



Memorandum

September 12, 2019

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: FINAL PLAT FOR THE FAITH CHUCH ADDITION

BACKGROUND: This is a request for approval for approval of a Final Plat of the Faith Church of Collin County Addition. The 2.9-acre site is located at the southwest corner of Highway 5 and Murray Road and is zoned for the (RE-1) One-Acre Ranch Estate District. Applicant: Josh Lincoln, HP Civil Engineering, representing Faith Church of Collin County

STATUS OF ISSUE: The purpose of this plat is to create a legal lot of record and to dedicate easements for the future development of the Faith Church of Collin County Addition. The plat dedicates right-of-way for Murray Road, and reflects the access and utility easements that correspond with the civil plans the development plan that was approved by Council in July.

Right-of-Way Requirements

10 feet of right-of-way is dedicated for Murray Road.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed final plat.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Proposed final plat



Murray Rd

Cactus Ln

SUBJECT

Lakeridge Dr

State Highway 5

Faith Church Addition

Lot 11
Ranchette Estates
Vol. A, Pg. 20, CCMR

Lot 18
Ranchette Estates
Vol. A, Pg. 20, CCMR

Cactus Lane
(Called 30' Right-of-Way)

Murray Road
(Called 30' Right-of-Way)

POINT OF BEGINNING
Advanced Cpd.IRF(CM)

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

WHEREAS Faith Church of Collin County is the owner of a tract of land situated in the State of Texas, County of Collin, and Town of Fairview, being part of the John A Taylor Survey, Abstract No. 909, and being all of a called 2.996 acre tract of land as recorded under Document No. 20141202001311470 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at an Advanced capped iron rod found at the intersection of the south right-of-way line of Murray Road (Called 30' Right-of-Way) with the curving west right-of-way line of State Highway 5 (Variable Width Right-of-Way) marking the northeast corner of said 2.996 acre tract, the northeast corner of said premises, and being the beginning of a curve to the right;

THENCE with the curving west right-of-way line of State Highway 5, the east line of said 2.996 acre tract, and the east line of said premises, southwesterly along said curve through a central angle of 3°24'00" for an arc distance of 307.40 feet and having a radius of 5,180.11 feet (chord = South 07°03'52" West, 307.36 feet) to a Busby capped iron rod found marking the southeast corner of said 2.996 acre tract, the southeast corner of said premises, and the northeast corner of a called 2.003 acre tract as recorded under Document No. 20160219000191230 of the Collin County Land Records;

THENCE with the south line of said 2.996 acre tract, the south line of said premises, and the north line of said 2.003 acre tract, South 89°47'00" West, 406.96 feet to a 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" set marking the southwest corner of said 2.996 acre tract, the southwest corner of said premises, and the southeast corner of a called 1.00 acre tract as recorded in Volume 993, Page 557 of the Collin County Land Records;

THENCE with the west line of said 2.996 acre tract, the west line of said premises, and the east line of said 1.00 acre tract, North 00°14'52" West, 304.88 feet to a 1/2-inch iron rod found in the south right-of-way line of Murray Road marking the northwest corner of said 2.996 acre tract and the northwest corner of said premises;

THENCE with the south right-of-way line of Murray Road, the north line of said 2.996 acre tract, and the north line of said premises, North 89°47'00" East, 446.08 feet to the point of beginning and containing 2.996 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Faith Church of Collin County, do hereby adopt this plat designating the hereinabove described property as Final Plat of Faith Church of Collin County, an addition to the Town of Fairview, Texas, and do hereby dedicate to the public use forever, the streets shown thereon. The streets 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 entities, 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 utility 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.

WITNESS, my hand at Fairview, Texas, this the ____ day of _____, 2019.

Fr. Justin Lokoy
Representative for Faith
Church of Collin County

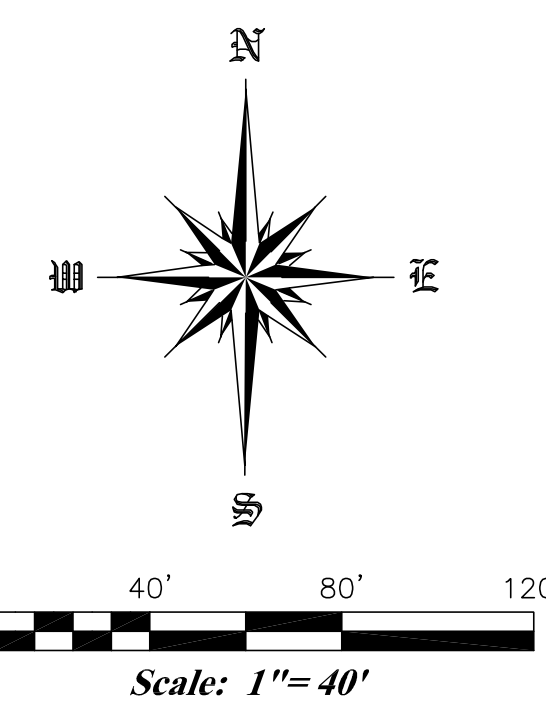
ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Fr. Justin Lokoy, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2019.

Notary Public in and for
The State of Texas



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF HUNT §

THAT I, John Glas, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this 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.

FOR REVIEW ONLY!

John Glas
R.P.L.S. No. 6081
Date: _____, 2019

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HUNT §

BEFORE ME, the undersigned authority, on this day personally appeared John Glas, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2019.

Notary Public in and for
The State of Texas

FINAL PLAT APPROVAL CERTIFICATE

APPROVED _____, 2019.
Planning & Zoning Commission

By: _____
Chairperson, Planning & Zoning Commission
Town of Fairview, Texas

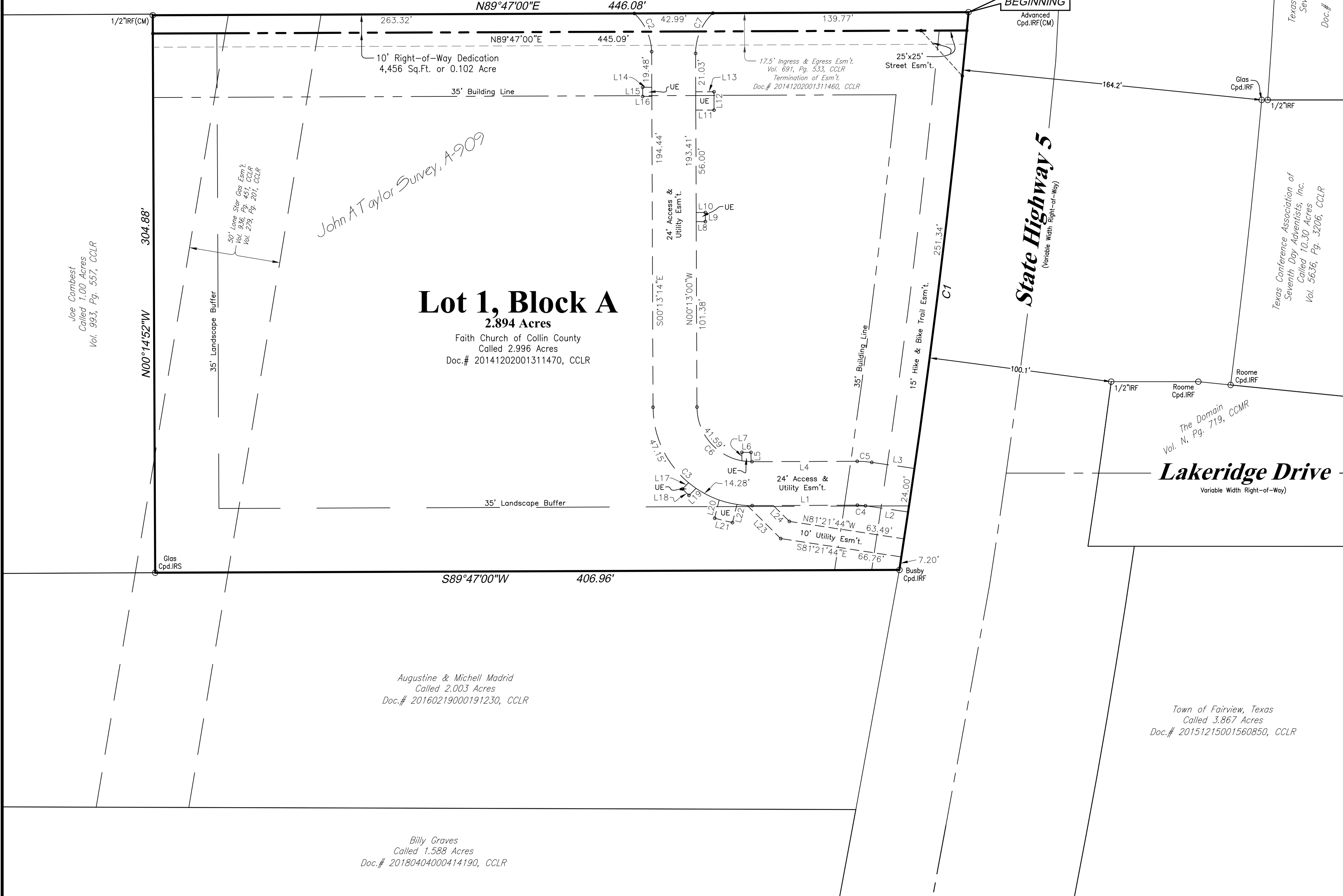
APPROVED _____, 2019.
Town Council, Town of Fairview, Texas

By: _____
Mayor, Town of Fairview, Texas

The undersigned, the Town Secretary of the Town of Fairview, Texas, hereby certifies that the foregoing Final Plat of Faith Church of Collin County Addition to the Town of Fairview was submitted to the Town Council on the ____ day of _____, 2019, 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 hereinabove subscribed to which I hereby attest.

Witness my hand this ____ day of _____, 2019.

Town Secretary
Town of Fairview, Texas



Lot 1, Block A
2.894 Acres

Faith Church of Collin County
Called 2.996 Acres
Doc.# 20141202001311470, CCLR

Augustine & Michell Madrid
Called 2.003 Acres
Doc.# 20160219000191230, CCLR

Billy Graves
Called 1.588 Acres
Doc.# 20180404000414190, CCLR

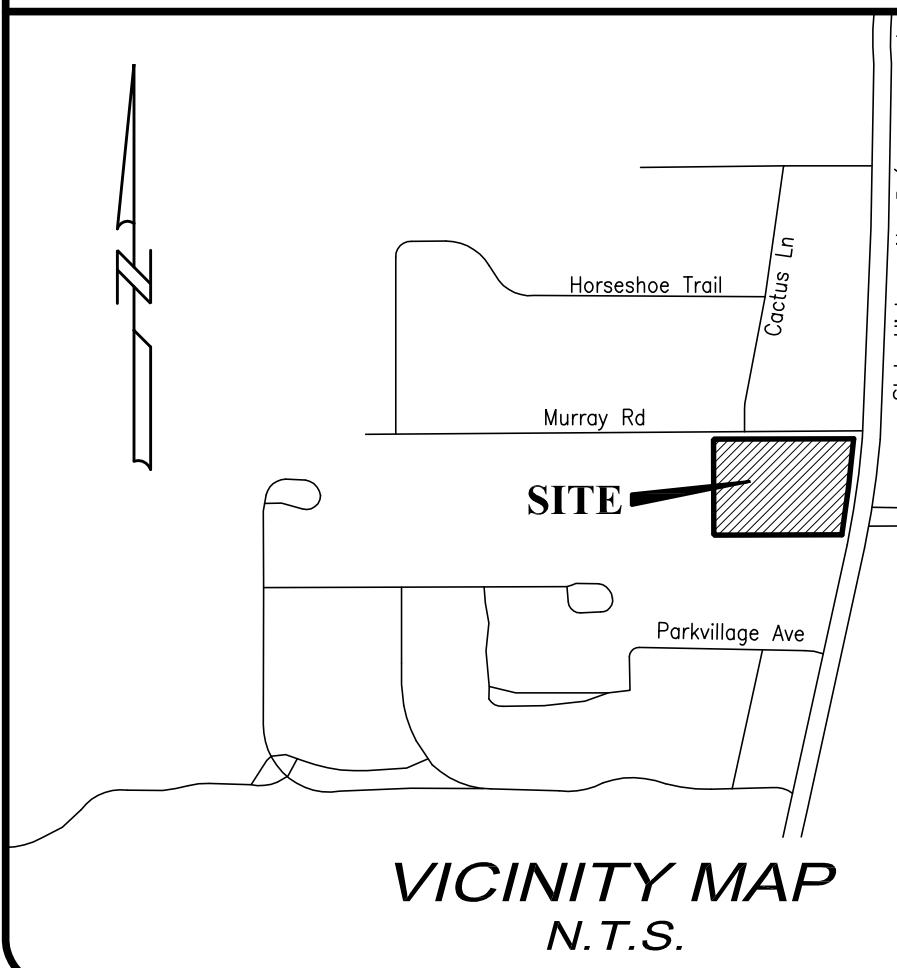


Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, LINE, BEARING, DISTANCE. Lists curve data for C1-C7 and line data for L1-L24.

- NOTES: 1) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW... 2) Survey was performed without the benefit of a title commitment... 3) Source bearing is based on the north line of called 2.996 acre tract... 4) No part of the subject property lies within a Special Flood Hazard Area...

Legend: Roome Cpd.IRF 1/2" Iron Rod w/Yellow Cap Stamped "ROOME" Found; Glas Cpd.IRF 1/2" Iron Rod w/Yellow Cap Stamped "GLAS RPLS 6081" Found; Glas Cpd.IRS 1/2" Iron Rod w/Yellow Cap Stamped "GLAS RPLS 6081" Set; CCMR Collin County Map Records; CCLR Collin County Land Records; IRF Iron Rod Found; CM Cornerstone Monument; CE Centerline; UE UTILITY Easement

Final Plat of
Faith Church of Collin County
Lot 1, Block A
2.996 Gross Acres less 0.102 Acre Right-of-Way Dedication
being all of a called 2.996 acre tract as recorded
under Doc.# 20141202001311470, CCLR
John A. Taylor Survey, Abstract No. 909
Town of Fairview, Collin County, Texas
Planning & Zoning Case No.: FP2019-05

Owner:
Faith Church of Collin County
531 S State Highway 5
Fairview, Tx 75069-9452

Surveyor:
Glas Land Surveying Inc.
2114 FM 1563
Wolfe City, Tx 75496

Glas Land Surveying Inc.
2114 FM 1563, Wolfe City, Texas 75496
Office: (903) 355-8105 Fax: (469) 547-0826
www.glaslandsurveying.com
TBPIS Firm No. 10193970

August 7, 2019