



Memorandum

April 8, 2021

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: PRELIMINARY PLAT FOR TWIN OAKS ADDITION

BACKGROUND: This is a request for a Preliminary Plat of the Twin Oaks Addition. The 16.81-acre site is located on the south side of Country Club Road, east of Stoddard Road and is zoned for a (PC) Planned Center District with modified (RE-1.5) One-and-one-half-acre Ranch Estate District standards. Applicant: Tim Jackson, Tim Jackson Custom Homes representing owners Robert and Shannon Kelly.

STATUS OF ISSUE: The proposed preliminary plat reflects the development of ten (10) single-family lots (9 new lots and 1 lot with an existing home) and two common area lots. All proposed lots will be accessed by an internal street network; private access to Country Club Road, is prohibited. All common area lots will be owned and maintained by a Homeowners Association.

This (PC) Planned Center District requires that each residential lot maintain a minimum of 1.2-acres in area. Additionally, in accordance with the (RE-1.5) standards, each residential lot must have a minimum lot width, as measured at the front building line, of 150 feet. Lots with frontage on a cul-de-sac are permitted a reduced lot width of 70 feet (Lot 9). All lots meet these design standards.

The purpose of a Preliminary Plat is to review the design of a proposed subdivision, including lot layout, right-of-way dedications, and easements. 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.

Preliminary Plats do not establish a subdivision; they are a temporary document (expires 180 days from the date of approval) that allow the Town to review the framework of a subdivision, prior to the preparation of a Final Plat.

Parks, Open Space and Trails

As an aspect of the Settlement agreement, park land dedication is not required however this development still must contribute to the Park Funds. With 10 proposed lots, estimated cash-in-lieu fee is \$29,923.

As prescribed, the layout also features a large common area that maintains the existing pond and much of the forested area along the northeast corner of the site. As noted, since this area is within a designated common area lot, with will be owned and maintained by a homeowner's association.

The developer will install an internal sidewalk, that connects the internal street network to the north side of Puster Elementary. Located within an access easement along the western property line of proposed Lot 6, this sidewalk and the related access easement will be maintained by the Homeowners Association.

Drainage

The preliminary drainage plan submitted for Twin Oaks is sufficient at this stage of the development process. They do not show any lot-to-lot drainage being required, they are planning on continuing to receive and prepare for off-site water that sheet flows onto the site, and their discharge point from the subdivision is located at a TxDOT culvert under FM1378. The impact of drainage increases with development will be felt at the culvert under FM1378 and then downstream into the Serenity Subdivision in the City of McKinney. When full civil plans are submitted to the town, we will coordinate with TxDOT and the City of McKinney in regard to drainage increases and acceptable flows. If either TxDOT or McKinney do require any detention on the Fairview side, we will communicate that to the developer and the existing pond could easily be converted into a stormwater detention pond if needed at that time during the final civil review.

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

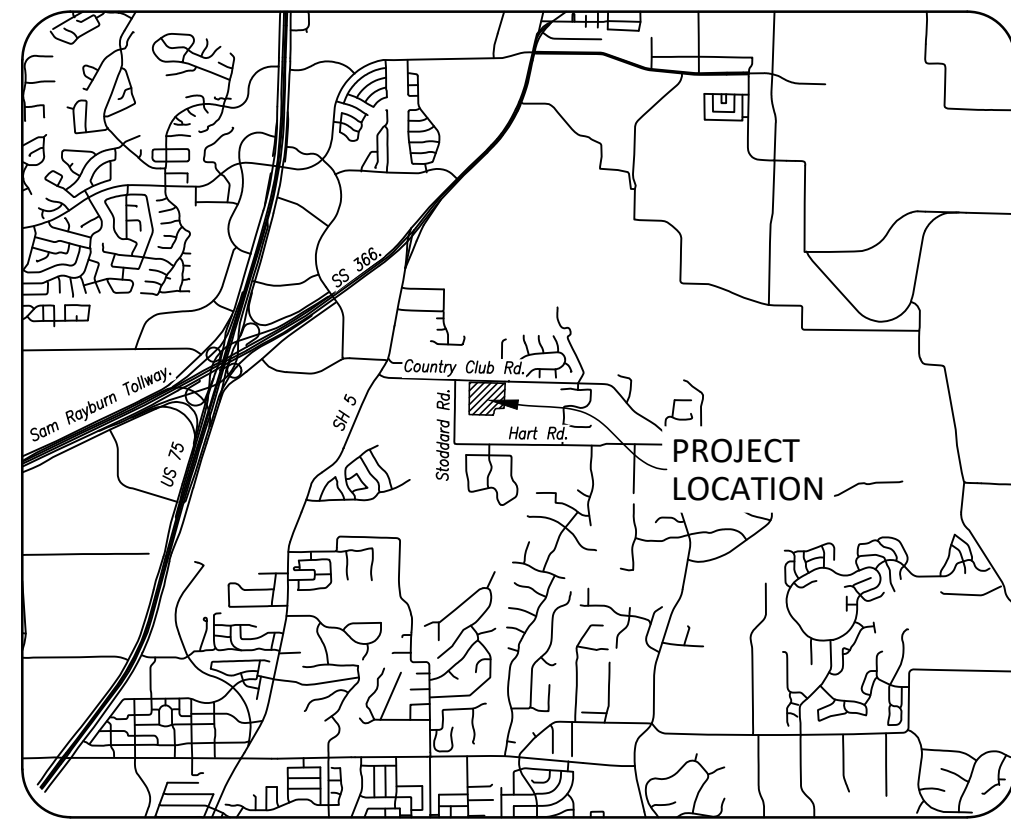
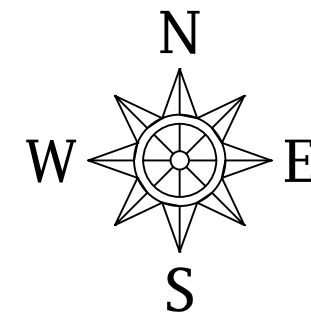
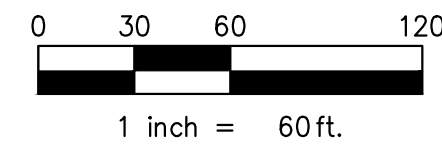
BUDGET: N/A

ATTACHMENTS:

- Locator
- Exhibits



Twin Oaks Addition



LOCATION MAP
N.T.S.

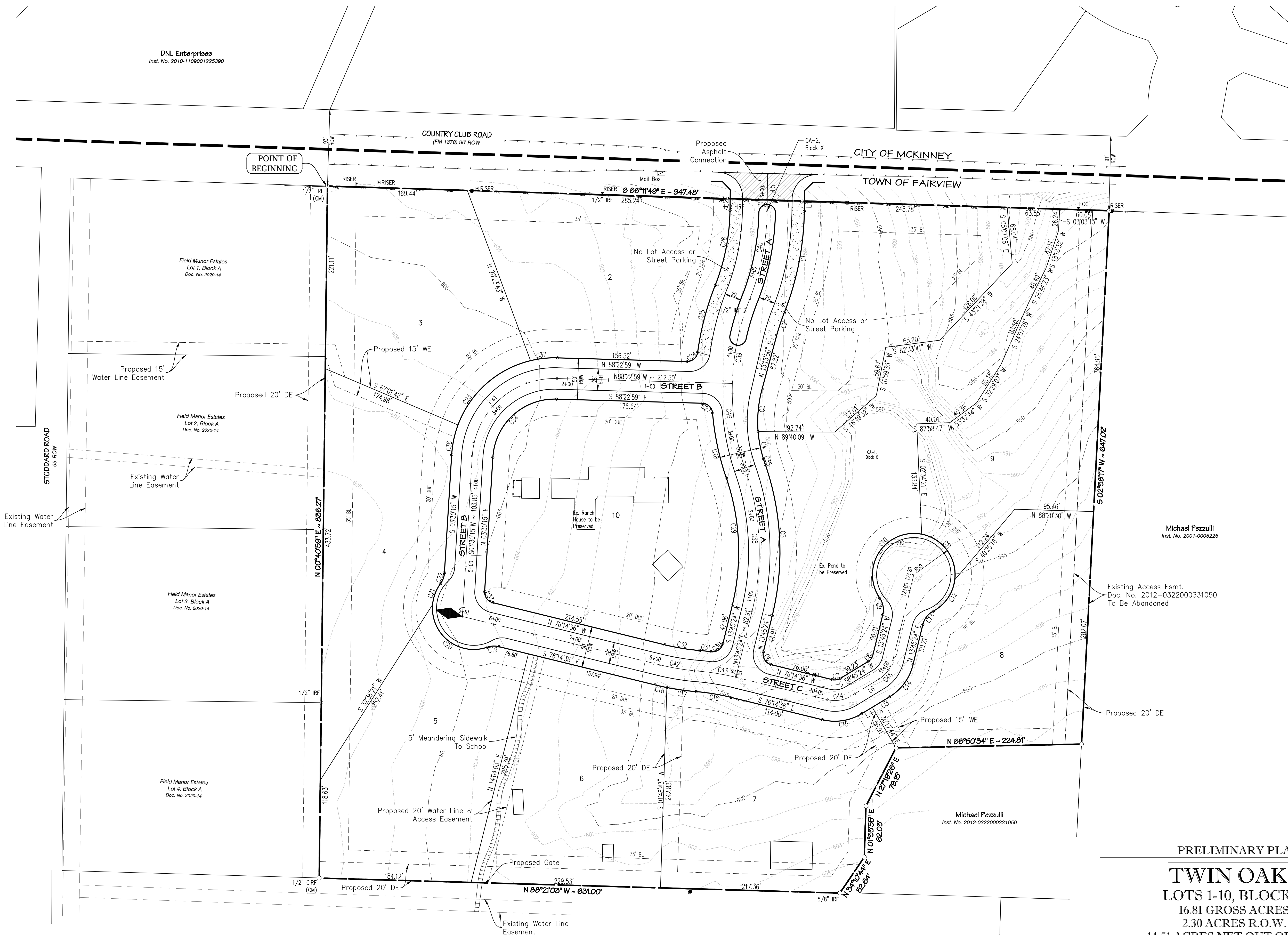
LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSINO" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRIF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
H&BTE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
—	CENTERLINE
▲	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
N.T.S.	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCC)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCC)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCC)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRDC)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRDC)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPRDC)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRDC)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRDC)	MAP RECORDS, DALLAS COUNTY, TEXAS
(OPRDC)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

- 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.
- Site is located in an area of minimal flood hazard (Zone 'X').
- Area and use regulations shall conform with the (RE-1.5) One-and-One half Acre Ranch Estate District except as follows:
 - Minimum lot area shall be 1.2 acres.
- Lots/Homes shall not front onto Country Club Road and shall not have driveway or any other vehicular access to Country Club Road.
- No additional driveway, private drive, or right-of-way access or any other vehicular access shall be provided to Hart Road. Development shall not include any future roadway connections to other properties that have access to Hart Road.
- Parking and private lot driveway access shall be prohibited onto the main entry roadway.
- Common areas shall be owned and maintained by a homeowners association (Block X).
- A 6' tall wrought iron fence with masonry columns may be permitted along the western, eastern and southern property lines, subject to Town approval and permitting.

Current Zoning	RE-3
Proposed Zoning	PC with RE-1.5 Standards with Exception
Site Area	16.81 Acres
Proposed # Lots	10
Maximum # of Lots per 1.5 Density	11.2

FRONT & REAR	35'
SIDE YARD	50'



Lovejoy Stoddard
Elementary School
Deed No. 2002-0103728

PRELIMINARY PLAT
TWIN OAKS
LOTS 1-10, BLOCK A
16.81 GROSS ACRES
2.30 ACRES R.O.W.
14.51 ACRES NET OUT OF THE
SAMUEL SLOAN SURVEY ABST. 791,
TOWN OF FAIRVIEW
COLLIN COUNTY, TEXAS
EX. ZONING: PC (Planned Center District)

OWNER / APPLICANT
Kelly, Robert B & Shannon S
800 Country Club Rd
Fairview, Texas 75069
Telephone: (214) 675-8696
Contact: Bruce Kelly

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Dorsett

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the S. Sloan Survey, Abstract No. 791, Town of Fairview, Collin County, Texas, being all of Tract 1, and part of Tract 2, conveyed to Robert and Shannon Kelly by deed recorded in Volume 4443, Page 957 of the Deed Records, Collin County, Texas (DRCC), with the subject tract being more particularly described as follows:

BEGINNING at the northeast corner of Field Manor Estates, an addition recorded in Cabinet 2020, Page 14, Plat Records, Collin County, Texas, being on the south line of Country Club Road, a public right-of-way (also known as Farm to Market Road 1378);

THENCE S 88°13'38" E, 947.48 feet along the south line of said road to the northwest corner of a tract conveyed to Michael Pezzulli, recorded in Document No. 2001-0005226 DRCC;

THENCE S 02°56'14" W, 647.03 feet along the west line thereof to the northeast corner of another tract conveyed to Michael Pezzulli, recorded in Document No. 20120322000331050 DRCC;

THENCE along the common line thereof, the following:

S 88°48'47" W, 224.85 feet;

S 27°17'36" W, 79.16 feet;

S 01°52'06" W, 62.03 feet;

And S 34°08'55" W, 52.64 feet to the north line of a tract conveyed to the Lovejoy Independent School District, recorded in Document No. 2002-0103728 DRCC;

THENCE N 88°22'52" W, 631.00 feet along the north line thereof to the southeast corner of Field Manor Estates;

THENCE N 00°39'10" E, 838.28 feet along the east line thereof to the POINT OF BEGINNING with the subject tract containing 732,708 square feet or 16.821 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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.

Dated this the ____ day of _____, 2021.

DARREN K. BROWN, R.P.L.S. NO. 5252



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 Darren K. Brown, 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 _____, 2021.

Notary Public, State of Texas

Lot Details		
Lot #	Width (ft)	Area (ac)
1	286	1.20
2	219	1.20
3	151	1.21
4	279	1.20
5	154	1.25
6	180	1.20
7	277	1.30
8	265	1.23
9	96	1.23

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Robert B. Kelly and Shannon S. Kelly, the owners, do hereby adopt this plat designating the hereinabove described property as **TWIN OAKS, LOTS 1-10, BLOCK A** 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 in fee simple for street 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 placed 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 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 _____, 2021.

Robert B. Kelly

Shannon S. Kelly

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 Robert B. Kelly, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2021.

Notary Public, State of Texas

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 Shannon S. Kelly, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2021.

Notary Public, State of Texas

PRELIMINARY PLAT APPROVAL CERTIFICATE

APPROVED _____, 2021
Planning and Zoning Commission

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

APPROVED _____, 2021
Town Council, Town of Fairview, Texas

By: _____
Mayor, Town of Fairview, Texas

Attest:
Town Secretary

PRELIMINARY PLAT
TWIN OAKS
LOTS 1-10, BLOCK A
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2.30 ACRES R.O.W.
14.51 ACRES NET OUT OF THE
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Centerline Curve Table						
Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
C38	300.00'	32°46'45"	88.24'	171.63'	N02°37'58"W	169.30'
C39	300.00'	20°01'44"	52.98'	104.87'	N11°37'53"E	104.34'
C40	300.00'	20°55'08"	55.38'	109.53'	N11°11'11"E	108.92'
C41	100.02'	88°06'27"	96.77'	153.81'	S47°33'29"W	139.09'
C42	300.00'	8°54'59"	23.39'	46.69'	S80°42'06"E	46.64'
C43	300.00'	8°54'59"	23.39'	46.69'	S80°42'06"E	46.64'
C44	38.00'	45°00'00"	15.74'	29.85'	N81°15'24"E	29.08'
C45	38.00'	45°00'00"	15.74'	29.85'	N36°15'24"E	29.08'
C46	300.00'	20°38'22"	54.63'	108.07'	N08°42'10"W	107.48'

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	125.96'	345.00'	125.26'	N 11°11'11" E	20°55'08"
C2	28.40'	255.00'	28.39'	N 18°27'17" E	6°22'55"
C3	86.03'	150.00'	84.85'	N 01°09'58" W	32°51'36"
C4	86.03'	150.00'	84.85'	N 01°09'58" W	32°51'36"
C5	185.93'	325.00'	183.41'	N 02°37'58" W	32°46'45"
C6	20.42'	13.00'	18.38'	N 31°14'36" W	90°00'00"
C7	10.21'	13.00'	9.95'	S 81°15'24" W	45°00'00"
C8	10.21'	13.00'	9.95'	S 36°15'24" W	45°00'00"
C9	21.03'	25.00'	20.41'	S 10°20'18" E	48°11'23"
C10	241.19'	50.00'	66.67'	N 76°14'36" W	276°22'46"
C11	241.19'	50.00'	66.67'	N 76°14'36" W	276°22'46"
C12	241.19'	50.00'	66.67'	N 76°14'36" W	276°22'46"
C13	21.03'	25.00'	20.41'	N 37°51'05" E	48°11'23"
C14	49.48'	63.00'	48.22'	N 36°15'24" E	45°00'00"
C15	49.48'	63.00'	48.22'	N 81°15'24" E	45°00'00"
C16	42.80'	275.00'	42.75'	S 80°42'06" E	8°54'59"
C17	50.58'	325.00'	50.53'	S 80°42'06" E	8°54'59"
C18	50.58'	325.00'	50.53'	S 80°42'06" E	8°54'59"
C19	14.34'	25.00'	14.14'	N 87°19'36" E	32°51'36"
C20	126.94'	50.00'	95.49'	S 36°22'10" E	145°28'03"

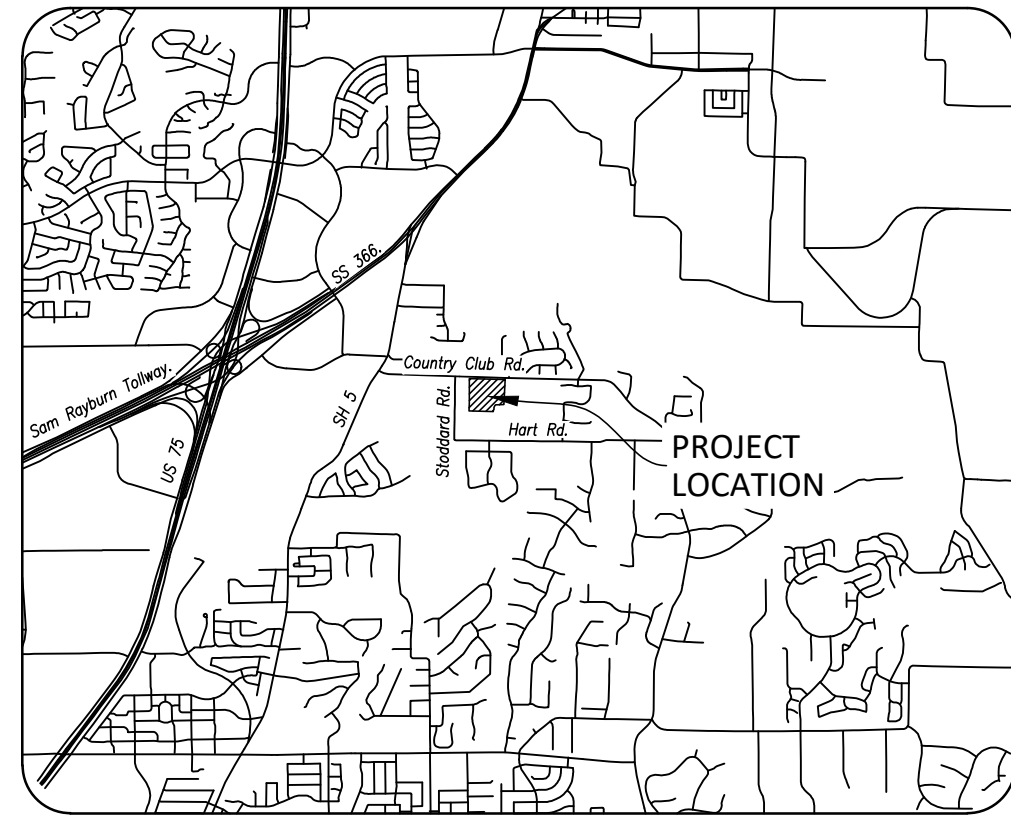
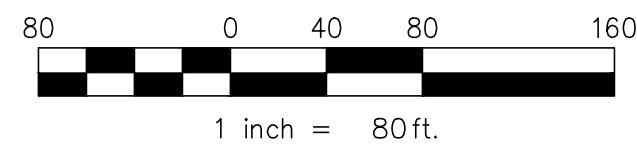
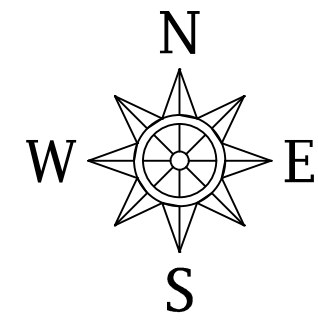
Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C21	126.94'	50.00'	95.49'	S 36°22'10" E	145°28'03"
C22	14.34'	25.00'	14.14'	S 19°56'03" W	32°51'36"
C23	192.25'	125.02'	173.86'	S 47°33'29" W	88°06'27"
C24	19.04'	13.00'	17.38'	S 49°39'48" W	83°54'25"
C25	83.91'	345.00'	83.71'	S 14°40'41" W	13°56'09"
C26	93.10'	255.00'	92.59'	S 11°11'11" W	20°55'08"
C27	18.96'	13.00'	17.32'	S 46°36'39" E	83°32'41"
C28	80.46'	325.00'	80.25'	S 11°55'49" E	14°11'03"
C29	157.33'	275.00'	155.19'	S 02°37'58" E	32°46'45"
C30	18.96'	13.00'	17.32'	S 55°31'44" W	83°32'43"
C31	13.96'	325.00'	13.96'	N 83°55'45" W	2°27'41"
C32	42.80'	275.00'	42.75'	N 80°42'06" W	8°54'59"
C33	18.09'	13.00'	16.67'	N 36°22'10" W	79°44'52"
C34	115.36'	75.02'	104.33'	N 47°33'26" E	88°06'22"
C35	6.85'	275.00'	6.85'	N 18°18'33" W	1°25'35"
C36	192.25'	125.02'	173.86'	S 47°33'29" W	88°06'27"
C37	192.25'	125.02'	173.86'	S 47°33'29" W	88°06'27"

Lot Line Table		
Line #	Length	Direction
L1	12.46'	N 00°43'37" E
L2	14.15'	S 00°43'37" W
L3	24.34'	N 58°45'24" E
L4	14.90'	N 58°45'24" E

Centerline Line Table		
Line #	Length	Direction
L5	45.26'	N0°43'37"E
L6	39.23'	N58°45'24"E

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	A	53,879	1.237
2	A	52,443	1.204
3	A	52,880	1.214
4	A	52,400	1.203
5	A	54,617	1.254
6	A	52,471	1.205
7	A	56,652	1.301
8	A	53,478	1.228
9	A	53,619	1.231
10	A	79,072	1.815

Common Area Table			
Lot #	Block #	Acres	
1	X	1.554	
2	X	0.079	



LOCATION MAP
N.T.S.

Legend

- = Area
- = Q_{100} cfs
- = Drainage Area Divide
- = Existing Contours
- = Direction Of Flow

Residential

$C = 0.55$ $I_{100} = 7.52$ $T_c = 15$ min.

School

$C = 0.75$ $I_{100} = 7.52$ $T_c = 15$ min.

Open Space

$C = 0.35$ $I_{100} = 7.52$ $T_c = 15$ min.



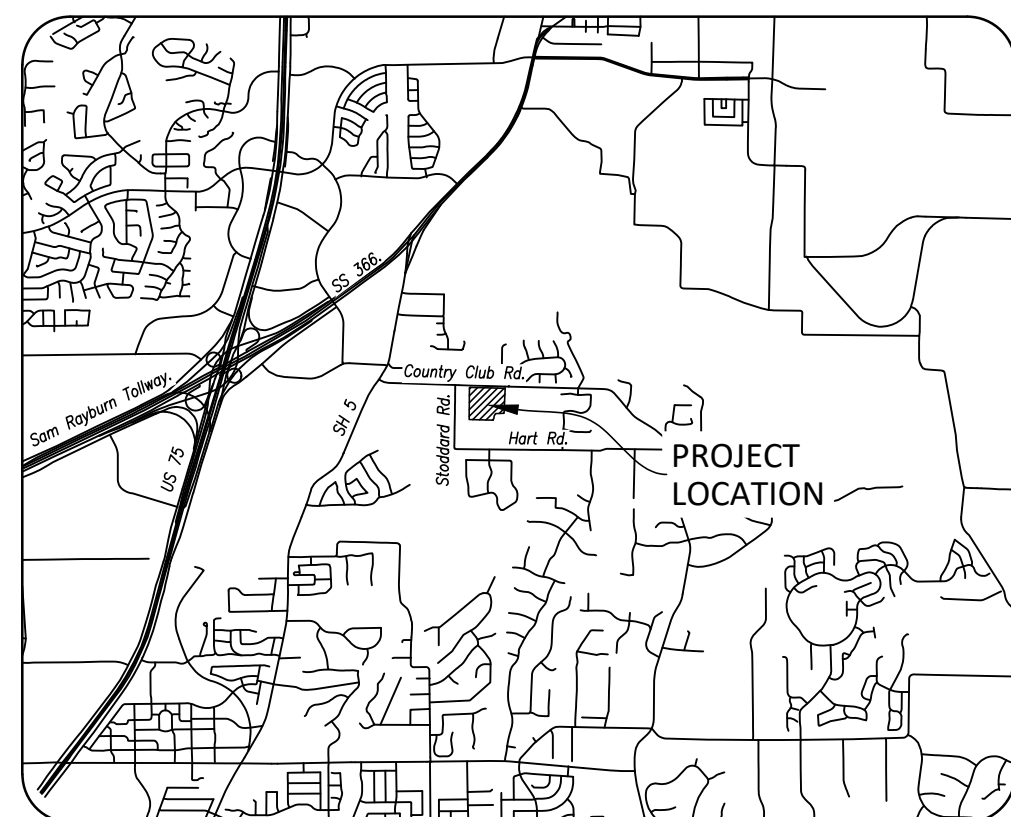
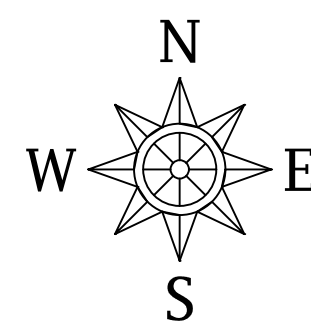
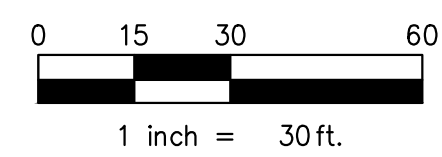
PRELIMINARY DRAINAGE PLAN

TWIN OAKS
 LOTS 1-10, BLOCK A
 16.82 GROSS ACRES
 2.35 ACRES R.O.W.
 14.47 ACRES NET OUT OF THE
 SAMUEL SLOAN SURVEY ABST. 791,
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Drawing: C:\2021\2021-03-16-800-Country-Club\PROJECT\DWG\2021-03-16-800-Country-Club\PRELIMINARY\2021-03-16-800-Country-Club\2021-03-16-800-Country-Club.dwg
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LOCATION MAP
N.T.S.



Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Lean	Dead/ Missing Bark	Sapwood Damage/ Decay	Heartwood Decay	Latitude	Longitude
1	21.8	Osage-orange	20	Yes	Damaged	0	0	Trunk			33.1555908	-96.225298
2	12.0	sugarberry	15	No	Healthy	0	0	Trunk			33.1555720	-96.225277
3	14.9	Osage-orange	25	Yes	Healthy	0	0				33.1555854	-96.225031
4	10.9	Osage-orange	25	No	Healthy	0	0				33.1556551	-96.225350
5	10.8	Osage-orange	20	No	Healthy	0	0				33.1556636	-96.224823
6	30.3	American elm	35	No	Healthy	0	0				33.1556330	-96.223749
7	6.7	American elm	15	No	Healthy	0	0				33.1556280	-96.223449
8	10.4	common persimmon	10	Yes	Damaged	0	0	Trunk			33.1556831	-96.222704
9	22.7	green ash	30	No	Healthy	0	0				33.1557086	-96.222682
10	7.7	sugarberry	15	No	Healthy	0	0				33.1557579	-96.222623
11	27.6	Osage-orange	30	Yes	Damaged	40	0	Trunk & Branches	Trunk & Branches	Trunk & Branches	33.1557667	-96.223737
12	28.4	black willow	25	Yes	Damaged	20	0	Trunk	Trunk	Trunk	33.1557151	-96.222301
13	4.3	common persimmon	4	No	Healthy	0	0				33.1557355	-96.222133
14	16.1	American elm	25	No	Healthy	0	0				33.1558292	-96.221500
15	5.1	American elm	4	No	Healthy	0	0				33.1558486	-96.221680
16	8.1	Osage-orange	15	No	Healthy	0	0				33.1558630	-96.221599
17	14.1	Osage-orange	15	Yes	Damaged	30	0	Trunk	Trunk	Trunk	33.1558736	-96.221538
18	11.6	Osage-orange	15	Yes	Damaged	30	0	Trunk	Trunk	Trunk	33.1558725	-96.221550
19	22.3	American elm	25	Yes	Healthy	0	0				33.1558857	-96.221302
20	22.4	Osage-orange	30	Yes	Healthy	0	0				33.1559180	-96.221699
21	13.9	Osage-orange	25	Yes	Damaged	20	0	Trunk	Trunk	Trunk	33.1559625	-96.221431
22	5.0	American elm	10	No	Healthy	0	0				33.1559682	-96.222028
23	7.1	American elm	10	No	Healthy	0	0				33.1559302	-96.221063
24	17.0	Osage-orange	25	Yes	Damaged	0	0	Trunk	Trunk	Trunk	33.1559074	-96.220777
25	6.1	American elm	4	No	Healthy	0	0				33.1558796	-96.220711
26	8.9	American elm	12	No	Healthy	0	0				33.1558635	-96.220665
27	23.5	American elm	35	No	Damaged	10	0	Trunk	Trunk	Trunk	33.1559351	-96.220770
28	21.5	American elm	25	No	Healthy	0	0				33.1559260	-96.222123
29	12.5	American elm	25	No	Healthy	0	0				33.1559448	-96.221142
30	11.9	Osage-orange	25	Yes	Healthy	0	0				33.1559600	-96.221006
31	5.0	American elm	6	No	Healthy	0	0				33.1559823	-96.220794
32	4.6	American elm	4	No	Healthy	0	0				33.1560288	-96.221813
33	6.6	honey-locust	8	No	Healthy	0	0				33.1560352	-96.221790
34	17.3	Osage-orange	20	Yes	Damaged	20	0	Trunk	Trunk	Trunk	33.1560447	-96.221108
35	9.5	Osage-orange	20	Yes	Damaged	40	0	Trunk	Trunk	Trunk	33.1560235	-96.220912
36	23.5	American elm	35	No	Damaged	80	0	Trunk	Trunk	Trunk	33.1560351	-96.220406
37	5.1	American elm	12	No	Healthy	0	0				33.1560960	-96.222123
38	9.7	Osage-orange	25	No	Healthy	0	0				33.1561063	-96.221250
39	11.6	Osage-orange	20	Yes	Damaged	50	0	Trunk	Trunk	Trunk	33.1561032	-96.221216
40	8.8	Osage-orange	20	No	Healthy	0	0				33.1561098	-96.221363
41	4.6	American elm	6	No	Healthy	0	0				33.1561286	-96.222113
42	8.1	honey-locust	8	No	Healthy	0	0				33.1561293	-96.222157
43	4.3	American elm	8	No	Healthy	0	0				33.1561389	-96.222136
44	7.1	sugarberry	8	No	Healthy	0	0				33.1561435	-96.222674
45	7.8	American elm	10	No	Healthy	0	0				33.1561364	-96.221888
46	11.6	American elm	40	No	Healthy	0	0				33.1561384	-96.222047
48	28.1	Osage-orange	15	Yes	Damaged	40	0	Trunk	Trunk	Trunk	33.1561174	-96.2219720
49	9.7	American elm	30	No	Healthy	0	0				33.1561026	-96.2219364
49	18.6	Osage-orange	25	Yes	Damaged	30	0	Trunk	Trunk	Trunk	33.1561102	-96.2219305
50	19.3	sugarberry	35	No	Healthy	0	0				33.1561361	-96.2218277
51	7.6	cedar elm	10	No	Healthy	0	0				33.1561194	-96.2217895
52	12.5	cedar elm	25	No	Healthy	0	0				33.1561232	-96.2217944
53	12.6	Osage-orange	20	Yes	Healthy	0	0				33.1560593	-96.2219207
54	9.6	Osage-orange	18	Yes	Damaged	20	0	Trunk	Trunk	Trunk	33.1560708	-96.2219463
55	5.3	cedar elm	6	No	Healthy	0	0				33.1560337	-96.2219733
56	30.2	American elm	35	No	Healthy	0	0				33.1560173	-96.2219684
57	6.6	cedar elm	12	No	Damaged	0	0	Trunk	Trunk	Trunk	33.1560345	-96.2219688
58	19.4	American elm	30	No	Healthy	0	0				33.1559917	-96.2219634
59	14.7	American elm	25	No	Healthy	0	0				33.1560135	-96.2220052
60	6.8	sugarberry	10	No	Healthy	0	0				33.1560648	-96.2220212
61	11.3	American elm	25	No	Healthy	0	0				33.1559722	-96.2219024
62	8.3	American elm	30	No	Healthy	0	0				33.1559489	-96.2219462
63	8.8	Osage-orange	25	No	Healthy	0	0				33.1559398	-96.2219651
64	11.4	Osage-orange	25	Yes	Healthy	0	0				33.1559363	-96.2219616
65	14.0	sugarberry	15	No	Healthy	0	0				33.1559911	-96.2219444
66	21.2	sugarberry	25	Yes	Healthy	0	0				33.1558997	-96.2219411
67	13.9	sugarberry	25	No	Healthy	0	0				33.1558698	-96.2219352
68	11.6	American elm	15	No	Healthy	0	0				33.1558821	-96.2220486
69	24.1	Osage-orange	25	Yes	Healthy	0	0				33.1557825	-96.2219998
70	19.6	American elm	30	No	Healthy	0	0				33.1557799	-96.2220670
71	12.2	Osage-orange	20	Yes	Healthy	0	0				33.1557366	-96.2220946
72	17.4	Osage-orange	25	Yes	Damaged	0	0	Trunk	Trunk	Trunk	33.1556870	-96.2220786
73	29.6	Osage-orange	25	Yes	Damaged	20	0	Trunk	Trunk	Trunk	33.1556239	-96.2220691
74	9.7	Osage-orange	25	No	Healthy	0	0				33.1556147	-96.2221900
75	6.6	Osage-orange	20	No	Healthy	0	0				33.1556308	-96.2222227
76	11.5	Osage-orange	25	No	Healthy	0	0				33.1556161	-96.2221900
77	6.6	Osage-orange	15	No	Healthy	0	0				33.1556077	-96.2222018
78	11.8	American elm	30	No	Healthy	0	0				33.1555863	-96.2221500
79	32.0	American elm	35	No	Healthy	0	0				33.1555875	-96.2222816
80	22.7	Osage-orange	25	Yes	Damaged	30	0	Trunk	Trunk	Trunk	33.1555230	-96.221464
81	8.4	common persimmon	20	No	Healthy	0	0				33.1554786	-96.2223479
82	14.7	sugarberry	20	No	Healthy	0	0				33.1554842	-96.2223732
83	20.7	sugarberry	30	No	Healthy	0	0				33.1555089	-96.2223758
84	16.4	sugarberry	20	No	Healthy	0	0				33.1555118	-96.2223667
85	9.7	sugarberry	20	No	Damaged	10	0	Trunk	Trunk	Trunk	33.1554929	-96.2223726
86	10.2	sugarberry	15	No	Healthy	0	0				33.1555310	-96.2223782
87	12.7	sugarberry	12	No	Healthy	0	0				33.1555431	-96.2223844
88	8.0	sugarberry	2	No	Damaged	95	0	Trunk	Trunk	Trunk	33.1555512	-96.2223803
89	10.3	sugarberry	6	No	Healthy	0	0				33.1555861	-96.2224258
90	11.0	sugarberry	12	No	Healthy	0	0				33.1556002	-96.2224190
91	12.6	green ash	25	No	Healthy	0	0				33.1556337	-96.2224519
92	8.5	sugarberry	15	No	Healthy	0	0				33.1556108	-96.2224816
93	7.9	sugarberry	12	No	Healthy	0	0				33.1555783	-96.2225130

TREE SURVEY
TWIN OAKS
 LOTS 1-10, BLOCK A
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 2.30 ACRES R.O.W.
 14.51 ACRES NET OUT OF THE
 SAMUEL SLOAN SURVEY ABST. 791,
 TOWN OF FAIRVIEW
 COLLIN COUNTY, TEXAS
 EX. ZONING: PC (Planned Center District)

OWNER / APPLICANT
 Kelly, Robert B & Shannon S
 800 Country Club Rd
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 Telephone (214) 675-8696
 Contact: Bruce Kelly

ENGINEER / SURVEYOR
 Spiers Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: Matt Dorsett

Drawing: 03/2020-0850-20-165-800-Country Club (P&S) (M&S) (V&S) (16) - per tree tag. Saved By: jpen. Scan Time: 3/10/2021 1:20:18 PM
 Plotted by: jpenan. Plot Date: 3/29/2021 3:32:31 PM

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Lean	Dead/Missing Bark	Sapwood Damage/Decay	Heartwood Damage/Decay	Latitude	Longitude
1	21.8	Osage-orange	20	Yes	Damaged	0	61-90	Trunk	Trunk	Trunk	33.1555906	-96.6225298
2	12.0	sugarberry	15	No	Healthy	0	61-90				33.1555720	-96.6225277
3	14.9	Osage-orange	25	Yes	Healthy	0	61-90				33.1556584	-96.6225031
4	10.9	Osage-orange	25	No	Healthy	0	61-90				33.1556551	-96.6225350
5	10.8	Osage-orange	20	No	Healthy	0	61-90				33.1556636	-96.6224823
6	30.3	American elm	35	No	Healthy	0	61-90				33.1556330	-96.6223749
7	6.7	American elm	15	No	Healthy	0	61-90				33.1556280	-96.6223449
8	10.4	common persimmon	10	Yes	Damaged	0	61-90	Trunk			33.1556831	-96.6222704
9	22.7	green ash	30	No	Healthy	0	61-90				33.1557096	-96.6222692
10	7.7	sugarberry	15	No	Healthy	0	61-90				33.1557579	-96.6223923
11	27.6	Osage-orange	30	Yes	Damaged	40	61-90	Trunk & Branches	Trunk & Branches	Trunk & Branches	33.1557667	-96.6223737
12	28.4	black willow	25	Yes	Damaged	20	61-90	Trunk	Trunk	Trunk	33.1557151	-96.6222301
13	4.3	common persimmon	4	No	Healthy	0	61-90				33.1557355	-96.6222133
14	16.1	American elm	25	No	Healthy	0	61-90				33.1558292	-96.6221500
15	5.1	American elm	4	No	Healthy	0	61-90				33.1558486	-96.6221680
16	8.1	Osage-orange	15	No	Healthy	0	61-90				33.1558630	-96.6221599
17	14.1	Osage-orange	15	Yes	Damaged	30	61-90	Trunk	Trunk	Trunk	33.1558736	-96.6221538
18	11.6	Osage-orange	15	Yes	Damaged	30	61-90	Trunk	Trunk	Trunk	33.1558725	-96.6221550
19	22.3	American elm	25	Yes	Healthy	0	61-90				33.1558857	-96.6221302
20	22.4	Osage-orange	30	Yes	Healthy	0	61-90				33.1559160	-96.6221699
21	13.9	Osage-orange	25	Yes	Damaged	20	61-90	Trunk	Trunk	Trunk	33.1559625	-96.6221431
22	5.0	American elm	10	No	Healthy	0	61-90				33.1559682	-96.6222028
23	7.1	American elm	10	No	Healthy	0	61-90				33.1559302	-96.6221093
24	17.0	Osage-orange	25	Yes	Damaged	0	61-90	Trunk	Trunk	Trunk	33.1559074	-96.6220777
25	6.1	American elm	4	No	Healthy	0	61-90				33.1558796	-96.6220711
26	8.9	American elm	12	No	Healthy	0	61-90				33.1558635	-96.6220965
27	8.4	Osage-orange	12	No	Damaged	10	61-90	Trunk	Trunk	Trunk	33.1559445	-96.6220770
28	21.5	American elm	25	No	Healthy	0	61-90				33.1559605	-96.6220935
29	12.5	American elm	25	No	Healthy	0	61-90				33.1559648	-96.6221142
30	11.9	Osage-orange	25	Yes	Healthy	0	61-90				33.1559600	-96.6221006
31	5.0	American elm	6	No	Healthy	0	61-90				33.1559823	-96.6220794
32	4.6	American elm	4	No	Healthy	0	61-90				33.1560288	-96.6221813
33	6.6	honey-locust	8	No	Healthy	0	61-90				33.1560352	-96.6221790
34	17.3	Osage-orange	20	Yes	Damaged	20	61-90	Trunk	Trunk	Trunk	33.1560447	-96.6221108
35	9.5	Osage-orange	20	Yes	Damaged	40	61-90	Trunk	Trunk	Trunk	33.1560235	-96.6220912
36	23.5	American elm	35	No	Damaged	60	61-90	Trunk	Trunk	Trunk	33.1560351	-96.6220406
37	5.1	American elm	12	No	Healthy	0	61-90				33.1560960	-96.6221723
38	9.7	Osage-orange	25	No	Healthy	0	61-90				33.1561063	-96.6221250
39	11.6	Osage-orange	20	Yes	Damaged	50	61-90	Trunk	Trunk	Trunk	33.1561032	-96.6221216
40	8.8	Osage-orange	20	No	Healthy	0	61-90				33.1561098	-96.6221363
41	4.6	American elm	6	No	Healthy	0	61-90				33.1561266	-96.6222113
42	8.1	honey-locust	8	No	Healthy	0	61-90				33.1561293	-96.6222157
43	4.3	American elm	8	No	Healthy	0	61-90				33.1561389	-96.6222136
44	7.1	sugarberry	8	No	Healthy	0	61-90				33.1561435	-96.6222674
45	7.8	American elm	10	No	Healthy	0	61-90				33.1561364	-96.6221888
46	28.1	American elm	40	No	Healthy	0	61-90				33.1561364	-96.6220947
47	12.3	Osage-orange	15	Yes	Damaged	40	61-90	Trunk	Trunk	Trunk	33.1561174	-96.6219720
48	9.7	American elm	30	No	Healthy	0	61-90				33.1561026	-96.6219364
49	18.6	Osage-orange	25	Yes	Damaged	30	61-90	Trunk	Trunk	Trunk	33.1561102	-96.6219305
50	19.3	sugarberry	35	No	Healthy	0	61-90				33.1561361	-96.6218277
51	7.6	cedar elm	10	No	Healthy	0	61-90				33.1561194	-96.6217895
52	12.5	cedar elm	25	No	Healthy	0	61-90				33.1561232	-96.6217944
53	12.6	Osage-orange	20	Yes	Healthy	0	61-90				33.1560593	-96.6219207
54	9.6	Osage-orange	18	Yes	Damaged	20	61-90	Trunk	Trunk	Trunk	33.1560708	-96.6219463
55	5.3	cedar elm	6	No	Healthy	0	61-90				33.1560337	-96.6219733
56	30.2	American elm	35	No	Healthy	0	61-90				33.1560173	-96.6219984
57	6.6	cedar elm	12	No	Damaged	0	61-90	Trunk	Trunk	Trunk	33.1560345	-96.6219888
58	19.4	American elm	30	No	Healthy	0	61-90				33.1559917	-96.6219634
59	14.7	American elm	25	No	Healthy	0	61-90				33.1560135	-96.6220052
60	6.8	sugarberry	10	No	Healthy	0	61-90				33.1560648	-96.6220212
61	11.3	American elm	25	No	Healthy	0	61-90				33.1559722	-96.6219024
62	8.3	American elm	30	No	Healthy	0	61-90				33.1559489	-96.6219462
63	8.8	Osage-orange	25	No	Healthy	0	61-90				33.1559398	-96.6219651
64	11.4	Osage-orange	25	Yes	Healthy	0	61-90				33.1559383	-96.6219616
65	14.0	sugarberry	15	No	Healthy	0	61-90				33.1558911	-96.6219444
66	21.2	sugarberry	25	Yes	Healthy	0	61-90				33.1558997	-96.6219411
67	13.9	sugarberry	25	No	Healthy	0	61-90				33.1558698	-96.6219352
68	11.6	American elm	15	No	Healthy	0	61-90				33.1558821	-96.6220486
69	24.1	Osage-orange	25	Yes	Healthy	0	61-90				33.1557825	-96.6219998
70	19.6	American elm	30	No	Healthy	0	61-90				33.1557799	-96.6220670
71	12.2	Osage-orange	20	Yes	Healthy	0	61-90				33.1557366	-96.6220946
72	17.4	Osage-orange	25	Yes	Damaged	0	61-90	Trunk	Trunk	Trunk	33.1556870	-96.6220766
73	29.6	Osage-orange	25	Yes	Damaged	20	61-90	Trunk	Trunk	Trunk	33.1556239	-96.6220991
74	9.7	Osage-orange	25	No	Healthy	0	61-90				33.1556147	-96.6221900
75	6.6	Osage-orange	20	No	Healthy	0	61-90				33.1556308	-96.6222227
76	11.5	Osage-orange	25	No	Healthy	0	61-90				33.1556161	-96.6221900
77	6.6	Osage-orange	15	No	Healthy	0	61-90				33.1556077	-96.6222018
78	11.8	American elm	30	No	Healthy	0	61-90				33.1555863	-96.6222150
79	32.0	American elm	35	No	Healthy	0	61-90				33.1555875	-96.6222816
80	22.7	Osage-orange	25	Yes	Damaged	30	61-90	Trunk	Trunk	Trunk	33.1555230	-96.6221464
81	8.4	common persimmon	20	No	Healthy	0	61-90				33.1554766	-96.6223479
82	14.7	sugarberry	20	No	Healthy	0	61-90				33.1554842	-96.6223732
83	20.4	sugarberry	30	No	Healthy	0	61-90				33.1555069	-96.6223758
84	16.4	sugarberry	20	No	Healthy	0	61-90				33.1555118	-96.6223997
85	9.7	sugarberry	20	No	Damaged	10	61-90	Trunk	Trunk	Trunk	33.1554929	-96.6223726
86	10.2	sugarberry	15	No	Healthy	0	61-90				33.1555310	-96.6223782
87	12.7	sugarberry	12	No	Healthy	0	61-90				33.1555431	-96.6223844
88	8.0	sugarberry	2	No	Damaged	95	61-90	Trunk	Trunk	Trunk	33.1555512	-96.6223903
89	10.3	sugarberry	6	No	Healthy	0	61-90				33.1555861	-96.6224258
90	11.0	sugarberry	12	No	Healthy	0	61-90				33.1556002	-96.6224190
91	12.6	green ash	25	No	Healthy	0	61-90				33.1556337	-96.6224519
92	8.5	sugarberry	15	No	Healthy	0	61-90				33.1556108	-96.6224816
93	7.9	sugarberry	12	No	Healthy	0	61-90				33.1555793	-96.6225130

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