CITY OF BLUE RIDGE
PLANNING & ZONING
REGULAR SESSION AGENDA
AUGUST 18, 2026, 7:00 P.M.
BLUE RIDGE CITY HALL
108 W JAMES STREET

1. Call to Order
2. Roll Call
3. **Public Comments (Non-Public Hearing Items)**

   This is an opportunity for the public to address the Planning & Zoning Commission on any agenda item **that is not a public hearing**. Comments related to public hearing items will be taken when the respective hearing is opened. Speakers must complete a **Speaker Form** and submit it to the City Secretary prior to the start of the meeting. Each speaker will be limited to **three (3) minutes** and must state their name and address for the record. In accordance with the Texas Open Meetings Act, the Planning & Zoning Commission may not deliberate or take action on items not listed on the agenda but may make a statement of fact, recite existing policy, or request that the item be placed on a future agenda.

4. Discuss, approve, or disapprove minutes from Planning and Zoning meeting held May 19th, 2026

5. Consider, discuss, and take possible action regarding a request for a variance at 207 Woodhollow to reduce the required 15-foot setback to approximately 5-10 feet to allow for the placement of a storage shed in the rear yard.

6. First Public Hearing to receive public comment and consider a request for a Final Plat known as the Penny Lane Addition, Abstract A0555 Lonson Moore Survey, Sheet 2, Tract 1, containing 3 acres; being replatted into two lots; lot 1 being 1.119 acres and lot 2 being 1.881 acres, and located within the Extraterritorial Jurisdiction of the City of Blue Ridge; and consider making a recommendation to the City Council regarding the Final Plat.
7. First Public Hearing to receive public comment and consider a request for a Final Plat known as the Poovey Farms Addition, situated in the Benjamin Clark Survey, Abstract No. 163, within the Extraterritorial Jurisdiction of the City of Blue Ridge, Collin County, Texas; the proposed plat creating three (3) lots of 1.000 acre each from an existing approximately 9.45-acre tract, with the remaining acreage to remain as an unplatted

remainder tract; and consider making a recommendation to the City Council regarding the Final Plat.

8. Public Hearing to receive public comment and consider a request for a Final Plat known as Drummonds Place, situated in the Benjamin Clark Survey, Abstract No. 163, creating Lot 1, consisting of 1.000 acre, located along Collin County Road No. 982 within the Extraterritorial Jurisdiction of the City of Blue Ridge; and consider making a recommendation to the City Council regarding the Final Plat.

9. Staff Updates/Commissioner Comments- In accordance with the Texas Open Meetings Act, Commissioners may make announcements, request clarification, or request items be placed on a future agenda.

10. Adjournment

I, the undersigned authority, do hereby certify that this notice of meeting of the Planning & Zoning Commission was posted in the regular posting place at City Hall for the City of Blue Ridge, Texas, in a place and manner convenient and readily accessible to the general public at all times, and that such notice was posted on August 11, 2026, 2026 by 5pm, and remained so posted continuously for at least 72 hours prior to the scheduled meeting.

Joni Lawrence, City Secretary

Notice Regarding Development Applications:

The Planning & Zoning Commission's role is to review applications and make recommendations to the City Council when required by ordinance or state law. Any discussion of a proposed development, concept plan, line plan, or similar item is for informational purposes only and does not constitute approval or authorization by the City of Blue Ridge.

CITY OF BLUE RIDGE

PLANNING & ZONING
REGULAR SESSION
08/18/2026

Item 1
Minutes

May 19, 2026

108 W James Street ~ Blue Ridge, Texas 75424
(972) 752-5791

CITY OF BLUE RIDGE
PLANNING & ZONING MINUTES
MAY 19, 2026, 7:00 P.M.
BLUE RIDGE CITY HALL
108 W JAMES STREET

The Blue Ridge Planning and Zoning Commission met in regular session at 7:00 p.m. on Tuesday, MAY 19, 2026, at Blue Ridge City Hall, 108 W James St., Blue Ridge, Texas 75424, with the following items on the agenda for consideration and/or action.

1. *Call to order*
   Chair Chris Rogers called the meeting to order at 7:00pm
2. *Roll Call*
   The following members were present: Kevin Mattingly, Tammy Crosswhite, and Christopher Rogers. Kelly Cogdill was absent.
3. *Public Comment*
   There was no one present for Public Comment
4. *Discuss, approve, or disapprove minutes from Planning and Zoning meeting held February 17th, 2026*
   Kevin Mattingly motioned to approve the minutes from April 21, 2026, with Tammy Crosswhite seconding the motion. Motion carried unanimously.

5. *First Public Hearing to receive public comment and consider a request for a Preliminary Plat known as Deer Creek Ranch Estates, an addition located at the southwest corner of County Road 619 and County Road 574, also known as Abstract A0556 Joseph Mathews Survey, Sheet 1, Tract 47, containing 39.093 acres, and Abstract A0556 Joseph Mathews Survey, Sheet 1, Tract 96, containing 9.102 acres, and Abstract A0556 Joseph Mathews Survey, Sheet 1, Tract 99, containing 10.000 acres, being replatted into approximately 58.19 acres containing 45 total lots, and located within the Extraterritorial Jurisdiction of the City of Blue Ridge; and consider making a recommendation to the City Council regarding the Preliminary Plat.*

   Public Hearing opened at 7:04 p.m. with no comments or objections from the audience. Landon Darwin addressed the Commission regarding the plat request. Public Hearing closed at 7:04 p.m.

   Tammy Crosswhite made a motion to recommend approval of the Preliminary Plat for Deer Creek Ranch Estates to the City Council. Kevin Mattingly seconded the motion. Motion carried unanimously.

6. *Staff Updates/Commissioner Comments- In accordance with the Texas Open Meetings Act, Commissioners may make announcements, request clarification, or request items be placed on a future agenda.*

   There were no updates/comments
7. *Adjournment*

Kevin Mattingly made a motion to adjourn. Tammy Crosswhite seconded the motion. The meeting adjourned at 7:36 p.m.

APPROVED: **ATTEST:**

Joni Lawrence, City Secretary Chair

DRAFT

CITY OF BLUE RIDGE

PLANNING & ZONING
REGULAR SESSION
08/18/2026

Item 2
Final Plat

Penny Lane Addition

108 W James Street ~ Blue Ridge, Texas 75424
(972) 752-5791



OWNER CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Vincent W. Mattina and Yvonne W. Mattina are the owners of a tract of land situated in the Lonson Moore Survey, Abstract No. 515, Collin County, Texas, being all of a called 3.000 acre tract of land conveyed to Vincent W. Mattina and Yvonne W. Mattina as a Warranty Deed recorded in Instrument No. 20130628000891480 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described in metes and bounds as follows,

BEGINNING at Penny Lane (Upset Road) at a 1/2" iron rod found for the southeast east corner of the called 3.605 acre tract of land and iron rod found being the southwest corner of a called 2.000 acre tract of land conveyed to Donna Boudreaux-Cz recorded in Instrument No. 20160211160464040, O.P.R.C.C.T., and said iron rod found being in the north line of a called 23.84 acre tract of land conveyed to Larry and Julie Anderson Family Living Trust as recorded in Instrument No. 20210000038735, O.P.R.C.C.T.;

THENCE S 89°33'12" W down Penny Lane and with the south line of the called 3.000 acre tract of land for a distance of 473.41' to an iron rod with yellow plastic cap found for the southwest corner of the called 3.000 acre tract of land and said yellow capped iron rod found being all the southeast corner of a called 2.00 acre tract of land conveyed to Jeffery A. and Julie Sollis, Family Living Trust as recorded in Instrument No. 20201105001961040, O.P.R.C.C.T.;

THENCE N 00°24'57" W with the east line of the called 2.000 acre tract of land for a distance of 209.46' to an iron rod with yellow plastic cap found for the northwest corner of the called 3.000 acre tract of land and said yellow capped iron rod found being all the southwest corner of a called 3.00 acre tract of land, and said yellow capped iron rod found being in the south line of a called 4.17 acre tract of land conveyed to Billy J. and Marilyn D. Plowheap as recorded in Instrument No. 20220601039327, O.P.R.C.C.T.;

THENCE S 89°40'03" E with the north line of the called 3.000 acre tract of land for a distance of 475.37' to a 1/2" iron rod found for the northeast corner of the called 3.000 acre tract of land and said 1/2" iron rod found being all the northwest corner of the called 2.000 acre tract of land;

THENCE S 00°24'57" E with the east line of the called 3.000 acre tract of land for a distance of 209.46' to the POINT OF BEGINNING and containing 1.39,681 Square Feet or 3.205 acres of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Vincent W. Mattina and Yvonne W. Mattina do hereby certify and adopt this plat designating the herein above described property as Minor Plat of Lot 1 & 2, Block A, Penny Lane Addition 2, an addition to the City of Blue Ridge, Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. Vincent W. Mattina and Yvonne W. Mattina do certify, for themselves

1. The streets and alleys, if any, are dedicated, for the purpose for street and alley purposes.

2. All public improvements and dedications are free and clear of all debt, lens, and/or encumbrances

3. The easements and public use areas, as shown, are created by this plat, are dedicated for the public use forever, for the purposes indicated on this plat.

4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Drainage easements.

5. Utility easements may be used for the mutual use and accommodation of the 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 use thereof.

6. The 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 in said easements.

7. The Water Utility shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

8. The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.

9. Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto

10. Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadways

11. Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise

12. All monuments to this document shall be by means of plat and observed by Collin County

13. This plat is subject to the Subdivision Regulations of Collin County, Texas

WITNESS, my hand, this the _____ day of _____, 2026

By: _____

Authorized signature
Vincent W. Mattina, Owner

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 2026

_____
Notary Public, State of Texas

My commission expires

WITNESS, my hand, this the _____ day of _____, 2026

By: _____

Authorized signature
Yvonne W. Mattina, Owner

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 2026

_____
Notary Public, State of Texas

My commission expires

SURVEYOR'S CERTIFICATION

I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property conveyed and platted hereon as determined by an actual survey made on the ground under my direction and supervision.

By: _____

Printed Name: DAVID J. SURDUKAN

Date: _____

R.P.L.S. Number: 4813

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of August, 2026

_____
Notary Public, State of Texas

My commission expires 12-11-2028

RECOMMENDED FOR APPROVAL

_____ Date: _____
City Planning and Zoning Commission
City of Blue Ridge, Texas

Accepted by the City Council of the City of Blue Ridge

_____ Date: _____
Mayor, City of Blue Ridge

The undersigned, the City Secretary of the City of Blue Ridge, hereby certifies that the foregoing final plat of C & M Park Addition to the City of Blue Ridge was submitted to the City Council on the _____ day of _____, 2026, and the City Council by formal action, then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in said certain and final map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed

Witness my hand this _____ day of _____, A.D. 2026

_____
City Secretary, City of Blue Ridge, Texas

This Plat approved subject to all applicable Ordinances, Rules, and Regulations, and Resolutions of the City of Blue Ridge, Texas

Witness my hand this _____ day of _____, A.D. 2026

By: _____
Authorized Signature

SUNDRY PLAT NOTES

1. All lots shall meet UDC specifications
2. Driveway connections shall meet Collin County specifications
3. All roadway cuts shall meet Collin County specifications
4. Collin County will only maintain street signs and poles with materials currently approved and in use by Collin County Public Works
5. Collin County does not, and will not accept street lights for maintenance or operation
6. A road dedicated to the public may not be obstructed, including by means of a gate
7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited
8. The existing creeks or drainage channels traversing along or across the subdivision will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or contain the drainage course along or across said lots
9. Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways
10. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions
11. All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility
12. Fences and utility obstructions may be placed within the 100-yr drainage easement provided they are placed outside the design yr floodplains, as shown on the plat
13. All necessary Collin County authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts
14. All private driveway flumes to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing paving surface
15. The finish floor elevations of all house pads shall be at least 18 above the highest elevation of the surrounding ground around the house after final grading and two feet (2) above the 100 yr base flood elevation
16. Except for access that are adjacent to drainage and/or streets and other improvements that are a part of a roadway, the County generally will not accept drainage improvements for maintenance, including detention and retention ponds. Therefore, the developer must provide for the work to be done either by any of an HOA, by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot, or other methods
17. Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have NPDES and comply with the Construction General Permit
18. The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare or SWPPP and submit to the Director of Engineering prior to receiving any permits

The On-Site Sewage Facility (OSSF) review of the Penny Lane Addition 2 OSSF-DS-RL-26-08-0040 OSSF Review (2 lots - see below) Final Plat has been completed and approved.

- All lots must utilize alternative type On-Site Sewage Facilities
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, storm breaks such as creeks/rivers/ponds, etc. (Per State Regulations) No variance will be granted for setbacks or for OSSF reduction
  - a. There is a 25' ingress & egress easement along the southern property line of both lot 1/Blk A and lot 2/Blk A lic which OSSF setbacks apply
- There are no easements other than those noted on the final plat
- There were no permitted/approved existing structures with associated OSSF(s) on lot 1/Blk A at the time of approval. Any existing structures to OSSFs on lot 1/Blk A must be reviewed and permitted by Collin County Development Services prior to any use or legally abandoned immediately if not brought into
  There was an existing structure/dwelling and a single associated OSSF on lot 2/Blk A at the time of approval
  - a. The existing OSSF on lot 2/Blk A is a conventional OSSF – if the existing system ever fails or if changes are ever made to the existing structure(s), repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system
  - b. The AS-built submitted with the plat shows all OSSF components for lot 2/Blk A to be completely within the boundaries of lot 2/Blk A and meeting all required setbacks. If any of the OSSF components are outside over the any of the lot lines and continue onto another parcel or if required setbacks are not met, the entire system must be replaced with an approved alternative system (after review and permitting through CCDS)
- Tree removal and/or grubbing for OSSF may be required on individual lots
- There are no water wells noted in the subdivision and no water wells are allowed without prior approval from Collin County Development Services
- Each lot is limited to a maximum of 5,000 gallons of treated, disposed sewage each day
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system

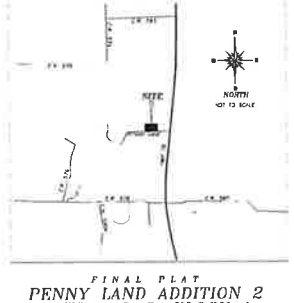
NOTE: The OSSF Review shall remain valid for twelve (12) months from the date of approval, after which it will be automatically void if plat not recorded within that time.

Please return the completed plat, with above inclusions, to my office for signature prior to recording. Please include the following signature block:

OSSF Designated Representative Certification

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions of the area on which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services



OWNER
VINCENT & YVONNE MATTINA
1033 PENNY LANE
BLUE RIDGE, TX 75424
(469) 525-6182
vmattina@gmail.com

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 129
ANNA, TEXAS 75409
(972) 924-8200
dsurd@surdukansurveying.com
FIRM NO. 10099500

FINAL PLAT

PENNY LAND ADDITION 2
LOTS 1 & 2, BLOCK A
BEING 3.000 ACRES IN THE ETJ OF THE CITY OF BLUE RIDGE
COLLIN COUNTY, TEXAS
LONSON MOORE SURVEY, ABSTRACT NO. 515

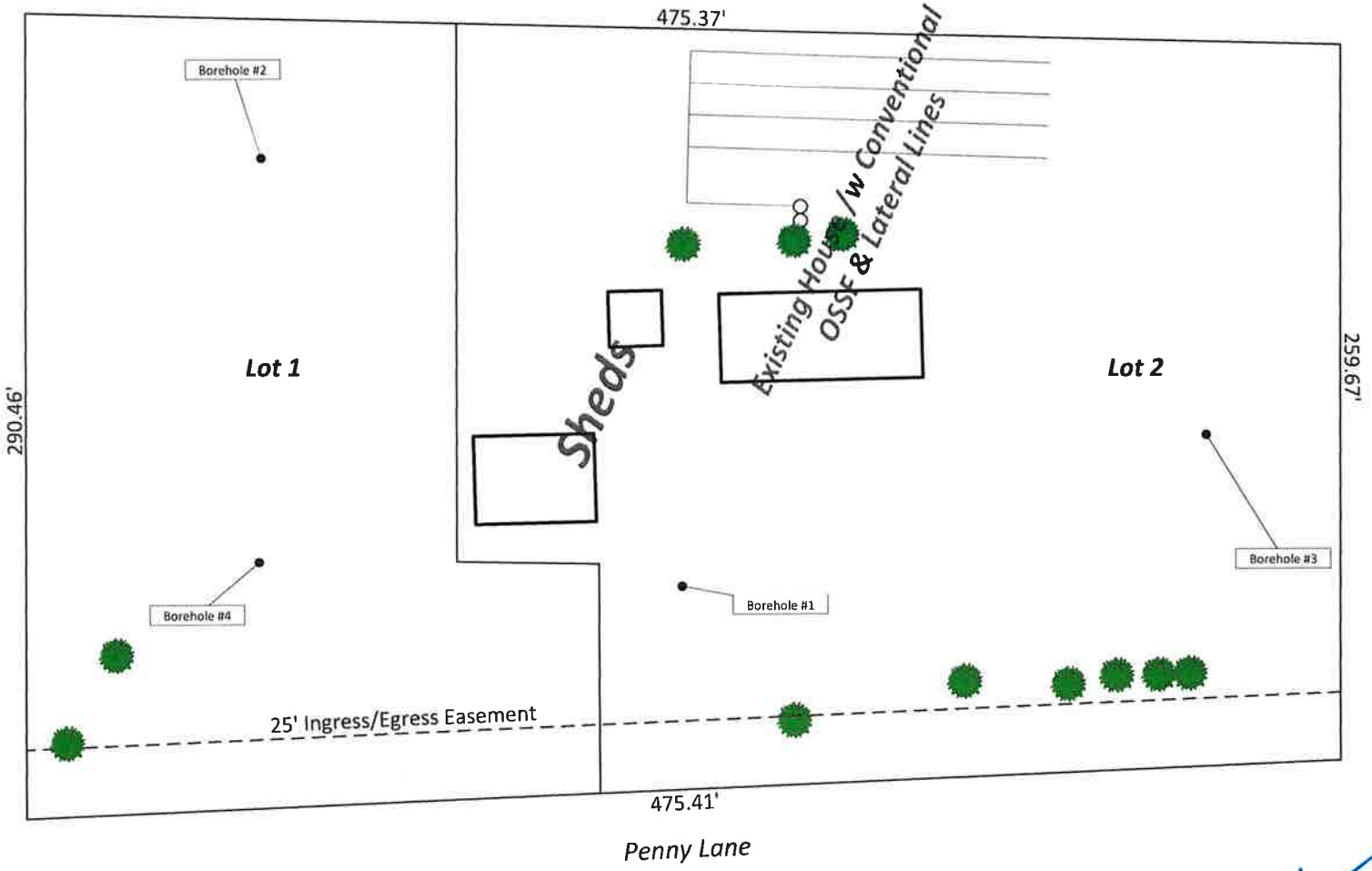
SCALE 1" = 40' | DATE: AUGUST 3, 2026 | JOB No. 2026-31

Collin County Septic

Designer: Nathan Adams / RS# 5082
Site Evaluator: Jim Adams / SE# OS0028299
Design/Revision Date: 6/2/2026

Owner:
Yvonne Mattina

Project Location: Penny Land Addition 2
PID: 1085060
Blue Ridge, TX 75424
Installer: N/A



STATE OF TEXAS
NATHAN ADAMS
5082
REGISTERED
PROFESSIONAL SANITARIAN

06/02/2026

COLLIN COUNTY

Development Services
4690 Community Avenue
Suite 200
McKinney, Texas 75071
972-548-5585
www.collincountytx.gov

July 15, 2026

Brent Surdukan; Vincent Mattina

EMAILED ONLY: brent@surdukansurveying.com; vmmatti99@gmail.com

RE: **Penny Lane Addition 2 OSSF-DS-RV-26-06-0040 OSSF Review (2 lots – see below) – Approval**

The On-Site Sewage Facility (OSSF) review of the **Penny Lane Addition 2 OSSF-DS-RV-26-06-0040 OSSF Review (2 lots – see below)** Final Plat has been completed and approved. Please make note, **on the plat**, of the following (**bolded items only**):

- (Due to the site evaluator's determination that all lots are predominately class IV soils) **All lots must utilize alternative type On-Site Sewage Facilities.**
- **Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.**
  - **There is a 25' ingress & egress easement along the southern property line of both lot 1/Blk A and lot 2/Blk A to which OSSF setbacks apply.**
- **There are no easements other than those noted on the final plat.**
- **There were no permitted/approved existing structures with associated OSSF(s) on lot 1/Blk A at the time of approval. Any existing structures or OSSFs on lot 1/Blk A must be reviewed and permitted by Collin County Development Services prior to any use or legally abandoned immediately if no longer in use.**
- **There was an existing structure/dwelling and a single associated OSSF on lot 2/Blk A at the time of approval.**
  - **The existing OSSF on lot 2/Blk A is a conventional OSSF – if the existing system ever fails or if changes are ever made to the existing structure(s), repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system.**
  - **The RS as-builts submitted with the plat shows all OSSF components for lot 2/Blk A to be completely within the boundaries of lot 2/Blk A and meeting all required setbacks. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel or if required setbacks are not met, the entire system must be replaced with an approved alternative system (after review and permitting through CCDS).**
- **Tree removal and/or grading for OSSF may be required on individual lots.**
- **There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.**
- **Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.**
- **Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.**

NOTE: This OSSF Review shall remain valid for twelve (12) months from the date of approval, after which it will be automatically void if plat not recorded within that time.

COLLIN COUNTY

Development Services
4690 Community Avenue
Suite 200
McKinney, Texas 75071
972-548-5585
www.collincountytx.gov

Please return the completed plat, with above inclusions, to my office for signature prior to recording. Please include the following signature block (**NOTE: THIS SIGNATURE BLOCK HAS BEEN RECENTLY UPDATED – UPDATED FORMAT MUST BE USED ON THE PLAT**):

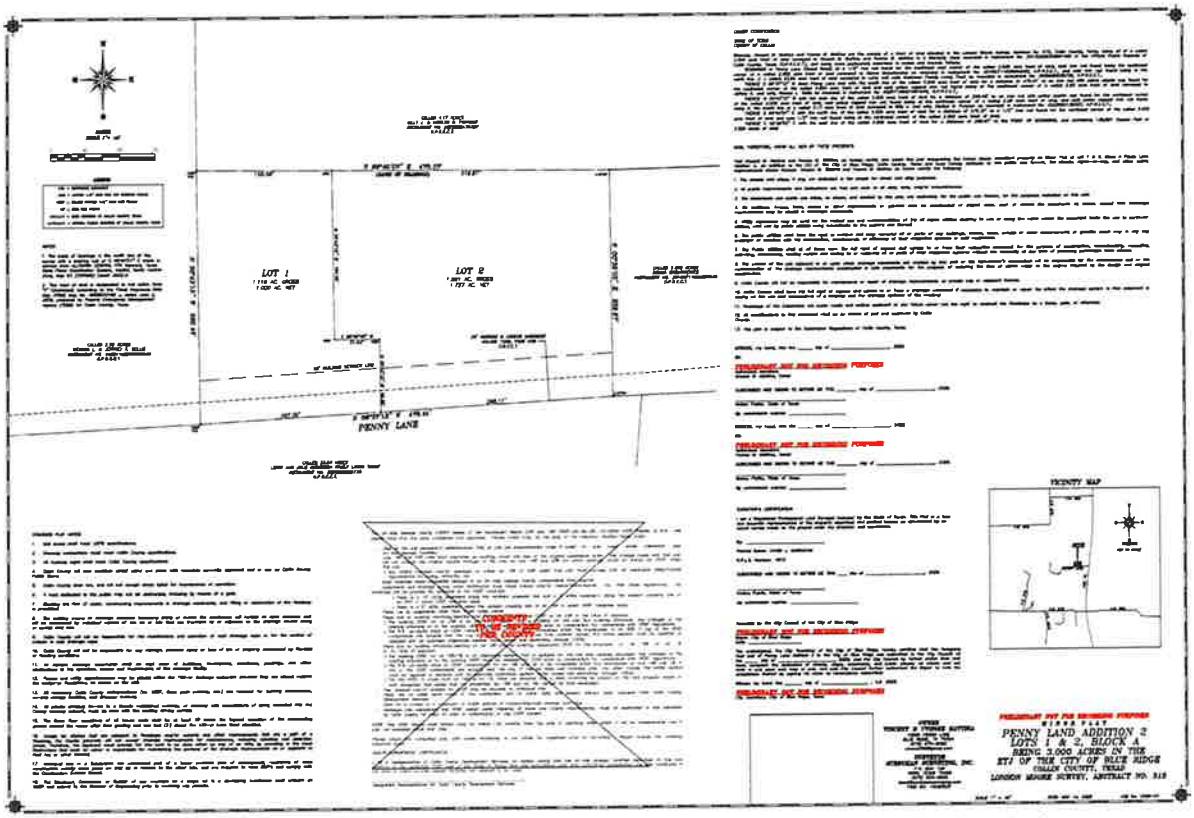
Health Department Certification:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

_____
Designated Representative for Collin County Development Services

Thank you,

Misty L. Brown
Misty Brown
Development Services Division Manager



City of Blue Ridge
108 W. James St.
Blue Ridge, TX 75424

August 3, 2026

To The City of Blue Ridge,

This Letter of Intent is in support of our request for a Final Plat of Penny Lane Addition 2, Block A, Lots 1 & 2, a proposed 2 Lot addition inside the ETJ Limits of the City of Blue Ridge. We propose creating 2 lots by subdividing a 3.000 acre tract of land.

The proposed Final Plat is located at 10585 Penny Lane, Blue Ridge, TX 75424. The proposed addition has access to Right-of-Way along Penny Lane.

The purpose of this plat is to subdivide a 3.000 acre tract of land into 2 Lots. Thank you for your time and consideration in this matter.

David J. Surdukan, R.P.L.S. #4613

DATE: August 3, 2026

CITY OF BLUE RIDGE

PLANNING & ZONING
REGULAR SESSION
08/18/2026

Item 3
Final Plat

Poovey Farms Addition

108 W James Street ~ Blue Ridge, Texas 75424
(972) 752-5791



Health Department Certification:

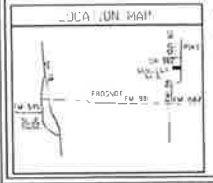
I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable TCEQ laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services

NOTES:
BEARINGS BASED ON NAD 83, North Central Texas Zone 4202.

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN OF MAP NO. 48085C0415J effective on 06/02/2009.

LOCATION MAP



UTILITY PROVIDERS:

West Leonard Water Supply Corp.
108 Rs Collin
Leonard, Texas 75452
903-587-2172

Fannin County Electric Cooperative
Public Box 250
1530 S10 Rds
Bonham, TX 7548
(903) 583 2117
1 800 695 9070

OWNER:
Joe C. Poovey and
Kara S. Poovey
6540 T.W. 982
Leonard, TX 75452

SURVEYOR:
David Apple, RPLS 5932
402 South Morro
Blue Ridge, Texas 75424
469-667-3450

STATE OF TEXAS:

COLLIN COUNTY:

Whereas, Joe C. Poovey and Kara S. Poovey are the owner of a tract of land situated in the Benjamin Clark Survey, Abstract No. 163, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEING all that tract of land in Collin County, Texas, out of the Benjamin Clark Survey, A 163, and being part of that called 70.70 acres of land described in deed to Joe C. Poovey and Kara S. Poovey as recorded under CC# 20150917001181520 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a ½inch steel rod found capped "Owens" on the West right-of-way line of F.M. Highway No. 98, and at the Northeast corner of that called 1.250 acres of land described in deed to Brent & Marisol Powling as recorded under CC# 20130425000563030 of the Official Public Records of Collin County, Texas;

THENCE North 89 degrees 23 minutes 56 seconds West, 625.32 feet to a ½inch steel rod found capped "Owens" at the Northwest corner of said 1.250 acres, at the Southwest corner of that called 1.02 acres of land described in deed to Kristopher Kissebuck as recorded under CC# 20160329000365680 of the Official Public Records of Collin County, Texas, and on the West line of said 70.70 acres;

THENCE North 00 degrees 08 minutes 27 seconds East, 209.20 feet along the common line of said 70.70 acres and said 1.02 acres to a ½inch steel rod found set by others for corner, from which a ½inch steel rod found capped "Owens" bears North 00 degrees 08 minutes 27 seconds East, 451.4 feet for witness;

THENCE South 89 degrees 23 minutes 56 seconds East, 625.8 feet to a ½inch steel rod found set by others for corner on the West right-of-way line of said F.M. Highway No. 98;

THENCE South 00 degrees 16 minutes 32 seconds West, 209.19 feet along the West line of said F.M. Highway No. 98 to the POINT OF BEGINNING containing 3.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we Joe C. Poovey and Kara S. Poovey acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as

POOVEY FARMS

an addition to Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon (if any) for the purpose and accommodation of any public utility desiring to use or using the same for purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS, my hand, this the _____day of _____, 20____.
BY:

_____
Joe C. Poovey

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Joe C. Poovey 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.

Given under my hand and seal of office, this day __ of _____, 20__.

Notary Public in and for the State of Texas

WITNESS, my hand, this the _____day of _____, 20____.
BY:

Kara S. Poovey

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Kara S. Poovey known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this day of _____, 20__.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, David Apple, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this____ day of _____, 20__, and the monuments shown thereon have been found or set by me and their action, size and material described are correctly shown.

David Apple R.P.L.S. No. 5932

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared David Apple, whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

_____
Notary Public in and for Collin County, Texas

PRELIMINARY PLAT
POOVEY FARMS
AN ADDITION TO
COLLIN COUNTY, TEXAS
ETJ BLUE RIDGE, TEXAS
BEING 3.000 ACRE OF LAND, IN THE
BENJAMIN CLARK SURVEY, ABSTRACT NO. 163
COLLIN COUNTY, TEXAS

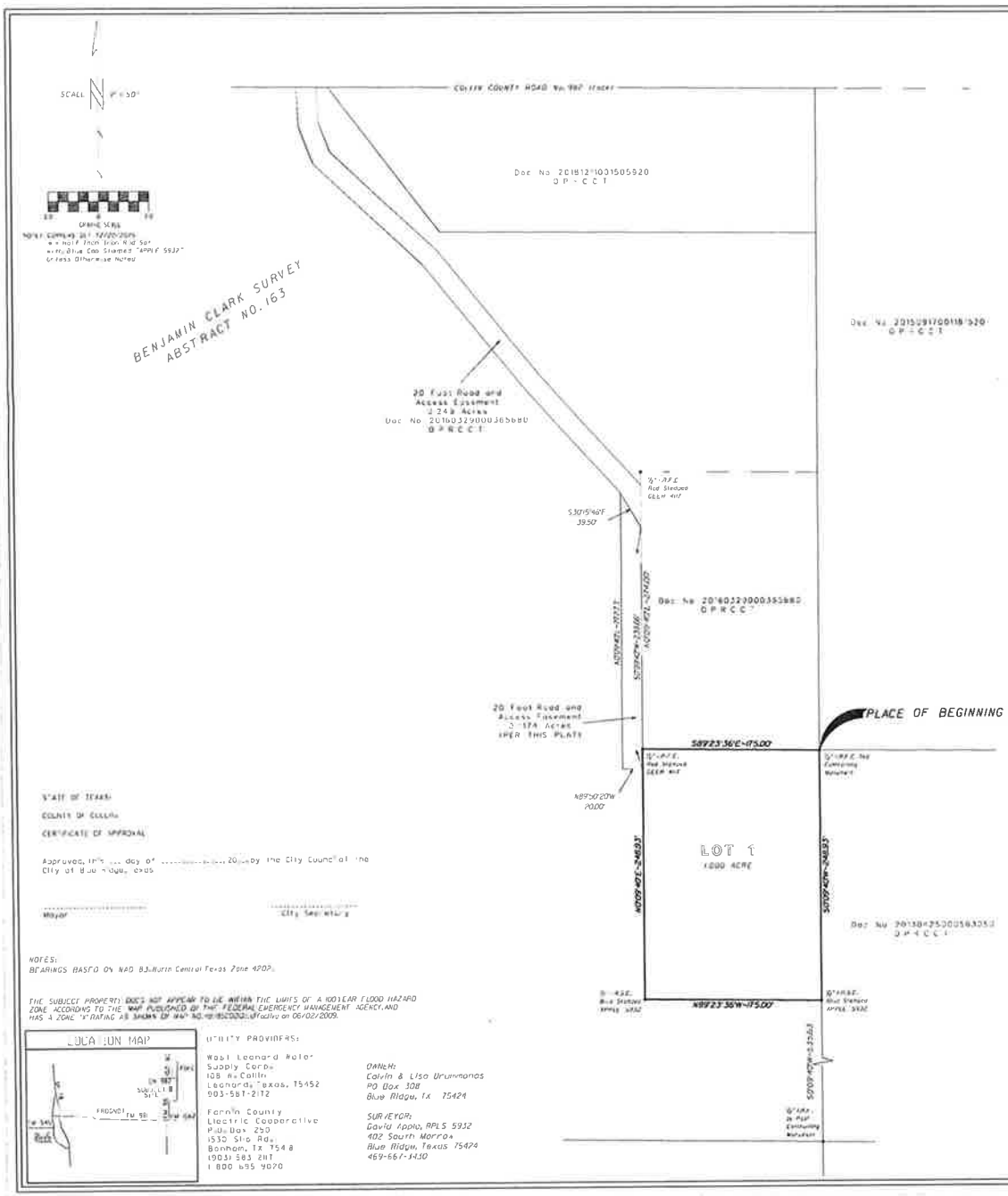
CITY OF BLUE RIDGE

PLANNING & ZONING
REGULAR SESSION
08/18/2026

Item 4
Final Plat

Drummonds Place

108 W James Street ~ Blue Ridge, Texas 75424
(972) 752-5791



STATE OF TEXAS:

COUNTY OF COLLIN:

Whereas, Calvin Wyne Drummonds and Lisa Shawn Drummonds are the owners of a tract of land situated in the Benjamin Clark Survey, Abstract No. 163, Collin County, Texas, and being more particularly described by metes and bounds as follows:

SITUATED in Collin County, Texas, being part of the Benjamin Clark Survey, Abstract No. 163, and being part of a called 9.55 acre tract of land, conveyed to Calvin Wyne Drummonds and Lisa Shawn Drummonds, recorded in document number 20171107001441140, Official Public Records of said county and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found with a red cap for the southeast corner of a called 6.02 acre tract of land conveyed to Christopher Scott Alsobrook and spouse, Kimberly Leeann Alsobrook, recorded in document number 20160329000365880, Official Public Records of said county;

THENCE South 0 degrees 09 minutes 40 seconds West, with the east line of said Drummonds tract a distance of 248.93 feet to a 5/8" iron rod set with a blue cap stamped APPLE 5932 for corner, whence a ½" iron rod found by a corner post for the southeast corner of said Drummonds tract bears south 0 deg. 09 min. 40 sec. west, a distance of 535.63 feet;

THENCE North 89 degrees 23 minutes 36 seconds West, a distance of 75.00 feet to a ½" iron rod set with a blue cap stamped APPLE 5932 for corner;

THENCE North 0 degrees 09 minutes 40 seconds East, a distance of 248.93 feet to a ½" iron rod found with a red cap stamped GCES 4117 for the southwest corner of said Alsobrook tract, whence a ½" iron rod found with a red cap stamped GCES 4117 for the northwest corner of said Alsobrook tract bears north 0 deg. 09 min. 40 sec. east, a distance of 274.00 feet;

THENCE South 89 degrees 23 minutes 36 seconds East, with the south line of said Alsobrook tract a distance of 175.00 feet to the PLACE OF BEGINNING and containing 1.000 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Calvin Wyne Drummonds and Lisa Shawn Drummonds, acting herein by and through our duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as

DRUMMONDS PLACE

an addition to Collin County, Texas, and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon (if any), for the mutual use and accommodation of any public utility desiring to use or using the same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located thereon.

WITNESS, my hand, this the _____ day of _____, 20____.
By:

_____
Calvin Wyne Drummonds

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Calvin Wyne Drummonds 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.

Given under my hand and seal of office, this day _ of ___ __ -- 20 .

_____
Notary Public in and for the State of Texas

WITNESS, my hand, this the _____ day of _____, 20____.
By:

_____
Lisa Shawn Drummonds

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Lisa Shawn Drummonds known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this day __ of _____ 20 .

_____
Notary Public in and for the State of Texas

STATE OF TEXAS:

COUNTY OF COLLIN:

CERTIFICATE OF APPROVAL

Approved, this ___ day of _____, 20___, by the City Council of the City of Blue Ridge, Texas.

_____ Mayor

_____ City Secretary

NOTES:
BEARINGS BASED ON NAD 83, North Central Texas Zone 4202.

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN ON MAP NO. 48085C0230J, effective on 06/02/2009.

LOCATION MAP

UTILITY PROVIDERS:

Wise Leonard Rural Supply Corp.
108 N. Collin
Leonard, Texas, 75452
903-587-2172

Farmin County Electric Cooperative
Public Box 250
1530 Slo Rd.
Bonham, Tx 7548
(903) 583 2117
1 800 695 9020

OWNER:
Calvin & Lisa Drummonds
PO Box 308
Blue Ridge, Tx 75424

SURVEYOR:
David Apple, RPLS 5932
402 South Morrow
Blue Ridge, Texas 75424
469-667-3450

SURVEYOR'S CERTIFICATE

I, David Apple, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this.... day of _____ 20... and the monuments shown thereon have been found or set by me and their location, size and material described are correctly shown.

_____
David Apple Registered No. 5932

STATE OF TEXAS:
COUNTY OF COLLIN:

Before me, the undersigned authority, a Notary Public in and for Collin County, Texas, personally appeared David Apple, whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ...day of _____, 20...

_____
Notary Public in and for Collin County, Texas

FINAL PLAT

DRUMMONDS PLACE

AN ADDITION TO
COLLIN COUNTY, TEXAS
ETJ BLUE RIDGE, TEXAS
BEING 1.000 ACRE OF LAND, IN THE
BENJAMIN CLARK SURVEY, ABSTRACT NO. 163
COLLIN COUNTY, TEXAS

COLLIN COUNTY

GIS / Rural Addressing Office
2300 Bloomdale Rd, Suite 3198
McKinney, Texas 75071
www.collincountytx.gov

August 10, 2026

LISA DRUMMONDS
PO BOX 308
BLUE RIDGE, TX 75424

Dear Collin County Property Owner:

Collin County is participating in the 9-1-1 Emergency Telephone System by assigning rural addresses to a standard physical addressing system, to make it easier for the sheriff's office, fire department, and/or ambulance services to find you in an emergency.

Your new rural 9-1-1 addresses on ABS A0163 BENJAMIN CLARK SURVEY, SHEET 4, TRACT 102 are:

16418 COUNTY ROAD 982 (New Barn Address 8/10/2026)
16416 COUNTY ROAD 982 (Existing House Address 06/28/2016)

BLUE RIDGE, TX 75424

POST THESE ADDRESSES ACCORDING TO THE ENCLOSED DIAGRAM. This will assist emergency service vehicles in finding you if you have an emergency.

IF A TELEPHONE OR DATA LINE WILL BE AT THIS STRUCTURE, YOU MUST PROVIDE THIS ADDRESS TO YOUR TELEPHONE COMPANY. This will allow the 9-1-1 dispatcher to see your correct location when 9-1-1 is dialed from this location.

The post office has been notified of this address assignment. Turn in a change of address form at your current post office when you are ready to receive mail at this new address.

Please note: If the driveway entrance is moved, the assigned 9-1-1 address number will change.

When a numbered County, State, FM, etc road is renamed, the address number may change. Please do not post the address number permanently in metal, stone, etc.

This address assignment is for 9-1-1 response, it does not imply prior approval of any permit application.

If you have any questions concerning this address, please email or call the GIS / 9-1-1 Rural Addressing contact below.

Sincerely,

Brittany Burkhalter Bennett
9-1-1 Address Coordinator
Collin County
972-548-4524 (Office)
bburkhalter@co.collin.tx.us

Lisa Drummonds
PID: 1040439
16Q3
RDP26-0715-0660

16418 County Road 982
New Barn
8/10/2026

