



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JANUARY 3, 2023 - 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE US FLAG

TEXAS FLAG

"HONOR THE TEXAS FLAG. I PLEDGE ALLEGIANCE TO THEE, TEXAS ONE STATE UNDER GOD, ONE AND INDIVISIBLE".

INVOCATION

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states members present, and declares a quorum present.**

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the P&Z Commission on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the P&Z Commission as a whole. **When addressing the P&Z Commission, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and P&Z Commission.**

CONSENT AGENDA "All matters listed under the Consent Agenda, are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. For a citizen to request removal of an item, a request must be submitted to the Planning and Zoning Commission Secretary."

1. Consider and take appropriate action on the minutes of the December 6, 2022 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

DISCUSSION/ACTION ITEMS

2. Consider and make a recommendation to City Council on the **Revised Preliminary Plat of Lots 4, 5A, 5B, 5C, 6, 7, and 8X of Block A; Lots 3 and 4 of Block E; and Lot 1 of Block F of the Kings Fort Addition**, being 54.97 acres situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas (Property ID 5404, 202752, and 202753).

The property is zoned Planned Development-15 ("PD-15") and Planned Development-17R ("PD-17R") and is generally located on both sides of Kings Fort Parkway, the south side of US 175, and the west side of SH 34. The preliminary plat is for 8 non-residential lots, 1 multi-family residential lot, and 1 open space lot. (Case No. PP-01-23)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

BOARD INQUIRY If a member of the board makes a spontaneous inquiry about a subject not on this agenda, then the board or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the Planning and Zoning Commission cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

ADJOURNMENT

I, ANDREW BOGDA, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON FRIDAY, DECEMBER 30, 2022 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



ANDREW BOGDA
DIRECTOR OF DEVELOPMENT SERVICES

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, DECEMBER 6, 2022 - 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE

US FLAG

TEXAS FLAG - "HONOR THE TEXAS FLAG. I PLEDGE ALLEGIANCE TO THEE, TEXAS ONE STATE UNDER GOD, ONE AND INDIVISIBLE".

INVOCATION

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states members present, and declares a quorum present.

Chairman Richard Dunn called the meeting to order at 6:01 p.m. on Tuesday, December 6, 2022. Commissioners present were Chairman Richard Dunn, Vice-Chairman Burton Brown, Commissioner Dennis Berry, Commissioner Darril Deaton, Commissioner Porfilo Lopez, and Commissioner Jason Nelson. City of Kaufman staff present were Director of Development Services Andrew Bogda, Planner 1 Joy Henderson, and Customer Service Clerk Kari Fuller. Present in the audience were Yanlin Qian, Brad Eubanks, Daryl Olivarez, Deanna Olivarez, Pann Sribhen, Alanis Morales, Ambar Morales, and Jim Meara.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the P&Z Commission on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the P&Z Commission as a whole. **When addressing the P&Z Commission, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and P&Z Commission.**

CONSENT AGENDA "All matters listed under the Consent Agenda, are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. For a citizen to request removal of an item, a request must be submitted to the Planning and Zoning Commission Secretary."

1. Consider and take appropriate action on the minutes of the October 4, 2022 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

Vice-Chairman Brown made a motion to approve the consent agenda for item 1. The motion was seconded by Commissioner Deaton. The motion passed 6-0.

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council for a request to rezone approximately 2.007 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, from Agricultural/Open District (A/O) to Townhome Residential District (TH), said property being located on the west side of Tabor Parkway at Dillard Lane (Property ID 78884). (Z-09-22).

The Public Hearing was opened at 6:04 p.m.

Director of Development Services Andrew Bogda presented a report on the rezoning of 2.007 acres out of the D. Falcon Survey, Abstract No. 151. Details of the case can be found in report Z-09-22 dated 12-06-2022.

Commissioner Berry asked if there will be parking in the middle of the townhomes and what the expected rent prices will be.

Vice-Chairman Brown asked if the garages will be located behind the buildings, if each unit will have a 2-car garage, whether the units will be for lease or purchase, and if the units be low-income government subsidized.

Commissioner Nelson asked if the road will be private or public, if there will be a gate at the entrance, if the development will have a HOA, the size of the lots, and if the two properties on each side will still be zoned A-O.

Yanlin Qian stated the rezoning is similar to the development across the street, which is Georgetown. There will be a road or cul-de-sac located at the front of the houses. They are looking at developing 5-14 townhomes with garages located at the back of the house and accessible by an alley. Houses will be approximately 1500 square feet living area with 2-car garages. They will provide a small green area for the residents and the neighborhood will be fenced. The units will lease for \$1,800.00 to \$2,000.00 each and will not be subsidized.

The Public Hearing was closed at 6:16 p.m.

Commissioner Lopez made a motion to approve the **rezoning from Agricultural/Open District to Townhome Residential District for property located on the west side of Tabor Parkway at Dillard Lane (Property ID 78884)**. The motion was seconded by Commissioner Nelson. The motion passed 5-1, with Chairman Dunn, Vice-Chairman Brown, Commissioner Deaton, Commissioner Lopez, and Commissioner Nelson voting yes and Commissioner Dennis Berry voting no.

DISCUSSION/ACTION ITEMS

3. Consider and make a recommendation to City Council on the **Development Plat of Kings Fort Addition** to create 1 multi-family residential lot and 1 commercial lot (for the purposes of conveyance) on 11.56 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located on the south side of Kings Fort Parkway and the west side of SH 34 (Property ID 5404 & 202474). (Case No. DP-02-22)

Director of Development Services Andrew Bogda presented a report on the Development Plat of Kings Fort Addition. Details of the case can be found in report DP-02-22 dated 12-06-2022.

Vice-Chairman Brown asked if the revised boundary will cause a problem with the property located in the back.

Mr. Bogda responded that Lot 8X will be dedicated as open space and an access easement will be provided to serve the lot at the time of final platting. In addition, the applicant is working on a revised preliminary plat to reflect the changes.

Commissioner Berry made a motion to approve the **Development Plat of Kings Fort Addition to create 1 multi-family residential lot and 1 commercial lot (for the purposes of conveyance) located on the south side of Kings Fort Parkway and the west side of SH 34 (Property ID 5404 & 202474) with the following conditions:**

1. Redefine the boundaries of this property to be in accordance with the previously-approved preliminary plat and the PD zoning and to avoid the creation of a leftover tract with no access. The property boundaries should run further west to the Enclave at Kings Fort tract, while the property's southern boundary should be shifted north to be more aligned with the northern boundary of the detention lot in Georgetown.
2. Revise the acreage, as may be necessary, per comment 1. Apply to the title block, plat, and owner's certificate.
3. Show the full-width and edge-to-centerline dimensions for the *right-of-way* for Kings Fort Parkway. The dimensions should be 40' from edge to centerline and 80' for the full width.
4. Revise the City approval block to the City's standard format.
5. Update the ownership and deed information of the property to the west.
6. Make any additional revisions requested by the City Engineer.

The motion was seconded by Commissioner Lopez. The motion passed 6-0.

4. Consider and make a recommendation to City Council on the **Final Plat of La Vega Ranch**, being a tract of land containing 92.72 acres out of the T. Lowrie Survey, Abstract No. 285, City of Kaufman ETJ, Kaufman County, TX, said property being located at 2075 CR 4104, Crandall, TX (Property ID 208804, 213296, 198586, 213262, 209865, 209789, 209823, 213286, 213299, and 208803). The final plat is for 10 residential lots and 1 private road lot. (Case No. FP-13-22)

Director of Development Services Andrew Bogda presented a report on the Final Plat of La Vega Ranch. Details of the case can be found in report FP-13-22 dated 12-06-2022. Just a reminder that the Preliminary Plat with variances and conditions was approved in May 2022.

Commissioner Berry asked if emergency services will be able to access the properties and if the lots will be on septic systems.

Alanis Morales stated the emergency services will be able to access the properties by using a Knox box. As soon as the plat is filed and the properties are assigned addresses, they will be able to get their permits for the septic systems.

Commissioner Brown asked if a variance was approved to allow one point of access, which Mr. Bogda indicated it was.

Commissioner Lopez made a motion to approve the **Final Plat of La Vega Ranch containing 92.72 acres out of the T. Lowrie Survey for 10 residential lots and 1 private road lot.** The motion was seconded by Commissioner Berry. The motion passed 6-0.

5. Consider and make a recommendation to City Council on the **Site Plan for 3020 Highway 175**, situated on 1.00 acre out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located at 3020 E. U.S. Highway 175 (Property ID 5521). The property is zoned HC Highway Commercial District. (Case No. SP-03-22)

Director of Development Services Andrew Bogda presented a report on the Site Plan of 3020 Highway 175. Details of the case can be found in report SP-03-22 dated 12-06-2022.

Commissioner Berry complimented staff for making a recommendation regarding the requested variances even though they were not included in the staff report.

Commissioner Deaton made a motion to approve the **Site Plan for 3020 Highway 175 (Property ID 5521) with requested variances as noted in the staff report relating to the minimum side yard setback, minimum rear yard setback, the landscaping requirements, the screening requirements, and the off-street parking requirements, with the condition that within two years of site plan approval, a 24'-wide concrete fire lane meeting City requirements be installed to serve the property.** The motion was seconded by Commissioner Lopez. The motion passed 6-0.

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

Mr. Bogda announced that per the direction of the City Manager, all members who had previously requested paper copies of the P&Z agenda packets will continue to receive them in both paper and digital formats and that any additional members seeking a paper packet should reach out to staff.

BOARD INQUIRY If a member of the board makes a spontaneous inquiry about a subject not on this agenda, then the board or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the Planning and Zoning Commission cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

ADJOURNMENT

A motion to adjourn was made by Commissioner Berry and seconded by Commissioner Lopez. The motion passed 6-0. The meeting adjourned at 7:07 pm.

APPROVED:

RICHARD DUNN
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNER 1



Planning and Zoning Commission Report

Meeting Date: January 3, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Revised Preliminary Plat of Lots 4, 5A, 5B, 5C, 6, 7, and 8X of Block A; Lots 3 and 4 of Block E; and Lot 1 of Block F of the Kings Fort Addition**, being 54.97 acres situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas (Property ID 5404, 202752, and 202753). The property is zoned Planned Development-15 ("PD-15") and Planned Development-17R ("PD-17R") and is generally located on both sides of Kings Fort Parkway, the south side of US 175, and the west side of SH 34. The preliminary plat is for 8 non-residential lots, 1 multi-family residential lot, and 1 open space lot. (Case No. PP-01-23)

SUMMARY:

The subject property includes 54.97 acres located on both sides of Kings Fort Parkway, south of US 175 and west of SH 34. The applicant is requesting to revise the undeveloped portion of the Preliminary Plat of the Kings Fort Addition.

The previous preliminary plat was approved in 2012 and no longer reflects the zoning and development changes that have occurred since then. For instance, in 2017, all of the properties were rezoned. In 2018, Lots 6, 7, and 8X of Block A were re-zoned and a new concept plan for the entire Kings Fort development was adopted. In addition, the location and configuration of the drainage easement has changed, Senior Drive has been eliminated from the plans, and Lot 6 of Block A now includes more territory outside the bounds of the previous preliminary plat. This revised preliminary plat shows the new intended lot, street, and easement configurations and is reflective of the current zoning and development plans.

Lots 5A, 5B, and 5C of Block A were preliminary platted contemporaneously with a preliminary site plan in October 2022. This revised preliminary plat will replace that plat and include the other surrounding undeveloped properties. However, no significant revisions were made to Lots 5A – 5C.

Furthermore, a Development Plat of Lots 6 and 7 of Block A was approved in December 2022; this plat was to allow the conveyance of the property. Part of the reason for this revised preliminary plat is because Lot 6 includes territory that was not part of the previously approved preliminary plat from 2012.

Lots 4, 5A, 5B, and 5C of Block A are zoned PD-15-C for commercial uses. Lots 3 and 4 of Block E and Lot 1 of Block F are zoned PD-15-HC for highway commercial uses. Lots 6 and 8X of Block A are zoned PD-17R-MF-2 for MF-2 uses. Lot 7 of Block A is zoned PD-17R-C for commercial uses.

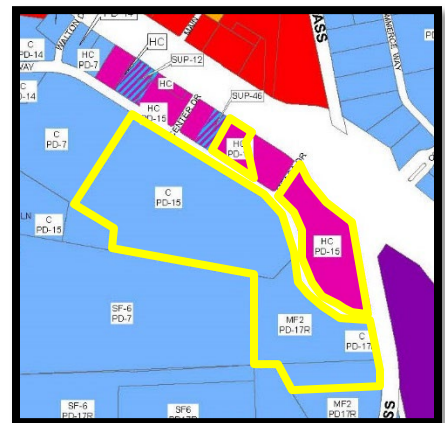
The proposed preliminary plat will include 8 commercial lots, 1 multi-family residential lot, and 1 open space lot. The largest commercial lots, Lot 4 of Block A and Lot 1 of Block F, are most likely to undergo further subdividing in the future. The revised preliminary plat shows the new configuration of the 50' drainage easement that runs north-south through the property, as well as a 10' trail easement along the east side of the drainage easement across Lots 5A, 5B, 5C, and 8X of Block A, continuing along the south boundary of Lot 6. Additional easements include a 20' sanitary sewer easement across Lots 5C, 6, and 8X of Block A; 10'-15' utility and water easements along the east frontages of Lots 6 and 7 of Block A and Lot 1 of Block F; a 10' gas easement across Lots 5B and 5C of Block A, Lots 3 and 4 of Block E, and Lot 1 of Block F; a 15' transportation easement along the north frontages of Lots 3 and 4 of Block E; and a 40' drainage easement at the northwest corner of Lot 3 of Block E.

The 24' access, fire lane, and utility easements across Lots 5A, 5B, and 5C of Block A remain in their previously-planned configuration, with the exception that it has been extended to serve Lot 8X.

The property will primarily drain towards the center of the property with the 50' north-south drainage channel handling the drainage for the development.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	US 175	US 175
South:	PD-7 (SF-6), PD-17R (SF-6), PD-17R (MF-2)	Vacant land & single-family residential
East:	SH 34	SH 34
West:	PD-7 (C), PD-7 (SF-6)	Walmart & vacant land



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as a mix of Future Commercial and Future High-Density Multi-Family Residential uses. The property is zoned PD-15-C, PD-15-HC, PD-17R-MF-2, and PD-17R-C, which allows for a mix of commercial, highway commercial, and high-density multi-family residential uses. The zoning is in conformance with the 2014 Future Land Use Plan.

Thoroughfare Plan:

The subject property is located on both sides of Kings Fort Parkway, the west side of SH 34, and the south side of US 175. Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with an ultimate right-of-way of 80'. SH 34 is classified as a major arterial (Type AA; 4 – 6 lanes), with an ultimate right-of-way of 120'. US 175 is classified as a major regional arterial (Type AA; 4 – 8 lanes), with an ultimate right-of-way of 240'. The necessary right-of-way for all of the thoroughfares already exists and no additional right-of-way dedication will be necessary.

RECOMMENDATION:

Staff recommends approval of the Revised Preliminary Plat of Lots 4, 5A, 5B, 5C, 6, 7, and 8X of Block A; Lots 3 and 4 of Block E; and Lot 1 of Block F of the Kings Fort Addition with the following condition:

1. The plat review comments noted in a memo from the City Engineer dated December 29, 2022 are addressed to the City Engineer's satisfaction before the preliminary plat goes to City Council.

ATTACHMENTS:

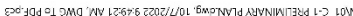
1. Location Map
2. Previously Approved Preliminary Plat of Kings Fort Addition
3. Previously Approved Preliminary Plat of Lots 5A, 5B, and 5C, Block A, Kings Fort Addition
4. Approved Concept Plan of Kings Fort
5. Preliminary Plat of Lots 4, 5A, 5B, 5C, 6, 7, and 8X of Block A; Lots 3 and 4 of Block E; and Lot 1 of Block F of the Kings Fort Addition
6. Memo from Philip Varughese dated December 29, 2022

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

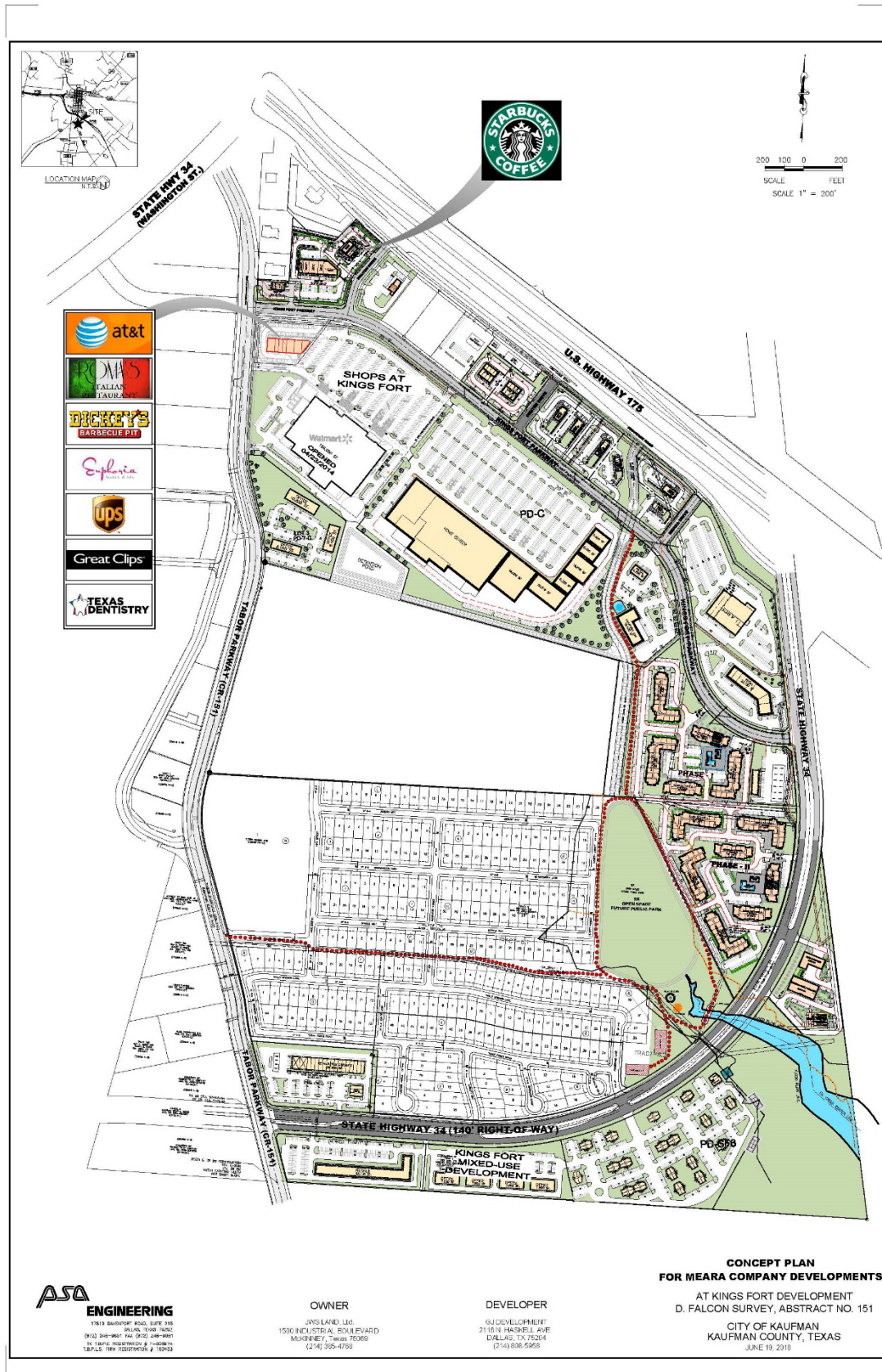
Location Map

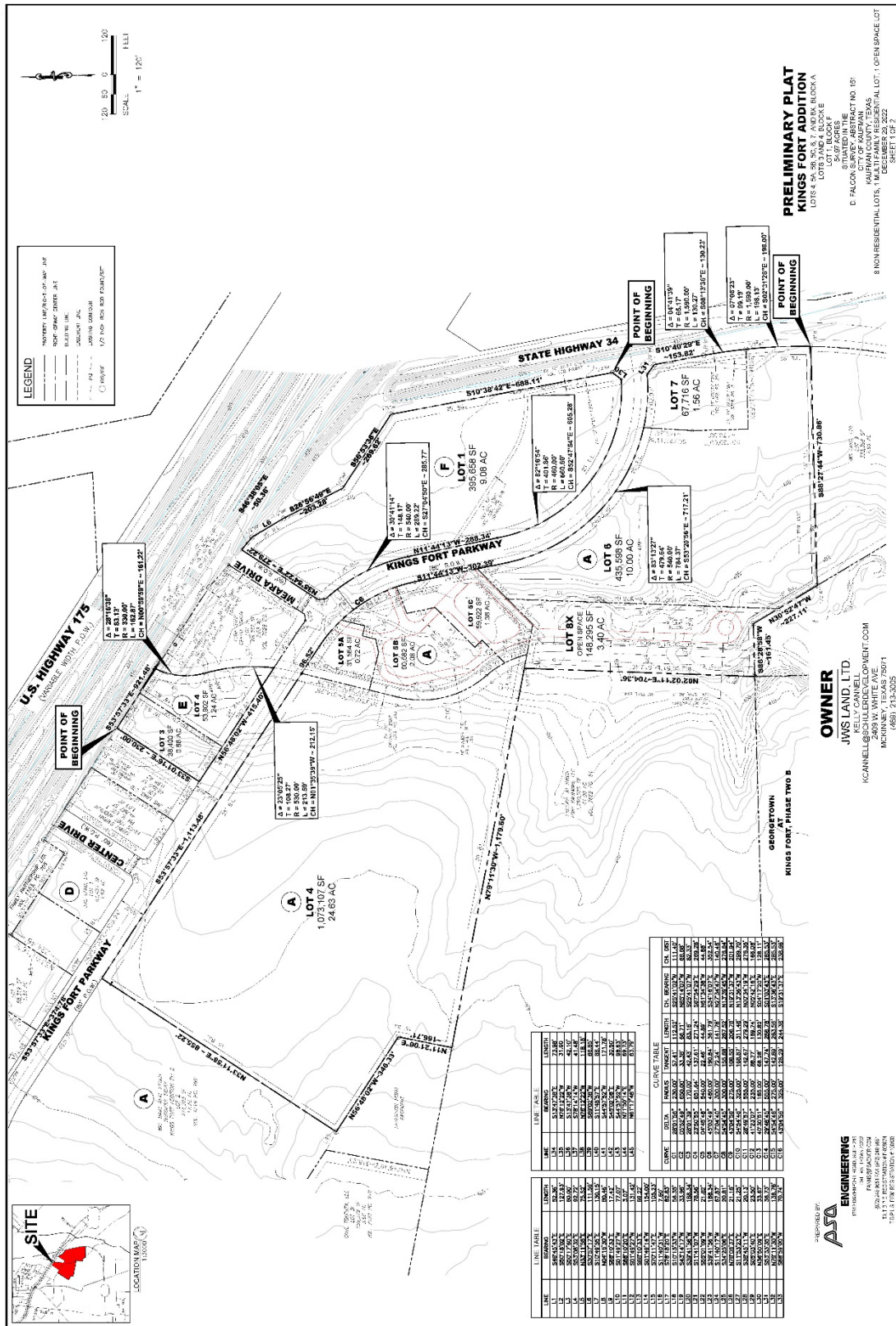


[illegible]



Approved Concept Plan of Kings Fort





Z:\2022\22233_KFD Kings For Development\REVISED PRELIMINARY PLAT.dwg, 12/29/2022 9:48:24 AM, DWG To PDF.pc3



www.tnplnc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY

PLAN REVIEW

To: City of Kaufman
From: Philip C. Varughese, P.E.
Date: December 29, 2022
RE: **Kings Fort Block A, E & F – Preliminary Plat - 1st Review**

The following comments represent a review by TNP on the Preliminary Plat prepared by PSA Engineering. It is the intent of this review to provide the engineer and developer the requirements that are consistent with the City Standards and Regulations for development and construction. The comments noted below must be addressed and resubmitted for confirmation. Please provide a written memo with the comments and how each comment has been addressed.

General Comments for All Sheets

1. These comments may not be comprehensive and additional comments may be necessary as a result of addressing the comments noted below.
2. Refer to the Subdivision Ordinance – Section 2.4 for Preliminary Plat Requirements.
3. Please see attached markup of the preliminary plat.

Preliminary Plat

Lots 4 thru 8X, Block A

1. There are multiple symbol types shown in the drawing apparently depicting found or set corners, but only 1 symbol type is listed in the legend. (The symbols should match, typ.)
2. There are different size and weights for the bearing-distance text in the body of the plat. (For clarity in following the calls, we would suggest that all text corresponding with the legal description be the same size and weight, typ.)
3. In the legal (2nd paragraph) the POB calls for a 1/2" CIRF "Eagle Surveying", the body of the plat calls for a 1/2" IRF. In the legal (16th paragraph) it calls for a 1/2" CIRF "Eagle Surveying", the body of the plat calls for a 1/2" IRF. (These calls should match.)
4. In the legal (4th paragraph) it calls for a NE quadrant on the bearing, the body of the plat calls for a NW quadrant. In the legal (5th paragraph) it calls for a SE quadrant on the bearing, the body of the plat calls for a SW quadrant. In the legal (18th paragraph) the call is missing the East designation for the bearing, quadrant should be SE. (It appears the legal calls are in error.)
5. In the legal (13th paragraph) the curve information provided does not match C6 in the curve table. (For consistency add a curve block to the body of the plat.)

Memo from Philip Varughese dated December 29, 2022 (Page 2 of 3)

6. In the legal (14th & 15th paragraph) the bearings and one of the distances do not match the body of the plat.
7. In the legal (11th paragraph) it calls for an "X" Mark, the body of the plat has no designation at this point. (Add label)

Lots 3 & 4, Block E

1. There are multiple symbol types shown in the drawing apparently depicting found or set corners, but only 1 symbol type is listed in the legend. (The symbols should match, typ.)
2. There are different size and weights for the bearing-distance text in the body of the plat. (For clarity in following the calls, we would suggest that all text corresponding with the legal description be the same size and weight, typ.)
8. In the legal (3rd & 6th paragraph) the bearing call does not match the body of the plat, and the distance call is not shown in the body of the plat.
9. In the legal (4th paragraph) the chord bearing quadrant does not match what is shown on the curve block in body of the plat. (It appears the curve block is in error.)
10. In the legal (5th paragraph) the curve direction should be to the right, and the chord bearing quadrant does not match what is shown in the body of the plat. (It appears the curve block is in error.) Also, the legal calls for a 5/8" CIRF "RPLS 3963", the body of the plat makes no reference to what was found.
11. In the legal (7th paragraph) the distance call does not match what is shown in the body of the plat.

Lot 1, Block F

1. There are multiple symbol types shown in the drawing apparently depicting found or set corners, but only 1 symbol type is listed in the legend. (The symbols should match, typ.)
2. There are different size and weights for the bearing-distance text in the body of the plat. (For clarity in following the calls, we would suggest that all text corresponding with the legal description be the same size and weight, typ.)
12. The area called for in the legal description does not match the area shown in the body of the plat.
13. In the legal (3rd paragraph) it calls for a SW quadrant on the bearing, L30 in the line table calls for a NE quadrant. (It appears the line table is in error.)
14. In the legal (4th paragraph) the chord bearing quadrant does not match the quadrant shown on the curve block in the body of the plat. (Both quadrants appear to be wrong, the correct quadrant should be NW.)
15. In the legal (5th paragraph) the bearing quadrant (NW) does not match the quadrant shown on the body of the plat (SE). (It appears the legal description quadrant is correct.)
16. In the legal (6th paragraph) the chord bearing quadrant (NW) does not match what is shown on the curve block in body of the plat (SE). (It appears the curve block is in error.)

Memo from Philip Varughese dated December 29, 2022 (Page 3 of 3)

17. In the legal (7th paragraph) it calls for a NW quadrant on the bearing, L29 in the line table calls for a SE quadrant. (It appears the line table is in error.)
18. In the legal (8th paragraph) the bearing quadrant (NE) does not match the quadrant shown on the body of the plat (SW). (It appears the legal description quadrant is correct.)
19. In the legal (9th paragraph) the bearing and distance do not match what is shown in the body of the plat.
20. In the legal (11th paragraph) the bearing quadrant (SW) does not match the quadrant shown on the body of the plat (SE). (It appears the legal description quadrant is in error.)
21. In the legal (13th paragraph) the bearing seconds (48") do not match the bearing seconds (42") shown in the body of the plat.