

Planning and Zoning Commission Regular Meeting

5:30 p.m.
City Hall Council Chambers
201 E. Nash Street
Terrell, Texas



PLANNING & ZONING COMMISSION

Tuesday, June 28, 2016 — 5:30 p.m.
City Hall —Mar City Council Chambers
201 E. Nash, Terrell, Texas 75160

AGENDA

Chairman	Jerry Yates	Vice-Chairman	Tom Aldinger
Commissioner	Danny Stephens	Commissioner	Bruce Bryant
Commissioner	Trini B Jones	Commissioner	Kathy Russell
Commissioner	Carolyn Fairley	Commissioner	Vickie Anderson
Commissioner	Bruce Loflin		

1. Call to order.
2. Hear remarks from visitors.
3. Discuss and consider approval of the Planning and Zoning Commission meeting minutes of April 26, 2016.
4. Remarks from Director.

PUBLIC HEARING

5. **ZC 16-11:**
 - A. Conduct a public hearing on a request to establish permanent zoning on eight tracts of land annexed into the City of Terrell under Ordinance 2650. The proposal would zone four of the tracts to EE-32 Executive Estate and four of the tracts to HC Highway Corridor. The property is located in the vicinity of County Road 305, Interstate Highway 20, FM 148, and County Road 304 and is currently zoned AG Agricultural.
 - B. Discuss and consider ZC 16-11.

6. ZC 16-12:

A. Conduct a public hearing on a request to amend the Terrell Zoning Ordinance regarding thrift stores as follows:

- (1) Amend Article IV, Section 32.2, Use Regulations (Charts), Chart 8, Retail Uses, Non-residential Zoning Districts, by eliminating Secondhand Thrift Store or Used Merchandise (Inside Only) and adding Thrift Store (No Outside Storage or Display) in the C Commercial district by Specific Use Permit subject to the provisions of Article V, Section 42.6.
- (2) Amend Article V, Section 42, Special Regulations for Certain Types of Uses, by eliminating existing language in Section 42.6 and adding new Section 42.6 language imposing a minimum separation of 1,000 feet between:
 - a. The nearest property line of any lot or tract that is the location of a thrift store and the nearest boundary of any property zoned EE-32 Executive Estate district, all SF Single-Family districts, the TH-12 Townhouse district, the MF Multi-Family district, the MH Manufactured Home district; any property zoned CBD Central Business District; any area zoned AG Agricultural; or any PD Planned Development district that allows residential uses; and
 - b. The nearest property line of a tract that is the location of a thrift store and the nearest property line of any other tract that contains a thrift store.
- (3) Amend Article V, Section 44.1, Definitions, by eliminating Used Merchandise Store and adding a definition for Thrift Store as follows:

THRIFT STORE - A retail store that primarily sells second-hand or used merchandise, furniture, clothing and other goods to the general public excluding an antique store.
- (4) Restrict all display and storage associated with the thrift store to the inside of the building.
- (5) Exempt one-time sales by a church or non-profit organization from the requirements of this ordinance.

B. Discuss and consider ZC 16-12

7. CP 16-01:

A. Discuss, consider, and take appropriate action on the Construction Plat for Crossroads at Terrell, Phase 1B, 61.463 acres, northwest corner, Interstate 20 at FM 148, City of Terrell, Kaufman County, Texas.

8. Adjourn.

POSTED AT CITY HALL BULLETIN BOARD June 24, 2016 at 3:00 p.m.

ATTEST:

John Rounsavall, City Secretary

Planning & Zoning Commission Meeting

Tuesday, ~ April 26, 2016 ~5:30 p.m.

City Hall Council Chambers

201 E. Nash ~ Terrell, Texas ~ 75160

MINUTES

Present:	Chairman	Jerry Yates	Vice-Chairman	Tom Aldinger
	Commissioner	Danny Stephens	Commissioner	Bruce Bryant
	Commissioner	Trini B Jones	Commissioner	Kathy Russell
	Commissioner	Carolyn Fairley	Commissioner	Vickie Anderson
	Commissioner	Bruce Loflin		

Staff:

- Mike Sims, Assistant City Manager**
- Steve Rogers, City Engineer and Interim Municipal Development Director**
- Bobby Phillips, Building Inspector**
- Gina Dominguez, Administrative Clerk**

1. Call to order.

Chairman Jerry Yates called the regular meeting of the Planning and Zoning Commission to order on April 26, 2016 at 5:30 p.m.

2. Hear remarks from visitors

No visitors were present to address the Commission.

3. Discuss and consider approval of Planning and Zoning Commission meeting minutes of March 29, 2016

Commissioner Danny Stephens made a motion to approve the Minutes from March 29, 2016. Commissioner Kathy Russell seconded the motion, which carried unanimously.

4. Hear Remarks from Director.

Mike Sims, Assistant City Manager made remarks to the Commission.

PUBLIC HEARING

5. ZC 16-10:

- A. Conduct a public hearing on a request to amend the Terrell Zoning Ordinance as follows:
- B. Discuss and consider ZC 16-10.

Greg Shumpert, City Attorney presented the Staff Report and a public hearing was conducted on the following amendments, proposed by the City of Terrell:

- 1. **Amend Article IV., Section 32., Use Regulations (Charts), Chart 7, Personal and Service Uses, Non-residential Zoning Districts, to add check cashing business, payday advance/loan business, and car title loan business, uses not currently listed in the Zoning Ordinance, in the C Commercial Zoning District by Specific Use Permit subject to the provisions of Article V., Section 42.8, Special Regulations for Certain Types of Uses.**

Commissioner Tom Aldinger made a motion to recommend approval of the amendment to Article IV., Section 32., Use Regulations. Commissioner Bruce Bryant seconded, and the motion carried unanimously.

- 2. **Amend Article V., Section 42., Special Regulations for Certain Types of Uses, by adding Section 42.8 requiring a minimum separation of**
- 3.
 - (a) **1,000 feet between the nearest property line of any lot or tract that is the location of a check cashing business, payday advance/loan business, or car title loan business and the nearest boundary of a residential zoning district, including the EE-32 Executive Estate District, all SF- Single-Family Districts, the TH-12 Townhome District, the MF Multi-Family District, the MH Manufactured Home District; any property zoned AG**

**Agricultural or CBD Central Business District, or any PD Planned Development District that allows residential uses; and
(b) 1,000 feet between the nearest property line of a tract containing a check cashing business, payday advance/loan business, or car title loan business and the nearest property line of any other tract containing a check cashing business, payday advance/loan business, or car title loan business.**

Commissioner Bruce Bryant made a motion to recommend approval of the amendment to Article V., Section 42., Special Regulations. Commissioner Bruce Loflin seconded, and the motion carried unanimously.

- 4. Amend Section 44.1, Definitions, by adding definitions for check cashing business, payday advance/loan business, and car title loan business.**

Commissioner Kathy Russell made a motion to recommend approval of the amendment to Section 44.1., Definitions. Commissioner Bruce Bryant seconded, and the motion carried unanimously.

6. Adjourn

Chairman Jerry Yates adjourned the meeting at 5:45 p.m.

Approved as presented:

Jerry Yates, Chairman



Agenda Items 5.A and 5.B

**Establishing Zoning on Property Recently Annexed
Into the City of Terrell Under Ordinance 2650:
(ZC 16-11)**

Planning and Zoning Commission:

June 28, 2016

Request:

**Establish HC Highway Corridor and
EE-32 Executive Estate Zoning on
approximately 400 acres annexed
under Ordinance 2650**

Background: On December 1, 2015 the Terrell City Council approved an ordinance annexing approximately 400 acres of land into the city. The Zoning Ordinance specifies that upon annexation, property automatically receives a zoning of AG Agricultural until permanent zoning can be established. The Ordinance requires that the City initiate proceedings to establish permanent zoning on the property within 180 days of annexation. A letter was sent to affected property owners on May 31 to satisfy this requirement.

Request:

The proposal is to assign permanent zoning to eight tracts of land, some of which contain multiple parcels. A metes and bounds description and an accompanying map is included in the packet for each of the eight tracts. Four of the tracts will be zoned EE-32 Executive Estate, and four will be zoned HC Highway Corridor

Issues:

The City annexed a little over 400 acres of land south of the city limit in late 2015. The property is located in the vicinity of County Road 305, Interstate Highway 20, FM 148, and County Road 304. A metes and bounds description and an accompanying map is included in the packet for each of the eight tracts, along with a map of the overall area. About half of the 400+ acres will be zoned into each category. The proposed zoning complies with the City of Terrell Future Land Use Plan.

Financial Considerations:

The City is the applicant in this case; therefore, no application fee or tax payments were required.

Notification:

A public hearing notice for this application was published in the official newspaper of the City of Terrell and mailed to the affected property owners and the owners of property within 200' of the land under consideration as required by Texas law..

Staff Recommendation:

Approval as presented

P&Z Action:

The Planning and Zoning Commission may recommend to the City Council:

- (1) Approval of the request as presented;
- (2) Approval with additional or modified conditions; or
- (3) Denial.

Final approval of the application requires a public hearing and action from the City Council. Notification will be published to confirm the City Council public hearing date.

Attachments:

Map of eight tracts under consideration

Metes and bounds description of each tract

Excerpt from the approved Future Land Use Plan

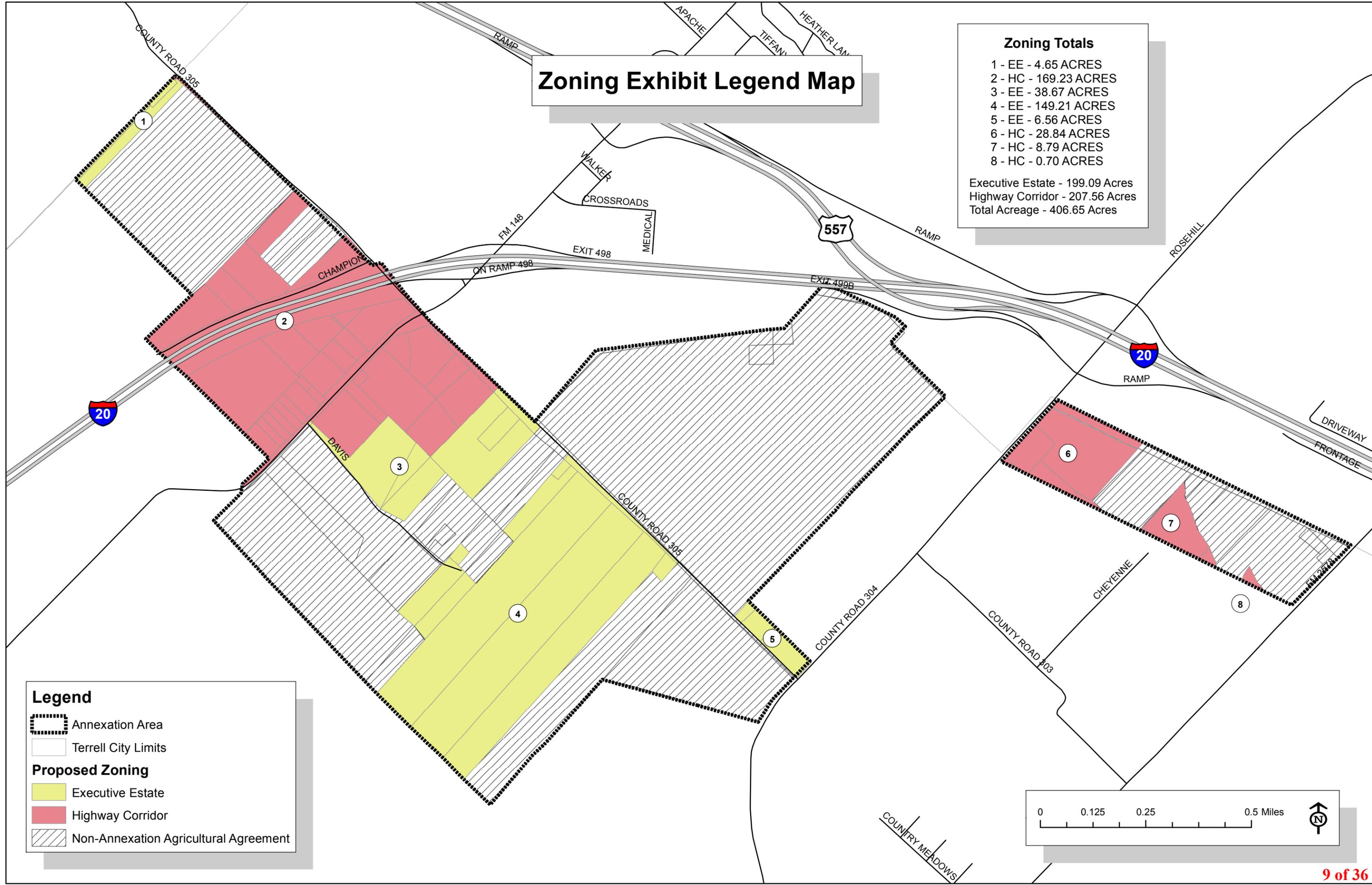
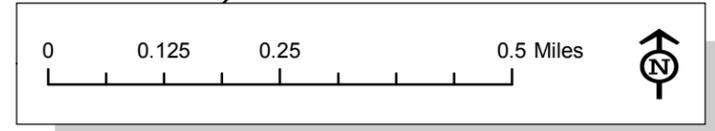
Zoning Exhibit Legend Map

Zoning Totals

1 - EE	- 4.65 ACRES
2 - HC	- 169.23 ACRES
3 - EE	- 38.67 ACRES
4 - EE	- 149.21 ACRES
5 - EE	- 6.56 ACRES
6 - HC	- 28.84 ACRES
7 - HC	- 8.79 ACRES
8 - HC	- 0.70 ACRES
Executive Estate - 199.09 Acres	
Highway Corridor - 207.56 Acres	
Total Acreage - 406.65 Acres	

Legend

-  Annexation Area
-  Terrell City Limits
- Proposed Zoning**
-  Executive Estate
-  Highway Corridor
-  Non-Annexation Agricultural Agreement



"EXHIBIT 1A"

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF KAUFMAN

Being a tract or parcel of land in the J.W. Ward Survey, Abstract 596, Kaufman County, Texas, and being part of an annexation by the City of Terrell Ordinance No. 2650, and being more particularly described as follows:

BEGINNING at a point for corner in the Northwest corner of the 943.73 acre tract listed in an annexation by the City of Terrell recorded in Ordinance No. 2650, said corner being on the Southwest edge of County Rd. 305;

THENCE S 75 deg. 47 min. 00 sec. East a distance of 64.48 feet to a point for corner in the center of County Rd. 305;

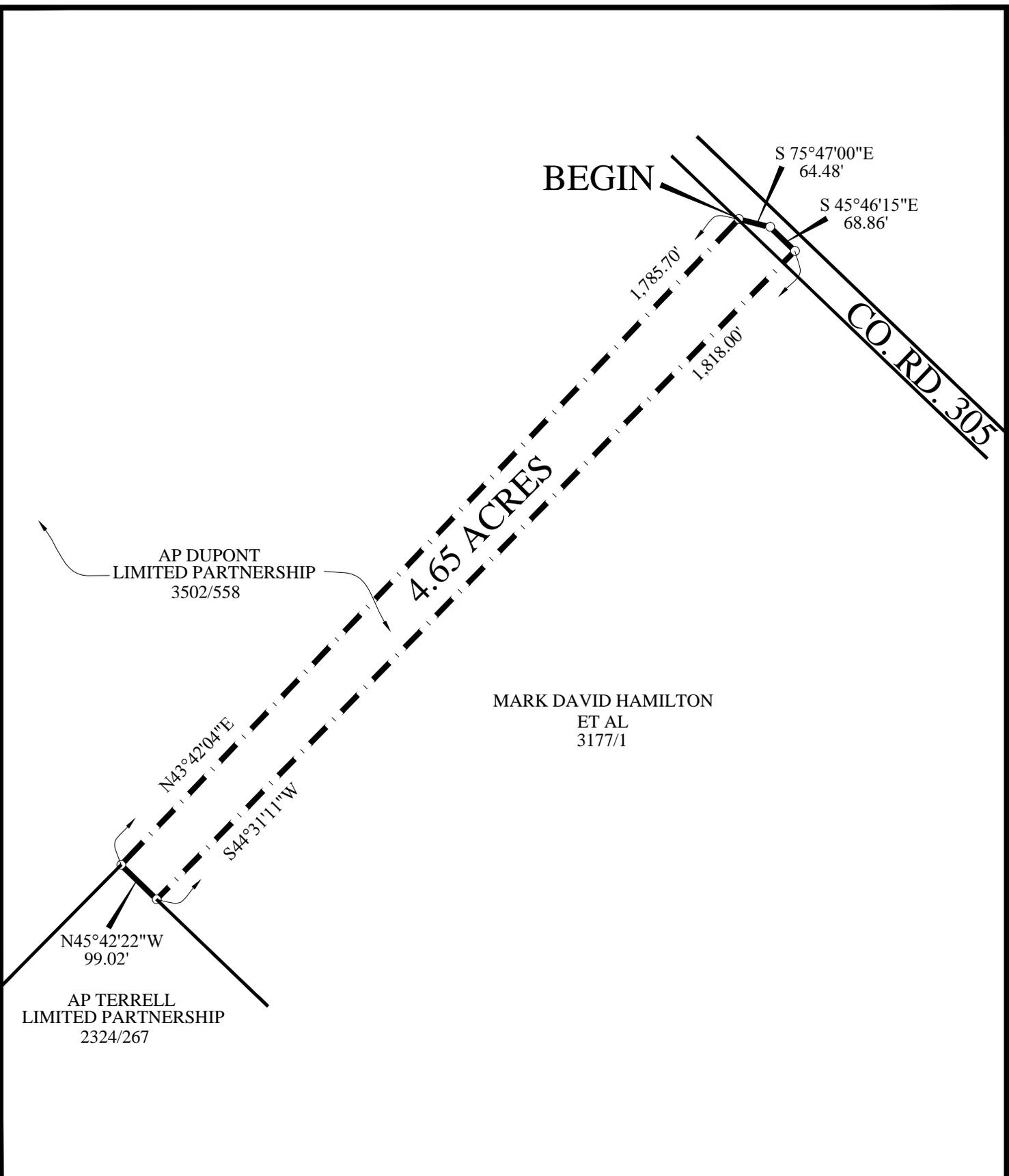
THENCE S 45 deg. 46 min. 15 sec. East a distance of 68.86 feet to a point for corner in the center of County Rd. 305;

THENCE S 44 deg. 31 min. 11 sec. West a distance of 1,818.00 feet to a point for corner in the Southwest line of the 943.73 acre tract listed in the aforementioned City of Terrell Ordinance 2650;

THENCE N 45 deg. 42 min. 22 sec. West along the Southwest line of the 943.73 acre tract a distance of 99.02 feet to a point for corner, said point being the Western corner of said 943.73 acre tract;

THENCE N43 deg. 42 min. 04 sec. East with the Northwestern line of the 943.73 acre tract a distance of 1,785.70 feet to the POINT OF BEGINNING and containing 4.65 acres of land more or less.

C:\Users\enp21\Desktop\annexation\zonning\EXHIBITS.dwg 6/2/2016 5:51:27 PM 1:217891



CITY OF TERRELL



"EXHIBIT 1B"

DATE: 6/2/2016
DRAWN: KW
CHECK:
REMARKS:

"EXHIBIT 2A"

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF KAUFMAN

Being a tract or parcel of land in the J.W. Ward Survey, Abstract 596, the R. Turner Survey, Abstract No. 551, the Swing and Laws Survey, Abstract No. 512, and the T.B. Finley Survey, Abstract No. 165, Kaufman County, Texas, and being part of an annexation by the City of Terrell Ordinance No. 2650, and being more particularly described as follows:

BEGINNING at a point for corner in the Southwest Right of Way of County Rd. 305, said point being the Northwest corner of a tract deeded to Norma White. in Vol. 4692 Page 300 of the Deed Records of Kaufman County;

THENCE S 45 deg. 46 min. 15 sec. East a distance of 260.45 feet to a point for corner, said point being the Northeast corner of the Norma White tract;

THENCE S 46 deg. 01 min. 10 sec. West along the aforementioned Norma White tract a distance of 868.66 feet to a point for corner, said point being the Southeast corner of the Norma White tract;

THENCE S 46 deg. 43 min. 21 sec. East a distance of 589.41 feet to a point for corner;

THENCE N 44 deg. 46 min. 55 sec. East a distance of 858.49 feet to a point for corner in the Northwest line of a tract of land deeded to Mike Hennig and Norma J. White in Vol. 2210 Page 494;

THENCE S 45 deg. 46 min. 15 sec. East a distance of 525.10 feet to a point for corner;

THENCE N 72 deg. 46 min. 07 sec. East a distance of 118.04 feet to a point for corner;

THENCE S 37 deg. 54 min. 54 sec. East a distance of 478.31 feet to a point for corner;

THENCE S 41 deg. 59 min. 24 sec. East a distance of 480.01 feet to a point for corner;

THENCE S 46 deg. 34 min. 12 sec. East a distance of 1,181.66 feet to a point for corner;

THENCE S 43 deg. 32 min. 48 sec. West a distance of 1,222.89 feet to a point for corner;

THENCE N 46 deg. 03 min. 16 sec. West a distance of 750.79 feet to a point for corner;

THENCE S 43 deg. 31 min. 08 sec. West a distance of 710.31 feet to a point for corner;

THENCE N 46 deg. 34 min. 02 sec. West a distance of 633.81 feet to a point for corner;

THENCE N 47 deg. 33 min. 23 sec. West a distance of 78.73 feet to a point for corner;

THENCE S 43 deg. 16 min. 24 sec. West a distance of 701.81 feet to a point for corner;

THENCE N 45 deg. 13 min. 45 sec. West a distance of 1,521.49 feet to a point for corner in the Southeast Right of Way of Interstate 20;

THENCE N 45 deg. 17 min. 13 sec. West a distance of 405.41 feet to a point for corner in the Northwest Right of Way of Interstate 20;

THENCE N 44 deg. 32 min. 50 sec. West a distance of 224.34 feet to a point for corner;

THENCE N 44 deg. 56 min. 5 sec. East a distance of 792.53 feet to a point for corner;

THENCE N 44 deg. 56 min. 53 sec. East a distance of 1,811.67 feet to the POINT OF BEGINNING and containing 169.23 acres of land more or less.

"EXHIBIT 3A"

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF KAUFMAN

Being a tract or parcel of land in the R. Turner Survey, Abstract No. 551, the Swing and Laws Survey, Abstract No. 512, and the T.B. Finley Survey, Abstract No. 165, Kaufman County, Texas, and being part of an annexation by the City of Terrell Ordinance No. 2650, and being more particularly described as follows:

BEGINNING at a point for corner in the Southeast Right of Way of F.M. 148, said point being the Southwest corner of a tract deeded to Jeff Smith in Vol. 4468 Page 348 of the Deed Records of Kaufman County;

THENCE N 47 deg. 00 min. 08 sec. East a distance of 34.62 feet to a point for corner;

THENCE S 46 deg. 34 min. 02 sec. East a distance of 633.81 feet to a point for corner;

THENCE N 43 deg. 31 min. 08 sec. East a distance of 710.31 feet to a point for corner;

THENCE S 46 deg. 03 min. 16 sec. East a distance of 750.79 feet to a point for corner;

THENCE N 43 deg. 32 min. 48 sec. East a distance of 1,222.89 feet to a point for corner;

THENCE S 45 deg. 46 min. 36 sec. East a distance of 658.00 feet to a point for corner;

THENCE S 43 deg. 10 min. 32 sec. West a distance of 1,223.55 feet to a point for corner;

THENCE N 46 deg. 00 min. 26 sec. West a distance of 443.36 feet to a point for corner;

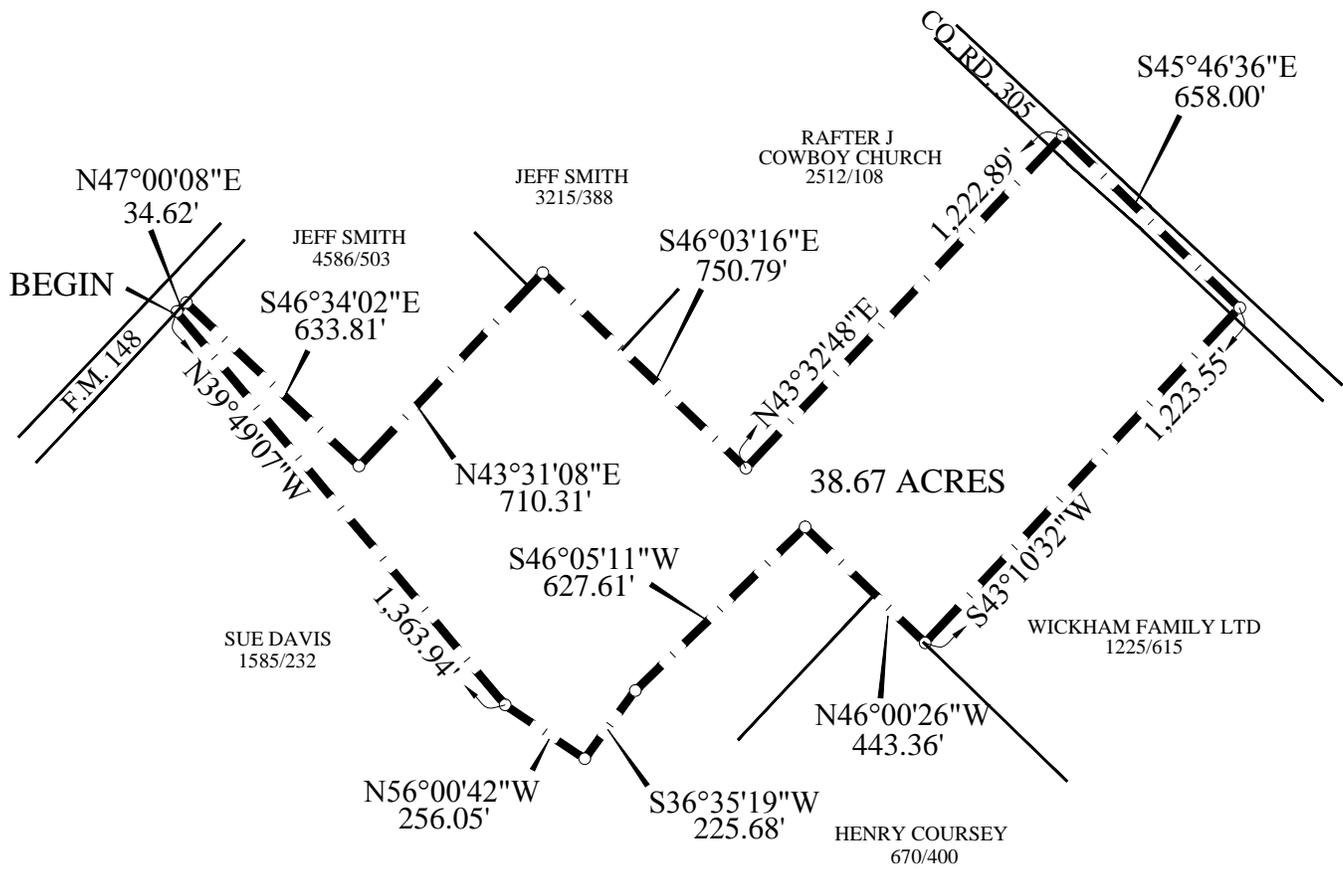
THENCE S 46 deg. 05 min. 11 sec. West a distance of 627.61 feet to a point for corner;

THENCE S 36 deg. 35 min. 19 sec. West a distance of 225.68 feet to a point for corner;

THENCE N 56 deg. 00 min. 42 sec. West a distance of 256.05 feet to a point for corner;

THENCE N 39 deg. 49 min. 07 sec. West a distance of 1,363.94 feet to the POINT OF BEGINNING and containing 38.67 acres of land more or less.

C:\Users\jennp21\Desktop\annexation\zoning\EXHIBITS.dwg 6/2/2016 5:52:18 PM 1:217891



CITY OF TERRELL



"EXHIBIT 3B"

DATE: 6/2/2016
DRAWN: KW
CHECK:
REMARKS:

"EXHIBIT 4A"

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF KAUFMAN

Being a tract or parcel of land in the T.B. Finley Survey, Abstract No. 165, and the D. McIver Survey, Abstract No. 331, Kaufman County, Texas, and being part of an annexation by the City of Terrell Ordinance No. 2650, and being more particularly described as follows:

BEGINNING at a point for corner in the centerline of County Rd. 305, said point being the Northwest corner of a 0.66 acre tract deeded to Chad Dunn in Vol. 3999 Page 436 of the Deed Records of Kaufman County;

THENCE S 45 deg. 13 min. 52 sec. East a distance of 440.28 feet to a point for corner;

THENCE S 45 deg. 45 min. 56 sec. East a distance of 260.33 feet to a point for corner;

THENCE S 46 deg. 05 min. 41 sec. East a distance of 622.04 feet to a point for corner;

THENCE S 45 deg. 31 min. 02 sec. East a distance of 493.92 feet to a point for corner;

THENCE S 42 deg. 48 min. 04 sec. West a distance of 312.26 feet to a point for corner;

THENCE N 46 deg. 00 min. 18 sec. West a distance of 175.59 feet to a point for corner;

THENCE S 42 deg. 06 min. 36 sec. West a distance of 3,507.36 feet to a point for corner;

THENCE N 46 deg. 04 min. 54 sec. West a distance of 357.07 feet to a point for corner;

THENCE N 45 deg. 20 min. 31 sec. West a distance of 569.27 feet to a point for corner;

THENCE N 45 deg. 39 min. 27 sec. West a distance of 604.23 feet to a point for corner;

THENCE N 42 deg. 34 min. 20 sec. West a distance of 891.66 feet to a point for corner;

THENCE N 43 deg. 19 min. 06 sec. West a distance of 220.08 feet to a point for corner;

THENCE N 43 deg. 07 min. 14 sec. West a distance of 290.95 feet to a point for corner;

THENCE N 43 deg. 23 min. 33 sec. East a distance of 794.36 feet to a point for corner;

THENCE N 37 deg. 41 min. 05 sec. East a distance of 50.28 feet to a point for corner;

THENCE N 43 deg. 17 min. 32 sec. East a distance of 286.02 feet to a point for corner;

THENCE S 47 deg. 05 min. 56 sec. East a distance of 220.27 feet to a point for corner;

THENCE S 38 deg. 44 min. 41 sec. West a distance of 316.43 feet to a point for corner;

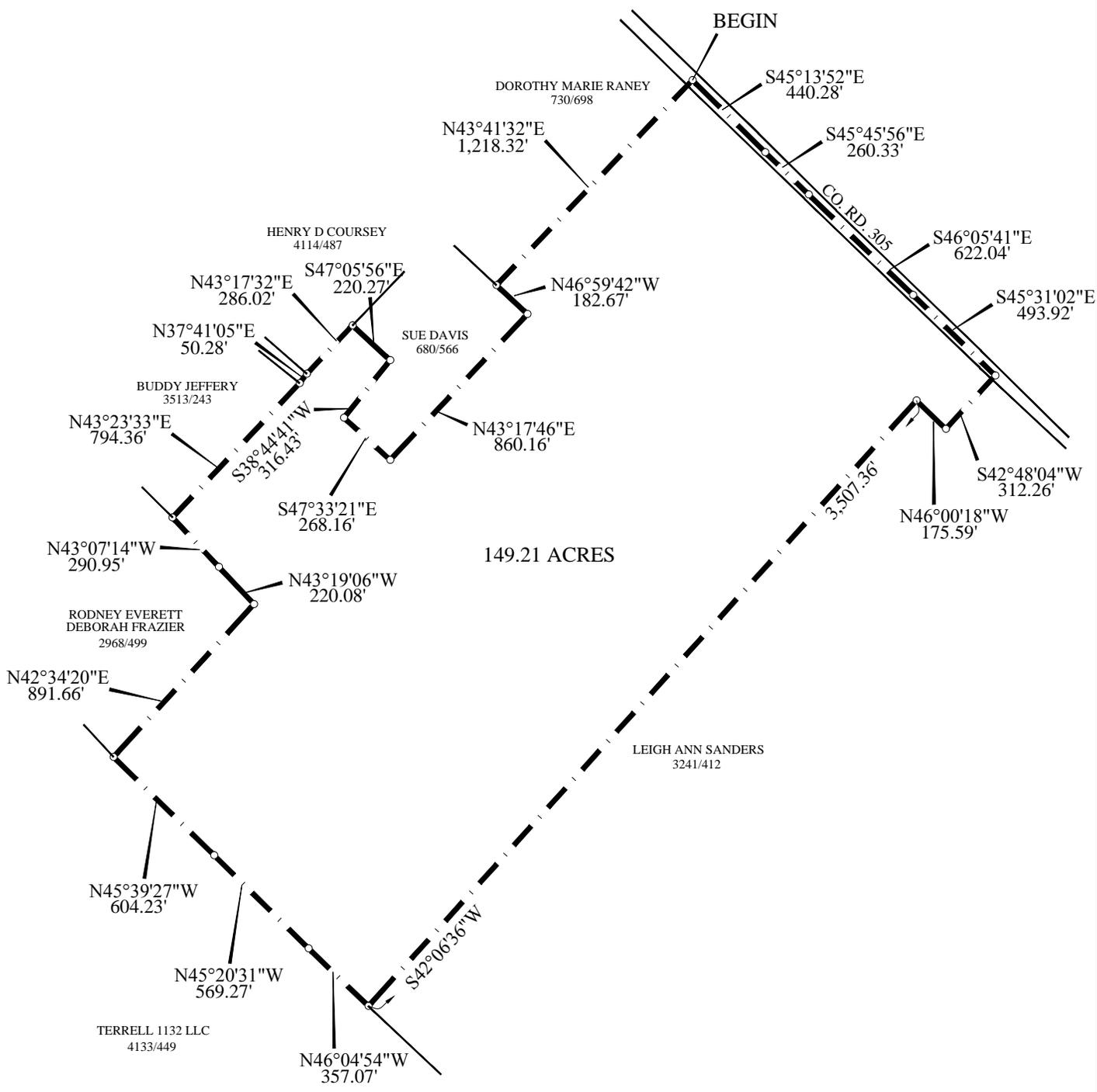
THENCE S 47 deg. 33 min. 21 sec. East a distance of 268.16 feet to a point for corner;

THENCE N 43 deg. 17 min. 46 sec. East a distance of 860.16 feet to a point for corner;

THENCE N 46 deg. 59 min. 42 sec. West a distance of 182.67 feet to a point for corner;

THENCE N 43 deg. 41 min. 32 sec. East a distance of 1,218.23 feet to the POINT OF BEGINNING and containing 149.21 acres of land more or less.

C:\Users\kemp21\Desktop\annexation\zoning\EXHIBITS.dwg 6/2/2016 5:53:39 PM 1:217891



149.21 ACRES

CITY OF TERRELL



"EXHIBIT 4B"

DATE: 6/2/2016
DRAWN: KW
CHECK:
REMARKS:

"EXHIBIT 5A"

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF KAUFMAN

Being a tract or parcel of land in the J.C. Hale Survey, Abstract No. 202, and the D. McIver Survey, Abstract No. 331, Kaufman County, Texas, and being part of an annexation by the City of Terrell Ordinance No. 2650, and being more particularly described as follows:

BEGINNING at a point for corner in the centerline of County Rd. 305, said point being the Southwest corner of a 2.464 acre tract deeded to Hiram Tidmore and Teresa Tidmore in Vol. 2625 Page 359 of the Deed Records of Kaufman County;

THENCE N 44 deg. 45 min. 55 sec. East a distance of 266.39 feet to a point for corner;

THENCE S 45 deg. 38 min. 13 sec. East a distance of 1,073.56 feet to a point for corner;

THENCE S 44 deg. 16 min. 09 sec. West a distance of 265.43 feet to a point for corner;

THENCE N 45 deg. 41 min. 15 sec. West a distance of 1,075.86 feet to the POINT OF BEGINNING and containing 6.56 acres of land more or less.

"EXHIBIT 6A"

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF KAUFMAN

Being a tract or parcel of land in the J.C. Hale Survey, Abstract No. 202, Kaufman County, Texas, and being part of an annexation by the City of Terrell Ordinance No. 2650, and being more particularly described as follows:

BEGINNING at a point for corner at the Southwest corner of the 93.37 acre tract annexed by the City of Terrell in Ordinance No. 2650, said point being in the Southeast Right of Way of Rosehill Rd., said point also being in the West property line of a 8.33 acre tract deeded to Arthur C. Mc Cann in Vol. 3915 Page 279 of the Deed Records of Kaufman County;

THENCE N 42 deg. 25 min. 42 sec. East a distance of 1,041.15 feet to a point for corner;

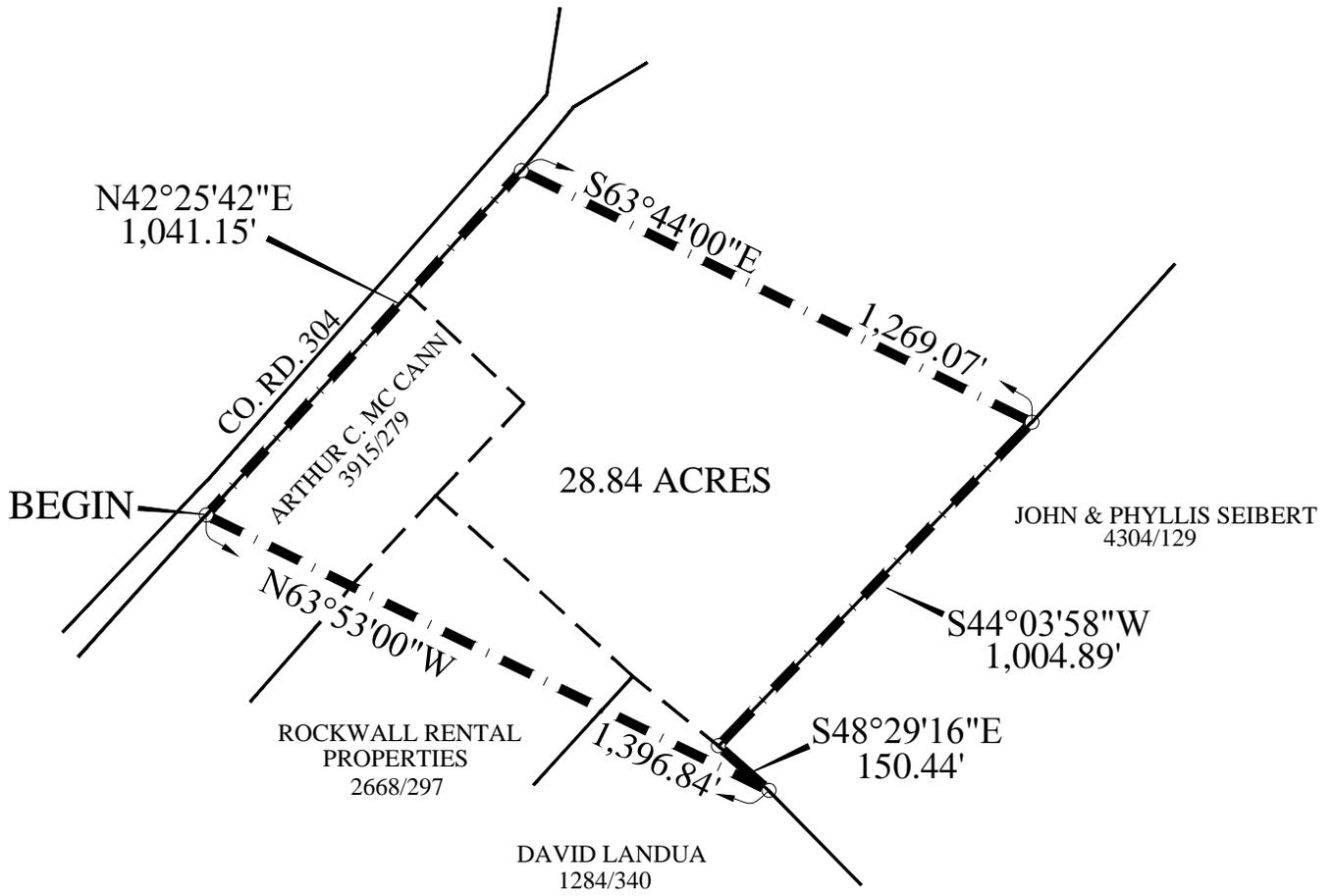
THENCE S 63 deg. 44 min. 00 sec. East a distance of 1,269.07 feet to a point for corner;

THENCE S 44 deg. 03 min. 58 sec. West a distance of 1,004.89 feet to a point for corner;

THENCE S 48 deg. 29 min. 16 sec. East a distance of 150.44 feet to a point for corner;

THENCE N 63 deg. 53 min. 00 sec. West a distance of 1,396.84 feet to the POINT OF BEGINNING and containing 28.84 acres of land more or less.

C:\Users\jeng\2\Desktop\annexation\zonning\EXHIBITS.dwg 6/2/2016 5:55:07 PM 1:217891



CITY OF TERRELL



"EXHIBIT 6B"

DATE: 6/2/2016
DRAWN: KW
CHECK:
REMARKS:

"EXHIBIT 7A"

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF KAUFMAN

Being a tract or parcel of land in the J.C. Hale Survey, Abstract No. 202, Kaufman County, Texas, and being part of an annexation by the City of Terrell Ordinance No. 2650, and being more particularly described as follows:

COMMENCING at a point for corner at the Southwest corner of the 93.37 acre tract annexed by the City of Terrell in Ordinance No. 2650, said point being in the Southeast Right of Way of Rosehill Rd., said point also being in the West property line of a 8.33 acre tract deeded to Arthur C. Mc Cann in Vol. 3915 Page 279 of the Deed Records of Kaufman County;

THENCE S 63 deg. 53 min. 39 sec. East a distance of 1,936.28 feet to the POINT OF BEGINNING;

BEGINNING at a point for corner in the South line of the 93.37 acre tract annexed by the City of Terrell in Ordinance No. 2650, said point also being in the East property line of a 25.195 acre tract deeded to Mark Henry Seibert in Vol. 4304 Page 129 of the Deed Records of Kaufman County;

THENCE N 42 deg. 20 min. 36 sec. East a distance of 807.47 feet to a point for corner in a creek;

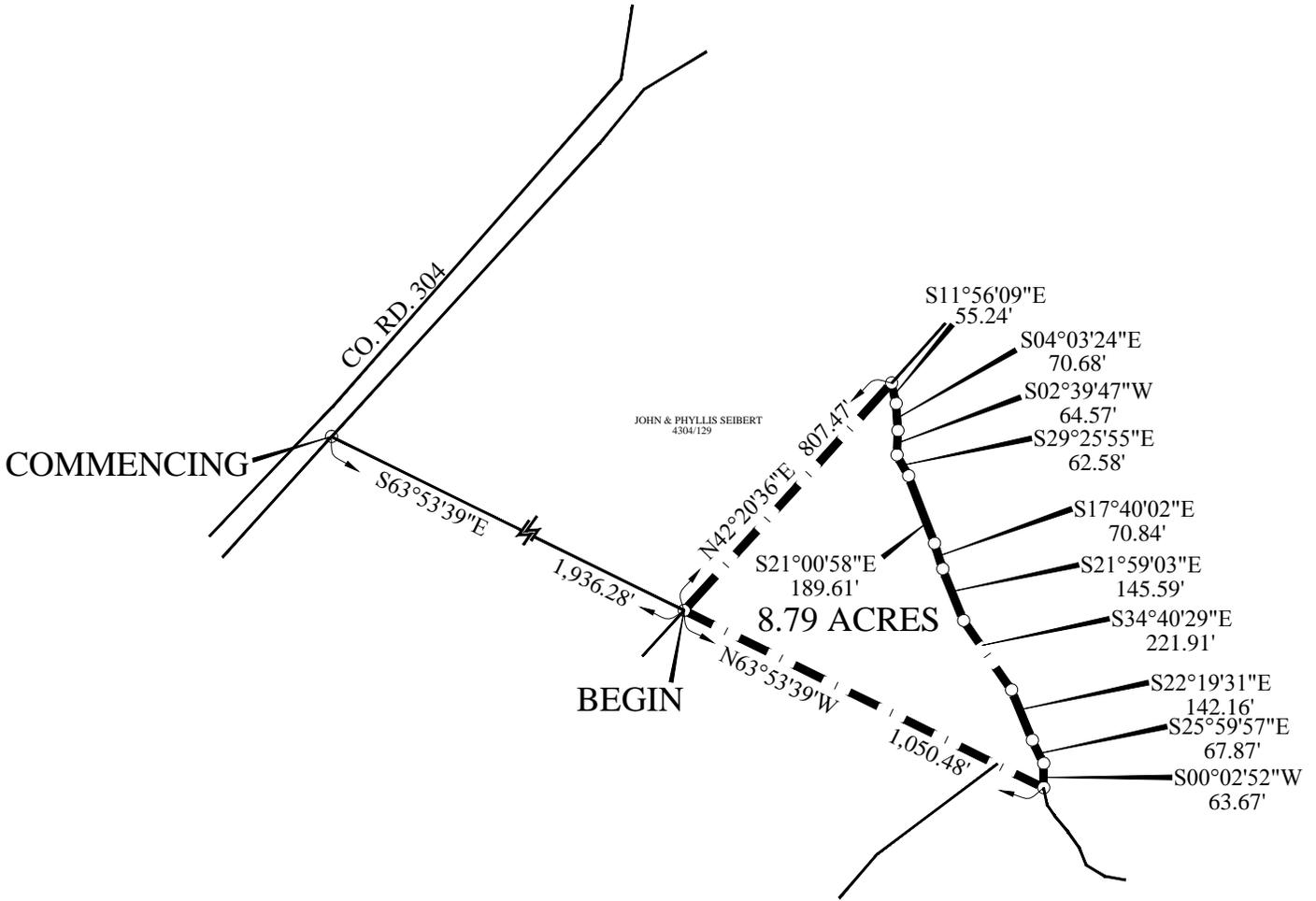
THENCE along the centerline of said creek the following courses:

1. S 11 deg. 56 min. 9 sec. East a distance of 55.24 feet to a bend;
2. S 04 deg. 03 min. 24 sec. East a distance of 70.68 feet to a bend;
3. S 02 deg. 39 min. 47 sec. West a distance of 64.57 feet to a bend;
4. S 29 deg. 25 min. 55 sec. East a distance of 62.58 feet to a bend;
5. S 21 deg. 00 min. 58 sec. East a distance of 189.61 feet to a bend;
6. S 17 deg. 40 min. 02 sec. East a distance of 70.84 feet to a bend;
7. S 21 deg. 59 min. 03 sec. East a distance of 145.59 feet to a bend;
8. S 34 deg. 40 min. 29 sec. East a distance of 221.91 feet to a bend;
9. S 22 deg. 19 min. 31 sec. East a distance of 142.16 feet to a bend;
10. S 25 deg. 59 min. 57 sec. East a distance of 67.87 feet to a bend;

THENCE S 00 deg. 02 min. 52 sec. West a distance of 63.67 feet to a point for corner in the South line of the aforementioned 93.37 acre tract annexed by the City of Terrell;

THENCE N 63 deg. 53 min. 39 sec. West a distance of 1,050.48 feet to the POINT OF BEGINNING and containing 8.79 acres of land more or less.

C:\Users\jeng21\Desktop\annexation\annexation\zoning\EXHIBITS.dwg, 6/2/2016, 5:56:20 PM, 1:217891



CITY OF TERRELL



"EXHIBIT 7B"

DATE: 6/2/2016
DRAWN: KW
CHECK:
REMARKS:

"EXHIBIT 8A"

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF KAUFMAN

Being a tract or parcel of land in the J.C. Hale Survey, Abstract No. 202, Kaufman County, Texas, and being part of an annexation by the City of Terrell Ordinance No. 2650, and being more particularly described as follows:

COMMENCING at a point for corner at the Southwest corner of the 93.37 acre tract annexed by the City of Terrell in Ordinance No. 2650, said point being in the Southeast Right of Way of Rosehill Rd., said point also being in the West property line of a 8.33 acre tract deeded to Arthur C. Mc Cann in Vol. 3915 Page 279 of the Deed Records of Kaufman County;

THENCE S 63 deg. 53 min. 39 sec. East a distance of 3,339.00 feet to the POINT OF BEGINNING;

BEGINNING at a point for corner in the South line of the 93.37 acre tract annexed by the City of Terrell in Ordinance No. 2650, said point being in the centerline of Bachelor Creek, said point also being the Southwest property line of a 30 acre tract deeded to Owen Ray Wynne and Dorcas Wynne in Vol. 725 Page 581 of the Deed Records of Kaufman County;

THENCE along the centerline of said creek the following courses:

1. N 26 deg. 03 min. 16 sec. East a distance of 109.14 feet to a bend;
2. N 36 deg. 03 min. 26 sec. East a distance of 70.51 feet to a bend;
3. N 64 deg. 23 min. 50 sec. East a distance of 16.19 feet to a bend;
4. S 26 deg. 21 min. 43 sec. East a distance of 89.28 feet to a bend;
5. S 29 deg. 12 min. 09 sec. East a distance of 140.91 feet to a bend;
6. S 42 deg. 07 min. 37 sec. East a distance of 45.84 feet to a bend;
7. S 37 deg. 03 min. 49 sec. East a distance of 29.45 feet to a bend;

THENCE S 26 deg. 16 min. 44 sec. East a distance of 44.72 feet to a point for corner in the South line of the aforementioned 93.37 acre tract annexed by the City of Terrell;

THENCE N 63 deg. 53 min. 59 sec. West a distance of 313.06 feet to the POINT OF BEGINNING and containing 0.70 acres of land more or less.



Agenda Items 6.A and 6.B

**Amendments to the Terrell Zoning Ordinance -
Thrift Stores:
(ZC 16-12)**

Planning and Zoning Commission:

June 28, 2016

Request:

**Multiple Changes to the text of the
Terrell Zoning Ordinance relative
to Thrift Stores**

Background:

Staff has been asked to review the City's zoning regulations regarding Thrift Stores. The Zoning Ordinance currently refers to this category of uses using the term Second-hand Thrift Store or Used Merchandise, defines a Used Merchandise Store, and allows the use in certain zoning districts.

Request:

The proposal is to amend the Use Charts, add a definition, and establish separation requirements between these businesses and residential uses; Agricultural and CBD zoning; Planned Developments that include residential uses; and other businesses of the same type. The approach planned is similar to the one used recently to enact regulations for bail bond services and check cashing and other similar operations. Single event sales by churches and other charitable organizations will be exempt, and outdoor storage and display will be prohibited. Several sections of the Zoning Ordinance will be affected.

Issues:

Presently, these uses are allowed by SUP in the Neighborhood Services (NS), Retail (R), and Central Business District (CBD) and by right (no SUP required) in the Commercial (C) and Light Industrial (LI) Districts. The City is concerned about the impact of several businesses of this type clustering in a small area and would like to modify the Zoning Ordinance as follows:

- (1) Amend Article IV, Section 32.2, Use Regulations (Charts), Chart 8, Retail Uses, Non-residential Zoning Districts, by eliminating Secondhand Thrift Store or Used Merchandise (Inside Only) and adding Thrift Store (No Outside Storage or Display) in the C Commercial district by Specific Use Permit subject to the provisions of Article V, Section 42.6.

- (2) Amend Article V, Section 42, Special Regulations for Certain Types of Uses, by eliminating existing language in Section 42.6 and adding new Section 42.6 language imposing a minimum separation of 1,000 feet between:
 - a. The nearest property line of any lot or tract that is the location of a thrift store and the nearest boundary of any property zoned EE-32 Executive Estate district, all SF Single-Family districts, the TH-12 Townhouse district, the MF Multi-Family district, the MH Manufactured Home district; any property zoned CBD Central Business District; any area zoned AG Agricultural; or any PD Planned Development district that allows residential uses; and

 - b. The nearest property line of a tract that is the location of a thrift store and the nearest property line of any other tract that contains a thrift store.

- (3) Amend Article V, Section 44.1, Definitions, by eliminating Used Merchandise Store and adding a definition for Thrift Store as follows:

THRIFT STORE - A retail store that primarily sells second-hand or used merchandise, furniture, clothing and other goods to the general public excluding an antique store.

- (4) Restrict all display and storage associated with the store to the inside of the building.
- (5) Exempt one-time sales by a church or non-profit organization from the requirements of this ordinance.

Financial Considerations:

The City is the applicant in this case; therefore, no application fee or tax payments were required.

Notification:

A public hearing notice for this application was published in the official newspaper of the City of Terrell. Because this is a text change, no notices were required to be mailed.

Staff Recommendation:

Approval as presented

P&Z Action:

The Planning and Zoning Commission may recommend to the City Council:

- (1) Approval of the request as presented;
- (2) Approval with additional or modified conditions; or
- (3) Denial.

Final approval of the application requires a public hearing and action from the City Council. Notification will be published to confirm the City Council public hearing date.

Attachments:

Map of 1,000' buffer from C Commercial, AG Zoning

- AG Agricultural
- EE-32 Executive Estate-32 (minimum 32,000 S.F. lots)
- SF-16 Single-Family Residential-16 (minimum 16,000 S.F. lots)
- SF-10 Single-Family Residential-10 (minimum 10,000 S.F. lots)
- SF-7.5 Single-Family Residential-7.5 (minimum 7,500 S.F. lots)
- SF-6 Single-Family Residential-6 (minimum 6,000 S.F. lots)
- TH-12 Townhouse Residential - 12 (townhomes, patio homes, duplex)
- MF-22 Multi-Family Residential-22 (apartments)
- MH Manufactured Home
- O Office
- NS Neighborhood Service
- R Retail
- CBD Central Business District
- C Commercial
- LI Light Industrial
- PD Planned Development
- HC Highway Corridor

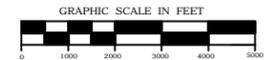
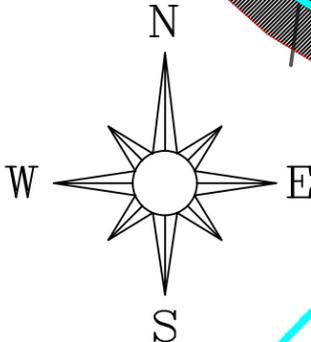
PD ORDINANCES			
PD NO.#	ORD. #	AC	LOCATION
1	1904	4.5	GRIFFITH MANOR
2	2023 & 2040	9.17	CALVARY OAKS
3	2024 & 2069	126	THE TERRACES
4	2232	5.86	TOWER PLACE
5	2362	52.5	BAYLOR
6	2363	36.8	TERRELL MKT CENTER

1,000 ft. radius
around residential and
Agricultural zones

APPROVED: _____
Hal Richards - Mayor, City of Terrell

ATTEST: _____
John Rounsavall - City Secretary

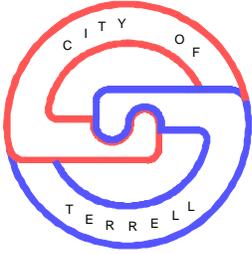
This is to certify that this is the Official Zoning Map referred to in Section 3 of the Zoning Ordinance, Ordinance No. 2499 of the City of Terrell, Texas, adopted on the 6th day of September, 2011



Reproductions for information purposes may from time to time be made of zoning district map but official interpretation of the zoning ordinance shall only be made from the official copies or from a copy thereof certified by the city secretary and the building inspector.

CITY OF TERRELL, TEXAS OFFICIAL ZONING MAP ORDINANCE #2499

ZC16-12



Agenda Item No. 7

Crossroads at Terrell Phase 1B Construction Plat CP 16-01

Planning and Zoning Commission:	June 28, 2016
Existing Zoning:	Retail
Proposed Use	Restaurant and Retail Pad Sites

Background:

The owner is proposing to plat the right of ways, access, drainage, utility and franchise easements for the second phase of a multi-phase development. This is for 60 acres of a 255 acre development. Developer has installed two public streets and will extend these into this phase. Drainage is managed through a detention pond built in Phase 1A, which will be expanded to accommodate this phase. Also needed is an off-site detention pond built on TEDC property upstream of this development. Water and sewer is available with the extension of mains to serve the new phase that were built as a part of the first phase.

Primary access to this phase of the development will be off FM 148 via public roadways called Crossroads Parkway and American Way. Additional access will be available from the Spur 557 Frontage Road through two new public streets named Merchant Way and Centre Circle. Signage, building design, landscaping, sidewalks and lighting will conform to the Zoning Ordinance with any variances granted.

Fire lanes and cross access between lots are a part of this plat submittal.

Issues:

1. The property was rezoned to Retail in 2012.
2. The proposed plat meets all of the technical requirements of the Subdivision Regulations and the Zoning Ordinance.

Financial Considerations:

Application fees have been paid and all applicable taxes are current.

Notification:

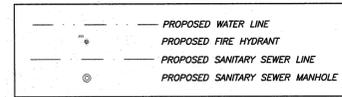
None required.

Staff Recommendation:

Approval

Attachments:

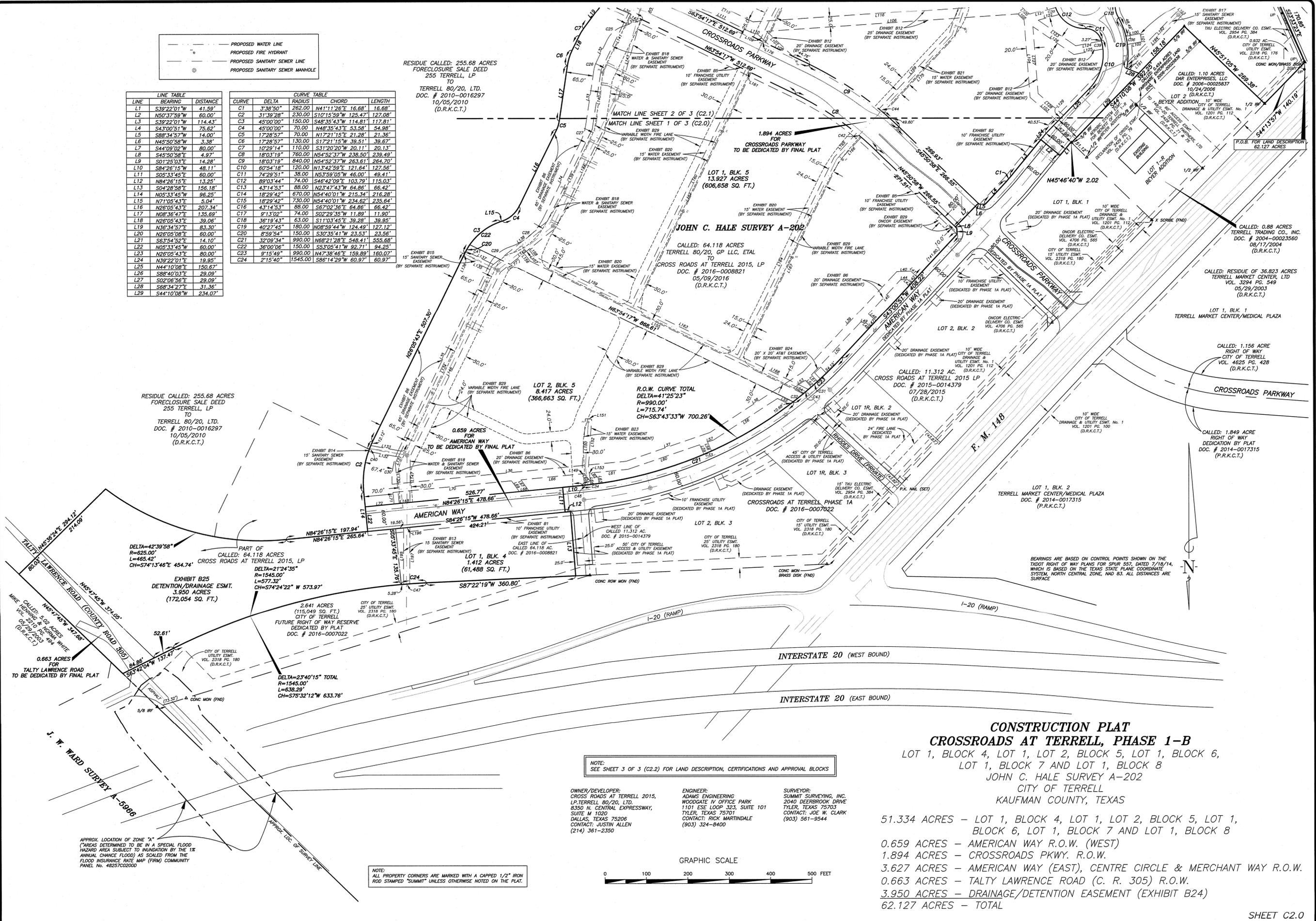
1. Construction Plat



LINE	BEARING	DISTANCE
L1	S38°22'01"W	41.59'
L2	N50°37'59"W	60.00'
L3	S39°22'01"W	114.43'
L4	S43°00'51"W	79.62'
L5	S88°54'57"W	14.00'
L6	N45°50'58"W	3.38'
L7	S44°09'02"W	80.00'
L8	S45°50'58"E	4.97'
L9	S01°25'03"E	14.28'
L10	S84°26'15"W	48.11'
L11	S05°32'45"E	60.00'
L12	N84°26'15"E	13.25'
L13	S04°28'58"E	156.18'
L14	N05°33'45"W	96.25'
L15	N71°05'43"E	5.04'
L16	N26°05'43"E	207.34'
L17	N08°36'47"E	135.89'
L18	N26°05'43"E	39.06'
L19	N36°34'57"E	83.30'
L20	N26°05'08"E	60.00'
L21	S63°54'52"E	14.10'
L22	N05°33'45"W	60.00'
L23	N26°05'43"E	80.00'
L24	N39°22'01"E	19.95'
L25	N44°10'08"E	150.67'
L26	S88°40'03"E	29.09'
L27	S02°06'56"E	29.09'
L28	S68°34'27"E	31.36'
L29	S44°10'08"W	234.07'

CURVE	DELTA	RADIUS	CHORD	LENGTH
C1	3°38'50"	262.00'	N41°11'26"E 16.68'	16.68'
C2	31°39'28"	230.00'	S10°15'59"W 125.47'	127.08'
C3	45°00'00"	150.00'	S48°35'43"W 114.81'	117.81'
C4	45°00'00"	70.00'	N48°35'43"E 53.58'	54.98'
C5	17°28'57"	70.00'	N17°21'15"E 21.28'	21.36'
C6	17°28'57"	130.00'	S17°21'15"W 39.51'	39.67'
C7	10°29'14"	110.00'	S31°20'20"W 20.11'	20.13'
C8	18°03'19"	760.00'	N54°52'37"W 238.50'	239.49'
C9	18°03'19"	840.00'	N54°52'37"W 263.61'	264.70'
C10	60°54'18"	120.00'	N13°42'59"E 121.64'	127.56'
C11	74°29'51"	38.00'	N57°59'05"W 46.00'	49.41'
C12	89°03'44"	74.00'	S46°42'08"E 103.79'	115.03'
C13	43°14'53"	88.00'	N23°47'43"W 64.86'	66.42'
C14	18°29'42"	670.00'	N54°40'01"W 215.34'	216.28'
C15	18°29'42"	730.00'	N54°40'01"W 234.62'	235.64'
C16	43°14'53"	88.00'	S67°02'36"E 64.86'	66.42'
C17	9°13'02"	74.00'	S02°28'35"W 11.89'	11.90'
C18	38°19'43"	63.00'	S11°03'45"E 39.28'	39.95'
C19	40°27'45"	180.00'	N08°59'44"W 124.49'	127.12'
C20	8°59'54"	150.00'	S30°35'41"W 23.53'	23.56'
C21	32°09'34"	990.00'	N68°21'28"E 548.41'	555.68'
C22	36°00'06"	150.00'	S53°05'41"W 92.71'	94.25'
C23	9°15'49"	990.00'	N47°38'46"E 159.89'	160.07'
C24	2°15'40"	1843.00'	S86°14'29"W 60.97'	60.97'

RESIDUE CALLED: 255.68 ACRES
FORECLOSURE SALE DEED
255 TERRELL, LP
TO
TERRELL 80/20, LTD.
DOC. # 2010-0016297
10/05/2010
(D.R.K.C.T.)



RESIDUE CALLED: 255.68 ACRES
FORECLOSURE SALE DEED
255 TERRELL, LP
TO
TERRELL 80/20, LTD.
DOC. # 2010-0016297
10/05/2010
(D.R.K.C.T.)

LOT 2, BLK. 5
8.417 ACRES
(366,663 SQ. FT.)

R.O.W. CURVE TOTAL
DELTA=41°25'23"
R=990.00'
L=715.74'
CH=S63°43'33"W 700.26'

0.659 ACRES
FOR
AMERICAN WAY
TO BE DEDICATED BY FINAL PLAT

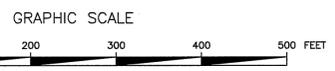
LOT 1, BLK. 4
1.412 ACRES
(61,488 SQ. FT.)

NOTE:
SEE SHEET 3 OF 3 (C2.2) FOR LAND DESCRIPTION, CERTIFICATIONS AND APPROVAL BLOCKS

OWNER/DEVELOPER:
CROSS ROADS AT TERRELL 2015,
LP, TERRELL 80/20, LTD.
8350 N. CENTRAL EXPRESSWAY,
SUITE M 1020
DALLAS, TEXAS 75206
CONTACT: JUSTIN ALLEN
(214) 361-2350

ENGINEER:
ADAMS ENGINEERING
WOODGATE IV OFFICE PARK
1101 ESE LOOP 323, SUITE 101
TYLER, TEXAS 75701
CONTACT: RICK MARTINDALE
(903) 324-8400

SURVEYOR:
SUMMIT SURVEYING, INC.
2040 DEERBROOK DRIVE
TYLER, TEXAS 75703
CONTACT: JOE W. CLARK
(903) 561-9544



**CONSTRUCTION PLAT
CROSSROADS AT TERRELL, PHASE 1-B**
LOT 1, BLOCK 4, LOT 1, LOT 2, BLOCK 5, LOT 1, BLOCK 6,
LOT 1, BLOCK 7 AND LOT 1, BLOCK 8
JOHN C. HALE SURVEY A-202
CITY OF TERRELL
KAUFMAN COUNTY, TEXAS

- 51.334 ACRES - LOT 1, BLOCK 4, LOT 1, LOT 2, BLOCK 5, LOT 1, BLOCK 6, LOT 1, BLOCK 7 AND LOT 1, BLOCK 8
- 0.659 ACRES - AMERICAN WAY R.O.W. (WEST)
- 1.894 ACRES - CROSSROADS PKWY. R.O.W.
- 3.627 ACRES - AMERICAN WAY (EAST), CENTRE CIRCLE & MERCHANT WAY R.O.W.
- 0.663 ACRES - TALTY LAWRENCE ROAD (C. R. 305) R.O.W.
- 3.950 ACRES - DRAINAGE/DETENTION EASEMENT (EXHIBIT B24)
- 62.127 ACRES - TOTAL

DATE	BY	JWC
03/02/16	JWC	
04/29/16	JWC	
06/06/16	JWC	
06/15/16	JWC	

Summit Surveying, Inc.
Land Boundary • Topography • GPS • Geodetic
2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544
TBPLS Firm No. 10081000

**CONSTRUCTION PLAT
CROSSROADS AT TERRELL, PHASE 1-B**

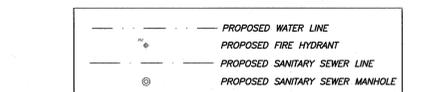
DATE: 03/02/16 BY: JWC
DATE: 04/29/16 BY: JWC
DATE: 06/06/16 BY: JWC
DATE: 06/15/16 BY: JWC

PROJECT MGR: JWC
PROJECT DEGR: JWC
CHECKED BY: MLN
DATE: 05/14/16

LINE	BEARING	DISTANCE
L30	S63°54'17"E	103.01'
L31	S71°05'43"E	50.87'
L32	S26°05'43"W	59.06'
L33	S08°36'47"W	135.89'
L34	S26°05'43"W	207.34'
L35	S26°05'43"W	497.77'
L36	N84°26'18"E	567.92'
L37	N71°00'51"E	213.52'
L38	N57°00'51"E	268.01'
L39	N43°00'51"E	333.76'
L40	N88°00'51"E	33.86'
L41	S46°59'09"E	21.06'
L42	S43°00'51"W	20.00'
L43	N46°59'09"W	12.77'
L44	S88°00'51"W	17.22'
L45	S43°00'51"W	113.57'
L46	S46°59'09"E	25.00'
L47	S43°00'51"W	20.00'
L48	N46°59'09"W	12.32'
L49	N76°59'09"W	14.64'
L50	S43°00'51"W	174.80'
L51	S41°13'57"E	21.56'
L52	N41°33'57"W	21.59'
L53	S57°00'51"W	33.90'
L54	S63°54'48"E	28.28'
L55	N63°54'48"W	33.14'
L56	S57°00'51"W	184.48'
L57	S71°00'51"W	15.16'
L58	S23°45'17"E	23.69'
L59	N23°45'17"W	25.36'
L60	S71°00'51"W	183.11'
L61	S84°26'15"W	82.48'
L62	S37°19'34"E	17.11'
L63	S07°19'34"E	12.63'
L64	N07°19'34"W	2.27'
L65	N37°19'34"W	4.47'
L66	S84°26'15"W	153.86'
L67	S33°33'45"E	32.33'
L68	S84°26'15"W	23.09'
L69	N33°33'45"W	32.33'
L70	S84°26'15"W	287.35'
L71	S03°33'45"E	28.00'
L72	S84°26'15"W	24.63'
L73	S63°54'17"E	60.00'
L74	N26°05'43"E	94.63'
L75	N13°36'43"E	170.95'
L76	N26°05'43"E	345.11'
L77	N63°54'52"W	60.00'
L78	N26°05'43"E	295.48'
L79	S63°54'17"E	30.00'
L80	S26°05'43"W	295.47'
L81	N63°54'52"W	30.00'
L82	N44°34'50"E	63.37'
L83	N74°34'50"E	75.30'
L84	N44°34'50"E	72.39'
L85	N26°05'43"E	97.80'
L86	S45°24'02"E	45.88'
L87	S29°34'50"W	94.39'
L88	S44°34'50"W	20.80'
L89	S45°24'29"E	34.42'
L90	S44°36'31"W	20.00'
L91	N45°23'29"W	34.41'
L92	S44°34'50"W	41.58'
L93	S74°34'50"W	75.30'
L94	S44°34'50"W	55.55'
L95	N45°23'29"E	10.97'
L96	S45°23'29"E	17.50'
L97	S44°36'31"W	20.00'
L98	N45°23'29"W	17.50'
L99	N44°34'50"E	20.00'
L100	N72°33'32"E	35.00'
L101	S10°36'28"E	20.00'
L102	S72°33'32"E	35.00'
L103	N49°13'21"W	88.07'
L104	N04°13'21"W	187.80'
L105	N45°23'29"W	21.60'
L106	S82°05'43"W	628.20'
L107	S46°15'22"E	87.36'
L108	N63°54'17"W	66.18'
L109	N46°18'52"W	35.32'
L110	N76°18'52"W	14.78'
L111	N63°54'17"W	166.68'
L112	S71°05'43"W	10.61'
L113	N63°54'17"W	35.36'

LINE	BEARING	DISTANCE
L114	N71°05'43"E	45.98'
L115	S63°54'17"E	168.61'
L116	N82°05'43"E	617.87'
L117	N44°34'50"E	110.90'
L118	S45°25'10"E	10.97'
L119	S44°34'50"W	90.30'
L120	S45°25'10"E	28.57'
L121	N74°38'03"E	66.37'
L122	S74°38'03"W	92.54'
L123	S55°36'28"E	109.59'
L124	N78°23'32"E	63.41'
L125	S79°23'32"W	71.70'
L126	N55°36'28"W	119.85'
L127	S04°13'21"E	162.48'
L128	S49°13'21"E	80.97'
L129	S44°10'08"W	20.04'
L130	N05°33'45"W	98.27'
L131	N26°05'43"E	17.03'
L132	N78°36'41"W	73.10'
L133	S79°36'41"E	74.46'
L134	N26°05'43"E	489.63'
L135	N41°33'57"E	72.00'
L136	N26°05'43"E	9.63'
L137	S63°54'17"E	73.59'
L138	N51°23'33"E	186.88'
L139	N26°05'43"E	249.22'
L140	N06°38'26"E	144.79'
L141	N26°04'10"E	153.36'
L142	S63°54'17"E	32.23'
L143	S16°00'45"W	207.17'
L144	S26°05'43"W	342.34'
L145	S51°23'33"W	170.84'
L146	S26°05'43"W	496.61'
L147	S00°26'18"W	112.53'
L148	S84°26'15"W	26.02'
L149	N07°19'34"W	4.47'
L150	N05°55'26"E	117.01'
L151	S86°04'34"E	15.00'
L152	S03°55'26"W	115.53'
L153	S07°19'34"E	43.52'
L154	REMOVED	
L155	N63°54'17"W	733.32'
L156	S82°05'43"W	24.63'
L157	N51°23'33"E	15.00'
L158	S38°36'27"E	21.26'
L159	S63°54'17"E	260.77'
L160	N26°05'43"E	630.50'
L161	S63°54'17"E	15.00'
L162	S26°05'43"W	630.50'
L163	S63°54'17"E	270.01'
L164	N26°05'12"E	534.04'
L165	N43°00'51"E	79.51'
L166	S43°00'51"W	78.07'
L167	S26°05'12"W	531.81'
L168	S63°54'17"E	175.82'
L169	N43°00'51"E	249.13'
L170	N19°08'29"E	188.89'
L171	N44°34'50"E	91.32'
L172	S45°25'10"E	15.00'
L173	S44°34'50"W	82.93'
L174	S19°08'29"W	188.68'
L175	S43°00'51"W	251.58'
L176	N63°54'17"W	15.00'
L177	N26°05'43"E	604.83'
L178	S26°05'43"W	603.48'
L179	N26°05'43"E	109.40'
L180	N13°35'43"E	150.16'
L181	N26°05'43"E	75.24'
L182	N63°54'17"W	71.00'
L183	N26°05'43"E	15.00'
L184	S63°54'17"E	71.00'
L185	N26°05'43"E	260.60'
L186	S63°54'52"E	25.00'
L187	S26°05'43"W	267.53'
L188	S17°20'55"W	213.72'
L189	S26°05'43"W	128.08'
L190	N63°54'17"W	15.00'
L191	N68°34'27"W	6.92'
L192	N44°10'08"E	175.68'
L193	S45°42'52"E	15.00'
L194	S44°10'08"W	185.10'
L195	N00°26'15"E	136.58'
L196	N84°26'15"E	15.08'
L197	S00°26'15"W	136.89'

CURVE	DELTA	RADIUS	CHORD	LENGTH
C25	45°00'00"	65.00	S48°35'43"W 49.75'	51.05'
C26	17°28'57"	65.00	S17°21'15"W 19.76'	19.83'
C27	17°28'57"	135.00	N17°21'15"E 41.03'	41.19'
C28	45°00'00"	135.00	N48°35'43"E 103.32'	106.03'
C29	41°49'51"	97.68	S50°10'48"W 69.74'	71.31'
C30	30°23'40"	165.00	S10°53'54"W 66.51'	67.63'
C31	1°09'27"	990.00	N48°26'03"E 20.00'	20.00'
C32	2°33'56"	990.00	N51°36'49"E 44.33'	44.33'
C33	1°09'27"	990.00	N66°14'43"E 20.00'	20.00'
C34	1°09'27"	990.00	N82°40'26"E 20.00'	20.00'
C35	9°10'24"	88.00	S50°00'22"E 14.07'	14.09'
C36	6°22'10"	180.00	N10°38'28"W 20.00'	20.01'
C37	9°10'24"	68.00	N40°49'58"W 14.07'	14.09'
C38	15°43'58"	74.00	S24°28'40"E 20.26'	20.32'
C39	9°33'37"	120.00	N10°36'28"W 20.00'	20.02'
C40	3°48'16"	230.00	S21°10'27"W 15.27'	15.27'
C41	2°03'13"	150.00	S27°07'20"W 5.38'	5.38'
C42	1°07'57"	760.00	N50°02'09"W 15.02'	15.02'
C43	0°56'59"	990.00	N50°00'39"E 18.41'	18.41'
C44	1°01'28"	840.00	N49°44'43"W 15.02'	15.02'
C45	1°17'17"	670.00	N58°46'13"W 15.06'	15.06'
C46	4°43'31"	180.00	N08°52'23"E 14.84'	14.84'
C47	0°33'30"	1545.00	S85°35'09"W 15.05'	15.05'



LINE	BEARING	DISTANCE
L1	S38°22'01"W	41.59'
L2	N50°37'59"W	60.00'
L3	S38°22'01"W	114.43'
L4	S43°00'51"W	75.62'
L5	S88°34'57"W	14.00'
L6	N45°50'58"W	3.38'
L7	S44°09'02"W	80.00'
L8	S45°50'58"E	4.97'
L9	S01°23'19"E	14.28'
L10	S84°26'15"W	45.11'
L11	S03°33'45"E	60.00'
L12	N84°26'15"E	13.25'
L13	S04°28'58"E	156.18'
L14	N05°33'45"W	96.25'
L15	N71°05'43"E	5.04'
L16	N26°05'43"E	207.34'
L17	N08°36'47"E	135.89'
L18	N26°05'43"E	39.06'
L19	N36°34'57"E	83.30'
L20	N26°05'08"E	60.00'
L21	S63°54'52"E	14.10'
L22	N05°33'45"W	60.00'
L23	N26°05'43"E	80.00'
L24	S38°22'01"E	18.85'
L25	N44°10'08"E	150.67'
L26	S88°40'03"E	29.09'
L27	S02°06'56"E	29.09'
L28	S68°34'27"E	31.36'
L29	S44°10'08"W	234.07'

CURVE	DELTA	RADIUS	CHORD	LENGTH
C1	3°38'50"	262.00	N41°11'26"E 16.68'	16.68'
C2	31°39'28"	230.00	S10°15'59"W 125.47'	127.08'
C3	45°00'00"	150.00	N48°35'43"E 114.81'	117.81'
C4	45°00'00"	70.00	N48°35'43"E 53.58'	54.98'
C5	17°28'57"	70.00	N17°21'15"E 21.28'	21.36'
C6	17°28'57"	130.00	S17°21'15"W 39.51'	39.67'
C7	10°29'14"	110.00	S31°20'20"W 20.11'	20.13'
C8	18°03'19"	760.00	N54°32'37"W 238.50'	239.49'
C9	18°03'19"	840.00	N54°32'37"W 263.81'	264.70'
C10	60°54'18"	120.00	N13°42'52"E 121.64'	127.58'
C11	74°29'51"	38.00	N53°59'05"W 46.00'	49.41'
C12	89°03'44"	74.00	S46°42'09"E 103.79'	115.03'
C13	43°14'53"	88.00	N23°47'43"W 64.86'	66.42'
C14	18°29'42"	670.00	N54°40'01"W 215.34'	216.28'
C15	18°29'42"	730.00	N54°40'01"W 234.62'	235.64'
C16	43°14'53"	88.00	S67°02'36"E 64.86'	66.42'
C17	9°13'02"	74.00	S02°28'35"W 11.89'	11.90'
C18	36°19'43"	63.00	S11°03'45"E 39.28'	39.95'
C19	40°27'45"	180.00	N08°59'44"W 124.49'	127.12'
C20	8°59'54"	150.00	S30°35'41"W 23.53'	23.56'
C21	32°09'34"	990.00	N88°21'28"E 548.41'	555.68'
C22	36°00'06"	150.00	S63°05'41"W 92.71'	94.25'
C23	9°15'46"	990.00	N47°52'27"E 159.89'	160.07'
C24	2°15'40"	1545.00	S86°14'29"W 60.97'	60.97'

RESIDUE CALLED: 255.68 ACRES FORECLOSURE SALE DEED 255 TERRELL, LP TO TERRELL 80/20, LTD. DOC. # 2010-0016297 10/05/2010 (D.R.K.C.T.)

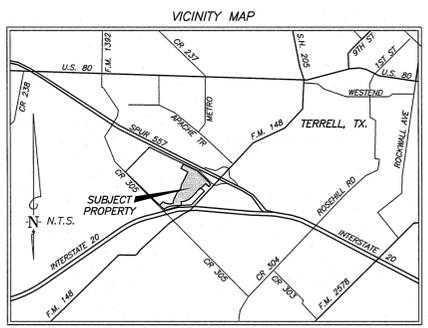
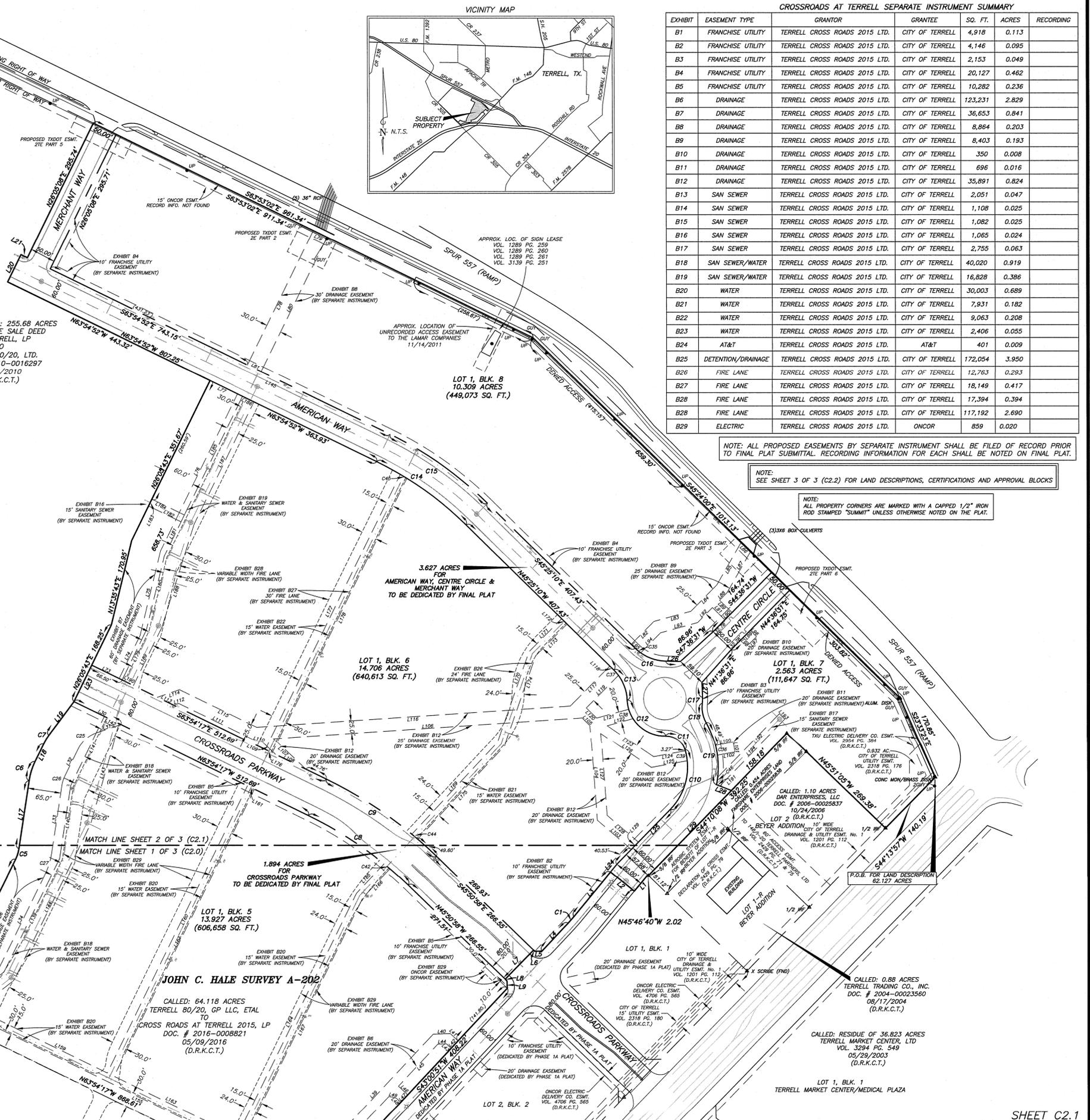


EXHIBIT	EASEMENT TYPE	GRANTOR	GRANTEE	SO. FT.	ACRES	RECORDING
B1	FRANCHISE UTILITY	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	4,918	0.113	
B2	FRANCHISE UTILITY	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	4,146	0.095	
B3	FRANCHISE UTILITY	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	2,153	0.049	
B4	FRANCHISE UTILITY	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	20,127	0.462	
B5	FRANCHISE UTILITY	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	10,282	0.236	
B6	DRAINAGE	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	123,231	2.829	
B7	DRAINAGE	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	36,653	0.841	
B8	DRAINAGE	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	8,864	0.203	
B9	DRAINAGE	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	8,403	0.193	
B10	DRAINAGE	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	350	0.008	
B11	DRAINAGE	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	696	0.016	
B12	DRAINAGE	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	35,891	0.824	
B13	SAN SEWER	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	2,051	0.047	
B14	SAN SEWER	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	1,108	0.025	
B15	SAN SEWER	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	1,082	0.025	
B16	SAN SEWER	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL	1,065	0.024	
B17	SAN SEWER	TERRELL CROSS ROADS 2015 LTD.	CITY OF TERRELL			

OWNER'S CERTIFICATE:

WHEREAS Cross_Road_at_Terrell_2015_LP, the owner of a parcel of land situated in the John C. Hale Survey Abstract No. 202, City of Terrell, Kaufman County, Texas, and being a part of a called 64.118 acre tract as described in a Deed from Terrell 80/20, GP LLC, at Cross Roads at Terrell 2015, LP, dated May 9, 2016 and recorded in Document No. 2016-000821 in the Deed Records of Kaufman County, Texas, and a part of a called 11.312 acre tract as described in a deed from Terrell 80/20, Ltd. to Cross Roads At Terrell 2015, LP, dated July 28, 2015 and recorded in Document No. 20150014379 in said Deed Records and being more particularly as follows:

BEGINNING at a concrete monument with brass disk (found) for the easternmost corner of the above referenced 64.118 acre tract and being at the intersection of the southwest right of way line Spur 557 with the northwest right of way line of F.M. 148;

THENCE South 44 deg. 13 min. 57 sec. West with a southeast line of said 64.118 acre tract and the northwest right of way line of said F.M. 148, a distance of 140.19 feet to a 5/8 inch iron rod with cap ("DCA") (found) for a southeasterly corner of said 64.118 acre tract, same being the east corner of a called 1.10 acre tract as described in a deed to DAR Enterprises, LLC, dated October 24, 2006 and recorded in Document No. 2006-00025837 in said Deed Records;

THENCE North 45 deg. 51 min. 05 sec. West with an interior southwest line of said 64.118 acre tract and the northeast line of said 1.10 acre tract, passing a 5/8" inch iron rod with cap ("DCA") (found) for the north corner of said 1.10 acre tract, same being the east corner of a called 0.454 acre tract as described in a deed to Fairshare Enterprises Land, LLC, dated October 24, 2006 and recorded in Document No. 2006-00025838 in said Deed Records at a distance of 216.70 feet, and continuing with said southwest line and with the northeast line of said 0.454 acre tract for a total distance of 269.38 feet to a 5/8 inch iron rod with cap (found) for the north corner of said 0.454 acre tract, same being an interior ell corner of said 64.118 acre tract;

THENCE South 44 deg. 10 min. 08 sec. West with a southeast line of said 64.118 acre tract and the northwest line of said 0.454 acre tract, a distance of 392.25 feet to a 5/8 inch iron rod with cap (found) for the west corner of said 0.454 acre tract, same being an interior ell corner of said 64.118 acre tract and being in the easternmost northeast line of said 11.312 acre tract;

THENCE with common lines of said 64.118 acre tract and said 11.312 acre tract as follows:

- North 45 deg. 46 min. 40 sec. West a distance of 2.02 feet to a 1/2" inch iron rod with plastic cap stamped "Summit Surveying" (hereafter "Summit") (set) for a common ell corner of said tracts;
- South 39 deg. 22 min. 01 sec. West a distance of 41.59 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner in the southeast right of way line of American Way as dedicated by plat of Crossroads at Terrell Phase 1-A, recorded in Document No. 2016-0007022 in the Plat Records of Kaufman County, Texas and;

THENCE continuing with said common lines and with the northwest right of way line of said American Way as follows:

- South 39 deg. 22 min. 01 sec. West a distance of 114.43 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the right,
- Along said curve to the right, having a Delta of 03 deg. 38 min. 50 sec., a Radius of 262.00 feet, a Chord which bears South 41 deg. 11 min. 26 sec. West - 16.68 feet, and an Arc length of 16.68 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,

- South 43 deg. 00 min. 51 sec. West a distance of 75.62 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and,
- South 88 deg. 34 min. 57 sec. West a distance of 14.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner at the intersection with the northeast right of way line of Crossroads Parkway,

THENCE North 45 deg. 50 min. 58 sec. West continuing with common lines of said 64.118 acre tract and said 11.312 acre tract and with the northeast right of way line of said Crossroads Parkway a distance of 3.38 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner;

THENCE South 44 deg. 09 min. 02 sec. West continuing with common lines and with the northwest end of said Crossroads Parkway, a distance of 80.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner;

THENCE South 45 deg. 50 min. 58 sec. East continuing with common lines and with the southwest right of way line of said Crossroads Parkway, a distance of 4.97 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner;

THENCE South 01 deg. 25 min. 03 sec. East continuing with common lines and with said southwest right of way line, a distance of 14.28 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner in the northwest right of way line of said American Way;

THENCE with the north right of way line of said American Way and intermittently along the southeast line of said 64.118 acre tract and the northwest line of said 11.312 acre tract as follows:

- South 43 deg. 00 min. 51 sec. West a distance of 408.22 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the right,
- Along said curve to the right, having a Delta of 41 deg. 25 min. 23 sec., a Radius of 990.00 feet, a Chord which bears South 63 deg. 43 min. 33 sec. West - 700.26 feet, and an Arc length of 715.74 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and,

- South 84 deg. 26 min. 15 sec. West a distance of 48.11 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner, and being an interior ell corner of said 64.118 acre tract, same being the northwest corner of said 11.312 acre tract and being a northwest corner of said American Way;

THENCE with common lines of said 64.118 acre tract and said 11.312 acre tract as follows:

- South 05 deg. 33 min. 45 sec. East a distance of 60.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner in the south right of way line of said American Way ,
- North 84 deg. 26 min. 15 sec. East with said south right of way, a distance of 13.25 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner in a western south line of said 11.312 acre tract,

THENCE South 04 deg. 28 min. 58 sec. East across 64.118 acre tract, a distance of 156.18 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner in a south line of same, and being in the north line of a called 2.641 acre City of Terrell Future Right of Way Reserve tract as dedicated by Plat in Document 2016-0007022 in said Plat Records,

THENCE with common lines of said 64.118 acre tract and said 2.641 acre tract as follows:

- South 87 deg. 22 min. 19 sec. West a distance of 360.80 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the left,
- Along said curve to the left, having a Delta of 23 deg. 40 min. 15 sec., a Radius of 1,545.00 feet, a Chord which bears South 75 deg. 32 min. 12 sec. West - 633.76 feet, and an Arc length of 638.29 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner at the end of said curve and;

- South 63 deg. 42 min. 04 sec. West a distance of 137.47 feet to a 1/2" inch iron rod with cap "Summit" (set) for the westernmost south line of said 64.118 acre tract same being the west corner of said 2.641 acre tract and being on the southwest side of Talty Lawrence Road (County Road 305),

THENCE North 45 deg. 47 min. 45 sec. West with the westernmost southwest line of said 64.118 acre tract, a distance of 347.68 feet to a 1/2" inch iron rod with cap "Summit" (set) for the westernmost northwest corner of same,

THENCE North 45 deg. 36 min. 24 sec. East crossing said Talty Lawrence Road (County Road 305) and with a northwest line of said 64.118 acre tract, a distance of 294.12 feet to a 1/2" inch iron rod with cap "Summit" (set) for a westerly north corner of said 64.118 acre tract and being the beginning of a non-tangent curve to the left,

THENCE with a westerly northeast line of said 64.118 acre tract and along said curve to the left, at an Arc length of 290.43 feet pass a 1/2" inch iron rod with cap "Summit" (set) for a westerly south corner of same, and continuing across said 64.118 acre tract and along said curve to the left having a total Delta of 42 deg. 39 min. 58 sec., a Radius of 625.00 feet, a Chord which bears South 74 deg. 13 min. 46 sec. East - 454.74 feet, and an Arc length of 465.42 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner at the end of said curve;

THENCE across said 64.118 acre tract as follows:

- North 84 deg. 26 min. 15 sec. East a distance of 197.94 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 05 deg. 33 min. 45 sec. West a distance of 96.25 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the right and,

- Along said curve to the right, having a Delta of 31 deg. 39 min. 28 sec., a Radius of 230.00 feet, a Chord which bears North 10 deg. 15 min. 59 sec. East - 125.47 feet, and an Arc length of 127.08 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner at the end of said curve and being in a northwest line of said 64.118 acre tract,

THENCE with the northwest line of said 64.118 acre tract as follows:

- North 26 deg. 05 min. 43 sec. East a distance of 507.30 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the right,
- Along said curve to the right, having a Delta of 45 deg. 00 min. 00 sec., a Radius of 150.00 feet, a Chord which bears North 48 deg. 35 min. 43 sec. East - 114.81 feet, and an Arc length of 117.81 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner at the end of said curve

- North 71 deg. 05 min. 43 sec. East a distance of 5.04 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the left,
- Along said curve to the left, having a Delta of 45 deg. 00 min. 00 sec., a Radius of 70.00 feet, a Chord which bears North 48 deg. 35 min. 43 sec. East - 53.58 feet, and an Arc length of 54.98 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,

- North 26 deg. 05 min. 43 sec. East a distance of 207.34 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the left,
- Along said curve to the left, having a Delta of 17 deg. 28 min. 57 sec., a Radius of 70.00 feet, a Chord which bears North 17 deg. 21 min. 15 sec. East - 21.28 feet, and an Arc length of 21.36 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,

- North 08 deg. 36 min. 47 sec. East a distance of 135.69 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the right,
- Along said curve to the right, having a Delta of 17 deg. 28 min. 57 sec., a Radius of 130.00 feet, a Chord which bears North 17 deg. 21 min. 15 sec. East - 39.51 feet, and an Arc length of 39.67 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,

- North 26 deg. 05 min. 43 sec. East a distance of 39.06 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the right,
- Along said curve to the right, having a Delta of 10 deg. 29 min. 14 sec., a Radius of 110.00 feet, a Chord which bears North 31 deg. 20 min. 20 sec. East - 20.11 feet, and an Arc length of 20.13 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,

- North 36 deg. 34 min. 57 sec. East a distance of 83.30 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 26 deg. 05 min. 43 sec. East a distance of 168.25 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,

- North 13 deg. 35 min. 43 sec. East a distance of 170.95 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and,
- North 26 deg. 05 min. 43 sec. East a distance of 351.67 feet to a 1/2" inch iron rod with cap "Summit" (set) for an interior all corner of said 64.118 acre tract,

THENCE North 63 deg. 54 min. 52 sec. West with a northern southwest line of said 64.118 acre tract, a distance of 443.32 feet to a 1/2" inch iron rod with cap "Summit" (set) for the northernmost west corner of same,

THENCE with the northwest line of said 64.118 acre tract as follows:

- North 26 deg. 05 min. 08 sec. East a distance of 60.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- South 63 deg. 54 min. 52 sec. East a distance of 14.10 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and,

- North 26 deg. 05 min. 08 sec. East a distance of 295.74 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner in the proposed southwest right of way line of Spur 557,

THENCE with the northeast line of said 64.118 acre tract and along the proposed southwest right of way of said Spur 557 as follows:

- South 63 deg. 53 min. 02 sec. East a distance of 961.34 feet to an aluminum disk (found) for corner and,
- South 45 deg. 24 min. 00 sec. East a distance of 1,013.13 feet to an aluminum disk (found) for corner at the intersection of said proposed right of way line with the existing southwest right of way line of said Spur 557;

THENCE South 23 deg. 33 min. 23 sec. East with the existing southwest right of way of said Spur 557 and continuing with said northeast line of 64.118 acre tract, a distance of 170.85 feet to the PLACE OF BEGINNING and containing 62.127 acres of land

STATE OF TEXAS:
COUNTY OF KAUFMAN:

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, Cross_Road_at_Terrell_2015_LP, the owner of the above described property, do hereby adopt this plat designating the tract as Crossroads at Terrell, Phase 1-B, an addition to the City of Terrell, and do hereby dedicate to the use of the public forever the rights of way, public use areas and other easements shown thereon, if any, for the purposes indicated; THAT no buildings or fences shall be constructed or placed upon, over or across the said easements, except as may be permitted by the said City, THAT said easements may be for the mutual use and accommodation of all public utilities serving the property, unless an easement limits the use of particular utilities, with all uses being subordinate to that of the City of Terrell;

THAT the said City 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 located with said easements; and THAT the said City and public utilities shall at times have the right of ingress to and egress from their respective easements for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at all time of procuring permission from anyone; and THAT this plat is subject to all of the requirements of the subdivision regulations of the City of Terrell, Texas.

Visibility, Access, and Maintenance Easements
The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) if any are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

Fire Lanes
That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the paving standards for fire lanes of the City of Terrell's TOS and adopted Fire Code, and that he (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 improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility 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 or Standing". The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Access Easements
The undersigned does covenant and agree that the access easement 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 City of Terrell, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

STATE OF TEXAS
COUNTY OF KAUFMAN

KNOW ALL MEN BY THESE PRESENTS:

THAT Cross_Road_at_Terrell_2015_LP, owner of the land shown on the plat, and designated herein as Crossroad at Terrell, Phase 1-A, an addition in the City of Terrell and whose name is subscribed hereto, and does hereby dedicate to the Public the use of all Streets, Alleys, Parks, and Easements, if any, shown hereon, subject to any easements or restrictions heretofore granted and not released.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2016

Cross Road at Terrell 2015, LP
A Texas limited partnership

By: _____
George Allen
Cross Road at Terrell 2015, LP, General Partner
8350 N. Central Expressway, Suite M 1020
Dallas, TX 75206

STATE OF TEXAS

Before me, the undersigned authority in and for the State of Texas, on this day personally appeared Justin Allen, 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 consideration therein expressed and in the capacity therein stated.

Witness my hand this the ___ day of _____, 2016

Notary Public in and for the State of Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE PRESENTS:

That I Joe W. Clark, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting ordinances, rules, regulations, and resolutions of the City of Terrell, Kaufman County, Texas.

Joe W. Clark, RPLS No. 4366
Summit Surveying, Inc. TBPLS Firm No. 10081000



CONSTRUCTION PLAT
CROSSROADS AT TERRELL, PHASE 1-B

- 51.334 ACRES - LOT 1, BLOCK 4, LOT 1, LOT 2, BLOCK 5, LOT 1, BLOCK 6, LOT 1, BLOCK 7 AND LOT 1, BLOCK 8
- 0.659 ACRES - AMERICAN WAY R.O.W. (WEST)
- 1.894 ACRES - CROSSROADS PKWY. R.O.W.
- 3.627 ACRES - AMERICAN WAY (EAST), CENTRE CIRCLE & MERCHANT WAY R.O.W.
- 0.663 ACRES - TALTY LAWRENCE ROAD (C. R. 305) R.O.W.
- 3.950 ACRES - DRAINAGE/DETENTION EASEMENT (EXHIBIT B24)
- 62.127 ACRES - TOTAL

SHEET C2.2

Table with columns: DATE, BY, JWC, REVISIONS, ISSUED FOR REVIEW, PERMETER BINARY & EASEMENTS, REVERSE STREET ROW & EASEMENTS, ADD. C. R. 305 DEDICATION, REVERSE DETENTION ESMT.

Summit Surveying, Inc.
Land Boundary • Topography • GPS • Geodetic
2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544
TBPLS Firm No. 10081000



CONSTRUCTION PLAT
CROSSROADS AT TERRELL, PHASE 1-B

THIS PLAT IS THE PROPERTY OF SUMMIT SURVEYING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SUMMIT SURVEYING, INC.

Table with columns: PROJECT NO./JWC, PROJECT TECH./JWC, CHECKED BY/MLN, DATE/14-060.