

# Memorandum March 9, 2017

TO: Planning and Zoning Commission

Julie Couch, Town Manager

FROM: Israel Roberts, AICP

Planning Manager

SUBJECT: FINAL PLAT FOR THE WOODLAND FARM ESTATES

(CASE #FP2017-01)

**BACKGROUND**: This is a request for approval of a final plat for Woodland Farm Estates. The 20.7-acre tract of land is located north of Old Stacy Road, between Collinwood Drive and Lakewood Drive and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Doug Mousel, LandPlan Development.

**STATUS OF ISSUE**: The proposed final plat reflects the development of ten (10) single family lots with frontage of existing streets. In the State of Texas, the plat application process is a ministerial process, meaning that if the plat application conforms to the zoning for the subject property, as well as the subdivision and development regulations, the municipal government must approve the plat.

#### Vehicle Access and Right-of-Way Requirements

All proposed lots will have frontage on an existing street; therefore, no additional right-of-way is needed.

### Parks, Open Space and Trails

At the February 7, 2017 meeting, the Town Council approved a preliminary plat for the subdivision with a cash-in-lieu fee instead of parkland dedication.

**STAFF RECOMMENDATION**: Staff recommends **APPROVAL** of the proposed Final Plat as presented.

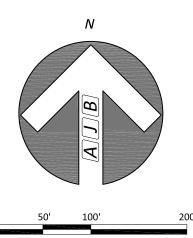
**BUDGET**: N/A

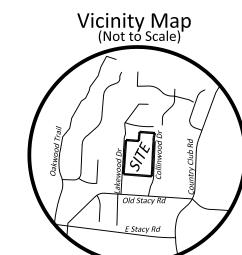
## **ATTACHMENTS**:

- Locator
- Final Plat
- Applicant's Statement



Woodland Farm Estates Case No. FP2017-01





Iron Rod Found Iron Rod Set Deed Records Collin County, Texas Plat Records Collin County, Texas RPRCCT Real Property Records Collin County, Texas OPRCCT Official Public Records Collin County, Texas

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on the east line of Lakewood Drive as cited in deed recorded in cc# 94-0109766, Real Property Records Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0290 J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Lot 3, Collinwood Acres North Volume 12, Page 35 (RPRCCT)	Lot 21 Collinwood Acres North Volume 12, Page 35 (RPRCCT)  Collinwood Acres North Volume 12, Page 35 (RPRCCT)  Collinwood Acres North Volume 12, Page 35 (RPRCCT)  Lot 19 Collinwood Acres North Volume 12, Page 35 (RPRCCT)  Collinwood Acres North Volume 12, Page 35 (RPRCCT)  (RPRCCT)  S 89°41'10" E  Lot 18 Collinwood Acres North Volume 12, Page 35 (RPRCCT)  Cabinet B, Page 67 (RPRCCT)  (RPRCCT)  S 89°41'10" E  444.85'  S 5/8" IRS
Lot 2, Collinwood Acres North Volume 12, Page 35 (RPRCCT)	Paul R & Elena Westbrook cc# 93-0051208 (RPRCCT)  Paul R & Elena Westbrook cc# 93-0051208 (RPRCCT)  20' Drainage Easement 35' Landscape Easement 50' Landscape Easement 50' Landscape Easement 50' Landscape E
Lot 1, Collinwood Acres North Volume 12, Page 35 (RPRCCT)	1/2"   S 89°38'25"   E   371.98'   50° Building Line   50° Build
	So' Building Line
William James Morgan cc# 20110131000115160 (RPRCCT)	Lot 8, Block A  2.000 Acres  87,120 Sq. Ft. 20' Drainage Easement  N 89°39'30" W 395.71'  S 01°35'25" E  118.38'  Lot 17, Collinwood Acres  Volume 5, Page 23  (RPRCCT)
Point	Lot 7, Block A    Solition   Soli
Beginn	

(50' wide Road)

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, JOHN W. WROTEN, JR. AND LEAHRAY S. WROTEN are the owners of a 20.732 acre tract of land situated in Samuel Sloan Survey Abstract No. 791, Collin County, Texas and being the same land described in deeds recorded in cc# 94-0109766, 94-0051982, 97-0038217 and Volume 2319, Page 779 of the Real Property Records Collin County, Texas

BEING a at a 5/8 inch iron rod set in west line of Lakewood Drive a 50 feet wide Ingress/Egress Easement per plat recorded in Volume 12. Page 35, (RPRCCT) and being the northwest corner of Lot 11 of Collinwood Acres an addition to the Town of Fairview according to the plat recorded in Volume 5, Page 23 (RPRCCT);

(RPRCCT) and being more particularly described as follows:

THENCE along the east line of said Lakewood Drive, NORTH 00°08'29" EAST a distance of 397.26 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along the east line of said Lakewood Drive, NORTH 00°08'30" EAST a distance of 585.01 feet to a 1/2 inch iron rod found for corner at the southwest corner of a tract of land described in a deed to Paul R & Elena Westbrook recorded in cc# 93-0051208

THENCE along the south line of said Westbrook tract, SOUTH 89°38'25" EAST a distance of 371.98 feet to a 5/8 inch iron rod found for corner at the southeast corner of said

THENCE along the east line of said Westbrook tract, NORTH 00°08'26" EAST a distance of 260.72 feet to a point for corner in the south line of Collinwood Acres North an addition to the Town of Fairview according to the plat recorded in Cabinet 12, Page 35 (RPRCCT) from which a 5/8 inch iron rod found bears SOUTH 58°34'16" a distance of 2.14 feet;

THENCE along the south line of said Collinwood Acres North, SOUTH 89°41'10" EAST a distance of 444.85 feet to a 5/8 inch iron rod set for corner to the northwest corner of said Collinwood Acres (Volume 5, Page 23);

THENCE along the west line of said Collinwood Acres (Volume 5, Page 23) as follows:

SOUTH 12°20'32" WEST a distance of 75.55 feet to a 5/8 inch iron rod set for corner; SOUTH 10°57'16" WEST a distance of 48.05 feet to a 5/8 inch iron rod set for corner;

SOUTH 01°18'34" EAST a distance of 114.65 feet to a 5/8 inch iron rod set for corner;

NORTH 89°24'51" EAST a distance of 5.00 feet to a 5/8 inch iron rod set for corner;

SOUTH 00°51'43" EAST a distance of 610.53 feet to a 5/8 inch iron rod set for corner at the northeast corner of said Wroten tract recorded in cc# 97-0038217:

THENCE SOUTH 01°35'25" EAST a distance of 118.38 feet to a 5/8 inch iron rod set for corner in the west line of Collinwood Drive a 50 feet wide right of way);

THENCE along the east line of said Wroten tract recorded in cc# 97-0038217 and the west line of Collinwood Drive a 50 feet wide right of way, SOUTH 01°09'57" EAST a distance of 278.82 feet to a point for corner in the north line of Lot 14 of said Collinwood Acres (Volume 5, Page 23), from which a 5/8 inch iron rod found bears SOUTH 89°36'00" WEST a distance of 4.95 feet;

THENCE along the north line of Lot 14 of said Collinwood Acres (Volume 5, Page 23), NORTH 89°39'30" WEST a distance of 820.38 feet to the POINT OF BEGINNING;

CONTAINING 20.809 acres or 906,435 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOHN W. WROTEN, JR. AND LEAHRAY S. WROTEN, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as FINAL PLAT WOODLAND FARM ESTATES, LOTS 1-10, BLOCK A, being 20.732 acres of land situated in the Samuel Sloan Survey, Abstract No. 791, Town of Fairview, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. 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 Town. The Town of Fairview is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair. 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 use to particular [persons], said use by public utilities being subordinate to the Public's and the Town of Fairview's use thereof. The Town of Fairview and public utilities entities shall have the right to remove and keep removed all or parts of any building, 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 Town of Fairview and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. That the undersigned do hereby covenant and agree that they shall construct upon the fire lane easements, if any, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police [chief] or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for the Fire Department and emergency use. The undersigned do covenant and agree that the Access Easements, if any, may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the Town of Fairview, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Fairview. All modifications to this document shall be by means of the plat and approved by the Town of Fairview.

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WITNESS my hand this \_ \_, 2017, Collin County, Texas.

JOHN W. WROTEN, JR.

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority on this day, personally appeared JOHN W. WROTEN, JR., known to me to be the person(s) whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of

Notary Public in and for the State of Texas

**ACKNOWLEDGEMENT** 

WITNESS my hand this \_ , 2017, Collin County, Texas.

STATE OF TEXAS **COUNTY OF COLLIN** 

BEFORE ME, the undersigned authority on this day, personally appeared LEAHRAY S. WROTEN known to me to be the person(s) whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_, 2017.

Notary Public in and for the State of Texas

PLAT APPROVAL CERTIFICATE

Lot Summary

Lot 1

Lot 2

Lot 3

Lot 6

Lot 8

Lot Area

87,120 SF 2.000 Acres

88,067 SF 2.022 Acres

88,272 SF 2.026 Acres

88,296 SF 2.027 Acres

87,120 SF 2.000 Acres

118,985 SF 2.732 Acres

Front Width at Building Line

203.87'

206.46'

207.85'

209.30'

207.68'

209.05'

218.17'

222.10'

226.11'

315.89'

APPROVED \_\_\_

Chairperson, Planning and Zoning Commission, Town of Fairview, Texas

APPROVED \_\_\_\_\_

Planning and Zoning Commission

Town Council, Town of Fairview, Texas

Mayor, Town of Fairview, Texas

The undersigned, the Town Secretary of the Town of Fairview, Texas, hereby certifies that the foregoing preliminary plat of **WOODLAND FARM ESTATES** to the Town of Fairview was submitted to the Town Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, and the Council, by formal action, then and there approved the plat and authorized the Mayor to note such approval by signing his/her name as herein above subscribed to which I hereby attest.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2017

Town Secretary, Town of Fairview, Texas

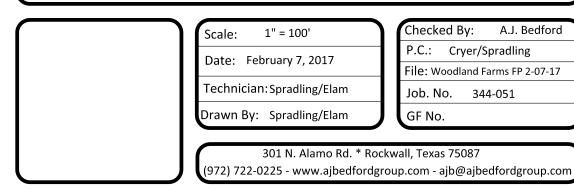
Case No. FP 2017-01

# FINAL PLAT

# WOODLAND FARM ESTATES

LOTS 1-10, BLOCK A

BEING 20.809 ACRES OF LAND SITUATED IN THE SAMUEL SLOAN SURVEY, ABSTRACT NO. 791, TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS





TBPLS REG#10118200

SURVEYORS CERTIFICATE STATE OF TEXAS COUNTY OF ROCKWALL

I, Austin J. Bedford, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared the plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the Town of Fairview, Texas

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

Austin J. Bedford Registered Professional Land Surveyor, TX Registration No. 4132

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, personally appeared Austin J. Bedford known to me to be the person(s) whose names are subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public

OWNER:

John W. Wroten, Jr. and

wife Leahray S. Wroten

430 Lakewood Route 6,

Fairview, Texas 75069

Cross Engineering Consultants, Inc. 131 S. Tennessee Street McKinney, Texas 75069

972-562-4409

Surveyor:

A. J. Bedford Group, Inc. 301 N Alamo Drive Rockwall, Texas 75087

972-722-0225

