



**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.

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.)*

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 Allen Land Development Code 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 REPORT - THROUGH FEBRUARY 2016

		PROJECT		STATUS / COMMENTS		CONST. DATES
FACILITIES	1	Fire Station 2 Reconstruction	PS1303	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
	2	City Hall Basement Remodel	PS1501	Substantially complete		Substantially Complete
ROADS	3	2015 Intersection Improvements	ST1504	Pre-Final plans submitted on 01/28/16. Property acquisition and negotiation phase will begin.		TBD
	4	2015 Street and Alley Repair	ST1502	Project scheduled for bid in March and award in April 2016.		Begin Spring 2016
	5	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Adding lanes to Alma Drive median to have six continuous lanes from Hedgcoxe to SH 121. Design services have begun.		TBD
	6	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.		TBD
	7	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Mainlane paving is complete. Contractor working to get project open to traffic.		Complete Early 2016
	8	Montgomery Boulevard Extension	ST1403	Bridge deck is poured and west bound paving is complete. Will be open by April.		Complete April 2016
	9	FM 2551	ST0316	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
	10	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	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
UTILITIES	11	Watters / Bray Central Street Lights	JBGL	Contractor has ordered the new lights for Watters Road, but delivery date is unknown due to manufacturing delays.		TBD
	12	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements.		Complete Feb. 2017
	13	Fountain Park Water/SS Rehab, Ph 2	WA1403	Bid opening scheduled for March 9, 2016		TBD
	14	SCADA System Upgrade	WA1402	Project was awarded to WHECO Controls by City Council. Installation kickoff meeting will occur in next 30 days.		Complete Fall 2016
OTHER	16	Custer Tower Interior Repaint	WA1601	Tower has been drained and interior painting will begin once sandblasting is completed first week of March.		Complete April 2016
	17	Olson & Beverly Elementary Sidewalk Improvements	ST1501	TxDOT LPAFA signed and returned by the City. Construction anticipated to begin in Fall 2016.		Complete Winter 2016

ENGINEERING CIP MONTHLY REPORT

MARCH 2016

CONSTRUCTION

DESIGN

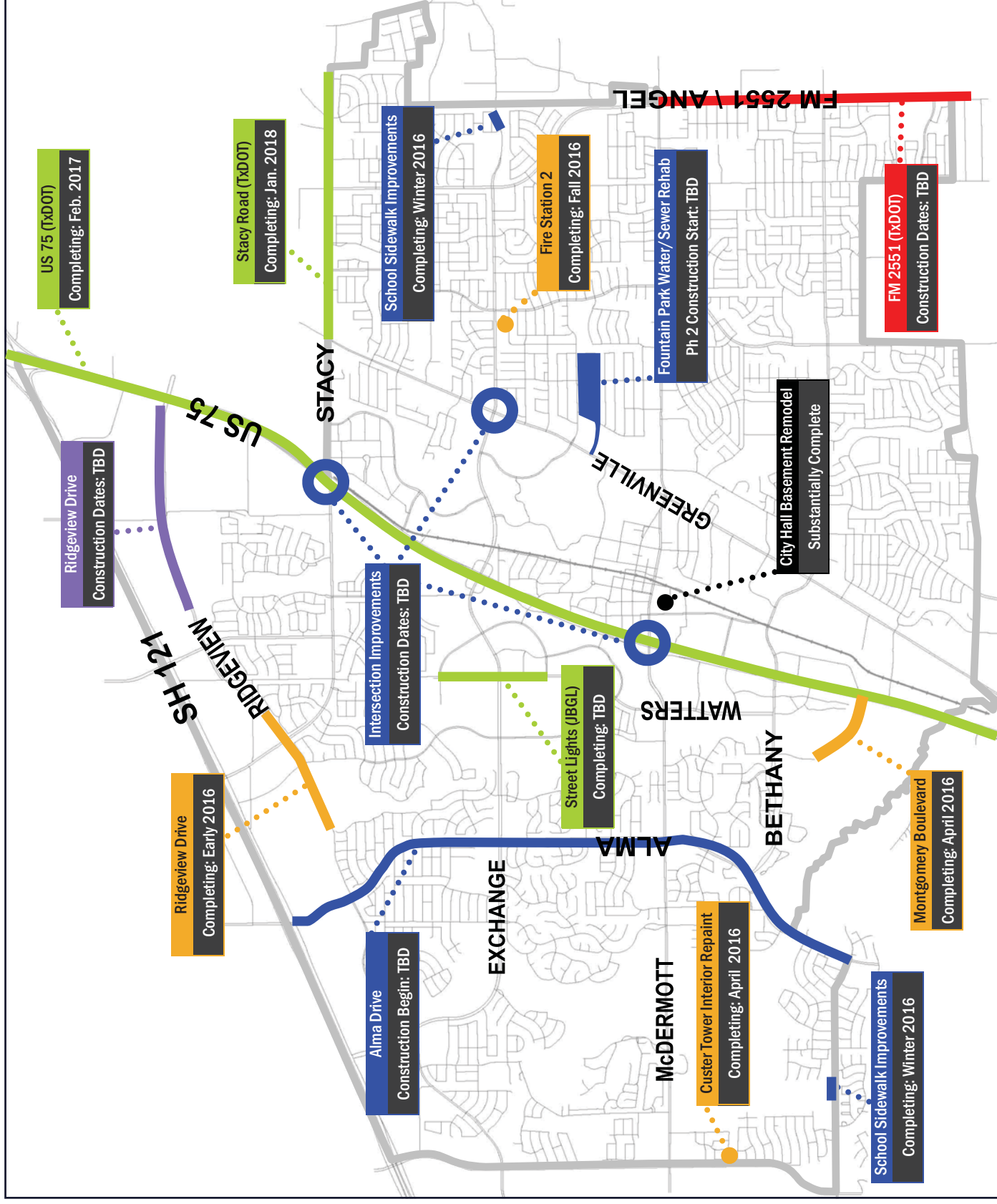
CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN





**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.

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.*)

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 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 Allen Land Development Code, 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.

2nd 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 Allen Land 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 this _____ day of _____ 2016.

Jeff Cocking, Chairman

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 COMMISSION AGENDA 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. 2]

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.

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

CURVE TABLE					CHORD BEARING				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING				
C2	3.36'	460.00'	07°41'21"	3.36'	S69°09'57"E				
C3	89.74'	100.00'	11°23'42"	38.62'	N23°24'42"E				
C4	284.52'	460.00'	17°23'42"	23.32'	N27°39'36"E				
C5	280.18'	460.00'	35°02'21"	276.68'	S69°09'57"E				
C6	36.83'	292.00'	77°04'48"	59.87'	S05°33'54"E				
C7	54.49'	292.00'	77°04'48"	59.87'	S05°33'54"E				
C8	103.73'	250.00'	23°48'43"	103.01'	N07°42'42"E				
C9	98.44'	250.00'	23°48'43"	99.33'	N07°42'42"E				
C10	131.43'	250.00'	45°00'00"	131.02'	N07°42'42"E				
C11	110.00'	200.00'	30°00'00"	109.63'	S09°06'00"E				
C12	110.00'	200.00'	30°00'00"	109.63'	N43°01'47"E				
C13	84.00'	200.00'	47°00'00"	84.00'	N43°01'47"E				
C14	24.00'	200.00'	87°00'00"	24.00'	S02°25'37"E				
C15	136.89'	100.00'	87°00'00"	136.89'	S02°25'37"E				
C16	43.46'	100.00'	15°08'48"	27.91'	N44°45'15"E				
C17	21.27'	100.00'	17°29'08"	21.27'	N44°45'15"E				
C18	14.46'	200.00'	47°02'00"	14.46'	S53°27'13"E				
C19	234.77'	245.00'	54°54'10"	228.89'	N02°07'48"E				
C20	26.36'	200.00'	14°31'41"	26.36'	S07°36'37"E				
C21	29.50'	100.00'	18°54'08"	29.39'	S08°13'28"E				
C22	37.65'	247.00'	8°43'00"	37.65'	N45°07'17"E				
C23	314.38'	460.00'	37°56'49"	313.78'	S06°46'20"E				
C24	9.27'	147.00'	22°54'52"	60.78'	S02°17'26"E				

CURVE TABLE					CHORD BEARING				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING				
C25	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C26	36.46'	227.00'	47°02'00"	36.46'	S07°37'17"E				
C27	24.46'	227.00'	47°02'00"	24.46'	S07°37'17"E				
C28	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C29	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C30	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C31	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C32	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C33	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C34	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C35	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C36	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C37	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C38	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C39	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C40	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C41	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C42	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C43	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C44	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C45	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C46	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C47	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C48	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C49	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C50	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C51	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C52	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C53	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C54	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C55	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C56	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C57	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C58	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C59	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C60	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C61	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C62	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C63	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C64	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C65	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C66	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C67	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C68	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C69	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C70	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C71	16.46'	227.00'	47°02'00"	16.46'	S07°37'17"E				
C72	17.94'	286.11'	53°01'1"	116.22'	N09°04'46"E				
C73	17.94'	286.11'	53°01'1"	116.22'	N09°04'46"E				
C74	238.07'	134.50'	230°14'1"	13.96'	N07°37'13"E				
C75	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C76	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C77	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C78	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C79	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C80	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C81	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C82	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C83	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C84	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C85	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C86	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C87	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C88	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C89	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C90	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C91	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C92	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C93	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C94	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C95	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C96	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C97	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C98	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C99	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C100	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C101	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C102	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C103	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C104	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C105	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C106	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C107	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C108	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C109	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C110	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C111	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C112	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C113	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C114	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C115	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C116	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C117	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C118	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C119	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C120	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C121	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C122	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C123	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C124	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C125	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C126	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C127	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C128	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C129	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C130	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C131	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C132	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C133	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C134	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C135	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C136	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C137	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C138	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C139	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C140	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C141	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C142	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C143	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C144	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C145	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C146	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C147	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C148	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C149	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C150	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C151	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C152	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C153	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C154	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C155	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C156	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C157	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C158	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C159	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C160	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C161	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C162	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C163	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C164	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C165	238.07'	134.50'	230°14'1"	234.66'	N07°37'13"E				
C166	238.07'	134.50'	230°14'1"	234.66'					

[illegible][illegible]

Capitol Wreched Land (Mort. Firm) 30094010-09.999 AT Geo modified by slewis on Mar 9, 16 1:42 PM

MARCH 09, 2016

OWNER/APPLICANT:	SURVEYOR:
WETCHER LAND, L.P., ET AL	BURY-FEW, INC.
P.O. BOX 34368	5310 HARVEST HILL SUITE 100
MONTICELLO, NEW JERSEY 07043	DALLAS, TEXAS 75230
PH: (973) 303-0376	PH: (972) 991-0011
CONTACT: LELAND MONTGOMERY	CONTACT: DAVID J. DE WERDT, R.E.L.S.

LOT 1, BLOCK A, LOT 1, BLOCK E, LOTS 1-27, BLOCK 3, LOT 1, BLOCK H, LOT 1, BLOCK I, LOT 1, LOTS 1-12, BLOCK K, LOTS 1-10, BLOCK L, LOTS 1-8, BLOCK M, LOTS 1-6, BLOCK N, LOT 1-6, BLOCK O, LOTS 1-6, BLOCK P, LOTS 1-8, BLOCK Q, LOTS 1-38, BLOCK R, AND LOTS 1-10, BLOCK S.

MARCH 09, 2016

OWNER/APPLICANT:	SURVEYOR:
WETCHER LAND, L.P., ET AL	BURY-FEW, INC.
P.O. BOX 34368	5310 HARVEST HILL SUITE 100
MONTICELLO, NEW JERSEY 07043	DALLAS, TEXAS 75230
PH: (973) 303-0376	PH: (972) 991-0011
CONTACT: LELAND MONTGOMERY	CONTACT: DAVID J. DE WERDT, R.E.L.S.