



Memorandum

January 13, 2022

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: FINAL PLAT FOR TRIPLE CROWN ESTATES ADDITION

BACKGROUND: This is a request for a Final Plat of the Triple Crown Estates Addition. The 28+/- tract of land is located on the north side of Stacy Road, west of Kentucky Lane and is zoned for a (PC) Planned Center District. Owner/Applicant: Justin Jinright, JDRP Fairview Derby Development.

STATUS OF ISSUE: The proposed final plat reflects the development of eleven (11) single-family lots (10 new lots and 1 lot with an existing home) and one (1) common area lot. Lot 1-10 will be accessed by a new internal cul-de-sac street. Lot 11, will have access to Stacy Road via a private driveway. The common area lot will be owned and maintained by a Homeowners Association.

As approved by Council, this (PC) Planned Center District requires that each residential lot maintain a minimum of 1.5-acres in area, except Lots 5 and 6 must maintain 1.9-acres, and Lot 11 must maintain a minimum of 10-acres. Other than the private driveway access to Stacy Road, Lot 11 cannot be accessed by any other means. The existing structures on Lot 11, will remain in their existing condition.

Parks, Open Space and Trails

With the review of the preliminary Plat, the Town Council approved the payment of \$32,915 as a cash-in-lieu of park land dedication. This amount must be paid prior to this plat being filed with Collin County.

Drainage

The drainage designs on Triple Crown Estates has determined to send the majority of the developed runoff to a detention area at the SE corner, then proceed underground to the existing system under Stacy Rd at Kentucky Lane. Residents on Kentucky Ln and in Harpers Landing will experience a decrease in runoff from the way existing drainage patterns direct water. This will be a good design for the town and eliminate any adverse impacts downstream.

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

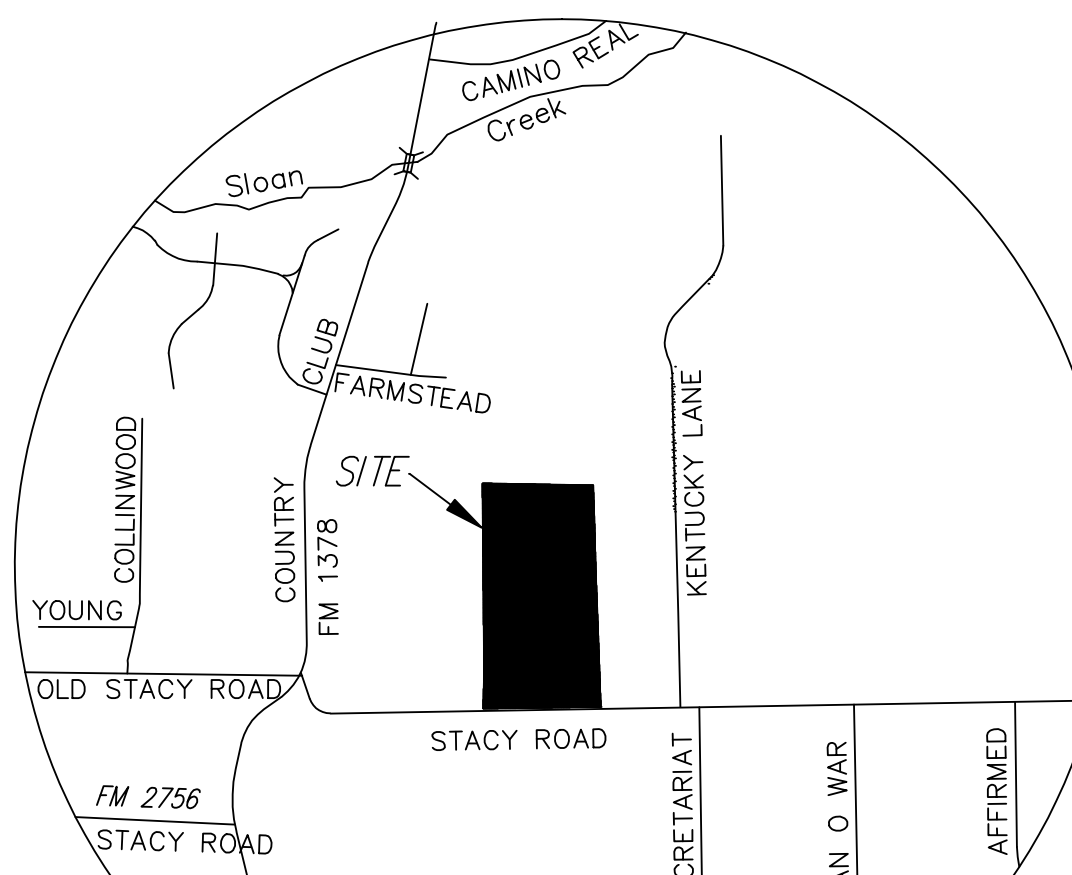
BUDGET: N/A

ATTACHMENTS:

- Locator
- Exhibits



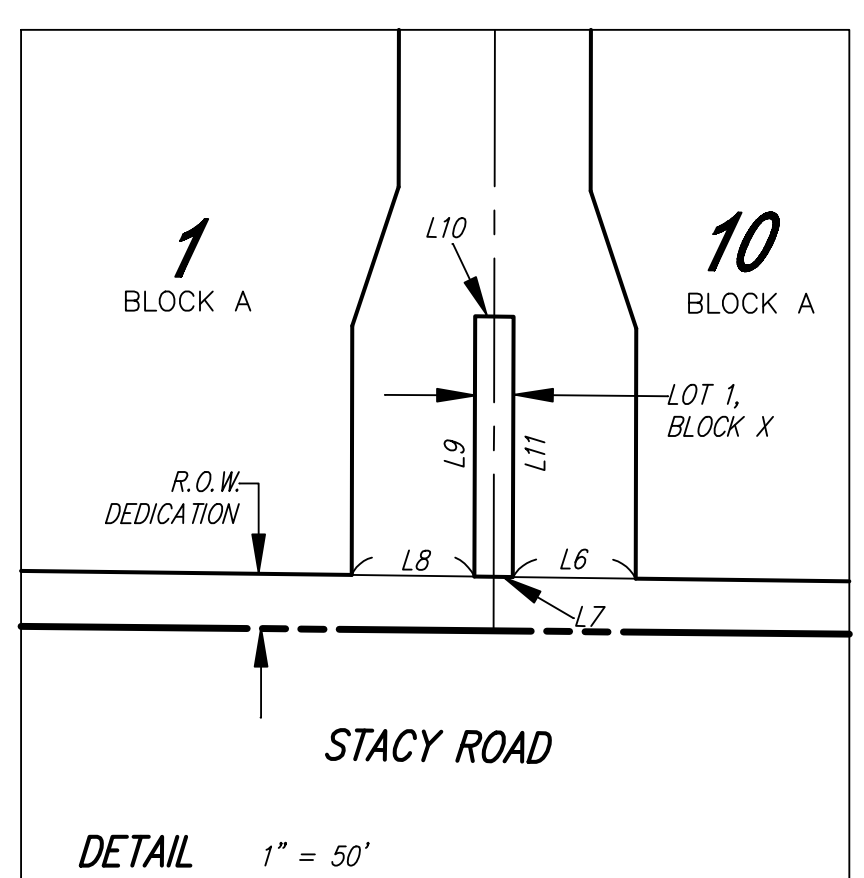
Triple Crown Estates



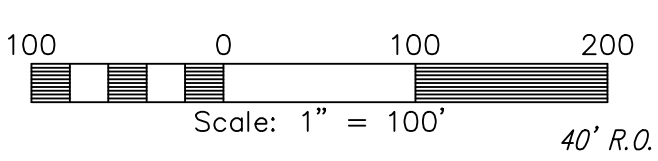
LOCATION MAP
NO SCALE

LOVEJOY MIDDLE SCHOOL
VOLUME 2007, PAGE 263 & 264 CCPR

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	C.A.=49°59'41"	CH. BRC.=N 24°52'13" W	T=9.33'	R=20.00'	L=17.45'	CH=16.90'
C2	C.A.=71°53'00"	CH. BRC.=N 13°55'33" W	T=36.25'	R=50.00'	L=62.73'	CH=58.70'
C3	C.A.=68°06'42"	CH. BRC.=N 56°04'17" E	T=33.80'	R=50.00'	L=59.44'	CH=56.00'
C4	C.A.=68°06'42"	CH. BRC.=S 55°49'01" E	T=33.80'	R=50.00'	L=59.44'	CH=56.00'
C5	C.A.=71°53'00"	CH. BRC.=S 14°10'50" W	T=36.25'	R=50.00'	L=62.73'	CH=58.70'
C6	C.A.=49°59'41"	CH. BRC.=S 25°07'29" W	T=9.33'	R=20.00'	L=17.45'	CH=16.90'



NUMBER	DIRECTION	DISTANCE
L1	N 00°07'38" E	64.88'
L2	N 18°27'02" E	38.17'
L3	N 00°07'38" E	65.13'
L4	N 18°25'14" W	37.72'
L6	N 89°17'20" W	32.00'
L7	N 89°17'20" W	10.00'
L8	N 89°17'20" W	32.00'
L9	N 00°07'38" E	67.80'
L10	S 89°17'20" E	10.00'
L11	S 00°07'38" E	67.80'
L12	N 90°00'00" W	71.48'
L13	N 00°00'00" E	120.00'
L14	N 90°00'00" W	283.90'



NO R.O.W. DEED FOUND

LOT 1, BLOCK A
HYNES ADDITION
VOLUME N, PAGE 309 CCPR

NO R.O.W. DEED FOUND

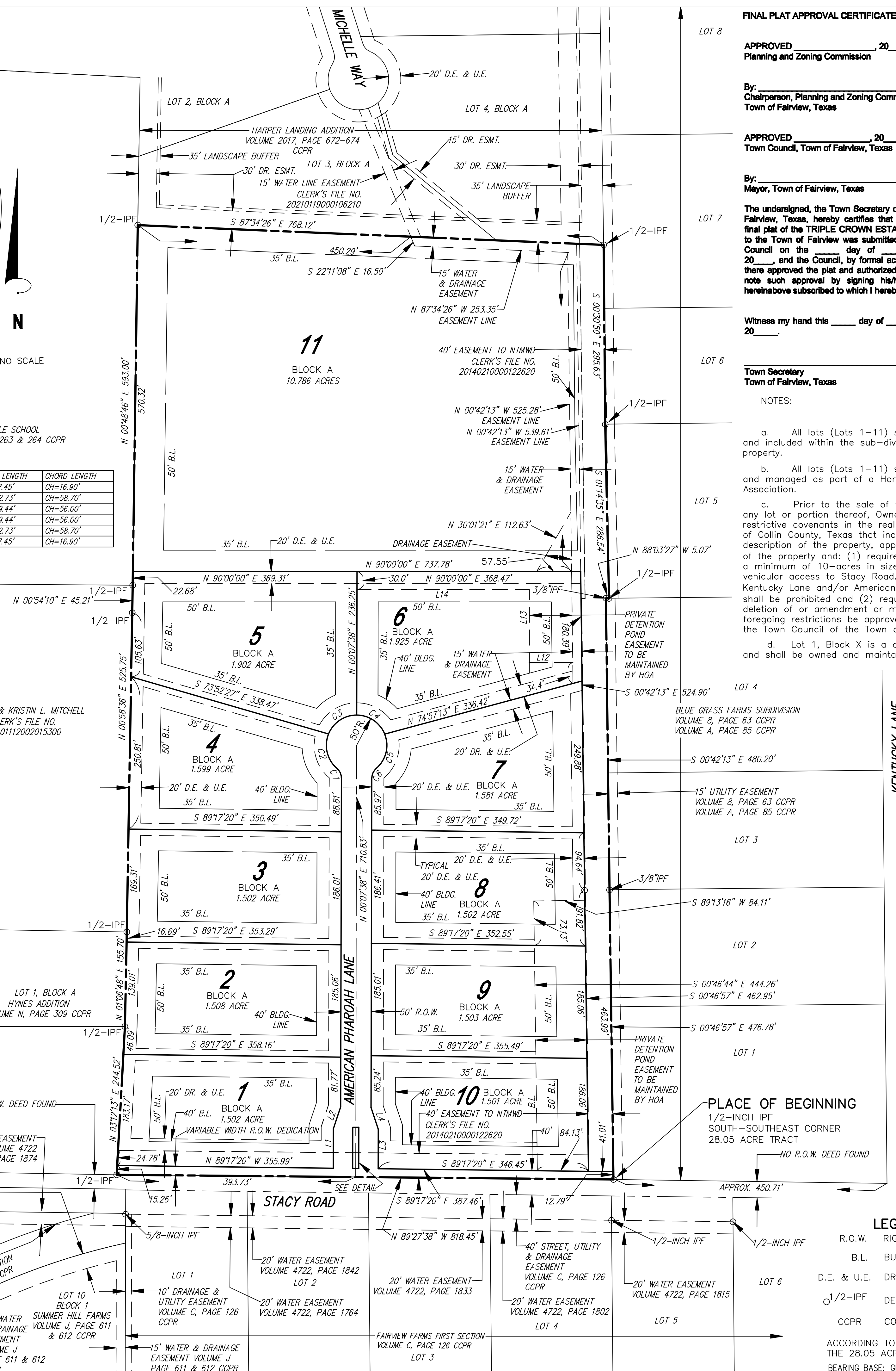
LOT 10
BLOCK 1
SUMMER HILL FARMS
VOLUME J, PAGE 611 & 612 CCPR

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FINAL PLAT APPROVAL CERTIFICATE

APPROVED _____ 20____
Planning and Zoning Commission

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

APPROVED _____ 20____
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 the TRIPLE CROWN ESTATES, Addition to the Town of Fairview was submitted to the Town Council on the _____ day of _____, 20____, 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 _____, 20____.

Town Secretary
Town of Fairview, Texas

NOTES:

- All lots (Lots 1-11) shall be platted and included within the sub-division of the property.
- All lots (Lots 1-11) shall be included and managed as part of a Homeowners Association.
- Prior to the sale of the property or any lot or portion thereof, Owner shall record restrictive covenants in the real property records of Collin County, Texas that include a legal description of the property, apply to the entirety of the property and: (1) require that Lot 11 be a minimum of 10-acres in size and only have vehicular access to Stacy Road. Access to Kentucky Lane and/or American Pharoah Lane shall be prohibited and (2) require that any deletion of or amendment or modification to the foregoing restrictions be approved in advance by the Town Council of the Town of Fairview, Texas.
- Lot 1, Block X is a common area lot and shall be owned and maintained by the HOA

STATE OF TEXAS
COUNTY OF COLLIN

JDRP Fairview Derby Development LLC, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:
SITUATED in the Town of Fairview, Collin County, Texas, in the Robert Fitzhugh survey, abstract no. 317, being a survey of the 28.05 acre tract described in a deed from Marvin A. Molodov and Arleen Blunt to JDRP Fairview Derby Development LLC, dated December 11, 2020 and recorded as clerk's file no. 2020121400224480 of the Official Public Records of Collin County, Texas, being described by metes and bounds as follows:

- BEGINNING at a 1/2-inch iron pin found at the south-southeast corner of said 28.05 acre tract and in the north right-of-way line of Stacy Road;
THENCE North 89°27'38" West, with the south line of said 28.05 acre tract and the north right-of-way line of said Stacy Road, 818.45 feet to a 1/2-inch iron pin found at the southwest corner of said 28.05 acre tract and the southeast corner of Lot 1, Block A of the Hynes Addition recorded in volume N, page 309 of the Collin County plat records;
THENCE North 03°12'13" East, with the east line of said Hynes Addition and the west line of said 28.05 acre tract, 244.52 feet to a 1/2-inch iron pin found;
THENCE North 01°06'48" East, with the east line of said Hynes Addition, 155.70 feet to a 1/2-inch iron pin found at the northeast corner of said Hynes Addition; same being the east-southeast corner of the 24.825 acre tract recorded as clerk's file no. 20201112002015300;
THENCE northerly with the east line of said 24.825 acre tract as follows:
North 00°58'36" East, 625.75 feet to a 1/2-inch iron pin found;
North 00°54'10" East, 45.21 feet to a 1/2-inch iron pin found at the northeast corner of said 24.825 acre tract and the southeast corner of Lot 1, Block A of Lovejoy Middle School addition recorded in volume 2007, page 263 and 264 of the Collin County plat records;
THENCE North 00°48'46" East, with the east line of said Lovejoy Middle School addition, 593.00 feet to a 1/2-inch iron pin found at the northwest corner of said 28.05 acre tract; same being the south-southeast corner of Harper Landing Addition recorded in volume 2017, page 672-674 of the Collin County plat records;
THENCE South 87°34'26" East, with the north line of said 28.05 acre tract and the south line of said Harper Landing Addition, 768.12 feet to a 1/2-inch iron pin found at the northeast corner of said 28.05 acre tract and the southeast corner of said Harper Landing Addition;
THENCE southerly with the east line of said 28.05 acre tract as follows:
South 00°30'50" East, 295.63 feet to a 1/2-inch iron pin found;
South 01°14'35" East, 286.54 feet to a 1/2-inch iron pin found at the east-southeast corner of said 28.05 acre tract;
THENCE North 88°03'27" West, with a south line of said 28.05 acre tract, 5.07 feet to a 3/8-inch iron pin found at the inside corner of said 28.05 acre tract;
THENCE South 00°42'13" East, 480.20 feet to a 3/8-inch iron pin found;
THENCE South 00°46'57" East, 478.78 feet to the PLACE OF BEGINNING and containing 28.05 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JDRP Fairview Derby Development LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as TRIPLE CROWN ESTATES, LOTS 1-11, BLOCK A AND 1 COMMON AREA LOT (LOT 1, BLOCK X), an addition to the Town of Fairview, 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.

WITNESS, my hand at Fairview, Texas, this _____ day of _____, 20____.

By: _____
Justin Jinright, Managing Partner of JDRP Fairview Derby Development LLC

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

Notary Public in and for The State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

I, Bruce Geer, 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.

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

Bruce Geer, Registered Professional Land Surveyor
Registration No. 4117

Date: _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Bruce Geer, 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 _____ day of _____, 20____.

Notary Public in and for The State of Texas

DATE: NOVEMBER 12, 2021

FINAL PLAT
TRIPLE CROWN ESTATES

LOTS 1-11, BLOCK A
AND 1 COMMON AREA LOT (LOT 1, BLOCK X)
28.05 ACRES IN THE ROBERT FITZHUGH SURVEY
ABSTRACT NO. 317
TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS

OWNER:
JDRP FAIRVIEW DERBY DEVELOPMENT LLC
190 E. STACY ROAD
SUITE 306-362
ALLEN, TEXAS 75002

SURVEYOR:
BRUCE GEER
1101 WEST UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
PHONE: 972-562-3959

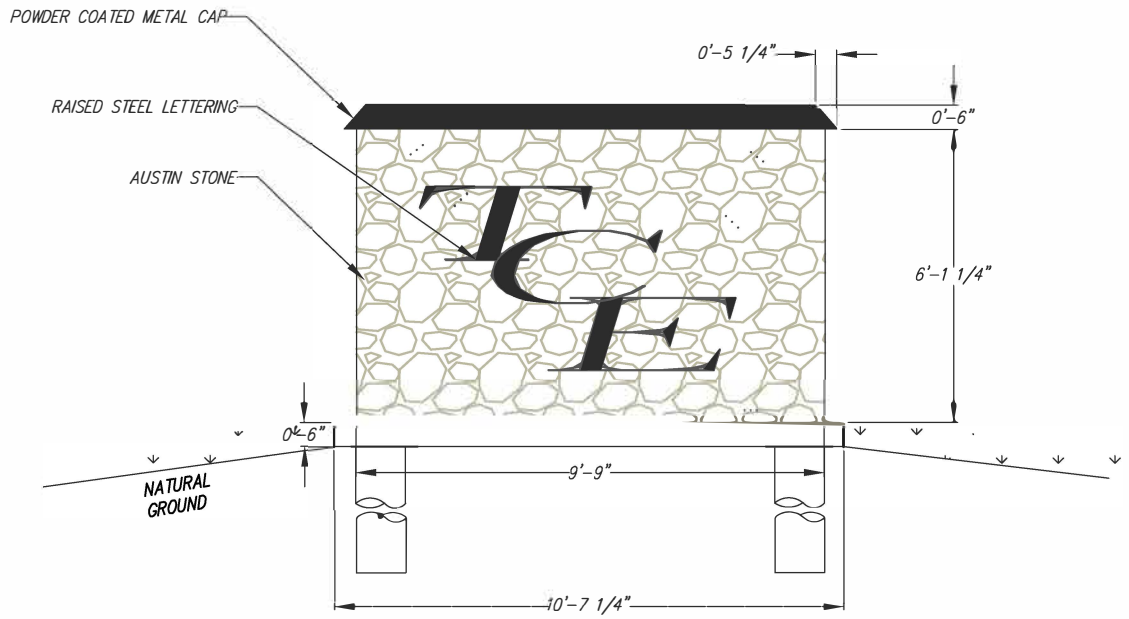
LEGEND

- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- D.E. & U.E. DRAINAGE & UTILITY EASEMENT
- 1/2-IPF DENOTES 1/2-INCH IRON PIN FOUND
- CCPR COLLIN COUNTY PLAT RECORDS

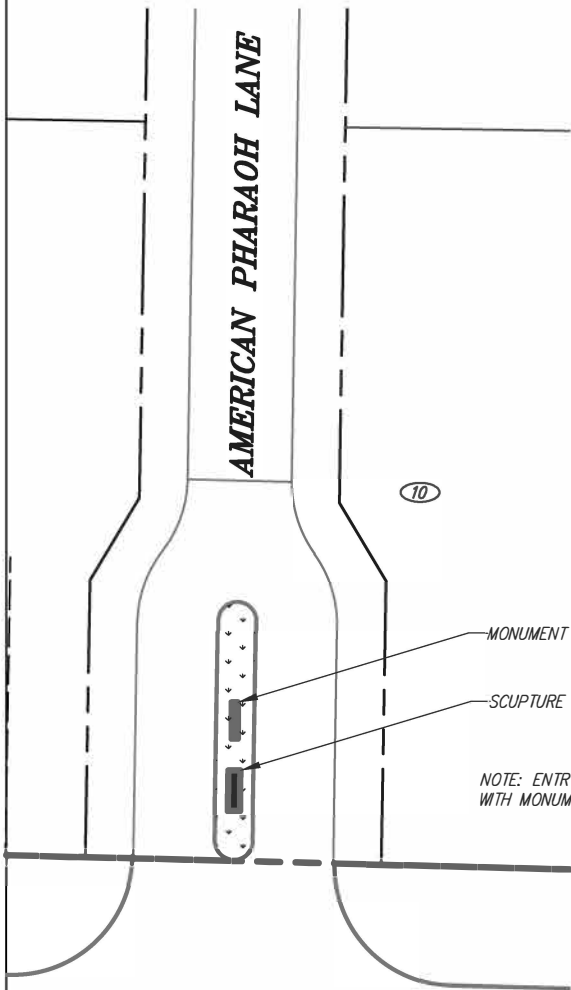
FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

FROM THE PLACE OF BEGINNING SHOWN HEREON, IT IS S 56°36'30" W 964.13' TO THE APPROXIMATE SOUTHWEST CORNER OF THE ROBERT FITZHUGH SURVEY, ABSTRACT NO. 317

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48085C0290J DATED 6-02-2009 THE 28.05 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.
BEARING BASE: GRID NORTH USING ALLIETRA GPS NETWORK



FRONT & REAR VIEW



MONUMENT SIGN
SCULPTURE

NOTE: ENTRY ISLAND IS LANDSCAPED,
WITH MONUMENT SIGN AND SCULPTURE.



Dwarf Fountain Grass



Purple Wintercreeper

Spring

Fall

MONUMENT SIGN
TRIPLE CROWN
ESTATES

JDRP FAIRVIEW DERBY DEVELOPMENT, LLC
1181 Stacy Road
Fairview, Texas 75069

Sculpture Examples

