



Memorandum

December 11, 2025

FROM: Planning

SUBJECT: Consider, discuss and take action on a request for approval of a replat of Lot 1R-1 of the Ward Addition into two (2) lots. The 2.21-acre site is located at 780 Country Club Road; at the southwest corner of Country Club Road and Stoddard Road and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Hayden Moss, Liberty Bankers Life Insurance Company representing the owner BWS Revocable Trust.

BACKGROUND: This is a request for a replat of Lot 1R-1 of the Ward Addition into two (2) lots. The 2.21-acre site is located at 780 Country Club Road, at the southwest corner of Country Club Road and Stoddard Road and is zoned for the (RE-1) One-acre Ranch Estate District.

STATUS OF ISSUE: The proposed replat reflects the division of existing Lot 1R-1 of the Ward Addition into two (2) lots. Proposed Lot 1R-2, with the existing home, will remain in its existing condition. There are no conflicts with any existing structures on this lot nor the existing septic spray field for the home.

- Both resulting lots meet the design standards (area, access, lot width, etc.) for the RE-1 zone.
- The existing barn located on proposed Lot 5 will be demolished after the transfer of title is finalized.

Utilities:

Proposed Lot 5 will connect to the existing water line within Healy Drive right-of-way. No changes are necessary for the existing home on proposed Lot 1R-2.

Parks, Open Space and Trails:

Under the Subdivision Ordinance, for new single-family lots, a Parkland Dedication fee

is assessed at a fixed rate of \$2,000 per lot. For the one new lot, the fee is \$2,000. This must be paid before the plat can be filed with Collin County.

Under the new Subdivision Ordinance, a Park Development fee of \$2,000 will also be assessed with the issuance of a building permit for a home.

BUDGET: N/A

RECOMMENDATION: Staff recommends APPROVAL as presented.

Attachments:

1. Aerial
2. Replat



1. Hearings are based on North Carolina Rate Map No. 42082 dated July 7, 2017, published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and do occur than those shown on the Flood Insurance Study. Flood Insurance Study maps and data shall not create liability on the part of the surveyor.
2. The subject property is not located in a flood zone as shown on the Flood Insurance Study. This statement does not create liability on the part of the surveyor.
3. Setting a portion of this addition by piers and boulders is a violation of the city Subdivision Ordinance and the city Subdivision Ordinance requires that the addition be set on a foundation of concrete piers and boulders. Setting piers and boulders is subject to review and holding of utilities and building certificates.

APPROVED _____
Planning and Zoning Commission

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

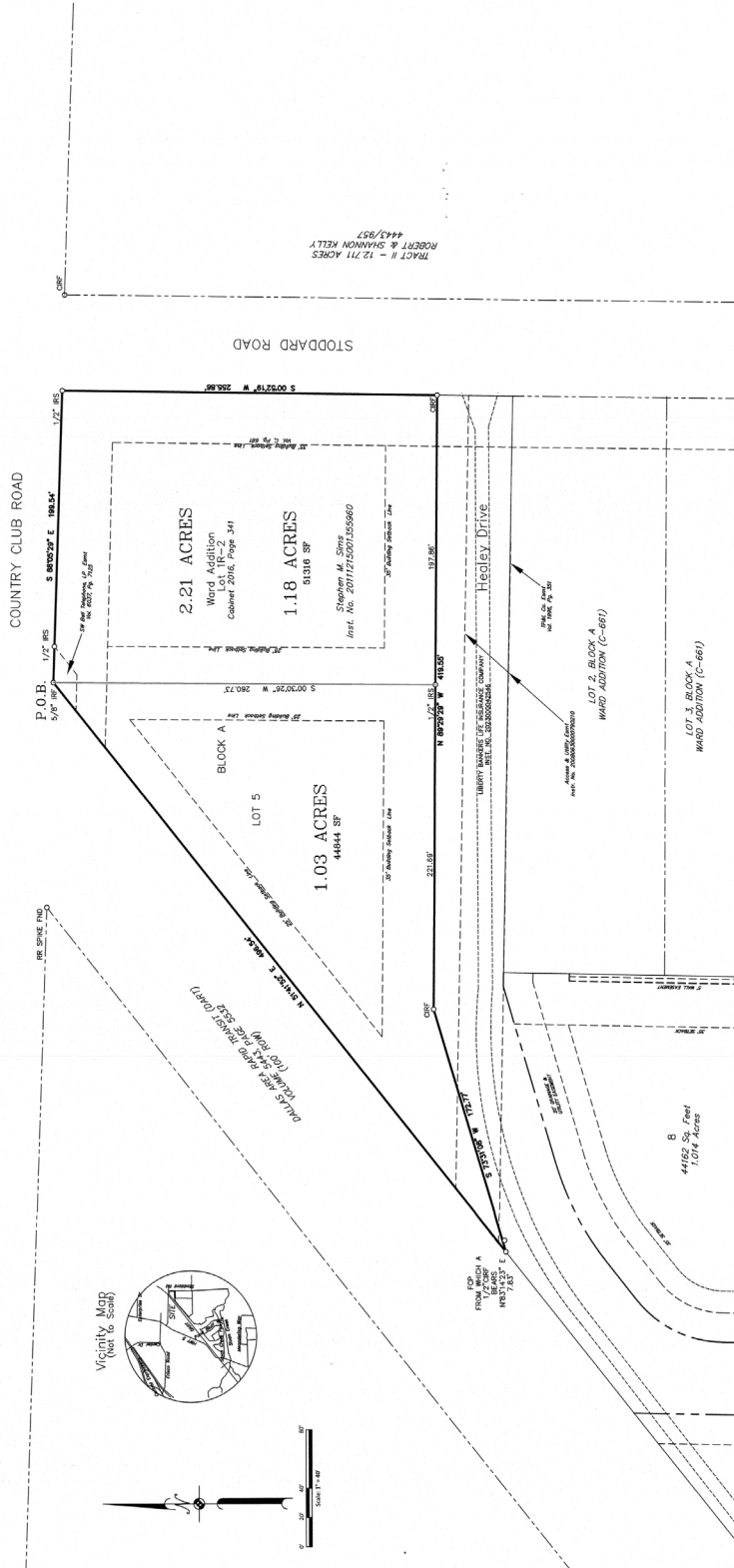
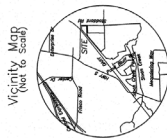
APPROVED _____,
Town Council, Town of Fairview, Texas

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 WARD Addition to the Town of Fairview was submitted to the Town Council on the _____ day of _____, and _____, _____ and _____ of 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 what is herein above signed and approved by the Council.

Witness my hand this _____ day of _____

Town Secretary
Town of Fairview, Texas



Owner:
Name: BWS Revocable Trust
Address: PO Box 261071
Plano, Texas 75026-1071

Surveyor:
Fynco, LLC
Name: Donald S Holder, R.P.L.S.
Address: PO Box 10275
Greenville, Texas 75043
Phone: 903-450-5837

**WARD ADDITION
LOTS 1R-2 & 5, BLOCK A**

BEING A REPLAT OF LOT 1R-1 OF THE WARD ADDITION
TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS
RECORDED IN CABINET 2016, PAGE 340, PLAT RECORDS,
COLLIN COUNTY, TEXAS
PREPARATION DATE SEPTEMBER, 2025

PREPARATION DATE SEPTEMBER, 2025

[illegible]

 Eyncon ENGINEERING & SURVEYING P.O. BOX 1025 • GREENVILLE, TX 75040 www.eyncon.com • (903) 450-9837	DATE: SEPT. 2, 2025	JOB NO.: 0825036
	DRAWN BY: L. SPRADLING	DWG: PLAT
	SCALE: 1" = 40'	FIRM REG. CERT. #10022400

STATE OF TEXAS

OWNER'S CERTIFICATE

WHEREAS, BWS REVOCABLE TRUST, are the owners of a tract or parcel of land described in Warranty Deed to BWS Revocable Trust as recorded in/under Clerks File No. 202300092289 of the Official Records of Collin County, Texas and being further described as follows:

LEGAL DESCRIPTION

BEING a tract of land situated in the Oliver Loving Survey, Abstract Number 536, in the Town of Fairview, Collin County, Texas and being all of LOT 1R-1, BLOCK A of REPLAT of WARD ADDITION, according to the plat recorded in the Public Records of Collin County, Texas and being more particularly described as follows:

RECORDING: at 5.0 ft from road found for a corner at northwest corner of Lot 1B-1, said Point of Beginning being located at the intersection of the north line of Country Club Road and the southeast right-of-way of Valley Area Rapid Transit.

SURVEY: along the north line of Lot 1B-1 and the south line of Country Club Road, a distance of 198.76 feet; along the east line of Country Club Road, a distance of 136.11 feet; along the northeast corner of Lot 1B-1, said corner being at the intersection of the north line of Country Club Road and the west line of Stoddard Road, a distance of 372.12 feet; north end set for a corner at the northeast corner of Lot 1B-1, said corner being at the intersection of the north line of Country Club Road and the west line of Stoddard Road, a distance of 275.56 feet; along the southwest corner of Lot 1B-1, said corner being at the intersection of the north line of Country Club Road and the west line of Stoddard Road, a distance of 186.31 feet; along the south line of Lot 1B-1, said corner being at the intersection of the south line of Country Club Road and the north line of Healey Drive.

THENCE N 89°29'29" W along the south line of lot 214-1 and the north line of Healey Drive, a distance of 414.33 feet to a capped iron rod found for a corner;

THENCE S 73°31'08" W along the south line of lot 18-1, said corner being at the intersection of the north line of a fence post for a corner at the southwest corner of lot 18-1, said corner being at the intersection of the north line of Healey Drive and the southeast Right-of-Way of Dallas Area Rapid Transit;

THENCE N 51°41'52" E along the northwest line of lot 18-1 and the southeast Right-of-Way of Dallas Area Rapid Transit, a distance of 496.54 feet referring to the Point of Beginning and containing 2.21 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **BWS REVOCABLE TRUST**, acting herein by and through its duly-authorized officers, does hereby adopt this plat describing the herein above-described property as **WARD ADDITION LOTS 11-2 & 5, BLOCK A**, an addition to the Town of Fairview, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as herein otherwise indicated.

[illegible]

The Town of Fairview or any public utility shall at all times have the right of ingress and egress to and from and upon any lot or lots of land for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, repairing, or removing any public utility or any part of its respective system without the necessity at any time of procuring the permission of anyone.

BEMIS REVOCABLE TRUST does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above-described streets, alleys, easements and rights unto the public, against every person whosoever lawfully claiming or to claim the same or any part thereof.

ACKNOWLEDGMENT

WITNESS our hands this _____ day of _____, Collin County, Texas.

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BNS REVOCABLE TRUST

STATE OF TEXAS

BEFORE ME, the undersigned authority on this day, personally appeared STEPHEN SIMS, 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 thereintended.

COPIES ISSUED FOR HAND AND SEAL OF OFFICE

[illegible]

LABORATORY'S CERTIFICATE

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this _____ day of _____, and the monuments shown thereon have been found or set under my supervision and their location, size and material description are

Donald F. Matthews

R.P.I.S. No. 5264

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the

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

Notary Public in and for _____ County, Texas