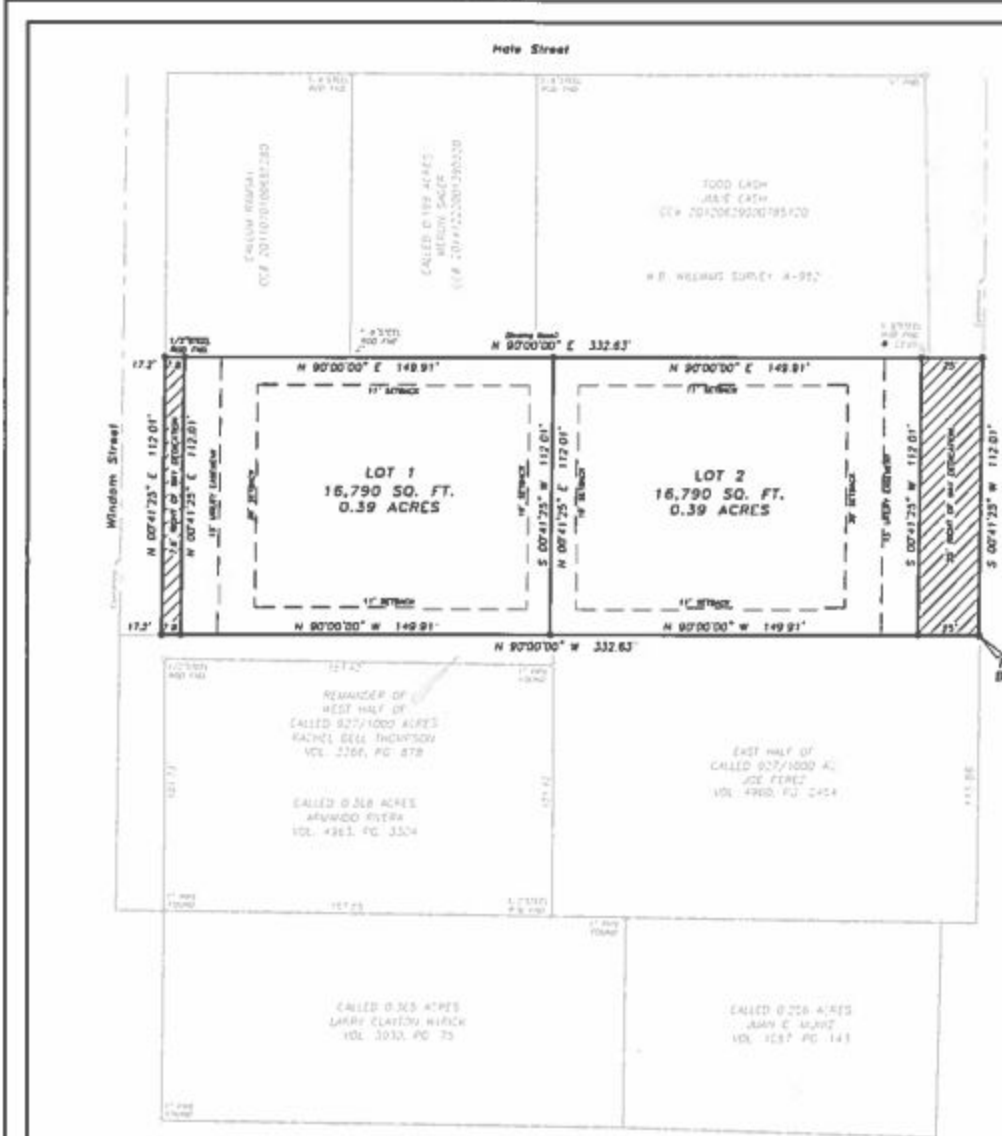
I, Sandra A Day, am the owner or owner's representative of a tract or tracts of real property located in the City of Farmersville, Texas, located at and described as .85 acres WB Williams Survey A-952. I have filed an application for approval of a subdivision plat for this property. I hereby waive the 30-day plat review period established by Section 212.009 of the Texas Local Government Code and acknowledge that the City may require more than 30 days to properly review and consider the plat application. I understand and agree that the plat application may be considered and approved or denied by the Planning and Zoning Commission and/or the City Council more than 30 days later than the date that it was first filed.

Respectfully,

Sandra A Day
Signed by or on behalf of the applicant

10/18/17
Date

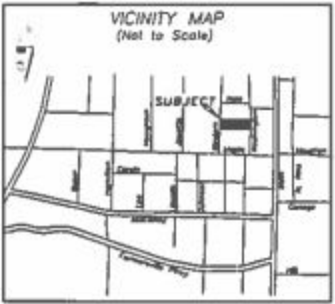
- DISCOVER A TEXAS TREASURE -



UTILITIES TO BE PROVIDED BY:
 WATER: City of Farmersville, CCH# 13009
 ELECTRIC: Farmersville Electric
 SEWER: City of Farmersville
 GAS: Atmos

MIN = 1/2" = 100' HORIZ.
 MIN = 1/2" = 100' VERT.
 ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED

- Notes:
- 1) Purpose of this plat is to create 2 platted lots.
 - 2) Subdivision is located in Farmersville ISD.
 - 3) Subject tract located within Zone X as applied from F.I.R.M. Panel #8085C0340, dated June 2, 2008. Zone X being defined as "areas determined to be outside the 0.2% annual chance floodplain."
 - 4) Verify exact location of underground utilities prior to construction.
 - 5) Bearings based on the North line of W.B. Yeary deed (Vol. 29, Pg. 76).



Subject tract is located within the Farmersville Independent School District (F.I.S.D.).
 Property is located in City of Farmersville, Texas.
 Current Zoning of subject tract is SFZ.

APPROVAL BLOCK:
 "RECOMMENDED FOR APPROVAL"
 Chairman, Planning & Zoning Commission
 City of Farmersville, Texas

"APPROVED FOR CONSTRUCTION"
 Mayor, City of Farmersville, Texas

"ACCEPTED"
 Mayor, City of Farmersville, Texas

The undersigned, the City Secretary of the City of Farmersville, Texas, hereby certifies that the foregoing Final Plat of S & D Properties Addition, Lots 1 & 2, Block 1, an addition to the City of Farmersville, Texas was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 20____.

City Secretary
 City of Farmersville, Texas

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS, Matthew D. Day and Sandra A. Day, are the owners of a tract of land situated in the W.B. Williams Survey, A-952, City of Farmersville, Collin County, Texas and being further described as follows:

BEING all that tract of land in the City of Farmersville, Collin County, Texas, out of the W.B. Williams Survey, A-952, same being out of that called 1 1/2 acres of land described in a deed to Walter Yeary as recorded in Volume 1, Page 474 of the Deed Records of Collin County, Texas, and being all of that called 17/20 acres of land described in a deed to W.B. Yeary as recorded in Volume 29, Page 76 of the Deed Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point in the center of N. Washington Street, at the Southeast corner of said 17/20 acre tract, and of the Northeast corner of the East half of that called 827/1000 acre tract of land described in a deed to Joe Perez as recorded in Volume 4980, Page 2454 of the Land Records of Collin County, Texas, from which a 5/8 inch steel rod set bears North 90 degrees 00 minutes 00 seconds West, 15.00 feet for witness;

THENCE North 80 degrees 00 minutes 00 seconds West, 332.63 feet along the South line of said 17/20 acre tract to a 5/8 inch steel rod set on the East side of W. Williams Survey, A-952;

THENCE North 00 degrees 41 minutes 25 seconds East, 112.01 feet along the East side of W. Williams Survey, A-952 to a 1/2 inch steel rod set on the Northwest corner of said 17/20 acre tract, and at the Southwest corner of that tract of land described in a deed to Collin Ramsey as recorded under CCG 2011070100683280 of the Official Public Records of Collin County, Texas;

THENCE North 20 degrees 00 minutes 00 seconds East (Bearing Basis), 332.63 feet along the North of said 17/20 acre tract to a point in the center of said N. Washington Street, and at the Northeast corner of said 17/20 acre tract, from which a 5/8 inch steel rod set found of the Southeast corner of that tract of land described in a deed to Todd Cash and Julie Cash as recorded under CCG 2012062900783120 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 41 minutes 25 seconds West, 112.01 feet along the center of said N. Washington Street to the POINT OF BEGINNING, containing 0.85 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Matthew D. Day & Sandra A. Day, do hereby adopt this plat designating the herein above described property as Final Plat of S & D Properties Addition, Lots 1 & 2, Block 1, an addition to the City of Farmersville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements-shown thereon. The streets and alleys, if any, are dedicated for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Farmersville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Farmersville's use thereof.

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

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

WITNESS, my hand this the _____ day of _____, 20____.

Matthew D. Day
 Sandra A. Day

STATE OF TEXAS
 COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

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

STATE OF TEXAS
 COUNTY OF COLLIN

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

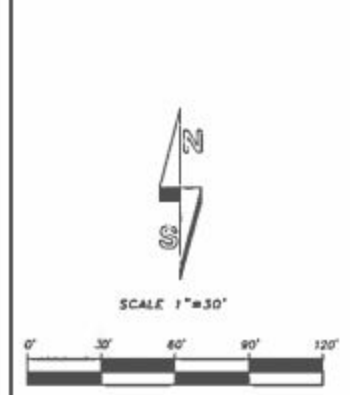
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

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

FINAL PLAT
 OF
S & D PROPERTIES ADDITION
LOT 1 & LOT 2, BLOCK 1
 Being all of that called 17/20 acres of land described in a deed to W.B. Yeary as recorded in Volume 29, Page 76 of the Deed Records of Collin County, Texas
TOTAL ACRES = 0.85 ACRES
W. B. WILLIAMS SURVEY, A-952

OWNER:
 Dan & Sandy Day
 1095 C.R. 561
 Princeton, TX 75407

SURVEYOR:
 Boundary Solutions
 P.O. Box 250
 Caddo Mills, TX
 75135
 972-782-8082



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



30 November 2017

Mr. Ben White, P.E.
City Manager & Director of Public Works
City of Farmersville
205 S Main Street
Farmersville, Texas 75442


RE: The Summit Addition
Final Plat

Mr. White:

The final plat for The Summit Addition to the City of Farmersville has been reviewed according to the rules, regulations and ordinances of the City of Farmersville.

We recommend approval of the Final Plat, contingent on the submittal of fees, tax certificates and utility letters. Please contact us at 972-784-7777 if you should have any questions or need additional information.

Sincerely,


James M. Shankles, Jr., P.E.
DBI Engineers, Inc.





Final Plat Review Checklist

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

Name of Subdivision	SUMMIT ADDITION
Owner	TERRY & SUE WILLIAMS
Reviewed By	Steve Strunkas
Date	29 Nov 2017

Place "X" or check mark in appropriate box. Place "N/A" in boxes where the line item is "not applicable".

Submission Materials	
11/29	Six copies of plat. Dimensions should be 24" X 36".
	Original certified tax certificate <i>will need one that shows no taxes due.</i>
11/29	Utility service provider letters <i>City</i>
11/29	Proof of land ownership document
11/29	Electronic version of plat on CD (.PDF and .DWG) <i>pdf by email</i>
N/A	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
N/A	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
N/A	On-Site Sanitary Sewer Facility (OSSF) certification document
N/A	Development schedule
N/A	Development agreement
N/A	Copy of covenants, conditions, restrictions, and agreements
N/A	Geotechnical report
N/A	Traffic study
N/A	Application letter for proposed street names
General	
11/29	Date of preparation. Revision letter suggested.
N/A	The plat substantially conforms to the approved Preliminary Plat.
	The plat shall state the name, address, and <u>telephone number</u> of the owner and be signed and notarized.

Final Plat Review Checklist

✓	The plat shall state the name, address, and telephone number of the surveyor and/or engineer.
✓	Indicate the total acreage and legal description of the subdivision.
✓	Provide a small scale vicinity map on the plat indicating the location of the subdivision in relation to other subdivisions major roads, towns, cities, counties and/or topographical features. Indicate city limits and/or ETJ or indicate by note all within city limits or ETJ
✓	Indicate the distance to the nearest road intersection.
✓	Provide the names of the adjacent property owners and/or subdivisions, the vol./page/instrument number deed and lot/block/date recorded.
✓	Provide North arrow and scale (both graphical and written).
✓	Indicate the school district(s) where the subdivision is located.
N/A	Indicate the proposed phases of development.
N/A	Indicate any lots proposed for parks, squares, greenbelts, school or other public use facilities.
✓	Building setbacks
✓	Lot and block numbering are provided and match the legal description of the property.
✓	Indicate boundary lines, abstract or survey lines, corporate or other jurisdictional boundaries, existing or proposed highways and streets.
✓	The length and bearing of all lot lines and reference ties to a survey corner or existing subdivision corner.
N/A	Establish 2 permanent monuments per development tied to City's approved vertical control monumentation
N/A	Tie at least one corner of the subdivision to the City's approved vertical control monumentation
✓	The location, width and names of all streets, alleys, and easements.
✓	The proposed arrangement and square footage (acreage) of lots.
✓	A title block within the lower right hand corner which shows the name of the subdivision, the name and address of the owner, name of the land planner, licensed engineer or registered surveyor who prepared the plat, the scale of the plat, the date of the plat and the location of the property according to the abstract or survey records of the county.
✓	Scale, date and north arrow oriented at the top or left side of the sheet.
✓	Zoning of the subject property and all adjacent properties
✓	Conforms with Collin or Hunt County plat standards
N/A	Physical features of or on the land that should not be shown on the plat: topography, buildings, structures, water bodies, tree cover, etc.
Statements	
✓	As required for final plats in the subdivision regulations.
✓	Provide a place for the County Clerk of Collin County to stamp the date and location where the plat will be filed in the lower right hand corner of the plat drawing.
✓	Property owner's certificate in accordance with City Subdivision Ordinance 2.5.B.4.a
✓	Surveyor's certificate in accordance with City Subdivision Ordinance 2.5.B.4.b
✓	Approval block in accordance with City Subdivision Ordinance 2.5.B.4.c

Final Plat Review Checklist

✓	Special notice in accordance with City Subdivision Ordinance 2.5.B.4.d
N/A	VAM easement notice in accordance with City Subdivision Ordinance 2.5.B.5
N/A	Access easement notice in accordance with City Subdivision Ordinance 2.5.B.6
N/A	Provide a statement that all On Site Septic Systems comply with the requirements of any applicable State, County, and/or City requirements for on-site sewage facilities, and the signature of the designated representative.
N/A	For a private road include the phrase: "...as recorded in Vol. ___ Page ___ (instrument number) of the Official Public Records of ___ County."
Road And Right-Of-Way Information	
N/A	Provide the name, location, length and right-of-way widths of all proposed road and existing roads
N/A	Provide written confirmation by 911 for proposed road name(s)
N/A	Show the location, size and proposed use of all proposed access easements, or shared access driveways.
Drainage	
N/A	Show any required drainage easements.
Floodplain	
✓	Show the 100 year floodplain, regulatory floodway (if applicable) and base flood elevations or state that none of the subdivision lies within the 100 year floodplain. Include the applicable FIRM community-panel number.
N/A	Show the limits of the floodplain within a dedicated drainage easement.
N/A	Include the following statement: "All development within the 100-year 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 the construction of any structure(s) within the floodplain."
N/A	Provide a benchmark showing NGVD 29 elevation, with latitude and longitude coordinates.
N/A	Minimum finished floor elevations of the building foundations shall be shown for lots adjacent to a flood plain or susceptible to flooding.
Utilities	
✓	Identify water supply provider, the source of the water intended to serve the subdivision, and indicate the CCN number
N/A	If groundwater is the water source, provide required certification by registered engineer
N/A	Provide on-site sewage facility study information if outside the municipal sanitary sewer system
N/A	Provide recording information on all existing utility easements.
✓	Show any required utility easements.
✓	Verify that City utilities, services, and streets (electric, water, sewer, street) are provided to each lot. Additionally, use service provider letters to verify other utilities that may be required such as gas, telephone, and cable.



RECEIVED City of Farmersville
 DATE 11-22-17
 BY Paula Jackson

SUBDIVISION APPLICATION FORM City of Farmersville, Texas

Please Type or Print Information

This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.

In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.

For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.

Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.

Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.

Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.

Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.

Pre-Application Requirements		
Yes	No	Requirement
	✓	Attended Pre-Application Conference
✓		Plat described by metes and bounds
✓		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
✓		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
✓		Plat is located in Collin County
	✓	Plat is located in Hunt County
✓		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
✓			** Six copies of plat. Dimensions should be 24" X 36".
✓			** Original certified tax certificate
		✓	** Utility service provider letters
✓			** Proof of land ownership document
✓			** Electronic version of plat on CD (.PDF and .DWG)
✓			** Fees with appropriate retainer as required
		✓	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
		✓	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
		✓	Two copies of engineering plans
		✓	On-Site Sanitary Sewer Facility (OSSF) certification document
		✓	Engineer's Summary Report
		✓	Development schedule
		✓	Development agreement
		✓	Copy of covenants, conditions, restrictions, and agreements
		✓	Geotechnical report
		✓	Traffic study
		✓	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Plat Document Submittal	
	Concept Plan
	Preliminary Plat
✓	Final Plat
	Development Plat
	Replat
	Amending Plat
	Minor Plat
	Vacated Plat

Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	TERRY & SUE WILLIAMS
Address	202 INDUSTRIAL CT.
City	WYLIE
State	TX
Zip	75098
Work Phone Number	
Facsimile Number	
Mobile Phone Number	214 797 9669
Email Address	
Applicant/Responsible Party Information	
Name	SAME AS OWNER
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	N/A
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	MATTHEW BUSBY
Address	116 MCKENNEY ST.
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	214 499 8472
Email Address	

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	SUMMIT ADDITION
Total Acreage of Development	1.17 AC.
Physical Location of Property	S. MAIN / SUMMIT
Legal Description of Property	SEE PLAT
Number of Lots	1

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input checked="" type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input type="checkbox"/>	Extra-Territorial Jurisdiction

Subdivision Application Form

Place "X" or check mark in appropriate box indicating the proposed zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning	
	A Agricultural District
	SF-1 One-Family Dwelling District
✓	SF-2 One-Family Dwelling District
	SF-3 One-Family Dwelling District
	2F Two-Family Dwelling District
	MF-1 Multiple-Family Dwelling District-1
	MF-2 Multiple-Family Dwelling District-2
	P Parking District
	O Office District
	NS Neighborhood Service District
	GR General Retail District
	C Commercial District
	HC Highway Commercial
	CA Central Area District
	I-1 Light Industrial District
	I-2 Heavy Industrial District
	PD Planned Development District
	Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
✓	One Family Detached Dwelling
	One Family Attached Dwelling
	Zero Lot Line Dwelling
	Town Home
	Two Family Dwelling
	Multiple Family Dwelling
	Boarding or Rooming House
	Bed and Breakfast Inn
	Hotel or Motel
	HUD Code Manufactured Home
	Industrialized Housing
	Mobil Home

Use of Land and Buildings	
Accessory And Incidental Uses	
	Accessory Building
	Farm Accessory Building
	Home Occupation
	Off Street Parking Incidental to Main Use
	Stable
	Swimming Pool
	Temporary Field Office or Construction Office
Utility And Services Uses Electrical Substation	
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
Recreational And Entertainment Uses	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

Use of Land and Buildings	
Educational And Institutional Uses	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
Transportation Related Uses	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
Automobile Service Uses	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

Subdivision Application Form

Use of Land and Buildings	
Retail And Related Service Uses	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy

	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop □ Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	
Water Supplier	
Sewage Disposal	
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.


Owner's Signature


Owner's Name (Printed)


Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date

City of Farmersville Staff Only

(Applicant, do not mark in spaces below)

Description	Response
Name of City Staff Worker Receiving Application	P. Jackson
Fee Amount	\$ 1000. ⁰⁰ retained
Check Number	30754
Date Received	11-22-17
City Receipt Number	00186445
City Asset Account Number	

After Recording Return to:
Stewart Title
8812 Coleman Blvd.
Frisco, TX 75034

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: August 18, 2017

Grantor: Amanda Lynn Addington

Grantor's Mailing Address: 3201 Montecito Dr., Denton, Tx 76205

Grantee: Terry Williams and Sue Williams

Grantee's Mailing Address: 202 Industrial Ct. Wylie, TX 75098

Consideration: TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand received and hereby acknowledged by Grantor.

Property (including any improvements):

The land hereinafter referred to is situated in the City of Farmersville, County of Collin, State of TX, and is described as follows:

Tract 1:

Situated in the City of Farmersville, Collin County, Texas, and being described as Tract IA Lot 1, Block 1 of the Wylie Addition to the City of Farmersville and being more particularly described as 1 1/2 acres of land situated about 16 miles East of McKinney; one-half mile South of the Town of Farmersville, part of the W.B. Williams Survey of 3605 acres, Abstract No. 952;

Beginning at the Northwest corner of a tract for Cochran now owned by J.W. Neathery;

Thence West 1-63/100 chains to stake in the South edge of Farmersville & Terrell road;

Thence South 3 chains and 12 1/2 links;

Thence East 1-63/100 chains to West line of a tract belonging to G.W. Boulwer, same being now J.W.

Neathery's West line;

Thence North said Neathery's West line 3 chains and 12 1/2 links to place of beginning; it being the intention to convey the same property deeded to R.P. Jordon, May 23, 1894, by deed recorded in Volume 74, Page 134-6, Deed Records, Collin County, Texas, to which reference is made for a more definite description.

Tract 2:

Situated in the City of Farmersville, Collin County, Texas, and being Tract 5-B Lot 5, Block I of the Wylie Addition to the City of Farmersville, Texas, more particularly described as a part of a two acre tract deeded by Geo. Boulware and wife to A.H. Neathery, on the 27th day of December, 1882, and recorded in Volume 19, Page 12, Deed Records of Collin County, Texas, also a lot of land deeded to A.H. Neathery by G.A. and Hattie Stanford on November 28, 1879, and recorded in Book 13, Pages 293-4, Deed Records, Collin County, Texas; both of said tracts of said land being a part of the W.B. Williams Survey and bounded and described as follows:

Beginning at a stake in the South boundary line and 42 feet East of the Southwest corner of said 2 acre tract;

Thence West with said South boundary line of said 2 acre tract 42 feet to the Southwest corner thereof;

Thence West on South boundary line of said Stanford tract, 141 feet to stake in the Farmersville and Millwood road, same being Farmersville and Terrell road, the Southwest corner of said Stanford tract;

Thence North 210 feet with the West boundary line of said Stanford tract to the Northwest corner thereof;

Thence East 141 feet to the Northeast corner of said Stanford tract, the same being one of J.W. Neathery's Southwest corner;

Thence East 42 feet to J.W. Neathery's inside Southwest corner;

Thence South 210 feet to place of beginning, containing 7/8ths of an acre of land, more or less.

And being the same property described in Sheriff's Tax Deed dated February 1, 1938, from L.C. Bumpass, Deceased, by Sheriff, to the City of Farmersville, recorded in Volume 317, Page 50, Collin County Deed Records.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2017 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or

boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (1) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (3) filled-in lands or artificial islands, (4) water rights, including riparian rights, or (5) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area; validly existing easements, reservations or exceptions which are recorded in the real property records of the County where the Property is located.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

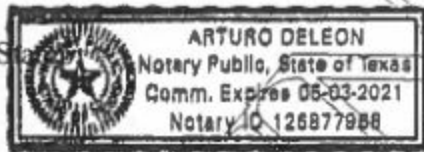
Amanda Lynn Addington
Amanda Lynn Addington

THE STATE OF TEXAS
COUNTY OF Collin

§
§

This instrument was acknowledged before me on this the 19 day of August, 2017, by Amanda Lynn Addington.

Arturo DeLeon
Notary Public, State of Texas



Printed Name of Notary

My Commission Expires: _____



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/22/2017 02:53:09 PM
\$34.00 SCAPELA
20170822001123870

Prepared by:
Ruais Law, PLLC
8951 Collin McKinney Parkway
Ste. 201
McKinney, TX 75070

Stacey Kemp

Kenneth L. Maun
Tax Assessor/Collector
Collin County



2300 Bloomdale Road Ste. 2324
 P.O. Box 8046
 McKinney, TX 75071
 Ph: 972-547-5020
 Metro: 972-424-1460 ext. 5020

TAX CERTIFICATE FOR ACCOUNT : R1069001001A1

PAGE 1 OF 1

AD NUMBER: 1246878

DATE : 11/21/2017

GF NUMBER:

FEE : \$10.00

CERTIFICATE NO : 23993827

PROPERTY DESCRIPTION

RECEIVED *City of Farmersville*
 DATE 11-23-17
 BY Paula Jackson

COLLECTING AGENCY

WILEY ADDITION (CFC)BLK 1101
 1A & 5B

Collin County
 2300 Bloomdale Road Ste. 2324
 P.O. Box 8046
 McKinney TX 75071

0000413 S MAIN ST
 0 ACRES

REQUESTED BY

PROPERTY OWNER

BOUNDARY SOLUTIONS INC

WILLIAMS TERRY &
 SUE WILLIAMS
 202 INDUSTRIAL CT
 WYLIE TX 75098-3952

116 MCKINNEY ST
 FARMERSVILLE TX 75442

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

THE ABOVE DESCRIBED PROPERTY TAX HAS/S RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

CURRENT VALUES			
LAND MKT VALUE:	\$47,500.00	IMPROVEMENT :	\$0.00
AG LAND VALUE:	\$0.00	DEF HOMESTEAD:	\$0.00
APPRAISED VALUE:	\$47,500.00	LIMITED VALUE:	\$0.00
EXEMPTIONS:			
LAWSUITS:			

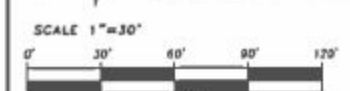
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	COLLIN COLLEGE	\$37.91	\$0.00	\$0.00	\$0.00	\$0.00	\$37.91
2017	Collin County	\$91.32	\$0.00	\$0.00	\$0.00	\$0.00	\$91.32
2017	FARMERSVILLE CITY	\$370.50	\$0.00	\$0.00	\$0.00	\$0.00	\$370.50
2017	FARMERSVILLE ISD	\$627.00	\$0.00	\$0.00	\$0.00	\$0.00	\$627.00
2017 SUB TOTAL							\$1,126.73

TOTAL CERTIFIED TAX DUE 11/2017 : \$ 1,126.73

ISSUED TO : BOUNDARY SOLUTIONS INC
 ACCOUNT NUMBER: R1069001001A1

CERTIFIED BY: *Deanna Bailey*

Collin County Property Tax Off



UTILITIES TO BE PROVIDED BY:
 WATER: City of Farmersville, CC# 13008
 ELECTRIC: Farmersville Electric
 SEWER: City of Farmersville
 GAS: Atmos

3/4\" = STEEL ROD SET
 1/2\" = STEEL ROD FOUND

0 DENOTES A 1/4\" STEEL ROD SET CAPED "BOUNDARY BALL" UNLESS OTHERWISE NOTED.

- Notes:**
- 1) Purpose of this plat is to create 1 platted lots.
 - 2) Subdivision is located in Farmersville ISD.
 - 3) Subject tract located within Zone X as scaled from F.I.R.M. Panel 48083CD340J, dated June 2, 2009. Zone X being defined as "areas determined to be outside the 0.2% annual chance floodplain."
 - 4) Verify exact location of underground utilities prior to construction.
 - 5) Bearings based on West line of Beach Addition (Vol. 2017, Pg. 22).

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

SURVEYOR'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS:
 That I, Matthew Busby, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Farmersville.

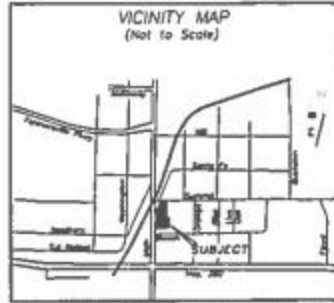
Matthew Busby
 R.P.L.S. No. 5731

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

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



Subject tract is located within the Farmersville Independent School District (F.I.S.D.).
 Property is located in City of Farmersville, Texas.
 Current Zoning of subject tract is SFZ.

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Terry Williams and Sue Williams, are the owners of a tract of land situated in the W.B. Williams Survey, A-952, City of Farmersville, Collin County, Texas and being further described as follows:

BEING all that tract of land in the City of Farmersville, Collin County, Texas, out of the W.B. Williams Survey, A-952, and being part of Tract 1 and part of Tract 2 in a deed to Terry Williams and Sue Williams as recorded under CC# 20170822001123870 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEINGING of a 5/8 inch steel rod found on the South line of Summit Street, at the Northeast corner of said Tract 1, and at the Northwest corner of that called 0.48 acres of land described in a deed to Gustavo Maldonado Juarez and Veronica Maldonado as recorded under CC# 20160513000590550 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 42 minutes 40 seconds West, 208.80 feet to an axis found at the Southeast corner of said Tract 1, on the North line of said Tract 2, and at the Southwest corner of said 0.48 acres;

THENCE North 87 degrees 50 minutes 33 seconds East, 42.03 feet to a 3/8 inch steel rod found at the Northeast corner of said Tract 2, and at the Northwest corner of Lot 1 of the Beach Addition as recorded in Volume 2017, Page 22 of the Plat Records of Collin County, Texas;

THENCE South 02 degrees 42 minutes 48 seconds West (Bearing Beals), 147.31 feet along the West line of said Lot 1 to a 5/8 inch steel rod found at the Northwest corner of that tract of land described in a deed to Lee O. Torres and Beatriz Gonzales as recorded under CC# 20130705000938670 of the Official Public Records of Collin County, Texas;

THENCE South 89 degrees 18 minutes 43 seconds West, 173.60 feet to a 5/8 inch steel rod set on the East line of S. Main Street, and at the Northwest corner of that tract of land described in a deed to Jerry Davis as recorded under CC# 20081229001831880 of the Official Public Records of Collin County, Texas, from which a 1/2 inch steel rod found at the Northeast corner of said Davis tract bears North 89 degrees 18 minutes 43 seconds East, 99.00 feet for witness;

THENCE North 00 degrees 42 minutes 32 seconds East, 237.24 feet along the East line of said S. Main Street to a 5/8 inch steel rod set on the Southeast line of the Kansas City Railroad right of way, same being at point of non-tangent curve;

THENCE Northeasterly, 129.84 feet along said railroad right of way and a curve to the left having a radius of 3343.00 feet and a central angle of 02 degrees 13 minutes 37 seconds (Chord bears North 24 degrees 25 minutes 48 seconds East, 129.93 feet) to a 5/8 inch steel rod set on the South line of said Summit Street;

THENCE North 89 degrees 31 minutes 07 seconds East, 84.48 feet along the South line of said Summit Street to the POINT OF BEGINNING, containing 1.17 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That, Terry & Sue Williams, do hereby adopt this plat designating the herein above described property as Final Plat of Lot 1, Block 1 of the Summit Addition, an addition to the City of Farmersville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes and any and all related necessary appurtenances. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Farmersville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities dealing to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Farmersville's use thereof.

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

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

WITNESS, my hand this the _____ day of _____ 20____.

Terry Williams
 Sue Williams

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

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

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

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

APPROVAL BLOCK:
"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
 City of Farmersville, Texas

Date _____

"APPROVED FOR CONSTRUCTION"

Mayor, City of Farmersville, Texas

Date _____

"ACCEPTED"

Mayor, City of Farmersville, Texas

Date _____

The undersigned, the City Secretary of the City of Farmersville, Texas, hereby certifies that the foregoing Final Plat of the Summit Addition, Lot 1, Block 1, an addition to the City of Farmersville, Texas was submitted to the City Council on the _____ day of _____ 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this _____ day of _____ A.D., 20____.

City Secretary
 City of Farmersville, Texas

FINAL PLAT
OF
THE SUMMIT ADDITION
LOT 1, BLOCK 1

Being part of Tract 1 and part of Tract 2 in a deed to Terry Williams and Sue Williams as recorded under CC# 20170822001123870 of the Official Public Records of Collin County, Texas
TOTAL ACRES = 1.17 ACRES
W. B. WILLIAMS SURVEY, A-952

OWNER:
 Terry & Sue Williams
 202 Industrial Ct.
 Wylie, TX 75098

SURVEYOR:
 Boundary Solutions
 P.O. Box 250
 Caddo Mills, TX 75135
 972-782-8082



13 November 2017

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

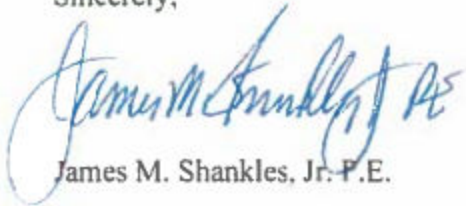
RE: Wilson Hill Addition
Block A, Lot 1 & Lot 2

Mr. White:

The above referenced plat has been reviewed according to the ordinances of the City of Farmersville.

It is recommended that the plat be approved. Please contact me if you should have any questions or need additional information.

Sincerely,


James M. Shankles, Jr. P.E.





Final Plat Review Checklist

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

Name of Subdivision	<i>Wilson Estates</i>
Owner	<i>Herbert & Donna Wilson</i>
Reviewed By	<i>[Signature]</i>
Date	<i>11-2-17</i>

Place "X" or check mark in appropriate box. Place "N/A" in boxes where the line item is "not applicable".

Submission Materials	
<input checked="" type="checkbox"/>	Six copies of plat. Dimensions should be 24" X 36".
<input checked="" type="checkbox"/>	Original certified tax certificate
<i>NA</i>	Utility service provider letters
<input checked="" type="checkbox"/>	Proof of land ownership document
<input checked="" type="checkbox"/>	Electronic version of plat on CD (.PDF and .DWG)
<i>NA</i>	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
<i>NA</i>	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
<i>NA</i>	On-Site Sanitary Sewer Facility (OSSF) certification document <i>Existing</i>
<i>NA</i>	Development schedule
<i>NA</i>	Development agreement
<i>NA</i>	Copy of covenants, conditions, restrictions, and agreements
<i>NA</i>	Geotechnical report
<i>NA</i>	Traffic study
<i>NA</i>	Application letter for proposed street names
General	
<input checked="" type="checkbox"/>	Date of preparation. Revision letter suggested.
<input checked="" type="checkbox"/>	The plat substantially conforms to the approved Preliminary Plat.
<input checked="" type="checkbox"/>	The plat shall state the name, address, and telephone number of the owner and be signed and notarized.

Final Plat Review Checklist

✓	The plat shall state the name, address, and telephone number of the surveyor and/or engineer.
✓	Indicate the total acreage and legal description of the subdivision.
✓	Provide a small scale vicinity map on the plat indicating the location of the subdivision in relation to other subdivisions, major roads, towns, cities, counties and/or topographical features. Indicate city limits and/or ETJ or indicate by note all within city limits or ETJ
✓	Indicate the distance to the nearest road intersection.
✓	Provide the names of the adjacent property owners and/or subdivisions, the vol./page/instrument number deed and lot/block/date recorded.
✓	Provide North arrow and scale (both graphical and written).
✓	Indicate the school district(s) where the subdivision is located.
NA	Indicate the proposed phases of development.
NA	Indicate any lots proposed for parks, squares, greenbelts, school or other public use facilities.
NA	Building setbacks
✓	Lot and block numbering are provided and match the legal description of the property.
✓	Indicate boundary lines, abstract or survey lines, corporate or other jurisdictional boundaries, existing or proposed highways and streets.
✓	The length and bearing of all lot lines and reference ties to a survey corner or existing subdivision corner.
NA	Establish 2 permanent monuments per development tied to City's approved vertical control monumentation
NA	Tie at least one corner of the subdivision to the City's approved vertical control monumentation
✓	The location, width and names of all streets, alleys, and easements.
✓	The proposed arrangement and square footage (acreage) of lots.
✓	A title block within the lower right hand corner which shows the name of the subdivision, the name and address of the owner, name of the land planner, licensed engineer or registered surveyor who prepared the plat, the scale of the plat, the date of the plat and the location of the property according to the abstract or survey records of the county.
✓	Scale, date and north arrow oriented at the top or left side of the sheet.
NA	Zoning of the subject property and all adjacent properties
✓	Conforms with Collin or Hunt County plat standards
✓	Physical features of or on the land that should not be shown on the plat: topography, buildings, structures, water bodies, tree cover, etc.
Statements	
✓	As required for final plats in the subdivision regulations.
✓	Provide a place for the County Clerk of Collin County to stamp the date and location where the plat will be filed in the lower right hand corner of the plat drawing.
✓	Property owner's certificate in accordance with City Subdivision Ordinance 2.5.B.4.a
✓	Surveyor's certificate in accordance with City Subdivision Ordinance 2.5.B.4.b
✓	Approval block in accordance with City Subdivision Ordinance 2.5.B.4.c

Final Plat Review Checklist

	Special notice in accordance with City Subdivision Ordinance 2.5.B.4.d
NA	VAM easement notice in accordance with City Subdivision Ordinance 2.5.B.5
NA	Access easement notice in accordance with City Subdivision Ordinance 2.5.B.6
NA	Provide a statement that all On Site Septic Systems comply with the requirements of any applicable State, County, and/or City requirements for on-site sewage facilities, and the signature of the designated representative.
NA	For a private road include the phrase: "...as recorded in Vol. ___ Page ___ (instrument number) of the Official Public Records of ___ County."
Road And Right-Of-Way Information	
NA	Provide the name, location, length and right-of-way widths of all proposed road and existing roads
NA	Provide written confirmation by 911 for proposed road name(s) <u>EXISTING</u>
NA	Show the location, size and proposed use of all proposed access easements, or shared access driveways.
Drainage	
NA	Show any required drainage easements.
Floodplain	
✓	Show the 100 year floodplain, regulatory floodway (if applicable) and base flood elevations or state that none of the subdivision lies within the 100 year floodplain. Include the applicable FIRM community-panel number.
NA	Show the limits of the floodplain within a dedicated drainage easement.
NA	Include the following statement: "All development within the 100-year 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 Engineers Office prior to the construction of any structure(s) within the floodplain."
✓	Provide a benchmark showing NGVD 29 elevation, with latitude and longitude coordinates. <u>NAD 83</u>
NA	Minimum finished floor elevations of the building foundations shall be shown for lots adjacent to a flood plain or susceptible to flooding.
Utilities	
E	Identify water supply provider, the source of the water intended to serve the subdivision, and indicate the CCN number
Well	If groundwater is the water source, provide required certification by registered engineer
E	Provide on-site sewage facility study information if outside the municipal sanitary sewer system
NA	Provide recording information on all existing utility easements.
NA	Show any required utility easements.
NA	Verify that City utilities, services, and streets (electric, water, sewer, street) are provided to each lot. Additionally, use service provider letters to verify other utilities that may be required such as gas, telephone, and cable.

E = EXISTING



SUBDIVISION APPLICATION FORM
City of Farmersville, Texas



Please Type or Print Information

This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.

In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.

For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.

Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.

Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.

Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.

Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.

Pre-Application Requirements		
Yes	No	Requirement
	✓	Attended Pre-Application Conference
✓		Plat described by metes and bounds
		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
✓		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
✓		Plat is located in Collin County
	✓	Plat is located in Hunt County
✓		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
✓			** Six copies of plat. Dimensions should be 24" X 36".
✓			** Original certified tax certificate - <i>need updated one - Will need 2 for each prop</i>
			** Utility service provider letters
✓			** Proof of land ownership document
✓			** Electronic version of plat on CD (.PDF and .DWG) - <i>need new pdf & dig</i>
✓			** Fees with appropriate retainer as required
	✓		Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
			Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
		✓	Two copies of engineering plans
<i>existing</i>		✓	On-Site Sanitary Sewer Facility (OSSF) certification document
			Engineer's Summary Report
		✓	Development schedule
		✓	Development agreement
		✓	Copy of covenants, conditions, restrictions, and agreements
		✓	Geotechnical report
		✓	Traffic study
		✓	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Plat Document Submittal	
	Concept Plan
	Preliminary Plat
✓	Final Plat
	Development Plat
	Replat
	Amending Plat
	Minor Plat
	Vacated Plat

Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	Herbert Wilson / Richard Hill
Address	2333 CR 700 / 2315 CR 700
City	Farmersville / Farmersville
State	Tx / Tx
Zip	75442 / 75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Applicant/Responsible Party Information	
Name	Herbert Wilson
Address	2333 CR 700
City	Farmersville
State	Tx
Zip	75495
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	Jurdukan Surveying, Inc.
Address	PO Box 126
City	Anna
State	Tx
Zip	75409
Work Phone Number	(972) 924-8200
Facsimile Number	
Mobile Phone Number	
Email Address	

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	Wilson Hill Estates
Total Acreage of Development	11.773
Physical Location of Property	SW Corner of CR 700 where it turns right
Legal Description of Property	Block A, Lots 1&2 James Ellison Survey
Number of Lots	2

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input checked="" type="checkbox"/>	Extra-Territorial Jurisdiction

Subdivision Application Form

Place "X" or check mark in appropriate box indicating the proposed zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning	
A	Agricultural District
SF-1	One-Family Dwelling District
SF-2	One-Family Dwelling District
SF-3	One-Family Dwelling District
2F	Two-Family Dwelling District
MF-1	Multiple-Family Dwelling District-1
MF-2	Multiple-Family Dwelling District-2
P	Parking District
O	Office District
NS	Neighborhood Service District
GR	General Retail District
C	Commercial District
HC	Highway Commercial
CA	Central Area District
I-1	Light Industrial District
I-2	Heavy Industrial District
PD	Planned Development District
✓	Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
✓	One Family Detached Dwelling
	One Family Attached Dwelling
	Zero Lot Line Dwelling
	Town Home
	Two Family Dwelling
	Multiple Family Dwelling
	Boarding or Rooming House
	Bed and Breakfast Inn
	Hotel or Motel
	HUD Code Manufactured Home
	Industrialized Housing
	Mobil Home

Use of Land and Buildings	
Accessory And Incidental Uses	
	Accessory Building
	Farm Accessory Building
	Home Occupation
	Off Street Parking Incidental to Main Use
	Stable
	Swimming Pool
	Temporary Field Office or Construction Office
Utility And Services Uses Electrical Substation	
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
Recreational And Entertainment Uses	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

Use of Land and Buildings	
Educational And Institutional Uses	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
Transportation Related Uses	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
Automobile Service Uses	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

Use of Land and Buildings	
Retail And Related Service Uses	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy
	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.


Utility Providers	
Description of Service	Name
Electrical Service Provider	
Water Supplier	
Sewage Disposal	<i>On-site</i>
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.

<u><i>Herbert Wilson</i></u> <i>Owner's Signature</i>	<u>Herbert Wilson</u> <i>Owner's Name (Printed)</i>	<u>11-9-17</u> <i>Date</i>
<hr/> <i>Co-Owner's Signature</i>	<hr/> <i>Co-Owner's Name (Printed)</i>	<hr/> <i>Date</i>
<hr/> <i>Co-Owner's Signature</i>	<hr/> <i>Co-Owner's Name (Printed)</i>	<hr/> <i>Date</i>

City of Farmersville Staff Only

(Applicant, do not mark in spaces below)

Description	Response
Name of City Staff Worker Receiving Application	
Fee Amount	\$ 1,000. ⁰⁰
Check Number	# 1291
Date Received	11-2-17
City Receipt Number	
City Asset Account Number	

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN.

That we, Billy A. Rea and wife, Bessie Rea, hereinafter referred to as Grantors, for and in consideration of the sum of \$10.00 cash in hand to us paid by Herbert Wilson and wife, Donna R. Wilson, hereinafter referred to as Grantees, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt of which is hereby also acknowledged, and for the further consideration that the Grantees herein have executed and delivered to Grantors their one certain promissory note of even date herewith in the principal sum of \$14,400.00, which said note bears interest and is due and payable as therein provided, and a vendpr's lien is here retained against the hereinafter described premises for the security and until the full and final payment of said note, HAVE GRANTED, SOLD AND CONVEYED and do by these presents grant, sell and convey unto the said Grantees the following described real estate, to-wit:

SITUATED in Collin County, Texas, in the James Ellison Survey, Abstract No. 293, and being part of a 34.38 acre tract described in a Contract of Sale from the Texas Veterans Land Board to Billy A. Rea, recorded in Volume 557, Page 30, of the Collin County Deed Records, and being more fully described as follows:

BEGINNING at an iron stake in the Northeast corner of the said tract at an E-11 in a public road.

THENCE SOUTH 0 deg 30 min 00 sec West with the East line of the tract, 306.53 feet to an iron stake.

THENCE WEST, 1595.39 feet to an iron stake in the West line of the said tract.

THENCE NORTH 9 deg 14 min 53 sec West with the West line of the tract, 326.60 feet to a concrete marker in the Northwest corner thereof.

THENCE SOUTH 89 deg 39 min 40 sec East with a fence line along the North line of the tract, 763.10 feet to a stake.

THENCE SOUTH 89 deg 16 min 03 sec East with an established fence along the North line of the tract, 800.25 feet to the place of beginning; and

CONTAINING 11.766 acres of land.

The Warranty contained herein is subject to the following:

1) An outstanding undivided one-fourth ($\frac{1}{4}$) mineral interest as conveyed by Travelers Insurance Company to The Prospect Company by deed dated May 20, 1936, and recorded in Volume 305, Page 151, Deed Records of Collin County, Texas.

2) An outstanding undivided one-eighth ($\frac{1}{8}$) interest in and to all oil, gas and other minerals as reserved in the deed from James S. Parks, et ux, to the Veterans Land Board of the State of Texas, dated September 12, 1959, and recorded in Volume 557, Page 15, Deed Records of Collin County, Texas.

3) That portion of the property located within the boundaries of public or private roadways.

The Grantors herein reserve for themselves, their heirs and assigns, an undivided one-half ($\frac{1}{2}$) of their five-eighths ($\frac{5}{8}$) interest in and to all oil, gas and other minerals on, under or that may be produced from said premises. The interest so reserved by these Grantors shall be a nonparticipating interest, and the owners of such interest shall not participate in any bonuses or delay rentals paid for a release of said premises, nor shall it be necessary for the owners of such interest to enter into a lease of said premises.

The above described real estate is conveyed subject to the following restrictions which shall be binding upon these Grantees, their heirs and assigns, for a period of twenty-five (25) years from the date hereof, and thereafter shall be automatically renewed for successive periods of ten (10) years each unless such restrictions are revoked or amended by the then owners of a majority of said premises, to-wit:

1) No mobile home shall be placed on the property except as the primary residence of the owner of said property.

2) No outside toilets shall be installed or maintained on said premises, and all plumbing shall be connected to a septic tank constructed and installed in accordance with the County and State health specifications.

3) There shall be no more than two (2) inoperative motor vehicles stored or parked on said premises at any given time.

4) Said property shall not be used or maintained as a dumping ground for rubbish. Trash, garbage and other wastes shall not be stored on said premises except in sanitary containers. All incinerators or other equipment for the disposal of such material shall be kept in a clean and sanitary condition.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever.

VOL 1345 PAGE 834

And we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS GRANTORS' HANDS this the 14th day of January, 1981.

Billy A. Rea
Billy A. Rea

Bessie Rea
Bessie Rea

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BILLY A. REA AND BESSIE REA, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20 day of January, 1981.



Kalera Copel
Notary Public, Collin County, Texas

FILED FOR RECORD 21 DAY OF Jan A.D. 1981 at 10:52 A.M.
RECORDED 22 DAY OF Jan A.D. 1981
MARGIE L. CRAFT, COUNTY CLERK, COLLIN COUNTY, TEXAS.
BY: Ann Bowen DEPUTY.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed

Date: August 16, 2017

Grantor: HERBERT WILSON and DONNA R. WILSON s/p/a DONNA WILSON

Grantor's Mailing Address:

HERBERT WILSON and DONNA R. WILSON

County

Grantee: RICHARD S. HILL

Grantee's Mailing Address:

RICHARD S. HILL
2215 CR 700
Farmersville Tx 75942
Collin County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All that certain lot, tract or parcel of land situated in the J. Ellison Survey, Abstract No. 293, Collin County, Texas, and being part of that tract of land described in a Deed from Billy A. Rea, et ux, to Herbert Wilson, et ux, as recorded in Volume 1345, Page 833 of the Deed Records of Collin County, Texas (hereinafter called Subject Tract), and being more particularly described on Exhibit "A" attached hereto and incorporated herein as if fully set forth.

Reservations from Conveyance:

There is reserved herein in favor of Grantors, their heirs, successors and assigns, in perpetuity, an easement for the right to maintain, replace and use the existing septic lateral lines located on the Property as defined on that certain survey by Stovall & Assoc., Job No. 17024, dated July 27, 2017. This reservation shall provide Grantors with the right to the use of the Property affected, and Grantee is prohibited from building any improvements thereupon which would interfere with the septic lines' use and maintenance.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2017, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or

to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Grantee is taking the property in an arm's-length agreement between the parties. The purchase price was bargained on the basis of an "AS IS, WHERE IS" transaction and reflects the agreement of the parties that there are no representations, disclosures, or express or implied warranties, except for the warranty of title stated in the closing documents. The property will be conveyed to grantee in an "AS IS, WHERE IS" condition, with all faults. Grantor makes no warranty of condition, merchantability, or suitability or fitness for a particular purpose with respect to the personal property. All warranties, except the warranty of title in the closing documents, are disclaimed.

When the context requires, singular nouns and pronouns include the plural.



HERBERT WILSON


DONNA R. WILSON

STATE OF TEXAS)
COUNTY OF HUNT)

This instrument was acknowledged before me on August 14, 2017 by HERBERT WILSON.





Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF HUNT)

This instrument was acknowledged before me on August 16, 2017 by DONNA R. WILSON.




Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
GEORGE IVAN ALEXANDER
CURTIS, ALEXANDER, McCAMPBELL, P.C.
2708 Washington Street
P. O. Box 1274
Greenville, TX 75403-1274
Tel: (903) 455-8113
Fax: (903) 454-3371

AFTER RECORDING RETURN TO:
KINCY ABSTRACT & SABINE TITLE COMPANY
6417 Wesley Street
P. O. Box 1413
Greenville, TX 75403

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the J. Ellison Survey, Abstract No. 293, Collin County, Texas, and being part of that tract of land described in a Deed from Billy A. Rea, et ux, to Herbert Wilson, et ux, as recorded in Volume 1345, Page 833 of the Deed Records of Collin County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found (disturbed) for corner in County Road No. 700 at the Northeast corner of the above cited Subject Tract;

THENCE S. 00 deg. 38 min. 00 sec. W. along the center of County Road No. 700 a distance of 100.00 feet to a point for corner;

THENCE N. 89 deg. 14 min. 25 sec. W., passing a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for witness at a distance of 30.00 feet, and continuing for a total distance of 340.98 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner in a fence;

THENCE S. 02 deg. 43 min. 26 sec. E. along a fence a distance of 210.31 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner in the North line of that tract of land described in a Deed from Harriet Jo Hill to Richard Schanberg Hill as recorded in Document No. 20071203001613270 of the Official Public Records of Collin County, Texas;

THENCE S. 89 deg. 57 min. 01 sec. W. with the North line of said Hill tract a distance of 1265.49 feet to a 60-d nail found for corner at the Northwest corner of said Hill tract;

THENCE N. 09 deg. 20 min. 56 sec. W. with the West line of said Subject Tract a distance of 327.16 feet to a concrete monument found for corner at the Northwest corner of said Subject Tract;

THENCE S. 89 deg. 40 min. 12 sec. E. with the North line of said Subject Tract a distance of 763.10 feet to a 60-d nail found for corner;

THENCE S. 89 deg. 14 min. 25 sec. E. with the North line of said Subject Tract, passing a 1/2" iron rod found for witness at a distance of 837.63 feet, and continuing with the North line of said Subject Tract for a total distance of 887.69 feet to the POINT OF BEGINNING and containing 10.16 acres of land.

UNOFFICIAL



Filed and Recorded
Official Public Records
Stacy Kemp, County Clerk
Collin County, TEXAS
08/17/2017 03:57:05 PM
\$34.00 DLAIRB
20170817091104760

[Signature]



Farmersville



Dear City of Farmersville Planning Division:

I, Wilson, Herbert, am the owner or owner's representative of a tract or tracts of real property located in the City of Farmersville, Texas, located at and described as Wilson Hill Estates Block A, Lots 1 & 2 James Ellis OD. I have filed an application for approval of Survey Abstract No. 293 a subdivision plat for this property. I hereby waive the 30-day plat review period established by Section 212.009 of the Texas Local Government Code and acknowledge that the City may require more than 30 days to properly review and consider the plat application. I understand and agree that the plat application may be considered and approved or denied by the Planning and Zoning Commission and/or the City Council more than 30 days later than the date that it was first filed.

Respectfully,

Herbert Wilson

Signed by or on behalf of the applicant

11-2-17

Date

— DISCOVER A TEXAS TREASURE —

**Kenneth L. Maun
Tax Assessor/Collector
Collin County**



2300 Bloomdale Road Ste. 2324
P.O. Box 8046
McKinney, TX 75071
Ph: 972-547-5020
Metro: 972-424-1460 ext. 5020

TAX CERTIFICATE FOR ACCOUNT : R629300200801
AD NUMBER: 2120885
GF NUMBER:
CERTIFICATE NO : 23936036

COLLECTING AGENCY

Collin County
2300 Bloomdale Road Ste. 2324
P.O. Box 8046
McKinney TX 75071

REQUESTED BY

SURDUKAN SURVEYING INC

PO BOX 126
ANNA TX 75409

DATE : 10/19/2017

FEE : \$10.00

PROPERTY DESCRIPTION

ABS A0293 J ELLISON SURVEY|SHE
ET 2|TRACT 8|11.37 ACRES

0002333 COUNTY ROAD 700
11.37 ACRES

PROPERTY OWNER

WILSON HERBERT ET UX

2333 COUNTY ROAD 700
FARMERSVILLE TX 75442

PAGE 1 OF 1

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

CURRENT VALUES			
LAND MKT VALUE:	\$10,016.00	IMPROVEMENT :	\$122,637.00
AG LAND VALUE:	\$92,314.00	DEF HOMESTEAD:	\$0.00
APPRAISED VALUE:	\$224,967.00	LIMITED VALUE:	\$0.00
EXEMPTIONS:	Ag 1D1, General Homestead, Over 65		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	COLLIN COLLEGE	\$73.04	\$0.00	\$0.00	\$0.00	\$0.00	\$73.04
2017	Collin County	\$184.69	\$0.00	\$0.00	\$0.00	\$0.00	\$184.69
2017	FARMERSVILLE ISD	\$655.78	\$0.00	\$0.00	\$0.00	\$0.00	\$655.78
2017 SUB TOTAL							\$913.51

TOTAL CERTIFIED TAX DUE 10/2017 : \$ 913.51

ISSUED TO : SURDUKAN SURVEYING INC
ACCOUNT NUMBER R629300200801

CERTIFIED BY : Kerri Sexton

Collin County Property Tax Off



01 December 2017

Mr. Ben White, P.E.
City Manager & Director of Public Works
City of Farmersville
205 S Main Street
Farmersville, Texas 75442


RE: The Summit Addition 2
Final Plat

Mr. White:

The final plat for The Summit Addition 2 to the City of Farmersville has been reviewed according to the rules, regulations and ordinances of the City of Farmersville.

We recommend approval of the Final Plat, contingent on the submittal of fees, tax certificates and utility letters. Please contact us at 972-784-7777 if you should have any questions or need additional information.

Sincerely,


James M. Shankles, Jr., P.E.
DBI Engineers, Inc.





Final Plat Review Checklist

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

Name of Subdivision	SUMMIT ADDITION 2
Owner	GUSTAVO & VERONICA MALDONADO
Reviewed By	JAMES M. SHANKLES, JR
Date	30 Nov 2017

Place "X" or check mark in appropriate box. Place "N/A" in boxes where the line item is "not applicable".

Submission Materials	
11/29	Six copies of plat. Dimensions should be 24" X 36".
	Original certified tax certificate
N/A	Utility service provider letters <i>City</i>
11/29	Proof of land ownership document
11/29	Electronic version of plat on CD (.PDF and .DWG) <i>pdf</i> .
N/A	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
N/A	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
N/A	On-Site Sanitary Sewer Facility (OSSF) certification document
N/A	Development schedule
N/A	Development agreement
N/A	Copy of covenants, conditions, restrictions, and agreements
N/A	Geotechnical report
N/A	Traffic study
N/A	Application letter for proposed street names
General	
	Date of preparation. Revision letter suggested.
N/A	The plat substantially conforms to the approved Preliminary Plat.
✓	The plat shall state the name, address, and telephone number of the owner and be signed and notarized.

Final Plat Review Checklist

✓	The plat shall state the name, address, and telephone number of the surveyor and/or engineer.
✓	Indicate the total acreage and legal description of the subdivision.
✓	Provide a small scale vicinity map on the plat indicating the location of the subdivision in relation to other subdivisions major roads, towns, cities, counties and/or topographical features. Indicate city limits and/or ETJ or indicate by note all within city limits or ETJ
	Indicate the distance to the nearest road intersection.
✓	Provide the names of the adjacent property owners and/or subdivisions, the vol./page/instrument number deed and lot/block/date recorded.
✓	Provide North arrow and scale (both graphical and written).
✓	Indicate the school district(s) where the subdivision is located.
N/A	Indicate the proposed phases of development.
N/A	Indicate any lots proposed for parks, squares, greenbelts, school or other public use facilities.
✓	Building setbacks
✓	Lot and block numbering are provided and match the legal description of the property.
✓	Indicate boundary lines, abstract or survey lines, corporate or other jurisdictional boundaries, existing or proposed highways and streets.
N/A	The length and bearing of all lot lines and reference ties to a survey corner or existing subdivision corner.
N/A	Establish 2 permanent monuments per development tied to City's approved vertical control monumentation
N/A	Tie at least one corner of the subdivision to the City's approved vertical control monumentation
✓	The location, width and names of all streets, alleys, and easements.
✓	The proposed arrangement and square footage (acreage) of lots.
✓	A title block within the lower right hand corner which shows the name of the subdivision, the name and address of the owner, name of the land planner, licensed engineer or registered surveyor who prepared the plat, the scale of the plat, the date of the plat and the location of the property according to the abstract or survey records of the county.
✓	Scale, date and north arrow oriented at the top or left side of the sheet.
✓	Zoning of the subject property and all adjacent properties
✓	Conforms with Collin or Hunt County plat standards
✓	Physical features of or on the land that should not be shown on the plat: topography, buildings, structures, water bodies, tree cover, etc.
	Statements
✓	As required for final plats in the subdivision regulations.
✓	Provide a place for the County Clerk of Collin County to stamp the date and location where the plat will be filed in the lower right hand corner of the plat drawing.
✓	Property owner's certificate in accordance with City Subdivision Ordinance 2.5.B.4.a
✓	Surveyor's certificate in accordance with City Subdivision Ordinance 2.5.B.4.b
✓	Approval block in accordance with City Subdivision Ordinance 2.5.B.4.c

Final Plat Review Checklist

✓	Special notice in accordance with City Subdivision Ordinance 2.5.B.4.d
N/A	VAM easement notice in accordance with City Subdivision Ordinance 2.5.B.5
N/A	Access easement notice in accordance with City Subdivision Ordinance 2.5.B.6
N/A	Provide a statement that all On Site Septic Systems comply with the requirements of any applicable State, County, and/or City requirements for on-site sewage facilities, and the signature of the designated representative.
N/A	For a private road include the phrase: "...as recorded in Vol. ___ Page ___ (instrument number) of the Official Public Records of ___ County."
Road And Right-Of-Way Information	
✓	Provide the name, location, length and right-of-way widths of all proposed road and existing roads
N/A	Provide written confirmation by 911 for proposed road name(s)
N/A	Show the location, size and proposed use of all proposed access easements, or shared access driveways.
Drainage	
N/A	Show any required drainage easements.
Floodplain	
N/A	Show the 100 year floodplain, regulatory floodway (if applicable) and base flood elevations or state that none of the subdivision lies within the 100 year floodplain. Include the applicable FIRM community-panel number.
N/A	Show the limits of the floodplain within a dedicated drainage easement.
N/A	Include the following statement: "All development within the 100-year 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 the construction of any structure(s) within the floodplain."
N/A	Provide a benchmark showing NGVD 29 elevation, with latitude and longitude coordinates.
N/A	Minimum finished floor elevations of the building foundations shall be shown for lots adjacent to a flood plain or susceptible to flooding.
Utilities	
✓	Identify water supply provider, the source of the water intended to serve the subdivision, and indicate the CCN number
N/A	If groundwater is the water source, provide required certification by registered engineer
N/A	Provide on-site sewage facility study information if outside the municipal sanitary sewer system
✓	Provide recording information on all existing utility easements.
✓	Show any required utility easements.
✓	Verify that City utilities, services, and streets (electric, water, sewer, street) are provided to each lot. Additionally, use service provider letters to verify other utilities that may be required such as gas, telephone, and cable.



SUBDIVISION APPLICATION FORM City of Farmersville, Texas

Please Type or Print Information

This form shall be completed by the Applicant and submitted to the City Secretary's Office along with the required fees, plat, fees, and all other required information.

In order for a completed package to be considered for a Planning and Zoning Board meeting an application must be delivered to the City staff at least 3 weeks prior. The package will need to be fully complete at least 2 weeks prior to the Planning and Zoning Board meeting.

The use of City of Farmersville administrative forms, checklists, and zoning sheets shall not release the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and reviewed by the general public.

For a list of fees associated with the City of Farmersville, please see Schedule. Fees shall be collected for the purpose of defraying the costs of a tentative, physical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.

Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.

Subdivision Ordinance exemptions may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.

Public infrastructure requirements established by the respective code (e.g. public, International Fire Code and International Building Code) shall apply to all plats and shall be applied based on a plain language interpretation, code applicability, and use of the methodology. Code requirements cannot be waived.

Please "X" or check mark in appropriate box. All answers must be "Yes" to obtain application.

		Pre-Application Requirements
Yes	No	Requirement
✓	✓	Attended Pre-Application Conference
✓		Plat described by metes and bounds
✓		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
✓		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
✓		Plat is located in Collin County
	✓	Plat is located in Hunt County
✓		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach these to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
✓			** Six copies of plat. Dimensions should be 24" X 36".
✓			** Original certified tax certificate
		✓	** Utility service provider letters
✓			** Proof of land ownership document
✓			** Electronic version of plat on CD (.PDF and .DWG)
✓			** Fees with appropriate retainer as required
		✓	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
		✓	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
		✓	Two copies of engineering plans
		✓	On-Site Sanitary Sewer Facility (OSSF) certification document
		✓	Engineer's Summary Report
		✓	Development schedule
		✓	Development agreement
		✓	Copy of covenants, conditions, restrictions, and agreements
		✓	Geotechnical report
		✓	Traffic study
		✓	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Plat Document Submittal	
	Concept Plan
	Preliminary Plat
✓	Final Plat
	Development Plat
	Replat
	Amending Plat
	Minor Plat
	Vacated Plat

Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	GUSTAVO JUAREZ & VERONICA
Address	4106 MORRISON ST.
City	GREENVILLE
State	TX
Zip	75401
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Applicant/Responsible Party Information	
Name	OWNER
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	N/A
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	MATTHEW BUSBY
Address	116 MCKINNEY ST
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	214 499 8472
Email Address	

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	SUMMIT ADDITION 2
Total Acreage of Development	0.46 ACRES
Physical Location of Property	SUMMIT ST.
Legal Description of Property	SEE PLAT
Number of Lots	1

Place "X" in check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" in check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input checked="" type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input type="checkbox"/>	Extra-Territorial Jurisdiction

Subdivision Application Form

Place "X" or check mark in appropriate box indicating the proposed zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning	
	A Agricultural District
	SF-1 One-Family Dwelling District
✓	SF-2 One-Family Dwelling District
	SF-3 One-Family Dwelling District
	2F Two-Family Dwelling District
	MF-1 Multiple-Family Dwelling District-1
	MF-2 Multiple-Family Dwelling District-2
	P Parking District
	O Office District
	NS Neighborhood Service District
	GR General Retail District
	C Commercial District
	HC Highway Commercial
	CA Central Area District
	I-1 Light Industrial District
	I-2 Heavy Industrial District
	PD Planned Development District
	Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
✓	One Family Detached Dwelling
	One Family Attached Dwelling
	Zero Lot Line Dwelling
	Town Home
	Two Family Dwelling
	Multiple Family Dwelling
	Boarding or Rooming House
	Bed and Breakfast Inn
	Hotel or Motel
	HUD Code Manufactured Home
	Industrialized Housing
	Mobil Home

Use of Land and Buildings	
Accessory And Incidental Uses	
Accessory Building	
Farm Accessory Building	
Home Occupation	
Off Street Parking Incidental to Main Use	
Stable	
Swimming Pool	
Temporary Field Office or Construction Office	
Utility And Services Uses Electrical Substation	
Electrical Energy Generating Plant	
Electrical Transmission Use	
Fire Station	
Gas Lines and Regulating Station	
Public Building Shop or Yard of Local State or General Agency	
Radio, Television, or Microwave Tower	
Radio or Television Transmitting Station	
Sewage Pumping Station	
Sewage Treatment Plant	
Telephone Business Office	
Telephone Exchange, Switching Relay or Transmitting Station	
Utility Line, Local	
Utility Shops or Storage Yards or Buildings	
Water Standpipe or Elevated Water Storage	
Water Reservoir, Well or Pumping Station	
Water Treatment Plant	
Recreational And Entertainment Uses	
Amusement, Commercial	
Amusement, Commercial	
Country Club with Golf Course	
Dance Hall or Night Club	
Day Camp for Children	
Drag Strip or Commercial Racing	
Go Cart Track	
Gun Range	
Park or Playground	
Play Field or Stadium	
Rodeo Grounds	
Swim or Tennis Club	
Theater	
Trailer Park - Recreational Vehicle Park	

Use of Land and Buildings	
Educational And Institutional Uses	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
Transportation Related Uses	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
Automobile Service Uses	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motoreycle or Scooter Sales and Repair
	Steam Cleaning of Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

Use of Land and Buildings	
Retail And Related Service Uses	
Antique Shop	
Art Supply Store	
Bakery or Confectionery Shop	
Bank or Saving And Loan Office	
Barber or Beauty Shop	
Book or Stationery Shop	
Camera Shop	
Cleaning Shop or Laundry	
Cleaning Laundromat	
Clinic, Medical or Dental	
Custom Personal Service Shop	
Department Store or Discount Store	
Drug Store or Pharmacy	
Farmers Market	
Florist Shop	
Food Store	
Furniture or Appliance Store	
Garden Shop and Plant Sales	
Handcraft and Art Objects Sales	
Hardware Store or Hobby Shop Key Shop	
Laboratory, Medical or Dental	
Medical Appliances, Fitting, Sales or Rental	
Mortuary	
Offices, General Business or Professional	
Office Showroom/Warehouse or Sales Facilities	
Optical Shop or Laboratory	
Pawn Shop	
Pet Shop, Small Animals, Birds, and Fish	
Private Club	
Repair of Appliances, T.V., Radio and Similar Equipment	
Restaurant or Cafeteria	
Restaurant or Eating Establishment	
Retail Shop, Apparel, Gift Accessory and Similarities	
Sexually Oriented Establishment	
Studio Decorator and Display of Art Objects	
Studio Health Reducing or Similar Service	
Studio, Photographer, Artist, Music, Drama, or Dance	
Tool Rental	
Trailer or RV Sales or Display	
Variety Store or Other Retail Outlet Store	
Veterinarian Office Only	

Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	City
Water Supplier	
Sewage Disposal	
Telephone Service	
Cable TV Service	
Gas Service	Atmos
Refuse Pick-Up	

The signature of the owner indicates intent to follow through with the platting subdivision process.

Veronica Maldonado
Owner's Signature

Veronica Maldonado
Owner's Name (Printed)

11/29/17
Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date


Co-Owner's Signature

Co-Owner's Name (Printed)

Date

City of Farmersville Staff Only

(Applicant, do not mark in spaces below)

Description	Response
Name of City Staff Worker Receiving Application	
Fee Amount	\$1000. ⁰⁰ retained
Check Number	
Date Received	11-29-17
City Receipt Number	
City Asset Account Number	



05/13/2016 02:32:28 PM D1 1/3

G.F. No. 16-254633-MM

ADDRESS OF AND RETURN TO:

Gustavo Maldonado Juarez and Veronica Maldonado
4106 Morrison
Greenville, TX 75401



GENERAL WARRANTY DEED

"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That C.L. COPELAND, a married person, not joined hereby by my spouse as the herein described property forms no part of our homestead, either business or personal, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand to Grantor paid by GUSTAVO MALDONADO JUAREZ and VERONICA MALDONADO, whose mailing address is 4106 Morrison, Greenville, TX 75407, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, HAVE GRANTED, SOLD AND CONVEYED and do by these presents GRANT, SELL AND CONVEY unto the said Grantee all the following described real property ("Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

This conveyance is made and accepted subject to validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

EXHIBIT "A"

BEING all of that tract of land in the City of Farmersville, Collin County, Texas, and being that tract of land in a deed to C.L. Copeland as recorded under CC# 20130606000783650 of the Official Public Records of Collin County, Texas, and being part of that tract of land described in a deed to Jack B. Neathery as recorded in Volume 300, Page 395 of the Deed Records of Collin County, Texas, and same being known as Lots 2 and 6 in Block 1 of the Wylie Addition to the City of Farmersville (unrecorded), and being further described as follows:

BEGINNING at a 5/8 inch steel rod set capped "Boundary Solutions" on the South line of Summit Street, at the Northwest corner of that tract of land described in a deed to Terry L. Jackson as recorded in Volume 1034, Page 444 of the Deed Records of Collin County Texas, from which an "X" found at the Northeast corner of said Jackson tract bears North 89 degrees 31 minutes 07 seconds East, 110.00 feet for witness;

THENCE South 00 degrees 23 minutes 57 seconds East, 205.66 feet to a 1 inch steel rod found at the Southwest corner of said Jackson tract;

THENCE South 87 degrees 50 minutes 33 seconds West, 98.87 feet to an axle found at the Southwest corner of said Lot 2, and at the Southeast corner of that tract of land described in a deed to Carol Lynn Addington as recorded in Volume 1349, Page 727 of the Deed Records of Collin County, Texas;

THENCE North 00 degrees 42 minutes 40 seconds East, 208.60 feet to a 5/8 inch steel rod set capped "Boundary Solutions" on the South line of Summit Street, at the Northwest corner of said Lot 2, and at the Northeast corner of said Addington tract;

THENCE North 89 degrees 31 minutes 07 seconds East, 94.78 feet along the South line of said Summit Street to the **POINT OF BEGINNING**, containing 0.46 acres of land.

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
06/13/2018 02:32:28 PM
\$34.00 SCPELA
20180513000500550



TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, successors and assigns forever.

And Grantor does hereby bind Grantor, Grantor's heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Current ad valorem taxes on said Property have been prorated and the payment thereof is assumed by the Grantee.

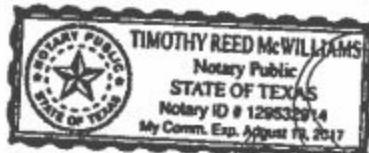
EXECUTED on the dates of the acknowledgments set out below, to be effective, however, on the 13th day of May, 2016.



C.L. COPELAND

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the 13th day of May, 2016, by C.L. COPELAND.



Notary Public, State of Texas

PREPARED IN THE LAW OFFICES OF
McWILLIAMS & THOMPSON
2713 Virginia Pkwy, Ste. 100
McKinney, Texas 75071
[\\RachuelFiles\16-MM\4633 Copeland - Maldonado\4633 Warranty Deed - Cash.doc]

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Gustavo Maldonado Juarez and Veronica Maldonado, are the owners of a tract of land situated in the W.B. Williams Survey, A-952, City of Farmersville, Collin County, Texas and being further described as follows:

BEING all of that tract of land in the City of Farmersville, Collin County, Texas, and being that called 0.46 acres of land described in a deed to Gustavo Maldonado Juarez and Veronica Maldonado as recorded under CC# 20160513000590550 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 3/8 inch steel rod set capped "Boundary Solutions" on the South line of Summit Street, at the Northwest corner of that tract of land described in a deed to Terry L. Jackson as recorded in Volume 1034, Page 444 of the Deed Records of Collin County Texas, from which an "X" found at the Northeast corner of said Jackson tract bears North 89 degrees 31 minutes 07 seconds East, 110.00 feet for witness;

THENCE South 00 degrees 23 minutes 57 seconds East, 205.66 feet to a 1 inch steel rod found at the Southwest corner of said Jackson tract;

THENCE South 87 degrees 50 minutes 33 seconds West, 98.87 feet to an oak found at the Southwest corner of said 0.46 acres, and at the Southeast corner of that tract of land described in a deed to Carol Lynn Addington as recorded in Volume 1349, Page 727 of the Deed Records of Collin County, Texas;

THENCE North 00 degrees 42 minutes 40 seconds East, 208.60 feet to a 5/8 inch steel rod set capped "Boundary Solutions" on the South line of Summit Street, at the Northwest corner of said 0.46 acres, and at the Northeast corner of said Addington tract;

THENCE North 89 degrees 31 minutes 07 seconds East, 94.78 feet along the South line of said Summit Street to the POINT OF BEGINNING, containing 0.46 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Gustavo Maldonado Juarez and Veronica Maldonado, do hereby adopt this plat designating the herein above described property as final Plat of Lot 1, Block 1 of the Summit Addition 2, an addition to the City of Farmersville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements-shown thereon. The streets and alleys, if any, are dedicated for street purposes and any and all related necessary appurtenances. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated in this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Farmersville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Farmersville's use thereof.

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

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

WITNESS, my hand this the _____ day of _____, 20____.

BY:

Gustavo Maldonado Juarez
Veronica Maldonado

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On: _____

APPROVAL BLOCK:

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Farmersville, Texas

Date

"APPROVED FOR CONSTRUCTION"

Mayor, City of Farmersville, Texas

Date

"ACCEPTED"

Mayor, City of Farmersville, Texas

Date

The undersigned, the City Secretary of the City of Farmersville, Texas, hereby certifies that the foregoing Final Plat of the Summit Addition 2, Lot 1, Block 1, an addition to the City of Farmersville, Texas was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 20____.

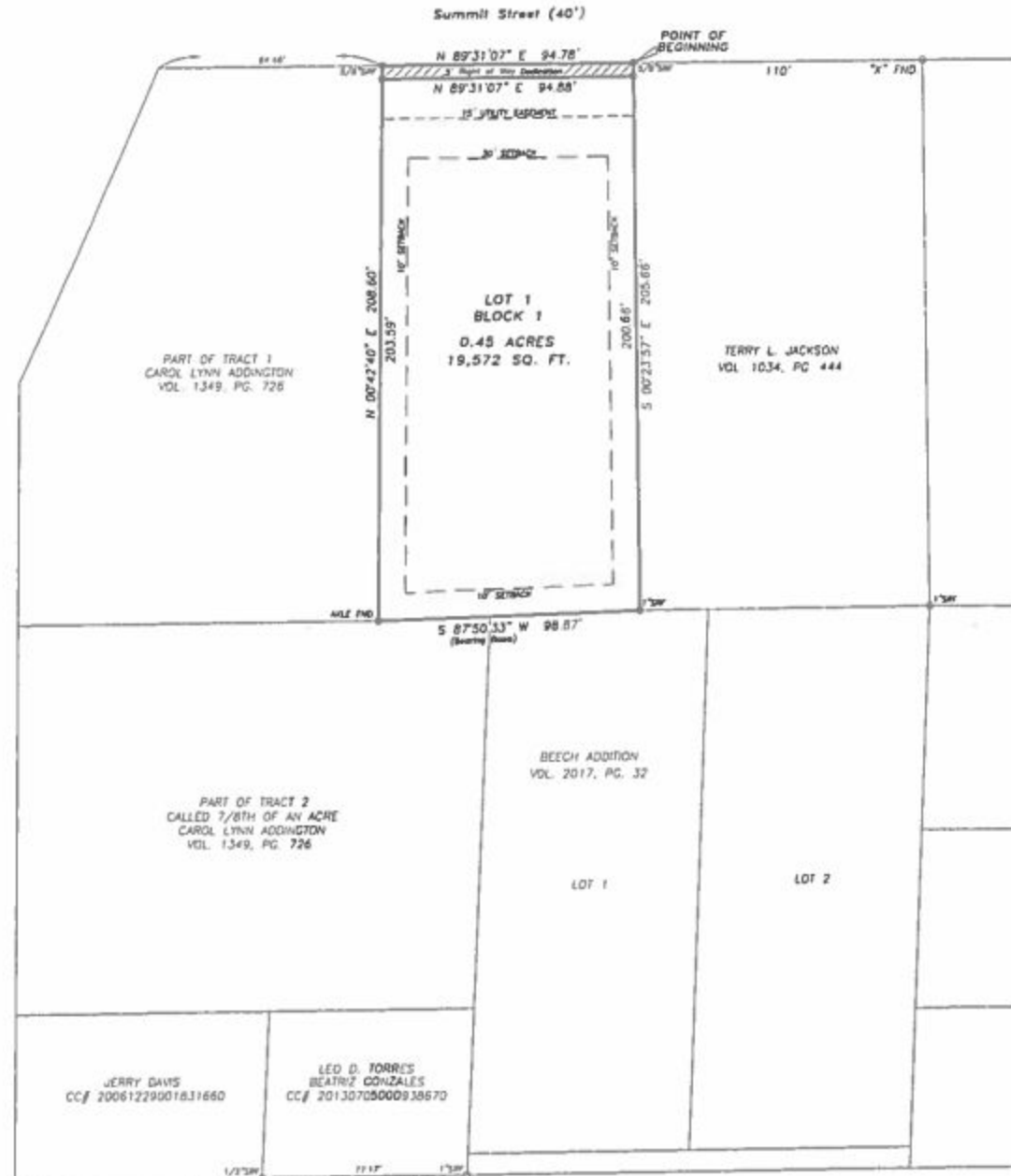
City Secretary
City of Farmersville, Texas

FINAL PLAT
OF
THE SUMMIT ADDITION 2
LOT 1, BLOCK 1

Being that called 0.46 acres of land described in a deed to Gustavo Maldonado Juarez and Veronica Maldonado as recorded under CC# 20160513000590550 of the Official Public Records of Collin County, Texas
TOTAL ACRES = 0.46 ACRES
W. B. WILLIAMS SURVEY, A-952

OWNER:
Gustavo Maldonado Juarez
Veronica Maldonado
4106 Morrison Street
Greenville, TX 75401

SURVEYOR:
Boundary Solutions
P.O. Box 250
Caddo Mills, TX 75135
972-782-8082



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

_____ 20____

Matthew Busby
R.P.L.S. No. 5751

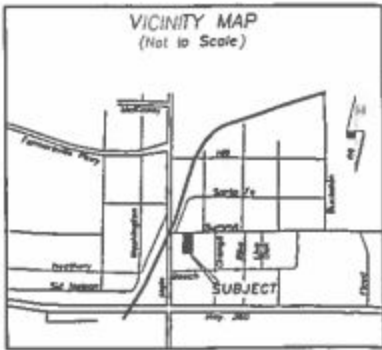
STATE OF TEXAS
COUNTY OF COLLIN

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

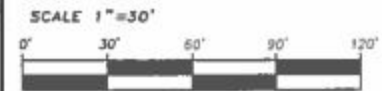
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On: _____



Subject tract is located within the Farmersville Independent School District (F.I.S.D.).
Property is located in City of Farmersville, Texas.
Current Zoning of subject tract is SF2.



UTILITIES TO BE PROVIDED BY:
WATER: City of Farmersville, CC# 13009
ELECTRIC: Farmersville Electric
SEWER: City of Farmersville
GAS: Atmos

SHS - STEEL ROD SET
SHF - STEEL ROD FOUND

0 INDICATES A 5/8" STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS"
UNLESS OTHERWISE NOTED.

Notes:

- 1) Purpose of this plat is to create 1 platted lots.
- 2) Subdivision is located in Farmersville ISO.
- 3) Subject tract located within Zone X as created from F.I.R.M. Panel 48085C0340J, dated June 2, 2009. Zone X being defined as "areas determined to be outside the 0.2% annual chance floodplain."
- 4) Verify exact location of underground utilities prior to construction.
- 5) Bearings based on West line of Beech Addition (Vol. 2017, Pg. 32).

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

IV. Adjournment