



**NOTICE OF CITY OF PRINCETON
PLANNING AND ZONING COMMISSION SPECIAL MEETING
AND AGENDA
JANUARY 20, 2015**

Meeting Time and Place

The Planning and Zoning Commission for The City of Princeton will meet in Regular Session on Tuesday, JANUARY 20, 2015 at 6:30 PM at the Council Chamber in City Hall located at 123 W. Princeton Drive in Princeton to discuss the following:

**Joseph Cruz, Place 1
Commission Member**

**Noah Peters, Place 2
Commission Member**

**Carlos Cuellar, Place 3
Chairperson**

**Larry Thompson, Place 4
Commission Member**

**Nathan Council, Place 5
Commission Member**

-
- A. CALL TO ORDER (PLEASE TURN OFF ALL CELL PHONES)**
 - B. PLEDGE OF ALLEGIANCE**
 - C. COMMISSIONERS ROLL CALL**

PRESENT

Joseph Cruz	_____
Noah Peters	_____
Carlos Cuellar	_____
Larry Thompson	_____
Nathan Council	_____

D. CITIZENS APPEARANCE

Citizens are allowed 3 minutes to speak. The Planning & Zoning Commission is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statement of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

E. CONSENT AGENDA

Consent Agenda: All consent agenda items listed are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 1) Possible approval of the Princeton Planning & Zoning Regular Meeting Minutes of December 15, 2014.

F. PUBLIC HEARING

None

G. REGULAR AGENDA

- 1) **FP20141163 – Final Plat Request - Discussion and possible action** and recommendation to the City Council regarding a request received from D. R. Horton – Texas, Ltd., for approval of the Final Plat of Abbey Crossing at Forest Grove Phase 1A, A 6.324 acre tract of land located in the David Cherry Survey, Abstract NO.166, City of Princeton, Collin County, Texas and being part of a tract of land described in deed to DR Horton-Texas, Ltd, according to deed recorded in document number 201-0207000120670.
- 2) Next Regular Meeting: Tuesday February 17, 2015
- 3) Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time:

H. ADJOURNMENT

The Commission reserves the right to retire into executive session concerning any of the items listed on this agenda whenever it is considered necessary and legally justified under the Open Meeting Act.

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall

January 16, 2015 at 10:00 am.


Amber Anderson, Planning Technician

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility to comply with Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Princeton sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Lesia Thornhill, City Secretary or other designated official at 972-736-2416.

Minutes

The City of Princeton

Planning and Zoning Commission Regular Meeting of December 15, 2014

The Planning and Zoning Commission of the City of Princeton, Texas, met in special session in the Council Chamber of City Hall on December 15, 2014 at 6:30 p.m.

The following P&Z Commissioners were present: Chairperson Carlos Cuellar, Commission Member Joseph Cruz, Commission Member Noah Peters and Commission Member Nathan Council. The following Staff Members were present: Building Official Shawn Fort, City Manager Derek Borg, Deputy City Secretary/PIO Tabatha Monk, Chief of Police James Waters.

Chairperson **Cuellar** called the **P&Z Meeting to order at 6:30 PM.**

Chairperson **Cuellar** then led the audience in the **Pledge of Allegiance.**

Chairperson **Cuellar** called roll, present were **Carlos Cuellar, Joseph Cruz, Noah Peters and Nathan Council.**

Chairperson **Cuellar** then announced **Citizen Appearance.** None

Chairperson **Cuellar** then announced the Consent Agenda: All consent agenda items listed are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commission Member so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Commission Member **Council** made a motion to approve the **Consent Agenda with one amendment to the minutes.** Commission Member **Cruz** seconded the motion. The motion carried **unanimously.**

Chairperson **Cuellar** then announced there were no items under **Public Hearing.**

Chairperson **Cuellar** then announced the first item under the Regular Agenda:

Discussion regarding conceptual plan The Princeton Luxury Apartments. **No action taken.**

Chairperson **Cuellar** then announced the second item under the Regular Agenda:

“Next Regular Meeting: January 19, 2015”. No one opposed to this meeting date.

Chairperson **Cuellar** then announced the third item under the Regular Agenda:

Consider a request for items to be placed on a future agenda and NOT for discussion of these request at this time.

Chairperson **Cuellar** commented about downtown overlay district. **Mr. Borg stated It would be on a future agenda after being presented to City Council.**

Chairperson **Cruz** then called for adjournment.

Commission Member **Cruz** made a motion to adjourn. Commission Member **Council** **Seconded the motion.** The motion carried unanimously.

Chairperson **Cruz** adjourned the meeting at 6:54 p.m.

ATTEST:

Carlos Cuellar, Date
Chairperson

Tabatha Monk, Date
Deputy City Secretary



CITY OF PRINCETON
City Hall
123 W. Princeton Dr.
Princeton TX, 75407

PLANNING & ZONING COMMISSION MEETING
January 20, 2015, 6:30 p.m.
Regular Item

FP20141163 – Final Plat – Abbey Crossing at Forest Grove Phase 1A – A 6.324 acre tract of land located in the David Cherry Survey, Abstract NO.166, City of Princeton, Collin County, Texas and being part of a tract of land described in deed to DR Horton-Texas, Ltd, according to deed recorded in document number 201-0207000120670 – D.R. Horton-Texas, Ltd, Owner – JBI Partners., Engineer.

STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: PD#6
Existing use: Single Family Home Sites
Lot Size: 6.324 Acres

Direction	Zoning	Existing Land Use
North	PD#6	Single Family Estate Lots
East	PD#6	Single Family Homes
South	PD#6	Agricultural
West	N/A	Monte Carlo



REQUEST

Applicant requests Commission recommend approval of Final Plat submittal to the City Council. Request is for subdivision of 28 lots.

II. PROCESS

B. Standards for Approval

No final plat shall be approved by the Director, the Commission or the Council unless the following standards have been met:

1. The plat substantially conforms to the preliminary plat.
2. Required public improvements have been constructed and accepted or a Development Agreement has been accepted by the City Council providing for the subsequent completion of improvements.
3. The plat conforms to applicable zoning and other regulations.
4. Provision has been made for adequate public facilities under the terms of this Ordinance.
5. The plat meets all other requirements of this Ordinance.

The Commission shall recommend, and the City Council shall approve a plat if:

1. It conforms to the general plan of the City and its current and future streets, alleys, parks, playgrounds, and public utility facilities;
2. It conforms to the general plan for the extension of the City and its roads, streets, and public highways within the City and its ETJ, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;
3. A bond required under section 212.0106 of the Texas Local Government Code, as amended, if applicable, is filed with the City; and
4. It conforms to these regulations.

C. Approval Procedure

After administrative review of the final plat, and a determination made that all technical requirements of these regulations are satisfied, the Director shall file the final plat, and place the final plat for consideration and action on the agenda of a public meeting of the Commission. Minor plats may be approved by the Director or referred to the Commission in accordance with Section 1.04(B). In the event of disapproval, reasons for disapproval shall be stated. Major plats can only be approved by the City Council, after review by the Director and consideration and action (or inaction) by the Commission. One copy of the final subdivision plat shall be returned to the applicant with the date of approval or disapproval noted on the final plat, and, if the final plat is disapproved, the reasons for disapproval accompanying the final plat.

The final plat shall be approved if it satisfies the requisites set forth in subsection B above.

The Commission has the following options:

1. Recommend Approval to City Council of Final Plat FP20141163
2. Recommend Denial to City Council of Final Plat FP20141163

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Final Plat	meeting before the Commission	January 20, 2015

IV. STAFF RECOMMENDATION

Recommend Approval of Final Plat FP20141163 The subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances.



Shawn Fort, Chief Building Official



DEVELOPMENT APPLICATION

City of Princeton, Texas

Office Use Only:
 Date Received: 12/15/2014
 ZC. #: 2014/1163

DATE OF PRE-APPLICATION CONFERENCE (required): **REQUIRED**

Name of Subdivision or Project: Abbey Crossing at Forest Grove, Phase 1A

Application Type	Application Fee*		Application Fee*
<input type="checkbox"/> Land Study/Site Plan	\$ _____	<input type="checkbox"/> Preliminary Plat (Complete Checklist)	\$ _____
<input type="checkbox"/> Subdivision Const. Plan Review	\$ _____	<input checked="" type="checkbox"/> Final Plat (Complete Checklist)	\$ <u>4250</u> 5000
<input type="checkbox"/> Elevation/Facade Plan/Materials Board	\$ _____	<input type="checkbox"/> Amended/Minor Plat	\$ _____
<input type="checkbox"/> Landscape and Irrigation Plan	\$ _____	<input type="checkbox"/> Replat	\$ _____
<input type="checkbox"/> Screening Wall/Fence Plan	\$ _____	TOTAL FEE SUBMITTED	\$ _____

ALL PLAT APPLICATIONS MUST BE ACCOMPANIED BY: Engineering Plans, General Tree Survey and Traffic Impact Analysis (TIA-- if required by City Staff). If required, your application will not be accepted until the TIA is submitted.

Submit Three (3) bound sets - 24"x36" of each.

Physical Location of Property: Aberdale Way + Monte Carlo Blvd East corner
[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description):
Abbey Crossing @ Forest Grove phase 1A
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acres: 6.324 Existing Zoning: PD-6 Requested Zoning: _____
[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: D.R. Horton-Texas LTD. Phone Number: 214-607-4244
 Applicant/Contact Person: David Booth Title: Land Development President
 Company Name: D.R. Horton-Texas LTD.
 Street/Mailing Address: 4306 Miller Road; Suite A City: Rowlett State: TX Zip: 75088
 Phone: (214) 607 4244 Fax: () Email Address: dbooth@dhorton

ENGINEER / REPRESENTATIVE'S NAME: _____
 Contact Person: Joshua Luke Title: Project Manager
 Company Name: JBI Partners
 Street/Mailing Address: 16301 Quorum Dr Suite 2005 City: Addison State: TX Zip: 75001
 Phone: (972) 738 6189 Fax: (972) 248 1414 Email Address: jluke@jbipartners.com

ALL APPLICATIONS MUST BE COMPLETE AND REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Incomplete submittals will not be accepted.

SUBMISSIONS. Failure to submit all materials (including full engineering plans, General tree survey, and Traffic Impact Analysis (if applicable) to the City with this application will result in delays in scheduling. Submit **Three (3) FOLDED** Copies of Plans and Surveys 24"x36" Prints [1"=100' scale] + **One (1) 11X17, One (1) PDF** File on CD to the Development Department with the submittal. Submit **Three FOLDED (3) copies 24"x36", One (1) 11"x17" and One (1) PDF** file on CD on all Plats to the Development Department with the submittal.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

Name of Subdivision or Project: Abbey Crossing at Forest Grove, Phase 1A Page 2 of 3

****READ BEFORE SIGNING BELOW:**

By signing this application, staff is granted access to your property to perform work related to your case.

I waive the statutory time limits in accordance
With Section 212 of the Texas Local Government Code.

SIGNATURE: David L Booth DR Horton - Texas, L.P.
(Letter of authorization required if signature is other than property owner)

Print or Type Name: David L Booth
Known to me to be the person 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 therein stated. Given under my hand and seal of office on this 15 day of December 2014



SUBSCRIBED AND SWORN TO before me, this the 15 day of December 2014
Notary Public in and for the State of Texas: Karen Williams

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, a Notary Public, on this day personally appeared _____ the
undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the
owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand
that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

David L Booth DR Horton - Texas, L.P.
Owner **Owner Agent (circle one)

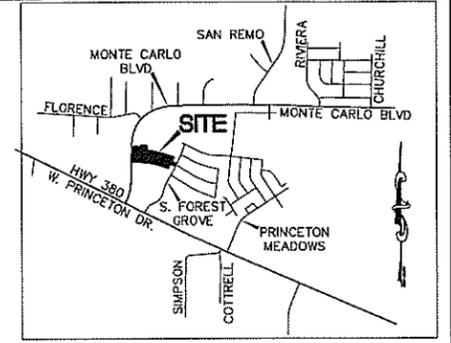


SUBSCRIBED AND SWORN TO before me, this the 15 day of December 2014
Notary Public in and for the State of Texas: Karen Williams

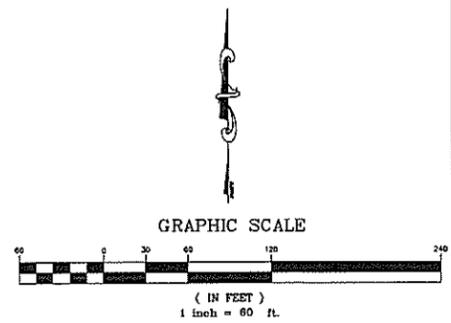
Applicant Initial Below	Submittal Check List	City Use Initial Below
	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
	Written Verification such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	Proof of Ownership (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
	Required Exhibits	
	Metes and Bounds Description	
	Boundary/Property Survey	
	Address Labels for 200 ft. Property Adjacent Property Owners Conceptual Plan	
	Folded sets of drawings/plans Three (3) 24"X36" and One (1) 11"X17", One (1) PDF File on CD	

City of Princeton * 123 W. Princeton Drive, Princeton TX 75407
Office 972-736-6169 * Fax 972-734-2548

Name of Subdivision or Project: Abbey Crossing at Forest Grove Ph 1A Page 3 of 3



VICINITY MAP
SCALE 1" = 2000'



- NOTES:
- "NOTICE: 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."
 - ACCORDING TO COMMUNITY PANEL NO. 48085C0295 J. DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
 - ALL OPEN SPACE - NON RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. FENCING ALONG OPEN SPACE/ON RESIDENTIAL LOTS SHALL COMPLY WITH PD-6 ZONING REQUIREMENTS.
 - BLOCK E, LOT 19 AND BLOCK M, LOT 34 ARE DEDICATED FOR SCREENING & LANDSCAPING ONLY.
 - NO FLOODPLAIN EXISTS ON THIS SITE.
 - DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORDINANCE PD-6.

FINAL PLAT
ABBEY CROSSING AT FOREST GROVE, PHASE 1A

BLOCK E, LOTS 4-19; BLOCK F, LOTS 4-13 & 26;
BLOCK M, LOTS 1-3 & 34

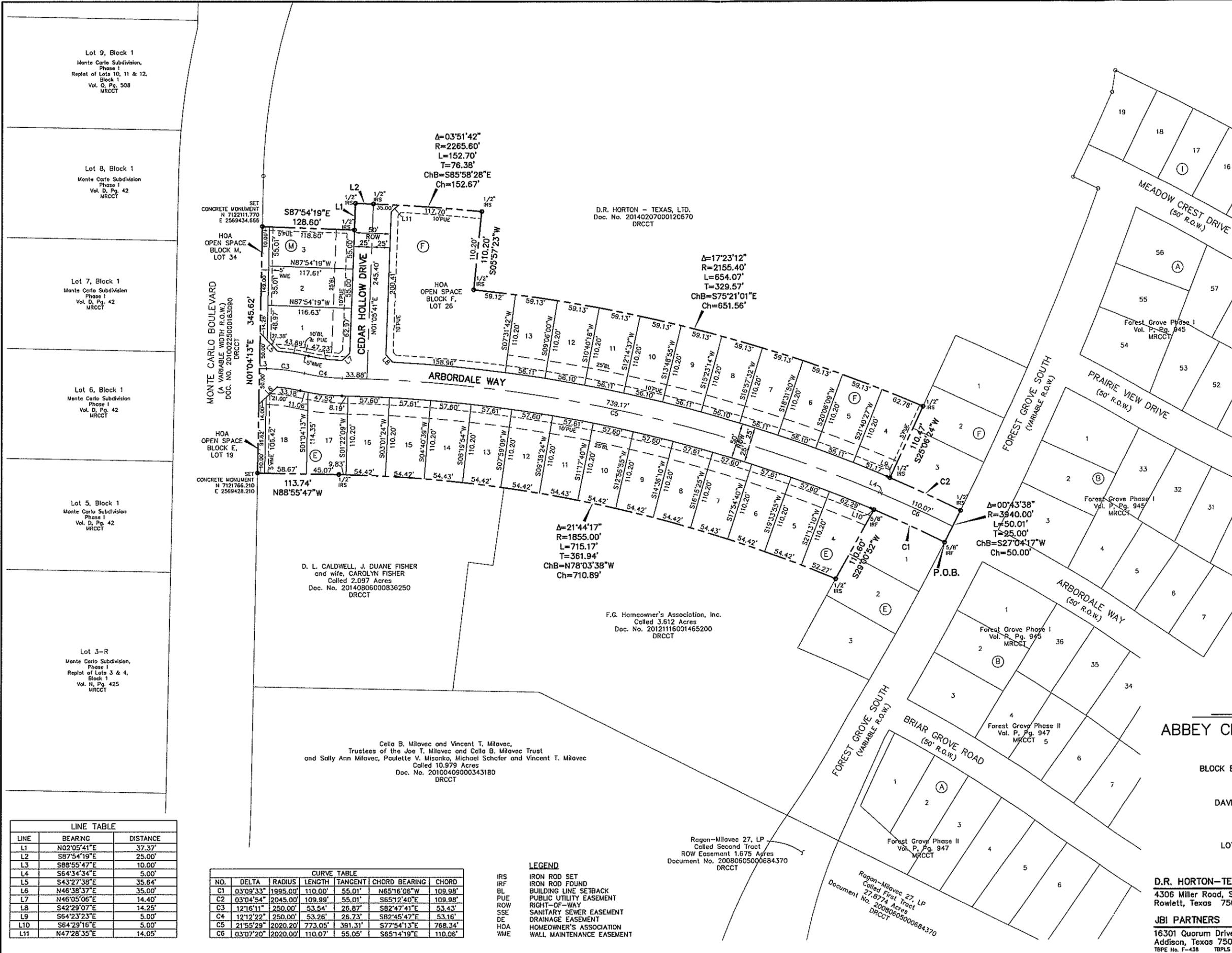
6.324 ACRES OUT OF THE
DAVID CHERRY SURVEY, ABSTRACT NO. 166

CITY OF PRINCETON
COLLIN COUNTY, TEXAS

LOTS DEVELOPED PER PD-6 STANDARDS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER
4306 Miller Road, Suite A Rowlett, Texas 75088 (214) 607-4244

JBI PARTNERS SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B Addison, Texas 75001 (972)248-7676
TBPE No. F-438 TBPLS No. 10076000



LINE TABLE

LINE	BEARING	DISTANCE
L1	N02°05'41"E	37.37'
L2	S87°54'19"E	25.00'
L3	S88°55'47"E	10.00'
L4	S64°34'34"E	5.00'
L5	S43°27'38"E	35.64'
L6	N46°38'37"E	35.00'
L7	N46°05'06"E	14.40'
L8	S42°29'07"E	14.25'
L9	S64°23'23"E	5.00'
L10	S64°29'16"E	5.00'
L11	N47°28'35"E	14.05'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	03°09'33"	1895.00'	110.00'	55.01'	N65°16'08"W	109.98'
C2	03°04'54"	2045.00'	109.99'	55.01'	S65°12'40"E	109.98'
C3	12°18'11"	250.00'	53.54'	26.87'	S82°47'43"E	53.43'
C4	12°12'22"	250.00'	53.26'	26.73'	S82°45'47"E	53.16'
C5	21°55'29"	2020.20'	773.05'	381.31'	S77°54'13"E	768.34'
C6	03°07'20"	2020.00'	110.07'	55.05'	S65°14'19"E	110.06'

- LEGEND**
- IRS IRON ROD SET
 - IRF IRON ROD FOUND
 - BL BUILDING LINE SETBACK
 - PUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT-OF-WAY
 - SSE SANITARY SEWER EASEMENT
 - DE DRAINAGE EASEMENT
 - HOA HOMEOWNER'S ASSOCIATION
 - WME WALL MAINTENANCE EASEMENT

Ragon-Milavec 27, LP
Called Second Tract
ROW Easement 1.675 Acres
Document No. 2008060500684370
DRCCCT

- Lot 9, Block 1
Monte Carlo Subdivision,
Phase 1
Replat of Lots 10, 11 & 12,
Block 1
Vol. O, Pg. 508
MRCCCT
- Lot 8, Block 1
Monte Carlo Subdivision
Phase 1
Vol. D, Pg. 42
MRCCCT
- Lot 7, Block 1
Monte Carlo Subdivision
Phase 1
Vol. D, Pg. 42
MRCCCT
- Lot 6, Block 1
Monte Carlo Subdivision
Phase 1
Vol. D, Pg. 42
MRCCCT
- Lot 5, Block 1
Monte Carlo Subdivision
Phase 1
Vol. D, Pg. 42
MRCCCT
- Lot 3-R
Monte Carlo Subdivision,
Phase 1
Replat of Lots 3 & 4,
Block 1
Vol. N, Pg. 425
MRCCCT

CONCRETE MONUMENT
N 7122111.770
E 2569434.666

HOA OPEN SPACE
BLOCK M,
LOT 34

MONTE CARLO BOULEVARD
(A VARIABLE WIDTH R.O.W.)
DOC. NO. 20100225000183030
DRCCCT

HOA OPEN SPACE
BLOCK F,
LOT 19

CONCRETE MONUMENT
N 7121766.210
E 2569428.210

HOA OPEN SPACE
BLOCK F,
LOT 26

ARBORDALE WAY

CEAR HOLLOW DRIVE

MEADOW CREST DRIVE
(50' R.O.W.)

FOREST GROVE SOUTH
(VARIABLE R.O.W.)

PRAIRIE VIEW DRIVE
(50' R.O.W.)

ARBORDALE WAY
(50' R.O.W.)

BRIAR GROVE ROAD
(50' R.O.W.)

D.R. HORTON - TEXAS, LTD.
Doc. No. 20140207000120670
DRCCCT

D. L. CALDWELL, J. DUANE FISHER
and wife, CAROLYN FISHER
Called 2.097 Acres
Doc. No. 20140806000836250
DRCCCT

F.G. Homeowner's Association, Inc.
Called 3.612 Acres
Doc. No. 20121116001465200
DRCCCT

Cella B. Milavec and Vincent T. Milavec,
Trustees of the Joe T. Milavec and Cella B. Milavec Trust
and Sally Ann Milavec, Paulette V. Misancko, Michael Schafer and Vincent T. Milavec
Called 10.979 Acres
Doc. No. 20100409000343180
DRCCCT

Ragon-Milavec 27, LP
Called First Tract
27.674 Acres
Document No. 2008060500684370
DRCCCT

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COLLIN COUNTY §

WHEREAS D.R. Horton - Texas, Ltd., are the owners of a parcel of land located in the City of Princeton, Collin County, Texas, a part of the David Cherry Survey, Abstract No. 166, and being a part of that tract of land described in a Special Warranty Deed to D.R. Horton - Texas, Ltd., recorded in County Clerk's File Number 201-0207000120670, Deed Records Collin County, Texas, and being further described as follows:

BEGINNING at a five-eighths inch iron rod found at the southeast corner of Lot 1, Block E, Forest Grove Phase I, an addition to the City of Princeton as recorded in Volume P, Page 945, Collin County Map Records, said point being in the west right-of-way line of Forest Grove South (a variable width right-of-way);

THENCE Northwesterly, 110.00 feet along a curve to the left having a central angle of 03 degrees 09 minutes 33 seconds, a radius of 1995.00 feet, a tangent of 55.01 feet, and whose chord bears North 65 degrees 16 minutes 06 seconds West, 109.98 feet to a five-eighths inch iron rod found at the northwest corner of said Lot 1, Block E;

THENCE South 29 degrees 00 minutes 52 seconds West, 110.60 feet to a one-half inch iron rod set for corner at the northeast corner of a called 3.612 acre tract of land described in a special warranty deed to F.G. Homeowner's Association, Inc. as recorded in Document No. 20121116001465200, Collin County Deed Records;

THENCE Northwesterly, 715.17 feet along a curve to the left having a central angle of 21 degrees 44 minutes 17 seconds, a radius of 1885.00 feet, a tangent of 361.94 feet, and whose chord bears North 78 degrees 03 minutes 38 seconds West, 710.89 feet to a one-half inch iron rod set for corner;

THENCE North 88 degrees 55 minutes 47 seconds West, 113.74 feet to a concrete monument set for corner in the east right-of-way line of Monte Carlo Boulevard (a variable width right-of-way) as recorded in Document No. 20100225000183090, Collin County Deed Records;

THENCE North 01 degrees 04 minutes 13 seconds East, 345.62 feet along the east right-of-way line of said Monte Carlo Boulevard to a concrete monument set for corner;

THENCE South 87 degrees 54 minutes 19 seconds East, 128.60 feet to a one-half inch iron rod set for corner;

THENCE North 02 degrees 05 minutes 41 seconds East, 37.37 feet to a one-half inch iron rod set for corner;

THENCE South 87 degrees 54 minutes 19 seconds East, 25.00 feet to a one-half inch iron rod set for corner;

THENCE Southeasterly, 152.70 feet along a curve to the right having a central angle of 03 degrees 51 minutes 42 seconds, a radius of 2265.60 feet, a tangent of 76.38 feet, and whose chord bears South 85 degrees 58 minutes 28 seconds East, 152.67 feet to a one-half inch iron rod set for corner;

THENCE South 05 degrees 57 minutes 23 seconds West, 110.20 feet to a one-half inch iron rod set for corner;

THENCE Southeasterly, 654.07 feet along a curve to the right having a central angle of 17 degrees 23 minutes 12 seconds, a radius of 2155.40 feet, a tangent of 329.57 feet, and whose chord bears South 75 degrees 21 minutes 01 seconds East, 651.56 feet to a one-half inch iron rod set for corner in the west line of Lot 2, Block F of said Forest Grove Phase I;

THENCE South 25 degrees 06 minutes 24 seconds West, 110.47 feet to a one-half inch iron rod set at the southwest corner of Lot 3, Block F of said Forest Grove Phase I;

THENCE Southeasterly, 109.99 feet along a curve to the right having a central angle of 03 degrees 04 minutes 54 seconds, a radius of 2045.00 feet, a tangent of 55.01 feet, and whose chord bears South 65 degrees 12 minutes 40 seconds East, 109.98 feet to a one-half inch iron rod set for corner, said point being the southeast corner of said Lot 3, Block F; said point being in the west right-of-way line of said Forest Grove South;

THENCE Southwesterly, 50.01 feet along a curve to the right in the west right-of-way of Forest Grove South, said curve having a central angle of 00 degrees 43 minutes 38 seconds, a radius of 3940.00 feet, a tangent of 25.00 feet, and whose chord bears South 27 degrees 04 minutes 17 seconds West, 50.00 feet to the POINT OF BEGINNING and containing 275,486 square feet or 6.324 acres of land.

The bearings are based on the right-of-way deed for Monte Carlo Boulevard as recorded in Document No. 20100225000183090, Collin County Deed Records.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That D.R. HORTON - TEXAS, LTD., acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as ABBEY CROSSING AT FOREST GROVE, PHASE 1A, an addition to the City of Princeton, Collin County, 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 shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. 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 a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Princeton's use thereof. The City of Princeton and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Princeton or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

D.R. HORTON - TEXAS, LTD., 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 whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Princeton.

WITNESS MY HAND THIS ____ DAY OF January, 2015.

David L. Booth, an Authorized Agent for D.R. Horton - Texas, Ltd.

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared David L. Booth, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of January, 2015.

Notary Signature

Surveyor's Certificate

Know All Men By These Presents:

That I, Dan B. Ramsey, 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 City of Princeton, Texas.

Dated this, the ____ day of January, 2015.

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

Dan B. Ramsey, R.P.L.S. # 4172

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 Dan B. Ramsey, 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 January, 2015.

Notary Public, State of Texas

NOTICE
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.
"RECOMMENDED FOR APPROVAL"
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE
CITY OF PRINCETON, TEXAS
"APPROVED"
MAYOR, DATE
CITY OF PRINCETON, TEXAS

CERTIFICATE OF COMPLETION
"ACCEPTED"
MAYOR, DATE
CITY OF PRINCETON, TEXAS
THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF PRINCETON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF ABBEY CROSSING AT FOREST GROVE, PHASE 1A SUBDIVISION OR ADDITION TO THE CITY OF PRINCETON WAS SUBMITTED TO THE CITY COUNCIL ON THE ____ DAY OF ____ 20____, AND THE CITY COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES, AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINABOVE SUBSCRIBED.
WITNESS MY AND THIS ____ DAY OF _____, A.D., 20____
CITY SECRETARY
CITY OF PRINCETON, TEXAS

FINAL PLAT
ABBEY CROSSING AT FOREST GROVE, PHASE 1A
BLOCK E, LOTS 4-19; BLOCK F, LOTS 4-13 & 26; BLOCK M, LOTS 1-3 & 34
6.324 ACRES OUT OF THE DAVID CHERRY SURVEY, ABSTRACT NO. 166
CITY OF PRINCETON COLLIN COUNTY, TEXAS
LOTS DEVELOPED PER PD-6 STANDARDS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER
4306 Miller Road, Suite A Rowlett, Texas 75088 (214) 607-4244
JBI PARTNERS SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B Addison, Texas 75001 (972)248-7676
TBPCE No. F-438 TBPLES No. 10076000

Plotted by: psneider Plot Date: 12/12/2014 6:28 AM Drawing: H:\Projects\HOE184.dwg\HOE184-pl-phase 1A.dwg Saved By: psneider Save Time: 12/11/2014 4:13 PM

MEMORANDUM



Innovative approaches
Practical results
Outstanding service

6136 Frisco Square Blvd., Suite 200 • Frisco, Texas 75034 • 972-624-9201 • fax 972-624-9202

www.freese.com

TO: Shawn Fort

CC: Kathy Morris, Derek Borg

FROM: Clayton C. Barnard, P.E.

SUBJECT: Construction Acceptance

DATE: December 16, 2014

PROJECT: Abbey Crossing at Forest Grove Phase 1A

A final construction walk through as been conducted on the above referenced project and the work performed has been inspected by Freese and Nichols, Inc. and City of Princeton staff. The Project appears to be complete in accordance with City of Princeton Subdivision Regulations and Design Standards.

OFFICE PHONE
(817) 735-1600

GILCO CONTRACTING, INC.
6331 SOUTHWEST BLVD
BENBROOK, TEXAS 76132

FAX NUMBER
(817) 735-1613

D. R. HORTON
4306 MILLER ROAD SUITE A
ROWLETT, TX 75088

ATTN: MR. DAMON AINSWORTH

VENDOR #: 1367629

ESTIMATE NUMBER: FOUR AND FINAL

DATE: 12/10/2014

PROJECT: ABBEY CROSSING AT FOREST GROVE, F

GILCO'S JOB NUMBER: 1017

ITEM NO	DESCRIPTION	CONTRACT QUANTITY	UNIT	UNIT PRICE	CONTRACT PRICE	QTY TO DATE	AMOUNT TO DATE	QTY THIS ESTIMATE	TOTAL THIS EST	% COMP.
1	6" CONC PAVEMENT WITH 6" CURB	4357.00	SY	\$37.95	\$164,912.45	4,357	\$164,912.45			100.00%
2	7" LIME SUBGRADE	4,655	SY	\$3.30	\$15,361.50	4,655	\$15,361.50			100.00%
3	40 #SY LIME MATERIAL	93	TN	\$150.00	\$13,950.00	93	\$13,950.00			100.00%
4	REMOVE AND DISPOSE EXISTING C&G	151	LF	\$10.00	\$1,510.00	151	\$1,510.00			100.00%
5	CONNECT TO EXISTING PAVEMENT	151	LF	\$6.00	\$906.00	151	\$906.00			100.00%
6	CONCRETE HEADER	30	LF	\$8.00	\$240.00	30	\$240.00			100.00%
7	TYPE III STREET BARRICADE	30	LF	\$50.00	\$1,500.00	30	\$1,500.00			100.00%
8	BARRIER FREE RAMPS	6	EA	\$1,500.00	\$9,000.00	6	\$9,000.00			100.00%
9	STOP SIGN	3	EA	\$150.00	\$450.00	3	\$450.00			100.00%
10	STREET SIGN NAME BLADE	6	EA	\$100.00	\$600.00	6	\$600.00			100.00%
11	SIGN POST	3	EA	\$350.00	\$1,050.00	3	\$1,050.00			100.00%
12	24" WIDE STOP BAR	3	EA	\$400.00	\$1,200.00	3	\$1,200.00			100.00%
13	TRAFFIC CONTROL	1	LS	\$500.00	\$500.00	1	\$500.00			100.00%
14	ALL TESTING	1	LS	\$4,200.00	\$4,200.00	1.00	\$4,200.00			100.00%
1	MONTE CARLO TURN LANE									
1	8" CONC PAVEMENT WITH 6" CURB	176	SY	\$54.00	\$9,504.00	176	\$9,504.00			100.00%
2	7" LIME SUBGRADE	191	SY	\$3.30	\$630.30	191	\$630.30			100.00%
3	40 #SY LIME MATERIAL	4	TN	\$150.00	\$600.00	4	\$600.00			100.00%
4	SAWCUT, REMOVE EXISTING C&D	200	LF	\$10.00	\$2,000.00	200	\$2,000.00			100.00%
5	CONNECT TO EXISTING PAVING WITH LONG	200	EA	\$6.00	\$1,200.00	200	\$1,200.00			100.00%
6	FINAL GRADING AND CLEANUP	1	LS	\$500.00	\$500.00	1	\$500.00			100.00%
7	8" WHITE THERMOPLASTIC STRIPE	100	LF	\$5.00	\$500.00	100	\$500.00			100.00%
8	TRAFFIC CONTROL, SIGNAGE, AND BARRICK	1	LS	\$1,500.00	\$1,500.00	1	\$1,500.00			100.00%
9	TESTING	1	LS	\$200.00	\$200.00	1.0	\$200.00			100.00%
	MISCELLANEOUS									
1	MAINTENANCE BOND	1	LS	\$4,200.00	\$4,200.00	1	\$4,200.00			100.00%
	CHANGE ORDER ONE									
15	LIME MATERIAL	43.63	TON	\$150.00	\$6,544.50	43.63	\$6,544.50			100.00%
	CHANGE ORDER TWO									
1	6" CONC PAVING W/ 6" STD CURB	4,357	SY	\$37.95	-\$164,912.45	4,357	-\$164,912.45			100.00%
1A	6" CONC PAVING W/ ROLL OVER CURB	4,357	SY	\$38.95	\$169,705.15	4,357	\$169,705.15			100.00%
	CHANGE ORDER THREE									
15	8" WIDE SIDEWALK	2,500	SF	\$4.25	\$10,625.00	2,500	\$10,625.00			100.00%
16	4" WIDE SIDEWALK	550	SF	\$4.25	\$2,337.50	550	\$2,337.50			100.00%
	CHANGE ORDER FOUR									
15	8" WIDE SIDEWALK	776	SF	\$4.25	\$3,298.00	776	\$3,298.00			100.00%
16	4" WIDE SIDEWALK	162	SF	\$4.25	\$688.50	162	\$688.50			100.00%
	TOTAL AMOUNT				\$264,500.45		\$264,500.45			
	TOTAL CONTRACT AMOUNT:				\$264,500.45		\$264,500.45			
	TOTAL AMOUNT TO DATE:				\$264,500.45		\$264,500.45			
	RETAINAGE:									
	SUB TOTAL:				\$264,500.45		\$264,500.45			
	TOTAL THIS ESTIMATE:				\$26,450.05		\$26,450.05			
	RETAINAGE:									
	SUBTOTAL THIS ESTIMATE:				\$238,050.40		\$238,050.40			
	PREVIOUS ESTIMATE:				\$26,450.05		\$26,450.05			
	PAYMENT AMOUNT:									

MAINTENANCE BOND

Bond 022050625

KNOW ALL BY THESE PRESENTS, That we, GILCO CONTRACTING, INC.

as Principal, and LIBERTY MUTUAL INSURANCE COMPANY,

a corporation organized under the laws of the State of Massachusetts and duly authorized to do business in

the State of Texas, as Surety, are held and firmly bound unto _____

City of Princeton

as Obligee, in the penal sum of Two Hundred Sixty Four Thousand Five Hundred and 45/100 Dollars

(\$ 264,500.45)

to which payment well and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal entered into a Contract with the

D.R. Horton dated March 26, 2014

for Abbey Crossing at Forest Grove, Phase 1A - Paving Improvements

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, That if the Principal shall guarantee that the work will be free of any defective materials or workmanship which became apparent for a full period of

Two (2) years from the date of final acceptance of the entire project then this obligation shall be void, otherwise to remain in full force and effect, provided however, any additional warranty or guarantee whether expressed or implied is extended by the Principal or Manufacturer only, and the Surety assumes no liability for such a guarantee.

Signed and sealed this 11th day of December, 2014.

GILCO CONTRACTING, INC. (Seal)

Dale R. Gilreath (Seal)

Dale R. Gilreath, President (Seal)

LIBERTY MUTUAL INSURANCE COMPANY

By Lisa M. Bonnot
Lisa M. Bonnot Attorney-in-Fact