



Memorandum

November 8, 2017

TO: Town Council
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **APPLE CROSSING ADDITION – FINAL PLAT**

BACKGROUND: This is a request for approval of a Final Plat for the Apple Crossing Addition. The 38.5-acre site is located at the southeast corner of Highway 5 and Country Club Road and is zoned for the (CPDD) Commercial Planned Development District with the Urban Transition sub-district. Applicant: Casey Ross, Kimley-Horn and Associates.

STATUS OF ISSUE: The proposed final plat reflects the development of 182 single family lots (87 townhomes & 95 detached units), 20 common area lots and one (1) commercial lot. As shown, the plat dedicates the necessary right-of-way for all internal streets in accordance with the design standards of the CPDD and easements to provide the necessary utility services for the development.

In June 2017, upon recommendation from the Planning and Zoning Commission, the Town Council approved the regulating plan for this development. The approval of the regulating plan, established the general layout of the subdivision and approved three (3) major warrants relating to site configuration and architecture standards.

Staff is currently coordinating with the applicant to finalize the development plans. Once the development plans are in conformance with the CPDD, the approved regulating plan and major warrants, Staff will approve those plans administratively.

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

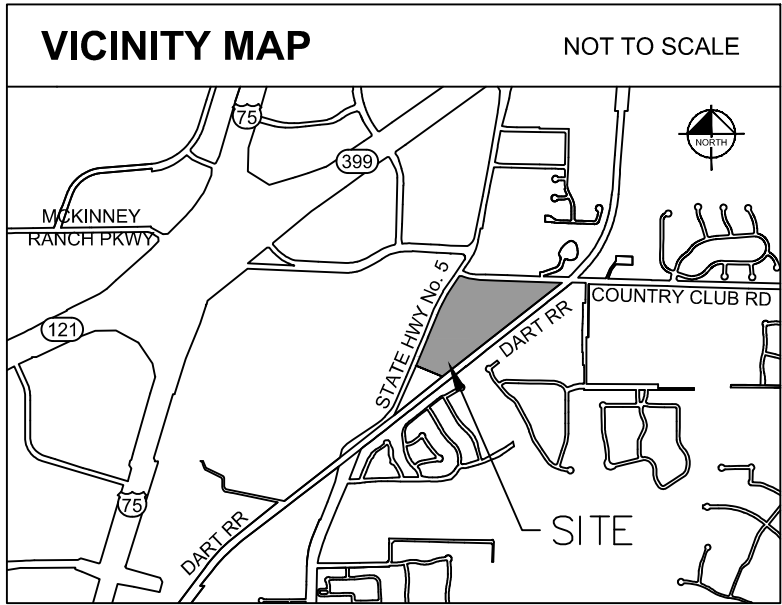
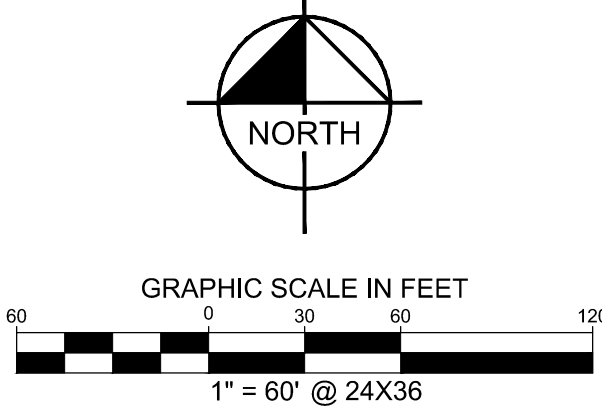
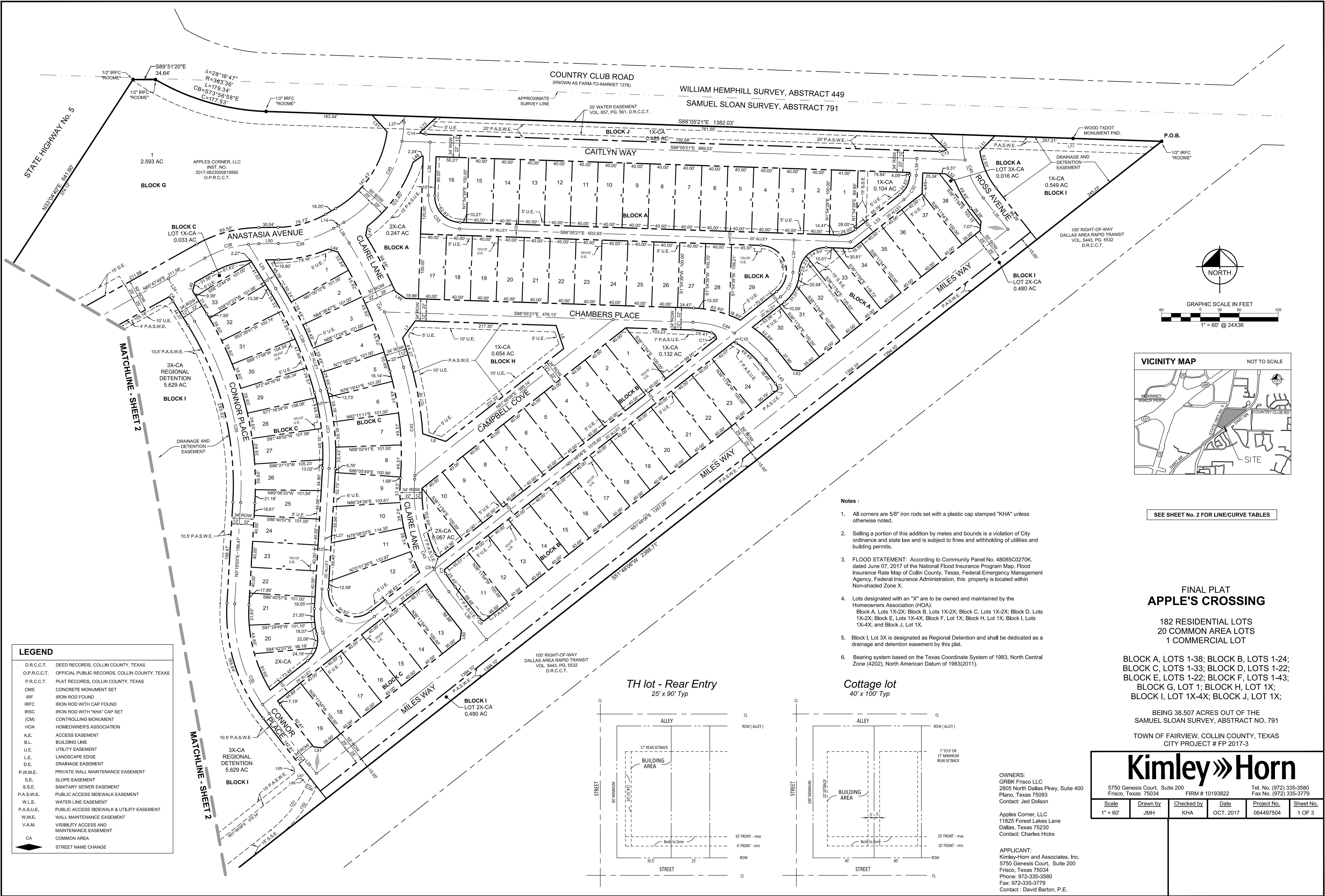
P&Z ACTION: At the October 19, 2017 meeting, the Planning and Zoning Commission recommended **APPROVAL** of the request as presented.

ATTACHMENTS:

- Locator Map
- Final Plat



Apple Crossing - Final Plat



SEE SHEET No. 2 FOR LINE/CURVE TABLES

Notes :

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- 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.
- FLOOD STATEMENT: According to Community Panel No. 48085C0270K, dated June 07, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Non-shaded Zone X.
- Lots designated with an "X" are to be owned and maintained by the Homeowners Association (HOA):
Block A, Lots 1X-2X; Block B, Lots 1X-2X; Block C, Lots 1X-2X; Block D, Lots 1X-2X; Block E, Lots 1X-4X; Block F, Lot 1X; Block H, Lot 1X; Block I, Lots 1X-4X; and Block J, Lot 1X.
- Block I, Lot 3X is designated as Regional Detention and shall be dedicated as a drainage and detention easement by this plat.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

FINAL PLAT
APPLE'S CROSSING

182 RESIDENTIAL LOTS
20 COMMON AREA LOTS
1 COMMERCIAL LOT

BLOCK A, LOTS 1-38; BLOCK B, LOTS 1-24;
BLOCK C, LOTS 1-33; BLOCK D, LOTS 1-22;
BLOCK E, LOTS 1-22; BLOCK F, LOTS 1-43;
BLOCK G, LOT 1; BLOCK H, LOT 1X;
BLOCK I, LOT 1X-4X; BLOCK J, LOT 1X;

BEING 38.507 ACRES OUT OF THE
SAMUEL SLOAN SURVEY, ABSTRACT NO. 791
TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS
CITY PROJECT # FP 2017-3

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

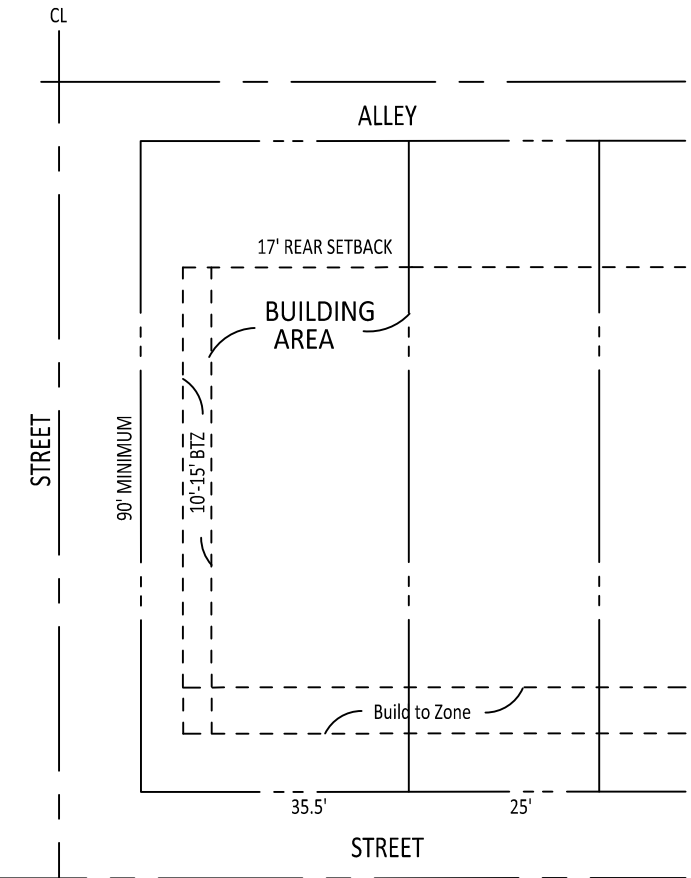
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	OCT. 2017	064497504	1 OF 3

OWNERS:
GRBK Frisco LLC
2805 North Dallas Pkwy, Suite 400
Plano, Texas 75093
Contact: Jed Dolson

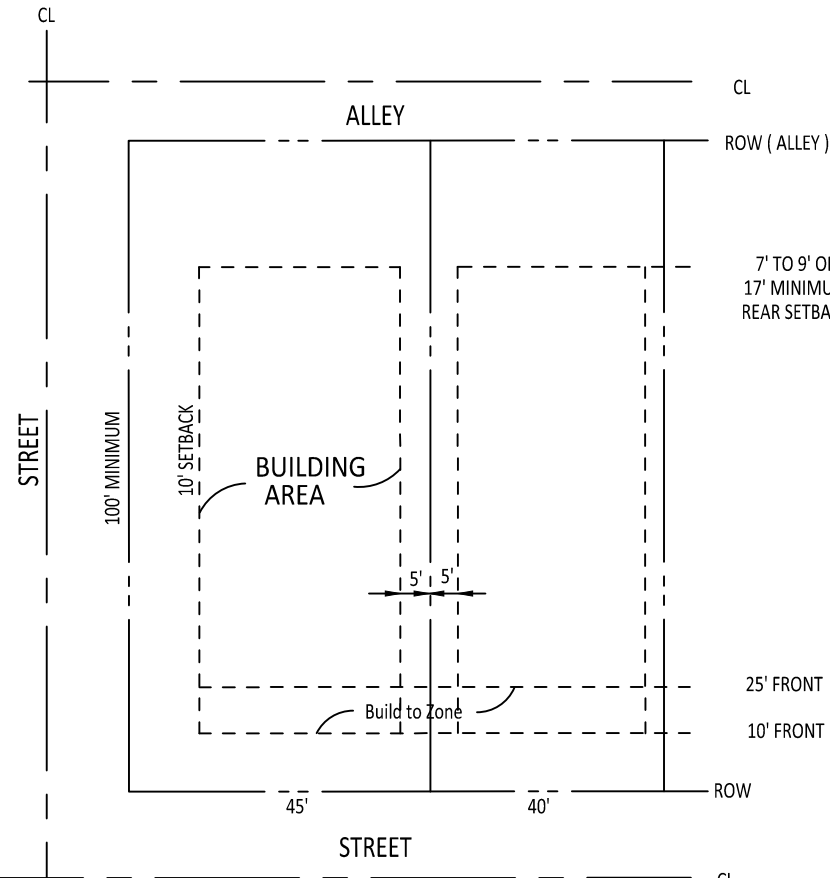
Apples Corner, LLC
11825 Forest Lakes Lane
Dallas, Texas 75230
Contact: Charles Hicks

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : David Barton, P.E.

TH lot - Rear Entry
25' x 90' Typ

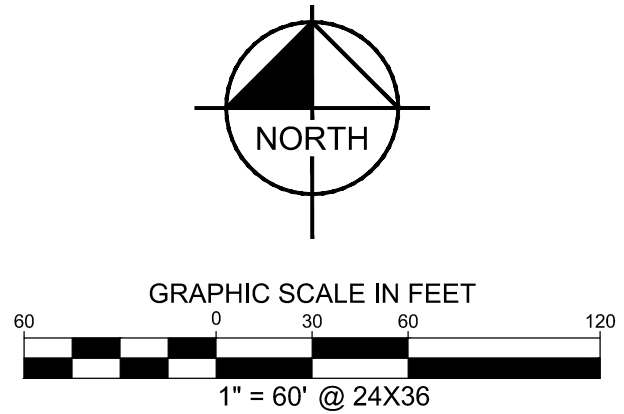


Cottage lot
40' x 100' Typ



LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
CMS	CONCRETE MONUMENT SET
IRIF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
(CM)	CONTROLLING MONUMENT
HOA	HOMEOWNERS ASSOCIATION
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
L.E.	LANDSCAPE EDGE
D.E.	DRAINAGE EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
S.E.	SLOPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.A.S.W.E.	PUBLIC ACCESS SIDEWALK EASEMENT
W.L.E.	WATER LINE EASEMENT
P.A.S.U.E.	PUBLIC ACCESS SIDEWALK & UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
V.A.M.	VISIBILITY ACCESS AND MAINTENANCE EASEMENT
CA	COMMON AREA
	STREET NAME CHANGE



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CURVE TABLE					CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS
C1	17°08'41"	20.00'	5.98'	S20°25'26"E	5.96'	C21	88°18'05"	50.00'	50.88'	N67°20'57"W	48.71'	C41	16°10'51"	744.00'
C2	90°00'00"	59.00'	92.68'	N62°16'44"E	83.44'	C22	27°12'23"	50.00'	23.74'	S82°53'48"E	23.52'	C42	19°56'25"	500.00'
C3	18°43'43"	20.00'	6.54'	S10°12'29"E	6.51'	C23	90°00'00"	50.00'	78.54'	S65°42'24"W	70.71'	C43	42°31'55"	250.00'
C4	25°46'29"	20.00'	9.00'	N44°40'30"W	8.92'	C24	26°03'21"	388.00'	176.45'	S04°15'04"W	174.93'	C44	49°53'27"	150.00'
C5	66°16'18"	40.00'	46.27'	N18°39'57"E	43.73'	C25	35°06'19"	478.00'	292.87'	N14°14'06"W	288.31'	C45	58°14'45"	185.00'
C6	54°32'34"	10.00'	9.52'	S50°52'44"E	9.16'	C26	16°10'51"	611.00'	172.55'	N23°41'50"W	171.98'	C46	27°12'23"	250.00'
C7	36°08'17"	10.00'	6.31'	S14°00'48"E	6.20'	C27	18°55'28"	367.00'	121.22'	N06°08'41"W	120.67'	C47	20°02'56"	192.50'
C8	28°21'32"	20.00'	9.90'	S52°22'42"E	9.80'	C28	131°30'57"	50.00'	114.77'	S62°26'26"E	91.18'	C48	24°17'50"	72.00'
C9	28°21'34"	20.00'	9.90'	N24°01'07"W	9.80'	C29	33°07'31"	116.50'	67.35'	S13°14'42"E	66.42'	C49	48°35'40"	83.00'
C10	24°51'07"	10.00'	4.34'	N71°10'24"W	4.30'	C30	41°30'57"	250.00'	181.15'	S17°26'26"E	177.21'	C50	24°17'50"	72.00'
C11	75°56'38"	10.00'	13.25'	N71°54'27"W	12.31'	C31	49°53'27"	50.00'	43.54'	N26°51'22"E	42.16'	C51	30°21'26"	192.50'
C12	139°53'27"	40.00'	97.66'	N18°08'38"W	75.15'	C32	49°53'27"	50.00'	43.54'	N26°51'22"E	42.16'	C52	27°57'36"	207.50'
C13	31°02'23"	20.00'	10.83'	N76°23'27"E	10.70'	C33	90°00'00"	50.00'	78.54'	S43°05'21"E	70.71'	C53	53°12'51"	58.50'
C14	28°41'23"	20.00'	10.01'	S73°44'40"E	9.91'	C34	46°16'31"	266.00'	214.84'	S05°51'31"E	209.04'	C54	34°25'40"	91.50'
C15	58°54'18"	50.00'	51.40'	N81°15'15"E	49.17'	C35	17°06'21"	513.00'	153.16'	S08°43'34"W	152.59'	C55	55°48'06"	72.50'
C16	40°06'33"	40.00'	28.00'	N71°51'22"E	27.43'	C36	43°35'19"	249.50'	189.81'	N04°30'55"W	185.27'	C56	49°27'30"	30.00'
C17	90°00'00"	40.00'	62.83'	S46°54'39"W	56.57'	C37	62°53'10"	125.00'	137.20'	S87°45'36"E	130.41'	C57	29°04'32"	77.50'
C18	90°00'00"	50.00'	78.54'	S24°17'36"E	70.71'	C38	28°30'20"	175.00'	87.06'	S75°03'02"W	86.17'			
C19	58°54'18"	50.00'	51.40'	N81°15'15"E	49.17'	C39	29°16'37"	175.00'	89.52'	N74°38'54"E	88.55'			
C20	90°00'00"	50.00'	78.54'	N06°48'06"E	70.71'	C40	40°06'33"	150.00'	105.01'	S18°08'38"E	102.87'			

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S67°04'02"W	36.18'	L16	N00°31'39"W	12.02'	L31	N37°05'25"E	20.68'	L46	S66°24'15"E	13.44'	L61	S83°11'54"E	14.14'
L2	S22°55'58"E	34.51'	L17	N00°50'07"W	16.74'	L32	N01°54'39"E	50.00'	L47	S10°59'17"W	14.74'	L62	S06°48'06"W	14.14'
L3	S38°11'54"E	24.03'	L18	N38°11'54"W	75.00'	L33	N51°48'06"E	105.03'	L48	N54°30'27"E	16.46'	L63	N83°11'54"W	14.14'
L4	S11°51'06"E	24.13'	L19	S38°11'54"E	15.56'	L34	N01°54'39"E	26.09'	L49	N55°52'43"W	18.72'	L64	S54°23'47"W	2.40'
L5	S78°22'58"W	35.17'	L20	N83°30'01"E	94.06'	L35	N38°11'54"W	61.28'	L50	N89°18'14"E	30.04'	L65	N06°48'06"E	5.66'
L6	S11°37'09"E	35.54'	L21	S69°17'36"E	107.77'	L36	S01°54'39"W	82.00'	L51	N42°03'50"W	34.72'	L66	N83°11'54"W	2.50'
L7	S36°28'36"W	32.94'	L22	N20°42'24"E	75.00'	L37	N02°16'40"E	9.75'	L52	S53°52'12"E	17.78'	L67	S83°11'54"E	5.66'
L8	N18°08'38"W	37.57'	L23	N08°46'37"W	57.42'	L38	S56°18'57"E	32.81'	L53	S62°04'39"E	17.69'	L68	S78°35'49"E	6.09'
L9	S71°39'49"E	37.58'	L24	N31°47'16"W	77.41'	L39	N00°10'23"E	78.98'	L54	N11°24'09"E	15.43'	L69	N34°33'37"W	13.45'
L10	S01°54'39"W	32.00'	L25	N31°47'16"W	80.12'	L40	S69°17'36"E	63.80'	L55	N81°15'15"E	20.34'	L70	S27°43'16"E	12.91'
L11	S44°05'54"W	33.52'	L26	N31°47'16"W	31.63'	L41	N83°30'01"E	92.65'	L56	N53°47'29"E	12.44'	L71	S87°32'20"E	252.32'
L12	N45°09'30"W	35.44'	L27	N03°19'03"E	217.03'	L42	N28°59'47"W	98.05'	L57	N34°01'14"E	13.15'	L72	N62°16'44"E	14.14'
L13	S47°33'11"W	35.11'	L28	N20°42'24"E	75.88'	L43	S38°11'54"E	73.14'	L58	S28°22'21"E	14.31'	L73	S28°59'44"E	75.45'
L14	N59°59'35"E	18.16'	L29	N38°11'54"W	117.81'	L44	N73°22'18"W	15.06'	L59	N34°33'37"W	17.55'			
L15	S20°42'24"W	75.00'	L30	N38°11'54"W	93.98'	L45	S14°30'17"W	13.83'	L60	S06°48'06"W	14.14'			

LOT SUMMARY TABLE

BLOCK A				BLOCK C				BLOCK E				BLOCK F			
LOT #	SQ. FT.	ACRES	LOT WIDTH AT BUILT TO ZONE	LOT #	SQ. FT.	ACRES	LOT WIDTH AT BUILT TO ZONE	LOT #	SQ. FT.	ACRES	LOT WIDTH AT BUILT TO ZONE	LOT #	SQ. FT.	ACRES	LOT WIDTH AT BUILT TO ZONE
1	4,016.03	0.09	41.00'	16	4,000.00	0.09	40.00'	12	2,250.00	0.05	25.00'	19	2,250.00	0.05	25.00'
2	4,000.00	0.09	40.00'	17	4,000.00	0.09	40.00'	12	2,740.19	0.06	30.06'	20	2,250.00	0.05	25.00'
3	4,000.00	0.09	40.00'	18	4,000.00	0.09	40.00'	13	2,839.81	0.07	28.56'	21	3,143.85	0.07	35.50'
4	4,000.00	0.09	40.00'	19	4,000.00	0.09	40.00'	14	2,251.49	0.05	25.02'	22	3,145.00	0.07	35.50'
5	4,000.00	0.09	40.00'	20	4,000.00	0.09	40.00'	15	2,250.00	0.05	25.00'	23	2,250.00	0.05	25.00'
6	4,000.00	0.09	40.00'	21	4,000.00	0.09	40.00'	16	2,250.00	0.05	25.00'	24	2,250.00	0.05	25.00'
7	4,000.00	0.09	40.00'	22	4,000.00	0.09	40.00'	17	2,745.00	0.06	30.50'	25	2,745.00	0.06	30.50'
8	4,000.00	0.09	40.00'	23	4,000.00	0.09	40.00'	18	2,745.00	0.06	30.50'	26	2,745.00	0.06	30.50'
9	4,000.00	0.09	40.00'	24	5,136.36	0.12	53.19'	19	2,250.00	0.05	25.00'	27	2,250.00	0.05	25.00'
10	4,000.00	0.09	40.00'	BLOCK C				20	2,250.00	0.05	25.00'	28	2,250.00	0.05	25.00'
11	4,000.00	0.09	40.00'	LOT #	SQ. FT.	ACRES	LOT WIDTH AT BUILT TO ZONE	21	2,250.00	0.05	25.00'	29	2,250.00	0.05	25.00'
12	4,000.00	0.09	40.00'	1	5,466.58	0.13	43.62'	22	3,256.64	0.07	40.00'	30	2,250.00	0.05	25.00'
13	4,000.00	0.09	40.00'	2	4,313.11	0.10	45.28'	BLOCK E				31	2,745.00	0.06	30.50'
14	4,000.00	0.09	40.00'	3	4,313.14	0.10	45.28'	LOT #	SQ. FT.	ACRES	LOT WIDTH AT BUILT TO ZONE	32	2,745.00	0.06	30.50'
15	4,000.00	0.09	40.00'	4	4,313.11	0.10	45.28'	1	2,745.00	0.06	30.50'	33	2,250.00	0.05	25.00'
16	4,677.81	0.11	50.21'	5	4,369.27	0.10	46.36'	2	2,250.00	0.05	25.00'	34	2,250.00	0.05	25.00'
17	4,000.00	0.09	40.00'	6	4,479.12	0.10	48.49'	3	2,250.00	0.05	25.00'	35	2,250.00	0.05	25.00'
18	4,000.00	0.09	40.00'	7	4,479.12	0.10	48.49'	4	2,745.00	0.06	30.50'	36	2,791.31	0.06	31.73'
19	4,000.00	0.09	40.00'	8	4,479.04	0.10	48.49'	5	2,613.40	0.06	30.50'	37	2,900.00	0.07	34.81'
20	4,000.00	0.09	40.00'	9	4,672.27	0.11	40.61'	6	2,250.00	0.05	25.00'	38	2,250.40	0.05	25.00'
21	4,000.00	0.09	40.00'	10	5,094.26	0.12	40.68'	7	2,250.00	0.05	25.00'	39	2,252.84	0.05	25.03'
22	4,000.00	0.09	40.00'	11	5,833.69	0.13	40.01'	8	2,745.00	0.06	30.50'	40	2,893.99	0.07	34.90'
23	4,000.00	0.09	40.00'	12	7,669.12	0.18	40.11'	9	2,745.09	0.06	30.50'	41	2,913.06	0.07	34.98'
24	4,000.00	0.09	40.00'	13	4,468.32	0.10	45.00'	10	2,314.63	0.05	25.00'	42	2,270.62	0.05	25.05'
25	4,000.00	0.09	40.00'	14	4,000.00	0.09	40.00'	11	3,137.06	0.07	30.50'	43	2,826.62	0.06	30.56'
26	4,000.00	0.09	40.00'	15	4,000.00	0.09	40.00'	12	2,993.51	0.07	30.18'				
27	4,003.63	0.09	40.00'	16	4,000.00	0.09	40.00'	13	2,254.82	0.05	25.05'				
28	4,164.98	0.10	40.00'	17	4,000.00	0.09	40.00'	14	2,254.82	0.05	25.05'				
29	7,565.59	0.17	48.70'	18	4,000.00	0.09	40.00'	15	2,262.87	0.05	25.01'				
30	4,588.58	0.11	45.00'	19	4,449.70	0.10	45.00'	16	2,316.77	0.05	25.06'				
31	4,077.37	0.09	40.00'	20	4,237.53	0.10	44.34'	17	3,817.86	0.09	29.96'				
32	4,944.47	0.11	40.00'	21	4,482.01	0.10	48.49'	18	3,531.96	0.08	30.08'				
33	5,248.52	0.12	40.00'	22	4,040.00	0.09	40.00'	19	2,258.78	0.05	25.03'				
34	4,239.79	0.10	40.00'	23	4,040.00	0.09	40.00'	20	2,250.00	0.05	25.00'				
35	4,000.00	0.09	40.00'	24	4,040.00	0.09	40.00'	21	2,250.00	0.05	25.00'				
36	4,000.00	0.09	40.00'	25	4,239.21	0.10	40.21'	22	2,745.00	0.06	30.50'				
37	4,000.00	0.09	40.00'	26	4,507.17	0.10	40.40'	BLOCK F							
38	4,555.97	0.10	40.00'	27	4,682.86	0.11	40.40'	LOT #	SQ. FT.	ACRES	LOT WIDTH AT BUILT TO ZONE				
BLOCK B				28	4,750.96	0.11	40.40'	1	3,278.96	0.08	32.47'				
LOT #	SQ. FT.	ACRES	LOT WIDTH AT BUILT TO ZONE	29	4,701.71	0.11	40.40'	2	2,252.16	0.05	25.03'				
1	4,000.00	0.09	40.00'	30	4,616.61	0.11	40.40'	3	2,252.16	0.05	25.03'				
2	4,000.00	0.09	40.00'	31	4,530.42	0.10	40.40'	4	3,659.12	0.08	33.11'				
3	4,000.00	0.09	40.00'	32	4,444.48	0.10	40.40'	5	3,491.48	0.08	33.32'				
4	4,000.00	0.09	40.00'	33	4,113.28	0.09	40.08'	6	2,250.54	0.05	25.00'				
5	4,000.00	0.09	40.00'	BLOCK D				7	2,251.50	0.05	25.02'				
6	4,000.00	0.09	40.00'	LOT #	SQ. FT.	ACRES	LOT WIDTH AT BUILT TO ZONE	8	2,861.51	0.07	30.48'				
7	4,000.00	0.09	40.00'	1	2,743.67	0.06	30.50'	9	2,745.00	0.06	30.50'				
8	4,000.00	0.09	40.00'	2	2,250.00	0.05	25.00'	10	2,250.00	0.05	25.00'				
9	4,000.00	0.09	40.00'	3	2,250.00	0.05	25.00'	11	2,250.00	0.05	25.00'				
10	4,000.00	0.09	40.00'	4	3,105.00	0.07	34.50'	12	2,745.00	0.06	30.50'				
11	4,858.70	0.11	48.90'	5	3,256.64	0.07	40.00'	13	2,745.00	0.06	30.50'				
12	4,000.00	0.09	40.00'	6	2,250.00	0.05	25.00'	14	2,250.00	0.05	25.00'				
13	4,000.00	0.09	40.00'	7	2,250.00	0.05	25.00'	15	2,250.00	0.05	25.00'				
14	4,000.00	0.09	40.00'	8	2,745.00	0.06	30.50'	16	2,250.00	0.05	25.00'				
15	4,000.00	0.09	40.00'	9	2,745.00	0.06	30.50'	17	2,745.00	0.06	30.50'				
				10	2,250.00	0.05	25.00'	18	2,745.00	0.06	30.50'				

OWNERS:
GRBK Frisco LLC
2805 North Dallas Pkwy
Suite 400
Plano, Texas 75093
Contact: Jed Dolson

Apples Corner, LLC
11825 Forest Lakes Lane
Dallas, Texas 75230
Contact: Charles Hicks

APPLICANT:
Kinley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : David Barton, P.E.

5750 Frisco
Scale
1" = 60'

STATE OF TEXAS §
COUNTY OF COLLIN §
TOWN OF FAIRVIEW §

WHEREAS GRBK FRISCO LLC and APPLES CORNER LLC, are the owners of a tract of land situated in the Samuel Sloan Survey, Abstract No. 791, City of Fairview, Collin County, Texas, being all that tract of land described in Special Warranty Deed to GRBK Frisco LLC, recorded in Instrument No. 20170623000819570, Official Public Records, Collin County, Texas, and all that tract of land conveyed to Apples Corner, LLC, according to the document field of record in Instrument Number 20170623000819560, Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "ROOME" found for the northeast corner of said GRBK tract, at the intersection of the southerly right-of-way line of Country Club Road (known as Farm-to-Market Road No. 1378) and the northerly line of a 100' wide Dallas Area Rapid Transit (DART) right-of-way (Volume 5443, Page 5532, Deed Records, Collin County, Texas);

THENCE South 51°48'06" West, along the common line of said GRBK tract and said DART track, a distance of 2388.71 feet to a 1/2 inch iron rod with plastic cap stamped "ROOME" found for the southeast corner of said GRBK tract, common with the northeast corner of a tract of land described in Warranty Deed to Adeelmo Raymundo & Adeelmo Raymundo Jr, recorded in Document No. 93-0110394, said Deed Records;

THENCE North 69°17'36" West, along the common line of said GRBK tract and said Raymundo tract, a distance of 499.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said GRBK tract, common with the northwest corner of said Raymundo tract, same being on the easterly right-of-way line of State Highway No. 5;

THENCE North 23°25'40" East, along the common line of said State Highway No. 5 and said GRBK tract, a distance of 845.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 66°34'20" East, continuing along said common line, a distance of 33.00 feet to a 1/2 inch iron rod with plastic cap stamped "ROOME" found for corner;

THENCE North 23°25'40" East, a distance of 104.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 33°04'40" East, a distance of 641.60 feet to a 1/2 inch iron rod with plastic cap stamped "ROOME" found for the west corner of a corner clip at the intersection of said State Highway No. 5 and the aforementioned Country Club Road;

THENCE South 89°51'20" East, a distance of 34.64 feet to a 1/2 inch iron rod with plastic cap stamped "ROOME" found for the east corner of said corner clip, same being the beginning of a non-tangent curve to the left having a central angle of 28°16'47", a radius of 363.36 feet, a chord bearing and distance of South 73°56'58" East, 177.53 feet;

THENCE in a southeasterly direction, along the common line of said GRBK tract and said Country Club Road and with said curve to the left, an arc distance of 179.34 feet to a 1/2 inch iron rod with plastic cap stamped "ROOME" found at the end of said curve to the left;

THENCE South 88°05'21" East, continuing along said common line, a distance of 1382.03 feet to the **POINT OF BEGINNING** and containing 38.507 acres (1,677,363 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GRBK FRISCO LLC and APPLES CORNER LLC, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **APPLE'S CROSSING**, an addition to the Town of Fairview, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

GRBK FRISCO LLC and APPLES CORNER LLC, do herein certify the following:

- The streets and alleys herein are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown and created by this plat, 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 place in landscape easements if approved by the Town of Fairview.
- The Town of Fairview is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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 Town of Fairview's use thereof.
- The Town of Fairview and public utilities 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 the easements.
- The Town of Fairview and public utilities 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.
- All modifications to this document shall be by means of plat and approved by the Town of Fairview.

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

WITNESS, my hand, this _____ day of _____, 2017.

BY: **GRBK FRISCO LLC, a Texas limited partnership**

By: _____
Jed Dolson, President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Jed Dolson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

Notary Public, State of Texas

BY: **APPLES CORNER LLC**
a Texas limited partnership

By: _____
Charles L. Hicks, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Charles Hicks, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof 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.

Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sean Patton, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

Notary Public, State of Texas

FINAL PLAT APPROVAL CERTIFICATE

APPROVED _____, 2017.

BY: _____
CHAIRPERSON, PLANNING AND ZONING COMMISSION
TOWN OF FAIRVIEW, TEXAS

APPROVED _____, 2017.

BY: _____
TOWN COUNCIL
TOWN OF FAIRVIEW, TEXAS

APPROVED _____, 2017.

BY: _____
MAYOR
TOWN OF FAIRVIEW, TEXAS

ATTEST: _____
TOWN SECRETARY

FINAL PLAT
APPLE'S CROSSING

182 RESIDENTIAL LOTS
20 COMMON AREA LOTS
1 COMMERCIAL LOT

BLOCK A, LOTS 1-38; BLOCK B, LOTS 1-24;
BLOCK C, LOTS 1-33; BLOCK D, LOTS 1-22;
BLOCK E, LOTS 1-22; BLOCK F, LOTS 1-43;
BLOCK G, LOT 1; BLOCK H, LOT 1X;
BLOCK I, LOT 1X-4X; BLOCK J, LOT 1X;

BEING 38.507 ACRES OUT OF THE
SAMUEL SLOAN SURVEY, ABSTRACT NO. 791

TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS
CITY PROJECT # FP 2017-3

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	JMH	KHA	OCT. 2017	064497504	3 OF 3

OWNERS:
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