



**Monday, March 9, 2020  
Planning and Zoning Commission Meeting**

**Council Chambers  
3815 Sachse Road, Building B  
6:00 p.m.**

**To address the Commission for any public hearing item, please sign a speaker's sheet located on the tables by the front entry and submit to the acting Secretary. You will have three (3) minutes to address the Commission. In accordance to the Open Meetings Act, the Commission may not discuss or take any action on any item which has not been posted on the agenda.**

**A. Regular Meeting - 6:00 PM**

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1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, March 9, 2020 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Consider approval of the February 10, 2020 meeting minutes.
4. Consider and act on a Preliminary Plat for Merritt Harmony Addition, generally located southeast of the intersection of Merritt Road and Harmony Hill Lane, within Sachse city limits.
5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
6. Adjournment.

I, the undersigned authority, do hereby certify that this notice of meeting was posted in accordance with the regulations of the Texas Open Meetings Act and on the bulletin board, an accessible location at Sachse City Hall.

A handwritten signature in black ink that reads "Michelle Lewis Sirianni".

Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at [lrose@cityofsachse.com](mailto:lrose@cityofsachse.com), or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



**Agenda Item Details**

Meeting	Mar 09, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	3. Consider approval of the February 10, 2020 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	<a href="#">View Minutes for Feb 10, 2020 - Planning and Zoning Commission Meeting</a>

**Public Content**

**Planning and Zoning Commission Meeting (Monday, February 10, 2020)**

Generated by Charlotte Youngblood on Tuesday, February 11, 2020

**Members present:**

Travis Mondok, Jeanie Marten, Bill Thrash, Teddy Kinzer, Scott Ohman, George Kemper

**Members Absent:**

Fernando Gutierrez

**Others Present:**

Paul Watkins, City Council Liaison

Regular Meeting - 6:00 PM

**1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, February 10, 2020 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:**

Vice-Chairwoman Marten called the meeting to order at 6:00 pm.

**2. Invocation and Pledge of the Allegiance to U.S. and Texas Flags.**

Commissioner Kinzer offered the invocation. Commissioner Ohman led the pledges.

**3. Discuss and consider election of officers.**

After discussion, Ohman made a motion to nominate Marten for Chairwoman, it was seconded by Thrash. The motion passed unanimously.

Marten made a motion to nominate Ohman for Vice-chairman. Thrash seconded the motion. The motion passed unanimously.

**4. Consider approval of the November 25, 2019 meeting minutes.**

Thrash made a motion to approve the minute as presented, with a second by Kinzer, the Planning and Zoning Commission adopted the minutes unanimously.

**5. Consider and act on a Final Plat for Hudson Hills, consisting of 67 single-family lots, generally located along Rosewood Lane and Hudson Drive, within Sachse city limits.**

Development Services Director Matt Robertson presented the item. He stated the proposed plat is 17.74 acres and consists of 67 single family lots. The property is zoned PD -36. Staff recommends approval of the final plat.

After discussion, with a motion by Thrash, and a second by Ohman, the motion to approve the plat passed unanimously.

**6. Conduct a public hearing to consider and act on a Preliminary Plat for the Park Plaza Addition, being a replat of Lots 1-7, Block 10 of Old Town Sachse, generally located at the southwest corner of Fifth Street and Dewitt Street, within Sachse city limits.**

Robertson presented the item. He stated the proposed preliminary plat is approximately 1.14 acres. The property is zoned Old Town District-Downtown Character District. The proposed use is attached single family residences. Staff is recommending approval of the preliminary plat. He stated that the subdivision ordinance requires a public hearing for replats. He did say he had received one phone call from a resident with concerns about her property and parking issues.

Chairwoman Marten opened the public hearing at 6:13 pm.

Mike Foster, 6217 Dewitt Rd., explained he lived across the street from the proposed development. He wanted to know what type of architecture would this be. He was curious about if they would have front entry, rear entry, and sidewalks. He asked if there would be consistency in the type of construction in the district. He was also concerned with his property values declining.

Commissioner Mondock arrived at the meeting at 6:14 pm.

Joe Boyd, 10945 Ridgemeanow Dr., stated he owned property on Fourth Street. He was under the impression that the alley, behind his property, had been abandoned by the city. He stated he made application to the city to have half the alley deeded to him. His main concerns were with bar ditches remaining and no curbs or gutters in the district. He also asked if the city would close Fourth Street to Dewitt Road.

Karla Smith, 2712 McDearmon Street, said she backs up to Mr. Fosters and her primary concern was privacy. She also stated that traffic is a big concern in the area and would like to see speed humps installed to curtail traffic.

With no one else speaking, Chairwoman Marten closed the public hearing at 6:32 pm.

Robinson addressed the questions of the public speakers. With a motion by Kinzer, and a second by Thrash, the motion to approve the plat was unanimous.

Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.

Robinson said the Trinity Regional Medical Center was approved and are now in the civil plan review process. He state The Station retail tract and multi-family both had their pre-construction meetings and shall be moving forward.

**7. Adjournment.**

Chairwoman Marten adjourned the meeting at 6:41 pm.



**Agenda Item Details**

Meeting	Mar 09, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	4. Consider and act on a Preliminary Plat for Merritt Harmony Addition, generally located southeast of the intersection of Merritt Road and Harmony Hill Lane, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve as presented.

**Public Content**

**BACKGROUND**

- The applicant is proposing to preliminary plat one commercial lot that is approximately 5.16 acres in size.
- The property is intended to be used for an office-warehouse use.
- The property is zoned PGBT, specifically Turnpike Mixed-Use, which allows for single-family attached, multi-family, and commercial uses.

**OVERVIEW**

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.

**POLICY**

There are no policy considerations affiliated with this item.

**RECOMMENDATION**

Per Staff's technical review, the proposed final plat is in compliance with the City's subdivision regulations. As such, Staff recommends approval of the proposed final plat, subject to all conditions stipulated by the Building Official and City Engineer.

Proposed Merritt Harmony Preliminary Plat.pdf (628 KB)

Staff Presentation - Merritt Harmony Hill Addition Preliminary Plat.pdf (1,102 KB)

# Preliminary Plat Merritt Harmony Hill Addition

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PLANNING & ZONING COMMISSION


MARCH 9, 2020



## Request


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Consider and act on a Preliminary Plat for Merritt Harmony Hill Addition, consisting of 1 commercial lot, generally located southeast of the intersection of Merritt Road and Harmony Hill Lane, within Sachse city limits.



# Project Information

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- Proposal to preliminary plat 1 commercial lot
  - Applicant: CB & NG Holding Company, LLC
  - Owner: CB & NG Holding Company, LLC
  - Size: Approximately 5.16 acres
  - Site Attributes: vacant
  - Proposed Use: Office-warehouse
  - Current Zoning: PGBT – Turnpike Mixed-Use District
- 



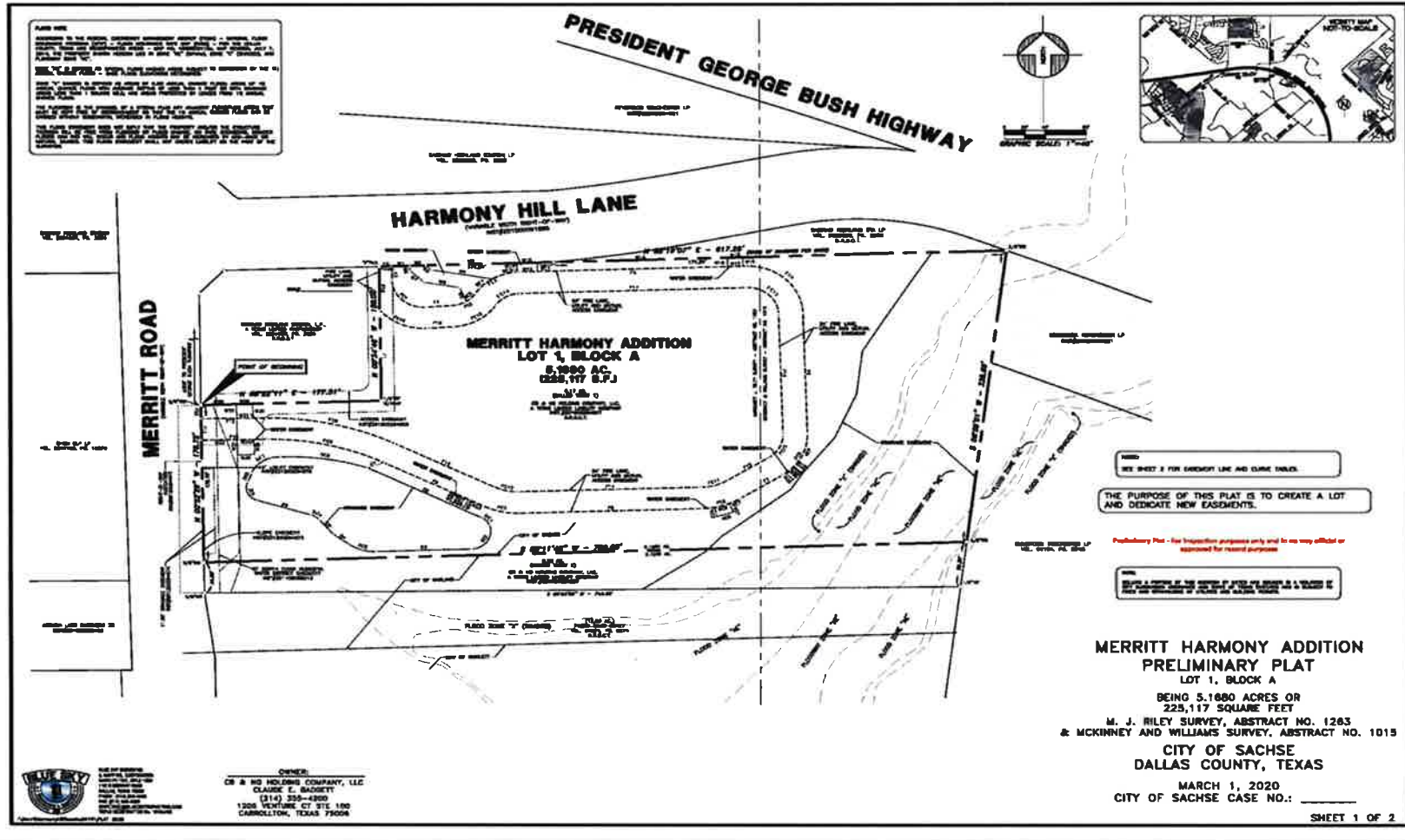
# Aerial Map

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The subject property is generally located southeast of the intersection of Merritt Road and Harmony Hill Lane.



# Proposed Plat



# Staff Recommendation

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- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission is the final action for the preliminary plat.

*Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.*



**FLOOD HAZARD**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE COLLIER COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 26080211A, MAP REVISED, JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES IN ZONE "AE" (SFHA), ZONE "X" (SHADED), AND FLOODING ZONE "X".

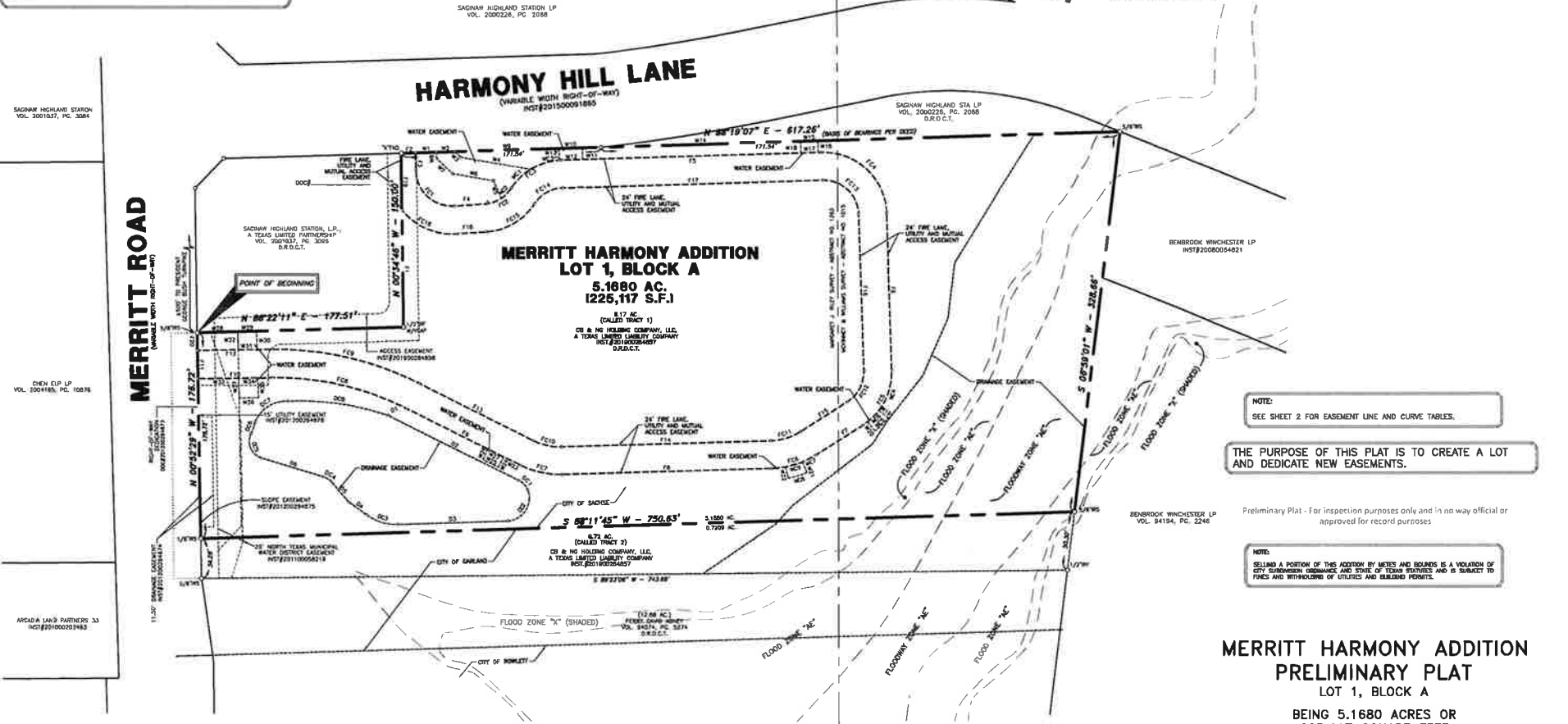
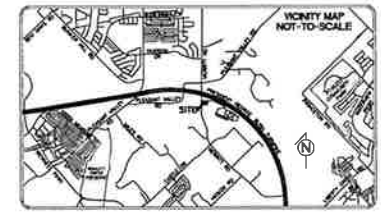
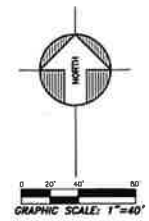
ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED.

ZONE "X" SHADED IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL PROGRESS IN FLOOD HEIGHTS.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON SOME OCCASIONS, EXCESSIVE FLOODING, ON LAND WITH COASTAL AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**PRESIDENT GEORGE BUSH HIGHWAY**



NOTE:  
SEE SHEET 2 FOR EASEMENT LINE AND CURVE TABLES.

THE PURPOSE OF THIS PLAT IS TO CREATE A LOT AND DEDICATE NEW EASEMENTS.

Preliminary Plat - For inspection purposes only and in no way official or approved for record purposes

NOTE:  
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCES AND STATE OF TEXAS STATUTES AND IS SUBJECT TO FINES AND RETROACTIVE OF UTILITIES AND BILLING POINTS.

**MERRITT HARMONY ADDITION  
PRELIMINARY PLAT  
LOT 1, BLOCK A**

BEING 5.1680 ACRES OR  
225,117 SQUARE FEET  
M. J. RILEY SURVEY, ABSTRACT NO. 1263  
& MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1015

**CITY OF SACHSE  
DALLAS COUNTY, TEXAS**

MARCH 1, 2020  
CITY OF SACHSE CASE NO.:



**OWNER:**  
CB & NG HOLDING COMPANY, LLC  
CLAUDE E. BADGETT  
(214) 355-4200  
1205 VENTURE CT STE 100  
CARROLLTON, TEXAS 75006

OWNER'S CERTIFICATE

WHEREAS, CB & NG HOLDING COMPANY, LLC ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1015 AND THE M. J. RILEY SURVEY, ABSTRACT NO. 1263, CITY OF SACHSE, DALLAS COUNTY, TEXAS, AND BEING KNOWN AS TRACT 1 DESCRIBED IN DEED TO CB & NG HOLDING COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED RECORDED IN INSTRUMENT NO. 201910094857 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN COMPOSITE BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF MERRITT ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AS ESTABLISHED BY RIGHT-OF-WAY DEDICATION DEED TO DALLAS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 201209284873, DEED RECORDS, DALLAS COUNTY, TEXAS SAID CORNER BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF SACHSE FOR RIGHT-OF-WAY DEDICATION RECORDED IN DOCUMENT NO. 201209284873 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING A WESTERLY NORTHWEST CORNER OF SAID TRACT 1 TO CB & NG HOLDING COMPANY, LLC;

THENCE NORTH 88° 22' 11" EAST AND FOLLOWING ALONG THE COMMON LINE OF A TRACT OF LAND DESCRIBED IN DEED TO SAGINAW HIGHLAND STATION, L.P. AND RECORDED UNDER VOLUME 20010107, PAGE 2086 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND SAID TRACT 1 TO CB & NG HOLDING COMPANY, LLC, FOR A DISTANCE OF 177.51 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "TATE" FOR CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF SAID SAGINAW HIGHLAND STATION, L.P., TRACT;

THENCE NORTH 07° 34' 48" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID SAGINAW HIGHLAND STATION, L.P., TRACT, AND SAID TRACT 1 TO CB & NG HOLDING COMPANY, LLC, FOR A DISTANCE OF 150.00 FEET TO AN "X" SET IN CONCRETE FOR THE NORTHWEST CORNER OF SAID TRACT 1 TO CB & NG HOLDING COMPANY, LLC, AND LYING IN THE SOUTH RIGHT-OF-WAY LINE OF HARMONY HILL LANE (VARIABLE WIDTH RIGHT-OF-WAY), AS DESCRIBED IN DEED TO CITY OF SACHSE IN INSTRUMENT NO. 20150061865 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 88° 19' 07" EAST (BASIS OF BEARINGS) AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HARMONY HILL LANE AND DEPARTING THE RIGHT-OF-WAY OF SAID HARMONY HILL LANE AT A DISTANCE OF 171.54 FEET AND CONTINUING ALONG THE NORTH SIDE OF SAID TRACT 1 TO CB & NG HOLDING COMPANY, LLC, FOR A TOTAL DISTANCE OF 617.28 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BENBROOK WINCHESTER, L.P., BY DEED RECORDED IN INSTRUMENT NO. 20060064621 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 08° 59' 01" WEST ALONG THE WEST LINE OF SAID BENBROOK WINCHESTER, L.P., TRACT FOR A DISTANCE OF 328.66 FEET TO A 5/8" IRON ROD SET FOR THE COMMON CORNER OF AFORESAID TRACT 1 AND TRACT 2 DESCRIBED IN DEED TO CB & NG HOLDING COMPANY, LLC;

THENCE SOUTH 88° 11' 45" WEST ALONG THE NORTH LINE OF CB & NG HOLDING COMPANY TRACT FOR A DISTANCE OF 750.63 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF AFORESAID MERRITT ROAD;

THENCE NORTH 07° 52' 28" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MERRITT ROAD FOR A DISTANCE OF 178.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,1680 ACRES (228,117 S.F.) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS § \_\_\_\_\_ §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I/WE, CB & NG HOLDING COMPANY, LLC, OWNERS, DO HEREBY BIND MY/USSELVES AND THEIR HEIRS, ASSIGNEES AND SUCCESSORS OF TITLE THIS PLAT DESIGNATING THE HEREINAFTER DESCRIBED PROPERTY AS "MERRITT HARMONY ADDITION", AN ADDITION TO THE CITY OF SACHSE, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND RIGHT-OF-WAY EASEMENTS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF GARbage COLLECTION SERVICES AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. 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 THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF ingress AND egress TO AND FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, WITHDRAWING THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF SACHSE, TEXAS.

WITNESS OUR HANDS AT SACHSE, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CB & NG HOLDING COMPANY, LLC

STATE OF TEXAS § \_\_\_\_\_ §

COUNTRY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S AFFIRMATION

I, DAVID FETTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM REASONABLE DOCUMENTATION EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, TEXAS LOCAL GOVERNMENT CODE, CHAPTER 515 AND THE ORDINANCE POLICY AND RESOLUTIONS OF THE CITY OF GARLAND, TEXAS. I FURTHER AFFIRM THAT DOCUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED AND IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF GARLAND DEVELOPMENT CODE AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SAIDED FINAL PLAN.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. Preliminary Plat - For Inspection purposes only and in no way official or approved for record purposes.

DAVID FETTER, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1180

STATE OF TEXAS § \_\_\_\_\_ §

COUNTRY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED 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 PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT

APPROVED FOR PREPARATION OF FINAL PLAT FOR THE SUBDIVISION SHOWN ON THIS PLAT.

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF SACHSE

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

ATTEST:

SIGNATURE DATE

NAME & TITLE

Table with columns: NO., BEARING, DISTANCE, NO., RADIOS, BEARING, DISTANCE, CH. BEARING, CHANG. Includes bearings like N88°19'07" E and distances like 171.54.

Table with columns: NO., BEARING, DISTANCE, NO., RADIOS, BEARING, DISTANCE, CH. BEARING, CHANG. Includes bearings like N88°11'45" W and distances like 750.63.

Table with columns: NO., BEARING, DISTANCE, NO., RADIOS, BEARING, DISTANCE, CH. BEARING, CHANG. Includes bearings like N88°22'11" E and distances like 177.51.

Table with columns: NO., BEARING, DISTANCE, NO., RADIOS, BEARING, DISTANCE, CH. BEARING, CHANG. Includes bearings like N88°19'07" E and distances like 171.54.



OWNER: CB & NG HOLDING COMPANY, LLC CLAUDE E. BADGETT (214) 355-4200 12005 VENTURE CT STE 100 CARROLLTON, TEXAS 75006

MERRITT HARMONY ADDITION PRELIMINARY PLAT LOT 1, BLOCK A BEING 5.1680 ACRES OR 225,117 SQUARE FEET M. J. RILEY SURVEY, ABSTRACT NO. 1263 & MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1015 CITY OF SACHSE DALLAS COUNTY, TEXAS MARCH 1, 2020 CITY OF SACHSE CASE NO.: \_\_\_\_\_ SHEET 2 OF 2