



EXHIBIT D

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO NIXA CITY COUNCIL CONCERNING A PRELIMINARY PLAT FOR APPROXIMATELY 21.45 ACRES LOCATED IMMEDIATELY SOUTH OF COBBLE CREEK 3RD ADDITION ALONG SOUTH OZARK ROAD.

DATE: SEPTEMBER 2, 2025

SUBMITTED BY: ENVESTMENT TRUST

PRESENTED BY: NIXA PLANNING & DEVELOPMENT

Background

The property owner of approximately 21.45 acres located immediately to the South of currently developed portions of the Cobble Creek Subdivision, has submitted a preliminary plat for Cobble Creek 4th Addition. The subject property was annexed in May of 1994 and zoned for single family residential use at that time. A preliminary plat for Cobble Creek subdivision was approved in February of 2000 and has been developed in phases. The most recent phase of Cobble Creek was completed in 2017 (phase 3). While there are no significant changes to the proposal, the preliminary plat approval from 2000 has expired for phase 4.

Analysis

Surrounding Land Use

The subject property for this application is presently vacant and bound by developed R-1 single-family residences to the North. To the South is a single-family home on acreage outside the city limit. To the East and West is undeveloped land outside the city limit. The approval of the preliminary plat for Cobble Creek 4th addition would create 75 buildable single-family residential lots. The preliminary plat indicates a single non-buildable lot (222) which is intended for storm water detention as well as the site of an existing lift station. This lot is to be dedicated to the existing homeowner's association for maintenance.

Municipal Utilities (Water, Wastewater, Electric)

All new lots are planned to be served by public streets, municipal water, municipal sanitary sewer, and municipal electric services. All municipal utilities are readily available in the immediate area. Water and Sewer mains were stubbed out from



previous phases to serve phase 4, and the layout is conveniently unchanged. There is a 10-foot utility easement along all front yards, and a 15-foot utility easement from the rear property line of lots along the perimeter of the development.

Stormwater

Stormwater detention was provided as required by the Stormwater Management Plan. There are two facilities, one in the southwest portion of the development was incorporated with the existing lake. The other will be located in the southeast corner of the property on lot 222, both detention basins will be owned and maintained by the existing homeowner's association for Cobble Creek.

Transportation

Proposed streets will be constructed to serve all lots in the development. Street construction will conform to standards prescribed in the Nixa technical Specifications manual. A 50' right-of-way will be provided for all local streets. Street width will be 30' from back of curb to back of curb. 4' wide sidewalks will be provided along one side of the streets. No traffic impact study was performed for the initial phases of the Cobble Creek development; however, Ozark Road is now classified as a Secondary Arterial roadway and the 3rd access proposed by this preliminary plat may require a new traffic impact assessment.

Recommendation

Staff has reviewed the preliminary plat and has determined the document to be in conformance with the applicable regulations of the Nixa City Code concerning major subdivisions within the R-1 zoning district. Staff recommends approval.



SUB 25-006

E OLD BITTERSWEET ST

S ELEGANT DR

E PLACER MILL RD

E SILVER STREAK RD

E RIVER ROCK CT

S GOLD RUSH AVE

S COBBLE CREEK BLVD

S OZARK RD

SPARKSIDE CIR

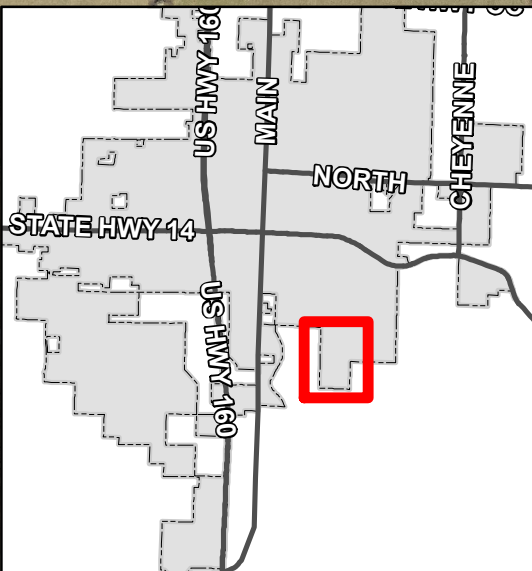
S BLACK SANDS AVE

E MINING CAMP RD E MUSKEGO RD

S SEASTRIDGE AVE

S DRY GULCH RD

Proposed Preliminary Plat



- Single-Family
- Two-Family

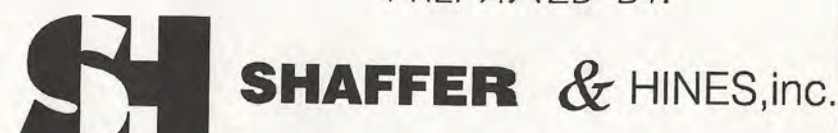
PRELIMINARY PLAT OF COBBLE CREEK

CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

PREPARED FOR:

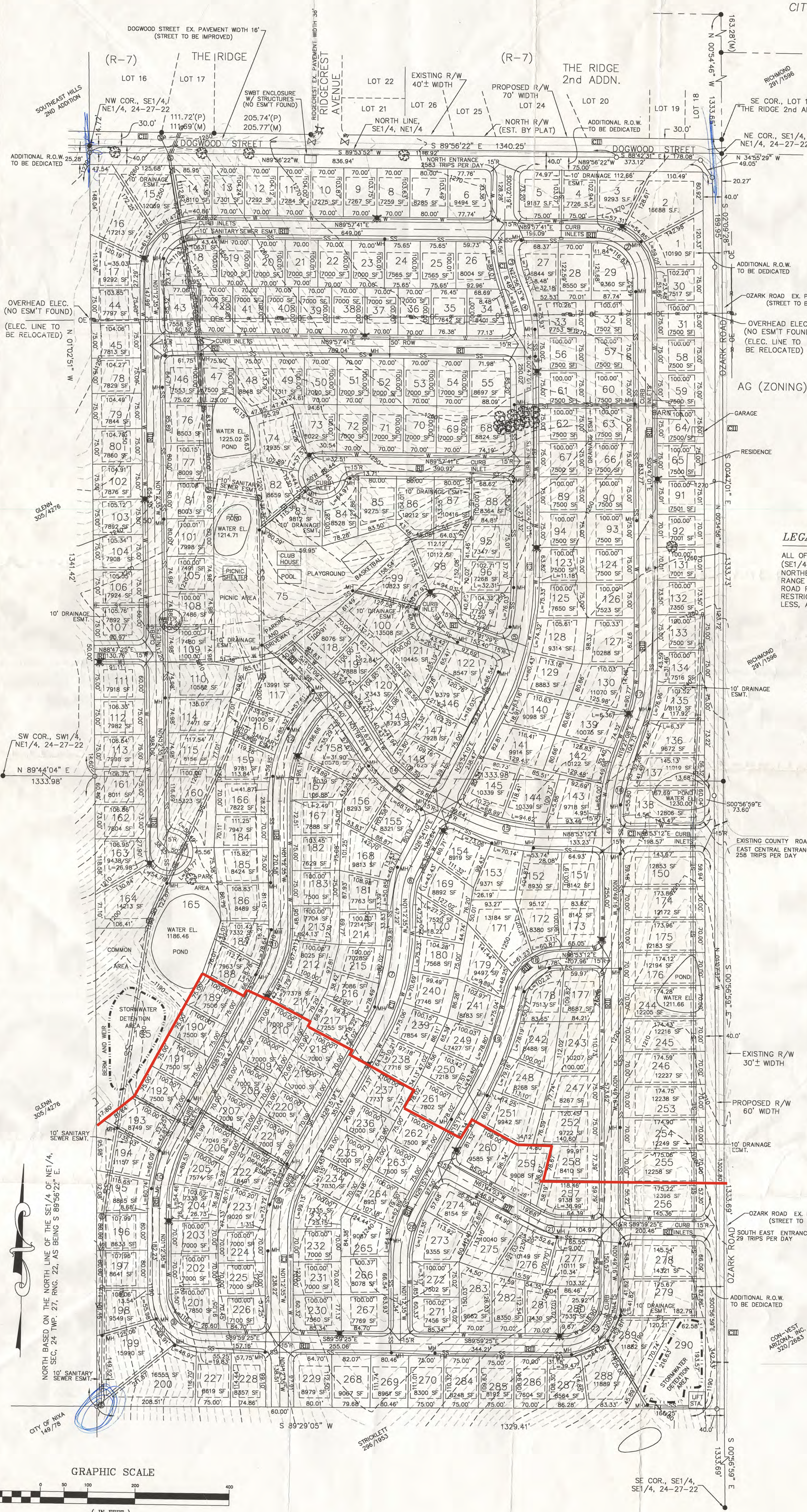
AMERICAN EQUITIES
1315 MCGUFFY
OZARK, MO. 65721

PREPARED BY:



CONSULTING ENGINEERS - REGISTERED LAND SURVEYORS
112 South Main, Nixa, Missouri 65714
Phone (417) 725-4663 - Fax (417) 725-5230
E-mail: shafferpe@att.com

JOB NO.: 994404
DATE: FEBRUARY 16, 2000
SCALE: 1" = 100'
DRAWN BY: SPR



CURVE DATA (CENTERLINE)

① R=100.00 L=159.12 Tan=102.06 Delta=91°10'15"	② R=100.00 L=155.78 Tan=98.71 Delta=89°15'19"	③ R=250.00 L=99.92 Tan=50.63 Delta=22°53'56"	④ R=250.00 L=96.67 Tan=48.94 Delta=22°09'15"
⑤ R=600.00 L=289.93 Tan=147.85 Delta=27°41'10"	⑥ R=175.00 L=85.86 Tan=43.81 Delta=28°06'44"	⑦ R=455.00 L=233.98 Tan=119.64 Delta=29°27'51"	⑧ R=225.00 L=115.71 Tan=59.16 Delta=29°27'51"
⑨ R=100.00 L=154.95 Tan=97.89 Delta=88°46'51"	⑩ R=305.00 L=156.85 Tan=90.47 Delta=29°27'51"	⑪ R=195.00 L=100.28 Tan=51.27 Delta=29°27'51"	⑫ R=305.00 L=163.65 Tan=63.74 Delta=49°31'41"
⑬ R=300.00 L=171.80 Tan=90.47 Delta=13°42'46"	⑭ R=300.00 L=175.74 Tan=90.47 Delta=33°33'53"	⑮ R=400.00 L=183.20 Tan=93.24 Delta=28°14'31"	⑯ R=300.00 L=106.13 Tan=53.63 Delta=20°16'10"
⑰ R=300.00 L=105.95 Delta=20°14'09"	⑱ R=100.00 L=136.28 Delta=81°10'	⑲ R=705.00 L=214.75 Delta=17°27'09"	⑳ R=250.00 L=128.56 Delta=29°27'51"
㉑ R=100.00 L=149.32 Delta=28°15'22"	㉒ R=100.00 L=101.46 Delta=90°49'51"		

LEGAL DESCRIPTION

ALL OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) AND ALL OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), ALL IN SECTION 24, TOWNSHIP 27 NORTH, RANGE 22 WEST. SUBJECT TO THAT PART TAKEN, DEEDED, OR USED FOR ROAD PURPOSES. ALSO, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID TRACT CONTAINS 81.913 ACRES MORE OR LESS, ALL IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.

SETBACKS

FRONT SETBACK 25' FROM ROW
SIDE YARD SETBACK 5'
REAR YARD SETBACK 20'
SIDE YARD SETBACK WITH STREET FRONTAGE 12'

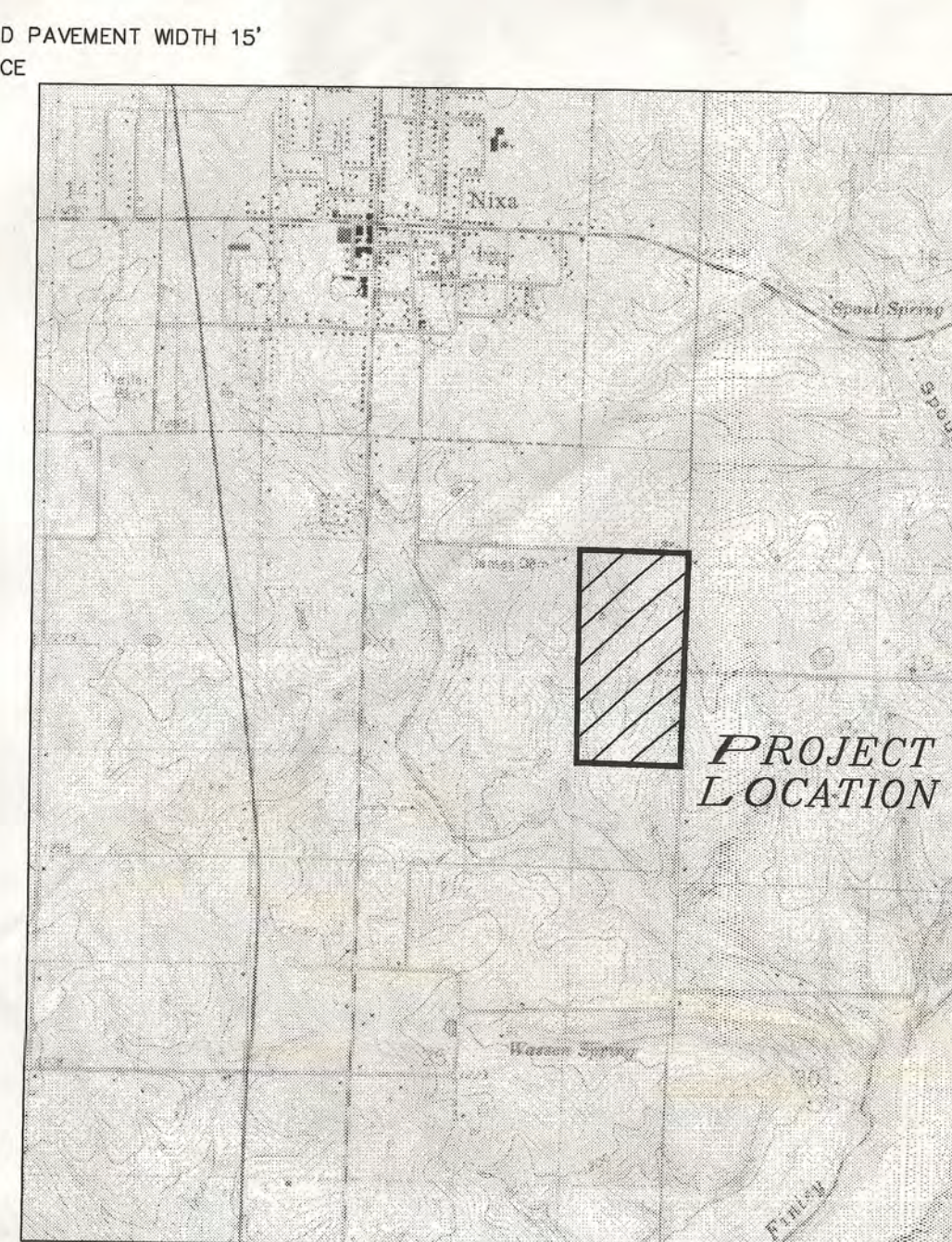
EASEMENTS

15' OUTSIDE PERIMETER UTILITY EASEMENT
10' STREET ROW FRONTAGE UTILITY EASEMENT
5' SIDEYARD UTILITY EASEMENT
ALL WATER LINES AND SANITARY SEWERS HAVE ASSOCIATED 10' EASEMENTS TO BE SHOWN ON THE FINAL PLATS.

NOTES:

PROPOSED ZONING R-7
LARGEST LOT 16555 SQUARE FEET (LOT 200)
SMALLEST LOT 7000 SQUARE FEET (MULTIPLE)

COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
LOT 290 (0.51 ACRES)
LOT 165 (2.03 ACRES)
LOT 75 (2.25 ACRES)
TOTAL COMMON AREA = 4.79 ACRES



VICINITY MAP
SEC. 24, TWP. 27, RNG. 22
CHRISTIAN COUNTY, MISSOURI

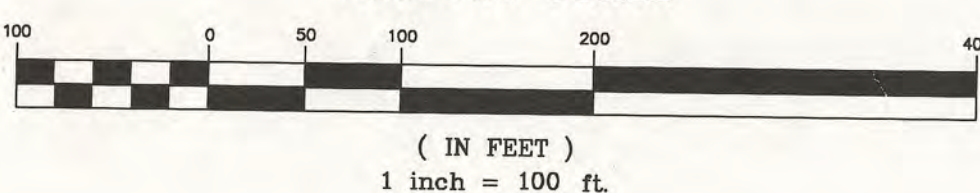
STREET CLASSIFICATION

- LOCAL RESIDENTIAL CLASS I (50' R.O.W. AND 30' BC TO BC)
- LOCAL RESIDENTIAL CLASS II (50' R.O.W. AND 30' BC TO BC)
- COLLECTOR RESIDENTIAL CLASS I (60' R.O.W. AND 36' BC TO BC)
- COLLECTOR RESIDENTIAL CLASS II (80' R.O.W. AND 40' BC TO BC)
- CUL-DE-SACS 50' RADIUS AT R.O.W. (80' DIAMETER BC TO BC)

LEGEND

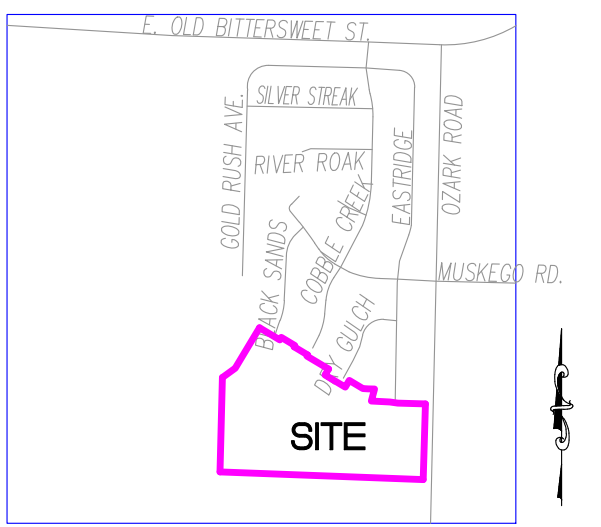
- W PROPOSED WATER MAINS
- SS PROPOSED SANITARY SEWER MAINS
- ST PROPOSED STORMWATER DRAINAGE
- FM PROPOSED FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- O DENOTES 5/8" IRON PIN SET, CAPPED LC 383 (EXCEPT AS NOTED)
- DENOTES IRON PIN FOUND (EXCEPT AS NOTED)
- EXISTING POWER POLE
- (M) MEASURED DATA
- (P) PLAT DATA
- (D) DEED DATA

GRAPHIC SCALE



THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA.

COMMUNITY PANEL No. 290847 0003 A, EFFECTIVE 4-19-83



LOCATION SKETCH
SEC. 24, T27N, R22W
NOT TO SCALE

PRELIMINARY PLAT FOR
COBBLE CREEK 4TH ADDITION
BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 22 WEST
CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.
PRELIMINARY PLAT

DEED DESCRIPTION

A TRACT OF LAND SITUATED WITHIN A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE TWENTY-TWO (22) WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-FOUR (24); THENCE N 00°56'38" W, A DISTANCE OF 1333.69 FEET; THENCE S 89°29'05" W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING S 89°29'05" W, A DISTANCE OF 1289.40 FEET; THENCE NORTH 01°08'35" WEST, A DISTANCE OF 598.73 FEET; THENCE NORTH 51°31'18" EAST, A DISTANCE OF 99.43 FEET; THENCE N 28°15'17" E, A DISTANCE OF 300.00 FEET; THENCE S 61°44'43" EAST, A DISTANCE OF 150.00 FEET; THENCE N 28°15'17" EAST, A DISTANCE OF 18.74 FEET; THENCE S 61°44'43" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 28°15'17" WEST, A DISTANCE OF 9.85 FEET; THENCE SOUTH 61°44'43" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 53°51'45" EAST, A DISTANCE OF 60.57 FEET; THENCE SOUTH 61°44'43" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 28°15'17" WEST, A DISTANCE OF 43.88 FEET; THENCE SOUTH 61°44'43" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 28°15'17" EAST, A DISTANCE OF 49.51 FEET; THENCE SOUTH 61°44'43" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°51'52" EAST, A DISTANCE OF 74.80 FEET; THENCE S 12°48'31" WEST, A DISTANCE OF 78.67 FEET; THENCE SOUTH 81°59'25" EAST, A DISTANCE OF 118.46 FEET; THENCE SOUTH 84°17'19" EAST, A DISTANCE OF 50.33 FEET; THENCE NORTH 89°10'44" EAST, A DISTANCE OF 175.22 FEET; THENCE SOUTH 00°36'59" EAST, A DISTANCE OF 479.83 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART DEEDED, TAKEN OR USED FOR ROAD PURPOSES.

PERIMETER DESCRIPTION

A TRACT AS DESCRIBED IN THE CHRISTIAN COUNTY RECORDERS IN BOOK 2023 AT PAGE 1512 AND LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 22 WEST IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 22 WEST; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 01°45'00" EAST, 1333.69 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°48'38" WEST, 40.00 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY OF OZARK ROAD SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID WEST RIGHT-OF-WAY, NORTH 87°48'38" WEST, 1289.03 FEET; THENCE NORTH 01°32'26" EAST, 598.73 FEET TO A POINT LYING ON THE EASTERLY LINE OF LOT 101 OF THE FINAL PLAT OF COBBLE CREEK 2ND ADDITION, AS DESCRIBED IN PLAT BOOK H AT PAGE 332; THENCE ALONG THE EASTERLY LINE OF SAID LOT 101 THE FOLLOWING COURSES, NORTH 54°13'35" EAST, 99.43 FEET; THENCE NORTH 30°58'10" EAST, 299.46 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THE SAID COBBLE CREEK 2ND ADDITION; THENCE LEAVING SAID EASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID COBBLE CREEK 2ND ADDITION THE FOLLOWING COURSES, SOUTH 59°07'00" EAST, 150.00 FEET; THENCE NORTH 30°53'00" EAST, 18.74 FEET; THENCE SOUTH 59°07'00" EAST, 100.00 FEET; THENCE SOUTH 30°53'00" WEST, 9.85 FEET; THENCE SOUTH 59°07'00" EAST, 100.00 FEET; THENCE SOUTH 30°53'00" WEST, 8.31 FEET; THENCE SOUTH 59°07'00" EAST, 160.00 FEET TO A POINT LYING ON THE WESTERLY LINE OF LOT 149 OF THE FINAL PLAT OF COBBLE CREEK 3RD ADDITION, AS DESCRIBED IN PLAT BOOK H AT PAGE 604; THENCE ALONG SAID WESTERLY LINE, SOUTH 31°13'25" WEST, 44.18 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID COBBLE CREEK 3RD ADDITION; THENCE LEAVING SAID WESTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID COBBLE CREEK 3RD ADDITION, SOUTH 59°02'44" EAST, 150.00 FEET; THENCE NORTH 30°57'16" EAST, 49.51 FEET; THENCE SOUTH 59°02'44" EAST, 100.00 FEET; THENCE SOUTH 87°09'21" EAST, 34.12 FEET; THENCE SOUTH 87°40'15" EAST, 40.68 FEET; THENCE SOUTH 15°30'30" WEST, 78.67 FEET; THENCE SOUTH 87°17'26" EAST, 118.46 FEET; THENCE SOUTH 81°35'20" EAST, 50.33 FEET; THENCE SOUTH 89°07'17" EAST, 175.22 FEET TO A POINT LYING ON THE AFOREMENTIONED WEST RIGHT-OF-WAY OF OZARK ROAD; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID WEST RIGHT-OF-WAY SOUTH 01°45'00" WEST, 479.83 FEET TO THE POINT OF BEGINNING, CONTAINING 851,849 SQUARE FEET OR 19.55 ACRES, MORE OR LESS, ALL LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 22 WEST IN CHRISTIAN COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 CENTRAL ZONE.

UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE NUMBERS 243522846, 2435522847 AND 2435522848.

SURVEYORS NOTE:

WITH THIS SURVEY HE DOES NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2204300080, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 02, 2023 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

OWNER AND DEVELOPER

E.N. VESTMENTS TRUST, LLC
2920 E. STANFORD ST.
SPRINGFIELD, MO., 65804

PREPARED BY

SAM DEPRIEST, PLS
OWN, INC.
8455 COLLEGE BOULEVARD
OVERLAND, KS. 66210


SURVEYOR'S CERTIFICATE
KNOWN ALL MEN BY THESE PRESENTS:

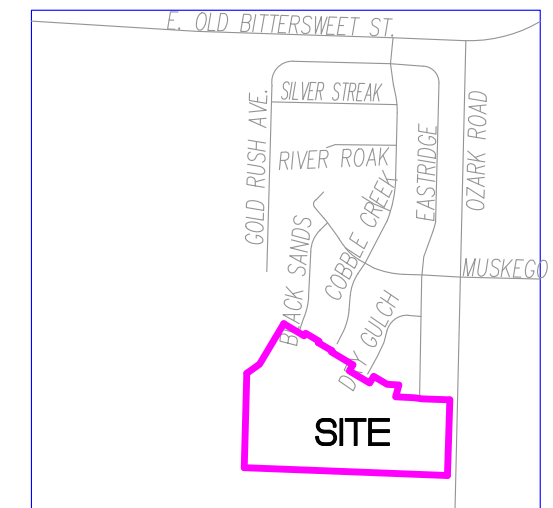
THAT I, SAMUEL J. DEPRIEST, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY OWN, INC. DATED AUGUST 2024 AND SIGNED BY SAMUEL J. DEPRIEST, PLS NO. 2013000041 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT UNDER THE SUPERVISION OF SAMUEL J. DEPRIEST, PLS NO. 2013000041 IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DRAWING LAST REVISED ON AUGUST 27, 2025.

OWN, INC. LC82
BY:

SAMUEL J. DEPRIEST, PLS NO. 2013000041

DATE PREPARED

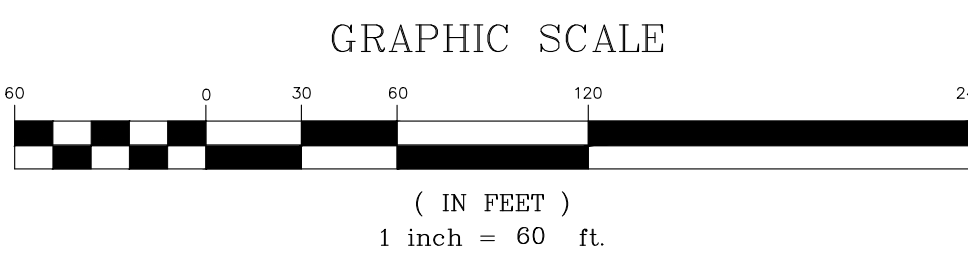
 Engineering beyond®		3213 S. West Bypass Springfield, MO 65807 417.866.2741 weareown.com
FORMERLY ANDERSON ENGINEERING		
FIELD: BB DRAWN: GAS CHECKED:	DATE: 4-29-2025 FIELD BK: BB JOB NO: 24SP40025	112083 SHEET 1 OF 2



LOCATION SKETCH
SEC. 24, T27N, R22W
NOT TO SCALE



PRELIMINARY PLAT FOR
COBBLE CREEK 4TH ADDITION
BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 22 WEST
CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.
PRELIMINARY PLAT



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.74'	N30°53'00"E M S81°44'43"E D
L2	100.00'	S59°07'00"E M S81°44'43"E D
L3	9.85'	S30°53'00"W M N28°15'17"D D
L4	100.00'	S59°07'00"E M S81°44'43"E D
L5	8.31'	S30°53'00"W M S28°15'17"D D
L6	180.00'	S59°07'00"E M S81°44'43"E D
L7	49.51'	N30°57'16"E M N28°15'17"D D
L8	100.00'	S59°02'44"E M S81°44'43"E D
L9	34.12'	S87°09'21"E M S89°51'20"E P
L10	40.68'	S87°40'15"E M S89°37'46"E P
L11	50.33'	S81°35'20"E M S84°17'19"E D
L12	175.22'	S88°07'17"E M N89°10'44"E D

INTERIOR ANGLES	
①	90°05'10"
②	270°00'00"
③	90°00'00"
④	90°00'00"
⑤	270°00'00"
⑥	90°00'00"
⑦	270°00'00"
⑧	89°39'34"
⑨	270°16'10"
⑩	270°00'00"
⑪	90°00'00"
⑫	208°06'37"
⑬	76°49'15"
⑭	282°47'56"
⑮	174°17'54"
⑯	186°31'57"
⑰	90°07'43"
⑱	89°33'38"
⑲	90°38'56"
⑳	127°18'51"
㉑	203°15'25"
㉒	180°30'54"

- KEY NOTES**
- ① 25' FRONT SETBACK
 - ② 20' REAR SETBACK
 - ③ 12' SIDE SETBACK
 - ④ 5' SIDE SETBACK

- LEGEND OF SYMBOLS AND ABBREVIATIONS**
- ④ INTERNAL ANGLE # (SEE TABLE)
 - SS— SANITARY SEWER LINE
 - E— OVERHEAD ELECTRIC
 - G— GAS LINE
 - WS— WATER SERVICE
 - UT— UNDERGROUND TELEPHONE
 - UE— UNDERGROUND ELECTRIC
 - X— FENCE LINE
 - FH— FIRE HYDRANT
 - LP— LIGHT POLE
 - P.O.C.— POINT OF COMMENCEMENT
 - MEASURED 100' M
—DEED 100' D
—PLAT 100' P
 - WV— WATER VALVE
 - GV— GAS VALVE
 - WM— WATER METER
 - TR— TELEPHONE RISER
 - ER— ELECTRIC RISER
 - RD— ROOF DRAIN
 - TRANS— TRANSFORMER PAD
 - MH— SANITARY MANHOLE
 - RWM— RIGHT-OF-WAY MARKER
 - IP— FOUND IRON PIN
 - SET IP— SET IRON PIN
 - P.O.B.— POINT OF BEGINNING
 - GROUND LIGHT PERMANENT MONUMENT
 - SET PM— SET PERMANENT MONUMENT
 - TREELINE— TREELINE

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	23.60	15.00	S75° 54' 23"W	21.24
C2	112.07	225.00	S16° 34' 21"W	110.92
C3	23.24	15.00	S42° 53' 43"E	20.99
C4	119.10	75.00	N47° 13' 11"E	106.98
C5	23.30	15.00	N42° 46' 49"W	21.03
C6	52.64	125.00	S71° 05' 41"E	52.26
C7	9.00	125.00	S85° 13' 22"E	9.00
C8	23.82	15.00	S47° 13' 11"W	21.40
C9	23.31	15.00	N42° 46' 04"W	21.03
C10	42.17	125.00	N11° 23' 23"E	41.97
C11	52.81	125.00	N33° 09' 25"E	52.41
C12	64.06	125.00	N59° 56' 26"E	63.36
C13	39.47	125.00	N83° 40' 05"E	39.31
C14	23.88	15.00	S47° 06' 17"W	21.44
C15	23.24	15.00	N42° 53' 43"W	20.99
C16	19.83	125.00	S82° 44' 29"E	19.81
C17	48.97	125.00	S66° 58' 26"E	48.66
C18	68.91	125.00	S39° 57' 25"E	68.04
C19	55.98	125.00	S11° 20' 02"E	55.51
C20	60.74	330.00	S06° 46' 05"W	60.65
C21	66.09	330.00	S17° 46' 43"W	65.98
C22	42.87	330.00	S27° 14' 16"W	42.84
C23	116.21	75.00	S42° 53' 43"E	104.93
C24	23.88	15.00	N47° 06' 17"E	21.44
C25	73.72	255.00	S09° 46' 37"W	73.46
C26	57.41	255.00	S24° 30' 33"W	57.29
C27	99.13	195.00	S16° 03' 30"W	98.07
C28	23.24	15.00	S42° 53' 43"E	20.99
C29	23.88	15.00	N47° 06' 17"E	21.44
C30	14.23	275.00	S02° 58' 37"W	14.22
C31	64.30	275.00	S11° 09' 26"W	64.15
C32	62.89	275.00	S24° 24' 27"W	62.76
C33	23.53	15.00	S14° 05' 37"E	21.19
C34	36.99	75.00	S73° 09' 28"E	36.61
C35	23.78	15.00	N47° 17' 56"E	21.37
C36	23.34	15.00	S42° 42' 04"E	21.06
C37	23.81	15.00	N47° 13' 56"E	21.39
C38	54.46	280.00	S07° 04' 01"W	54.37
C39	89.53	280.00	S21° 47' 56"W	89.15
C40	156.85	305.00	S16° 13' 38"W	155.12
C41	115.71	225.00	S16° 13' 41"W	114.44
C42	154.95	100.00	S42° 53' 43"E	139.91
C43	128.59	250.00	S16° 13' 48"W	127.17
C44	158.53	100.00	S47° 17' 56"W	142.44
C45	49.32	100.00	S73° 09' 28"E	48.82

BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, DATE OF ADJUSTMENT 2000, FROM GPS OBSERVATIONS.

P.O.C.
SE. COR. OF THE
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SEC. 24, T27N, R22W.

OWN
Engineering
FORMERLY ANDERSON ENGINEERING

3213 S. West Bypass
Springfield, MO 65807
417.866.2741
weareown.com

FIELD: BB
DRAWN: GAS
CHECKED: RAP

DATE: 4-29-2025
FIELD BK: BB
JOB NO: 24SP40025

112083
SHEET 2 OF 2



CITY OF NIXA

PRELIMINARY PLAT APPLICATION

715 W. Mt. Vernon
PO Box 395, Nixa MO 65714
Phone: 725-5850
Email: planning@nixa.com

Application Date _____

File # _____

APPLICANT INFORMATION

Applicant Name: ENvestment Trust - Mr. Elkady

Mailing Address 1030 E. Walnut St, Springfield MO 65806
Street address City State Zip

Applicant Phone: (417)316-0746 Applicant Email elkadymd@yahoo.com

General Location of Project:

865 S Ozark Road, Nixa Missouri, 65714

Project Name: Cobble Creek Addition Phase 4

Zoning for Project: R1 # of Lots: 74

ENGINEER/SURVEYOR INFORMATION

Engineer: Morgan Neal Phone: (417) 866-2741


Email: mneal@weareown.com

Surveyor: Ron Wallace Phone: (417) 782-7399

Email: rwallace@weareown.com

Notes:

I/We, the undersigned applicant being either the owner of the subject property or a duly authorized representative of such owner(s), do attest to the truth and accuracy of the information provided with this application. I also hereby agree to reimburse the City for all costs associated with the provision of notice of public hearings necessitated by this application, including costs for certified mailing and publication in a local newspaper.

Applicant Signature:  Date: 7/23/25

REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION (all digital submittals sent to planning@nixa.com)

- ☐ Ownership report (certified by a title company) Identifying owner(s) of all fee interests of record.
- ☐ Legal description(s) for all areas to be rezoned (Microsoft Word Format)
- ☐ Payment of Application fee in the amount of \$350
- ☐ Submittal of paper copies of preliminary plat

TYPICAL PROCESS AND TIMELINE

Preparation Phase	Application received for staff review and preparation for hearings	- 30 Days
	Provide notice of hearing for publication in a local newspaper at least 15 days prior to hearing date.	
	Provide notice of hearing to all owners of real estate within 185 feet of subject property	
	Posting of notice of public hearing sign on the subject property.	
Hearing Phase	Public hearing before Planning & Zoning Commission	-20 Days
	Planning & Zoning Commission makes finding of facts and recommendation to City Council	
	First reading of ordinance by City Council	
	Second reading of ordinance by City Council	

For questions regarding this application or the process described above, please contact the City of Nixa Planning and Development Department at 417-725-5850

NIXA.COM