

RESOLUTION 2024- 11 - 04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE, TEXAS, APPROVING A PRELIMINARY PLAT: FOR THE PARKMONT SUBDIVISION, PROPERTY ID #113210, AN APPROXIMATELY 13.778 ACRE LOT, MORE SPECIFICALLY DESCRIBED AS A0421 HENSON D, TRACT 38-4, ACRES 13.778, LOCATED WITHIN THE CITY LIMITS OF COMMERCE, TEXAS; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Commerce, Texas is a home-rule municipality; and

WHEREAS, pursuant to the Texas Local Government Code Section 212, "Municipal Regulation of Subdivisions and Property Development" and Appendix B, "Subdivisions", Section 2, "Procedures" of the Commerce Code of Ordinances, the City Council is required to take action regarding certain plats; and

WHEREAS, Jeff Miles of Roxton Properties LLC ("the Applicant") has submitted a Preliminary Plat for the Subdivision "Parkmont": Property ID #113210, Legal Description: A0421 Henson D, Tract 38-4, Acres 13.778, designating the following: 102 Single Family Attached Residential Lots (A-2), 1 Single Family Residential Lot (R-16), and 5 HOA Common Area Lots, with said proposal meeting the requirements of the Planned Development (PD) Zoning; and

WHEREAS, a public hearing was held and the preliminary plat was recommended unanimously for approval by the Planning & Zoning Commission on November 7, 2024; and

WHEREAS, the City Council is required to take action on a preliminary plat within 30 days of the Planning & Zoning Commission taking action; and

WHEREAS, the City of Commerce Community Development Department has reviewed the above referenced plat and found it is in compliance with state law, the City's Code of Ordinances, and Texas Local Government Code Section 212 governing plats; and

WHEREAS, notice of the subdivision was published in a newspaper of record.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE, TEXAS:

Section 1: The Preliminary Plat of Parkmont Addition: Property ID #113210, Legal Description: A0421 Henson D, Tract 38-4, Acres 13.778, within the city limits of Commerce, Texas is hereby approved for recording, a copy of same being attached hereto

as Exhibit "A" and incorporated herein for all purposes.

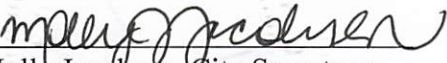
Section 2: All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 3: That this Resolution shall take effect immediately upon its passage, and it is so resolved.

PASSED AND APPROVED at a regular meeting of the City Council of Commerce, Texas, on the 19th day of November 2024.

ATTEST:

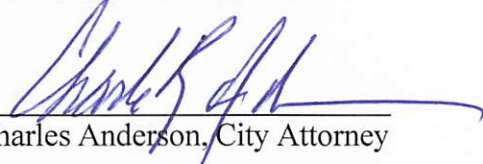
CITY OF COMMERCE

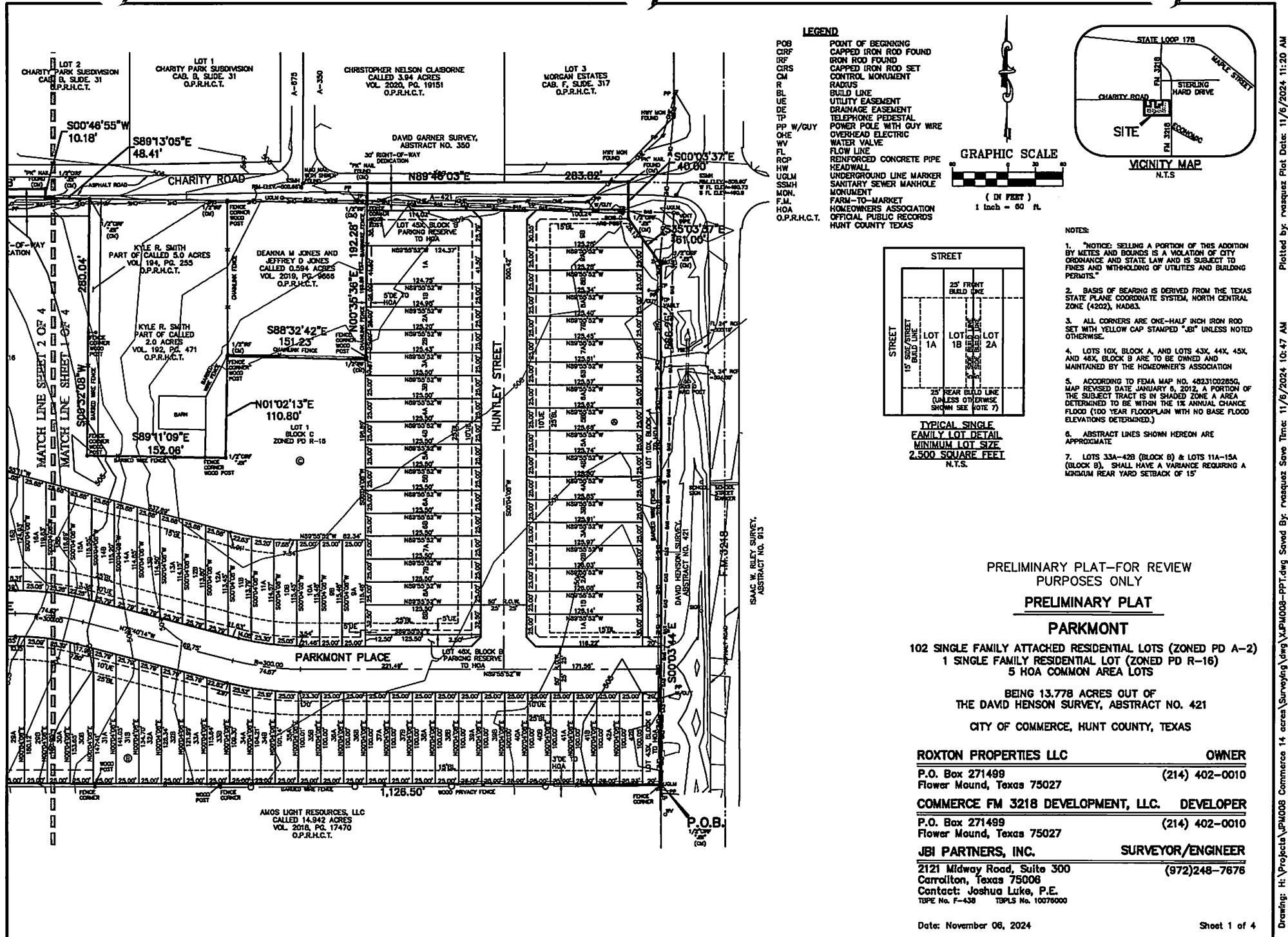

Molly Jacobsen, City Secretary

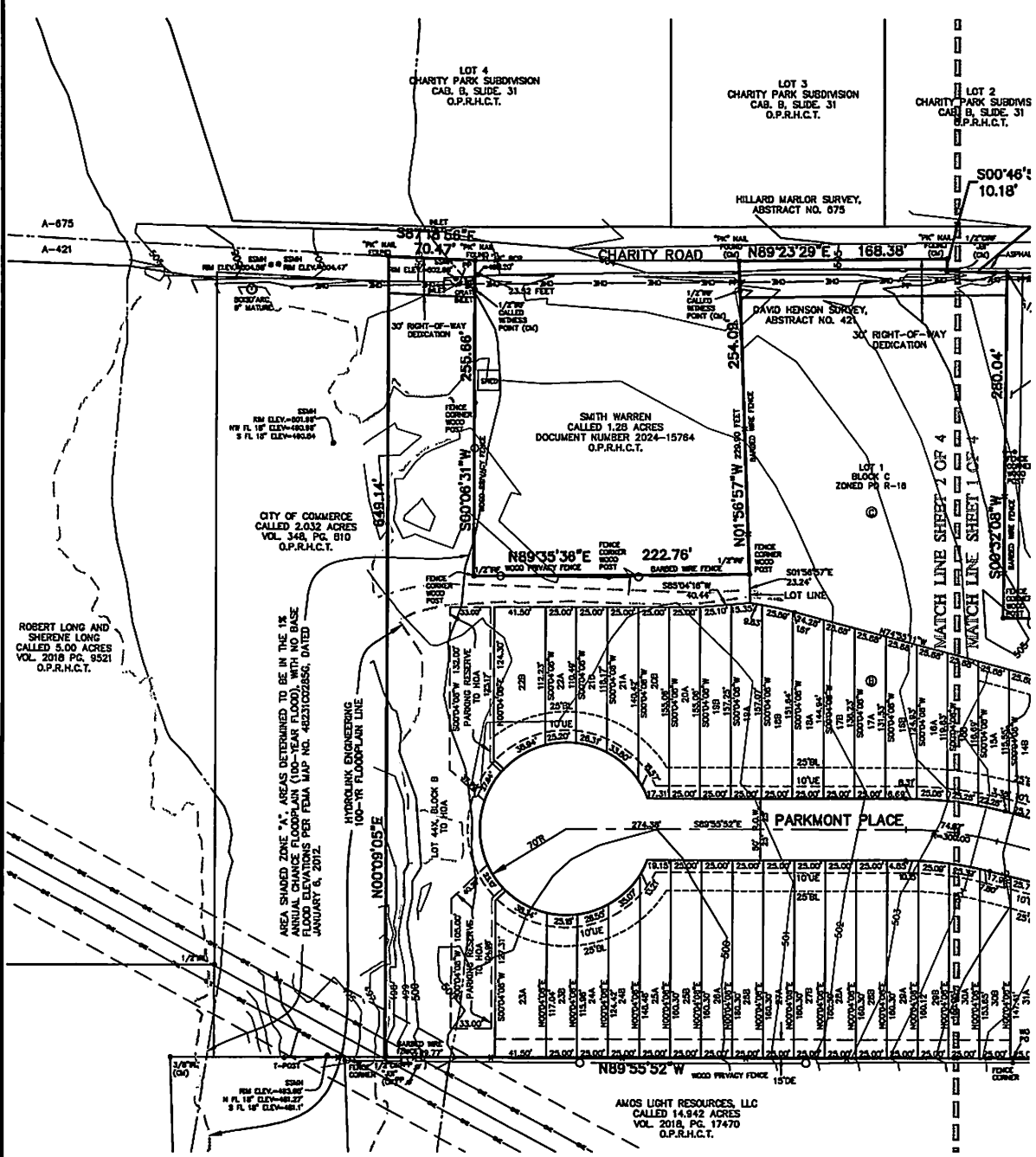

Teddy Reel, Mayor

(Seal)

APPROVED AS TO FORM:

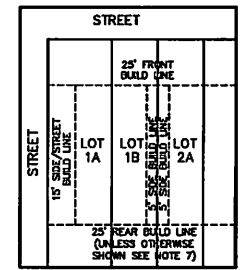
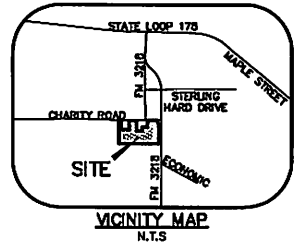
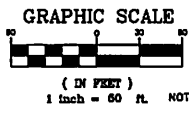

Charles Anderson, City Attorney





LEGEND

- POINT OF BEGINNING
- CAPPED IRON ROD FOUND
- IRON ROD FOUND
- CAPPED IRON ROD SET
- CONTROL MONUMENT
- RADIUS
- BUILD LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- TELEPHONE PEDESTAL
- POWER POLE WITH GUY WIRE
- OVERHEAD ELECTRIC
- WATER VALVE
- FLOW LINE
- REINFORCED CONCRETE PIPE
- HEADWALL
- UNDERGROUND LINE MARKER
- SANITARY SEWER MANHOLE
- MONUMENT
- FARM-TO-MARKET
- HOMEOWNERS ASSOCIATION
- OFFICIAL PUBLIC RECORDS
- HUNT COUNTY 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."
- BASIS OF BEARING IS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83.
- ALL CORNERS ARE ONE-HALF INCH IRON ROD SET WITH YELLOW CAP STAMPED "SB" UNLESS NOTED OTHERWISE.
- LOTS 10X, BLOCK A, AND LOTS 43X, 44X, 45X, AND 48X, BLOCK B ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ACCORDING TO FEMA MAP NO. 48231C02850, MAP REVISED DATE JANUARY 5, 2012, A PORTION OF THE SUBJECT TRACT IS IN SHADDED ZONE A AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOODPLAIN WITH NO BASE FLOOD ELEVATIONS DETERMINED.)
- ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE
- LOTS 33A-42B (BLOCK B) & LOTS 11A-15A (BLOCK B), SHALL HAVE A VARIANCE REQUIRING A MINIMUM REAR YARD SETBACK OF 15'

PRELIMINARY PLAT-FOR REVIEW
PURPOSES ONLY

PRELIMINARY PLAT

PARKMONT

102 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS (ZONED PD A-2)
1 SINGLE FAMILY RESIDENTIAL LOT (ZONED PD R-16)
5 HOA COMMON AREA LOTS

BEING 13.778 ACRES OUT OF
THE DAVID HENSON SURVEY, ABSTRACT NO. 421
CITY OF COMMERCE, HUNT COUNTY, TEXAS

ROXTON PROPERTIES LLC	OWNER
P.O. Box 271499	(214) 402-0010
Flower Mound, Texas 75027	
COMMERCE FM 3218 DEVELOPMENT, LLC.	DEVELOPER
P.O. Box 271499	(214) 402-0010
Flower Mound, Texas 75027	
JBI PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300	(972)248-7876
Carrollton, Texas 75008	
Contact: Joshua Luke, P.E.	
TSPE No. F-438	TSPLS No. 10075000

Date: November 08, 2024

Sheet 2 of 4

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
BLOCK	LOT	SQUARE FEET	ACRES	BLOCK	LOT	SQUARE FEET	ACRES	BLOCK	LOT	SQUARE FEET	ACRES	BLOCK	LOT	SQUARE FEET	ACRES	BLOCK	LOT	SQUARE FEET	ACRES	BLOCK	LOT	SQUARE FEET	ACRES	BLOCK	LOT	SQUARE FEET	ACRES
A	10X	8,610	0.198	B	32A	3,265	0.075	B	34B	2,563	0.059	B	10B	2,878	0.066	B	4A	3,138	0.072	B	24A	2,883	0.066	B	24A	2,883	0.066
A	8B	3,133	0.072	B	31B	3,447	0.079	B	34A	2,665	0.061	B	10A	2,687	0.061	B	3B	3,138	0.072	B	23B	2,894	0.066	B	23A	5,207	0.120
A	8A	3,134	0.072	B	31A	3,606	0.083	B	33B	2,811	0.065	B	9B	2,687	0.061	B	3A	3,137	0.072	B	44	55,337	1.270	B	22B	5,040	0.116
A	7B	3,136	0.072	B	43X	2,000	0.046	B	33A	2,970	0.068	B	9A	2,687	0.061	B	2B	3,133	0.072	B	45	4,727	0.109	B	1A	5,169	0.119
A	7A	3,137	0.072	B	42B	2,511	0.058	B	18B	3,563	0.081	B	8A	3,138	0.072	B	2A	3,127	0.072	B	1	98,588	2.217				
A	6B	3,138	0.072	B	42A	2,500	0.057	B	18A	3,707	0.085	B	7B	3,138	0.072	B	1B	3,122	0.072								
A	6A	3,140	0.072	B	41B	2,500	0.057	B	17B	3,540	0.081	B	7A	3,138	0.072	B	46	1,519	0.035								
A	5B	3,141	0.072	B	41A	2,500	0.057	B	17A	3,372	0.077	B	6B	4,079	0.094	B	30B	3,764	0.086								
A	5A	3,143	0.072	B	40B	2,500	0.057	B	16B	3,205	0.074	B	22A	2,765	0.063	B	30A	3,901	0.090								
A	4B	3,144	0.072	B	40A	2,500	0.057	B	16A	3,055	0.070	B	21B	2,837	0.065	B	29B	3,982	0.091								
A	4A	3,146	0.072	B	39B	2,500	0.057	B	15B	2,982	0.068	B	21A	3,187	0.073	B	29A	4,007	0.092								
A	3B	3,147	0.072	B	39A	2,500	0.057	B	15A	2,899	0.067	B	20B	3,815	0.088	B	28B	4,008	0.092								
A	3A	3,148	0.072	B	38B	2,500	0.057	B	14B	2,884	0.066	B	20A	3,877	0.089	B	28A	4,008	0.092								
A	2B	3,150	0.072	B	38A	2,500	0.057	B	14A	2,876	0.066	B	19B	3,904	0.090	B	27B	4,008	0.092								
A	2A	3,151	0.072	B	37B	2,500	0.057	B	13B	2,887	0.066	B	19A	3,947	0.091	B	27A	4,008	0.092								
A	1B	3,153	0.072	B	37A	2,500	0.057	B	13A	2,856	0.066	B	8B	3,138	0.072	B	26B	4,008	0.092								
A	1A	4,366	0.100	B	36B	2,500	0.057	B	12B	2,849	0.065	B	8A	3,138	0.072	B	26A	4,008	0.092								
A	9B	4,757	0.109	B	36A	2,500	0.057	B	12A	2,841	0.065	B	5B	3,138	0.072	B	25B	4,008	0.092								
A	8A	3,131	0.072	B	35B	2,500	0.057	B	11B	2,838	0.065	B	5A	3,138	0.072	B	25A	3,970	0.091								
B	32B	3,129	0.072	B	35A	2,510	0.058	B	11A	2,854	0.066	B	4B	3,138	0.072	B	24B	3,361	0.077								

PRELIMINARY PLAT-FOR REVIEW
PURPOSES ONLY

PRELIMINARY PLAT

PARKMONT

102 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS (ZONED PD A-2)
1 SINGLE FAMILY RESIDENTIAL LOT (ZONED PD R-16)
5 HOA COMMON AREA LOTS

BEING 13.778 ACRES OUT OF
THE DAVID HENSON SURVEY, ABSTRACT NO. 421

CITY OF COMMERCE, HUNT COUNTY, TEXAS

ROXTON PROPERTIES LLC **OWNER**

P.O. Box 271499 (214) 402-0010
Flower Mound, Texas 75027

COMMERCE FM 3218 DEVELOPMENT, LLC. **DEVELOPER**

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JEI PARTNERS, INC. **SURVEYOR/ENGINEER**

2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Joshua Luke, P.E.
TBPE No. F-438 TBPLS No. 10079000

Date: November 06, 2024

Sheet 3 of 4

OWNER'S CERTIFICATE §
STATE OF TEXAS §
COUNTY OF HUNT §

WHEREAS Roxton Properties LLC is the owner of a parcel of land located in the City of Commerce, Hunt County, Texas, a part of the David Henson Survey, Abstract Number 421, being all of that called 13.778 acres described in deed to Roxton Properties LLC, as recorded in Document Number 2024-09908, Official Public Records of Hunt County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped 'JBI' found for corner, said point being the southeast corner of said 13.778 acre tract, said point being the northeast corner of that called 14.942 acre tract of land described in deed to Amos Light Resources, LLC as recorded in Volume 2016, Page 17470, Official Public Records of Hunt County, Texas, said point also being in the west right-of-way line of Farm-To-Market (FM) 3218;

THENCE North 89 degrees 55 minutes 52 seconds West, 1,126.50 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner, said point being the southwest corner of said 13.778 acre tract, said point being in the north line of said 14.942 acre tract, said point also being the southeast corner of that called 2.032 acre tract described in deed to City of Commerce as recorded in Volume 348, Page 810, Official Public Records of Hunt County, Texas;

THENCE North 00 degrees 09 minutes 05 seconds East, 649.14 feet along the east line of said 2.032 acre tract to a 'PK' Nail found for corner, said point being the northwest corner of said 13.778 acre tract, said point also being in the approximate centerline of Charity Road (a variable width right-of-way);

THENCE along the north line of said 13.778 acre tract as follows:

South 87 degrees 18 minutes 56 seconds East, 70.47 feet to a 'PK' Nail found for corner, said point being the northwest corner of that called 1.28 acre tract of land described in deed to Smith Warren as recorded in Document Number 2024-15764, Official Public Records of Hunt County, Texas, said point also being in the approximate centerline of Charity Road

South 00 degrees 08 minutes 31 seconds West, at 23.52 feet passing a one-half inch iron rod found (called witness point) in all a total distance of 253.66 feet to a one-half inch iron rod found at the southwest corner of said 1.28 acre tract;

North 89 degrees 35 minutes 36 seconds East, 222.76 feet to a one-half inch iron rod found at the southeast corner of said 1.28 acre tract;

North 01 degrees 56 minutes 57 seconds West, at 229.90 feet passing a one-half inch iron rod found (called witness point) in all a total distance of 254.09 feet to a 'PK' Nail found for corner, said point being the northeast corner of said 1.28 acre tract, said point also being in the approximate centerline of Charity Road;

North 89 degrees 23 minutes 29 seconds East, 168.38 feet to a 'PK' Nail found for corner in the approximate centerline of Charity Road

South 00 degrees 46 minutes 55 seconds West, 10.16 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 89 degrees 13 minutes 05 seconds East along the south right-of-way line of Charity Road, 48.41 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner, said point being in the north line of that called 5.0 acre tract described in deed to Kyle R. Smith as recorded in Volume 194, Page 255, Official Public Records of Hunt County, Texas;

South 00 degrees 32 minutes 05 seconds West, 280.04 feet to a Fence Corner Wood Post found for corner;

South 89 degrees 11 minutes 09 seconds East, 152.06 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner, said point being in the east line of that called 2.0 acre tract described in deed to Kyle R. Smith as recorded in Volume 192, Page 471, Official Public Records of Hunt County, Texas;

North 01 degrees 02 minutes 13 seconds East, 110.80 feet along the east line of said 2.0 acre tract to a one-half inch iron rod found for corner, said point being the southwest corner of that called 0.594 acre tract of land described in deed to Deanna M. Jones and Jeffrey D. Jones as recorded in Volume 2019, Page 9666, Official Public Records of Hunt County, Texas;

South 88 degrees 32 minutes 42 seconds East, 151.23 feet to a one-half inch iron rod found at the southeast corner of said 0.594 acre tract;

North 00 degrees 35 minutes 36 seconds East, at 169.89 feet passing a one-half inch iron rod found at the northeast corner of said 0.594 acre tract, in all a total distance of 192.25 feet to a 'PK' Nail found for corner, said point also being in the approximate centerline of Charity Road;

North 89 degrees 46 minutes 03 seconds East, 283.82 feet along the approximate centerline of Charity Road to a 'PK' Nail found for corner at the northeast corner of said 13.778 acre tract of land, said point being at the intersection of the approximate centerline of Charity Road with the west right-of-way line of FM 3218;

THENCE along the east line of said 13.778 acre tract and the west right-of-way line of FM 3218 as follows:

South 00 degrees 03 minutes 37 seconds East, 40.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 35 degrees 03 minutes 37 seconds East, 61.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 00 degrees 03 minutes 44 seconds East, 566.25 feet to the POINT OF BEGINNING and containing 600,162 square feet or 13.778 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 state plane coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ROXTON PROPERTIES LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the hereinabove described property as PARKMONT an addition to the City of Commerce, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except the landscape improvements may be placed in landscape easements. If approved by the City of Commerce. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Commerce's use thereof. The City of Commerce and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Commerce and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plot approved subject to all platting ordinances, rules, regulations and resolutions of the City of Commerce, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

BY: ROXTON PROPERTIES LLC.

BY: _____

JEFFREY P. MOLES, MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, 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 _____, 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK W. HARP, do hereby certify that I 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 Rules and Regulations of Hopkins County, Texas.

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, 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 at Dallas, Texas, this ____ day of _____, 2024.

Notary Public in and for the State of Texas.

PRELIMINARY PLAT—FOR REVIEW
PURPOSES ONLY

PRELIMINARY PLAT

PARKMONT

102 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS (ZONED PD A-2)
1 SINGLE FAMILY RESIDENTIAL LOT (ZONED PD R-16)
5 HOA COMMON AREA LOTS

BEING 13.778 ACRES OUT OF
THE DAVID HENSON SURVEY, ABSTRACT NO. 421

CITY OF COMMERCE, HUNT COUNTY, TEXAS

ROXTON PROPERTIES LLC OWNER

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COMMERCE FM 3218 DEVELOPMENT, LLC. DEVELOPER

P.O. Box 271499 (214) 402-0010
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JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Joshua Luke, P.E.
TSPE No. F-438 TSPLS No. 10078000

"Preliminary Plat"

"Approved by the Planning and Zoning Commission"

Date _____

"Approved by the City Commission"

Date _____

Date: November 06, 2024

Sheet 4 of 4

Plotted by: rvasquez Plot Date: 11/6/2024 11:21 AM
Drawing: H:\Projects\JPM008 Commerce 14 acres\Surveying\dwg\JPM008-PPT.dwg Saved By: rvasquez Save Time: 11/6/2024 10:47 AM