

AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 15, 2016 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the March 8, 2016, regular meeting.

<u>Consent Agenda</u>(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.)

- 2. Capital Improvement Program (CIP) Status Report.
- 3. Approve minutes from the March 1, 2016, regular meeting.

Regular Agenda

- 4. Combination Plat Consider a request for a Combination Plat for RCCG Christ Throne Addition, Lots 1 and 2, Block A, being 2.587± acres situated in the D.B. Hearne Survey, Abstract No. 427, City of Allen, Collin County, Texas; located on the southwest corner of Bethany Drive and Maxwell Creek Drive. (FP-10/20/15-77) [RCCG Christ Throne Addition]
- 5. Preliminary Plat Consider a Preliminary Plat for Montgomery Ridge Phase 2, being 90.816± acres situated in the Thomas G. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; generally located south of Bethany Drive and west of U.S. Highway 75. (PP-1/26/16-13) [Montgomery Ridge Ph. 2]

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, March 11, 2016 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 3/8/2016 City Council Meeting

• The request to adopt an Ordinance amending the <u>Allen Land Development Code</u> amending Definitions to provide a definition for Restaurant (No Drive-in or Through) and by amending Section 6.03.5 establishing an exception to the distance separation for certain Restaurants (No Drive-in or Through) or Restaurant (with Drive-through) from a Church, School or Hospital, subject to certain conditions, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: March 15, 2016

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE

Director of Engineering

PREVIOUS COMMISSION/COUNCIL

ACTION:

None.

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

STAFF RECOMMENDATION

N/A

MOTION

N/A

ATTACHMENTS

CIP Progress Report through February, 2016 CIP Map through March, 2016

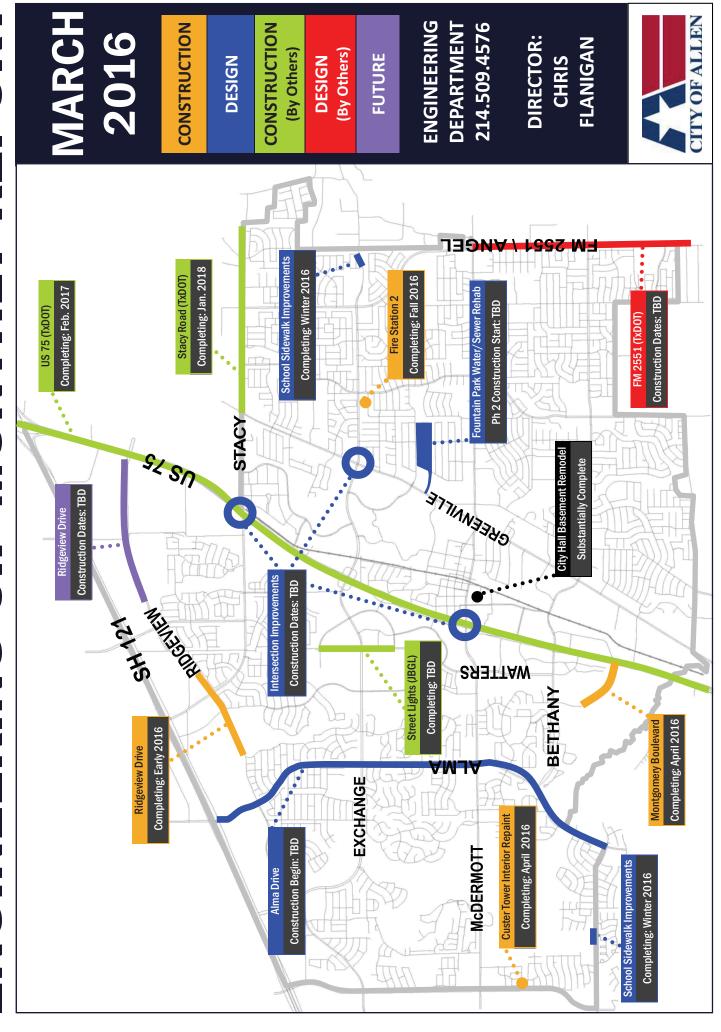
| | | ENGINEERING | CIP | ENGINEERING CIP REPORT - THROUGH FEBRUARY 2016 | |
|--------|----|---|--------------|---|---------------------------|
| | | PROJECT | | STATUS / COMMENTS | CONST. DATES |
| S3ITI. | _ | Fire Station 2 Reconstruction | PS1303 Cro | Crossland Construction is nearly complete with paving, and masonry work on the building began week of February 22nd. Submittals are nearly complete. | Complete Fall 2016 |
| FACIL | 2 | City Hall Basement Remodel PS1 | PS1501 Suk | Substantially complete | Substantially Complete |
| | 3 | 2015 Intersection Improvements ST1 | ST1504 Pre | Pre-Final plans submitted on 01/28/16. Property acquisition and negotiation phase will begin. | TBD |
| | 4 | 2015 Street and Alley Repair ST1 | ST1502 Pro | Project scheduled for bid in March and award in April 2016. | Begin Spring 2016 |
| ΥT | 5 | Alma Drive Improvements (Hedgcoxe-SH121) | ST1503 Adc | Adding lanes to Alma Drive median to have six continuous lanes from Hedgcoxe to SH 121. Design services have begun. | TBD |
| D CI | 9 | Ridgeview Drive (Watters - US75) | ST1202 No | No formal construction schedule. Awaiting development trends in this area. | TBD |
| VDS | 7 | Ridgeview Drive (Alma through Stacy) Ph 1 ST1 | ST1308 Mai | Mainlane paving is complete. Contractor working to get project open to traffic. | Complete Early 2016 |
| /OA | 8 | Montgomery Boulevard Extension | ST1403 Bric | Bridge deck is poured and west bound paving is complete. Will be open by April. | Complete April 2016 |
| | 6 | FM 2551 ST0 | ST0316 Des | Design is being managed by Collin County to widen FM 2551 to six lanes from Main Street to Parker Road. Project is awaiting funding agreements between the County, TxDOT, and stakeholder Cities. | TBD |
| ERS | 10 | Stacy Road, Ph 2 (Greenville - FM 1378) | ST0704 Ros | Roadway is a TxDOT project. Construction on road will begin by April and take 23 months to complete. TxDOT has held a preconstruction meeting with the contractor. | Complete Jan. 2018 |
| HTO | 7 | Watters / Bray Central Street Lights | JBGL mai | Contractor has ordered the new lights for Watters Road, but delivery date is unknown due to manufacturing delays. | TBD |
| | 12 | US 75 Widening | TXDOT Ado | Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements. | Complete Feb. 2017 |
| TIES | 13 | Fountain Park Water/SS Rehab, Ph 2 | WA1403 Bid | Bid opening scheduled for March 9, 2016 | TBD |
| UTILI | 14 | SCADA System Upgrade | WA1402 days. | Project was awarded to WHECO Controls by City Council. Installation kickoff meeting will occur in next 30 days. | Complete Fall 2016 |
| HER | 16 | Custer Tower Interior Repaint | WA1601 Mai | Tower has been drained and interior painting will begin once sandblasting is completed first week of March. | Complete April 2016 |
| НТО | 17 | Olson & Beverly Elementary Sidewalk Improvements | ST1501 TxE | TxDOT LPAFA signed and returned by the City. Construction anticipated to begin in Fall 2016. | Complete Winter 2016 |

CONSTRUCTION

DESIGN

DESIGN (BY OTHERS)

ENGINEERING CIP MONTHLY REPORT





PLANNING AND ZONING COMMISSION

Regular Meeting March 1, 2016

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair Ben Trahan, 1st Vice-Chair Stephen Platt, Jr., 2nd Vice-Chair Luke Hollingsworth Shirley Mangrum Michael Orr John Ogrizovich

Absent:

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development Shawn Poe, PE, Assistant Director of Engineering Madhuri Mohan (Kulkarni), AICP, Planner Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

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

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the February 23, 2016, regular meeting, attached.

<u>Consent Agenda</u> (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.)

- 2. Approve minutes from the February 16, 2016, regular meeting.
- 3. Final Plat Consider a request for a Final Plat for Allen Center North Addition, Lot 6, Block A, being 1.948± acres situated in the James T. Roberts Survey, Abstract No. 777, City of Allen, Collin County, Texas; located at the southeast corner of Stacy Road and Greenville Avenue. (FP-2/23/16-18) [Aldi]
- 4. Final Plat Consider a request for a Final Plat for Lots 1 and 2, Block A, Rock Ridge Estates, being 2.489± acres situated in the Gabriel Fitzhugh Survey, Abstract No. 318, City of Allen, Collin County, Texas; located south of Forest Grove and west of Rock Ridge Road, at 2355 Rock Ridge Road. (FP-11/23/15-86) [Rock Ridge Estates]

Motion: Upon a motion by 1st Vice-Chair Trahan, and a second by

Commissioner Hollingsworth, the Commission voted 7 IN FAVOR, and $\boldsymbol{0}$

OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

5. Combination Plat – Consider a request for a Combination Plat for RCCG Christ Throne Addition, Lots 1 and 2, Block A, being 2.587± acres situated in the D.B. Hearne Survey, Abstract No. 427, City of Allen, Collin County, Texas; located on the southwest corner of Bethany Drive and Maxwell Creek Drive. (FP-10/20/15-77) [RCCG Christ Throne Addition]

Chairman Cocking stated that notification was received from the applicant that they have requested this case to be withdrawn, so this item will not be taken under consideration at this meeting.

6. Conduct a Public Hearing and consider proposed amendments to the Allen Land Development Code relating to: Section 6.03.5 "Restaurants with food and beverage certificates – Geographic locations"; and Appendix A "Definitions" by amending the definition of "Restaurant or cafeteria (no drive-in service)".

Mr. Bo Bass, Director of Community Development, presented the item to the Commission. He said that this request is to amend two sections of the <u>Allen Land Development Code</u>, the first relating to the Definitions and the second to grant staff the authority to grant exceptions to the geographic location; specifically the 300' requirement for restaurant establishments serving alcohol.

Mr. Bass explained the first part relating to the modification of the definition. He stated that the definition of "Restaurant (No Drive-in or Through)" is antiquated, particularly due to changes of the Texas Alcoholic Beverage Commission. Staff recommends modifying the definition for greater clarification to include the following:

- Clarifying that alcohol may be sold within this type of restaurant use; provided the establishment holds a valid, current and applicable Texas Alcoholic Beverage Commission permit or license for food and beverage sales.
- Clarifying that alcohol sales for this type of restaurant use may not exceed fifty percent (50%) of the establishment's total gross sales.

Mr. Bass stated that the second part of the amendment is the geographic location. The current ordinance states that any restaurant with alcohol sales may not locate within 300' of a church, hospital, or school (public or private). There may be opportunities in which the church, hospital, or school would be accepting of a restaurant serving alcohol to locate within 300'; but there is no mechanism in the ordinance to currently allow it (enabling those entities to drive the decision).

Mr. Bass stated there would be three conditions for the exception to the distance separation requirement:

- 1. The proposed restaurant use is in compliance with the restaurant zoning standards.
- 2. The applicant submits a letter of consent from an officer of the affected church, hospital or school (that is fully authorized to act on behalf of the affected church, hospital or school) to the City.

3. The applicant receives a license or permit from the Texas Alcoholic Beverage Commission on or before the 180th day of the date of the letter.

Mr. Bass provided an example of a restaurant opening in Allen. If the zoning is in compliance, the next step, if the restaurant is within 300' of a church, hospital or school, is to negotiate privately with those entities. The affected parties can either support or not support the location of the restaurant. If not, the restaurant would not be able to provide a letter, and would not be able to locate less than 300' away. If the party is in support, then a letter would be provided to staff. A TABC permit then has to be acquired within 180 days. Mr. Bass stated that the exception runs with the permit. If TABC terminates the permit, the exception is gone. Additionally, if the restaurant owner lapses or chooses not to renew the permit, then the exception is invalid as well. If a church, hospital, or school changes their mind after the fact, the exception is still granted. Only the TABC termination or a lapse/expiration would terminate the exception.

Commissioner Ogrizovich asked what would happen if a restaurant was sold.

Mr. Bass stated that he has experienced two situations; one situation where the TABC permit was seamlessly transferred between two owners with no lapse (and would not affect the exception), and a second situation where a permit lapsed (after which the exception would be invalid).

Commissioner Ogrizovich clarified that 50/50 means that alcohol cannot be above 50%.

Mr. Bass said correct – it means no more than 50% alcohol can be sold.

1st Vice-Chair Trahan clarified that the exception applies through perpetuity with the restaurant even if the church, hospital or school changes their mind or leadership changes, and is only terminated through TABC.

Mr. Bass said the exception expires if TABC terminates the permit or if staff determines that the permit has lapsed.

Kevin Laughlin, City Attorney, further explained that once the school, hospital, or church makes a decision, it is a one-time, non-reversible decision.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking said he believes this amendment is a good idea because there is currently a blanket rule of 300'. The rule does not take into consideration the uniqueness of every situation. For example, it may be beneficial to have a restaurant next to a football stadium by a high school and not near an elementary school. This amendment would allow developers and landowners to make the decision of what is best for an area.

1st Vice-Chair Trahan asked if there is a zoned piece of land already with a church and somebody wants to change the zoning, whether this amendment is meant to guide the future development and infill. Does this help restaurants choose where to locate?

Mr. Bass said this empowers the affected parties – they drive the process. The property has to first be zoned properly for a restaurant which could have alcohol sales. Once the zoning is in place, the restaurant would request a TABC form from the City Secretary; at which point staff would determine whether the

establishment is within 300' and require a letter.

1st Vice-Chair Trahan asked if the distance requirement has always been 300'.

Mr. Bass answered yes.

Chairman Cocking said that the 300' was decided by the City.

Mr. Laughlin said that the requirement is within the State Code. One of the exceptions is to allow local governments to adopt ordinances to create the distance requirement.

 2^{nd} Vice-Chair Platt asked about a potential situation in which a small restaurant that served minimal alcohol was in a strip mall and a church decided to locate next door.

Mr. Bass said that churches are not permitted in a Shopping Center zoning district.

2nd Vice-Chair Platt said he remembers a church locating in a Shopping Center before.

Mr. Bass said that was probably a while ago. At least for 10 years, the ALDC has not allow churches in the Shopping Center district.

2nd Vice-Chair Platt rephrased his question and asked what would happen if, hypothetically, a restaurant already existed and a church wanted to relocate within 300'.

Mr. Laughlin said that as long as the permitted restaurant is there first, a church, school, or hospital would not affect the restaurant's permission. If the permit lapses or expires in that situation, then the restaurant would need to comply with the 300' rule.

Commissioner Ogrizovich asked if the distance is measured to the physical church, school, or hospital or at the property.

Mr. Laughlin said it depends. For a school, it is property line to property line (closest two points of the property line).

Mr. Bass provided a few examples and buildings in Allen which are purposefully pushed further back than the building setback in order to meet the distance requirement.

Mr. Laughlin said that churches and hospitals are measured from front door to front door, but clarified that schools are more restrictive.

Mr. Bass reminded the Commission of the Appleseed project and how that building was set back further than the building line to clear the 300' distance.

Chairman Cocking said that the 300' rule was arbitrarily set by the City. This exception process will be in place and helpful for unique situations.

Commissioner Hollingsworth asked about the examples Mr. Bass provided, and clarified that if this method will be in place then additional setbacks would not be required.

Mr. Bass said yes.

Mr. Laughlin said that State Law also provides for a City Council or court to grant a variance pursuant to different standards if they choose to do so. This amendment would not replace that variance. That option would still be available, even if an entity (such as a school, church, or hospital) does not give consent. Essentially, the Council can ultimately still grant a variance to the distance requirement.

Motion:

Upon a motion by 2nd Vice-Chair Platt and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the proposed amendments to the <u>Allen Land</u> Development Code.

The motion carried.

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

| The meeting adjourned at 7:20 p.m. | |
|-------------------------------------|---|
| These minutes approved thisday of _ | 2016. |
| | Madhuri Mohan (Kulkarni), AICP, Planner |

Director's Report from 2/23/2016 City Council Meeting

- The request to adopt an Ordinance to change the base zoning of a 4.247± acre portion of Tract C of Planned Development PD No. 98 (generally located south of Ridgeview Drive and west of Twin Creeks Drive) from Townhome Residential TH to Single-Family Residential R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations for Ridgeview Villas was approved.
- The request to adopt an Ordinance to change the base zoning of a 74.601± acre portion of Planned Development PD No. 105 (generally located south of Bethany Drive and east of Brett Drive) from Agriculture Open Space AO to Single-Family Residential District R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations for Montgomery Farm Estates was tabled to the March 22, 2016, City Council meeting.

PLANNING & ZONING COMMISSIONAGENDA COMMUNICATION

AGENDA DATE: March 15, 2016

SUBJECT: Consider a request for a Combination Plat for RCCG Christ

Throne Addition, Lots 1 and 2, Block A, being 2.587± acres situated in the D.B. Hearne Survey, Abstract No. 427, City of Allen, Collin County, Texas; located on the southwest corner of Bethany Drive and Maxwell Creek Drive. (FP-

10/20/15-77) [RCCG Christ Throne Addition]

STAFF RESOURCE: Madhuri Kulkarni, AICP

Planner

PREVIOUS COMMISSION/COUNCIL

ACTION: None.

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is located at the southwest corner of Bethany Drive and Maxwell Creek Drive. The properties to the south and east are zoned Planned Development PD No. 65 for Single Family Residential R-7. The properties to the north (across Bethany Drive) and west are zoned Local Retail LR.

A Site Plan for a church was approved in August, 2015. Platting the site is the last step in the development process. A Combination Plat may be submitted if a tract of land is subdivided into less than three lots, there is no change in street locations and the requirements for both the preliminary plat and final plat are met.

The Combination Plat shows approximately 2.6± acres subdivided into two (2) lots. Lot 1 will develop into the church site. Lot 2 contains an existing cell tower facility. There is one (1) access point for both lots on Bethany Drive. The plat also shows rights-of-way dedication and various easements required for development of Lot 1.

The Combination Plat has been reviewed by the Technical Review Committee and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

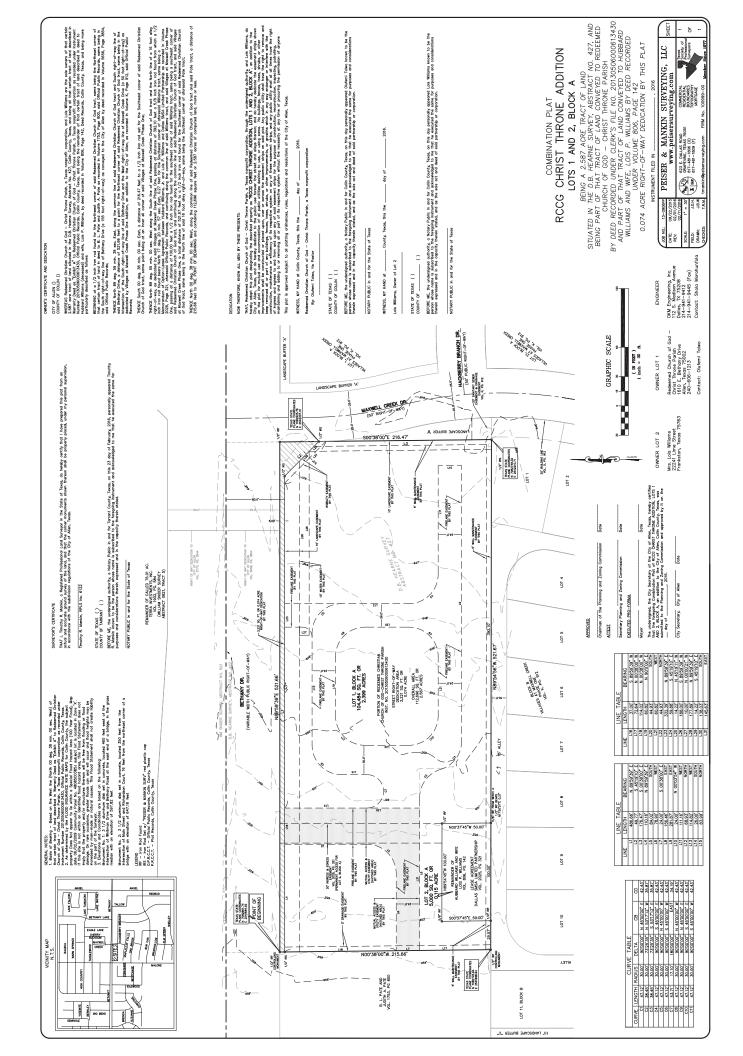
Staff recommends approval.

MOTION

I make a motion to approve the Combination Plat for RCCG Christ Throne Addition, Lots 1 and 2, Block A, being 2.587± acres of land located on the southwest corner of Bethany Drive and Maxwell Creek Drive.

ATTACHMENTS

Combination Plat



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: March 15, 2016

SUBJECT: Consider a Preliminary Plat for Montgomery Ridge Phase 2,

being 90.816± acres situated in the Thomas G. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; generally located south of Bethany Drive and west of U.S. Highway 75. (PP-1/26/16-13) [Montgomery Ridge Ph.

21

STAFF RESOURCE: Madhuri Kulkarni, AICP

Planner

PREVIOUS COMMISSION/COUNCIL

ACTION: October, 1998 – Adopted PD 74

August, 2015 – Adopted PD 121

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is generally located south of Bethany Drive and west of U.S. Highway 75. The property to the north is zoned Planned Development PD No. 76 Townhome Residential (TH). The property to the east is zoned Planned Development PD No. 99 Mixed Use (MIX) and Planned Development PD No. 66 Corridor Commercial (CC). The property to the south is zoned Floodplain – Community Facilities (FP-CF) and Agriculture Open Space AO. The property to the west is zoned Planned Development PD No. 74 Single Family Residential R-7 and Agriculture Open Space AO.

A Concept Plan for Montgomery Ridge Phase 2, intended to be a unique mixed-use development with office, housing, and retail/commercial uses, was approved in August 2015. Preliminary platting is the next phase in the development process. The subject Preliminary Plat, approximately 90.816± acres, shows the property subdivided into 15 blocks.

The main access point for the development is Montgomery Boulevard; which currently connects to Bethany Drive and will ultimately connect to US 75. The plat also shows various easements required for development of the site.

The Preliminary Plat has been reviewed by the Technical Review Committee, is consistent with the PD Concept Plan and meets the requirements of the *Allen Land Development Code*.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

Staff recommends approval.

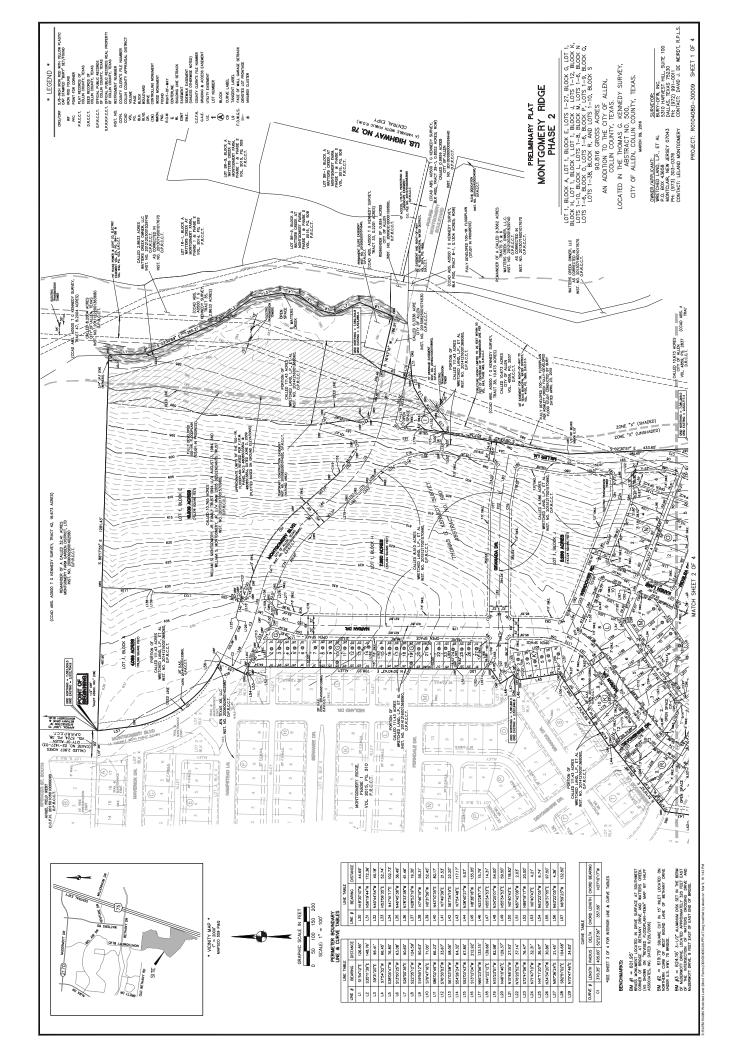
Planning & Zoning Commission July 21, 2015 Montgomery Ridge Ph. 2 Page 2

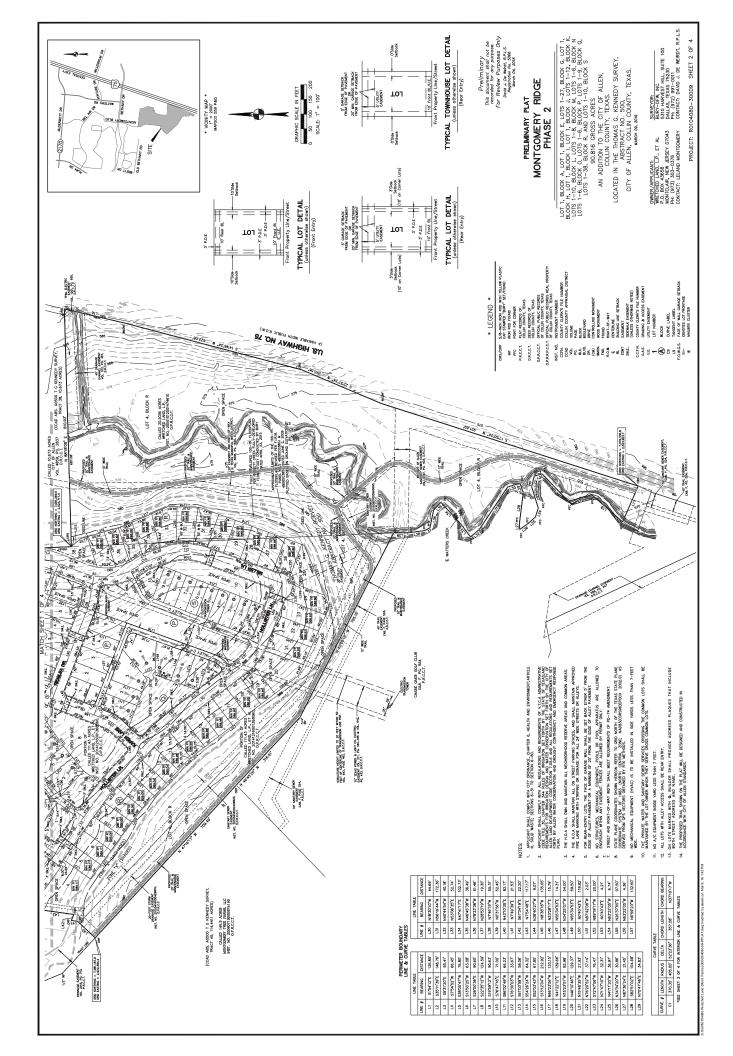
MOTION

I make a motion to approve the Preliminary Plat for Montgomery Ridge Phase 2, being a 90.816± acre portion of land generally located south of Bethany Drive and west of U.S. Highway 75.

ATTACHMENTS

Preliminary Plat





| SHEET 3 |
|----------------|
| R0104080-30009 |
| PROJECT: |

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SURVEYOR:
BURY-POR, INC.
5310 HARVEST HILL, SUITE 100
5310 HARVEST S230
PRIAGA, FRASA 75230
PRI (972) 991-0011
Y CONTACT: DAVID J. DE WERDT, R.P.L.S.

CITY OF ALLEN, COLLIN COUNTY, TEXAS.

OWNER/APPLICANT.
WRETOHED LAND, L.P., ET AL.
P.O. BOX 4368
MONTCAR, NEW ERSEY 07043
PH: (973) 303-0376
CONTACT: LELAND MONTGOMERY

| 71 1, BLOCK A, LOT 1, BLOCK E, LOTS T27, BLOCK G, LO 0004 H, LOT 1, BLOCK I, LOT 1, BLOCK M, LOTS 1-12, BLOCK 173 1-10, BLOCK I, LOT 1, BLOCK M, LOTS 1-6, BLOCK 175 1-6, BLOCK G, LOTS 1-6, BLOCK P, LOTS 1-9, BLOCK 1015 1-28, BLOCK R, MID LOTS 1-10, BLOCK S 90,816, GROCS A, CRPES | AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS. | LOCATED IN THE THOMAS G. KENNEDY SURVEY, ABSTRACT NO. 500, | The same of the sa |
|--|---|--|--|
|--|---|--|--|

OCK G, LOT 1, -12, BLOCK K, -6, BLOCK N -9, BLOCK Q, OCK S PRELIMINARY PLAT
MONTGOMERY RIDGE
PHASE 2 5555

| | not be pose. es Only | 99 ST-2 |
|-------------|---|---|
| Preliminary | This document shall not be recorded for any purpose. For Review Purposes Only | David J. De Weirdt, R.P.L.S. Registration No. 5066 March 04, 2016 |

| - 1 | | | İ | LINE TABLE | | _ | ł | UNE TABLE | | | N CINE | INE TABLE | | | 7 | LINE TABLE | |
|-------------|----------|---|-------|-------------|----------|------|------------|-------------|----------|---------|-------------------|--------------|----------|---|----------|-------------|----------|
| | DISTANCE | 5 | # JMF | BEARING | DISTANCE | INE | 76. Isl | BEARING | DISTANCE | an N | * | BEARING D | DISTANCE | 5 | NE # B | BEARING | DISTANCE |
| | 100.00 | Ĺ | 187 | S55'34'53"W | 46.13 | 5 | 105 | 181 21 42 E | 94.00 | 3 | L128 N211 | N2115 46 E | 112.50 | 2 | L152 S9 | S92343W | 13.56 |
| S74*47'37'E | 100.00 | Ľ | 182 | W.21.61.68N | 502.35 | 5 | 2 2017 | N812112E | 94.00 | S | L129 N211 | N2115 46 E | 114.76 | 2 | 1153 SB | S80'36'17'E | 66.85 |
| S4106 49 E | 167.77 | Ľ | 183 | S80'36'17'E | 161.23 | i, | 2 2 | S34'25'07'E | 6.74 | 3 | -130 N1975 | N19"59"12"E | 134.60 | 2 | L154 N5 | N54'23'43'E | 21.21 |
| S76'47'16'E | 163.57 | Ľ | 184 | S64*48*25*E | 102.34 | 5 | 107 | N812112E | 114.30 | 5 | L131 N211 | N2115 46 E | 110.00 | 2 | 1155 S4 | S4419'17'E | 14.14 |
| N1771 55 E | 194.95 | Ľ | 987 | S68'44'14"E | 336.16 | 5 | 108 | S8.38.18 E | 162.00 | 3 | L132 N1975 | N19"59"12"E | 110.03 | 5 | 156 560 | S6012'23'W | 21.21 |
| S4'33'35'W | 197.91 | Ľ | 987 | S87'29'03"W | 89.72 | ij | L109 N | W-21919W | 71.97 | 3 | 133 523'4 | S23'44'14'E | 14.14 | 5 | L157 N3 | N39'06'18'W | 26.69 |
| S9'23'43'W | 400.33 | Ľ | 187 | S43'31'39'W | 114.27 | 5 | N 0117 | N68'44'14"W | 171.30 | 22 | L134 S64'0 | S64'05'53'W | 13.60 | 5 | L158 N4 | W-15-51"W | 33.44 |
| S2.30.57 E | 265.54 | Ľ | 881 | S2115 46 W | 183.89 | 15 | 1111 | S2115 46 W | 115.00 | 3 | L135 N1% | N1*42.31"E | 169.12 | 5 | L159 S7- | S74.47.37 E | 64.00 |
| S2115'48"W | 87.24 | _ | 687 | S2115 46 W | 271.50 | 15 | 1112 | N2115 46 E | 115.00 | 3 | L136 S0*40 | S0*40*3"W | 137.00 | 5 | L160 N28 | N28'02'26"W | 21.83 |
| W1815181W | 56.30 | _ | 180 | S68'44'14"E | 320.00 | 15 | L113 N | N51'27'59'E | 133.06 | 25 | -137 S18*4 | S18'45'36"E | 47.24 | 7 | 1917 | S891917E | 93.50 |
| N19'59'12'E | 281.63 | Ē | 167 | N79'50'36"W | 93.05 | 5 | 1115 | N2115'46'E | 115.00 | S | L138 S881 | S8817'29'E | 1.58 | 2 | L162 SB | S891917E | 93.50 |
| N68'44'14"W | 214.96 | _ | 182 | N35'30'44"E | 96.87 | 5 | L116 N | N19*46'38"E | 429.35 | 5 | -139 N46*4 | N46'42'30"E | 14.147 | n | L163 SB | S891917E | 93.50 |
| W377376"W | 275.00 | _ | 183 | N5119'33'E | 124.19 | 15 | 1117 5 | S23'44'14"E | 14.14 | ŝ | L140 N29'4 | N29'47'37"W | 21.21 | ם | 1164 SB | 3,41,61,68S | 93.50 |
| N39'34'17"W | 58.40 | _ | 184 | N55'34'53"E | 161.76 | 15 | L118 N | N60'42'36'E | 15.44 | S | L141 N74'4 | N74'47'37"W | 64.00 | n | 1165 SB | 3,41,61,68S | 91.47 |
| S46"28"21"E | 179.65 | Ľ | 185 | S68'44'14"E | 113.07 | 5 | U119 N | N6615'46"E | 14.14 | ŝ | .142 \$672 | S67'27'39"W | 31.96 | 5 | L166 S8 | S8919'17'E | 91.47 |
| S54"29"16"E | 214.06 | Ē | 967 | S68'44'14"E | 432.17 | 5 | 120 | S23'44'14"E | 14.14 | ŝ | .143 N72'4 | N72'48'05"W | 64.00 | 5 | L167 N3- | N34'25'07"W | 13.41 |
| S35'30'44"W | 91.86 | Ľ | 187 | N68'44'14"W | 320.97 | 5 | L121 | N6615'46"E | 14.14 | ŝ | L144 N28'4 | N28*48'54"W | 34.66 | 5 | L168 S6 | S6912'28'E | 21.61 |
| S38'40'27"E | 85.88 | _ | 867 | N19*46'38"E | 304.46 | 112 | L122 N | N4730'57"W | 14.14 | ŝ | L145 S23'4 | \$23.44'14"E | 14,147 | 5 | L169 S45 | S45'40'43"W | 14,14 |
| S5119'33"W | 176.48 | _ | 667 | N52'46'44"E | 36.54 | 25 | 1123 | S1.42,31*W | 223.40 | Š | L146 N667 | N6615'46"E | 14,14 | 5 | L170 S56 | S55'34'53"W | 14.91 |
| S55'34'53"W | 131.66 | 1 | 1100 | S2115'46"W | 394.22 | S | L124 N | N1512'23'E | 44.38 | ŝ | L147 N19'4 | N19'46'38"E | 153.92 | 2 | 1711 | S4419'17"E | 14,14 |
| S0'40'43"W | 801.19* | _ | 1017 | S63'22'27"W | 96.91 | 11 | L125 S | S1512'23"W | 1.53 | ŝ | L148 S701 | S7013'22"E | 110.00* | 5 | L172 S24 | S24'07'56"W | 25.35 |
| S1512'23"W | 83.44 | - | 1102 | NO'40'43"E | 6.46 | 25 | 1126 N | N6216'05"E | 20.40 | ŝ | L149 N87'4 | N87*47'45"W | 115.38 | 5 | 1173 58: | S83'40'27'E | 7.07 |
| S1512'23"W | 122.65 | Ľ | 1103 | SR1"21"42"W | 87.9.3 | 1127 | ⊢ | N2175'46'F | 112.50 | = | 1151 CS 1'44'06"W | | 32.49 | Ŀ | 1174 63 | 3,40,96,713 | 112.61 |

| _ | _ | _ | _ | _ | _ | _ | _ | _ | | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ |
|------------|----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | DISTANCE | 141.16 | 143.64 | 146.90 | 150.15 | 106.46 | 12.35 | 4.24 | 117.92 | 120.00 | 120.00 | 120.00 | 126.69 | 127.79 | 121.09" | 114.89 | 123.29 | 126.40 | 109.87 | 14.68 | 13.98 | 14.14 | 13.19 | 115.00 |
| LINE TABLE | BEARING | S19'45'39"W | S2115'46"W | S2115'46"W | N2115'46'E | N2115'46'E | N23'58'22"W | N23'58'22"W | N70'00'48'W | N70.00'48'W | N70.00 48 W | N70.00 48 W | S82'39'52"E | S88'24"57"E | N76'59'42'E | S71'44'42"W | S71'44'42"W | S71'44'42"W | S71'44'42'W | S73'50'07"E | N65'37'29'E | N23'44'14"W | N_00,10.078 | N68'44'14"W |
| | # JNC | 1244 | 1245 | 1246 | 1247 | 1248 | 1249 | 1250 | 1521 | 1252 | 1253 | 1254 | 1255 | 1256 | 1257 | 1258 | L259 | 1260 | 1361 | L262 | 1263 | 1264 | 1265 | 1266 |
| | _ | _ | _ | _ | _ | _ | _ | | _ | _ | _ | | _ | _ | | _ | | _ | _ | _ | _ | _ | _ | _ |
| | DISTANCE | 12.37 | 252.82 | 416.41 | 59.59 | 216.76 | 119.00 | 180.00* | 124.85 | 139.01 | 153.17 | 115.00 | 115.00 | 116.32 | 114.23 | 115.00 | 115.00 | 115.00 | 115.00 | 115.00 | 115.00 | 115.00 | 118.47 | 117.33 |
| UNE TABLE | BEARING | S81'38'34"W | N65'37'48"W | W37713716"W | N39'34'17"W | N46"28"21"W | N52'56'36"W | N54'29'16"W | S54"29"16"E | S54"29"16"E | S54"29"16"E | S35.30,44,W | S35.30,44,W | S35'30'44'W | N. 45, 82, 855, W | N43'31'39"E | N43'31'39"E | N43'31'39'E | N50'25'43'E | N52'46'44'E | S52.46.44 W | S52'46'44'W | N52 46 44 E | S43'56'04'E |
| | # ann | 1221 | 1222 | 1223 | L224 | 1225 | L226 | 1227 | L228 | L229 | L230 | L231 | L232 | 1233 | 1234 | 1235 | 1236 | 1237 | 1238 | 1239 | 1240 | 1241 | 1242 | 1243 |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | DISTANCE | 110.00 | 111.69′ | 87.85 | 28.88 | 112.50' | 116.32 | 116.32' | 116.32 | 116.00′ | 116.00 | 116.38 | 7.78 | 14.22 | 68.10 | 120.02 | 188.44 | 367.36 | 42.53 | 149.35 | 169.14 | 107.40 | 379.41 | 218.05 |
| UNE TABLE | BEARING | S34"25"07"E | S34"25"07"E | N2115*46"E | S8:39'13"W | N2115"46"E | N3840'27"W | N38'40'27"W | N38'40'27"W | N38'40'27"W | N38.40'27"W | S4714'16"E | N89 45'01'W | S6'00'34"W | N35'30'44"E | N5119"33"E | N55'34"53"E | N2115"46"E | S41'07'37'E | N16'03'38'W | N23'40'02"W | S135'03'W | S19"59"12"W | N67'54'27'E |
| | # JNI | 1198 | L199 | 1200 | 1701 | L202 | 1203 | 1204 | 1205 | 1206 | 1207 | 1208 | 1209 | 1210 | L211 | L212 | L213 | 1214 | 1215 | 1216 | 1217 | 1218 | 1219 | 1220 |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | DISTANCE | 108.89 | 108.00 | 108.00 | 19.47 | 105.33 | 50.22 | 14,14" | 14,14" | 14,14" | 17.26 | 14.86 | 14,147 | 11.54 | 11.54 | 14.14" | 14.14" | 14.14" | 14,14 | 116.61 | 110.00 | 110.00 | 110.07 | 110.00 |
| LINE TABLE | BEARING | 34.25'07'E | S34"25"07"E | S34"25"07"E | N23'05'26"E | S415'29"W | N63'22'05'W | S45.40,43,W | W.25.36,17,M | S42"29"03"W | S19'04'23"E | N7310'10'E | S234414E | N6615'46"E | S23.44,14,E | N88'31'39"E | S9.29'16"E | N80'30'44'E | S9.29.16 E | N54'29'16"W | S38'40'27'E | S38'40'27'E | S34.25.07'E | S34.25.07 E |
| | # ann | 1175 | 1176 | 1771 | 1178 | 1179 | L180 | L181 | L182 N | L183 S | 184 | 185 | 186 | 187 | 188 | 189 | 130 | 1617 | 7617 | L193 N | 194 | 195 | 196 | 197 8 |

 LOE TABLE

 <th

| | Open | Total | Square Fee | 25,548 | 16,037 | 16,471 | 6,422 | 37.519 | 9 650 | 48.218 | 3,192 | 23,636 | 1,000,000 | 13,373 | 0.543 | 7,516 | 28,791 | 1,358,601 | | | | | | | |
|---------------|----------|------------|-----------------|-------------|-------------|--------|------------|-----------|-------------|--------|--------------|--------------|-----------|--------------|------------------------|------------|-------------|-----------|------------|-------------|-------------|-------------|-------------|-------------|---|
| | ľ | Г | Block | 0 | - | × | 2 | 2 | 0 | a | 0 | 0 | œ | æ | æ | Œ | st) | Arres | | | | | | | |
| | | | tes. | - | - | - | co | | | 49 | | ٥ | * | R | fl | 98 | 10 | Total | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | | | Т | _ | | Т | | _ | T | Т | | Г | Т | | Т | | | Т | _ | | | | | | ı |
| CHORD BEARING | S741725E | S4219'06'W | and the same of | 534 U5 41 E | N27'04'07'W | | N0075157 E | N430119 W | CREWT'S E'W | 2000 | \$27.57.36 W | W.X1.7.CX.X2 | | \$53.05.18 E | and a set of the other | S5917.52 E | N28'34'52"W | | N4316'54"W | N50'04'30"E | N41710'45"W | S43'29'23"E | S85'44'42"E | S65'43'30"E | |
| сново цеметн | 43.93 | 33.05 | 100.00 | 14.16 | 37.69 | | 113.34 | 6.98 | 8.30 | 04.0 | 29.62 | 12.85 | | 33.91 | 200 000 | 65.28 | 76'26 | | 20.03 | 31.76 | 19.04 | 33.41 | 28.30 | 30.34 | |
| DELTA | 11.06.21 | 15,00,71 | | 22422 | 17.37.40 | Ī | 381430 | 654.04 | 4*16"20" | 2 | 1323'40" | 415.20 | | 20,33,33 | Table of the P | 32.58.41 | 30'42'24" | | 60.06.29 | 53'58'08" | 9,22,16 | 4.45,07 | 1719'04" | 1716'38" | |
| RADIUS | 227.00 | 46.00 | | 227.00 | 123.00 | I | 173.00 | 58.00 | 2000 | 2000 | 127.00 | 173.00 | | 95.00 | 144 544 | 115.00 | 185.00 | | 20.00 | 35.00 | 116.52 | 403.00 | 94.00 | 101.00 | |
| NGTH | .00. | 3.81 | 1 | /12 | .84 | Ī | 5.47 | .66 | .00 | 3 | .69. | . 6 | 1 | .60 | 101 | 5.19 | 3.15 | | .98 | 2.97 | .90 | 3.42 | 3.41 | .46, | |

| | | | CURVE TABLE | BLE | | L | | | CURVE TABLE | 3rE | |
|---------|--------|---------|-------------------------|--------------|---------------|-------------|----------|---------|-----------------|------------------------------|---------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORD BEARING | CURVE # | LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORD BEARING |
| C2 | 3,38 | 480.00 | 0.24"12" | 3.38 | S63'09'59"E | C25 | 38.86 | 100.00 | 2215'53" | 38.62 | N32'23'42'E |
| 23 | 89.74 | 450.00 | 11.25.32 | 89.59 | S69'04'51"E | 923 | 23.38 | 100.00 | 132340 | 23.32 | S27'57'36"W |
| 40 | 264.52 | 450.00 | 33.40.47 | 260.73 | N57'57'13"W | C27 | 23.38 | 100.00 | 13'23'40" | 23.32 | N27'57'36'E |
| 85 | 280.18 | 450.00 | 35.40'27 | 275.68 | S58'57'03"E | C28 | 38.77 | 200.00 | 11'06'21" | 38.71 | S741725E |
| 83 | 35.83 | 292.00 | 7.01.48 | 35.81 | N05'53'04"E | C29 | 40.82 | 42.00 | 55.40.53 | 39.23 | S83.2519 W |
| C2 | 52.49 | 252.50 | 1154.40 | 52.40 | S03'26'23'W | 030 | 14.71 | 198.00 | 415.20 | 14.70 | S532713 W |
| 8 | 103.75 | 250.00 | | 103.01 | N09'22'24'E | 5 | 27.05 | 98.00 | 15.48.49 | 26.96 | S43'25'09'W |
| 8 | 199.48 | 200.00 | | 191.31 | S0718'34'E | C35 | 52.17 | 97.00 | 30,49,02 | 51.55 | N351110 E |
| C10 | 46.15 | 150.00 | - | 45.97 | N270407W | 23 | 42.63 | 28.00 | 42.06.41 | 41.68 | S4219'06'W |
| 5 | 133.49 | 200.00 | | 131.02 | N00-51-57 E | 3 | 30.90 | 20.00 | 883033 | 27.92 | N242848W |
| ZIS. | 110.01 | 200.00 | - | 108.63 | S52'56'45'E | 3 | 58.63 | 109.00 | 30.49.02 | 57.92 | N351110 E |
| 55 | 8.20 | 200.00 | 2.21.01 | 8.20 | N382346W | 8 | 44.80 | 85.00 | 30.12.02 | 44.29 | N34-52-39-E |
| * 5 | 24.09 | 200.00 | _ | 24.06 | N430119 W | 3 | 67.49 | 173.00 | 22.21.08 | 67.06 | S4823.50.E |
| 6 | 139.89 | 1000.00 | | 139.78 | N5028-49-W | 8 | 119.94 | 252.50 | 2712.59 | 118.82 | N0412.47 W |
| 618 | 27.60 | 100.00 | 15,48,49 | 27.51 | S43,25,09 W | 3 | 43.46 | 405.00 | 6.08.24 | 43.44 | S66'26'32'E |
| 6 | 21.21 | 100.00 | - | 21.17 | N44.45.01 W | 95 | 31.10 | | 13.29.52 | 31.02 | N062727E |
| 28 | 14.85 | 200.00 | | 14.85 | S5327137W | 5 | 290.97 | | 33.40.47 | 286.80 | W57-57-13-W |
| 85 | 234.77 | 245.00 | | 225.89 | N28'07'46"E | C25 | 137.32 | | 19.25.36 | 136.66 | S20.49.38 E |
| 020 | 25.36 | 100.00 | | 25.29 | S07'56'33"W | 83 | 61.40 | | 70627 | 61.37 | S66'55'18"E |
| 120 | 29.50 | 100.00 | | 29.39 | W.86213.38.W | 1 1 | 33.47 | - | 14.31.41 | 33.38 | W.55.95.V |
| 22.0 | 37.65 | 247.50 | 843.00 | 37.62 | N845747W | 8 8 | 62.63 | 68.00 | 39.09.20 | 41.01 | S7307.48"W |
| C24 | 53.76 | 147.50 | 23'46'43" | 60.76 | S80'37'36"E | C57 | 96.18 | 157.00 | 31,26,56" | 85.10 | N12 24 19 E |
| | | | | | | | | | | | |
| | | | CURVE TABLE | BLE | | | | | CURVE TA | TABLE | |
| CURVE # | LENGTH | | DELTA | CHORD LENGTH | Ö | CURVE # | | | DELTA | 8 | ٥ l |
| C58 | 16.86 | 227.00' | 415,20 | 16.86* | S53'27'13"W | C81 | 47.93 | 115.50 | 23'46'43" | | S80'37"36"E |
| C28 | 26.94 | 127.00 | 12.09.08 | 26.89 | N44.45'01"W | 282 | 31.59 | 460.50 | 3.22.49 | 31.58 | S66.46.20"E |
| 090 | 15.48 | 73.00 | 12.09.08 | 15.45 | N44.45.01_W | 8 8 | 28.82 | 277.00 | 1349 20 | 99.90 | NO/3523 E |
| 197 | 28.66 | 127.00 | 123619 | 78.62 | S412824 W | 5 8 | 74.50 | 170 50, | 21,98,41 | 71.06 | 200 40 70 E |
| 262 | 30.84* | 173.00 | 6.54,04 | 20.87 | W 64 97 OCN | 8 8 | 68.98 | 218,00 | 1807'47" | 68.69 | N06.32,56"E |
| 790 | 710, | 173.00 | 2,51,01, | 2 10, | W.SP.KC-BLN | C82 | . 12.0 | 227.00 | 2,51,01 | 9.31, | N3823'46"W |
| 990 | 169.59 | 173.00 | .85,00,95 | 162.88" | S06'49'11"E | 880 | 27.34 | - | - | 27.33 | N43'01'19"W |
| 990 | 87.16 | 227.00 | 21'59'57" | 28.62 | S1071'53'E | 88 | 143.67 | | | 143.55 | NS0.28 49 W |
| 290 | 51.45 | 70.00 | 42'06'41" | 50.30 | S4219'06"W | 060 | 20.15 | 73.00 | 15'48'49" | 20.08 | S43.25'09"W |
| 890 | 124.86 | 227.00 | 31.30'58" | 123.30 | \$52.58 45 E | 65 | 111.00 | 272.00 | 23.22'57" | 110.23 | N43'53'24"E |
| 690 | 122.93 | 45.00 | 156'31'03" | 88.12 | N74'05'55'E | C85 | 10.55 | 30.00 | 20.08,21 | 10.50 | S78*48"55"E |
| C70 | 151.51 | 227.00 | 3814'30" | 148.71 | N00'51'57'E | C93 | 52.48 | 54.00 | 55.40.53 | | S83.2519 W |
| C71 | 51.43 | 177.00 | 16'38'52" | 51.25 | N26'34'44'W | 76 5 | 15.60 | 210.00 | 415'20" | 15.59 | S532713W |
| C72 | 117.04 | 285.11 | 23'31'11" | 116.22 | N09'26'16'E | 282 | 30.36 | 110.00 | 15'48'49" | 30.26 | S43.25'09"W |
| C73 | 12.06 | | 5.0814 | 12.06 | NO6'49'36'E | 965 | 23.74 | 96.00 | 15'48'49" | 23.66 | S43.25.09"W |
| C74 | 238.07 | | 33.40.47 | 234.66 | N57'57'13'W | C93 | 13.81 | 186.00 | 415'20" | 13.81 | S532713 W |
| C75 | 63.25 | | 12,39.08 | 63.12 | S4114,04_E | 860 | 29.15 | 30.00 | 55.40.53 | 28.02 | S83.2519 W |
| C76 | 254.42 | | 56.03.57 | 244.39 | W 10.38.01 W | 66 0 | 10.55 | 30.00 | 20,03,21 | 10.50 | N583934"W |
| C77 | 42.52 | 279.50 | 843.00 | 42.48 | N84.57.47 W | 005 | 17.07 | 73.00 | 13.23.40 | \perp | N27'57'36'E |
| C78 | 17.24 | 68.00 | 14.31.41 | 17.20 | S07'56'33'W | 5 50 | 28.37 | 73.00 | 221553 | | N32'23'42'E |
| 673 | 32.79 | 215.50 | 8.43.00 | 32.75 | N84-57-47-W | 2002 | 65.55 | 127.00 | 56 6122 | 49.04 | N3223 42 E |
| 3 | 4.50 | 797.00 | 1124 40 | ш | SUS 26 23 W | 3 | 23.33 | 13.00 | 200 | | 3/41/50 E |
| | | | 31 | 31E | | | | | | | |
| CURVE # | | | | CHORD LENGTH | CHORD BEARING | | | č | Oren Snave Lote | a I cole | Γ |
| C104 | 44.00 | 227.00 | 11.06.21 | 43.93 | S7417'25'E | | l | | do in | - Provide | |
| 9100 | 33.81 | 46.00 | 42.06.41 | 33.05 | S4219.06-W | | 9 | not for | Total Avea | Naceptatie es Square Feet | Acres |
| 900 | 14:17 | 227.00 | 23433 | 14.16 | 334 US 41 E | | | 0 - | 548 05 | 22,275 | 0.317 |
| 300 | 10.10 | 178.00 | 20,740 | 37.03 | MC/ 0+0/ M | | | × . | 477 | 16,671 | 0.378 |
| 900 | ,00 | 0000 | | 4 00. | M4301100W | | | 32 | 519 08 | 61 37,519 | 0.867 |
| C110 | 5.20 | 70.00 | 41520 | 5.20 | S53'27'13"W | | 0 0 | 20 | 650 01 | 22 9 9 648 30 8 680 | 0 120 |
| CIII | 29.69 | 127.00 | 13'23'40" | 29.62 | S27.57.36 W | | 9 0 | 40 | 110 00 | 73 48,216 | 1,107 |
| C112 | 12.85 | 173.00 | 415'20" | 12.85 | S53'27'13'W | | 0 | 0 0 | 900 | 23,626 | 9 9 |
| C113 | 34.09 | 95.00 | 20'33'33" | 33.91 | S53'05'18'E | | 81 | 8 | 373 03 | 07 13,373 | 0.307 |
| C114 | 66.19 | 115.00 | 32'58'41" | 65.28 | S5917.52TE | | 8 | 1 | 516 01 | 73 7,516 | 0173 |
| C115 | 99.15 | 185.00 | 30,42,24 | 97.97 | N28'34'52'W | | Total Am | 1,31 | 358,601 314 | 29,1823 | 6.686 |
| C116 | 20.98 | 20.00 | 60,06,29 | 20.03 | N4316'54"W | | | | | | |
| C117 | 32.97 | 35.00 | 53.58.08 | 31.76 | N50'04'30'E | | | | | | |
| C118 | 19.06 | 116.52 | 9.22.16 | 19.04 | N4110'45'W | | | | | | |
| C119 | 33.42 | 403.00 | 4.45,03 | 33.41 | S43'29'23'E | | | | | | |
| C120 | 28.41 | 94.00 | 1719'04" | 28.30 | S85'44'42"E | | | | | | |
| C121 | 30.46 | 101.00 | 30.46' 101.00' 1716'38" | 30.34 | S65'43'30"E | | | | | | |
| | | | | | | | | | | | |

The second of th OWNER'S CERTIFICATION

REGINAGE OF A L'A-PLENDE ROBIN DES EXEMPENTS MAIS TESSER PRINCE, APPLICIT PAGE CONTRESS CONTR

PROFESCORY OF REPROPARED CONTRIBUTION OF THE STATE OF THE

SONT 23'99" ESTA IA PARINCE OF 22'00" ESTE PASSAND IN ESCUMPACTORIER OF 80.000 AGON ACCE TRACT OF UNIO. CONTINUIN ALCOHOL OF SOND 2463.3 AGOST FRACT OF LIAD. CONTINUIN ALCOHOL ACCOUNTS OF MOST ACCE TRACT OF LIAD. CONTINUIN ALCOHOL SOND 2463.3 AGOST FRACT OF LIAD. CONTINUIN ALCOHOL SOND 2463.3 AGOST FRACT OF LIAD AND SON 114.3 AGOST FRACT OF LIAD IN ALL FOR A TOTAL DISTANCE OF A DISTANCE OF A DISTANCE OF A SOS, IT RETT TO A PORIT FOR CORRER.

SOUTH SETTING COST, A DETINACE OF SHALT FILE TO A POWER FOR CORNER.

SOUTH ORDERS' MEST, A DETINACE OF SHALT FILE TO A POWER FOR CONNER.

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WEST FOR THE SHALL WEST WASON FILE WAS HERE TO A POWER FOR WEST WASON FILE AND FALL FILE A POWER FOR THE POWER FOR THE WASON FILE AND F

THENCE DEPARTING THE APPROXIMATE CENTERLINE OF WATTERS CREEK AND ALONG THE MORTH, WEST AND SOUTH LINES OF SAID 0.3336 ACRE TRACT OF LAND, THE FOLLOWING CALLS. MORTH 78-4716" WEST, A DISTANCE OF 186.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED BURY'S ET FOR CORNERS.

THE PROPERTY STATE OFFICE OF PASS TETT TO A 5/8 NOW FROM FROM FROM FROM FROM FACTOR CAPETY OF STAMPED THE PROPERTY STATES OFFICE HENCE DEPARTING THE SOUTH LINE OF SAID 0.3336 ACRE TRACT OF LAND AND ALONG THE COMMON LINE OF SAID 10.673 ICRE TRACT OF LAND THE SOLLOWING CALLS.

SOITH STOREGY WEST, A DISTANCE OF 64.22 FEET TO A 5,78 INCH RON ROD WITH YELLOW PLASTIC CAN STAMPED SOITH SET TOR CORNERS.
SOITH SET AN ADDITION FOR STAMP OF FEET TO A 5,78 INCH RON ROD WITH YELLOW PLASTIC CAP STAMPED Bush's SET TOR CORNEC. SOUTH 8602'49" MEST A DISTANCE OF 66.23 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER. SSOFT ASSOCIATION SETT, A SSTANCE OF 33.67 PETIT TO A 5,/8 NOT ROW WITH TELLOR PLASTIC CAP STANDED SSOFT SETTOG CORRES.
SSOFT STORE OF SSTANDED SSTANDED SSORT STORE OF SSORT STORE OF SSTANDED SSORT STORE OF SSTANDED SSORT STORE OF SSORT STORE OF SSTANDED SSORT STORE OF SSORT SSTANDED SSORT SSO SOUTH 09'23'43" MEST, A DISTANCE OF 427.38 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH CORNEL GOAL AND ARROWS GOALS THE TO A AND ONE OF ONE OWE SAME BROWN IN CORNEL WAS COME BRO

CONTAINING A COMPUTED AREA OF 90.816 ACRES OR 3,955,966 SQUARE FEET OF LAND, MORE OR LESS.

SOUTH 1372'04" WEST, A DISTANCE OF 212.92 FEET TO A WOOD HIGHWAY RIGHT-OF-WAY MARKER FOUND FOR

SOUTH HANGSA" WEST, A DISTANCE OF 622.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED BLAY'SET FOR CORNERS. SOUTH 1750'04" WEST, A DISTANCE OF 921.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPEE "BURY" SET FOR THE SOUTHEAST CORNER OF SAID 20.2036 ACRE TRACT OF LAND; SOUTH 22'57'34" MEST, A DISTANCE OF 293.56 FEET TO WOOD HIGHWAY RIGHT-OF-WAY MARKER FOUND FOR CORNER

DEBLOCK WORTH SEXTS WEST, OPERATION THE WESTERN ROGH-CE-AWN MARG SO, BUT, SHOWNINN, MO 25 ALGOG THE WINNESS SEXAL SACHAR AGE TRACE, A DISTANCE OF TAXIS FEET TO A FOUNT IN THE SPROMAINE CEPTERING OF CHASC MASS COST, CALLO AND ADDITION TO THE COST OF CHASC MASS COST, CALLO AND ADDITION TO THE COST OF CHASC MASS SACK CALLS. AN ADDITION TO THE CITY OF FALLON, COORDING TO THE CITY OF CALLON, COORDING TO THE CITY OF CHASC SACK PROCET. HENCE ALONG THE CENTERLINE OF SAID WATTERS CREEK AND THE EAST LINE OF SAID CHASE OAKS GOLF CLUB ADDITION HE FOLLOWING CALLS.

NOTH 1923'S" WEST, A DISTANCE OF 82.98 TETT TO A POINT FOR CORNER, NOTH 4-000'S CETA STATES TO A POINT FOR CORNER, NOTH 1934'S" WEST, A DISTANCE OF 27.39 TETT TO, A POINT FOR CORNER, NOTH 2920'S" WEST, A DISTANCE OF 37.44 TETT TO, A POINT FOR CORNER, SOUTH 2470'S WEST, A DISTANCE OF 32.44 TETT TO, A POINT FOR CORNER, NOTH 3470'S WEST, A DISTANCE OF 22.31 TETT TO, A POINT FOR CORNER, NOTH 4-1170'S WEST, A DISTANCE OF 32.31 TETT TO, A POINT FOR CORNER, NOTH 4-1170'S WEST, A DISTANCE OF 32.31 TETT TO, A POINT FOR CORNER, NORTH 41'22'12" EAST, A DISTANCE OF 139.68 FEET TO A POINT FOR CORNER;

MOTH 3-12-20 WEST, A DESIMAG OF 32-86 FEET TO A POINT FOR CORNERS.
SOUR MESTIVE SEET, A DESIMAG OF 12-14-8 FEET TO A POINT FOR CORNERS.
SOUR MESTIVE SEET, A DESIMAG OF 14-248 FEET TO A POINT FOR CORNERS.
MOTH WESTIVE SEET, A DESIMAG OF 44-26 FEET TO A POINT FOR CORNERS.
MOTH WESTIVE WEST, A DESIMAG OF 17-26 FEET TO A POINT FOR CORNERS.
MOTH WESTIVE WEST, A DESIMAG OF 44-26 FEET TO A POINT FOR CORNERS.
MOTH WESTIVE SEET, A DESIMAG OF 44-26 FEET TO A POINT FOR CORNERS.
MOTH WESTIVE SEET, A DESIMAG OF 62-26 FEET TO A POINT FOR CORNERS.
MOTH WESTIVE SEET, A DESIMAG OF 61-26 FEET TO A POINT FOR CORNERS.
MOTH WESTIVE WEST A DESIMAG OF 61-26 FEET TO A POINT FOR CORNERS.
MOTH WESTIVE WESTIVE ADDRESSING OF 13-26 FEET TO A POINT FOR CORNERS.
MOTH WESTIVE WESTIVE ADDRESSING OF 13-26 FEET TO A POINT FOR CORNERS.
MOTH WESTIVE WESTIVE ADDRESSING OF 52-24 FEET TO A POINT FOR CORNERS.

CHASE SAID THENCE CAPACITY OF THE CAPACITY OF STANDARD OF STANDARD THE NORTHEISTERY LINE OF STANDARD CAPACITY CHIEF OF STANDARD ADDITION, THE EVILONMIC CHIEF TO A 3/4 BICH IRCH ROD FOUND FOR CORREST NORTH 6370516" WEST, A DISTANCE OF 705.16 FEET TO A 3/4 BICH IRCH ROD FOUND FOR CORREST.

NORTH 444/30" NEST, A DISTANCE OF 316.81 FEET TO A 5/8 NORT HOW ROD WITH YELLOW PLASTIC CAP STANDED THE WAY FOUND FOR THE AUST NORTHER TO YOR FOR SUB OURSE OF SUB CAPILOR SUB-SAME BROWN FREED TO WORT EASTER CORNER OF A CALLED NASA AND THE TOTAL OF AND DESCRIBED IN A SECURIOR WARRANTY CRED TO WORTGAREY THEE FAMILY, LIC RECORDED IN NOTIFICABLE IN MARKED TO ADDITIONAL THE TABLES, LIC RECORDED IN NOTIFICABLE IN THE TABLES.

NORTH 4310/35: EAST, A DISTANCE OF 82.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOLNO FOR CORNER, NORTH O74939' EAST, A DISTANCE OF 21.53 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER, SOUTH 6734/19: EAST, A DISTANCE OF 22:20 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURP" FOUND FOR CORNER; NORTH OTS448' EAST, A DISTANCE OF 117.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BUR" FOLNO FOR CORNER, NORTH STIPLY EAST, A DISTANCE OF 202286 FEET TO A 5/8 NOH IRON ROD WITH YELLOW PLASTIC CAP STAMPED BURY FOUND FOR CORNER; NORTH, 354/227 WEST, A DISTANCE OF 8.07 FEET TO A 5/8 NOH IRON ROD WITH YELLOW PLASTIC CAP STAMPED BURY FOUND FOR CORNERS; NORTH 5834'53' EAST, A DISTANCE OF 298.27 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURP" FOUND FOR CORNER; ς¥ NORTH 2272817: EAST, A DISTANCE OF 15.79 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOLND FOR CORNER; NORTH 34/25/07 WEST, A DISTANCE OF 54.00 FEET TO A 5/8 INCH FRON ROD WITH YELLOW PLASTIC CAP STAMPED "BUR" FOLKIO FOR CORNER, URTH 5533/53 EAST, A DISTANCE OF 59.50 FEET; TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER NORTH OD-40'A3' EAST, A DISTANCE OF 118.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURN" FOUND FOR CORNER. CAP IQRTH 00/40/43' EAST, A DISTANCE OF 708.20 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER. UQRTH 891917" WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER. NORTH OCHOLAS' EAST, A DISTANCE OF 4.21 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURN" FOUND FOR CORNER; CAP HORPINESTERY WITH SAID CARNE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 522236" FOR AN ARC ELBORT NO 7303.5 FEET, A CHORD BEARNE OF NORTH 377017" WEST AND A CHORD DISTANCE OF 357.38 EET TO THE END OF SAID CLARKE. herce north 471617" west along the northeastery line of sud 145.3 acre tract of land, a distance ex 702.48 ett to a 5/8 inch fine aco with trillow believen coa stanced. Bush found for the wost southeat, correct of the "Orderatings inchroadret right" incide 1 addition. HORTH 26:37'55' EAST, A DISTANCE OF 97.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER! HENCE DEPARTING THE NORTHEASTERLY LINE OF SAID 145.3 ACRE TRACT OF LAND AND ALONG THE EAST LINE OF IAID MONTGOMERY RIDGE, PHASE 1 ADDITION, THE FOLLOWING CALLS, NORTH 08/38/18' WEST, A DISTANCE OF 135.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "BURY" FOUND FOR CORNER; VORTH 8742'08' WEST, A DISTANCE OF 2.03 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "BURY" FOUND FOR CORNER, IORTH 6372/06" WEST, A DISTANCE OF 6.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "BURN" FOUND FOR CORNER; NORTH 55:3453" EAST, A DISTANCE OF 14.31 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER;

TRESCRIPTION TO THE WILLIAM EACH CONTROLLY, A STREET OF THE MILLS AND CHORDERS, P. MALT TREET 1994

If A MOST TO THE WILLIAM EACH CONTROLLY WESTERN TO THE MILLS MOTORITISET OF THE TILLS THE MOST THE WILLIAM EACH TO THE WILLIAM

JEN TEXAS XIII, LLC MTNESS MY HAND THIS_

NOTARY PUBLIC IN AND FOR THE STATE OF

WILLIAN S, MONTODIERY, AR. TRUSTE OF THE WILLIAN S, MONTODIERY, AR. TRUST U/A MAN 2005 DESCENDANTS TRUST WILLIAN SLACK MONTODIERY, AR. FAMLY TRUST 1994 U/A MIGUST 3, 1994.

RUSTEE OF THE ELLEN McCAFFERTY, T MONTGOMERY I

NOTARY PUBLIC IN AND FOR THE STATE OF

TRUSTEE OF THE NENA NOTARY PUBLIC IN AND FOR THE STATE OF NENA CARROLL MONTGOMERY, NENA CARROLL MONTGOMERY, CORNTO CO. TO CO

NOTARY PUBLIC IN AND FOR THE STATE OF

COUNTY OF "

BETTER LE GUESCHOLDE AUTOFFT A KUNDER PRIEL THE PERSON HAVE THE BETTER CONTROLLED TO HET PERSON TO HET PERSON THE SAME PORT HAVE THE PERSON THE SAME PORT HAVE THE PERSON THE MONTGOMERY, TRUSTEE OF THE LELAND MILLER MONTGOMERY FAMILY TRUST 1994 U/A AUGUST 3, 1994 MONTGOMERY, TRUSTEE OF THE LELAND MILLER MONTGOMERY FAMILY TRUST 1994 U/A AUGUST 3, 1994 NOTARY PUBLIC IN AND FOR THE STATE OF MILLER

COUNT OF THE CONTROL AND THE PRICE IS NOT THE STATE OF THE DAY DESCRIPT, PROFILED RESERVED TO THE DAY DESCRIPT, PROFILED RESERVED TO THE DAY DESCRIPT, THE PERSON PROFILED TO THE PARTY HERE THE PERSON PROFILED TO THE PARTY HERE THE WRETCHED LAND, L.P.

THE LAND, A DE RIBERT, ON PRESENT TO THE REST OF WE HONDERING ENCRANTED WHO BELTS, THAT I HAVE HERBOR THE ALT FROM AN ACTIVAL SHAREN SHALL THE CORPER LONGER LONGERST SHAME HERBOR SHALL BERTERN SHALL BETTEN SHALL FEETH Y SHALL BETTEN SHALL NOTARY PUBLIC IN AND FOR THE STATE OF SURVEYOR'S CERTIFICATE

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only Doud J. De Wester, R.P.L.S.
Resistenten No. 5666
March 04, 2016 DATE DAND 4, DE WERDT, R.P.L.S.
TEAS, RECESTRATION NO. 5066
BIRT-DEN, INC.
5310 HAREST HILL ROAD, SUITE 100
(972) 981-0011 STATE OF TEXAS COUNTY OF DALLAS

ENERGY ME, THE UNDERSOURD JURISHOOT, A CHOTHER TOLKE, IN NO PPORT BY STEEL ON tHE CRESSIONAL VERFORD DATE, A CHOCKNOWN TO ME TO BE THE PERSON WHICE NAMED TO SUBSCRIBED TO THE FOREIGNED TO ME FOREIGNED TO ME TO BE THE TOWN THE PROPERTY OF CHOCKNOWN TO SUBJURISH THE COMMENT OF THE WORLD TO WE PROPERTY OF CHOCKNOWN THE COMMENT OF THE TOWN THE TOW

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE UNDERSONED, THE CITY SEOPETARY OF THE CITY OF ALLEN, TEXAS, HEREBY CREITINES THAT THE FOREGOING THAT THAT INVESTIGNATION TO ALLEN WAS SUBMITTED TO THE PLANNING AND ZOWING COMMISSION MAD PREPADED BY IT ON THE DAY OF SECRETARY PLANNING & ZONING COMMISSION ATTEST: DATE CHAIRPERSON PLANNING & ZONING COMMISSION CITY SECRETARY, CITY OF ALLEN DATE EXECUTED PRO-FORMA

PRELIMINARY PLAT MONTGOMERY RIDGE

LOT 1, BLOCK A, LOT 1, BLOCK E, LOTS 1-27, BLOCK G, LOT 1, BLOCK LOT 1, BLOCK LOT 1, BLOCK LOT 1051-12, BLOCK LOT 1051-12, BLOCK LOTS 1-16, BLOCK L, LOTS 1-4, BLOCK M, LOTS 1-6, BLOCK L, LOTS 1-6, BLOCK R, AND LOTS 1-10, BLOCK G, LOTS 1-3, BLOCK R, AND LOTS 1-10, BLOCK S, BLOCK R, AND LOTS 1-10, BLOCK S

LOCATED IN THE THOMAS G. KENNEDY SURVEY, ABSTRACT NO. 500, CITY OF ALLEN, COLLIN COUNTY, TEXAS. AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS.

ONNER/APPLICANT:
WETGHED LAND, L.P., ET AL
P.O. BOX 4-3658
MONTCLAN, NEW ERESY 07043
PH; (973) 303-0376
CONTACT: LELAND MONTGOMERY

SURVEYOR:
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 78230
PH (972) 991-0011
CONTACT: DAMID J. DE WEIRDT, R.P.L.S.

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