

**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, OCTOBER 20, 2009
COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action taken on the Planning & Zoning items by City Council at the October 5, 2009 Special Called City Council meeting.
2. Action taken on the Planning & Zoning items by City Council at the October 13, 2009 City Council meeting.

Election of Officers

3. Elect Chair, Vice Chair and Second Vice Chair.

Consent Agenda *(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)*

4. Approve minutes of the October 5, 2009, Special Called meeting.
5. Approve minutes of the October 6, 2009, Regular meeting.
6. Final Plat – Consider a Final Plat for Greenville Center Addition, Lot 8, Block A for Jack in the Box, being .9293± acres located southwest of Stacy Road and Greenville Avenue. (FP-9/21/09-74)
7. Combination Plat – Consider a request for a Combination Plat for Greenville Montessori Addition, Lots 1 & 2, Block A, being 2.749± acres located at the southwest corner of Trinity Drive and Greenville Avenue. (FP-9/21/09-76)

Regular Agenda

8. General Development Plan – Consider a request for a General Development Plan for McCoy and Roth Addition, being 13.794± acres located southeast of Stacy Road and Angel Parkway. (GDP-8/31/09-70)
9. Public Hearing/Replat – Conduct a Public Hearing and consider a Replat for Bray Central One, Lots 1R, 2, 3X & 4X, Block C for The Aspens at Twin Creeks, being a Replat of part of Bray Central One, Lot 1, Block C; being 22.283± acres located north of the intersection of Bray Central Drive and Watters Road. (FP-9/25/09-77)

Executive Session (*As needed*)

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, October 16, 2009, at 5:00 p.m.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

Director's Report from 10/05/09 Special Called City Council Meeting

There was one item taken to the October 5, 2009 Special Called City Council meeting for consideration. A public hearing was held and the first reading of the ordinance to adopt and impose a 90 day moratorium for new assembly uses and expansion of existing assembly uses on commercial property was approved.

Director's Report from 10/13/09 City Council Meeting

There was one item taken to the October 13, 2009 City Council meeting for consideration. The second reading was approved and an ordinance was adopted to impose a 90 day moratorium for new assembly uses and expansion of existing assembly uses on commercial property.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

October 20, 2009

Election of Officers – Elect a Chair, Vice Chair, and Second Vice Chair.

STAFF RESOURCE:

Ogden “Bo” Bass, AICP
Director, Planning and Development

PREVIOUS COMMISSION/COUNCIL ACTION:

None

BACKGROUND

The Commission should elect a Chair, Vice Chair and Second Vice Chair.

STAFF RECOMMENDATION

Elect officers.



**PLANNING AND ZONING
COMMISSION**

**Special Called Meeting
October 5, 2009**

ATTENDANCE:

Commissioners Present:

Jeff Cocking
Douglas Dreggors
John Kelley
Shirley Mangrum
Steven Platt, Jr.
James Rushing
Robert Wendland

Commissioners Absent:

None

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Planning & Development
Lee Battle, AICP, Assistant Director of Planning & Development
Shelley George, City Secretary
Helen-Eve Liebman, Senior Planner
Tiffany McLeod, Planner
Pete Smith, City Attorney
Peter Vargas, City Manager

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Wendland called the meeting to order at 12:00 p.m. in the City Hall Council Chambers at Allen City Hall, 305 Century Parkway.

Regular Agenda

Agenda Item #1: Conduct a Public Hearing and consider the imposition and adoption of a moratorium for new assembly uses and expansion of existing assembly uses on commercial property.

Ogden "Bo" Bass, Director of Planning and Development, presented to the Commission. The purpose of the meeting is to establish a 90 day moratorium for property development for general assembly uses on all commercial property throughout the City. The moratorium will allow City staff, the Commission and Council time to study the compatibility of land uses, the requirements of state and federal law and interpretations of the ALDC.

If the City Council chooses to adopt the moratorium ordinance, it will be in effect until January 11, 2010.

Staff recommends that the Commission recommend approval of ordinance to the City Council.

Chairman Wendland opened the Public Hearing.

With no one wishing to speak, Chairman Wendland closed the Public Hearing.

Commissioner Cocking asked if the moratorium prevents assembly uses from being developed in the Community Facilities zoning district. Mr. Bass stated the moratorium could affect projects in the Community Facilities zoning district, however the ordinance provides that any project currently in the development process is vested.

Motion: Upon a motion by Commissioner Rushing, and a second by Commissioner Dreggors, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to recommend adoption of the moratorium ordinance. The motion carried.

Adjournment

Motion: Upon a motion by Commissioner Dreggors and adopted by acclamation the Planning and Zoning Commission meeting adjourned at 12:10 p.m.

These minutes approved this _____ day of _____ 2009.

Robert Wendland, Chairman

Tiffany McLeod, Planner



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
October 6, 2009**

ATTENDANCE:

Commissioners Present:

Jeff Cocking
Douglas Dreggors
John Kelley
Shirley Mangrum
Steven Platt, Jr.
James Rushing
Robert Wendland

Commissioners Absent:

None

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Planning & Development
Chris Flanigan, P.E., Assistant Director of Engineering
Kevin Laughlin, Attorney
Tiffany McLeod, Planner

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Wendland called the meeting to order at 7:00 p.m. in the City Hall Council Chambers at Allen City Hall, 305 Century Parkway.

Director's Report

1. Director's Report is attached for action taken on the Planning & Zoning items by City Council at the September 22, 2009 City Council meeting.

Consent Agenda

2. Approve minutes of the September 15, 2009 meeting.
3. Final Plat Extension – Consider a request for an extension for filing a Final Plat for Morgan Crossing Phase 3, being 14.864± acres located at the southwest corner of Angel Parkway and Chaparral Drive. (Z-6/30-08-74)

Chairman Wendland removed Item #2 (approve minutes of the September 15, 2009) from the Consent Agenda to consider separately.

Motion: Upon a motion by Commissioner Rushing, and a second by Commissioner Dreggors, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to approve Item #3 on the Consent Agenda. The motion carried.

Motion: Upon a motion by Commissioner Rushing, and a second by Commissioner Dreggors, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to approve the minutes of the September 15, 2009 meeting. The motion carried.

Regular Agenda

Agenda Item #4: Preliminary Plat – Consider a request for a Preliminary Plat for Walmart Supercenter, Lots 1, 2, 3, 4 and 5, Block A, being 36.218± acres located at the northwest corner of US75 and Exchange Parkway. (PP-9/14/09-73)

Tiffany McLeod, Planner, presented to the Commission. The property is located at the northwest corner of US75 and Exchange Parkway and is zoned PD Planned Development 54 for CC Corridor Commercial and IT Industrial Technology uses.

The Preliminary Plat illustrates a 27.7± acre lot for the new Wal-Mart Supercenter store and four peripheral lots to accommodate other corridor commercial sites. A GDP for the Wal-Mart Supercenter was reviewed and approved at the September 15, 2009 meeting. The plat meets all of the requirements of the *Allen Land Development Code* and is consistent with the General Development Plan.

Staff recommends approval.

Commissioner Cocking asked if there was a gas station planned for the Wal-Mart. Ogden “Bo” Bass answered there was a fuel station planned at one time, but that plan has been changed.

Commissioner Cocking questioned if the traffic impact for the western most entrance off of Exchange Parkway had been thoroughly reviewed. Chris Flanigan answered that a standard deceleration lane will be provided off of Exchange Parkway. The intersection will also be signalized.

Commissioner Rushing inquired about the plans for the proposed detention area. Chris Biggers, Dunaway Associates, L.P., 1501 Merrimac Circle, Suite 100, Fort Worth, applicant, stated the detention pond will be a standard basin that is heavily landscaped.

Commissioner Dreggors asked about the difference in the level of detail on the Preliminary Plat. Mr. Bass stated that the General Development Plan is required to show more detail than the Preliminary Plat. Wal-Mart is still bound to that level of detail, however the purpose of the plat is to define ownership and public right-of-way.

Motion: Upon a motion by Commissioner Mangrum, and a second by Commissioner Platt, the Commission voted 6 IN FAVOR, and 1 OPPOSED (by Commissioner Dreggors), to approve the Preliminary Plat for Walmart Supercenter. The motion carried.

Other Business

None.

Adjournment

Motion: Upon a motion by Commissioner Kelley and adopted by acclamation the Planning and Zoning Commission meeting adjourned at 7:15 p.m.

These minutes approved this _____ day of _____ 2009.

Robert Wendland, Chairman

Tiffany McLeod, Planner

Director's Report from 9/22/09 City Council Meeting

There was one item taken to the September 22, 2009 City Council meeting for consideration. The amendments to the Future Land Use Plan, as part of the 2002-2022 Comprehensive Plan, were approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

October 20, 2009

SUBJECT:

Consider a Final Plat for Greenville Center Addition, Lot 8, Block A. The property is .9293± acres located south of Stacy Road and west of Greenville Avenue.

STAFF RESOURCE:

Tiffany McLeod
Planner

PREVIOUS COMMISSION/COUNCIL ACTION:

A General Development Plan was approved October, 2007, and a Preliminary Plat was approved February, 2008.

BACKGROUND

The property is located southwest of the Greenville Avenue and Stacy Road intersection and is zoned SC Shopping Center. The property to the north, across Stacy Road, is the Town of Fairview. The property to the east, across State Highway 5 is zoned SC Shopping Center; the property to the west is zoned CC Corridor Commercial. The property to the south is zoned R-5 Residential.

A Site Plan for a Jack In The Box restaurant has been reviewed by staff and approved for this property. The plat meets all the standards of the *Allen Land Development Code* and is consistent with the General Development Plan and Preliminary Plat.

STAFF RECOMMENDATION

Approval

ATTACHMENT

Final Plat

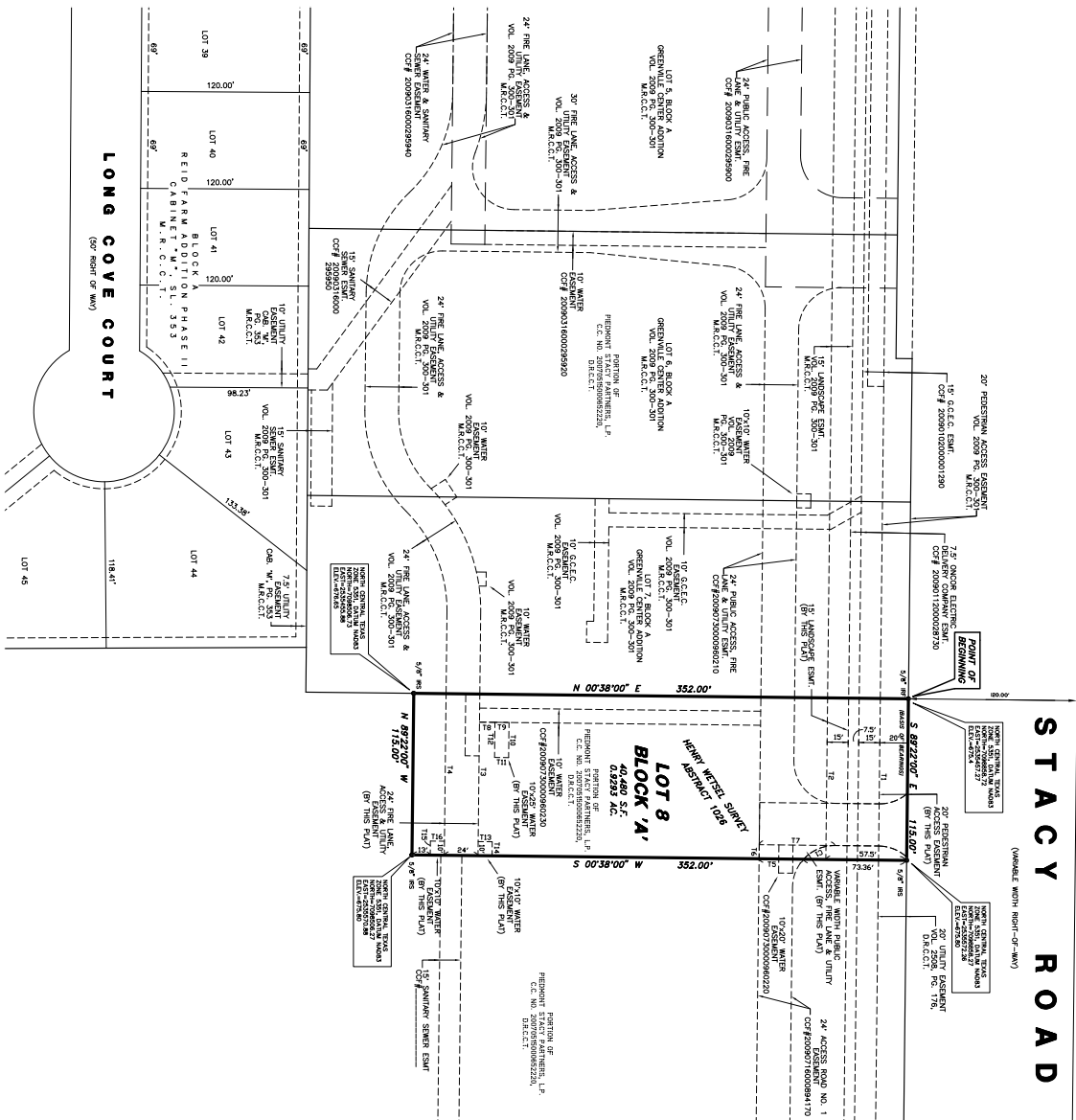


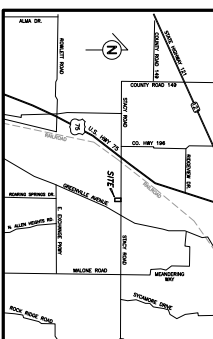
TABLE	LINE	LENGTH	FASEMENT
71	115.00	589.92.000	
72	115.00	589.92.000	
73	115.00	589.92.000	
74	115.00	589.92.000	
75	32.64	589.92.000	
76	32.64	589.92.000	
77	32.64	589.92.000	
78	54.00	589.92.000	
79	54.00	589.92.000	
80	11.00	589.92.000	
81	23.00	589.92.000	
82	23.00	589.92.000	
83	23.00	589.92.000	
84	23.00	589.92.000	
85	10.00	589.92.000	
86	10.00	589.92.000	
87	10.00	589.92.000	
88	10.00	589.92.000	
89	10.00	589.92.000	
90	10.00	589.92.000	
91	10.00	589.92.000	
92	10.00	589.92.000	
93	10.00	589.92.000	
94	10.00	589.92.000	
95	10.00	589.92.000	
96	10.00	589.92.000	
97	10.00	589.92.000	
98	10.00	589.92.000	
99	10.00	589.92.000	
100	10.00	589.92.000	

EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	CHORD LENGTH	BEARING
C1	30.00'	45°11'23"	13.42'	24.49'	25.23'
					S23°27'41"E

[illegible]

20' 40'

SCALE: 1" = 40'



VICINITY MAP

FINAL PLAT
OF
GREENVILLE CENTER ADDITION
LOT 8, BLOCK A

BEING 0.9293 ACRES OUT OF THE
HENRY WETSEL SURVEY, ABSTRACT NO. 1026,
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Page 1 of 2
OCTOBER 1, 2000

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: October 20, 2009

SUBJECT: Consider a Combination Plat for Greenville Montessori Addition, Lots 1 & 2, Block A, being 2.749± acres located at the southwest corner of Trinity Drive and Greenville Avenue.

STAFF RESOURCE: Tiffany McLeod
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: None

BACKGROUND

The property is located southwest of Greenville Avenue and Trinity Drive. The property to the north, across Trinity Drive, is zoned SC Shopping Center. The property to the east, across Greenville Avenue, is zoned R-7 Residential. The property to the south is zoned Planned Development No. 58 for SC Shopping Center, and the property to the west is zoned R-7 Residential.

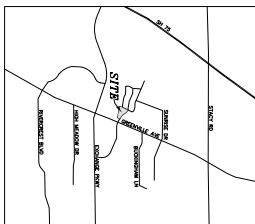
A Site Plan for a Montessori school on Lot 1 has been reviewed by staff and approved. A medical office building has been proposed for Lot 2, however formal plans have not been submitted. The plat meets all the standards of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENT

Combination Plat



VICINITY MAP

N.T.S.

LEGEND

1/2" = 100' 1/4" = 200' 1/8" = 400' 1/16" = 800' 1/32" = 1600' 1/64" = 3200' 1/128" = 6400' 1/256" = 12800' 1/512" = 25600' 1/1024" = 51200' 1/2048" = 102400' 1/4096" = 204800' 1/8192" = 409600' 1/16384" = 819200' 1/32768" = 1638400' 1/65536" = 3276800' 1/131072" = 6553600' 1/262144" = 13107200' 1/524288" = 26214400' 1/1048576" = 52428800' 1/2097152" = 104857600' 1/4194304" = 209715200' 1/8388608" = 419430400' 1/16777216" = 838860800' 1/33554432" = 1677721600' 1/67108864" = 3355443200' 1/134217728" = 6710886400' 1/268435456" = 13421772800' 1/536870912" = 26843545600' 1/1073741824" = 53687091200' 1/2147483648" = 107374182400' 1/4294967296" = 214748364800' 1/8589934592" = 429496729600' 1/17179869184" = 858993459200' 1/34359738368" = 1717986918400' 1/68719476736" = 3435973836800' 1/137438953472" = 6871947673600' 1/274877906944" = 13743895347200' 1/549755813888" = 27487790694400' 1/1099511627776" = 54975581388800' 1/2199023255552" = 109951162777600' 1/4398046511104" = 219902325555200' 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PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: October 20, 2009

SUBJECT: Consider a General Development Plan for McCoy and Roth Addition, being 13.794± acres located southeast of Stacy Road and Angel Parkway.

STAFF RESOURCE: Helen-Eve Liebman
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** June 15, 2004 - General Development Plan approved.
May 6, 2008 - Public Hearing held and SUP approved for Goodyear. May 5, 2009 - Preliminary Plat approved for McCoy and Roth Addition.

BACKGROUND

The property is located at the southeast corner of Stacy Road and Angel Parkway and is zoned PD Planned Development No. 61 for SC Shopping Center. The property to the north is the Town of Fairview. The property to the east, across Goodman Drive, is zoned R-3 Residential, the property to the south is zoned PD Planned Development No. 61 for single family, the property to the west and southwest is zoned PD Planned Development No. 69 for SC Shopping Center and single family.

A General Development Plan for the property was approved in June of 2004. Since that time the development vision for the tract has changed. The revised General Development Plan illustrates three lots for the property and is submitted for review to facilitate the development of the lot west of the anticipated Goodyear site as a dry cleaner.

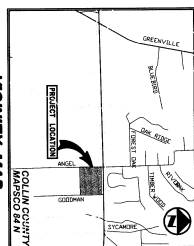
The General Development Plan has been reviewed by staff and meets all of the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

General Development Plan

[illegible]


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TRAFFIC	REPROPOSED LOT 2A	REPROPOSED LOT 2B	REPROPOSED LOT 2C	REPROPOSED LOT 2D
PROPOSED USE	SHOPPING CENTER	DRY CLEANERS	DRY CLEANERS	AUTOMOTIVE
LOT AREA	13,746 SQUARE FEET	13,746 SQUARE FEET	13,746 SQUARE FEET	13,746 SQUARE FEET
BUILDING SQUARE FOOTAGE	13,746 SQUARE FEET	13,746 SQUARE FEET	13,746 SQUARE FEET	13,746 SQUARE FEET
BUILDING HEIGHT	ONE STORY	ONE STORY	ONE STORY	ONE STORY
FLOOR AREA W/IN ± 1% ALLOWED	10,945 S.F. (79% OF 13,746 S.F.)	10,945 S.F. (79% OF 13,746 S.F.)	10,945 S.F. (79% OF 13,746 S.F.)	10,945 S.F. (79% OF 13,746 S.F.)
FLOOR AREA / LOT AREA	0.79	0.79	0.79	0.79
PARKING SPACES REQUIRED	1 SPACE PER 200 S.F. = 68 SPACES	1 SPACE PER 200 S.F. = 68 SPACES	1 SPACE PER 200 S.F. = 68 SPACES	1 SPACE PER 200 S.F. = 68 SPACES
PARKING SPACES PROVIDED	200	27	27	25
HANDICAP PARKING SPACES REQUIRED (PER TOTAL PARKING)	9	2	2	1
HANDICAP PARKING SPACES PROVIDED	18			

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY, AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF C. JACK EVANS, P.E.

NO.	DATE	REVISION			
	Pacheco Koeh Consulting Engineers				
	4050 N. CENTRAL EXPRESS SUITE 1000				
	DALLAS, TX 75205				
	972.253.3031				
	TX REG. SURVEYING FIRM LS-100000-00				
		TX REG. SURVEYING FIRM LS-17-0469			
GENERAL DEVELOPMENT PLANNING					
MCCOY AND ROTH ADDITION					
13.794 ACRE TRACT					
STACY ROAD AND ANGEL PARKWAY					
CITY OF ALLEN COLIN COUNTY, TEXAS					
REVISION	DATE	SCALE	NOTES	FILE	NO.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: October 20, 2009

SUBJECT: Conduct a Public Hearing and consider a Replat for Bray Central One, Lots 1R, 2, 3X & 4X, Block C, being a Replat of part of Bray Central One, Lot 1, Block C, for The Aspens at Twin Creeks. The property is 22.283± acres located north of the intersection of Bray Central Drive and Watters Road.

STAFF RESOURCE: Helen-Eve Liebman
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** Planning and Zoning Commission recommended approval of an amendment to the PD to MF-12 to allow for an active adult senior residential community on June 2, 2009. City Council approved the PD Amendment on June 23, 2009 to allow for an active adult senior residential community.

BACKGROUND

The property is located north and west of the Watters Road and Bray Central Drive intersection and is zoned PD Planned Development No. 54 MF-12 Multifamily Residential for an active adult senior community. The property to the north and east is zoned PD Planned Development No. 54 for IT Industrial Technology. The property to the southwest is zoned PD Planned Development No. 54 for TH Townhome, the property to the west and northwest is zoned PD Planned Development No. 54 for MF Multi-Family, and the property to the southeast is zoned PD Planned Development No. 54 for CC Corridor Commercial.

The zoning for the tract was recently amended to allow for an active adult senior residential community. The Site Plan has completed the review process and the Replat is the next step in the development approval process.

The Replat has been reviewed by staff and meets all of the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

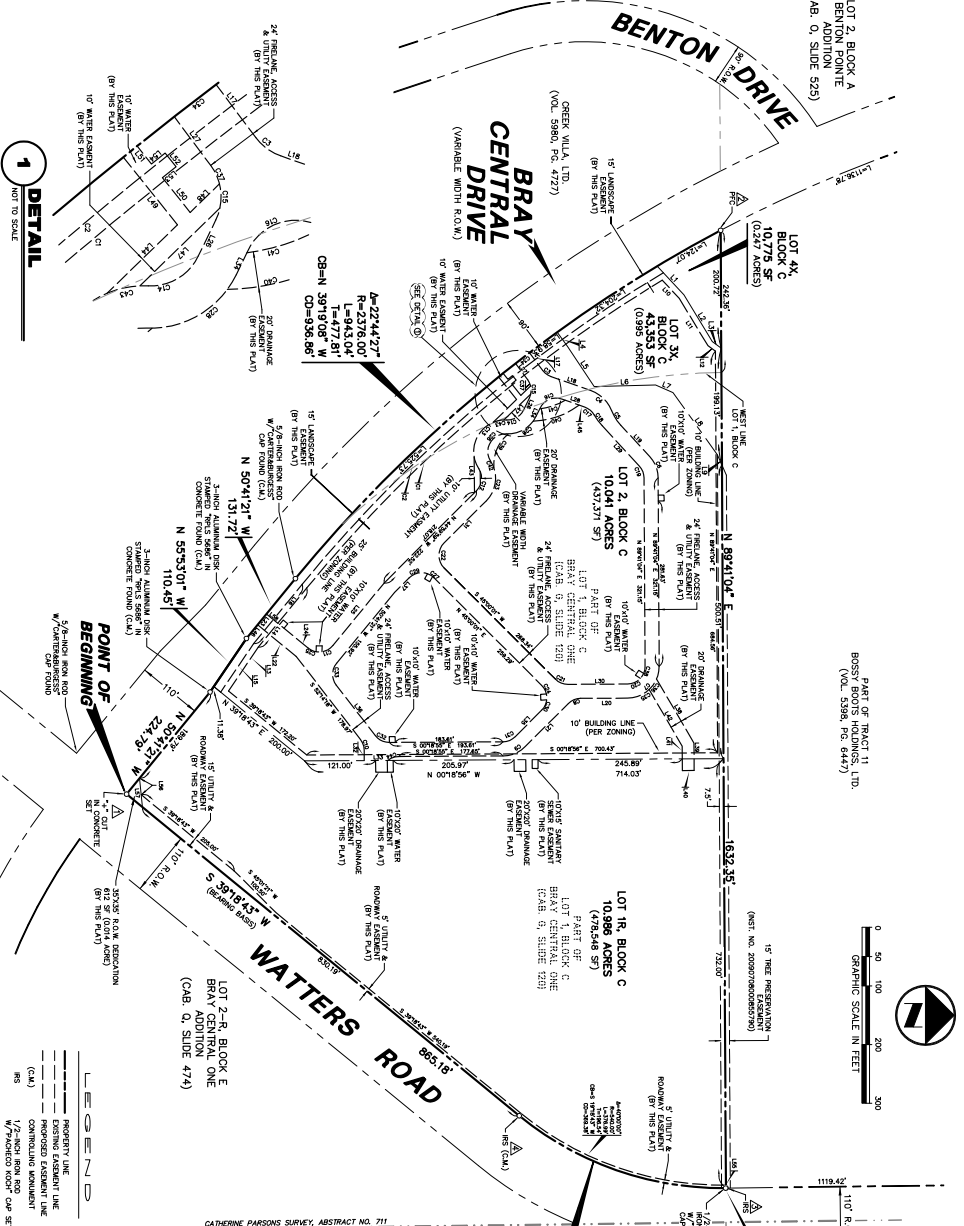
Approval

ATTACHMENTS

Replat

- NOTES:**
1. Survey for the purpose of a plat of a portion of City Ordinance and State Law.
 2. The distances shown between the existing and proposed lines have been computed from recorded data and are not to be used for any other purpose.
 3. The purpose of this plat is to establish a portion of City Ordinance and State Law.
 4. Setting a portion of a plat is a violation of City Ordinance and State Law.
 5. The coordinates shown are based on the Texas State Plane Coordinate System (NAD 83, North Central Zone 14).
 6. The survey reflects these shown herein are approximate and are not located on the ground.

HORIZONTAL CONTROL DATA	
△ NORTH CENTRAL TEXAS STATE PLANE COORDINATE	△ NORTH CENTRAL TEXAS STATE PLANE COORDINATE
X = EASTING = 7088610.29	X = EASTING = 7088610.29
Y = NORTHING = 2255712.52	Y = NORTHING = 2255712.52
△ NORTH CENTRAL TEXAS STATE PLANE COORDINATE	△ NORTH CENTRAL TEXAS STATE PLANE COORDINATE
X = EASTING = 7088610.29	X = EASTING = 7088610.29
Y = NORTHING = 2255712.52	Y = NORTHING = 2255712.52



AREA TABLE	
ACRES	SQUARE FEET
LOT 1R, BLOCK C	10.086
LOT 2, BLOCK C	10.041
LOT 3X, BLOCK C	0.045
LOT 4X, BLOCK C	0.047
TOTAL	20.180

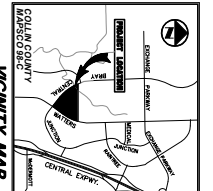
LOT 1R, BLOCK C	(Phase II) THE ASPENS AT TWIN CREEKS, LLC (NIST. NO. 200807000006420)
LOT 2, BLOCK C	(Phase I) THE ASPENS AT TWIN CREEKS, LLC (NIST. NO. 200807000006420)
LOT 3X, BLOCK C	(Phase I) THE ASPENS AT TWIN CREEKS, LLC (NIST. NO. 200807000006420)
LOT 4X, BLOCK C	(Phase I) THE ASPENS AT TWIN CREEKS, LLC (NIST. NO. 200807000006420)

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 1/2-ACRE R.O.W. CAP SET
- 1/2-ACRE R.O.W. CAP SET
- 1/2-ACRE R.O.W. CAP SET

LINE	BEARING	LENGTH
1	N 89°41'00" W	10.086
2	N 89°41'00" W	10.041
3	N 89°41'00" W	0.045
4	N 89°41'00" W	0.047
5	N 89°41'00" W	10.086
6	N 89°41'00" W	10.041
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97	N 89°41'00" W	10.086
98	N 89°41'00" W	10.041
99	N 89°41'00" W	0.045
100	N 89°41'00" W	0.047

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	N 89°41'00" W	10.086	N 89°41'00" W	10.086
2	N 89°41'00" W	10.041	N 89°41'00" W	10.041
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4	N 89°41'00" W	0.047	N 89°41'00" W	0.047
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40	N 89°41'00" W	0.047	N 89°41'00" W	0.047
41	N 89°41'00" W	10.086	N 89°41'00" W	10.086
42	N 89°41'00" W	10.041	N 89°41'00" W	10.041
43	N 89°41'00" W	0.045	N 89°41'00" W	0.045
44	N 89°41'00" W	0.047	N 89°41'00" W	0.047
45	N 89°41'00" W	10.086	N 89°41'00" W	10.086
46	N 89°41'00" W	10.041	N 89°41'00" W	10.041
47	N 89°41'00" W	0.045	N 89°41'00" W	0.045
48	N 89°41'00" W	0.047	N 89°41'00" W	0.047
49	N 89°41'00" W	10.086	N 89°41'00" W	10.086
50	N 89°41'00" W	10.041	N 89°41'00" W	10.041
51	N 89°41'00" W	0.045	N 89°41'00" W	0.045
52	N 89°41'00" W	0.047	N 89°41'00" W	0.047
53	N 89°41'00" W	10.086	N 89°41'00" W	10.086
54	N 89°41'00" W	10.041	N 89°41'00" W	10.041
55	N 89°41'00" W	0.045	N 89°41'00" W	0.045
56	N 89°41'00" W	0.047	N 89°41'00" W	0.047
57	N 89°41'00" W	10.086	N 89°41'00" W	10.086
58	N 89°41'00" W	10.041	N 89°41'00" W	10.041
59	N 89°41'00" W	0.045	N 89°41'00" W	0.045
60	N 89°41'00" W	0.047	N 89°41'00" W	0.047
61	N 89°41'00" W	10.086	N 89°41'00" W	10.086
62	N 89°41'00" W	10.041	N 89°41'00" W	10.041
63	N 89°41'00" W	0.045	N 89°41'00" W	0.045
64	N 89°41'00" W	0.047	N 89°41'00" W	0.047
65	N 89°41'00" W	10.086	N 89°41'00" W	10.086
66	N 89°41'00" W	10.041	N 89°41'00" W	10.041
67	N 89°41'00" W	0.045	N 89°41'00" W	0.045
68	N 89°41'00" W	0.047	N 89°41'00" W	0.047
69	N 89°41'00" W	10.086	N 89°41'00" W	10.086
70	N 89°41'00" W	10.041	N 89°41'00" W	10.041
71	N 89°41'00" W	0.045	N 89°41'00" W	0.045
72	N 89°41'00" W	0.047	N 89°41'00" W	0.047
73	N 89°41'00" W	10.086	N 89°41'00" W	10.086
74	N 89°41'00" W	10.041	N 89°41'00" W	10.041
75	N 89°41'00" W	0.045	N 89°41'00" W	0.045
76	N 89°41'00" W	0.047	N 89°41'00" W	0.047
77	N 89°41'00" W	10.086	N 89°41'00" W	10.086
78	N 89°41'00" W	10.041	N 89°41'00" W	10.041
79	N 89°41'00" W	0.045	N 89°41'00" W	0.045
80	N 89°41'00" W	0.047	N 89°41'00" W	0.047
81	N 89°41'00" W	10.086	N 89°41'00" W	10.086
82	N 89°41'00" W	10.041	N 89°41'00" W	10.041
83	N 89°41'00" W	0.045	N 89°41'00" W	0.045
84	N 89°41'00" W	0.047	N 89°41'00" W	0.047
85	N 89°41'00" W	10.086	N 89°41'00" W	10.086
86	N 89°41'00" W	10.041	N 89°41'00" W	10.041
87	N 89°41'00" W	0.045	N 89°41'00" W	0.045
88	N 89°41'00" W	0.047	N 89°41'00" W	0.047
89	N 89°41'00" W	10.086	N 89°41'00" W	10.086
90	N 89°41'00" W	10.041	N 89°41'00" W	10.041
91	N 89°41'00" W	0.045	N 89°41'00" W	0.045
92	N 89°41'00" W	0.047	N 89°41'00" W	0.047
93	N 89°41'00" W	10.086	N 89°41'00" W	10.086
94	N 89°41'00" W	10.041	N 89°41'00" W	10.041
95	N 89°41'00" W	0.045	N 89°41'00" W	0.045
96	N 89°41'00" W	0.047	N 89°41'00" W	0.047
97	N 89°41'00" W	10.086	N 89°41'00" W	10.086
98	N 89°41'00" W	10.041	N 89°41'00" W	10.041
99	N 89°41'00" W	0.045	N 89°41'00" W	0.045
100	N 89°41'00" W	0.047	N 89°41'00" W	0.047



REPLAT

CONTAINING 22.283 ACRES AND BEING A REPLAT OF PART OF LOT 1, BLOCK C, BRAY CENTRAL ONE, AN ADDITION TO THE CITY OF ALLEN, TEXAS, AND BEING OUT OF THE CATHERINE PARSONS SURVEY, ABSTRACT NO. 711 COLLIN COUNTY, TEXAS

SHEET 1 OF 2

Pacheco Koch Consulting Engineers

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DATE: 09/15/10
BY: JAC