



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 6, 2020 – 7:00 PM
CONDUCTED VIA CONFERENCE**

This City of Allen Planning and Zoning Commission meeting will be conducted with the members of the Commission and City staff participating via video conference. The facility will not be open to the public.

Members of the public are entitled to participate remotely via broadcast by webinar. To speak remotely at the Planning and Zoning Commission Meeting, speakers must:

- Submit the online registration form found at: [PZ Speaker Registration](#) not later than 3 p.m. on Tuesday, October 6, 2020.
- Once the registration form is received, registered speakers will receive either an email or phone call providing the telephone number to call on the date of the meeting.
- Speakers must call not later than 6:45 p.m. on the date of the meeting in order to be allowed to speak. Late callers will not be accepted and will not be allowed to speak.
- Handouts or other information that a member of the public desires to provide to the Commission must be emailed to planningsubmittals@cityofallen.org by 3 p.m. on October 6, 2020, to ensure the information is able to be provided to the Commissioners in advance of the meeting.

The meeting will be live streamed on Allen City TV at www.cityofallen.org/982/ACTV for those wanting to watch the meeting but not address the Commission.

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action Taken on the Planning and Zoning Commission Items by City Council at the September 22, 2020, Regular Meeting.

Election of Officers

2. Elect a Chair, First 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.)

3. Approve Minutes from the September 15, 2020, Planning and Zoning Commission Regular Meeting.
4. Final Plat - Consider a Request for a Final Plat for Myers Estate, Block A, Lot 1, Being 1.88± Acres Situated in the William Snider Survey, Abstract No. 821; Generally Located at the Northeastern Corner of the Intersection of Malone Road and Highpoint Drive. (PL-091120-0014) [Myers Estate]

Regular Agenda

5. Combination Plat - Consider a Request for a Combination Plat for Lot 1, Block A, Dalcour Allen Addition, Being 7.367± Acres Situated in the Francis Dosser Survey, Abstract No 280 and Lot 13, Block B, Starcreek Commercial; Generally Located Directly North of Ridgeview Drive and East of Watters Road. (PL-091120-0016) [Dalcour Urban Residential]
6. Final Plat - Consider a Request for a Final Plat for Lot 1, Block A, Davis at Montgomery Ridge, Phase 2, Being 4.040± Acres Located in the Thomas G. Kennedy Survey, Abstract No 500; Generally Located at the Northeast Corner of Montgomery Boulevard and Marian Drive. (PL-080720-0012) [Davis at Montgomery Ridge PH2]

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 2, 2020 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.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

October 6, 2020

SUBJECT:

Action Taken on the Planning and Zoning Commission Items by City Council at the September 22, 2020, Regular Meeting.

STAFF RESOURCE:

Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

- The City Council approved the request to amend Planned Development PD No. 92 Corridor Commercial for Watters Ridge Allen.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	October 6, 2020
SUBJECT:	Elect a Chair, First Vice-Chair and Second Vice-Chair.
STAFF RESOURCE:	Marc Kurbansade, AICP Director of Community Development
PREVIOUS COMMISSION/COUNCIL ACTION:	None

BACKGROUND

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

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:

October 6, 2020

SUBJECT:

Approve Minutes from the September 15, 2020,
Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE:

Rolandrea Russell
Planner

ATTACHMENTS:

Minutes from the September 15, 2020 Regular Meeting

PLANNING AND ZONING COMMISSION

REGULAR MEETING

September 15, 2020

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Michael Orr, 2nd Vice-Chair
Gene Autrey
Dan Metevier
John Ogrizovich
Elias Shaikh

Commissioners Absent

Stephen Platt, Jr., 1st Vice-Chair

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Shelley George, City Secretary
Hayley Angel, AICP, Senior Planner
Rolandrea Russell, Planner
Jordan Caudle, Planning Technician
Courtney Morris, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 7:00 p.m. via Video Conference.

Directors Report

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the September 8, 2020, 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 Plan (CIP) Status Report.
3. Approve minutes from the September 1, 2020, regular meeting.
4. Final Plat – Consider a Request for a Final Plat for New World Academy, Block A, Lot 1, Being 0.528± Acres Situated in the McBain Jameson Survey, Abstract No. 491 and the Rufus Sewell Survey, Abstract No. 875; Generally Located Directly North of Ridgemont Drive and Approximately 288± Feet East of Greenville Avenue. (PL- 071020-0010) [New World Academy]

Motion: Upon a motion by Commissioner Metevier, and a second by Commissioner Autrey, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

5. Consider a Request for a Final Plat for Lot 1, Block A, Davis at Montgomery Ridge, Phase 2, Being 4.040± Acres Located in the Thomas G. Kennedy Survey, Abstract No 500; Generally Located at the Northeast Corner of Montgomery Boulevard and Marian Drive. (PL-080720-0012) [Davis at Montgomery Ridge PH2]

Ms. Russell, Planner, presented the item to the Commission.

Ms. Russell stated that the applicant has requested to change the location of a water easement after the review of the Final Plat. The Technical Review Committee has not reviewed the location of this new easement.

Ms. Russell noted that staff is recommending the agenda item to be approved with the condition that the new easement location is reviewed by the Technical Review Committee pursuant to Section 8.03.1.4 of the *Allen Land Development Code*.

The Commission clarified that the plat would return to Planning and Zoning Commission for review and that the new easement would be the only item subject to review at the that meeting.

Motion: **Upon a motion by Commissioner Autrey, and a second by Commissioner Shaikh, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval with conditions of the Final Plat for Lot 1, Block A, Davis at Montgomery Ridge, Phase 2 as presented.**

The motion carried.

Executive Session (*As Needed*)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:10 p.m.

These minutes approved this _____ day of _____ 2020.

Ben Trahan, Chair

Rolandrea Russell, Planner

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	October 6, 2020
SUBJECT:	Consider a Request for a Final Plat for Myers Estate, Block A, Lot 1, Being 1.88± Acres Situated in the William Snider Survey, Abstract No. 821; Generally Located at the Northeastern Corner of the Intersection of Malone Road and Highpoint Drive. (PL-091120-0014) [Myers Estate]
STAFF RESOURCE:	Hayley Angel, AICP Senior Planner
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The subject property is generally located at the northeastern corner of the intersection of Malone Road and High Point Drive. The properties to the north, east, and south (across High Point Drive) are zoned Agricultural-Open Space AO. The property to the west (across Malone Drive) is zoned Planned Development PD No. 2 Community Facilities CF.

The property is zoned Agricultural-Open Space AO. The property has been functionally recognized as part of the City since 1985; though through an error in the initial annexation ordinance, it was formally recognized as part of the City of Allen in 2019.

The property has an existing single-family residential home on the property. The applicant is proposing to construct an accessory building. Pursuant to Section 8.02.1.5 of the Allen Land Development Code, the applicant is required to plat the property prior to applying for a building permit.

The Final Plat shows one lot at a total of 1.88± acres. The property has an existing driveway on each Malone Drive and High Point Drive. The plat also shows various easements required for development of the property.

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

STAFF RECOMMENDATION

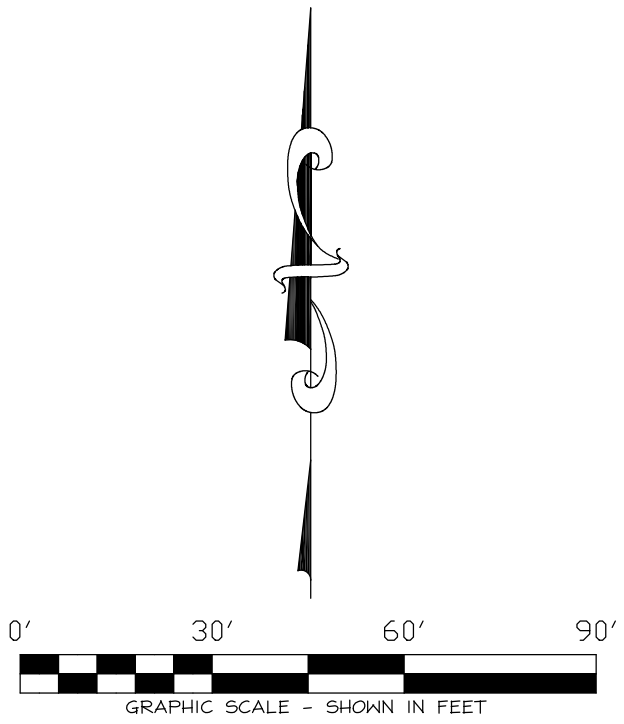
Staff recommends approval.

MOTION

I move to approve the Final Plat of Myers Estate, Block A, Lot 1, as presented.

ATTACHMENTS:

Final Plat



SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

That I, Wayne Beets, II, A REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were either found or properly placed under my supervision, in accordance with the Subdivision Regulations of the City of Allen, Collin County, Texas.

This _____ day of _____, 2020.

**PRELIMINARY THIS DOCUMENT
SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED
OR VIEWED OR RELIED UPON AS
A FINAL SURVEY DOCUMENT**

Wayne Beets, II
Registered Professional Land Surveyor No. 6039

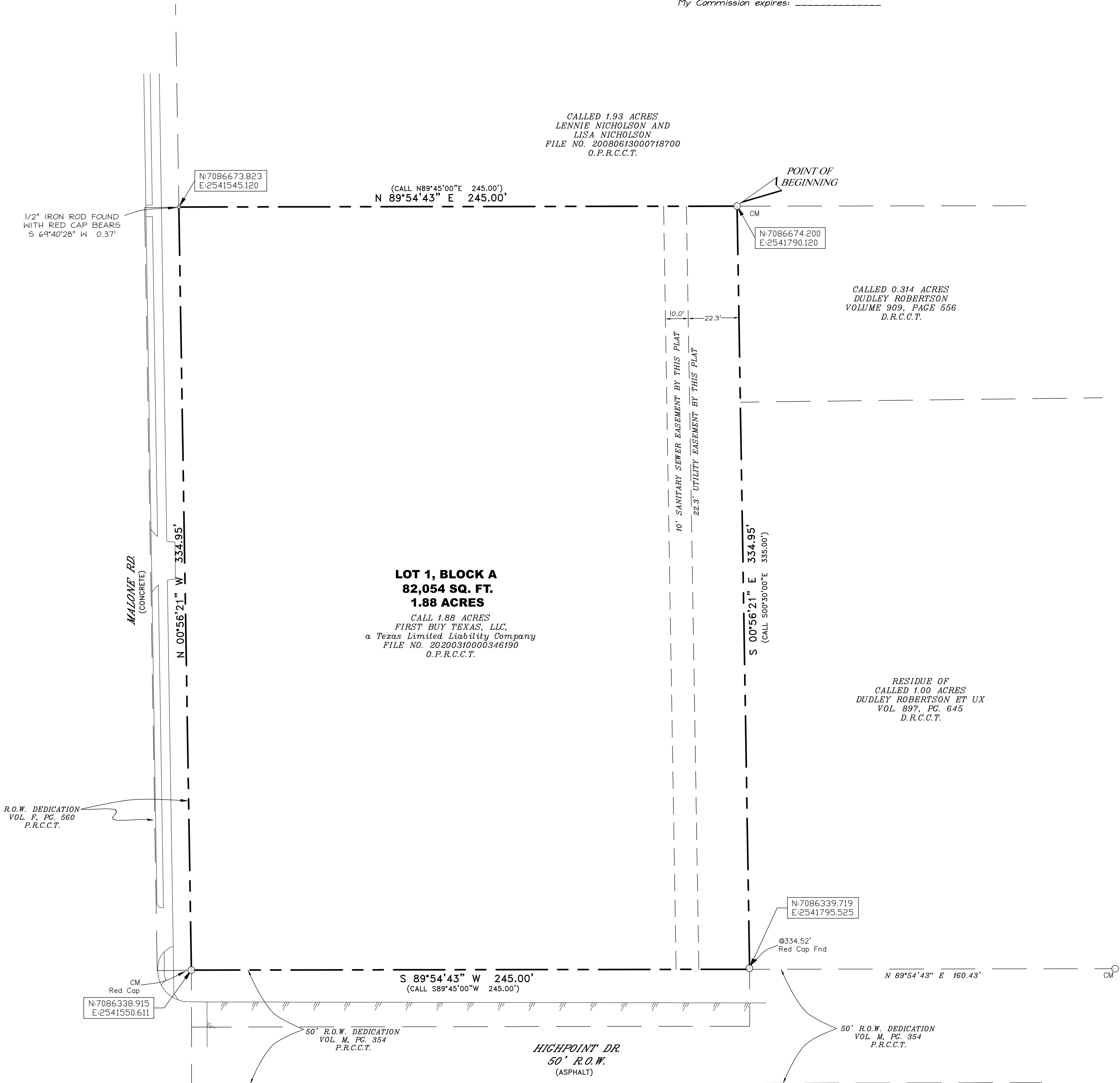
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Wayne Beets, II, Registered Public Land Surveyor No. 6039, State of Texas, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission expires: _____



Approved _____ Attest _____

Chairman Secretary
Planning and Zoning Commission Planning and Zoning Commission

_____ Date _____

Executed Pro Forma _____

Mayor _____

_____ Date _____

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of the Myers Estate Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____ day of _____, 2020.

_____ City Secretary, City of Allen

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Being an 1.88 acre lot, tract or parcel of land situated in the William Snider Survey, Abstract No. 821, Collin County, Texas, and being all of that certain called 1.88 acre tract of land conveyed from Paul Scott Beaty, et al, to First Buy Texas, LLC, a Texas limited liability company, by General Warranty Deed, as recorded in File No. 20200310000346190, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of said 1.88 acre tract, the Northwest corner of a called 0.314 acre tract of land conveyed to Dudley Robertson, by deed as recorded in Volume 909, Page 556, Deed Records, Collin County, Texas, and on the South line of a called 1.93 acre tract of land conveyed to Lennie Nicholson and Lisa Nicholson, by deed as recorded in File No. 20080613000718700, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 56 minutes 21 seconds East, with the East line of said 1.88 acre tract and partially with the West line of said 0.314 acre tract and the West line of a called 1.00 acre tract of land conveyed to Dudley Robertson et ux, by deed as recorded in Volume 897, Page 645, Deed Records, Collin County, Texas, passing at 334.52 feet a 1/2 inch iron rod and red cap found for reference and continuing in all a total distance of 334.95 feet to a point for corner at the Southeast corner of said 1.88 acre tract and at the intersection of the North right of way line of Highpoint Drive, dedication as recorded in Volume M, Slide 354, Plat Records, Collin County, Texas, and the West line of said 1.00 acre tract;

THENCE South 89 degrees 54 minutes 43 seconds West, with the South line of said 1.88 acre tract and the North right of way line of Highpoint Drive, a distance of 245.00 feet to a 1/2 inch iron rod and red cap found at the Southwest corner of said 1.88 acre tract, and on the East right of way line of Malone Road, dedication as recorded in Volume F, Slide 560, Plat Records, Collin County, Texas;

THENCE North 00 degrees 56 minutes 21 seconds West, with the West line of said 1.88 acre tract and with the East right of way line of Malone Road, a distance of 334.95 feet to a point for corner at the Northwest corner of said 1.88 acre tract and on the South line of said 1.93 acre tract, and from which a 1/2 inch iron rod and red cap found bears South 69 degrees 40 minutes 28 seconds West, a distance of 0.37 feet;

THENCE North 89 degrees 54 minutes 43 seconds East, with the North line of said 1.88 acre tract and with the South line of said 1.93 acre tract, a distance of 245.00 feet to the POINT OF BEGINNING and CONTAINING 1.88 acres of land.

KNOW ALL MEN BY THESE PRESENTS:
That First Buy Texas, LLC, through the undersigned authority, does hereby adopt this plat designating the described property as "FINAL PLAT OF MYERS ESTATE", an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

WITNESS, my hand at _____, Texas, this _____ day of _____, 2020.

By: _____
Greg Myers, Owner
First Buy Texas, LLC

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Greg Myers, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission expires: _____

NOTES:

1. Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation. Area and Distances shown hereon are at grid.

2. Lot to lot drainage will not be allowed without engineering section approval.

3. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the subdivision ordinance.

4. The property is shown as being located entirely within Zone X by Flood Insurance Rate Map No. 48085C0385J, dated JUNE 02, 2009. It is shown as not being located in a special flood hazard area inundated by 100-year Flood.

OWNER/DEVELOPER - GREG MYERS
P.O. BOX 1634, ALLEN, TX 75013 -
PHONE NUMBER: 972-849-1530

PROJECT NAME:
FINAL PLAT OF MYERS ESTATE

ADDRESS:
405 S. MALONE ST
ALLEN, TX 75002

PREPARED: 10/02/2020

ZONING: AO

BY-LINE JOB NO: 2020-596

SCALE: 1" = 30'

TECHNICIAN: TYB

BY-LINE
SURVEYING LLC

P.O. Box 834
Emory, TX 75440
Ph: (903) 473-5150
Firm No. 10194233
www.bylinesurveying.com

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LEGEND

CM CONTROLLING MONUMENT

BL BUILDING LINE BY THIS PLAT

○ 1/2" IRON ROD FOUND

⊙ POINT FOR CORNER

⊗ 1/2" IRON ROD SET (BY-LINE)

—— ASPHALT

FINAL PLAT
MYERS ESTATE
LOT 1, BLOCK A, 1.88 ACRES
AN ADDITION TO THE CITY OF ALLEN
COLLIN COUNTY, TEXAS
William Snider Survey, Abstract No. 821

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	October 6, 2020
SUBJECT:	Consider a Request for a Combination Plat for Lot 1, Block A, Dalcour Allen Addition, Being 7.367± Acres Situated in the Francis Dosser Survey, Abstract No 280 and Lot 13, Block B, Starcreek Commercial; Generally Located Directly North of Ridgeview Drive and East of Watters Road. (PL-091120-0016) [Dalcour Urban Residential]
STAFF RESOURCE:	Rolandrea Russell Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 92 - Approved March, 2004 Planned Development No. 92 - Amended November, 2005 Final Plat - Approved March, 2009 Planned Development No. 92 - Amended February, 2016 Planned Development No. 92 - Amended July, 2016 Planned Development No. 92 - Amended November, 2019
LEGAL NOTICES:	None
ANTICIPATED COUNCIL DATE:	None

BACKGROUND

The subject property is generally located directly north of Ridgeview Drive and east of Watters Road. The surrounding properties are all zoned Planned Development PD No. 92, Commercial Corridor CC.

The property is zoned Planned Development PD No. 92, Commercial Corridor CC. A site plan for the proposed Combination Plat was approved in April 2020. Platting is the last step in the development process.

A Combination Plat is submitted when a tract of land is subdivided into three lots or less, there is no change in street locations, and the requirements for both the Preliminary Plat and Final Plat are met.

The Combination Plat shows one lot at a total of 7.367± acres, 3.868± of which is the previously recorded Lot 13, Block B, Starcreek Commercial. There are two points of access into the development--through Ridgeview Drive and through a Fire Lane, Access, and Utility easement that directly connects to Watters Road. The site is also accessible by several internal Fire Lane, Access, and Utility easements. The plat shows various easements required for development of the property.

The Combination Plat has been reviewed by the Technical Review Committee, is generally consistent with the Site Plan and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

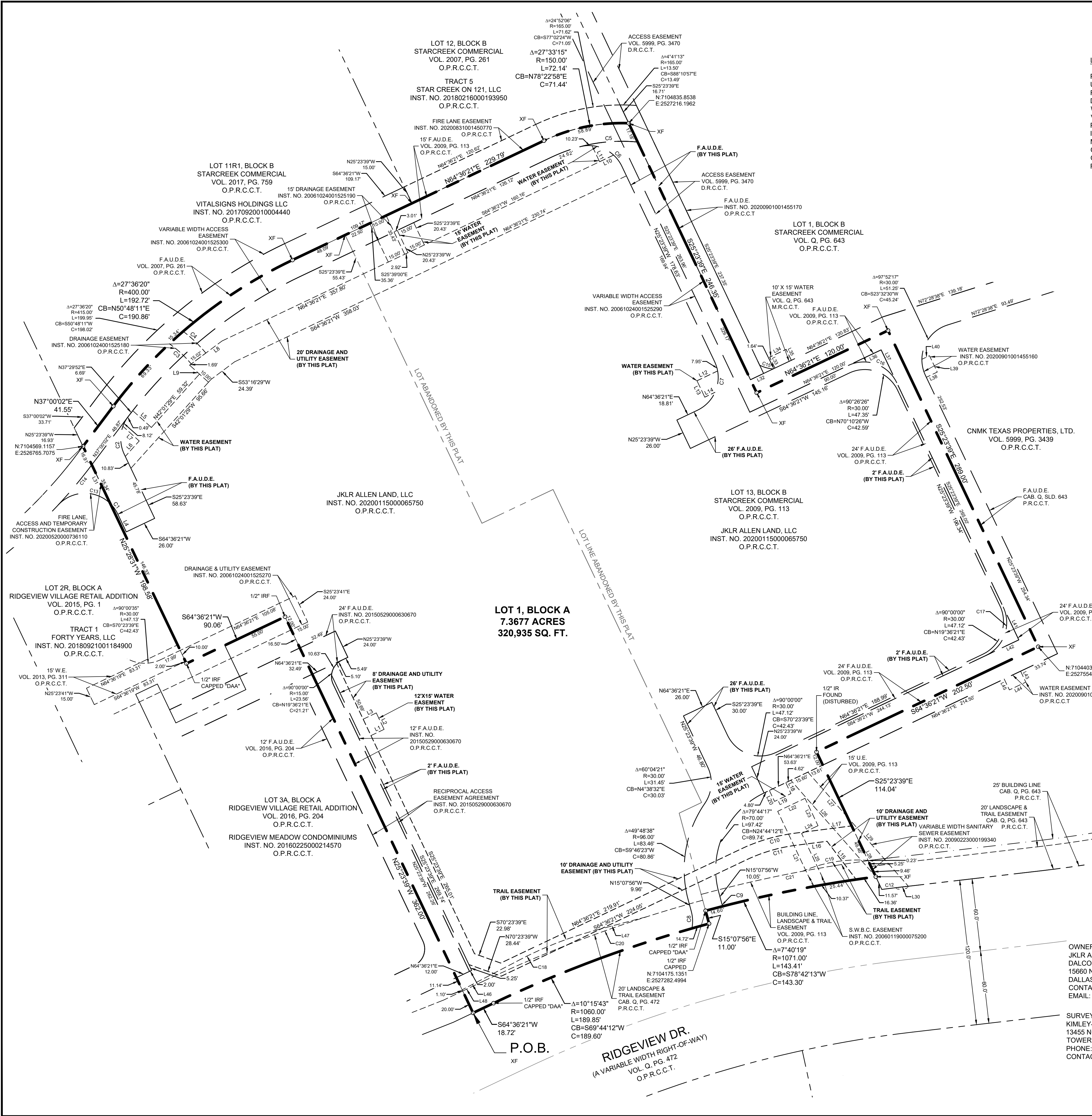
Staff recommends approval.

MOTION

I move to approve the Combination Plat of Lot 1, Block A, Dalcour Allen Addition, as presented.

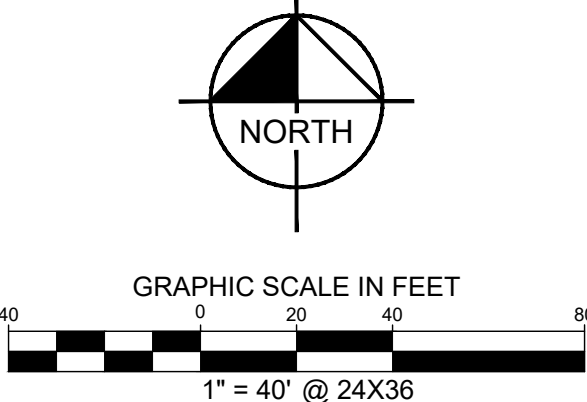
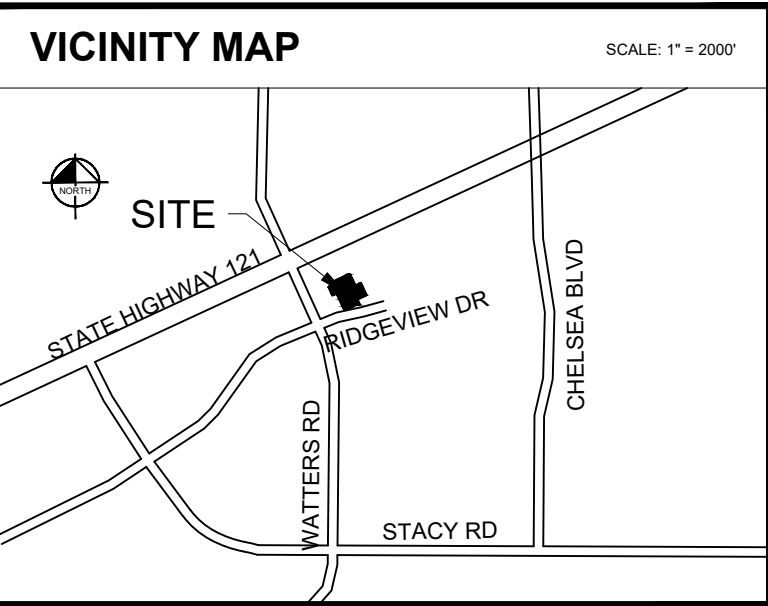
ATTACHMENTS:

Combination Plat



LEGEND:

P.O.B. = POINT OF BEGINNING
U.E. = UTILITY EASEMENT
F.A.U.D.E. = FIRE LANE, UTILITY & DRAINAGE EASEMENT
W.E. = WATER EASEMENT
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



LEGAL DESCRIPTION
7.3677 ACRES

BEING a tract of land situated in the Francis Dosser Survey, Abstract No. 280, City of Allen, Collin County, Texas and being all Lot 13, Block B of Starcreek Commercial, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2009, Page 113, Official Public Records, Collin County, Texas, and being all of a called 7.367 acre tract of land described in Special Warranty Deed to JKLR Allen Land, LLC, recorded in Instrument No. 20200115000665750, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a "X" cut in concrete found for the southeast corner of Lot 3A, Block A, of Ridgeview Village Retail Addition, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2016, Page 204, Official Public Records, Collin County, Texas, and being in the north right-of-way line of Ridgeview Drive (a variable width right-of-way);

THENCE leaving said north right-of-way line of Ridgeview Drive and with the east line of said Lot 3A, North 25°23'39" West, a distance of 362.00 feet to a 1/2" iron rod found for the northeast corner of said Lot 3A;

THENCE with a north line of said Lot 3A, South 64°36'21" West, passing at a distance of 55.00 feet a north corner of said Lot 3A and continuing in all a total distance of 90.06 feet to a 1/2" iron rod with plastic cap stamped "DAA" found for inner el of Lot 2R, Block A, of Ridgeview Village Retail Addition, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2015, Page 1, Official Public Records, Collin County, Texas;

THENCE with the east line of said Lot 2R, North 25°28'31" West, a distance of 198.58 feet to a "X" cut in concrete found for the north corner of said Lot 2R and being the south corner of Lot 11R1, Block B, Starcreek Commercial, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2017, Page 759, Official Public Records, Collin County, Texas;

THENCE with the south line of said Lot 11R1, Block B, the following courses and distances:

North 37°00'02" East, a distance of 41.55 feet to a "X" cut in concrete found at the beginning of a tangent curve to the right having a central angle of 27°36'20", a radius of 400.00 feet, a chord bearing and distance of North 50°48'11" East, 190.86 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 192.72 feet to a "X" cut in concrete found for corner;
North 64°36'21" East, passing at a distance of 109.07 feet the east corner of said Lot 11R1 and south corner of Lot 12, Block B, of Starcreek Commercial, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2007, Page 261, Official Public Records, Collin County, Texas, continuing with the South line of said Lot 12 in all a total distance of 229.79 feet to a "X" cut in concrete found for corner and being at the beginning of a tangent curve to the right having a central angle of 27°33'15", a radius of 150.00 feet, a chord bearing and distance of North 78°22'58" East, 71.44 feet;

THENCE continuing with said south line of Lot 12 and in a northeasterly direction, with said curve to the right, an arc distance of 72.14 feet to a "X" cut in concrete found for the east corner of said Lot 12 and being in the west line of Lot 1, Block B, of Starcreek Commercial, an addition to the City of Allen, Texas, according to the Plat thereof recorded in Cabinet Q, Page 643, Official Public Records, Collin County, Texas;

THENCE with said west line of Lot 1, the following courses and distances:

South 25°23'39" East, a distance of 246.35 feet to a "X" cut in concrete found for corner;
North 64°36'21" East, a distance of 120.00 feet to a "X" cut in concrete found for corner;
South 25°23'39" East, a distance of 289.00 feet to a "X" cut in concrete found for corner;
South 64°36'21" West, a distance of 202.50 feet to a 1/2" iron rod found (disturbed) for corner;
South 25°23'39" East, a distance of 114.04 feet to a "X" cut in concrete found for corner of said north right-of-way line of Ridgeview Drive and being at the beginning of a non-tangent curve to the left having a central angle of 7°40'19", a radius of 1071.00 feet, a chord bearing and distance of South 78°42'13" West, 143.30 feet;

THENCE leaving said west line of Lot 1 and with said North right-of-way line of Ridgeview Drive, the following courses and distances:

In a southwesterly direction, with said curve to the left, an arc distance of 143.41 feet to a 1/2" iron rod with plastic cap stamped "DAA" found for corner;
South 15°07'56" East, a distance of 11.00 feet to a 1/2" iron rod with plastic cap stamped found at the beginning of a non-tangent curve to the left having a central angle of 10°15'43", a radius of 1060.00 feet, a chord bearing and distance of South 69°44'12" West, 189.60 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 189.85 feet to a 1/2" iron rod with plastic cap stamped "DAA" found for corner;
South 64°36'21" West, a distance of 18.72 feet to the POINT OF BEGINNING and containing 7.3677 acres of land or 320,935 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

NOTES:

- Abandonment's by this plat are shown on Sheet 2.
- Line Table shown on Sheet 2.
- Surface Coordinates shown on (4) corners.

OWNER/APPLICANT:
JKLR ALLEN LAND, LLC
DALCOR COMPANIES
15660 NORTH DALLAS PARKWAY SUITE 1100
DALLAS, TX 75248
CONTACT: RON MURFF
EMAIL: RON@JKLRGP.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300
CONTACT: SHAY GEACH, PE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

COMBINATION PLAT
DALCOR ALLEN ADDITION
LOT 1, BLOCK A

BEING A REPLAT OF LOT 13, BLOCK B STARCREEK
COMMERCIAL AND UNPLATTED TRACT
BEING 7.367 ACRES OR 320,935 SQUARE FEET
OF LAND OUT OF THE
FRANCIS DOSSER SURVEY,
ABSTRACT NO. 280

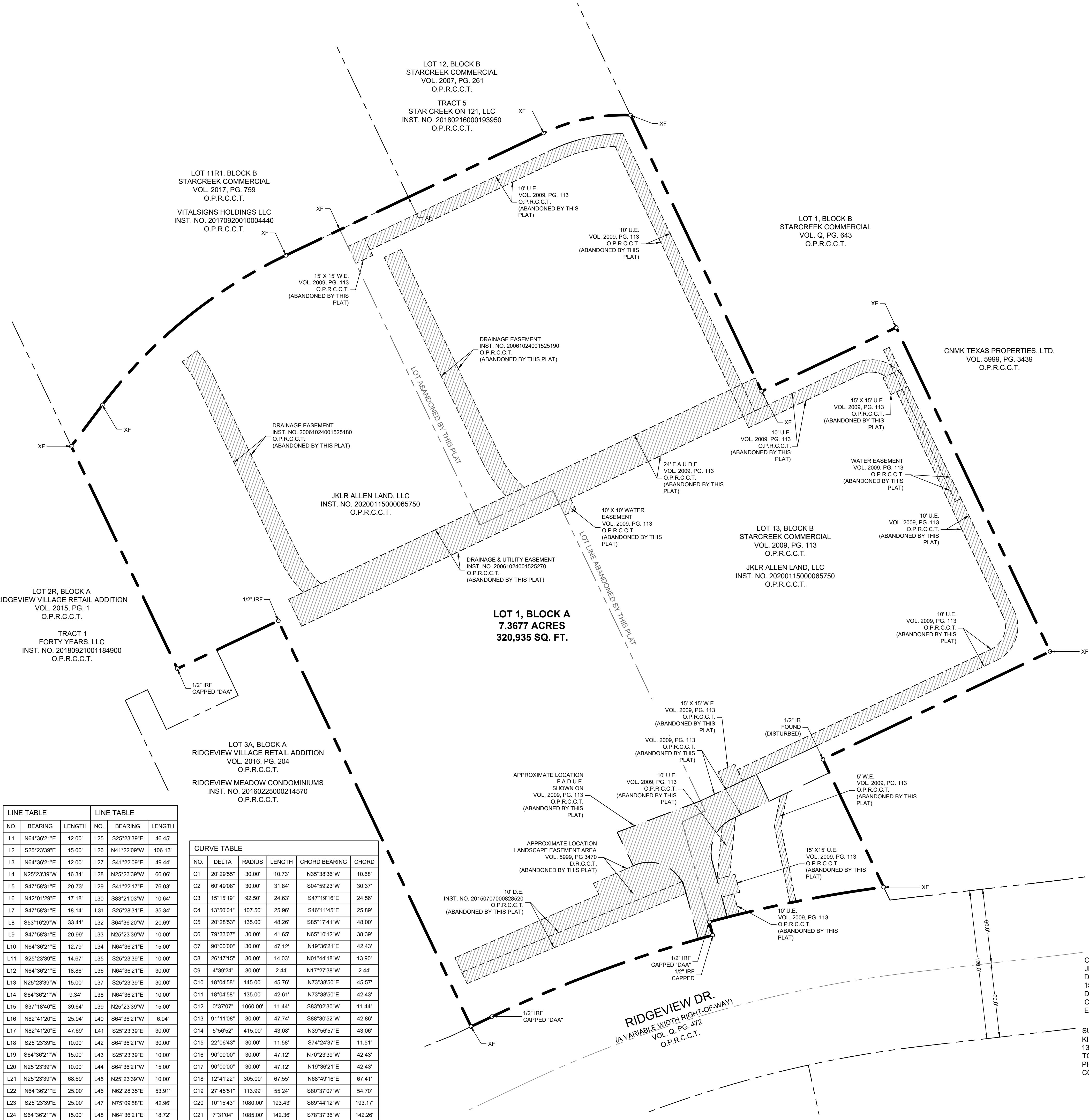
CITY OF ALLEN, COLLIN COUNTY, TEXAS
SUBMISSION DATE: SEPTEMBER 30, 2020

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DWP/MGB	JAD	SEPT. 2020	064550100	1 OF 2

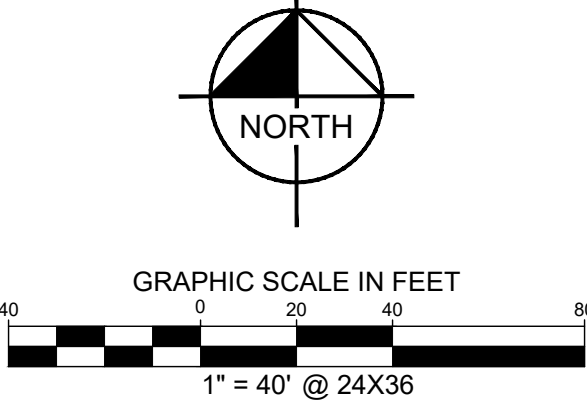
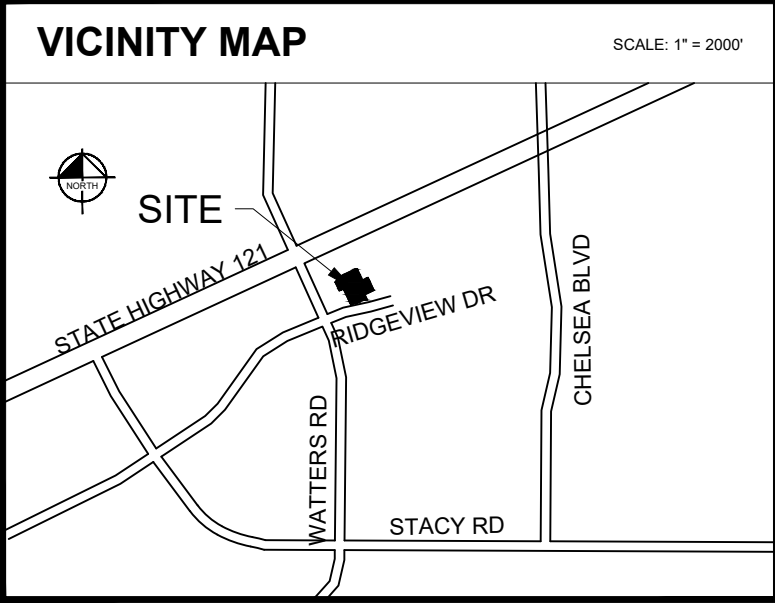
2	9/30/20	Revised per Comments
1	9/8/20	First Submittal
No.	DATE	REVISION DESCRIPTION



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N64°36'21"E	12.00'	L25	S25°23'39"E	46.45'
L2	S25°23'39"E	15.00'	L26	N41°22'09"W	106.13'
L3	N64°36'21"E	12.00'	L27	S41°22'09"E	49.44'
L4	N25°23'39"W	16.34'	L28	N25°23'39"W	66.06'
L5	S47°58'31"E	20.73'	L29	S41°22'17"E	76.03'
L6	N42°01'28"E	17.18'	L30	S83°21'03"W	10.64'
L7	S47°58'31"E	18.14'	L31	S25°28'31"E	35.34'
L8	S53°16'29"W	33.41'	L32	S64°36'20"W	20.89'
L9	S47°58'31"E	20.99'	L33	N25°23'39"W	10.00'
L10	N64°36'21"E	12.79'	L34	N64°36'21"E	15.00'
L11	S25°23'39"E	14.67'	L35	S25°23'39"E	10.00'
L12	N64°36'21"E	18.86'	L36	N64°36'21"E	30.00'
L13	N25°23'39"W	15.00'	L37	S25°23'39"E	30.00'
L14	S64°36'21"W	9.34'	L38	N64°36'21"E	10.00'
L15	S37°18'40"E	39.64'	L39	N25°23'39"W	15.00'
L16	N82°41'20"E	25.94'	L40	S64°36'21"W	6.94'
L17	N82°41'20"E	47.69'	L41	S25°23'39"E	30.00'
L18	S25°23'39"E	10.00'	L42	S64°36'21"W	30.00'
L19	S64°36'21"W	15.00'	L43	S25°23'39"E	10.00'
L20	N25°23'39"W	10.00'	L44	S64°36'21"W	15.00'
L21	N25°23'39"W	68.69'	L45	N25°23'39"W	10.00'
L22	N64°36'21"E	25.00'	L46	N62°28'35"E	53.91'
L23	S25°23'39"E	25.00'	L47	N75°09'58"E	42.96'
L24	S64°36'21"W	15.00'	L48	N64°36'21"E	18.72'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	20°29'55"	30.00'	10.73'	N35°38'36"W
C2	60°49'08"	30.00'	31.84'	S04°59'23"W
C3	15°15'19"	92.50'	24.63'	S47°19'16"E
C4	13°50'01"	107.50'	25.96'	S48°11'45"E
C5	20°28'53"	135.00'	48.26'	S85°17'41"W
C6	79°33'07"	30.00'	41.65'	N65°10'12"W
C7	90°00'00"	30.00'	47.12'	N19°36'21"E
C8	26°47'15"	30.00'	14.03'	N01°44'18"W
C9	4°39'24"	30.00'	2.44'	N17°27'38"W
C10	18°04'58"	145.00'	45.76'	N73°38'50"E
C11	18°04'58"	135.00'	42.61'	N73°38'50"E
C12	0°37'07"	1060.00'	11.44'	S83°02'30"W
C13	91°11'08"	30.00'	47.74'	S88°30'52"W
C14	5°56'52"	415.00'	43.08'	N39°56'57"E
C15	22°06'43"	30.00'	11.58'	S74°24'37"E
C16	90°00'00"	30.00'	47.12'	N70°23'39"W
C17	90°00'00"	30.00'	47.12'	N19°36'21"E
C18	12°41'22"	305.00'	67.55'	N68°49'16"E
C19	27°45'51"	113.99'	55.24'	S80°37'07"W
C20	10°15'43"	1080.00'	193.43'	S69°44'12"W
C21	7°31'04"	1085.00'	142.36'	S78°37'36"W

LEGEND:
P.O.B. = POINT OF BEGINNING
U.E. = UTILITY EASEMENT
F.A.U.D.E. = FIRE LANE, UTILITY & DRAINAGE EASEMENT
W.E. = WATER EASEMENT
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



KNOW ALL MEN BY THESE PRESENTS:

That **JKLR ALLEN LAND, LLC**, through the undersigned authority, does hereby adopt this plat designating the described property as **DALCOR ALLEN ADDITION**, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this _____ day of _____, 20_____

Owner _____

Notary _____

Approved _____

Attest _____

Chairman
Planning and Zoning Commission

Secretary
Planning and Zoning Commission

Date _____

Date _____

Executed Pro Forma

Mayor _____

Date _____

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Combination Plat of the Dalcour Allen Addition, Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____ day of _____, 20_____.

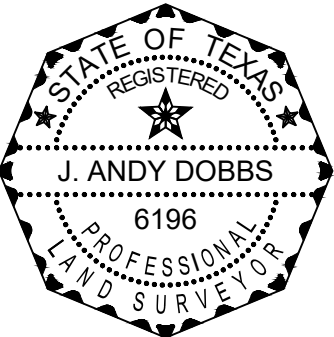
City Secretary, City of Allen _____

SURVEYOR'S STATEMENT

I, Andy Dobbs, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City of Allen, Texas.

Dated the _____ day of _____, 2020.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 2020.

Notary Public in and for the State of Texas _____

OWNER/APPLICANT:
JKLR ALLEN LAND, LLC
DALCOR COMPANIES
15660 NORTH DALLAS PARKWAY SUITE 1100
DALLAS, TX 75248
CONTACT: RON MURFF
EMAIL: RON@JKLRP.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300
CONTACT: SHAY GEACH, PE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

2	9/30/20	Revised per Comments
1	9/8/20	First Submittal
No.	DATE	REVISION DESCRIPTION

COMBINATION PLAT
DALCOR ALLEN ADDITION
LOT 1, BLOCK A
BEING A REPLAT OF LOT 13, BLOCK B STARCREEK
COMMERCIAL AND UNPLATTED TRACT
BEING 7.367 ACRES OR 320,935 SQUARE FEET
OF LAND OUT OF THE
FRANCIS DOSSER SURVEY,
ABSTRACT NO. 280
CITY OF ALLEN, COLLIN COUNTY, TEXAS
SUBMISSION DATE: SEPTEMBER 30, 2020

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale 1" = 40'	Drawn by DWP/MGB	Checked by JAD	Date SEPT. 2020
Project No. 064550100		Sheet No. 2 OF 2	

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	October 6, 2020
SUBJECT:	Consider a Request for a Final Plat for Lot 1, Block A, Davis at Montgomery Ridge, Phase 2, Being 4.040± Acres Located in the Thomas G. Kennedy Survey, Abstract No 500; Generally Located at the Northeast Corner of Montgomery Boulevard and Marian Drive. (PL-080720-0012) [Davis at Montgomery Ridge PH2]
STAFF RESOURCE:	Rolandrea Russell Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 121 - Approved August, 2015 Preliminary Plat - Approved March, 2016 Planned Development No. 121 - Amended July 2017
LEGAL NOTICES:	None
ANTICIPATED COUNCIL DATE:	None

BACKGROUND

The Final Plat for Lot 1, Block A, Davis at Montgomery Ridge, Phase 2 was approved with conditions at the September 15, 2020 Planning and Zoning Commission meeting. The approval was conditional on the Technical Review Committee's review of the change in location of the water easement. The Technical Review Committee has reviewed the new location of this water easement and confirms that the Final Plat is generally consistent with the Site Plan.

The subject property is generally located at the northeast corner of Montgomery Boulevard and Marian Drive. The properties to the north are zoned Planned Development PD No. 76 Single-Family R-7. The properties to the east, south and west are zoned Planned Development PD No. 121 Mixed Use MIX.

The property is zoned Planned Development PD No. 121 Mixed Use MIX. The Concept Plan approved with the Planned Development zoning included two Urban Residential buildings within the overall development. The first Urban Residential building is currently under construction. The subject property is the second phase of the development and a Site Plan was approved in June 2020. Platting is the last step in the development process.

The Final Plat shows one lot at a total of 4.040± acres. There are two points of access into the development--one through Montgomery Boulevard and one through Maverick Drive. The plat also shows various easements required for development of the property.

The Final Plat is generally consistent with the Site Plan and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

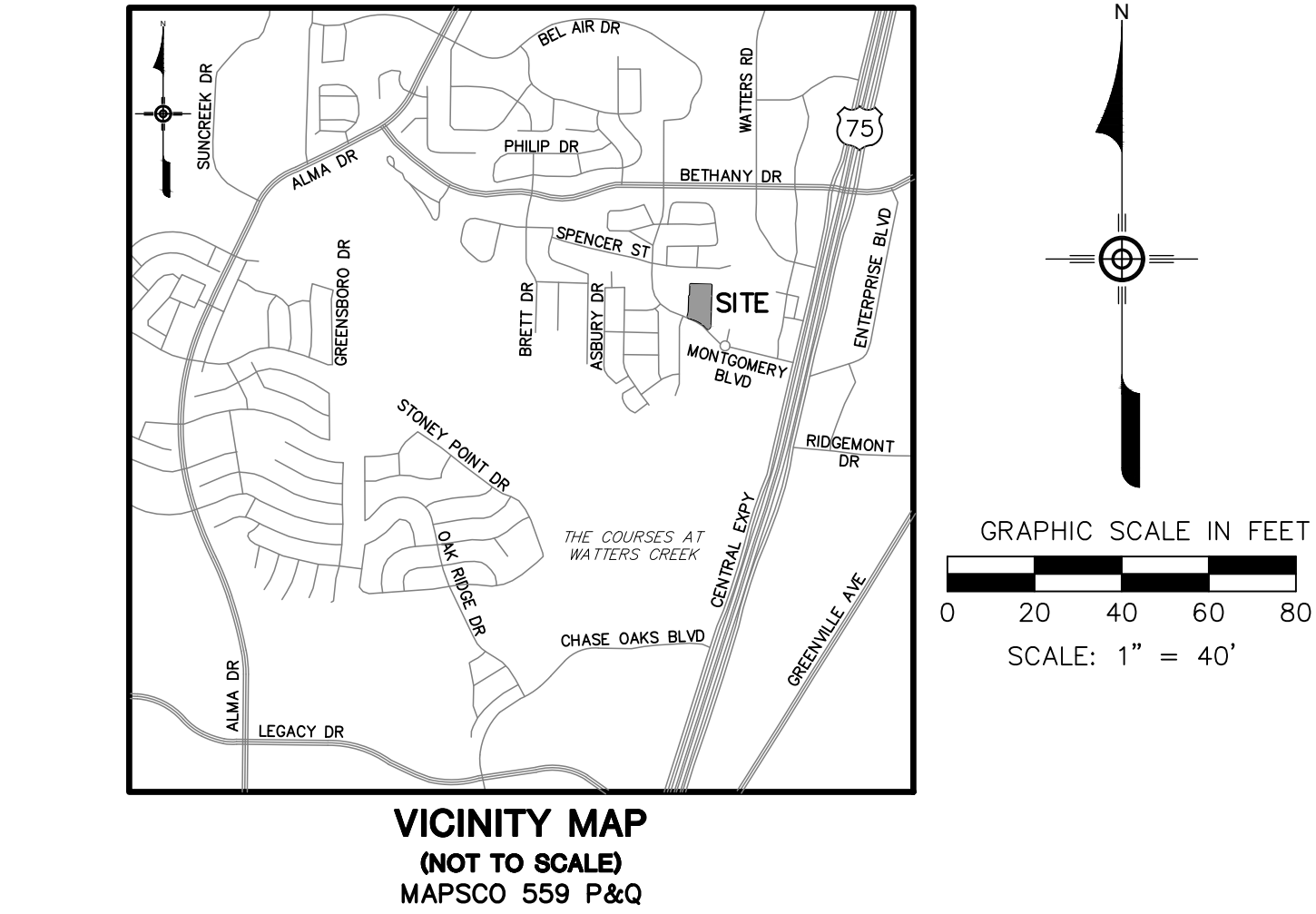
Staff recommends approval.

MOTION

I move to approve the Final Plat of Lot 1, Block A, Davis at Montgomery Ridge, Phase 2, as presented.

ATTACHMENTS:

Final Plat



OWNER'S CERTIFICATION

WHEREAS DD MONTGOMERY BLVD 4.3, LLC IS THE OWNER OF A 4.040 ACRE (175,967 SQUARE FEET) TRACT OF LAND SITUATED IN THE THOMAS G. KENNEDY SURVEY, ABSTRACT NO. 500, CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 4.295 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO DD MONTGOMERY BLVD 4.3, LLC, RECORDED IN INSTRUMENT NUMBER 20180921001189060, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.); SAID 4.040 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHWEST CORNER OF SAID 4.295 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF LOT 4, BLOCK X OF MONTGOMERY RIDGE, PHASE III, AN ADDITION TO THE CITY OF ALLEN ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2019, PAGE 3, PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.) AND BEING IN THE SOUTH LINE OF BLOCK A OF ANGEL FIELD EAST, AN ADDITION TO THE CITY OF ALLEN ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2017, PAGE 421, P.R.C.C.T.;

THENCE, SOUTH 88°17'55" EAST ALONG THE COMMON LINE OF SAID 4.295 ACRE TRACT OF LAND AND SAID BLOCK A, A DISTANCE OF 304.68 FEET TO A CUT "X" IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID 4.295 ACRE TRACT OF LAND SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A OF DAVIS APARTMENTS AT MONTGOMERY RIDGE, PHASE II, AN ADDITION TO THE CITY OF ALLEN ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2018, PAGE 493, P.R.C.C.T.;

THENCE, DEPARTING SAID COMMON LINE, ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, THE FOLLOWING CALLS: SOUTH 01°40'46" WEST, A DISTANCE OF 609.60 FEET TO A POINT FOR CORNER BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 88°35'28" WEST, A DISTANCE OF 43.00 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°17'14" FOR AN ARC LENGTH OF 35.49 FEET, A CHORD BEARING OF SOUTH 25°03'09" WEST, AND A CHORD DISTANCE OF 34.49 FEET TO A CUT "X" IN CONCRETE SET FOR CORNER;

SOUTH 49°14'20" WEST, A DISTANCE OF 17.52 FEET TO A CUT "X" IN CONCRETE SET FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, AND BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONTGOMERY BOULEVARD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MONTGOMERY BOULEVARD THE FOLLOWING CALLS: NORTH 41°06'48" WEST, A DISTANCE OF 4.80 FEET TO A CUT "X" IN CONCRETE SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 132.00 FEET;

NORTHWESTERLY WITH SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 33°40'47", FOR AN ARC LENGTH OF 290.97 FEET, A CHORD BEARING OF NORTH 57°57'13" WEST, AND A CHORD DISTANCE OF 286.80 FEET TO A CUT "X" IN CONCRETE FOUND FOR THE POINT OF TANGENCY;

NORTH 74°47'37" WEST, A DISTANCE OF 43.31 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID MARIAN DRIVE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MAVERICK DRIVE (54-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 29°47'37" WEST, ALONG SAID CORNER CLIP A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE NORTH END OF SAID CORNER CLIP;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MARIAN DRIVE THE FOLLOWING CALLS:

NORTH 151°11'53" EAST, A DISTANCE OF 2.15 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 151°22'33" EAST, A DISTANCE OF 42.23 FEET TO A POINT FOR BEING BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 132.00 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°29'56", FOR AN ARC LENGTH OF 31.10 FEET, A CHORD BEARING OF NORTH 08°27'29" EAST, AND A CHORD DISTANCE OF 31.03 FEET TO A POINT FOR CORNER AND THE POINT OF TANGENCY;

NORTH 01°42'31" EAST, A DISTANCE OF 223.40 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID MARIAN DRIVE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MAVERICK DRIVE (54-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 46°42'30" EAST, ALONG SAID CORNER CLIP A DISTANCE OF 14.15 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTH END OF SAID CORNER CLIP;

THENCE SOUTH 88°17'29" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MAVERICK DRIVE A DISTANCE OF 1.58 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTH END OF THE EAST TERMINUS LINE OF SAID MAVERICK DRIVE;

THENCE NORTH 01°42'31" EAST, ALONG SAID TERMINUS LINE AT A DISTANCE OF 64.00 FEET PASSING THE NORTH END OF SAID TERMINUS LINE, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK X, CONTINUING ALONG THE EAST LINE OF SAID LOT 4, BLOCK X IN ALL FOR A TOTAL DISTANCE OF 169.12 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 4.040 ACRES OR 175,967 SQUARE FEET OF LAND.

OWNER'S DEDICATION

NOW ALL MEN BY THESE PRESENTS:

THAT DD MONTGOMERY BLVD 4.3, LLC, THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE DESCRIBED PROPERTY AS DAVIS AT MONTGOMERY RIDGE, PHASE 2, LOT 1, BLOCK A, AN ADDITION TO THE CITY OF ALLEN, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET AND ALLEYS THEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS, OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ALLEN, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 2020.

DD MONTGOMERY BLVD 4.3, LLC, A GEORGIA LIMITED LIABILITY COMPANY

BY: MORROW INVESTORS, INC., A GEORGIA CORPORATION, ITS MANAGER

BY: FRED S. HAZEL, VICE PRESIDENT

STATE OF GEORGIA
COUNTY OF HENRY

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE, ON THIS DAY PERSONALLY APPEARED FRED S. HAZEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF GEORGIA

