CITY OF BLUE RIDGE
PLANNING & ZONING
REGULAR SESSION AGENDA
NOVEMBER 5, 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 August 25th, 2026

5. Hold a Public Hearing to receive public comment, discuss, and consider making a recommendation to City Council regarding a request from Allegiance Mobile Health for a Specific Use Permit (SUP) to allow the placement and use of a two-bedroom, single-wide mobile home as living quarters for on-duty emergency medical services personnel on a property located at 200 E Heap Street, Blue Ridge Texas.

6. Hold a Public Hearing to receive public comment, discuss, and consider making a recommendation to City Council regarding a request for a Final Replat known as Jellystone Park, located near the intersection of FM 1377 and County Road 571, within the Extraterritorial Jurisdiction (ETJ) of the City of Blue Ridge, Collin County, Texas.
7. Hold a Public Hearing to receive public comment, discuss, and consider making a recommendation to City Council regarding a request for a Final Replat known as the Poovey Farms, consisting of three (3) proposed residential lots, each containing approximately 1.000 acre, located near the intersection of FM 981 and County Road

982, within the Extraterritorial Jurisdiction (ETJ) of the City of Blue Ridge, Collin County, Texas.

8. Hold a Public Hearing to receive public comment, discuss, and consider making a recommendation to City Council regarding a request for a Final Plat known as G&M Park, consisting of approximately 7.518 acres divided into six (6) commercial lots, located near the intersection of FM 2756 and County Road 568, within the Extraterritorial Jurisdiction (ETJ) of the City of Blue Ridge, Collin County, Texas.

9. Review proposed 2027 Plat Submittal and Meeting Calendar

10. 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.

11. Adjournment

Note: The Planning and Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the Town). Any decision held on such matters will be taken or conducted in Open Session following the conclusions of the Executive Session.

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 October 30th, 2026, by 5pm, and remained so posted continuously for at least 72 hours prior to the scheduled meeting.

Joni Lawrence, City Secretary


SEAL

CITY OF BLUE RIDGE

PLANNING & ZONING
REGULAR SESSION

11/05/2026

Item 4

August 25th Minutes

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

CITY OF BLUE RIDGE
PLANNING & ZONING MINUTES
AUGUST 25, 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, August 25, 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: Kelly Cogdill, Tammy Crosswhite, and Christopher Rogers. Kevin Mattingly 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 May 19th, 2026*
   Tammy Crosswhite made a motion to approve the minutes from the May 19, 2026 Planning & Zoning Commission meeting. Kelly Cogdill seconded the motion. The motion carried unanimously.

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.*

   Kelly Cogdill made a motion to recommend approval of the variance request to reduce the required 15-foot setback to **5 feet** for the placement of a storage shed in the rear yard at 207 Woodhollow. Tammy Crosswhite seconded the motion. The motion carried unanimously.

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 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.*

   Chairman Rogers opened the Public Hearing at **7:08 p.m.**

   No comments were received in favor of or in opposition to the request.

   Chairman Rogers closed the Public Hearing at **7:09 p.m.**

Tammy Crosswhite made a motion to recommend approval of the Penny Lane Addition Final Plat to the City Council. Kelly Cogdill seconded the motion. The motion carried unanimously.

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.*

   The Commission did not consider the request due to the required information not being available for review. Kelly Cogdill made a motion to table Item 7. Tammy Crosswhite seconded the motion. The motion carried unanimously.

8. *First 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.*

   Chairman Rogers opened the Public Hearing at **7:20 p.m.**

   No comments were received in favor of or in opposition to the request.

   Chairman Rogers closed the Public Hearing at **7:21 p.m.**

   Tammy Crosswhite made a motion to recommend approval of the Drummonds Place Final Plat to the City Council. Kelly Cogdill seconded the motion. The motion carried unanimously.

9. *Staff Updates/Commissioner Comments*

   City Secretary Joni Lawrence provided the Commission with information regarding the new Plat Submittal Calendar. No action was taken.

10. *Adjournment*

    Chris Rogers made a motion to adjourn with Kelly Cogdill seconding the motion. Motion carried unanimously. The meeting was adjourned at 7:40pm.

APPROVED: **ATTEST:**

Tammy Crosswhite, Secretary Christopher Rogers, Chair

DRAFT

CITY OF BLUE RIDGE

PLANNING & ZONING
REGULAR SESSION

11/05/2026

Item 5

Allegiance Ambulance Services- Specific Use Permit (SUP)

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

Allegiance
MOBILE HEALTH

500 N. Shoreline Blvd #906
Corpus Christi, Texas 78401
Phone: (855) 935-2424
www.allmh.com

10/5/2026

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

Re: Request for Special Use Zoning Permit for Temporary EMS Crew Housing

City of Blue Ridge Zoning and City Council:

On behalf of Allegiance Mobile Health, I respectfully request approval of a special use zoning permit to place a two-bedroom, single-wide mobile home adjacent to the Blue Ridge Fire Department auxiliary building off Heap Street.

The mobile home will be used solely to house a 24-hour ambulance crew assigned to serve the City of Blue Ridge and surrounding areas under the new Collin County ESD1 EMS contract. Locating the crew near the fire department's auxiliary building will provide quick access to the ambulance and equipment housed inside the fire department garage.

If EMS operations are relocated to a permanent station, Allegiance Mobile Health will remove the mobile home and restore the land to its original condition within 30 days of departure. Allegiance Mobile Health will also comply with applicable City requirements and reasonable conditions associated with the special use permit.

We are excited to help extend EMS coverage to the area under this new contract and truly appreciate the City's consideration of this request. Please feel free to contact me if the City requires a site plan, supporting documentation, or additional information.

Sincerely,

Daniel Gillespie
President/COO
Allegiance Mobile Health
(214) 808-2053 – Direct
DGillespie@allmh.com

NOTICE OF PUBLIC HEARINGS

CITY OF BLUE RIDGE, TEXAS

Notice is hereby given that the City of Blue Ridge, Texas, will hold two public hearings regarding a request from Allegiance Mobile Health for a Special Use Permit (SUP) to allow the placement and use of a two-bedroom, single-wide mobile home as living quarters for on-duty emergency medical services personnel at 200 E. Heap Street, Blue Ridge, Texas 75424.

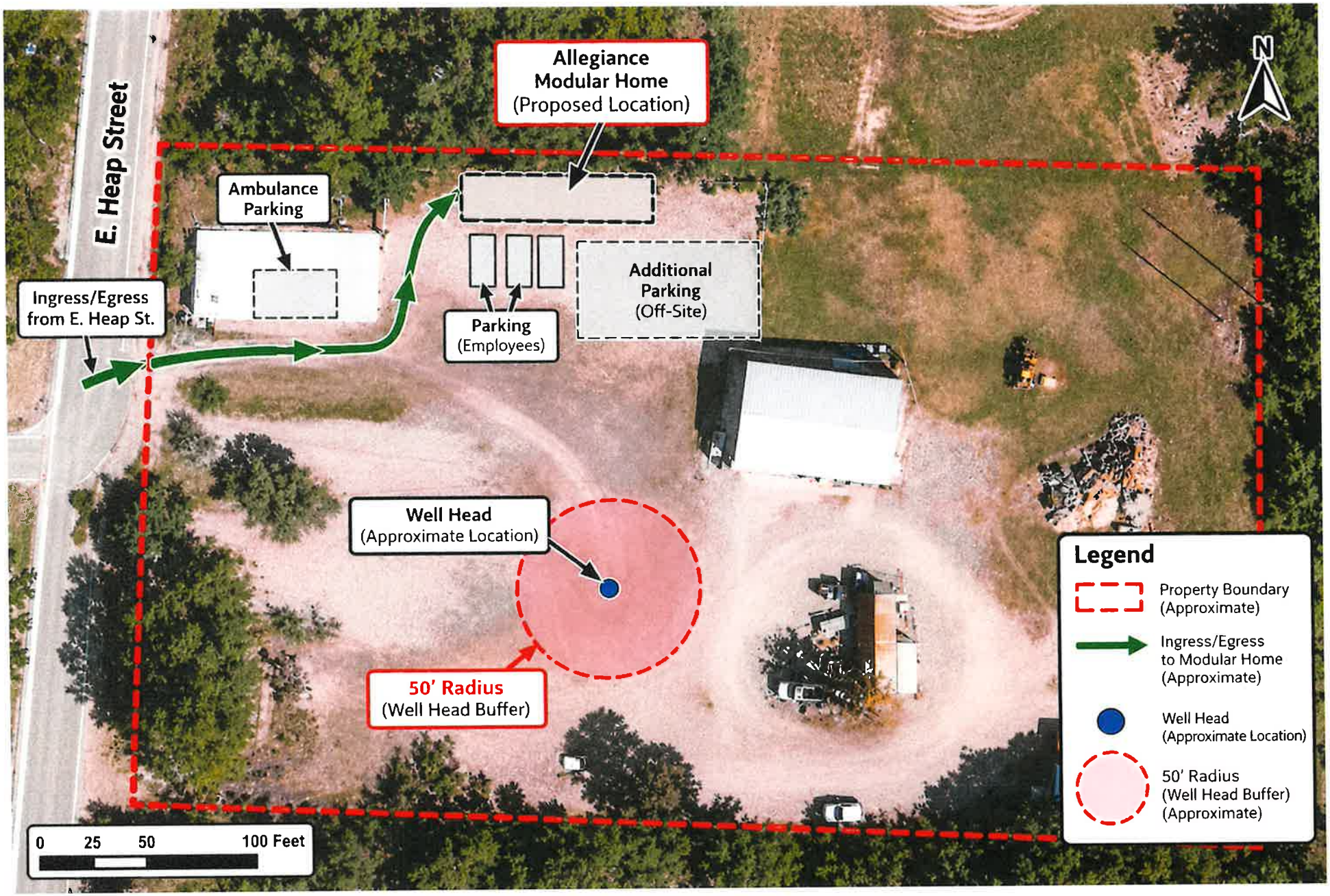
First Public Hearing – Planning and Zoning Commission
Thursday, November 5, 2026, at 7:00 p.m.

Second Public Hearing – City Council
Tuesday, November 10, 2026, at 7:00 p.m.

Both public hearings will be held at Blue Ridge City Hall, 108 W. James Street, Blue Ridge, Texas 75424.

All interested persons are invited to attend and provide comments regarding the proposed Special Use Permit.

For additional information, please contact Blue Ridge City Hall at (972) 752-5791.

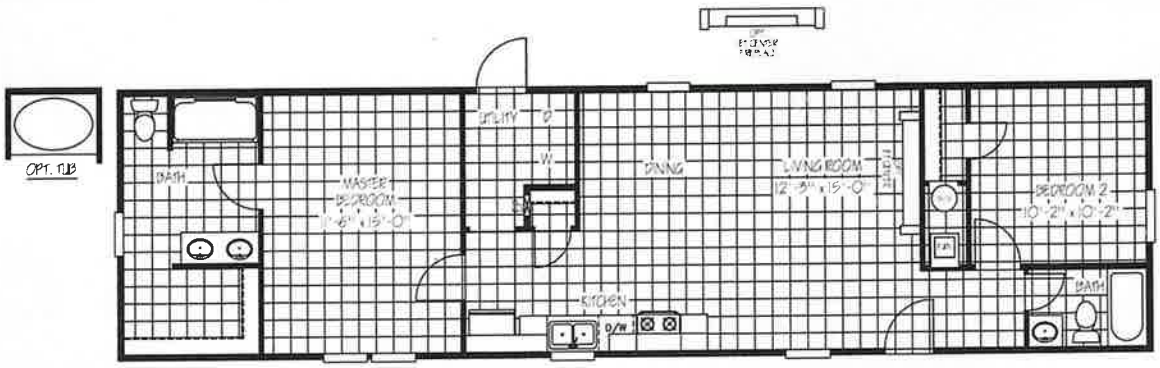

E. Heap Street
Allegiance Modular Home (Proposed Location)
Ambulance Parking
Ingress/Egress from E. Heap St.
Parking (Employees)
Additional Parking (Off-Site)
Well Head (Approximate Location)
50' Radius (Well Head Buffer)
N
0 25 50 100 Feet
Legend
Property Boundary (Approximate)
Ingress/Egress to Modular Home (Approximate)
Well Head (Approximate Location)
50' Radius (Well Head Buffer) (Approximate)



JESSUP HOUSING

MOLLY

MODEL: **FAC16602A** | **16X60** | **940 SQ. FT.** | **2 BED 2 BATH**



STANDARD FEATURES

EXTERIOR

- *Low E Thermal Pane Windows with Argon Gas*
- *38" Sunburst Front Door with Full View Storm*
- *Blank Rear Door*
- *Vinyl Siding W/ OSB Wrap and Vapor Barrier*
- *Shutters Hitch and Front Door Side*
- *2x8 Floor Joist 16" On Center*
- *Exterior Outlet Front Door Side*

INSULATION

- *R-21 Blown Fiberglass Roof (Formaldehyde Free)*
- *R-11 Fiberglass Insulation in Walls (Kraft Back)*
- *R-11 Fiberglass Insulation in Floors*
- *Thermal Zone 2*

INTERIOR

- *Pex Plumbing Legend Smart Click Fittings*
- *8 Foot Flat Ceilings*
- *Upgraded Lino Throughout*
- *Ceiling Fan Living Room*
- *Wire and Brace for Ceiling Fan Master Bedroom*
- *LED Flush Mounted Ceiling Lights*
- *2" Blinds Throughout*
- *Lever Handles on Interior Doors*

KITCHEN

- *42" Overhead Cabinet System*
- *3/4" Hardwood Cabinet Doors*
- *Lined Overhead Cabinets*
- *Pantry*
- *Spring Loaded Faucet with Sprayer*

APPLIANCES

- *Black Refrigerator*
- *Black Range*
- *Black Dishwasher*
- *30 Gallon Dual Element High Efficiency Water Heater*

BATHS

- *60" Fiberglass Garden Tub/Shower Combo*
- *54" Fiberglass Tub/Shower Guest Bath*
- *China Sinks Both Baths*
- *Water Shut Offs at Toilet*
- *Double Sinks Master Bath*
- *Elongated Toilets*

UTILITY

- *Total Electric with 200 Amp Service*
- *Master Water Shut Off Valve*

OPTIONS AVAILABLE

- *Upgraded Insulation R-33-13-22*
- *Smart Panel Siding*
- *Entertainment Center*
- *Entertainment Center with Electric Fireplace and Wood Shiplap*
- *A/C Disconnect*
- *Gas Furnace/Gas Range*
- *100 Amp Service*
- *Wind Zone 2*
- *Stainless Steel Appliances*
- *Plumbed for Ice Maker (SS Appliances Only)*
- *Ceiling Fan in Master Bedroom*
- *60" Fiberglass Garden Tub/Shower Combo*
- *50 Gallon Water Heater*

1001 W. LOOP 340 | WACO, TEXAS 76712 | 254-235-0222 | **WWW.JESSUPHOUSING.COM**



Allegiance Sup



Allegiance SUP

§290.41. Water Sources.

(a) Water quality. The quality of water to be supplied must meet the quality criteria prescribed by the commission's drinking water standards contained in Subchapter F of this chapter (relating to Drinking Water Standards Governing Drinking Water Quality and Reporting Requirements for Public Water Systems).

(b) Water quantity. Sources of supply, both ground and surface, shall have a safe yield capable of supplying the maximum daily demands of the distribution system during extended periods of peak usage and critical hydrologic conditions. The pipelines and pumping capacities to treatment plants or distribution systems shall be adequate for such water delivery. Minimum capacities required are specified in §290.45 of this title (relating to Minimum Water System Capacity Requirements).

(c) Groundwater sources and development.

(1) Groundwater sources shall be located so that there will be no danger of pollution from flooding or from unsanitary surroundings, such as privies, sewage, sewage treatment plants, livestock and animal pens, solid waste disposal sites or underground petroleum and chemical storage tanks and liquid transmission pipelines, or abandoned and improperly sealed wells.

(A) No well site which is within 50 feet of a tile or concrete sanitary sewer, sewerage appurtenance, septic tank, storm sewer, or cemetery; or which is within 150 feet of a septic tank perforated drainfield, areas irrigated by low dosage, low angle spray on-site sewage facilities, absorption bed, evapotranspiration bed, improperly constructed water well, or underground petroleum and chemical storage tank or liquid transmission pipeline will be acceptable for use as a public drinking water supply.
Sanitary or storm sewers constructed of ductile iron or polyvinyl chloride (PVC) pipe meeting American Water Works Association (AWWA) standards, having a minimum working pressure of 150 pounds per square inch (psi) or greater, and equipped with pressure type joints may be located at distances of less than 50 feet from a proposed well site, but in no case shall the distance be less than ten feet.

(B) No well site shall be located within 500 feet of a sewage treatment plant or within 300 feet of a sewage wet well, sewage pumping station, or a drainage ditch which contains industrial waste discharges or the wastes from sewage treatment systems.

(C) No water wells shall be located within 500 feet of animal feed lots, solid waste disposal sites, lands on which sewage plant or septic tank sludge is applied, or lands irrigated by sewage plant effluent.

(D) Livestock in pastures shall not be allowed within 50 feet of water supply wells.

CITY OF BLUE RIDGE

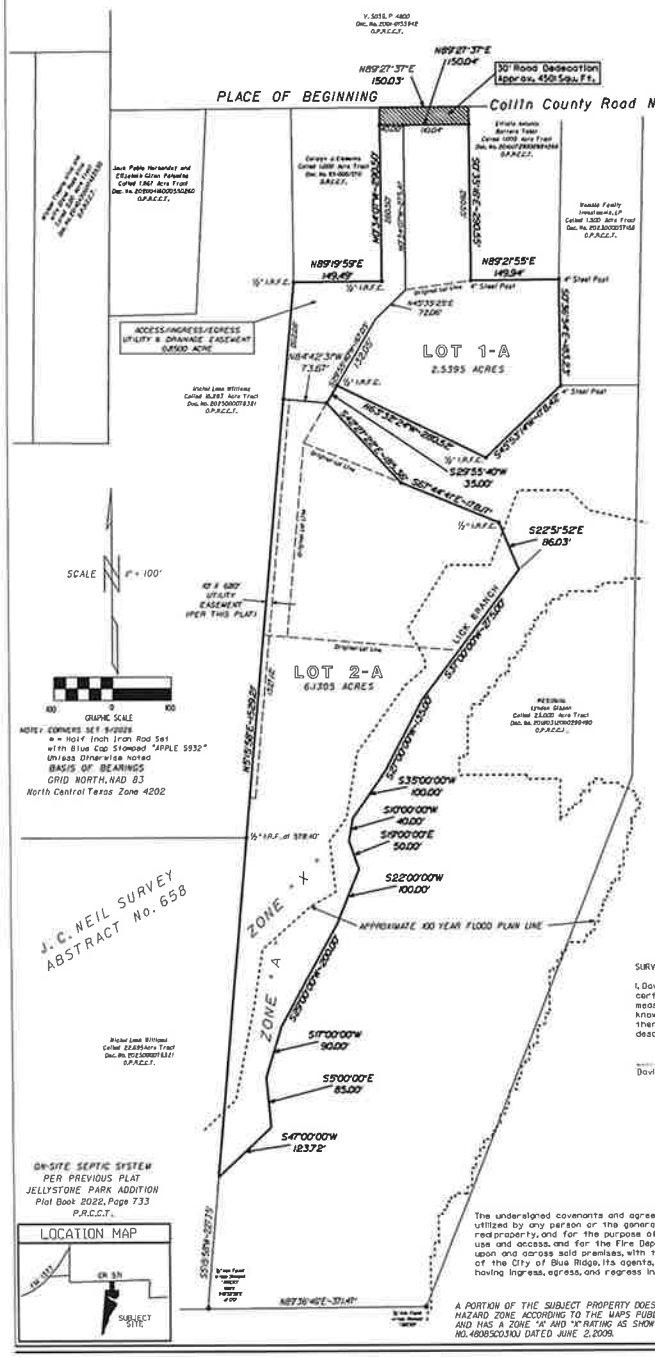
PLANNING & ZONING
REGULAR SESSION

11/05/2026

Item 6

Public Hearing
Jellystone Park Replat

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



STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS Lyndon Gibson is the owner of a 23.000 acre tract of land situated in the J. C. Neil Survey, Abstract No. 658, described in document number 20180312000299490, Official Public Records of Collin County, Texas, being the owner of Lot 1, Block A, JELLYSTONE PARK ADDITION, an addition to Collin County, Texas, along with Andrea Mathew Gibson and Joy Elizabeth Gibson, husband and wife, (reference document number 20260000018150, Official Public Records of Collin County, Texas) being the owners of Lot 2, Block A, JELLYSTONE PARK ADDITION, an addition to Collin County, Texas, recorded in Plat Book 2022, Page 733, Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northwest corner of said addition, northeast corner of a called 1.000 acre tract of land conveyed to Carolyn J. Clements, recorded in document number 95-0061510, Deed Records of said county and being near the center of Collin County Road No. 571;

THENCE North 89 degrees 27 minutes 37 seconds East, with said county road a distance of 150.03 feet to a point for the northeast corner of said 23.000 acre tract and being the northwest corner of a called 1.000 tract of land conveyed to Elfidio Antonia Barrera Tobar, recorded in document number 20160729000984260, Official Public Records of said county;

THENCE South 0 degrees 35 minutes 16 seconds East, a distance of 290.55 feet to a 4" steel post for the southwest corner of said Tobar tract and being a corner of said Lot 1;

THENCE North 89 degrees 21 minutes 55 seconds East, a distance of 149.94 feet to a 4" steel post for the southeast corner of said Tobar tract and being the northeast corner of said Lot 1;

THENCE South 0 degrees 36 minutes 54 seconds East, a distance of 183.23 feet to a 4" steel post for the southwest corner of a called 1.500 acre tract of land conveyed to Rambo Family Investments, LP, recorded in document number 20230000057186, Official Public Records of said county and being a corner of said Lot 1;

THENCE South 45 degrees 53 minutes 14 seconds West, a distance of 178.42 feet to a ½" iron rod found with an orange cap stamped "ARS 6671" being a corner of said Lot 1;

THENCE North 63 degrees 32 minutes 24 seconds East, a distance of 280.52 feet to a ½" iron rod found with an orange cap stamped "ARS 6671" being a corner of said Lot 1;

THENCE South 29 degrees 55 minutes 40 seconds West, a distance of 35.00 feet to a ½" iron rod set with a blue cap stamped "APPLE 5932";

THENCE South 42 degrees 27 minutes 22 seconds East, a distance of 185.36 feet to a ½" iron rod set with a blue cap stamped "APPLE 5932";

THENCE South 67 degrees 44 minutes 41 seconds East, a distance of 178.17 feet to a ½" iron rod found with an orange cap stamped "ARS 6671" being a corner of said Lot 2;

THENCE South 22 degrees 51 minutes 52 seconds East, a distance of 86.03 feet to the center of Lick Branch;

THENCE with downstream with said branch the following ten calls:

South 37 degrees 00 minutes 00 seconds West, a distance of 275.00 feet;

South 27 degrees 00 minutes 00 seconds West, a distance of 135.00 feet;

South 35 degrees 00 minutes 00 seconds West, a distance of 100.00 feet;

South 10 degrees 00 minutes 00 seconds West, a distance of 40.00 feet;

South 19 degrees 00 minutes 00 seconds East, a distance of 50.00 feet;

South 22 degrees 00 minutes 00 seconds West, a distance of 100.00 feet;

South 29 degrees 00 minutes 00 seconds West, a distance of 200.00 feet;

South 17 degrees 00 minutes 00 seconds West, a distance of 90.00 feet;

South 5 degrees 00 minutes 00 seconds East, a distance of 85.00 feet;

South 47 degrees 00 minutes 00 seconds West, a distance of 123.72 feet to a point in the west line of said 23.000 acre tract and being the east line of a called 22.695 acre tract of land conveyed to Michel Leon Williams, recorded in document number 20250000078321, Official Public Records of said county;

THENCE North 5 degrees 15 minutes 58 seconds West, at 578.40 feet passing a ½" iron rod found for the northeast corner of said 22.695 acre tract being the southeast corner of a called 16.283 acre tract of land conveyed to Michel Leon Williams, recorded in document number 20250000078321, Official Public Records of said county, in all a total distance of 1529.21 feet to a ½" iron rod found for corner of said 23.000 acre tract and being the southwest corner of said 1.000 acre tract to Clements;

THENCE North 89 degrees 19 minutes 59 seconds East, a distance of 149.49 feet to a ½" iron rod found with a red cap stamped "ORENS" for corner of said 23.000 acre tract and being the southeast corner of said 1.000 acre tract to Clements;

THENCE North 0 degrees 34 minutes 07 seconds East, a distance of 290.50 feet to the PLACE OF BEGINNING and containing 9.6233 acres of land.

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 17th day of September, 2025, and the monuments shown thereon have been found or set by me and their location, size and material described are correctly shown.

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

The undersigned covenants and agrees that the access easement(s) 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 the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Blue Ridge, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

A PORTION OF THE SUBJECT PROPERTY DOES APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "A" AND "X" RATING AS SHOWN BY MAP NO. 48085C0305J DATED June 2, 2009 AND MAP NO. 48085C0310J DATED JUNE 2, 2009.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Lyndon Gibson, Andrea Mathew Gibson and Joy Elizabeth Gibson, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as

RE-PLAT JELLYSTONE PARK ADDITION

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. That Lyndon Gibson, Andrea Mathew Gibson and Joy Elizabeth Gibson does herein certify the following:

This plat is hereby adopted by the Owners and approved by the City of Blue Ridge subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block ..., as shown on the plat is called "Drainage and Floodway Easement". The Drainage and Floodway Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The City of Blue Ridge will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Floodway Easement, as hereinabove defined, unless approved by the City Engineer; Provided, however, it is understood that in the event it becomes necessary for the City of Blue Ridge to consider channelizing or erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City of Blue Ridge shall have the right, but not the obligation, to enter upon the Easement at any point, or points, with all rights of ingress and egress to investigate, survey, or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Floodway Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Blue Ridge shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur, in the event that property owners do not properly maintain or repair the Easement in accordance with the City of Blue Ridge laws, the City of Blue Ridge has the right, but not the obligation, to enter upon the Easement at any point, or points, to investigate, survey or to erect, construct, maintain and/or repair any drainage facility, conduct emergency repairs or supervise the work of others deemed necessary, as solely determined by the City of Blue Ridge, for drainage purposes after providing ten (10) days written notice to the property Owners and the failure of the property Owners to undertake such required repairs and/or maintenance and diligent completion of such repairs and/or maintenance. The natural drainage through the Drainage and Floodway Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The property owners shall be liable to the City of Blue Ridge for any costs the City of Blue Ridge incurs as a result of any maintenance or repairs implemented by the City of Blue Ridge. The City of Blue Ridge shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the Easement, and the owners hereby agree to indemnify and hold harmless the City of Blue Ridge from any such damages and injuries.

The floodway area(s) depicted on this plat is (are) hereby dedicated to the public for use forever for drainage and floodway purposes. The City of Blue Ridge, Collin County, Texas is not responsible for the construction and maintenance of facilities within this (these) drainage area(s). The drainage channels and creeks, as in the case of all natural channels, are subject to stormwater overflow and natural bank erosion to an extent that cannot be definitely defined. The 100 year floodplain area(s) depicted on this plat is (are) hereby dedicated to the public for use forever for open space and trail system purposes. The City of Blue Ridge, Collin County, Texas is not responsible for the construction and maintenance of facilities within this (these) area(s). Development within the 100-year floodplain for purposes other than open space, trail system, parking, and stormwater detention purposes is prohibited, unless other approved in writing by the City of Blue Ridge, Collin County, Texas.

WITNESS, my hand, this the _____ day of _____, 20__.
BY:

Authorized signature.

Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 20__.

Notary Public, State of Texas

My commission expires: _____

WITNESS, my hand, this the _____ day of _____, 20__.
BY:

Authorized signature.

Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 20__.

Notary Public, State of Texas

My commission expires: _____

WITNESS, my hand, this the _____ day of _____, 20__.
BY:

Authorized signature.

Printed name and title.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, 20__.

Notary Public, State of Texas

My commission expires: _____

Accepted by the City Council of the City of Blue Ridge:

Mayor, City of Blue Ridge Date

The undersigned, the City Secretary of the City of Blue Ridge, hereby certifies that the foregoing final plat of RE-PLAT JELLYSTONE PARK ADDITION Subdivision or Addition to the City of Blue Ridge was submitted to the City Council on the ...day of _____, 20..., and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said 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 _____, 20... A.D.

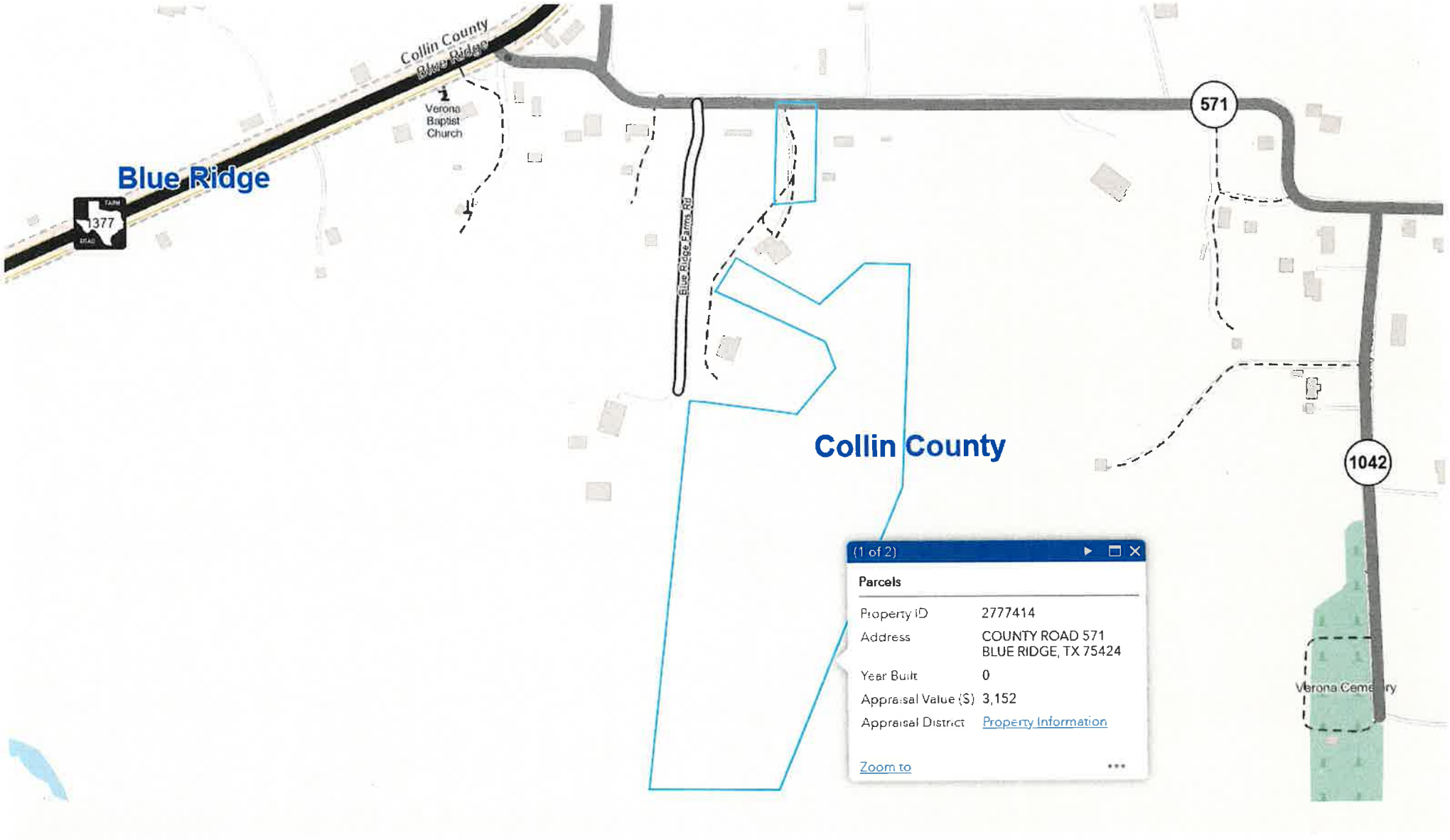
City Secretary, City of Blue Ridge, Texas

OWNERS:
Lyndon Gibson
10868 County Road 571
Blue Ridge, Texas 7542

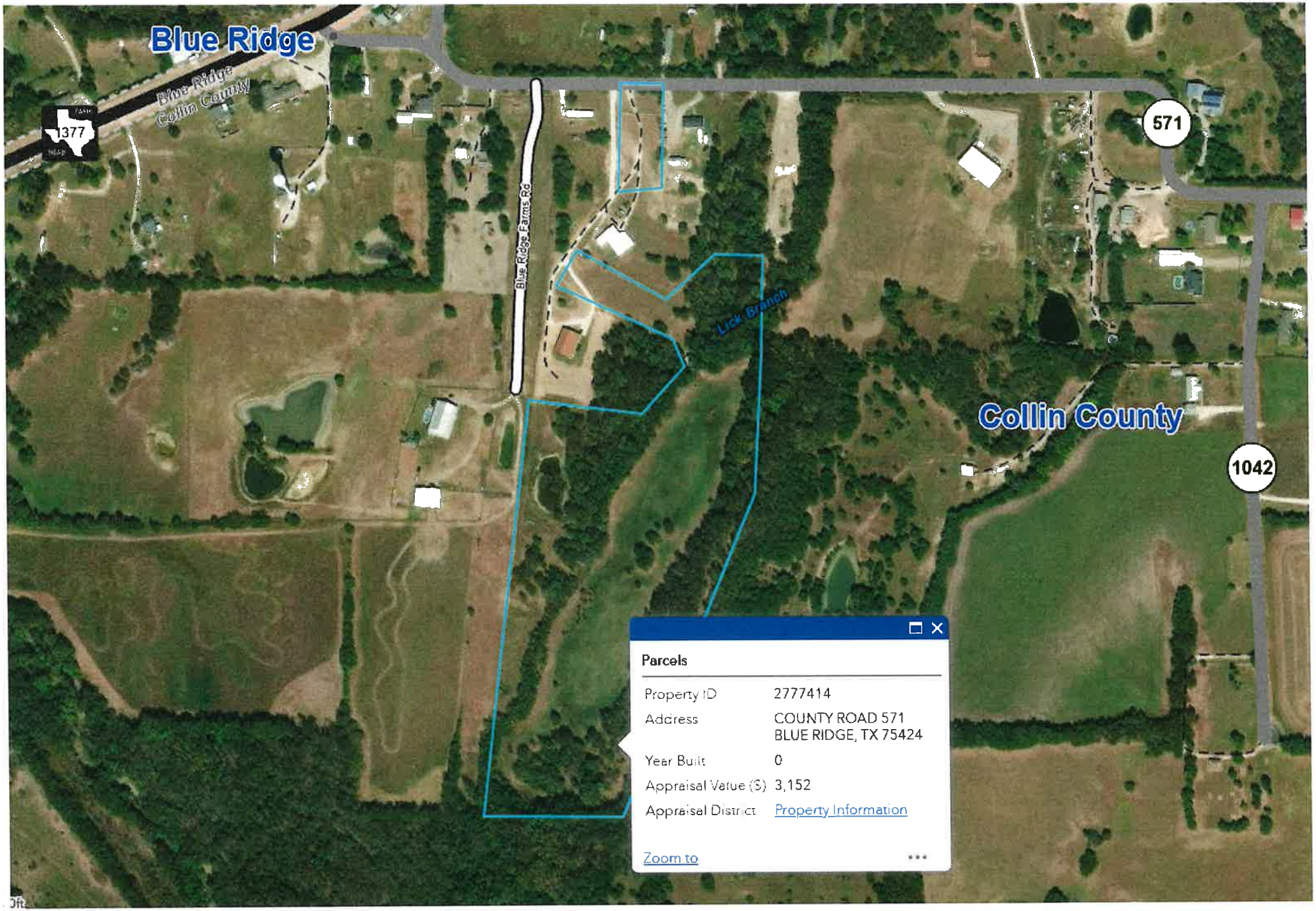
Andrea and Joy Gibso
10876 County Road 571
Blue Ridge, Texas 7542

SURVEYOR:
David Apple, RPLS 5932
402 South Morrow
Blue Ridge, Texas 7542
469-667-3430

FINAL PLAT
RE-PLAT
JELLYSTONE PARK
ADDITION
AN ADDITION TO
COLLIN COUNTY, TEXAS
ETJ BLUE RIDGE, TEXAS
BEING 9.6233 ACRES OF LAND, IN TH
J. C. NEIL SURVEY, ABSTRACT NO. 65
COLLIN COUNTY, TEXAS



Jellystone Park



Jellystone Park

CITY OF BLUE RIDGE

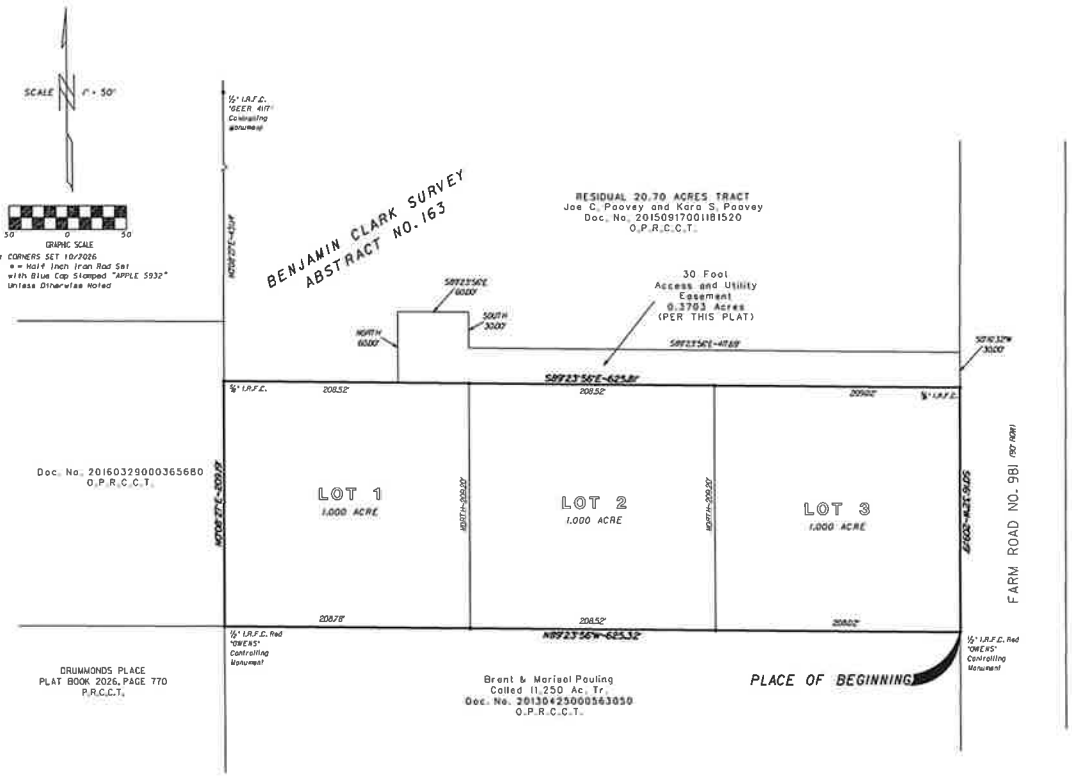
PLANNING & ZONING
REGULAR SESSION

11/05/2026

Item 7

Public Hearing
Poovey Farms Replat

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



NOTE: CORNERS SET 10/2026
● = Half Inch Iron Rod Set with Blue Cap Stamped "APPLE 5932" Unless Otherwise Noted

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:

SITUATED in Collin County, Texas, out of the Benjamin Clark Survey, A-163, and being part of that called 20.70 acres of land described in deed to Joe C. Poovey and Kara S. Poovey as recorded under document number 20150917001181520 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a ½" steel rod found capped "Owens" on the West right-of-way line of Farm Road No. 981, and at the Northeast corner of that called 11.250 acres of land described in deed to Brent & Marisol Pauling as recorded under document number 20130425000563050 of the Official Public Records of Collin County, Texas;

THENCE North 89 degrees 23 minutes 56 seconds West, 625.32 feet to a ½" steel rod found capped "Owens" at the Northwest corner of said 11.250 acres, at the Southeast corner of that called 1.102 acres of land described in deed to Kristopher Alsobrook as recorded under document number 20160329000365680 of the Official Public Records of Collin County, Texas, and being the northeast corner of DRUMMONDS PLACE, recorded in Plat Book 2026, page 770, Plat Records of Collin County, Texas;

THENCE North 00 degrees 08 minutes 27 seconds East, 209.20 feet along the common line of said 20.70 acres and said 1.102 acres to a ⅜" steel rod found (set by others) for corner, from which a ½" steel rod found capped "Ceer" bears North 00 degrees 08 minutes 27 seconds East, 431.14 feet for witness;

THENCE South 89 degrees 23 minutes 56 seconds East, 625.81 feet to a ⅜" steel rod found (set by others) for corner on the West right-of-way line of said Farm Road No. 981;

THENCE South 00 degrees 16 minutes 32 seconds West, 209.19 feet along the West line of said Farm Road No. 981 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 mutual use and accommodation of any public utility desiring to use or using the same for purpose of contruction, maintaing, 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 location, size and material described are correctly shown.

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

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

All lots must utilize alternative type On-Site Sewage Facilities.

There is a remainder lot that was not reviewed or approved for OSSF suitability through this plat.

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 30' access and utility easement (60' along lot along the northern property line of lots 1, 2 and 3 to which OSSF setbacks apply.

There are no easements other than the access and utility easement noted above.

There were no permitted/approved existing structures with associated OSSF(s) on lot 1, 2 or 3 at the time of approval. Any existing structures or OSSFs on lot 1, 2 or 3 must be reviewed and permitted by Collin County Development Services prior to any use or legally abandoned immediately if no longer in use.

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 on any lot 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.

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 BY MAP NO. 48085C0210J, effective on 06/02/2009.

LOCATION MAP



UTILITY PROVIDERS:

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

Fannin County Electric Cooperative
P.O. Box 250
1530 Silo Rd.
Bonham, TX 75418
(903) 583-2117
1-800-695-9020

OWNER:
Joe C. Poovey and
Kara S. Poovey
16540 F.M. 982
Leonard, TX 75452

SURVEYOR:
David Apple, RPLS 5932
402 South Morrow
Blue Ridge, Texas 75424
469-667-3430

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

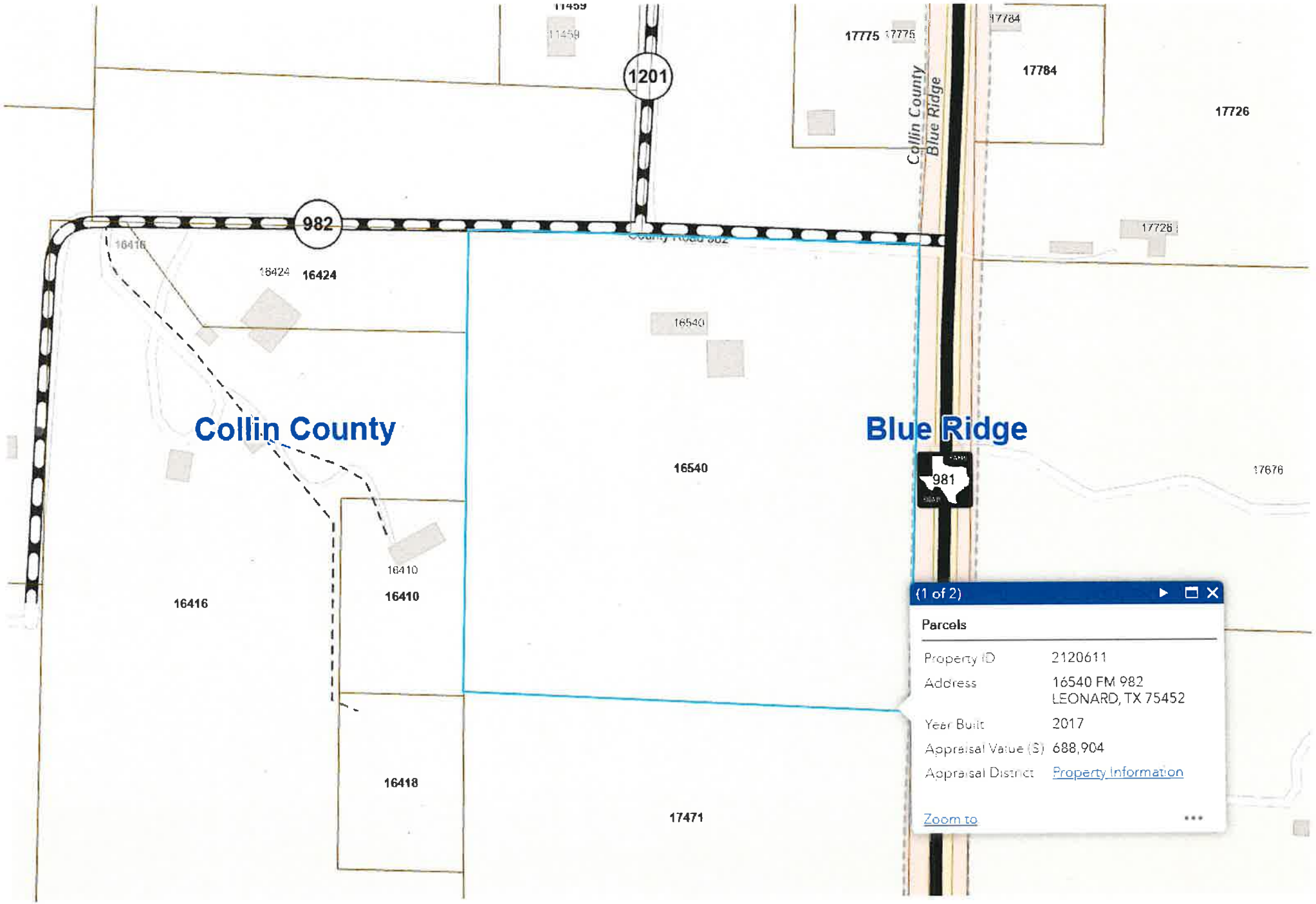
_____ Mayor

_____ City Secretary

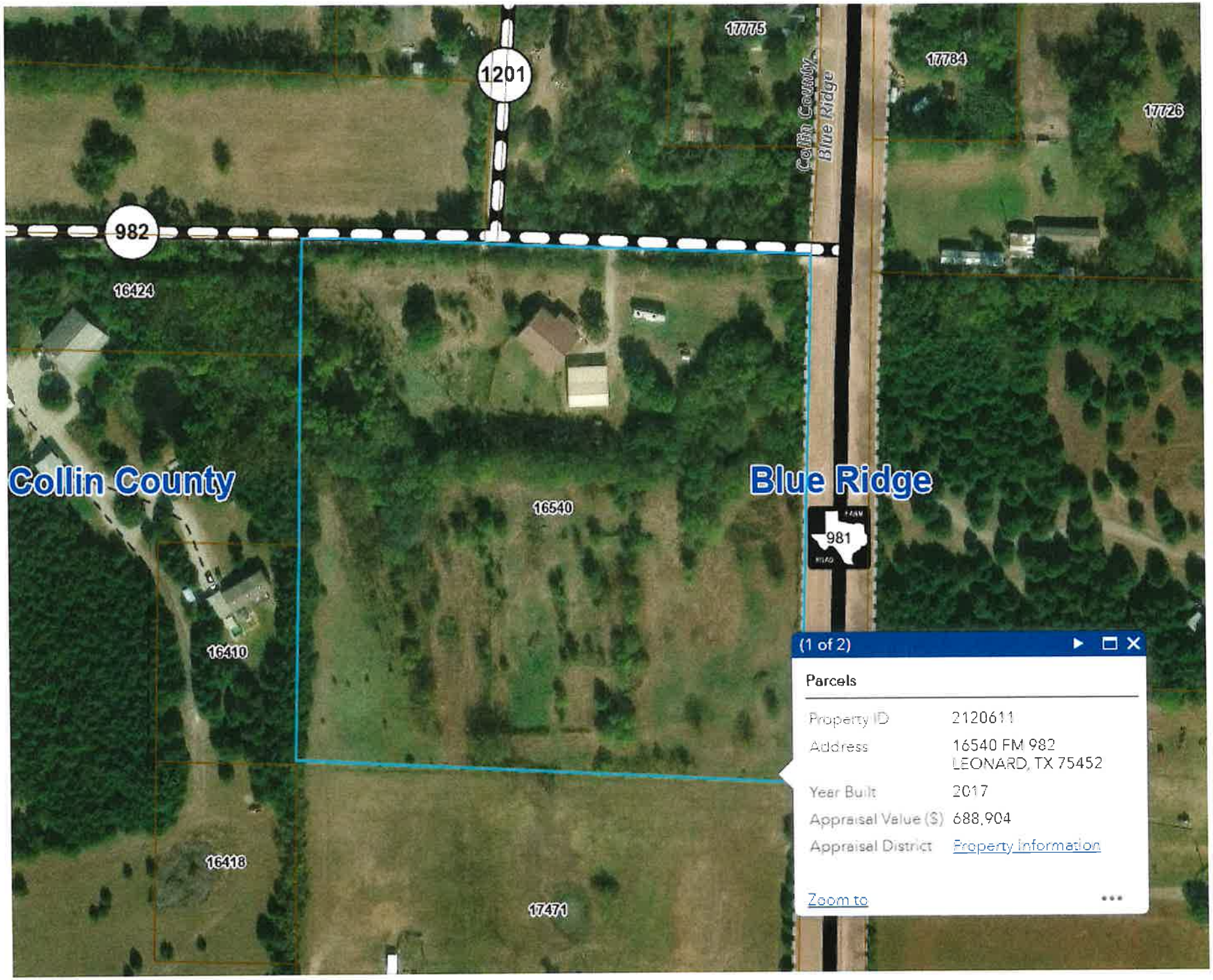
FINAL PLAT

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



Poovey Farms



Poovey Farms

West Leonard Water Supply Corporation

903-587-2172
108 W Collin St. Leonard, TX 75452
P.O. Box 179 Leonard, TX 75452
westleonardwater@gmail.com
westleonardwater.myruralwater.com

Kara Poovey
karapoovey14@gmail.com

10/12/26

Re: Will Serve Letter for 1 Acres 16540 CR 982

To whom it may concern,

The location of 1 acres 16540 CR 982 Blue Ridge, Texas 75452 is currently within the CCN of West Leonard Water Supply Corporation.

Water service is available from West Leonard Water Supply Corporation to serve one (1) residential meter at the location of said address in Leonard, Texas at this time.

This can be forwarded to any appropriate officials as may be necessary.

Respectfully,

Dewain Nolen
WLWSC General Manager

October 27th 2026

Reid Tallant
3873 US-69
Celeste, TX 75401
Barton.Tallant@Oncor.com

Kara Poovey
16540 County Road 982
Blue Ridge, Texas 75424
karapoovey14@gmail.com

Re: 16540 County Road 982 Blue Ridge, Texas 75424

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

REID TALLANT
DESIGNER SR.

CITY OF BLUE RIDGE

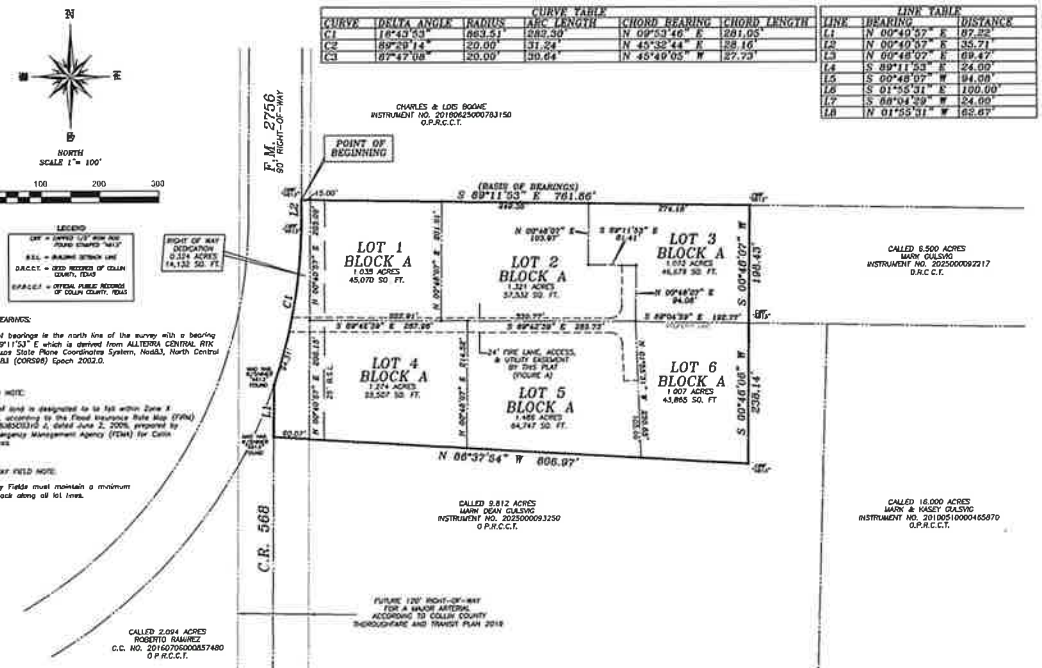
PLANNING & ZONING
REGULAR SESSION

11/05/2026

Item 8

Public Hearing
G&M Park Replat

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



CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	16°43'03"	883.51'	257.30'	N 09°53'46" E	256.41'
C2	89°29'14"	20.00'	31.24'	N 45°32'44" W	28.16'
C3	87°47'08"	20.00'	30.64'	N 45°49'05" W	27.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°40'57" E	87.52'
L2	N 00°40'57" E	35.71'
L3	N 00°48'07" E	69.47'
L4	S 89°11'53" E	24.00'
L5	S 00°48'07" W	94.08'
L6	S 01°55'31" E	100.00'
L7	S 88°04'29" W	24.00'
L8	N 01°55'31" W	62.67'

BASIS OF BEARINGS:

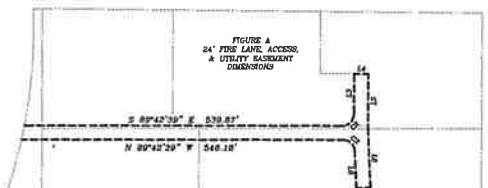
The basis of bearings is the north line of the survey with a bearing call of S 89°11'53" E which is derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.

FLOODPLAIN NOTE:

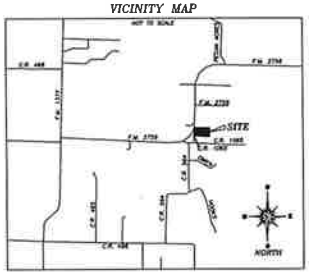
This tract of land is designated to be Not within Zone X (Unshaded), according to the Flood Insurance Rate Map (FIRM) Map No. 48085C0310 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas.

SEPTIC SPRAY FIELD NOTE:

Septic Spray Fields must maintain a minimum of 10' setbacks along all lot lines.



VICINITY MAP



ON-SITE SEWAGE FACILITY NOTES

The On-Site Sewage Facility (OSSF) review of the G&M Park OSSF-05-RV-25-04-0032 OSSF Review (6 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/to/of 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 portion of a 24' fire lane, access & utility easement along the southern property lines of lots 1/Blk A and 2/Blk A and the entire 24' along the southern portion of the eastern property line of lot 2/Blk A to which OSSF setbacks apply.
  - There is a portion of a 24' fire lane, access & utility easement along the northern property lines of lots 4/Blk A and 5/Blk A and the entire 24' along the northern portion of the eastern property line of lot 5/Blk A to which OSSF setbacks apply.
  - There can be up to 10 of easements along lot-to-lot lines to which OSSF setbacks apply.
- There are no easements other than the easements noted above.
- There were no permitted/approved existing structures with associated OSSF(s) on lots 1/Blk A, 2/Blk A, 4/Blk A or 5/Blk A at the time of approval. Any existing structures or OSSFs on lots 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 3/Blk A at the time of approval:
  - The existing OSSF on lot 3/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 R2 as-builts submitted with the plat shows all OSSF components for lot 3/Blk A to be completely within the boundaries of lot 3/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 (including to the existing pond and 35' easement) are not met, the entire system must be replaced with an approved alternative system (after review and permitting through CCDS).
- There was an existing structure/dwelling and a single associated OSSF on lot 6/Blk A at the time of approval:
  - The existing OSSF on lot 6/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 R2 as-builts submitted with the plat shows all OSSF components for lot 6/Blk A to be completely within the boundaries of lot 6/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 (including to the existing pond and 35' easement) 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.

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 explorations 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

OWNER CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Paul Guillotte and wife, Hoda Moradi are the owners of a tract of land situated in the David Van Winkle Survey, Abstract No. 936, Collin County, Texas, being part a called 10.000 acre tract of land conveyed to Paul Guillotte and wife, Hoda Moradi as recorded in Instrument No. 20240001234572 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), being part of a called 13.438 acre tract of land conveyed to Paul Guillotte and wife, Hoda Moradi as recorded in Instrument No. 20250000089081, O.P.R.C.C.T., and being more particularly described in metes and bounds as follows:

BEGINNING in the east Right-of-Way (ROW) line of F.M. 2756 at a 1/2" iron rod with plastic cap stamped "4613" found for the northwest corner of the called 10.000 acre tract of land;

THENCE S 89°11'53" E with the north line of the called 10.000 acre tract of land for a distance of 761.65' to a 1/2" iron rod with plastic cap stamped "4613" found for the northeast corner of a called 8.500 acre tract of land conveyed to Mark Gulsvig as recorded in Instrument No. 20250000092508, O.P.R.C.C.T.;

THENCE S 00°48'07" W with the east line of the called 8.500 acre tract of land for a distance of 198.43' to a 1/2" iron rod with plastic cap stamped "4613" found for the southeast corner of the called 8.500 acre tract of land and corner in the north line of the northern most northwest corner of a called 3.812 acre tract of land conveyed to Mark Dean Gulsvig as recorded in Instrument No. 20250000093250, O.P.R.C.C.T.;

THENCE S 89°11'53" E with the east line of the called 9.812 acre tract of land for a distance of 338.14' to a 1/2" iron rod with plastic cap stamped "4613" found for an ell corner of said 9.812 acre tract of land;

THENCE N 86°37'54" W with the north line of the called 9.812 acre tract of land for a distance of 806.97' to a 1/2" iron rod with plastic cap stamped "4613" found for corner in the east ROW line of F.M. 2756 at the eastern most northwest corner of a called 3.812 acre tract of land;

THENCE N 00°40'57" E with the east ROW line of F.M. 2756 for a distance of 87.52' to a 1/2" iron rod with plastic cap stamped "4613" found at the beginning of a non-tangent curve to the left;

THENCE with the east ROW line of F.M. 2756 and through said non-tangent curve to the left having a radius of 883.51', an arc length of 282.30', having a central angle of 18°43'53", a chord bearing of N 09°53'46" E, and a chord length of 281.05' to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE N 00°40'57" E continuing with the east ROW line of F.M. 2756 for a distance of 35.71' to the POINT OF BEGINNING, and containing 327,495 Square Feet or 7.518 acres of land.

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Paul Guillotte and wife, Hoda Moradi does hereby adopt this plat designating the hereinabove described property as G & M PARK ADDITION, an addition to Collin County, 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. 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 being subordinate to the public's and City of Anna's use thereof. The City of Anna and public utility entities 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. The City of Anna 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 at any time of procuring permission from anyone.

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

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

_____ PAUL GUILLOTTE – OWNER

_____ HODA MORADI – OWNER

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared PAUL GUILLOTTE, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

_____
Notary Public in and for Collin County, Texas

My Commission Expires: _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared HODA MORADI, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

_____
Notary Public in and for Collin County, Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I DAVID J. SURDUKAN, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Blue Ridge, Texas.

By: _____

Printed Name: DAVID J. SURDUKAN

R.P.L.S. Number: 4613

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

_____
Notary Public, State of Texas

My commission expires: 12-11-2028

SPECIAL PLAT NOTES FOR PRIVATE ROADS:

1. Except as otherwise provided by Collin County's Subdivision Regulations, private roads in a proposed for this Subdivision must meet the Collin County Roadway Standards.

2. The roads in this Subdivision are private and will not be maintained by Collin County.

3. A homeowner's association will be created upon recordation of this plat. Membership is mandatory for each lot owner. The homeowner's association shall be responsible for maintenance of the roads in the Subdivision in conformity with such maintenance to be funded by dues collected from members.

4. All deeds conveying lots in this Subdivision must contain notice to the grantee that all roads in the Subdivision are private and will not be maintained by Collin County, and that Collin County will not accept the roads for maintenance in the future.

5. Roads must be maintained to such a standard that will allow access by police, fire, and emergency service agencies. This, at a minimum, requires a travelable courseway with an all-weather surface capable of supporting 75,000 pounds.

6. Collin County is not responsible for traffic enforcement within the Subdivision.

STANDARD PLAT NOTES:

1. Mail boxes shall meet USPS specifications.

2. Driveway connections must meet Collin County specifications.

3. All roadway signs 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 adjacent to 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 appurtenances 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 tie-ins to a County maintained roadway, or roadway with expectations of being accepted into the County roadway network, must be even with the existing driving 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 ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the County generally will not accept drainage improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way 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 method.

17. Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction actually takes place on that lot in relation to the other lots, and are required to have BMPs 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 an SWPP and submit to the Director of Engineering prior to receiving any permits.

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 G & 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 and upon said map or plat, and said City Council further authorizes 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 of the City of Blue Ridge, Texas

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

By: _____
Authorized Signature

FINAL PLAT

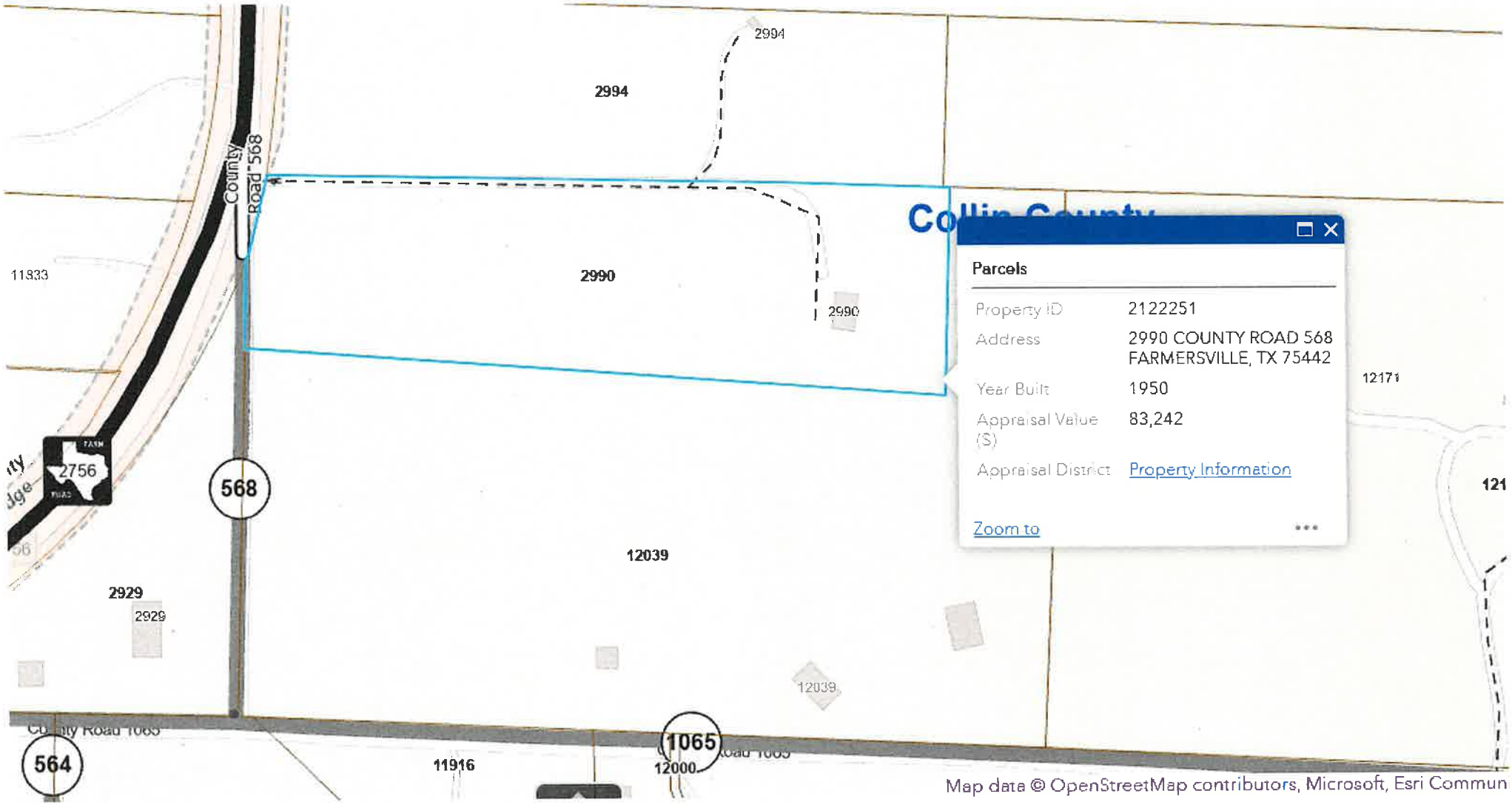
G & M PARK
BLOCK A, LOTS 1–6

BEING 7.518 ACRES OUT OF THE DAVID VAN WINKLE SURVEY ABSTRACT NO. 936 COLLIN COUNTY, TEXAS

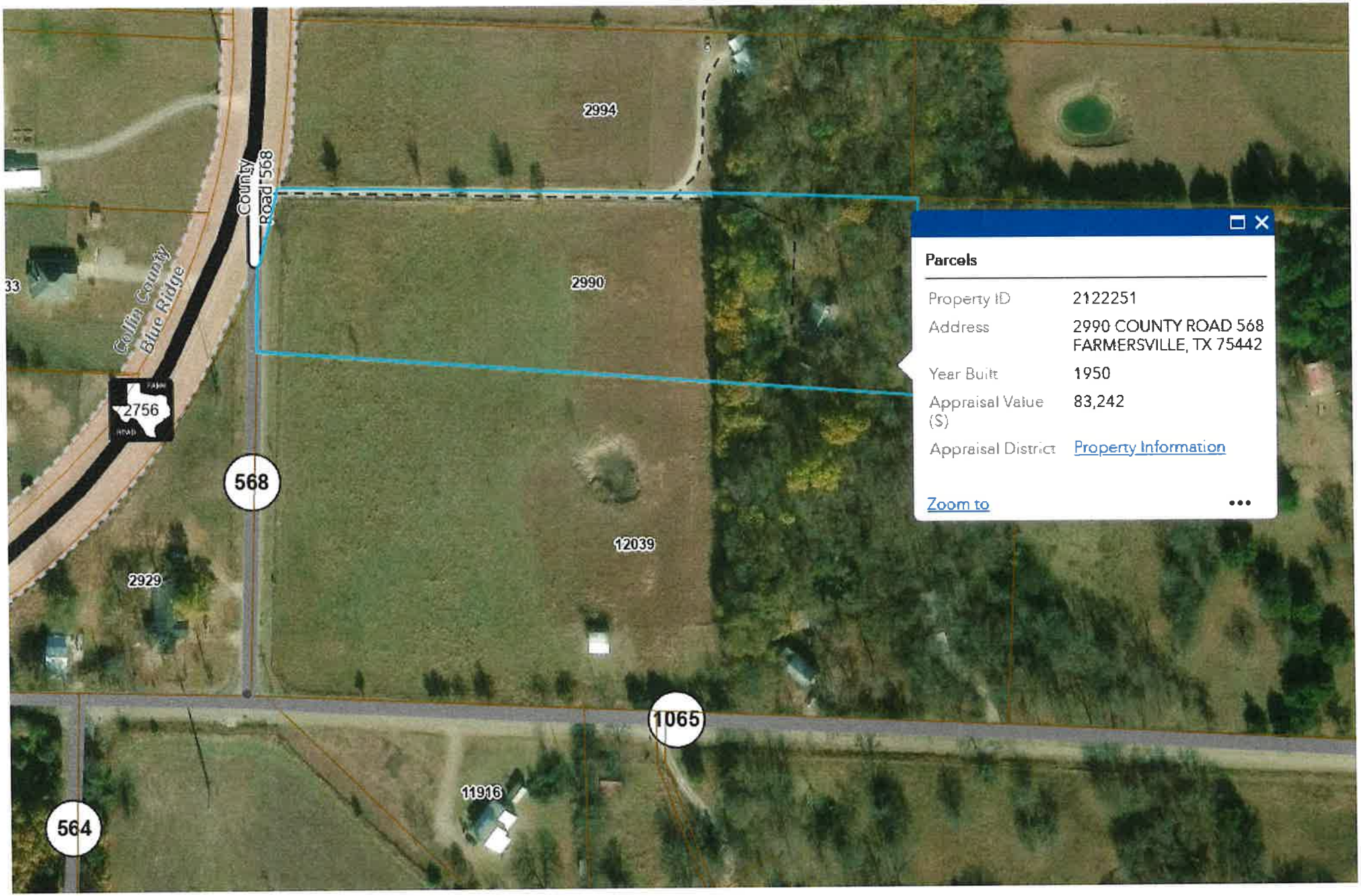
OWNERS
PAUL GUILLOTTE & HODA MORADI
4024 KENSEADOW LN
GARLAND, TX 75287-3018
(214) 991-1957
paulguillotte@gmail.com

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 129
MAIN, TEXAS 75409
(972) 924-2200
david@surdukansurveying.com
TBPLS NO. 10006500

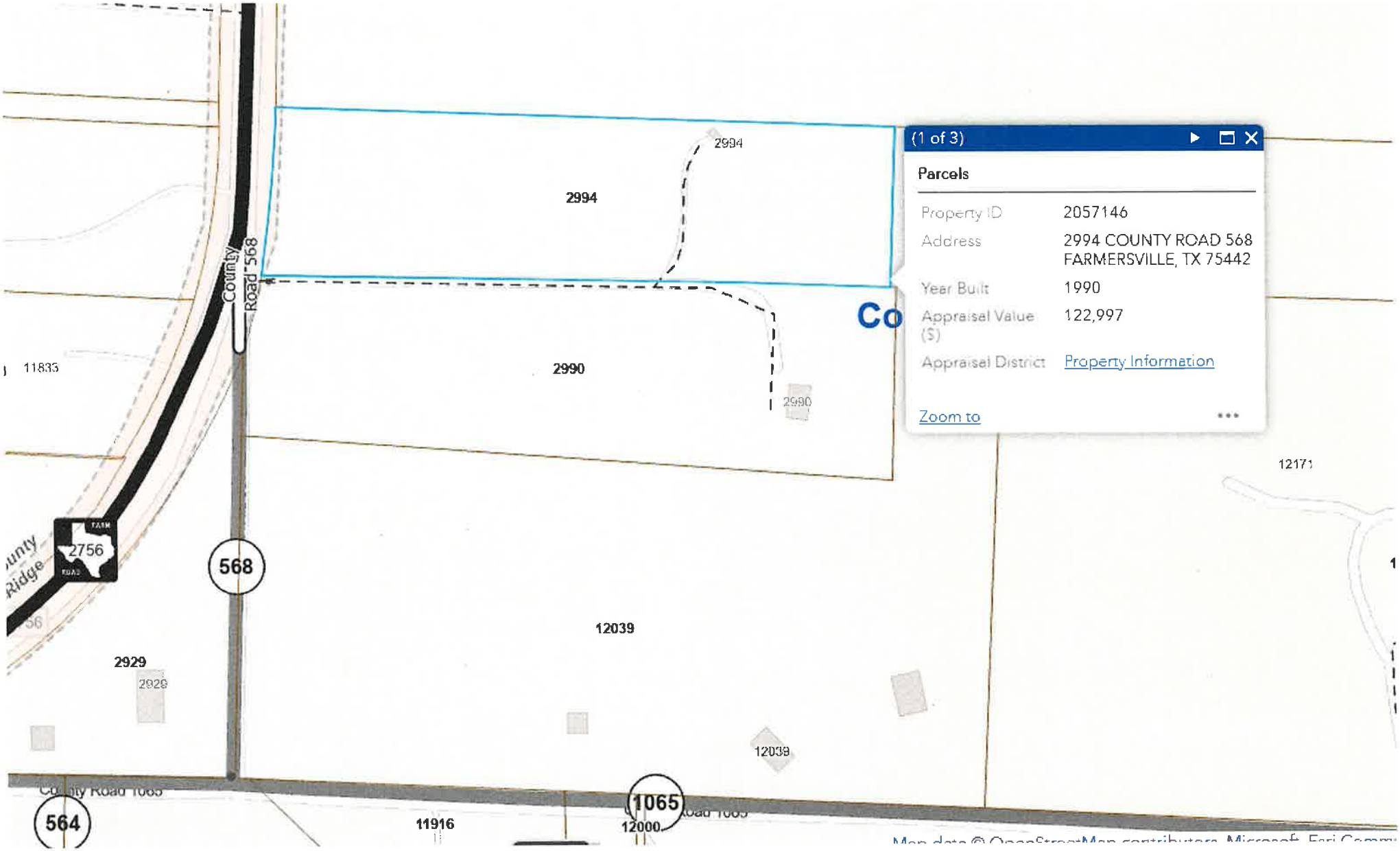
SCALE 1" = 100' DATE: AUGUST 3, 2026 JOB No. 2024-117 PLAT



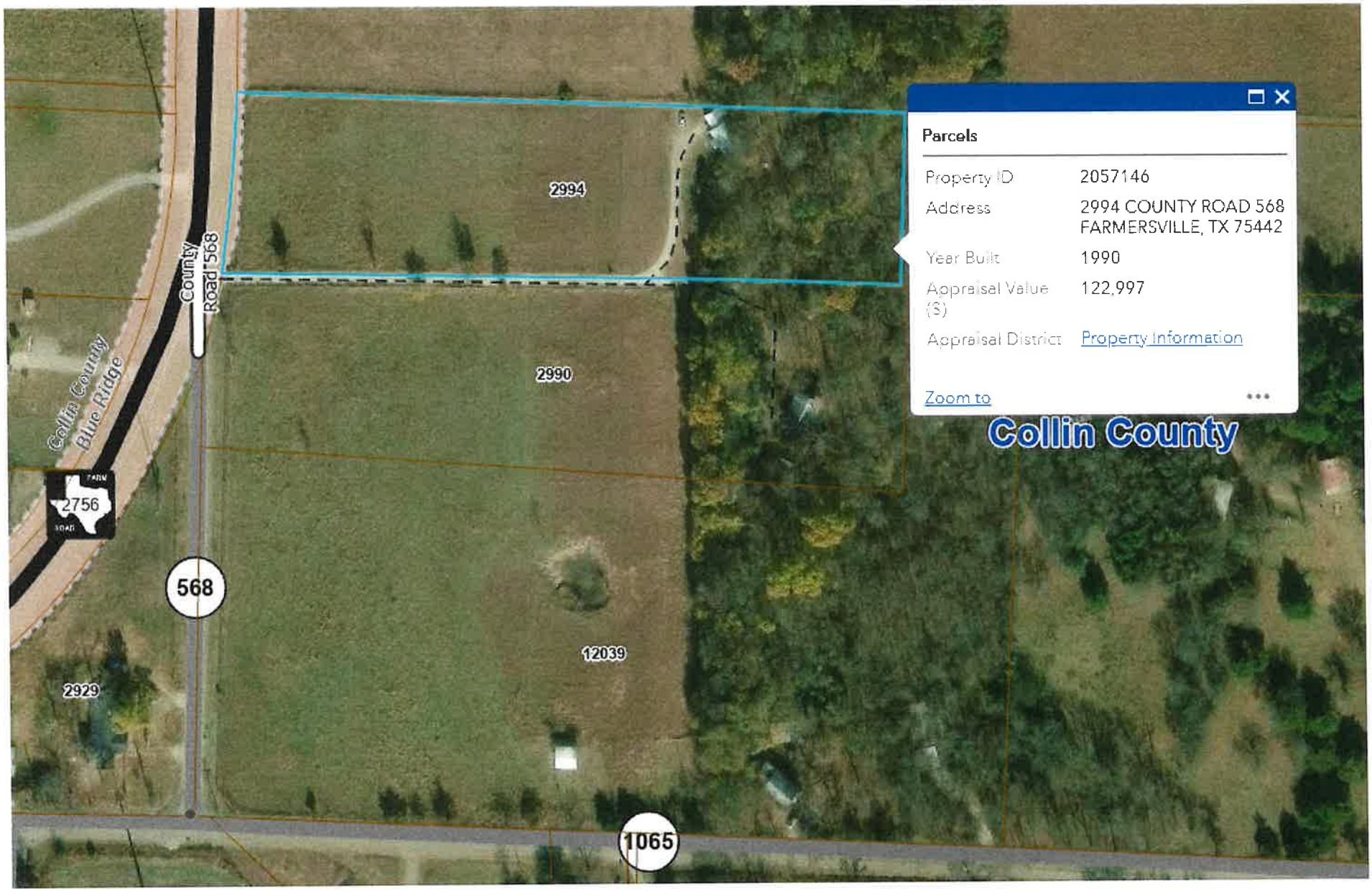
G&M PARK- LOTS 4-6



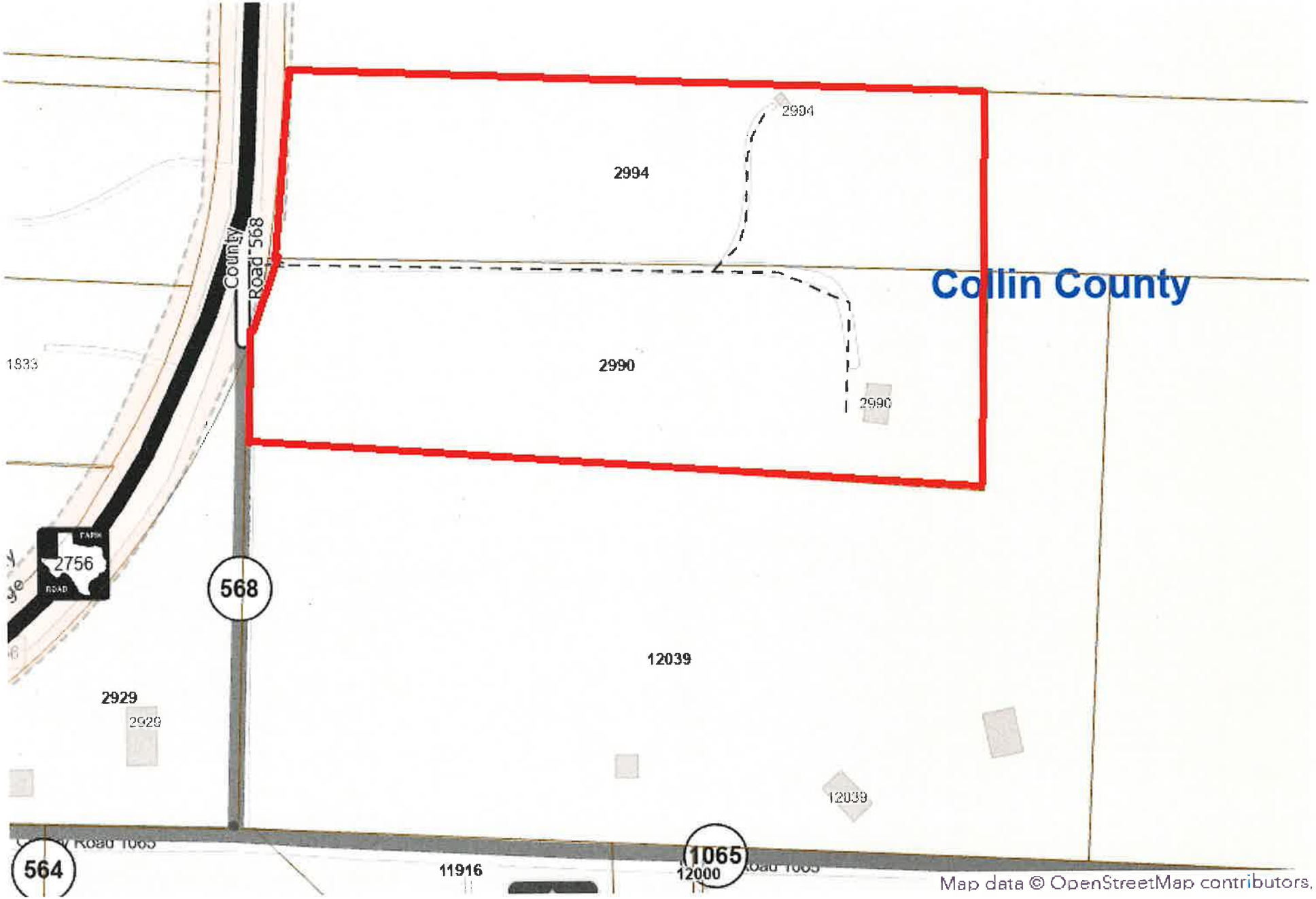
G&M Park - Lots 4-6



G&M PARK- LOTS 1-3



G&M park-Lots 1-3



G&M Park - Combined

CITY OF BLUE RIDGE

DEVELOPMENT APPLICATION

- ◇ Preliminary Plat
- ☑ Final Plat
- ◇ Replat
- ◇ Amended Plat
- ◇ Minor Plat
- ◇ Development Plat
- ◇ Concept Plan
- ◇ Site Plan
- ◇ Rezone
- ◇ Annexation

FEES:

A Retainer Fee of $1,000 is required for all submittals. Once plans have been reviewed, any funds not utilized will be refunded to the application. However, if the review exceeds the initial Retainer Fee, an additional $1,000 will be billed to the applicant. For a plat not requiring engineering inspection, the Plat Rate due at submittal is $350 + $5 per lot.

A. Description of Property
   1. Addition Name: G & M Addition
   2. Total Acreage: 7.518
   3. Current Zoning Classification(s): ETJ
   4. Proposed Zoning Classification(s): ETJ
   5. Total Number of Lots, by Type: 6 Lots
   6. Proposed Use of Property: COMMERCIAL
   7. Location of Property: 2990 & 2994 CR 568, Farmersville
   8. Geographic ID Number: R-6936-002-0360-1 Property ID Number: 2122251
      R-6936-002-1620-1 2057146

B. Applicant Information
   1. Owner: Paul Guillotte & Hoda Moradi
   2. Applicant/Representative: Brent Surdukan
   3. Address: P.O. BOX 126
   4. City, State, Zip: Anna, TX 75409
   5. Phone: 972-924-8200
   6. Email: brent@surdukansurveying.com

C. Variance Request ◇ Yes ☑ No If yes, describe _____

I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application, of the property herein described, that all information submitted herein is true and correct.

Applicant/Owner: _____ Date: 9/3/26

DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Date Received: _____ Received by: _____

◇ Check # _____ ◇ Cash ◇ Credit Card AMOUNT PAID $ _____

Fannin
ELECTRIC COOPERATIVE

August 3, 2026

Paul Guillotte & Hoda Moradi
4024 Kirkmeadow LN
Dallas, TX 75287

RE: Electric Service to G & M Park in Collin County, TX.

Fannin County Electric Cooperative has adequate and dependable electric power to serve 6 lots located at the northeast corner of CR 568 and FM 2756 in Collin County, TX. This letter is subject to the developer providing all necessary easements and aid to construction in accordance with the FEC Tariff.

If I can be of further assistance, you can contact me at 903-304-2424.

Sincerely,

Beau Williams

Beau Williams
Chief Operations Officer

VERONA SUD

17 July 2026

Re: Service and CCN 10184

To Whom It May Concern:

The service area in question being 2 tracts of land identified by Collin County as Property ID 2057146 with Geographic ID R-6936-002-1620-1 and Collin County Property ID 2122251 and Geographic ID R-6936-002-0360-1 with both tracts being a total of 7.12 acres on County Road 568. The described property is served by Verona SUD.

If you have any questions, please contact us.

Thank you.

Liz McTee
Verona SUD

408 WEST FM 13[illegible] SUITE 400
BLUE RIDGE, TEXAS 75424
[illegible] 972 [illegible] 752-4016 [illegible] WWW.VERONAWATER.COM

COLLIN COUNTY

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

July 8, 2026

Paul Guillotte; Brent Surdukan

EMAILED ONLY: paulguillotte@ymail.com; brent@surdukansurveying.com

RE: **G&M Park OSSF-DS-RV-26-04-0032 OSSF Review (6 lots – see below) – Approval**

The On-Site Sewage Facility (OSSF) review of the **G&M Park OSSF-DS-RV-26-04-0032 OSSF Review (6 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 portion of a 24' fire lane, access & utility easement along the southern property lines of lots 1/Blk A and 2/Blk A and the entire 24' along the southern portion of the eastern property line of lot 2/Blk A to which OSSF setbacks apply.**
  - **There is a portion of a 24' fire lane, access & utility easement along the northern property lines of lots 4/Blk A and 5/Blk A and the entire 24' along the northern portion of the eastern property line of lot 5/Blk A to which OSSF setbacks apply.**
  - **There can be up to 10' of easements along lot-to-lot lines to which OSSF setbacks apply.**
- **There are no easements other than the easements noted above.**
- **There were no permitted/approved existing structures with associated OSSF(s) on lots 1/Blk A, 2/Blk A, 4/Blk A or 5/Blk A at the time of approval. Any existing structures or OSSFs on lots 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 3/Blk A at the time of approval.**
  - **The existing OSSF on lot 3/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 3/Blk A to be completely within the boundaries of lot 3/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 (including to the existing pond and 35' easement) are not met, the entire system must be replaced with an approved alternative system (after review and permitting through CCDS).**
- **There was an existing structure/dwelling and a single associated OSSF on lot 6/Blk A at the time of approval.**
  - **The existing OSSF on lot 6/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**

COLLIN COUNTY

Development Services
4690 Community Avenue
Suite 200
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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 6/Blk A to be completely within the boundaries of lot 6/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 (including to the existing pond and 35' easement) 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.

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.

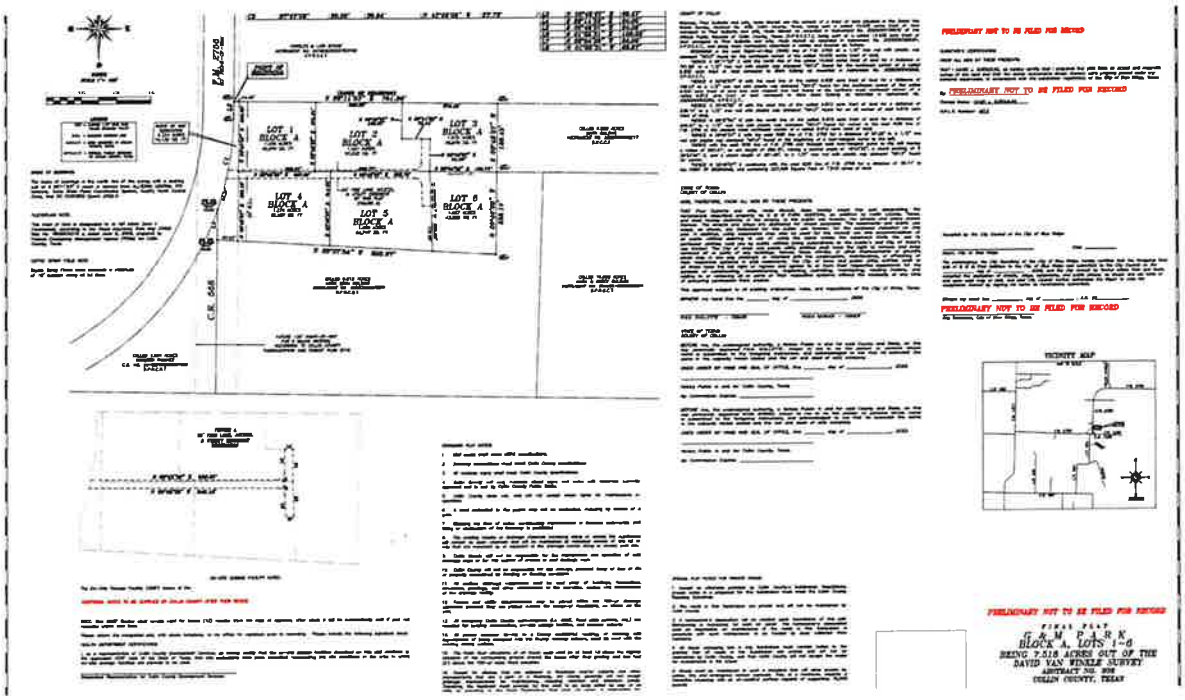
_____
Designated Representative for Collin County Development Services

Thank you,

Misty L. Brown
Misty Brown
Development Services Division Manager

COLLIN COUNTY

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



CITY OF BLUE RIDGE

PLANNING & ZONING
REGULAR SESSION

11/05/2026

Item 9

2027 Plat Submittal & Meeting Calendar

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

CITY OF BLUE RIDGE

2027 Plat Submittal Calendar

Plat submittal deadline	P&Z meeting	City Council meeting
Dec 23, 2026	Jan 19, 2027	Feb 2, 2027
Jan 22, 2027	Feb 16, 2027	Mar 2, 2027
Feb 19, 2027	Mar 16, 2027	Apr 6, 2027
Mar 25, 2027	Apr 20, 2027	May 4, 2027
Apr 23, 2027	May 18, 2027	Jun 1, 2027
May 21, 2027	Jun 15, 2027	Jul 6, 2027
Jun 25, 2027	Jul 20, 2027	Aug 3, 2027
Jul 23, 2027	Aug 17, 2027	Sep 7, 2027
Aug 27, 2027	Sep 21, 2027	Oct 5, 2027
Sep 24, 2027	Oct 19, 2027	Nov 2, 2027
Oct 22, 2027	Nov 16, 2027	Dec 7, 2027
Nov 24, 2027	Dec 21, 2027	Jan 4, 2028

Scheduling basis: P&Z; third Tuesday; Council first Tuesday of the following month. Plat deadline normally Friday before the Monday noon newspaper cutoff. Target Thursday publication is 19 calendar days before P&Z; (where 15-day advance publication is required). Deadlines moved earlier for City Hall closures.

Important: These are proposed agenda-planning cutoffs, not a waiver or extension of any statutory plat-review deadline. A complete application may trigger Chapter 212 deadlines upon filing. Actual legal-notice requirements vary by application type.

Special dates: January cycle deadline moved to Dec. 23, 2026 due to Christmas closures; December cycle deadline moved to Nov. 24, 2027 due to Thanksgiving closures.