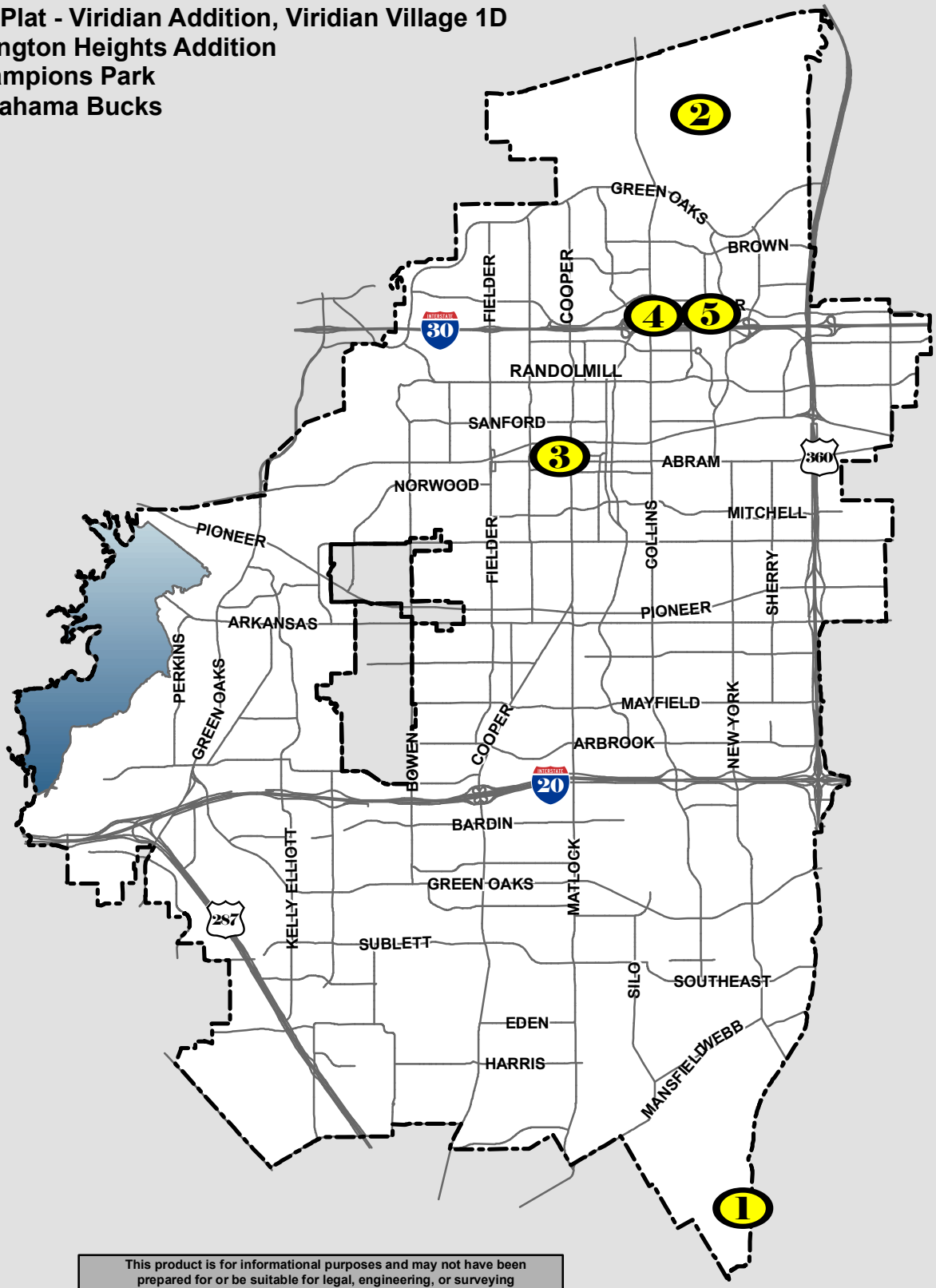
PLANNING & ZONING

November 4, 2015

1. Preliminary Plat - Southwind Meadows Addition
2. Preliminary Plat - Viridian Addition, Viridian Village 1D
3. Replat - Arlington Heights Addition
4. Replat - Champions Park
5. SUP15-2 - Bahama Bucks



0 1 2 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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AGENDA

Planning and Zoning Commission Work Session

Council Briefing Room, 3rd floor
101 West Abram Street

NOVEMBER 4, 2015
4:00 P.M.

I. CALL TO ORDER

II. DISCUSSION OF PAYDAY LENDING

III. REVIEW FOR APPROVAL THE DRAFT 2016 PLANNING AND ZONING COMMISSION PUBLIC HEARING SCHEDULE

IV. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

V. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS

A. Zoning Case ZA15-5
(Poly Webb – 6409 Poly Webb Road)

Application to change the zoning on approximately 0.43 acres from Residential Medium-Density 12 (RM-12) to Office Commercial (OC); generally located south of West Pleasant Ridge Road and east of West Poly Webb Road; generally located south of West Pleasant Ridge Road and east of West Poly Webb Road.

CC Approved 9-0-0 on 10/27/15 on final reading

NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Strategic Planning Division at 817-459-6667 not later than 24 hours in advance.

B. Zoning Case ZA15-6
(3rd and 4th Street Surplus Properties - 110, 202, and 204 East Third Street; 201, 205, and 207 East Fourth Street; and 704 and 706 Glenn Crossett Court)

Application to change the zoning on approximately 1.12 acres from Residential Multi-Family – 22 (RMF-22) and Residential Medium-Density (RM-12) to Residential Single-Family 7.2 (RS-7.2); generally located south of East Third Street and west of South Mesquite Street.

CC Approved 9-0-0 on 10/27/15 on final reading

C. Development Plan 14-2
(Arlington Commons – 425 East Lamar Boulevard)

Application for approval of a development plan on approximately 5.56 acres zoned Lamar Collins Mixed-Use Overlay-Planned Development (LCMUO-PD) for multi-family uses with a maximum of 60 units per acre; generally located north of East Lamar Boulevard and west of Van Buren Drive.

CC Approved 8-0-1 on 10/27/15 on final reading

D. Thoroughfare Development Plan Amendment – Lamar Boulevard

Consider revisions to the Thoroughfare Development Plan to include the following:

Downgrade E. Lamar Blvd. between Lincoln Drive and Ryan Plaza Drive from a 6-lane major arterial to a 3-lane major arterial with one west-bound lane of traffic and two east-bound lanes of traffic.

CC Approved 8-0-1 on 10/27/15 on final reading

E. Thoroughfare Development Plan Amendment – Sherry Street

Consider revisions to the Thoroughfare Development Plan to include the following:

Remove Sherry Street from Interstate 20 to Creek Crossing Lane.

CC Approved 9-0-0 on 10/27/15 on final reading

VI. DISCUSSION OF FUTURE MEETING DATES AND TIMES

(a) Planning and Zoning Commission Two-Hour Bus Tour – November 20, 2015

(b) Planning and Zoning Commission Meeting on December 2, 2015

VII. ADJOURN

Planning & Zoning Commission
City of Arlington, Texas

2016 Public Hearing Schedule
5:30 p.m.

P&Z Public Hearing Meetings on Wednesdays
01/06/2016
01/20/2016
02/03/2016
02/17/2016
03/02/2016
03/16/2016
04/06/2016
04/20/2016
05/04/2016
05/18/2016
06/01/2016
06/15/2016
07/13/2016
08/03/2016
08/17/2016
09/07/2016
09/21/2016
10/05/2016
10/19/2016
11/09/2016
12/07/2016
12/21/2016

DRAFT

AGENDA

Planning and Zoning Commission **Monthly Bus Tour**

NOVEMBER 20, 2015
8:00 A.M.

8:00 a.m. Planning and Zoning Commission Two-Hour Bus Tour of various metroplex developments.

A quorum of the Commission may be present. No formal action will be taken.

AGENDA

Planning and Zoning Commission
Regular Session

Council Chamber
101 West Abram Street

NOVEMBER 4, 2015
5:30 P.M.

Meeting order is subject to change per the Commission's Discretion

I. CALL TO ORDER

II. PLEDGE

III. APPROVAL OF MINUTES

A. Minutes of October 21, 2015 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

A. **CONTINUED (from 10-07-15)** Preliminary Plat – Southwind Meadows Addition, Lots 1 through 32, Lot 34X and 35X, Block 1; Lots 1 through 11, Lot 12X, Block 2; Lot 1, Block 3; Lots 1 through 7, Lot 8X and 9X, Block 4; Lots 1, 2, 4 through 41, Lot 3X, 42X, and 43X, Block 5; Lots 1 through 18, Lot 22X, Block 6; Lots 1 through 12, Block 7; Lots 1 through 12, Block 8; Lots 1 through 9, Block 9; Lots 1 through 4, Block 10; Lots 2 through 6 and 8 through 12, Lot 1X, 7X, 13X, and 14X, Block 10 (Zoned Planned Development [PD]); generally located south of Ragland Road and west of South Watson Road with the approximate addresses being 944, 1000, 1010, 1020, and 1030 Ragland Road.

NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Strategic Planning Division at 817-459-6652 not later than 24 hours in advance.

B. Preliminary Plat – Viridian Addition, Viridian Village 1D, Lots 1-16, 17X, 18-31, Block 1; Lot 1X, Block 2; Lots 1-18, 19X-20X, 21-22, 23X, 24-26, 27X, 28-31, 32X, 33-37, 38X, Block 3; Lots 7-26, Block 4; Lots 1-4, 5X, 6-8, Block 5; Lot 1X, Block 6; Lots 1-3, 4X. 5-9, 10X, 11-17, Block 7; Lots 1-6, 7X, 8-17, Block 8; Lots 1-8, 9X, 10-21, Block 9; Lot 1X, Block 10 (Zoned Planned Development [PD]); generally located north of Plum Vista Place and east of Cathedral Oak Drive with the approximate address being 4301 North Collins Street.

C. Replat – Arlington Heights Addition, Lot 21R1, Block 1 (Zoned Planned Development [PD] for multi-family uses with a Downtown Neighborhood Overlay); generally located north of West Abram Street and east of Proctor Place with the approximate address being 901 West Abram Street.

D. Replat – Champions Park, Lots 1, 2 and 3; Block 1, (Zoned Entertainment District Overlay-Planned Development [EDO-PD] for limited Community Commercial uses, with a Development Plan), generally located north of East Interstate 30 Highway and east of North Collins Street with the approximate address being 1713 North Collins Street.

V. PUBLIC HEARING FOR ZONING CASES

A. Specific Use Permit SUP15-2
(Bahama Bucks – 1630 East Lamar Boulevard, Suite 100)

Application for approval of a Specific Use Permit for a Restaurant with a Drive-Through, on approximately 1.965 acres, currently zoned Entertainment District Overlay-Community Commercial (EDO-CC).; generally located south of East Lamar Boulevard and west of Baird Farm Road.

VI. MISCELLANEOUS

A. Reports from Boards/Commissions Liaisons

B. Reports from Staff and Announcements

C. Discussion of Future Meeting Dates and Times

VII. ADJOURN

Staff Report

Preliminary Plat (Southwind Meadows)	
Planning and Zoning Meeting Date: 11-4-15	Document Being Considered: Plat

RECOMMENDATION
Following the public hearing, consider a preliminary plat.

PRIOR BOARD OR COUNCIL ACTION
On May 20, 2015, the Planning and Zoning Commission recommended approval of Zoning Case PD15-1, in order to change the zoning of the site from Planned Development (PD) for Residential Single-Family 5 (RS-5), Office Commercial (OC), Neighborhood Commercial (NC), and Community Commercial (CC), with exclusions to Planned Development (PD) for Residential Single-Family 5 (RS-5) and Community Commercial (CC) uses, with a Development Plan by a vote of 7-0-0.

On August 4, 2015, City Council approved Planned Development PD15-1 by a vote of 8-0-0.

On October 7, 2015, the Planning and Zoning Commission continued this case to the November 4, 2015 public hearing per the applicant's request.

ANALYSIS
The applicant, Brown and Gay Engineers, represented by Bo Trainor, proposes to plat 155 residential lots, one commercial lot, and 10 open space (X) lots from 48.21 acres of the Ralph Graves Survey, Abstract 569.

The plat is in substantial conformance with the approved zoning PD15-1 for this site. Amenity and open space lots will be held in common ownership and are to be maintained by a Property Owners Association. The perimeter fencing and landscaping along Ragland Road, South Watson Road, and Southwind Drive are included in these lots. Additionally, the trail located in the electric easement and the amenity lot is included in common ownership.

A flood study will be required for the land south of Southwind Drive prior to the approval of a final plat for that area.

Other than discretionary matters for the Commission, the application is administratively complete and meets the requirements of the subdivision regulations of the Unified Development Code.

FINANCIAL IMPACT
None

ADDITIONAL INFORMATION

Property Location:	Generally located south of Ragland Road and west of South Watson Road with the approximate addresses being 944, 1000, 1010, 1020, and 1030 Ragland Road.
Sector:	Southeast
Council District:	3
Current Zoning:	Planned Development (PD) for Residential Single-Family 5 (RS-5) and Community Commercial (CC) uses, with a Development Plan.

ATTACHED

i. Location Map
ii. 11X17 Plat

STAFF CONTACT(S)

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Community Development & Planning
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Shon Brooks
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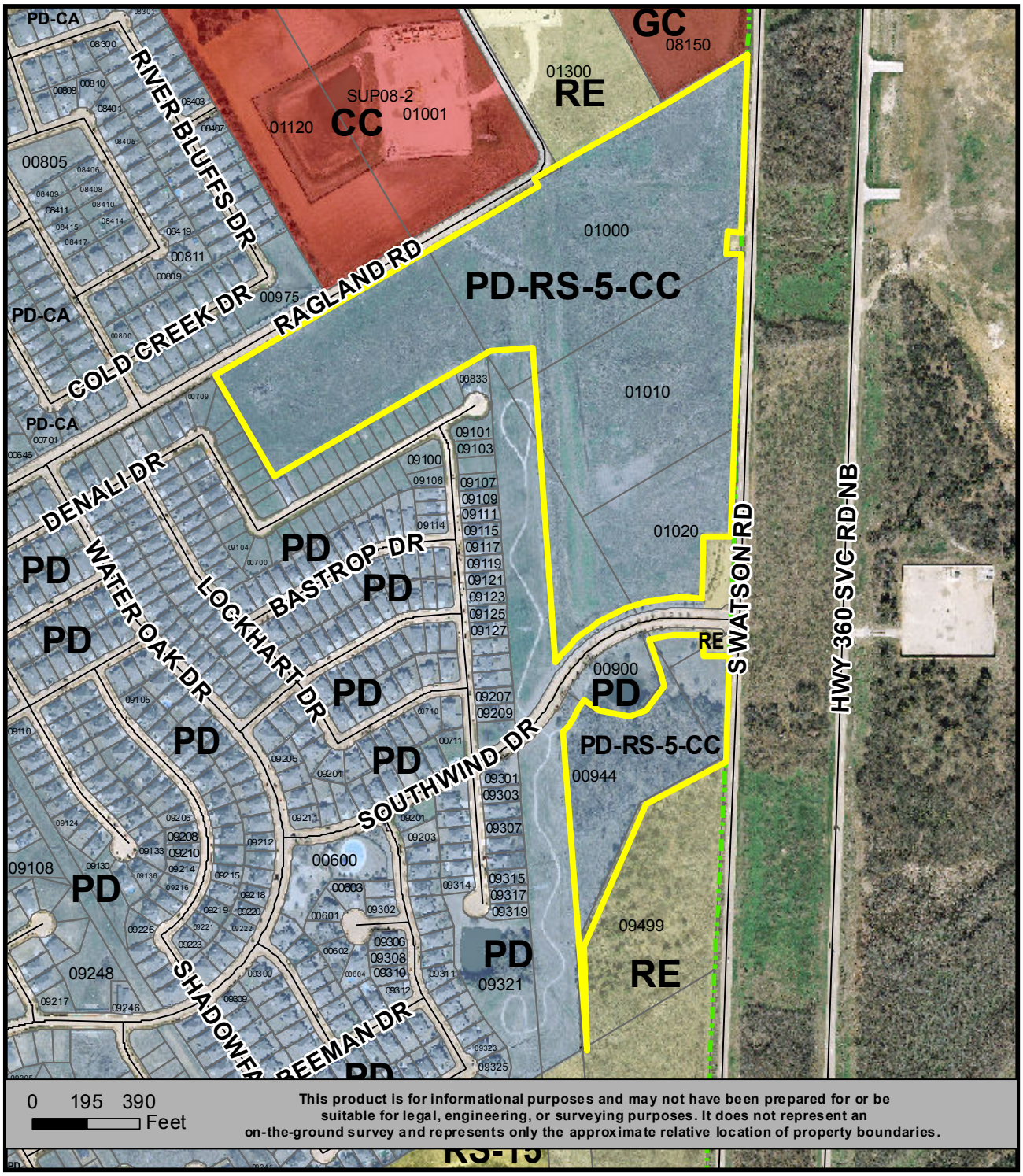

LOCATION MAP

SOUTHWIND MEADOWS PRELIMINARY PLAT

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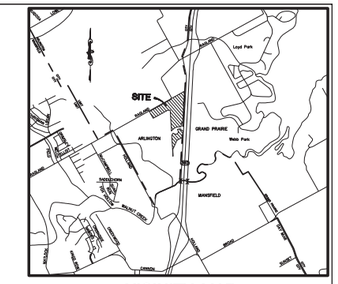
LEGEND

CIRF	IRON ROD WITH YELLOW PLASTIC CAP STAMP "CARTER BURGESS" FOUND
IRFC	IRON ROD WITH YELLOW PLASTIC CAP STAMP "RPLS 4023" FOUND
CIRS	IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 4023" SET
IRF	IRON ROD FOUND
BL	BUILDING LINE (SET BACK)
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
CC#	COUNTY CLERK FILE NUMBER
U.E.	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
◇	STREET NAME CHANGE
ROW	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT



VICINITY MAP
(NOT TO SCALE)

(IN FEET)
1 inch = 100 ft.

BLOCK 1		
LOT #	AREA (sf)	AREA (Acreage)
1	6854.53	0.157
2	6126.84	0.141
3	6173.99	0.142
4	6224.61	0.143
5	5953.95	0.137
6	9441.91	0.217
7	10362.03	0.238
8	7066.27	0.162
9	6910.15	0.159
10	7232.49	0.166
11	5966.60	0.137
12	6283.35	0.144
13	6420.81	0.147
14	6046.66	0.139
15	5746.55	0.132
16	6413.27	0.147
17	6837.45	0.157
18	5970.75	0.137
19	6409.22	0.147
20	6883.99	0.158
21	7217.32	0.166
22	6952.21	0.163
23	7587.47	0.174
24	7565.15	0.174
25	8106.47	0.186
26	7136.18	0.164
27	5968.97	0.137
28	9259.74	0.213
29	9175.92	0.211
30	5730.63	0.132
31	7391.49	0.170
32	9242.11	0.212
34x	13316.63	0.306
35x	127878.00	2.931

BLOCK 2		
LOT #	AREA (sf)	AREA (Acreage)
1	6496.30	0.149
2	5985.64	0.137
3	5841.63	0.134
4	5788.48	0.133
5	5735.34	0.132
6	5723.14	0.131
7	5656.65	0.130
8	6264.01	0.144
9	6556.23	0.151
10	7480.53	0.172
11	6179.89	0.142
12x	21821.67	0.501

BLOCK 3		
LOT #	AREA (sf)	AREA (Acreage)
1	124110.50	2.849

BLOCK 4		
LOT #	AREA (sf)	AREA (Acreage)
1	6979.75	0.160
2	6548.06	0.150
3	6643.14	0.153
4	6447.73	0.148
5	6259.69	0.144
6	6180.23	0.142
7	6654.55	0.152
8x	9752.83	0.224
9x	2093.83	0.048

BLOCK 5		
LOT #	AREA (sf)	AREA (Acreage)
1	5547.83	0.127
2	5480.30	0.126
3x	37563.98	0.862
4	6022.46	0.138
5	5634.90	0.129
6	5565.05	0.128
7	5604.29	0.129
8	5696.40	0.131
9	5758.29	0.132
10	7064.11	0.162
11	6080.19	0.140
12	6228.09	0.143
13	7124.01	0.164
14	6616.01	0.152
15	6964.88	0.160
16	6223.84	0.143
17	5695.46	0.131
18	5476.78	0.126
19	5599.68	0.129
20	8344.57	0.192
21	10793.17	0.248
22	6192.45	0.142
23	6284.08	0.144
24	6213.41	0.143
25	6157.58	0.141
26	5988.31	0.137
27	6051.79	0.139
28	5726.90	0.131
29	5689.63	0.131
30	5658.50	0.130
31	5612.51	0.129
32	5667.39	0.130
33	6094.47	0.140
34	5898.38	0.135
35	7223.29	0.166
36	11266.60	0.259
37	8417.30	0.193
38	5621.01	0.129
39	5562.30	0.128
40	5349.63	0.123
41	6281.82	0.144
42x	40061.00	0.920
43x	42210.19	0.969

BLOCK 6		
LOT #	AREA (sf)	AREA (Acreage)
1	8175.38	0.188
2	5466.60	0.126
3	5466.69	0.126
4	5466.58	0.126
5	5466.47	0.126
6	5466.36	0.126
7	5466.25	0.126
8	5466.14	0.126
9	5466.03	0.126
10	5517.63	0.127
11	5717.28	0.131
12	5501.09	0.126
13	5501.17	0.126
14	5501.25	0.126
15	5501.34	0.126
16	5501.42	0.126
17	5460.25	0.126
18	5724.57	0.131
22x	1090.54	0.025

BLOCK 7		
LOT #	AREA (sf)	AREA (Acreage)
1	8033.35	0.184
2	6580.52	0.151
3	6557.26	0.151
4	6355.49	0.146
5	5684.51	0.130
6	6675.99	0.153
7	6445[illegible]	1.480
8	5732.94	0.132
9	7292.27	0.167
10	6329.88	0.145
11	6083.40	0.139
12	6961.21	0.160

BLOCK 8		
LOT #	AREA (sf)	AREA (Acreage)
1	6790.38	0.156
2	5649.90	0.130
3	5564.64	0.128
4	7313.07	0.168
5	5717.95	0.131
6	6246.12	0.143
7	6458.63	0.148
8	6123.37	0.141
9	5662.25	0.130
10	5820.56	0.134
11	5742.66	0.132
12	7344.66	0.169

BLOCK 9		
LOT #	AREA (sf)	AREA (Acreage)
1	6060.44	0.139
2	5460.99	0.125
3	5370.01	0.123
4	5694.06	0.131
5	9809.81	0.225
6	7853.22	0.180
7	5611.14	0.129
8	5598.62	0.129
9	5695.58	0.131

BLOCK 11		
LOT #	AREA (sf)	AREA (Acreage)
1x	22653.62	0.520
2	10915.32	0.251
3	10000.00	0.230
4	10064.72	0.231
5	15128.34	0.347
6	10221.68	0.235
7x	10673.06	0.245
8	10673.00	0.245
9	33189.76	0.762
10	25000.76	0.574
11	22018.88	0.505
12	14833.28	0.340
13x	33525.00	0.770
14x	14948.58	0.343

BLOCK 10		
LOT #	AREA (sf)	AREA (Acreage)
1	5534.15	0.127
2	5515.25	0.127
3	5816.34	0.129
4	6553.73	0.150

GENERAL NOTES:

The following lots will be owned and maintained by the HOA associated with this Preliminary Plat:
Lot 35x, Block 1
Lot 34x, Block 1
Lot 12x, Block 2
Lot 8x, Block 4
Lot 9x, Block 4
Lot 3x, Block 5
Lot 43x, Block 5
Lot 1x, Block 11
Lot 7x, Block 11
Lot 13x, Block 11

The following lots are owned and maintained by the Southwind Community Association, Inc.:
Lot 42x, Block 5
Lot 14x, Block 11

The drainage easement that is cross hatched will be vacated or reconfigured based on the final drainage configuration.

"NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."

PRELIMINARY
RELEASED 10/23/2015 FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°57'31"E	235.00'
L2	N88°02'40"W	100.00'
L3	S01°57'20"W	225.00'
L4	N88°02'40"W	51.46'
L5	N30°20'54"W	28.88'
L6	N59°58'55"E	96.00'
L7	S01°57'31"W	185.00'
L18	N59°58'55"E	22.34'

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	56°30'18"	560.00'	552.27'	S63°42'31"W	530.16'
C4	19°05'33"	803.31'	211.60'	S84°32'36"W	210.99'

ENGINEERS/SURVEYORS:
BROWN & GAY ENGINEERS, INC.
500 W. 7th Street, Suite 1800
Forth Worth, Texas 76102
Phone: (817) 872-6149 Direct
Contact Person: BO TRAINOR

OWNER/DEVELOPER:
SOUTHWIND COMMUNITY ASSOC, INC.
2415 Avenue J, Suite 100
Arlington, TX 76006

OWNER/DEVELOPER:
INLAND LAND ADVISORS, LLC
735 Plaza Boulevard, Suite 234
Coppell, Tx, 75019
Phone: (972) 318-2885
Contact Person: MIKE CUCCO

A PRELIMINARY PLAT OF SOUTHWIND MEADOWS

BEING A 48.21 ACRE TRACT OF LAND SITUATED IN THE RALPH GRAVES SURVEY, ABSTRACT NO. 569
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
August 18, 2015
BEING 160 RESIDENTIAL LOTS & 1 COMMERCIAL LOT

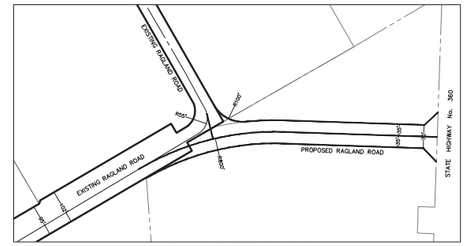
BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C2	9°46'13"	580.00'	98.90'	N34°37'38"E	98.78'
C3	18°56'38"	440.00'	145.48'	N82°29'47"E	144.82'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L8	N29°44'32"E	39.42'
L9	S54°59'10"E	66.05'
L10	S78°06'59"E	112.25'
L11	N67°03'04"E	65.54'
L12	N39°10'23"E	106.87'
L13	N13°11'03"W	47.12'
L14	N20°27'37"W	134.15'
L15	S88°01'54"E	51.46'
L16	S01°58'06"W	75.00'
L17	S88°01'54"E	100.00'

"NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."



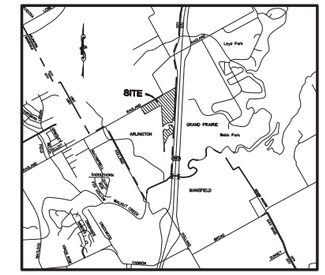
RAGLAND INTERSECTION SCHEMATIC

LEGEND

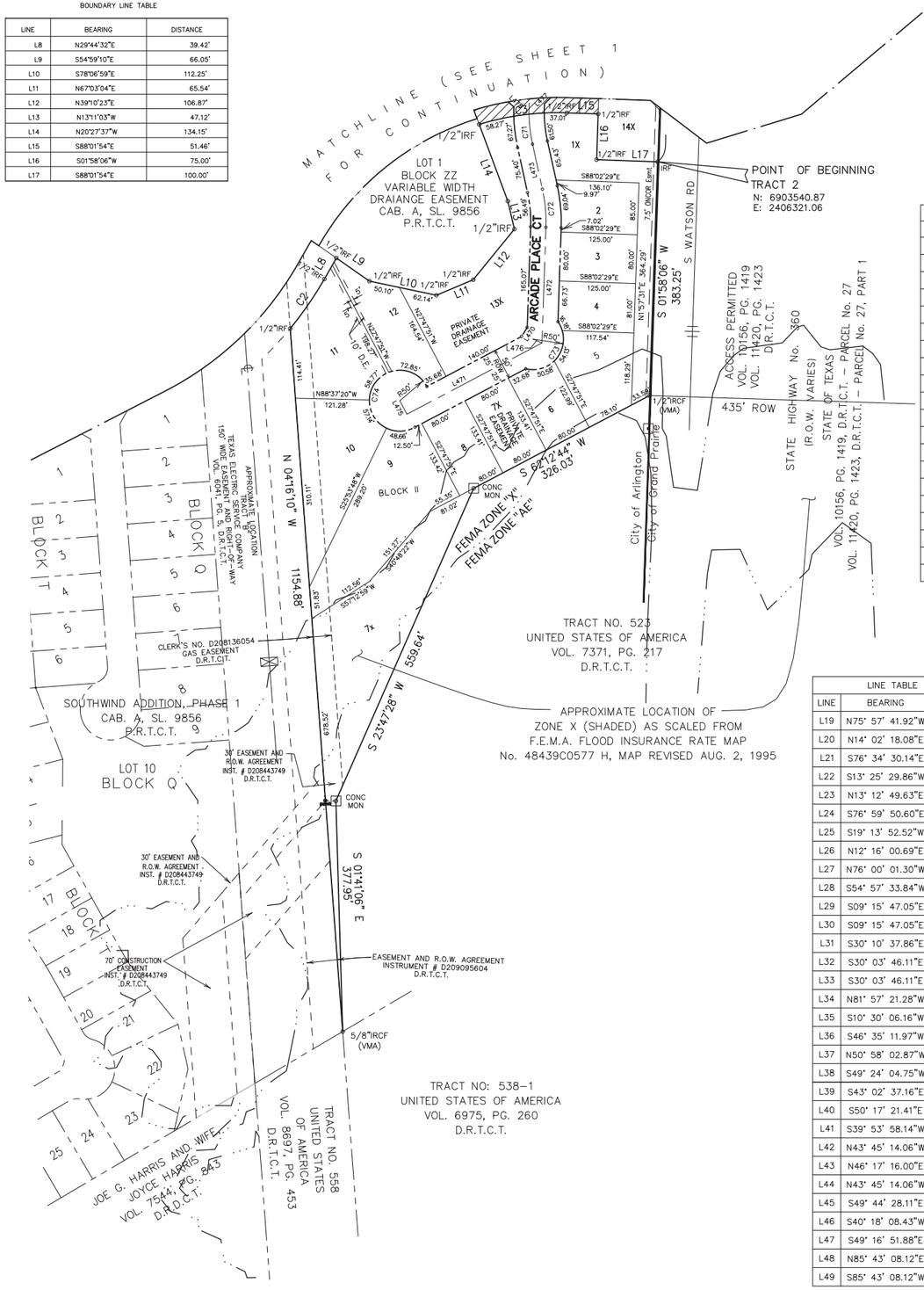
CIRF	IRON ROD WITH YELLOW PLASTIC CAP STAMP "CARTER BURGESS" FOUND
IRFC	IRON ROD WITH YELLOW PLASTIC CAP STAMP "RPLS 4023" FOUND
CIRS	IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 4023" SET
IRF	IRON ROD FOUND
BL	BUILDING LINE (SET BACK)
D.R.D.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
CC#	COUNTY CLERK FILE NUMBER
U.E.	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
	STREET NAME CHANGE
ROW	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT

0 50 100 200

(IN FEET)
1 inch = 100 ft.



VICINITY MAP
(NOT TO SCALE)



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C5	029°28'13"	250.00'	128.59'	65.75'	127.18'	S71° 08' 33.30"W
C6	298°29'33"	50.00'	260.48'	29.75'	51.13'	N68° 38' 33.72"E
C7	297°38'44"	50.00'	259.74'	30.25'	51.77'	N42° 58' 58.11"E
C8	298°27'37"	50.00'	260.46'	29.77'	51.16'	N72° 25' 54.97"E
C9	197°45'25"	50.00'	172.58'	320.08'	98.80'	S07° 28' 23.18"W
C11	010°36'09"	325.00'	60.14'	30.16'	60.05'	N53° 30' 47.29"E
C14	027°27'10"	275.00'	131.76'	67.17'	130.51'	S72° 09' 04.63"W
C15	029°40'48"	300.00'	155.40'	79.49'	153.67'	N63° 03' 06.72"E
C16	043°44'40"	400.00'	305.39'	160.57'	298.03'	N70° 05' 02.85"E
C17	270°00'00"	50.00'	235.62'	50.00'	70.71'	N43° 02' 37.12"W
C18	022°03'23"	375.32'	144.48'	73.15'	143.59'	S56° 51' 56.24"W
C19	025°11'58"	735.00'	323.26'	164.29'	320.66'	S79° 20' 47.28"W
C20	006°08'54"	562.13'	60.32'	30.19'	60.29'	S70° 15' 16.86"W
C21	006°08'26"	562.13'	60.24'	30.15'	60.22'	S76° 23' 56.55"W
C22	006°08'11"	562.13'	60.20'	30.13'	60.17'	S82° 32' 14.64"W
C23	008°10'06"	562.13'	80.14'	40.14'	80.07'	S89° 41' 22.94"W
C24	010°22'59"	300.00'	54.37'	27.26'	54.29'	N67° 39' 50.80"E
C25	001°54'42"	390.23'	13.02'	6.51'	13.02'	S62° 23' 32.92"W
C26	028°27'36"	265.00'	131.63'	67.20'	130.28'	S77° 43' 40.04"W
C27	016°03'58"	250.00'	70.10'	35.28'	69.87'	N77° 41' 09.02"E

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C28	022°18'13"	500.00'	194.64'	98.57'	193.41'	S80° 48' 16.51"W
C29	170°02'39"	50.00'	148.39'	574.06'	99.62'	N45° 48' 21.19"W
C30	015°44'43"	385.00'	105.80'	53.24'	105.47'	N77° 24' 43.37"E
C31	022°25'01"	365.00'	142.81'	72.33'	141.90'	S80° 44' 52.38"W
C32	016°41'35"	520.00'	151.50'	76.29'	150.97'	N77° 53' 09.55"E
C33	022°25'01"	230.00'	89.99'	45.58'	89.41'	S80° 44' 52.38"W
C34	005°18'21"	250.00'	23.15'	11.58'	23.14'	N83° 03' 57.63"E
C35	011°32'36"	250.00'	50.37'	25.27'	50.28'	S86° 11' 04.99"W
C36	032°02'06"	250.00'	139.78'	71.77'	137.97'	N16° 38' 12.20"E
C37	167°54'13"	50.00'	146.52'	471.90'	99.44'	N22° 35' 58.49"E
C38	030°41'44"	250.00'	133.93'	68.62'	132.34'	S17° 18' 23.21"W
C39	005°05'26"	500.00'	44.42'	22.23'	44.41'	S00° 35' 12.16"E
C40	006°14'23"	115.00'	12.52'	6.27'	12.52'	S88° 50' 19.42"W
C41	006°14'23"	250.00'	27.23'	13.63'	27.21'	S88° 50' 19.42"W
C42	021°09'45"	29.00'	10.71'	5.42'	10.65'	N19° 50' 39.75"W
C43	038°00'47"	199.93'	132.65'	68.87'	130.23'	N23° 17' 06.07"W
C44	024°36'23"	127.87'	54.92'	27.89'	54.49'	N07° 58' 37.97"E
C45	021°51'49"	125.00'	47.70'	24.14'	47.41'	N15° 12' 46.20"W
C46	005°10'05"	275.00'	24.80'	12.41'	24.80'	N50° 47' 45.34"E
C47	015°26'11"	152.87'	41.19'	20.72'	41.06'	N03° 23' 31.82"E

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C48	016°57'06"	102.87'	30.44'	15.33'	30.32'	N04° 07' 40.90"E
C49	011°12'35"	100.00'	19.56'	9.81'	19.53'	N09° 53' 09.15"W
C50	013°42'40"	150.00'	35.90'	18.03'	35.81'	N11° 08' 11.78"W
C51	054°38'21"	20.00'	19.07'	10.33'	18.36'	N42° 48' 36.91"W
C52	129°50'54"	50.00'	113.31'	106.86'	90.57'	S05° 12' 20.52"E
C53	069°55'12"	50.00'	61.02'	34.96'	57.30'	N05° 15' 14.62"W
C54	051°23'49"	20.00'	17.94'	9.62'	17.35'	S14° 30' 55.86"E
C55	047°06'53"	20.00'	16.45'	8.72'	15.99'	N36° 09' 40.01"E
C56	047°41'53"	20.00'	16.65'	8.84'	16.17'	S05° 51' 24.84"W
C57	011°32'36"	225.00'	45.33'	22.74'	45.25'	S86° 11' 04.99"W
C58	011°32'36"	275.00'	55.40'	27.80'	55.31'	S86° 11' 04.99"W
C59	005°18'21"	225.00'	20.84'	10.43'	20.83'	N83° 03' 57.63"E
C60	005°18'21"	275.00'	25.47'	12.74'	25.46'	N83° 03' 57.63"E
C61	005°18'21"	385.00'	35.65'	17.84'	35.64'	N83° 03' 57.63"E
C62	006°14'23"	275.00'	29.95'	14.99'	29.93'	S88° 50' 19.42"W
C63	006°14'23"	225.00'	24.50'	12.26'	24.49'	S88° 50' 19.42"W
C64	030°41'44"	275.00'	147.33'	75.48'	145.57'	S17° 18' 23.21"W
C65	008°12'48"	225.00'	32.25'	16.15'	32.23'	S06° 03' 55.30"W
C66	018°14'44"	225.00'	71.65'	36.13'	71.35'	N23° 31' 53.39"E
C67	029°33'35"	275.00'	141.88'	72.55'	140.31'	N15° 23' 56.50"E

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C68	005°05'26"	525.00'	46.64'	23.34'	46.63'	N00° 35' 12.12"W
C69	005°05'26"	475.00'	42.20'	21.11'	42.19'	S00° 35' 12.16"E
C70	033°55'15"	733.31'	434.14'	223.64'	427.83'	S75° 08' 34.35"W
C71	015°38'21"	250.31'	68.32'	34.38'	68.11'	N04° 36' 13.42"E
C72	014°23'06"	250.00'	62.77'	31.55'	62.60'	N05° 14' 02.28"W
C73	138°31'32"	50.00'	120.89'	132.06'	93.52'	N34° 21' 05.26"E
C74	272°03'38"	50.00'	237.42'	48.23'	69.43'	S16° 10' 19.82"W

LINE	BEARING	LENGTH
L19	N75° 57' 41.92"W	14.29'
L20	N14° 02' 18.08"E	13.99'
L21	S76° 34' 30.14"E	14.14'
L22	S13° 25' 29.86"W	14.14'
L23	N13° 12' 49.63"E	14.09'
L24	S76° 59' 50.60"E	13.64'
L25	S19° 13' 52.52"W	19.30'
L26	N12° 16' 00.69"E	14.70'
L27	N76° 00' 01.30"W	14.00'
L28	S54° 57' 33.84"W	2.64'
L29	S09° 15' 47.05"E	11.64'
L30	S09° 15' 47.05"E	13.01'
L31	S30° 10' 37.86"E	51.54'
L32	S30° 03' 46.11"E	8.04'
L33	S30° 03' 46.11"E	5.78'
L34	N81° 57' 21.28"W	12.90'
L35	S10° 30' 06.16"W	14.24'
L36	S46° 35' 11.97"W	21.35'
L37	N50° 58' 02.87"W	14.84'
L38	S49° 24' 04.75"W	13.50'
L39	S43° 02' 37.16"E	21.34'
L40	S50° 17' 21.41"E	13.89'
L41	S39° 53' 58.14"W	14.34'
L42	N43° 45' 14.06"W	12.89'
L43	N46° 17' 16.00"E	12.58'
L44	N43° 45' 14.06"W	12.89'
L45	S49° 44' 28.11"E	14.03'
L46	S40° 18' 08.43"W	14.24'
L47	S49° 16' 51.88"E	14.14'
L48	N85° 43' 08.12"E	4.36'
L49	S85° 43' 08.12"W	4.36'

LINE	BEARING	LENGTH
L50	S88° 02' 37.16"E	13.19'
L51	N46° 17' 16.00"E	12.60'
L52	N88° 02' 37.16"W	9.02'
L53	N37° 28' 07.06"W	12.74'
L54	N46° 57' 30.72"E	14.14'
L56	N88° 02' 29.28"W	6.60'
L59	N88° 02' 29.28"W	6.60'
L63	S49° 16' 51.88"E	14.14'
L65	S41° 24' 36.98"W	14.31'
L67	S88° 02' 29.28"E	17.64'
L75	S39° 15' 45.18"E	20.95'
L76	S31° 59' 50.60"E	178.31'
L78	S31° 59' 50.60"E	192.81'
L79	N60° 12' 44.50"E	9.09'
L81	S29° 47' 15.50"E	187.30'
L82	S58° 25' 29.86"W	277.84'
L83	S58° 25' 29.86"W	381.11'
L84	S85° 52' 39.60"W	130.34'
L85	N30° 25' 32.45"W	88.54'
L86	S09° 15' 47.05"E	59.01'
L87	S88° 02' 37.16"E	210.24'
L232	S01° 57' 22.84"W	25.00'
L233	S01° 57' 22.84"W	205.97'
L234	N04° 16' 51.88"W	432.21'
L235	N04° 16' 51.88"W	423.60'
L236	N85° 43' 08.12"E	200.07'
L237	N88° 02' 29.28"W	41.60'
L238	S03° 07' 54.77"E	116.58'
L239	S47° 45' 43.33"E	14.23'
L240	N39° 04' 15.15"E	14.91'
L243	S01° 57' 30.72"W	151.56'

LINE	BEARING	LENGTH
L252	S67° 04' 09.12"E	25.00'
L253	S00° 37' 09.15"W	520.64'
L254	S88° 02' 37.16"E	138.10'
L255	N88° 02' 37.16"W	131.79'
L262	N01° 57' 22.84"E	11.70'
L263	N43° 02' 29.28"W	14.14'
L264	N01° 57' 30.72"E	14.57'
L269	N86° 13' 57.19"E	17.42'
L270	S85° 43' 08.12"W	23.51'
L271	N88° 03' 13.97"W	65.54'
L272	N48° 12' 42.85"E	55.23'
L273	S04° 16' 51.88"E	75.48'
L274	N88° 03' 13.97"W	108.06'
L365	N43° 03' 30.28"W	70.93'
L366	N04° 16' 51.88"W	100.01'
L367	N04° 16' 51.88"W	100.00'
L368	S88° 02' 37.16"E	47.03'
L369	N85° 43' 08.12"E	22.82'
L370	S03° 07' 54.77"E	93.15'
L372	S03° 07' 54.77"E	106.08'
L373	N31° 34' 30.14"W	131.99'
L374	S31° 34' 30.14"E	130.92'
L375	N60° 12' 44.50"E	1.23'
L376	N01° 57' 22.84"E	120.96'
L377	S01° 57' 22.84"W	120.77'
L462	N85° 43' 08.12"E	39.36'
L463	S85° 43' 08.12"W	14.36'
L464	S80° 24' 47.14"W	110.39'
L465	N89° 13' 45.61"E	88.52'
L466	N69° 08' 48.12"W	80.54'
L468	N88° 03' 13.97"W	423.76'

LINE	BEARING	LENGTH
L469	S42° 23' 09.53"E	55.93'
L470	S32° 04' 49.79"W	17.30'
L471	N62° 12' 40.08"E	250.18'
L472	N01° 57' 30.72"E	189.58'
L473	N12° 25' 35.29"W	75.40'
L475	S27° 47' 51.14"E	25.00'
L476	S66° 49' 28.76"E	16.09'
L477	N46° 26' 00.04"E	14.96'
L478	N47° 56' 10.75"W	12.50'
L479	S40° 43' 08.12"W	14.14'

PRELIMINARY
RELEASED 10/23/2015 FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

ENGINEERS/SURVEYOR
BROWN & GAY ENGINEERS, INC.
500 W. 7th Street, Suite 1800
Forth Worth, Texas 76102
Phone: (817) 872-6149 Direct
Contact Person: BO TRAINOR

OWNER/DEVELOPER:
SOUTHWIND COMMUNITY ASSOC, INC.
2415 Avenue J, Suite 100
Arlington, TX 76006

OWNER/DEVELOPER:
INLAND LAND ADVISORS, LLC
735 Plaza Boulevard, Suite 234
Coppell, Tx, 75019
Phone: (972) 318-2885
Contact Person: MIKE CUCCO

A PRELIMINARY PLAT OF
SOUTHWIND MEADOWS

BEING A 48.21 ACRE TRACT OF LAND SITUATED IN THE RALPH GRAVES SURVEY, ABSTRACT NO. 569
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
August 18, 2015
BEING 152 RESIDENTIAL LOTS & 1 COMMERCIAL LOT

TRACT 1A:

BEING a 38.077 acre tract of land situated in the Ralph Graves Survey, Abstract No. 569, City of Arlington, Tarrant County, Texas being that same tract of land as described in deed to Southwind Development LLC, recorded in County Clerk's File No. D207229157, Deed Records, Tarrant County, Texas (DRTCT) and being more particularly described as follows:

COMMENCING at iron rod set at the intersection of the northerly line of said Southwind Development tract, with the west line State Highway No. 360 a variable width Right-of-Way, from which the City of Arlington GPS monument AR30 bears North 44 01'22" West a distance of 1490.50 feet;

THENCE along the west line of said State Highway No. 360 and the east line of said Southwind Development tract as follows:

South 01°57'20" West a distance of 394.36 feet to the POINT OF BEGINNING;

South 01°57'20" West a distance of 247.50 feet to a concrete monument found at the northeast corner of State of Texas Parcel 27, Part 3 tract as set out in Volume 11420, page 1423;

North 88°02'40" West along said State of Texas Parcel 27, Part 3 tract a distance of 50.00 feet to a broken concrete monument found at the northwest corner of said State of Texas Parcel 27, Part 3 tract;

South 01°57'20" West along said State of Texas Parcel 27, Part 3 tract, a distance of 80.00 feet to a broken concrete monument found at the southeast corner of said State of Texas Parcel 27, Part 3 tract;

South 88°02'40" East along Said State of Texas Parcel 27, Part 3 tract, a distance of 50.00 feet to a concrete monument found at the southeast corner of said State of Texas Parcel 27, Part 3 tract;

South 01°57'20" West along said State Highway No. 360, distance of 1022.49 feet to 1/2 inch iron rod;

North 88°02'40" West a distance of 100.00 feet to a 1/2 inch iron rod found for corner;

South 01°57'20" West a distance of 225.00 feet to a 1/2 inch iron rod found for corner;

THENCE departing the west line of said State Highway No. 360 along the north right-of-way line of Southwind Drive (a variable width right-of-way), as follows;

North 88°02'40" West a distance of 51.46 feet to a 1/2 inch iron rod found for corner set at the beginning of a curve to the left whose chord bears South 63°42'11" West, 530.16 feet;

In a Southwesterly direction along said curve to the left having a central angle of 56°30'18", a radius of 560.00 feet, an arc length of 552.27 feet to a 1/2 inch iron rod found for corner in the east line of the 150 foot wide Tract B easement and right of way as set out to Texas Electric Service Company (TESCO), recorded in Volume 6041, Page 5, DRTCT;

THENCE North 04°16'56" West along the east line of said TESCO easement, a distance of 1140.75 feet to a 1/2 inch iron rod found for corner;

THENCE South 85°49'01" West departing the east line of said TESCO easement, crossing said easement a distance of 149.90 feet to a 5/8 inch iron rod in concrete found for corner in the west line of said TESCO easement, said point being the northeast corner of Southwind Addition Phase 3A, as recorded in Cabinet A, Slide 11851, PRTCT;

THENCE South 59°56'14" West departing the west line of said TESCO easement, and along the northerly line of said Southwind Addition Phase 3A and the south line of said Southwind Development tract a distance of 902.60 feet to a 5/8 inch iron rod set in concrete, said point being in the easterly line of said Southwind Addition Phase 3A, and the westerly line of said Southwind Development tract;

THENCE North 30°06'59" West along said common line a distance of 425.29 feet to a 1/2 inch iron rod found in the proposed southerly line of Ragland Road a variable width Right-of-Way, said point also being in the north line of said Southwind Development tract;

THENCE North 59°39'06" East along the proposed southerly line of said Ragland Road, and along the north line of said Southwind Development tract a distance of 1354.05 feet to a 1/2 inch iron rod found for corner;

THENCE North 30°20'54" West along a proposed easterly line of said Ragland Road, a distance of 28.88 feet to a 1/2 inch iron rod set in said Ragland Road and the northerly line of said Southwind Development tract;

THENCE North 59°58'55" East within said Ragland Road and along the northerly line of said Southwind Development tract a distance of 96.00 feet to a point for corner, said point being at the beginning of a non-tangent curve to the right whose chord bears North 84°32'36" East, 210.99 feet;

In a Northeasterly direction along said curve to the right having a central angle of 15°05'33", a radius of 803.31 feet, an arc length of 211.60 feet to a point for corner;

THENCE South 88°03'14" East a distance of 462.87 feet to the POINT OF BEGINNING and containing 38.077 acres of land, more or less.

TRACT 1B:

BEING a 2.849 acre tract of land situated in the Ralph Graves Survey, Abstract No. 569, City of Arlington, Tarrant County, Texas being that same tract of land as described in deed to Southwind Development LLC, recorded in County Clerk's File No. D207229157, Deed Records, Tarrant County, Texas (DRTCT) and being more particularly described as follows:

BEGINNING at iron rod set at the intersection of the northerly line of said Southwind Development tract, with the west line State Highway No. 360 a variable width Right-of-Way, from which the City of Arlington GPS monument AR30 bears North 44 01'22" West a distance of 1490.50 feet;

THENCE along the west line of said State Highway No. 360 and the east line of said Southwind Development tract as follows:

South 01°57'20" West a distance of 394.36 feet to a point for corner;

THENCE North 88°03'14" West a distance of 462.87 feet to a point for corner, said point begin of a tangent curve to the left whose chord bears South 84°32'36" West, 210.99 feet;

In a Southwesterly direction along said curve to the left having a central angle of 15°05'33", a radius of 803.31 feet, an arc length of 211.60 feet to a point for corner;

THENCE North 59°58'55" East within said Ragland Road and along the northerly line of said Southwind Development tract a distance of 118.34 feet to a 1/2 inch iron rod found in the east line of said Ragland Road, at an angle point in the northerly line of said Southwind Development tract and the southwest corner of Lot 1, J.H. Hughes Addition, an addition to the City of Arlington, Tarrant County, Texas as recorded in Cabinet A, Slide 960, PRTCT;

THENCE North 60°13'04" East departing said Ragland Road, along the northerly line of said Southwind Development tract and the south line of said Lot 1, J.H. Hughes Addition a distance of 443.74 feet to a 1/2 inch iron rod found capped (VMA) for corner, said point being the southwest corner of South Arlington Retail Partners, Ltd., as recorded in Volume 14225, Page 299, DRTCT;

THENCE North 59°21'46" East along the northerly line of said Southwind Development tract and the south line of said South Arlington Retail Partners, Ltd. tract a distance of 327.28 feet to the POINT OF BEGINNING and containing 40.926 acres of land, more or less.

TRACT 2:

BEING a 7.279 acre tract of land situated in the Ralph Graves Survey, Abstract No. 569, City of Arlington, Tarrant County, Texas, being that same tract of land as described in deed to Southwind Development LLC, recorded in County Clerk's File No. D207229157, Deed Records, Tarrant County, Texas(DRTCT) and being more particularly described as follows;

BEGINNING at an iron rod found in the west line of State Highway No. 360;

THENCE South 01°58'06" West along the west line of said State Highway No. 360, a distance of 383.25 feet to a 5/8 inch iron rod with cap stamped (VMA) found at the most easterly southeast corner of said Southwind Development tract;

THENCE departing the west line of said State Highway No. 360, along the southeasterly line of said Southwind Development tract and the northwesterly line of a Tract No. 523 as described in deed to the United States of America, recorded in Volume 7371, Page 217, DRTCE, as follows;

South 62°12'44" West a distance of 326.02 feet to a concrete monument found;

South 23°47'28" West a distance of 559.64 feet to a concrete monument found;

South 01°41'06" East a distance of 377.95 feet to a 5/8 inch iron rod capped (VMA) found in the east line of the 150 foot wide TRACT B easement and right-of-way as set out to Texas Electric Service Company (TESCO), recorded in Volume 6041, Page 5, DRTCT, said point being the most south southeast corner of said Southwind tract;

THENCE North 04°16'10" West departing the northwesterly line of said USA tract, along the west line of said Southwind tract, along the east line of said TESCO easement, a distance of 1154.88 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the left whose chord bears North 34°37'38" East, 98.78 feet;

THENCE Northeasterly, departing the east line of said TESCO easement, along said curve to the left having a central angle of 9°46'13", a radius of 580.00 feet, and an arc length of 98.90 feet to a 1/2 inch iron rod found for corner;

Thence North 29°44'32" East a distance of 39.42 feet to a 1/2 inch iron rod found at the west line of Lot 1, Block ZZ, of Southwind Addition, Phase 1, an addition to the City of Arlington, Tarrant County, Texas, recorded in Cabinet A, Slide 9856, Plat Records, Tarrant County, Texas;

THENCE along the west, south, and east lines of said Lot 1, Block ZZ, as follows;

South 54°59'10" East a distance of 66.05 feet to a 1/2 inch iron rod found;

South 78°06'59" East a distance of 112.25 feet to a 1/2 inch iron rod found;

North 67°03'04" East a distance of 65.54 feet to a 1/2 inch iron rod found;

North 39°10'23" East a distance of 106.87 feet to a 1/2 inch iron rod found;

North 13°11'03" West a distance of 47.12 feet to a 1/2 inch iron rod found;

North 20°27'37" West a distance of 134.15 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the right whose chord bears North 82°29'47"East, 144.82 feet;

THENCE departing the east line of said Lot 1, Block ZZ, along the south right-of-way line of Southwind Drive (a variable width right-of-way), as follows;

Northeasterly, along said curve to the right having a central angle of 18°56'38", radius of 440.00 feet, and an arc length of 145.48 feet to a 1/2 inch iron rod found;

South 88°01'54" East a distance of 51.46 feet to a 1/2 inch iron rod found;

South 01°58'06" West a distance of 75.00 feet to a 1/2 inch iron rod found;

South 88°01'54" East a distance of 100.00 feet to the POINT OF BEGINNING and containing 7.279 acres of land, more or less.

Bearing are based on the City of Arlington GPS monuments. The survey distances are "surface" measurements. (Conversion Factor = 0.9998800144)

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SRE DEVELOPMENT, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **SOUTHWIND MEDOWS,** and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

SRE DEVELOPMENT, LLC, does herein certify the following:

1. The streets and alleys are dedicated to the Public for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements.
5. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof.
6. Public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
7. Public utilities shall at all times have the full right of ingress or egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
8. All modifications to this document shall be by means of plat and approved by the City of Arlington.

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

Witness, my hand this the _____ day of _____ 20_____.

SRE DEVELOPMENT, LLC

By: SRE Development, LLC
its authorized agent

By:_____

Printed Name:_____

Title:_____

STATE OF TEXAS §
COUNTY OF_____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposed and considerations therein expressed and in the capacity therein stated,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of_____ 20____.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Arlington, Texas.

Dated this the _____ day of _____ 20_____.

PRELIMINARY
RELEASED 10-23-15 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

_____
David F. McCullah,
Texas Registered Professional Land Surveyor No. 4023

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared David F. McCullah, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____day of_____ 20____.

_____
Notary Public, State of Texas

PRELIMINARY
RELEASED 10/23/2015 FOR REVIEW ONLY.
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ENGINEERS/SURVEYOR
BROWN & GAY ENGINEERS, INC.
500 W. 7th Street, Suite 1800
Forth Worth, Texas 76102
Phone: (817) 872-6149 Direct
Contact Person: BO TRAINOR

OWNER/DEVELOPER:
SOUTHWIND COMMUNITY ASSOC, INC.
2415 Avenue J, Suite 100
Arlington, TX 76006

OWNER/DEVELOPER:
INLAND LAND ADVISORS, LLC
735 Plaza Boulevard, Suite 234
Coppell, Tx, 75019
Phone: (972) 318-2885
Contact Person: MIKE CUCCO

A PRELIMINARY PLAT OF
SOUTHWIND MEADOWS

BEING A 48.21 ACRE TRACT OF LAND SITUATED IN THE RALPH GRAVES SURVEY, ABSTRACT NO. 569
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
August 18, 2015
BEING 152 RESIDENTIAL LOTS & 1 COMMERCIAL LOT

Staff Report

Revised Preliminary Plat (Viridian Village 1D)	
Planning and Zoning Meeting Date: 11-4-15	Document Being Considered: Plat

RECOMMENDATION
Following the public hearing, consider a revision to the preliminary plat.

PRIOR BOARD OR COUNCIL ACTION
On May 20, 2008, City Council approved the 2008.16-acre Viridian Planned Development District with concept brief "PD07-5" by a vote of 9-0-0.

On September 30, 2008, City Council approved the addition of a 55.57-acre tract of land into the Viridian Planned Development District with concept brief "PD07-5R1" by a vote of 8-0-0.

On June 23, 2009, City Council approved the first development plan "PD07-5R1-DP1" for Villages 1A, 1C, and 1D within Planning Area 1 of the Viridian Planned Development by a vote of 9-0-0.

On February 08, 2011, City Council approved the second development plan "PD07-5R1-DP2" for Villages 1b, and 1e within Planning Area 1 of the Viridian Planned Development by a vote of 9-0-0.

On February 07, 2012, City Council approved an alternative sign package "PD07-5R2-ASP" for the Viridian Planned Development by a vote of 7-0-0.

On June 24, 2013, City Council approved an updated concept brief to the 2008.16-acre Viridian Planned Development District with concept brief "PD07-5R3" by a vote of 9-0-0.

On June 16, 2015, City Council approved the third development plan "PD07-5R3-DP3" for Viridian Village 1F by a vote of 8-0-1.

On September 15, 2015, City Council approved the fourth development plan "PD07-5R3-DP4" for Viridian Village 1G by a vote of 7-0-1.

On September 16, 2015, the Planning and Zoning Commission approved the Viridian Village 1F Preliminary Plat by a vote of 7-0-1.

On October 21, 2015, the Planning and Zoning Commission approved the Viridian Village 1G Preliminary Plat by a vote of 8-0-1.

ANALYSIS
The applicant, HC LOBF Arlington, LLC, represented by Robert Kembel, proposes to plat 140 residential lots and 15 non-residential lots and open space ("X") lots from approximately 41.436 acres of the William Jenkins Survey and Samuel Kephart Survey, being Preliminary Plat – Viridian Addition, Viridian Village 1D, Lots 1-16, 17X, 18-31, Block 1; Lot 1X, Block 2; Lots 1-18, 19X-20X, 21-22, 23X, 24-26, 27X, 28-31, 32X, 33-37, 38X, Block 3; Lots 7-26, Block 4; Lots 1-4, 5X, 6-8, Block 5; Lot 1X, Block 6; Lots 1-3, 4X. 5-9, 10X, 11-17, Block 7; Lots 1-6, 7X, 8-17, Block 8; Lots 1-8, 9X, 10-21, Block 9; Lot 1X, Block 10 (Zoned PD); generally located north of Plum Vista Place and east of Cathedral Oak Drive with the approximate address of 4301 North Collins Street. All of the X lots will be held in common ownership and shall be maintained by a Property Owners Association.

The subject site is part of a larger development, zoned PD for various uses. Viridian Village 1D was part of the previously approved Preliminary Plat for Viridian Village 1A, 1C and 1D in 2009. Since then, Viridian Village 1A and 1C have both been final platted and are in various stages of development. At this time, the applicant is proposing alterations to Viridian Village 1D only. The amended design will allow for a better mix of housing types than previously anticipated. The proposed housing types will range from an attached single family product to a custom single family detached product, in addition to three centrally located open space lots. The proposed lot dimensions for Viridian Village 1D meet the minimum lot dimensions for the attached and detached single family housing types of the approved PD.

Other than discretionary matters for the Commission, the application is administratively complete and meets the requirements of the subdivision regulations of the Unified Development Code.

FINANCIAL IMPACT
None

ADDITIONAL INFORMATION

Property Location:	Generally located north of Plum Vista Place and east of Cathedral Oak Drive with the approximate address of 4301 North Collins Street.
Sector:	North
Council District:	1
Current Zoning:	Planned Development (PD) certain institutional uses; certain office uses; certain recreation and entertainment uses; certain residential and lodging uses; certain retail and personal service uses; certain temporary uses; certain utilities, communication, and transportation uses; and the following miscellaneous uses: distribution centers, gas drilling and production, community centers, community homes, libraries, medical clinic or ambulatory surgical centers, boutique hotels, extended care facilities, car washes, custom and craft work, farmers market, gasoline sales, personal services, veterinarian clinic, temporary outdoor sales, and radio, television, or microwave tower, and related accessory uses with development plan approval.

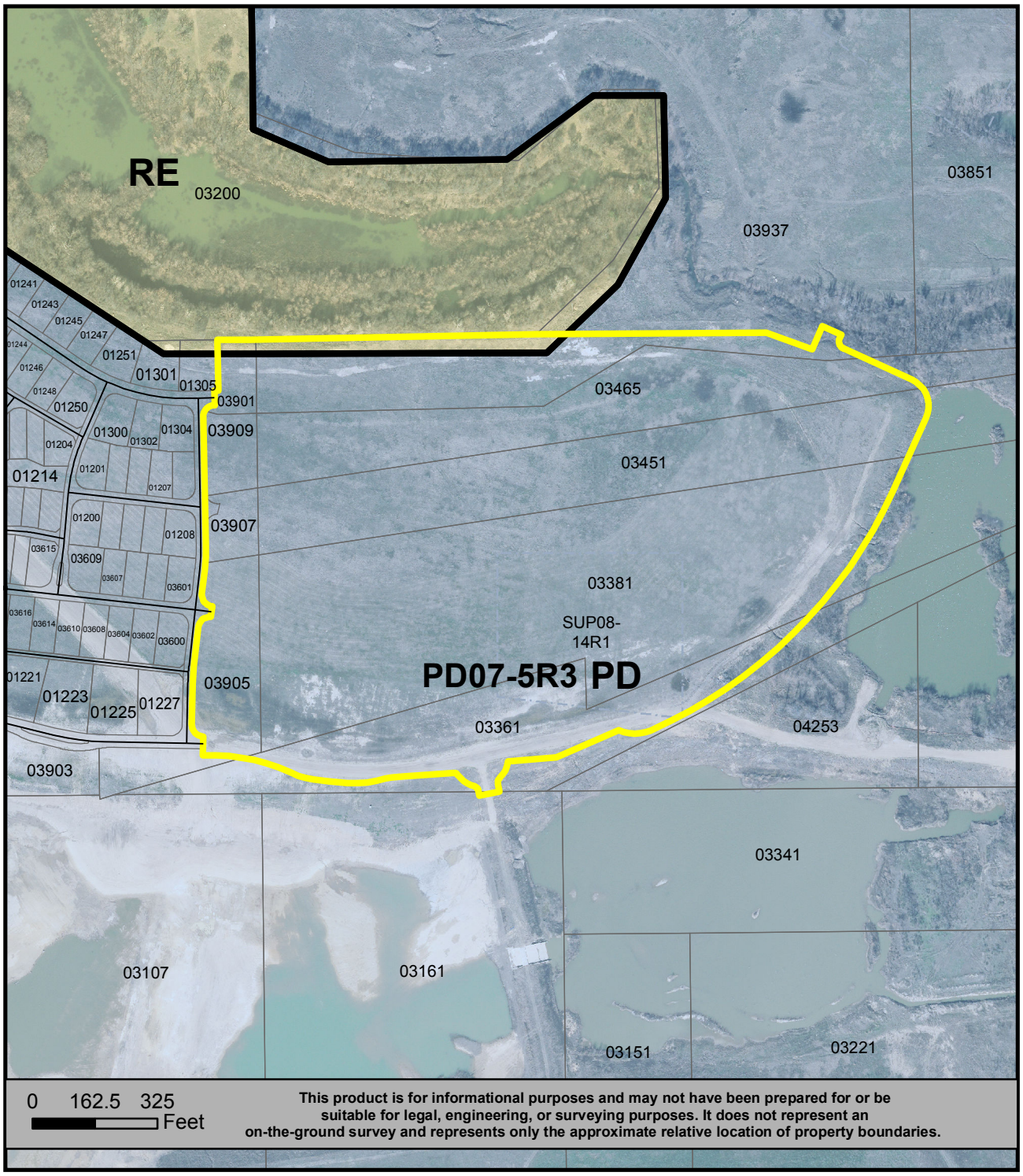
ATTACHED

i. Location Map
ii. 11 x 17 Plat
iii. Overall Village Plan

STAFF CONTACT(S)

Gincy Thoppil, AICP
Development Planning Manager
Community Development and Planning
817-459-6662
Gincy.Thoppil@arlingtontx.gov

Jennifer Pruitt, AICP, LEED AP
Principal Planner
Community Development and Planning
817-459-6138
Jennifer.Pruitt@arlingtontx.gov



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

LOCATION MAP

VIRIDIAN VILLAGE 1D PRELIMINARY PLAT

N
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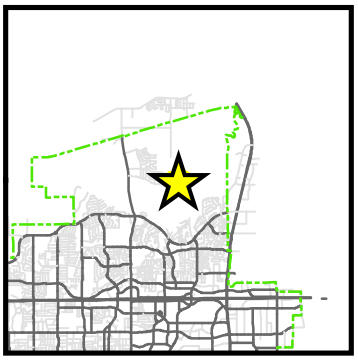
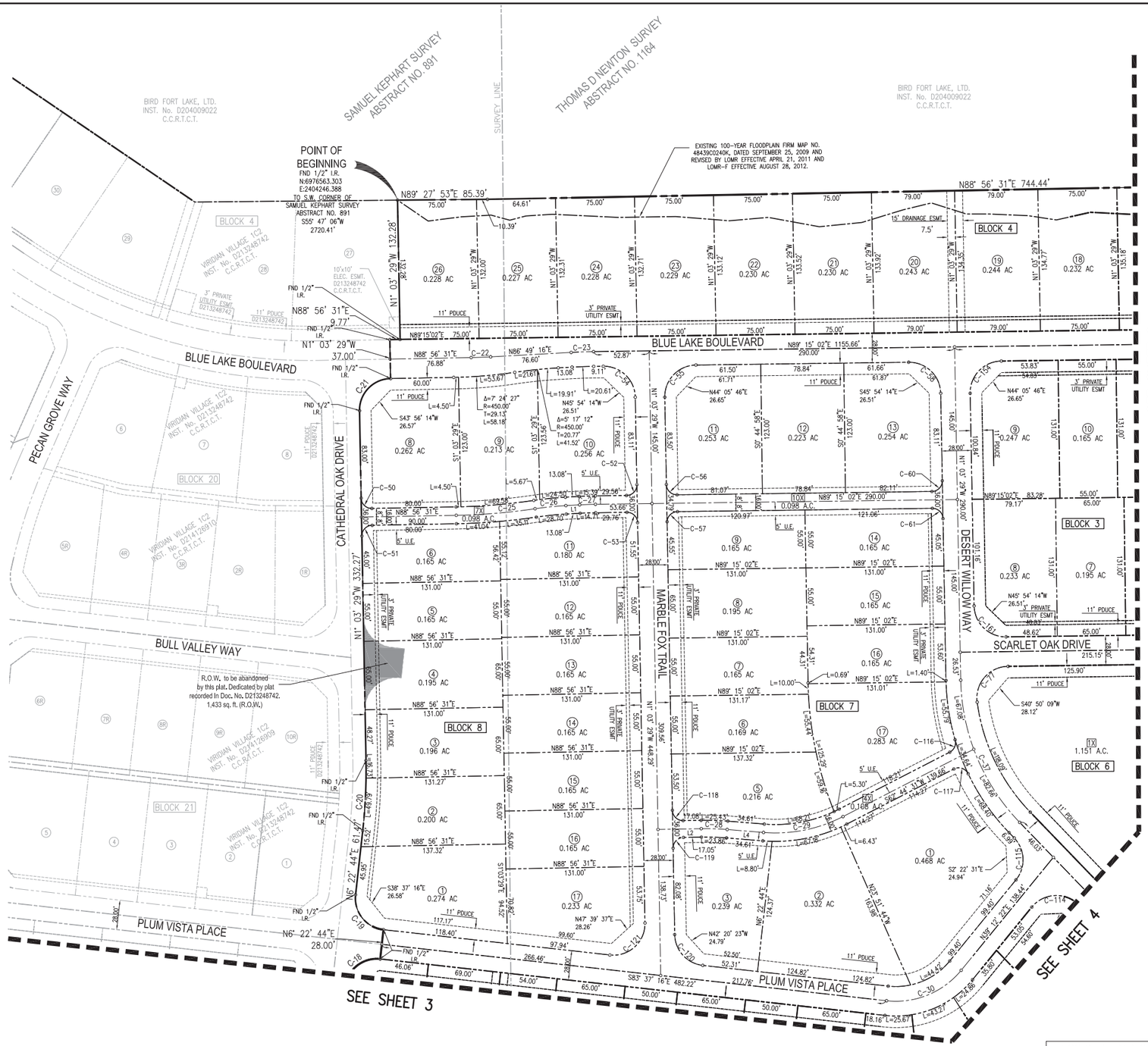
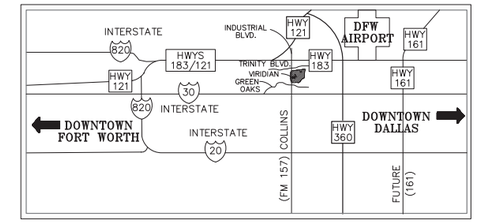
S







AMANDA No. 15-736133

LEGEND:

PDUCE	PUBLIC SIDEWALK, DRAINAGE, UTILITY, & CITY CONSTRUCTION EASEMENT.
SSE	SANITARY SEWER EASEMENT.
UE	UTILITY EASEMENT.
PWE	PRIVATE WATER EASEMENT
WE	WATER EASEMENT.
♦	STREET NAME CHANGE

NOTES:

1.) LOT DIMENSIONS AND AREAS ARE APPROXIMATE.

2.) ALL PARKS, OPEN SPACES AND PUBLIC ACCESS EASEMENTS ARE DESIGNATED AS "x" LOTS.

3.) THE LIMITS OF THE 100-year FLOODPLAIN ARE BASED ON THE MOST CURRENT CLOMR. PANEL NUMBERS: 336 OF 595 & 337 OF 595.

4.) ANY "x" LOTS FULLY CONTAINED WITHIN THE DEDICATED R-O-W INFERS THE RIGHTS TO MAINTENANCE AND CONSTRUCTION.

5.) PDUCE - PUBLIC SIDEWALK, DRAINAGE, UTILITY & CITY CONSTRUCTION EASEMENT.

PRELIMINARY
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50 0 50 100

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VIRIDIAN
VILLAGE 1D
41.436 ACRES
1,804,961 S.F.
140 SINGLE FAMILY & 15 NON RESIDENTIAL LOTS
10 BLOCKS

SAMUEL KEPHART SURVEY, ABST. No. 891
THOMAS D. NEWTON SURVEY, ABST. NO. 1164
CITY OF ARLINGTON,
TARRANT COUNTY, TEXAS
OCTOBER 2015

BASIS OF BEARING IS CITY OF ARLINGTON GPS MONUMENTATION BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (NAD-83)

OWNER

VIRIDIAN HOLDINGS, LP.
835 EAST LAMAR BLVD STE. 254
ARLINGTON, TEXAS 76011
PHONE: 972-757-7586

DEVELOPER

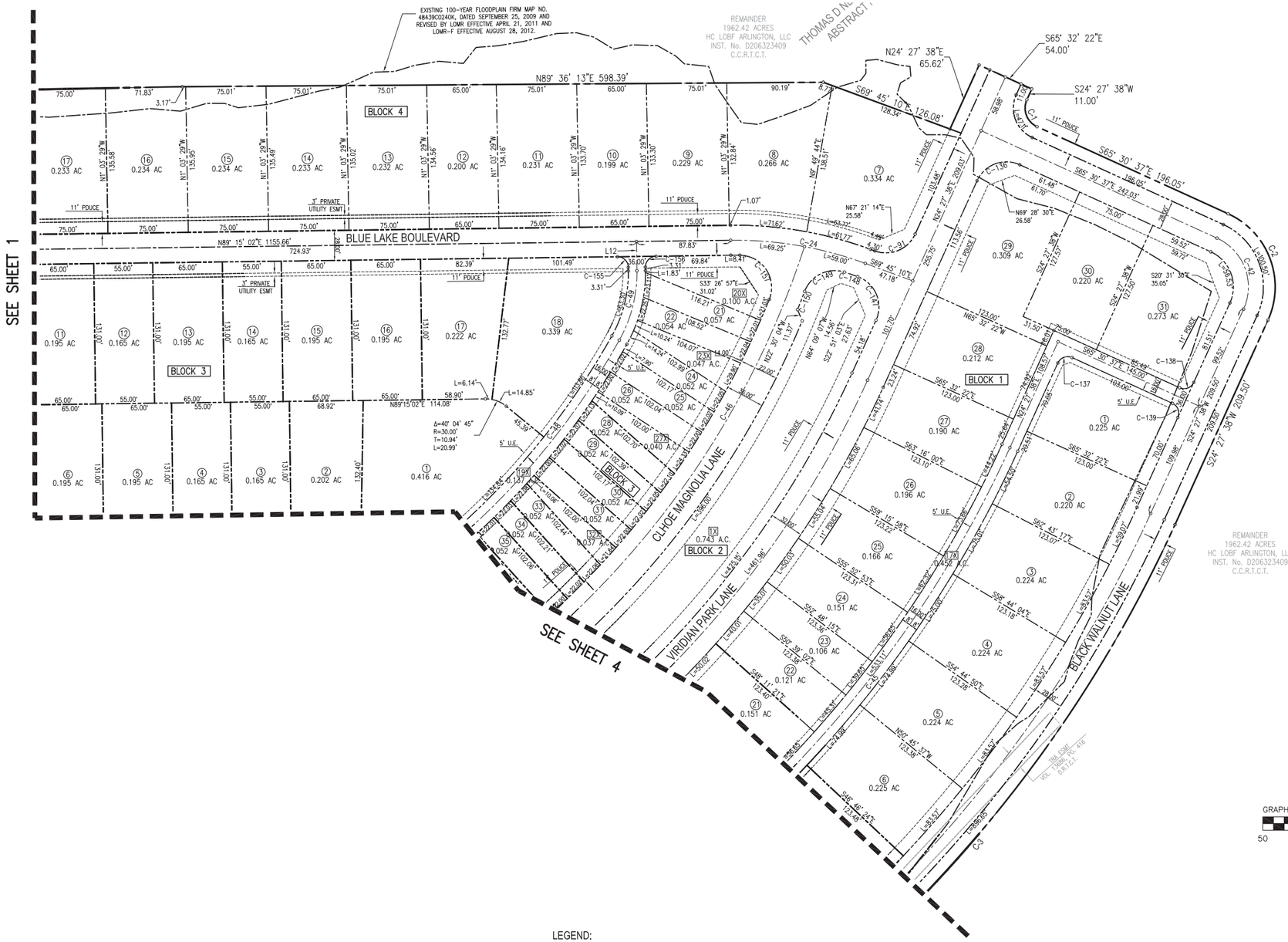
VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT
835 EAST LAMAR BLVD STE. 254
ARLINGTON, TEXAS 76011
PHONE: 972-757-7586
HOWARD PORTEUS

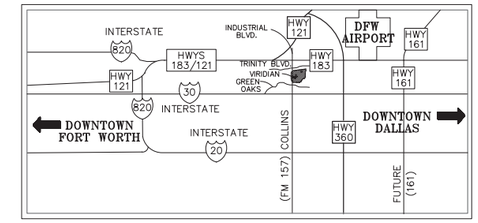
ENGINEERS/SURVEYORS

GRAHAM ASSOCIATES, INC.
ENGINEERS & PLANNERS
600 SIX FLAGS DR. STE. 500
ARLINGTON, TEXAS 76011

SENIOR PROJECT MANAGER
BRIAN M. AVIRETT, P.E.
PHONE: 817-640-8535

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00





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STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER

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VIRIDIAN

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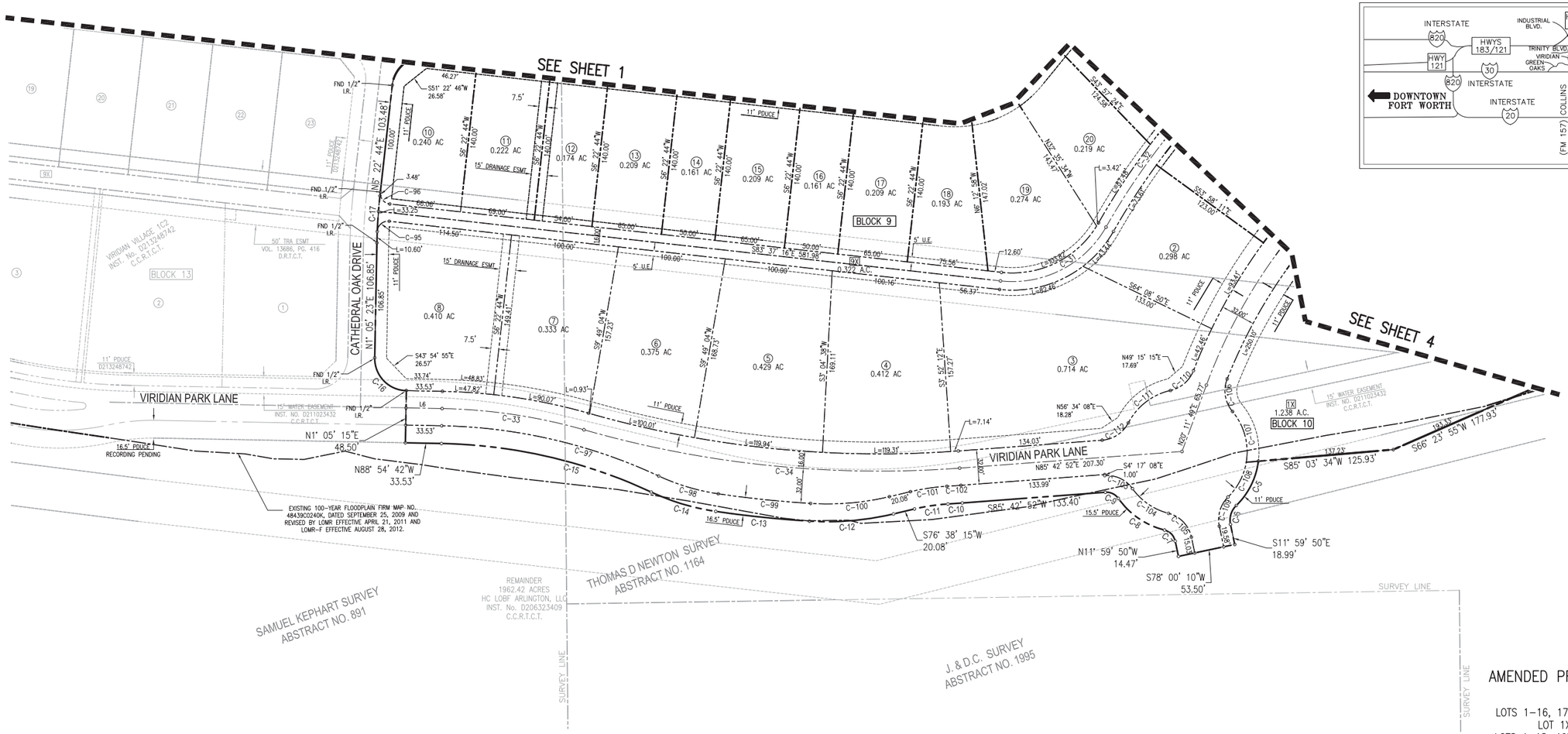

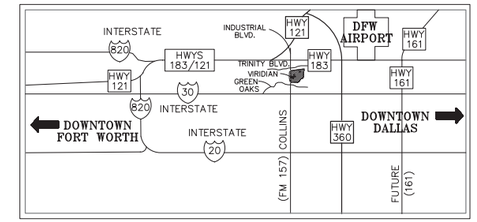

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COUNTY OF TARRANT

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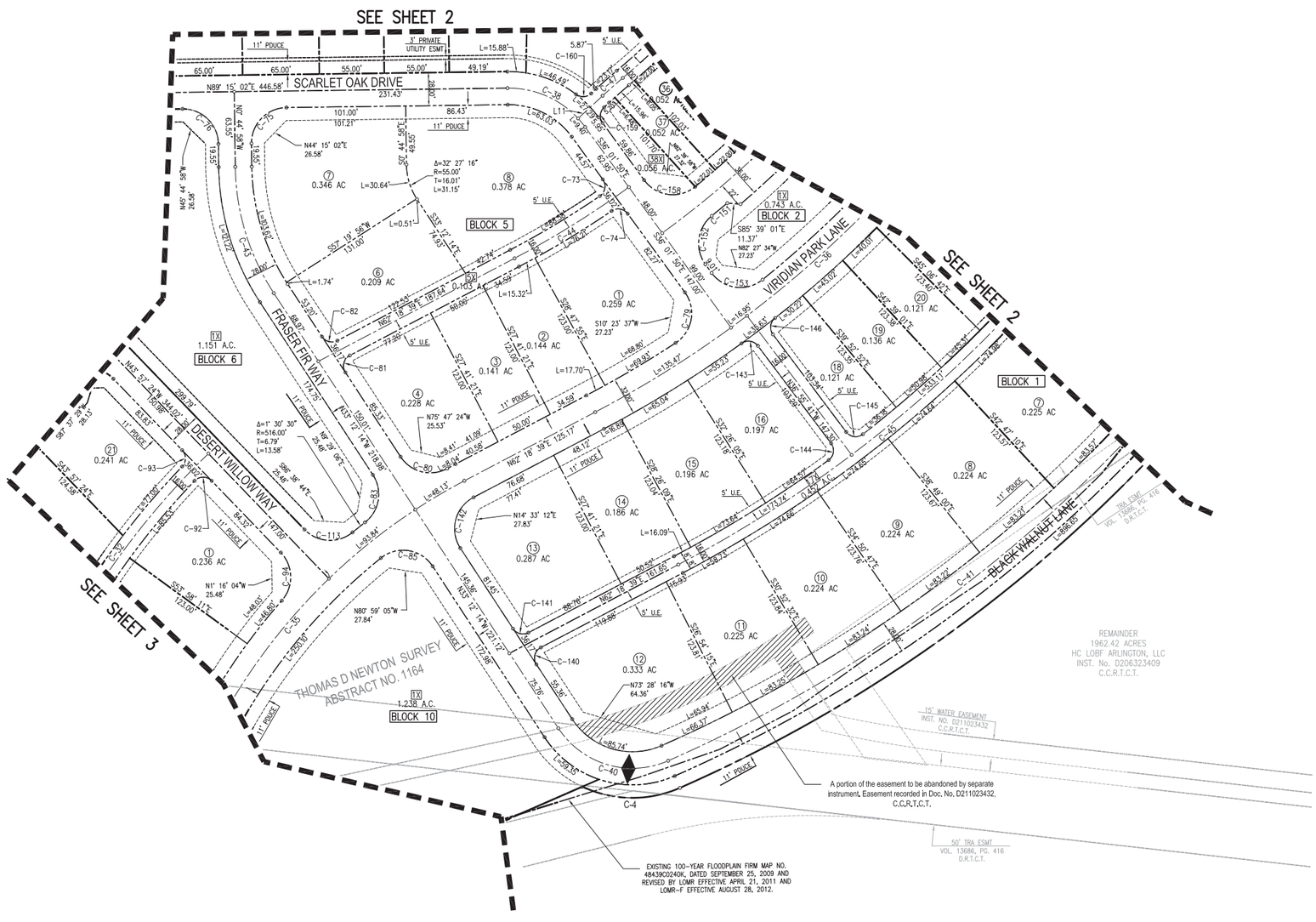

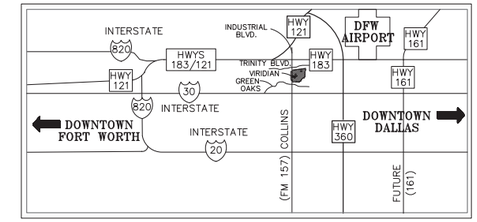

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TIMOTHY J. MCGILL
TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR

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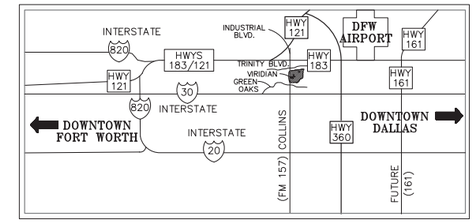
SHEET
4-5



AMANDA No. 15-736133

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	89° 58' 15"	19.00'	18.99'	29.84'	S20° 31' 29"E	26.86'
C-2	89° 58' 15"	75.00'	74.96'	117.77'	S20° 31' 30"E	106.04'
C-3	41° 48' 05"	1240.00'	473.53'	904.67'	S45° 21' 41"W	884.74'
C-4	48° 52' 53"	100.00'	45.45'	85.31'	S89° 17' 50"E	82.75'
C-5	38° 40' 19"	69.50'	24.39'	46.91'	S26° 32' 38"W	46.02'
C-6	57° 52' 37"	19.00'	10.51'	19.19'	S16° 56' 28"W	18.39'
C-7	63° 53' 43"	13.50'	8.42'	15.05'	N43° 56' 42"W	14.29'
C-8	40° 40' 49"	75.00'	27.80'	53.25'	N55° 33' 09"W	52.14'
C-9	59° 04' 24"	13.50'	7.65'	13.92'	N64° 44' 56"W	13.31'
C-10	0° 44' 35"	1032.50'	6.70'	13.39'	S86° 05' 09"W	13.39'
C-11	9° 49' 12"	183.50'	15.76'	31.45'	S81° 32' 51"W	31.41'
C-12	16° 54' 40"	266.50'	39.62'	78.66'	S85° 05' 35"W	78.37'
C-13	4° 47' 32"	1048.50'	43.87'	87.70'	N84° 03' 19"W	87.67'
C-14	16° 38' 18"	216.50'	31.66'	62.87'	N73° 20' 24"W	62.65'
C-15	23° 53' 26"	483.50'	102.29'	201.61'	N76° 57' 58"W	200.15'
C-16	90° 01' 35"	29.99'	30.00'	47.12'	N43° 54' 55"W	42.42'
C-17	5° 08' 47"	488.18'	21.94'	43.85'	N3° 39' 53"E	43.83'
C-18	90° 00' 00"	30.00'	30.00'	47.12'	N51° 22' 44"E	42.43'
C-19	90° 00' 00"	30.00'	30.00'	47.12'	N38° 37' 16"W	42.43'
C-20	7° 26' 13"	512.50'	33.31'	66.52'	S2° 39' 37"W	66.48'
C-21	90° 00' 00"	30.00'	30.00'	47.12'	N43° 56' 31"E	42.43'

CURVE TABLE				
CURVE #	Δ	RADIUS	TANGENT	LENGTH
C-22	2° 07' 15"	500.00'	9.26'	18.51'
C-23	2° 25' 46"	500.00'	10.60'	21.20'
C-24	20° 59' 48"	350.00'	64.86'	128.26'
C-25	7° 24' 27"	581.00'	37.61'	75.11'
C-26	5° 17' 24"	318.80'	14.73'	29.43'
C-27	2° 25' 46"	355.00'	7.53'	15.05'
C-28	5° 38' 54"	250.00'	12.33'	24.65'
C-29	31° 54' 19"	140.00'	40.02'	77.96'
C-30	57° 10' 22"	80.00'	43.59'	79.83'
C-31	66° 47' 29"	100.00'	65.93'	116.57'
C-32	16° 27' 20"	647.00'	93.55'	185.82'
C-33	14° 50' 59"	516.00'	67.24'	133.74'
C-34	20° 13' 26"	1000.00'	178.34'	352.97'
C-35	42° 06' 51"	500.00'	192.50'	367.51'
C-36	37° 51' 01"	930.00'	318.87'	614.37'
C-37	42° 53' 55"	200.00'	78.58'	149.74'
C-38	54° 43' 08"	80.00'	41.40'	76.40'
C-40	80° 32' 02"	75.00'	63.53'	105.42'
C-41	41° 48' 05"	1215.00'	463.98'	886.43'
C-42	89° 58' 15"	50.00'	49.97'	78.51'
C-43	32° 27' 16"	200.00'	58.21'	113.29'
C-44	8° 20' 48"	783.00'	57.13'	114.06'
C-45	37° 51' 01"	1070.00'	366.87'	706.86'
C-46	35° 59' 14"	823.00'	267.31'	516.92'
C-47	2° 36' 47"	500.00'	11.40'	22.80'
C-48	20° 37' 19"	699.00'	127.17'	251.58'
C-49	29° 58' 29"	129.00'	34.53'	67.49'
C-50	90° 00' 00"	10.00'	10.00'	15.71'
C-51	90° 00' 00"	10.00'	10.00'	15.71'
C-52	90° 18' 31"	10.00'	10.05'	15.76'
C-53	89° 41' 29"	10.00'	9.95'	15.65'
C-54	89° 41' 29"	30.00'	29.84'	46.96'
C-55	90° 18' 31"	30.00'	30.16'	47.29'
C-56	86° 12' 32"	10.00'	9.36'	15.05'
C-57	86° 49' 33"	10.00'	9.46'	15.15'
C-58	89° 41' 29"	30.00'	29.84'	46.96'
C-60	90° 18' 31"	10.00'	10.05'	15.76'
C-61	89° 41' 29"	10.00'	9.95'	15.65'
C-73	91° 47' 21"	10.00'	10.32'	16.02'
C-74	88° 17' 17"	10.00'	9.71'	15.41'

CURVE TABLE				
CURVE #	Δ	RADIUS	TANGENT	LENGTH
C-75	90° 00' 00"	30.00'	30.00'	47.12'
C-76	90° 00' 00"	30.00'	30.00'	47.12'
C-77	96° 49' 46"	30.00'	33.81'	50.70'
C-79	92° 50' 54"	30.00'	31.53'	48.62'
C-80	85° 22' 40"	30.03'	27.70'	44.75'
C-81	95° 30' 54"	10.00'	11.01'	16.67'
C-82	84° 29' 06"	10.00'	9.08'	14.75'
C-83	85° 22' 40"	30.00'	27.67'	44.70'
C-85	95° 33' 42"	30.00'	33.06'	50.04'
C-91	85° 47' 12"	30.00'	27.87'	44.92'
C-92	92° 11' 12"	10.00'	10.39'	16.09'
C-93	87° 55' 54"	10.00'	9.65'	15.35'
C-94	85° 22' 40"	30.00'	27.67'	44.70'
C-95	94° 02' 37"	10.00'	10.73'	16.41'
C-96	90° 00' 00"	10.00'	10.00'	15.71'
C-97	23° 53' 26"	500.00'	105.78'	208.49'
C-98	16° 38' 18"	200.00'	29.24'	58.08'
C-99	4° 47' 32"	1032.00'	43.18'	86.32'
C-100	16° 54' 40"	250.00'	37.16'	73.79'
C-101	9° 49' 12"	200.00'	17.18'	34.28'
C-102	0° 44' 35"	1016.00'	6.59'	13.18'
C-103	58° 52' 41"	29.00'	16.37'	29.80'
C-104	40° 19' 32"	59.00'	21.66'	41.52'
C-105	63° 44' 09"	29.00'	18.03'	32.26'
C-106	61° 32' 52"	30.00'	17.87'	32.23'
C-107	49° 27' 31"	58.50'	26.94'	50.50'
C-108	36° 20' 31"	58.50'	19.20'	37.11'
C-109	57° 15' 29"	29.50'	16.11'	29.49'
C-110	56° 13' 59"	30.00'	16.03'	29.44'
C-111	49° 56' 50"	58.50'	27.25'	51.00'
C-112	58° 17' 27"	30.00'	16.73'	30.52'
C-113	85° 22' 40"	30.00'	27.67'	44.70'
C-114	96° 50' 13"	30.00'	33.81'	50.70'
C-115	83° 09' 47"	30.00'	26.62'	43.54'
C-116	79° 06' 43"	10.00'	8.26'	13.81'
C-117	91° 36' 53"	10.00'	10.29'	15.99'
C-118	89° 56' 35"	10.00'	9.99'	15.70'
C-119	90° 03' 25"	10.00'	10.01'	15.72'
C-120	82° 33' 47"	30.00'	26.34'	43.23'
C-121	97° 26' 13"	30.00'	34.17'	51.02'

CURVE TABLE				
CURVE #	Δ	RADIUS	TANGENT	LENGTH
C-136	90° 01' 45"	30.00'	30.02'	47.14'
C-137	90° 01' 45"	10.00'	10.01'	15.71'
C-138	90° 01' 45"	10.00'	10.01'	15.71'
C-139	89° 58' 15"	10.00'	9.99'	15.70'
C-140	95° 30' 54"	10.00'	11.01'	16.67'
C-141	84° 29' 06"	10.00'	9.08'	14.75'
C-142	95° 30' 54"	30.00'	33.04'	50.01'
C-143	89° 04' 05"	10.00'	9.84'	15.55'
C-144	90° 54' 53"	10.00'	10.16'	15.87'
C-145	91° 02' 46"	10.00'	10.18'	15.89'
C-146	88° 46' 27"	10.00'	9.79'	15.49'
C-147	94° 37' 22"	30.00'	32.52'	49.54'
C-148	2° 14' 00"	336.00'	6.55'	13.10'
C-149	86° 54' 17"	30.00'	28.42'	45.50'
C-150	1° 14' 56"	837.00'	9.12'	18.24'
C-151	1° 09' 37"	837.00'	8.48'	16.95'
C-152	87° 04' 18"	30.00'	28.50'	45.59'
C-153	92° 51' 27"	30.00'	31.53'	48.62'
C-154	90° 18' 31"	30.00'	30.16'	47.29'
C-155	90° 00' 00"	10.00'	10.00'	15.71'
C-156	90° 00' 00"	10.00'	10.00'	15.71'
C-157	111° 20' 28"	30.00'	43.93'	58.30'
C-158	93° 14' 17"	30.00'	31.75'	48.82'
C-159	83° 15' 52"	10.00'	8.89'	14.53'
C-160	80° 02' 00"	10.00'	8.40'	13.97'
C-161	89° 41' 29"	30.00'	29.84'	46.96'

Parcel Line Table		
LINE #	LENGTH	DIRECTION
L1	13.08'	N86° 49' 16"E
L6	33.53'	S88° 54' 42"E
L11	28.30'	N47° 14' 02"E
L12	27.31'	N0° 44' 58"W
L2	41.06'	S88° 59' 56"W
L4	34.61'	N85° 21' 10"W

STATE OF TEXAS
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
DRIVE COUNTY

AMENDED PRELIMINARY PLAT

LOTS 1-16, 17X, 18-31, BLOCK 1,
LOT 1X, BLOCK 2,
LOTS 1-18, 19X, 20X, 21-22, 23X,
24-26, 27X, 28-31, 32X, 33-37, 38X BLOCK 3,
LOTS 7-26, BLOCK 4,
LOT 1-4, 5X, 6-8, BLOCK 5
LOT 1X, BLOCK 6.
LOTS 1-3, 4X, 5-9, 10X, 11-17, BLOCK 7
LOTS 1-6, 7X, 8-17, BLOCK 8
LOTS 1-8, 9X, 10-21, BLOCK 9
LOT 1X, BLOCK 10

VIRIDIAN
VILLAGE 1D
41.436 ACRES
1,804,961 S.F.
140 SINGLE FAMILY & 15 NON RESIDENTIAL LOTS
10 BLOCKS

SAMUEL KEPHART SURVEY, ABST. No. 891
THOMAS D. NEWTON SURVEY, ABST. NO. 1164
CITY OF ARLINGTON,
TARRANT COUNTY, TEXAS
OCTOBER 2015

OWNER

VIRIDIAN HOLDINGS, LP.
835 EAST LAMAR BLVD STE. 254
ARLINGTON, TEXAS 76011
PHONE: 972-757-7586

DEVELOPER

VIRIDIAN MUNICIPAL
MANAGEMENT DISTRICT
835 EAST LAMAR BLVD STE. 254
ARLINGTON, TEXAS 76011
PHONE: 972-757-7586
HOWARD PORTEUS

ENGINEERS/SURVEYORS

GRAHAM ASSOCIATES, INC.
ENGINEERS & PLANNERS
600 SIX FLAGS DR. STE. 500
ARLINGTON, TEXAS 76011

SENIOR PROJECT MANAGER
BRIAN M. AVIRETT, P.E.
PHONE: 817-640-8535

Graham Associates,Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

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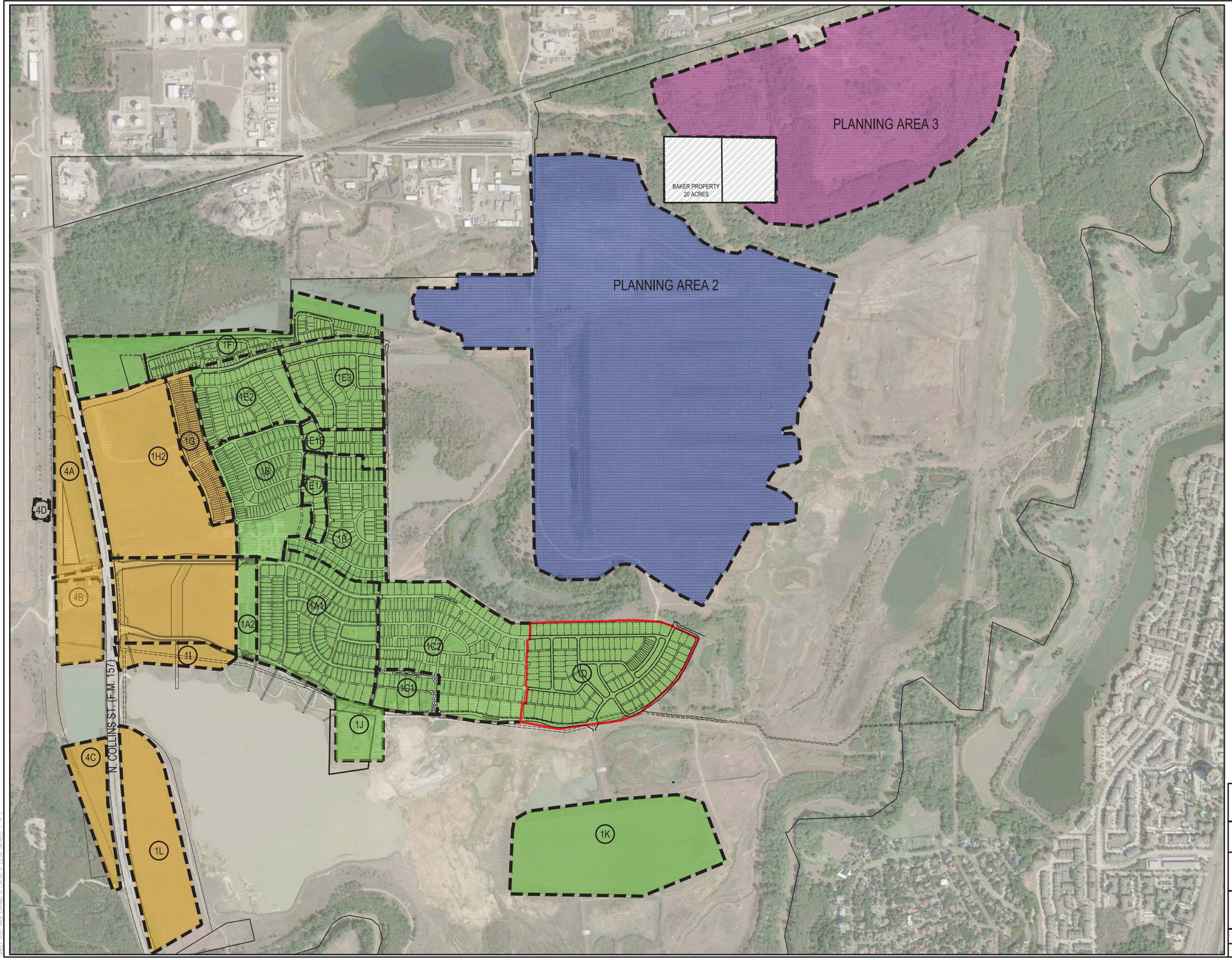
SHEET
5-5



CAUTION:

EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

LEGEND

- VILLAGE LINE
- XX VILLAGE
- PLANNING AREA 1
- PLANNING AREA 2
- PLANNING AREA 3
- TOWN CENTER

GRAPHIC SCALE 1"=500'

500 0 500 1000

VIRIDIAN

OVERALL VILLAGE EXHIBIT

CITY OF ARLINGTON
TARRANT COUNTY, TEXAS

Graham Associates,Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

DRAWN BY: GAI	PROJECT NO. --	SHEET
DATE: 10/23/2015	SHEET OF	1

PLOTTED BY: ANNIE HEPNER
PLOTTED ON: 10/23/2015 4:40 PM
FILE NAME: J:\VIRIDIAN\PHASE 1D\CAD\PRELIM PLAT\OVERALL VILLAGE PLAN.DWG
SHEET SIZE: ANSI EXPAND D (34.00 X 22.00 INCHES) 1" = 1'

Staff Report

Replat (Arlington Heights Addition Lot 21R1, Block 1)	
Planning and Zoning Meeting Date: 11-4-15	Document Being Considered: Plat

RECOMMENDATION
Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION
None

ANALYSIS
The applicant, Di Sciullo-Terry, Stanton & Associates, Inc., proposes to replat Lot 21R, creating Lot 21R1, Block 1, of the Arlington Heights Addition. The purpose of this replat is to dedicate right-of-way along Proctor Place and add easements to the property. A sidewalk and landscape easement is also being added in accordance to requirements for developments in the Downtown Neighborhood Overlay (DNO). A multi-family development is proposed for the lot.

Other than discretionary matters for the Commission, the application is administratively complete and meets the requirements of the subdivision regulations.

FINANCIAL IMPACT
None

ADDITIONAL INFORMATION

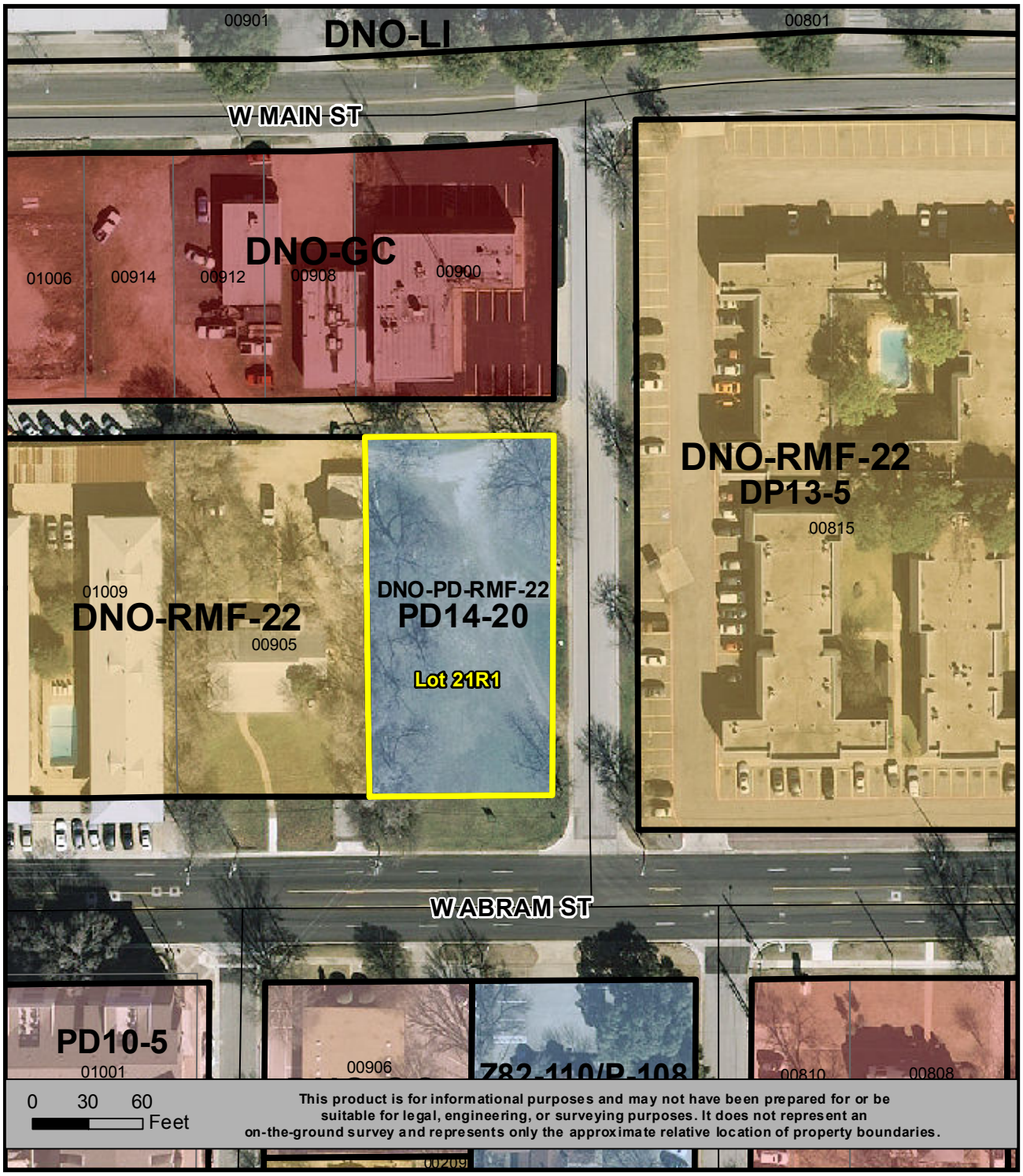
Property Location:	Generally located north of West Abram Street and east of Proctor Place with the approximate addresses being 901 West Abram Street.
Sector:	Central
Council District:	5
Current Zoning:	Planned Development (PD) for multi-family (RMF-22) uses with a Downtown Neighborhood Overlay (DNO)

ATTACHED
i. Location Map
ii. 11 x 17 Plat

STAFF CONTACT(S)

Gincy Thoppil, AICP
Development Planning Manager
Community Development and Planning
817-459-6662
Gincy.Thoppil@arlingtontx.gov

Nathaniel Barnett, AICP
Senior Planner
Community Development and Planning
817-459-6670
Nathaniel.Barnett@arlingtontx.gov



LOCATION MAP

ARLINGTON HEIGHTS REPLAT

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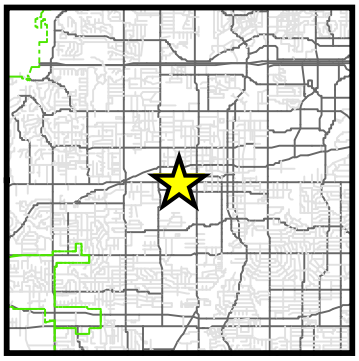
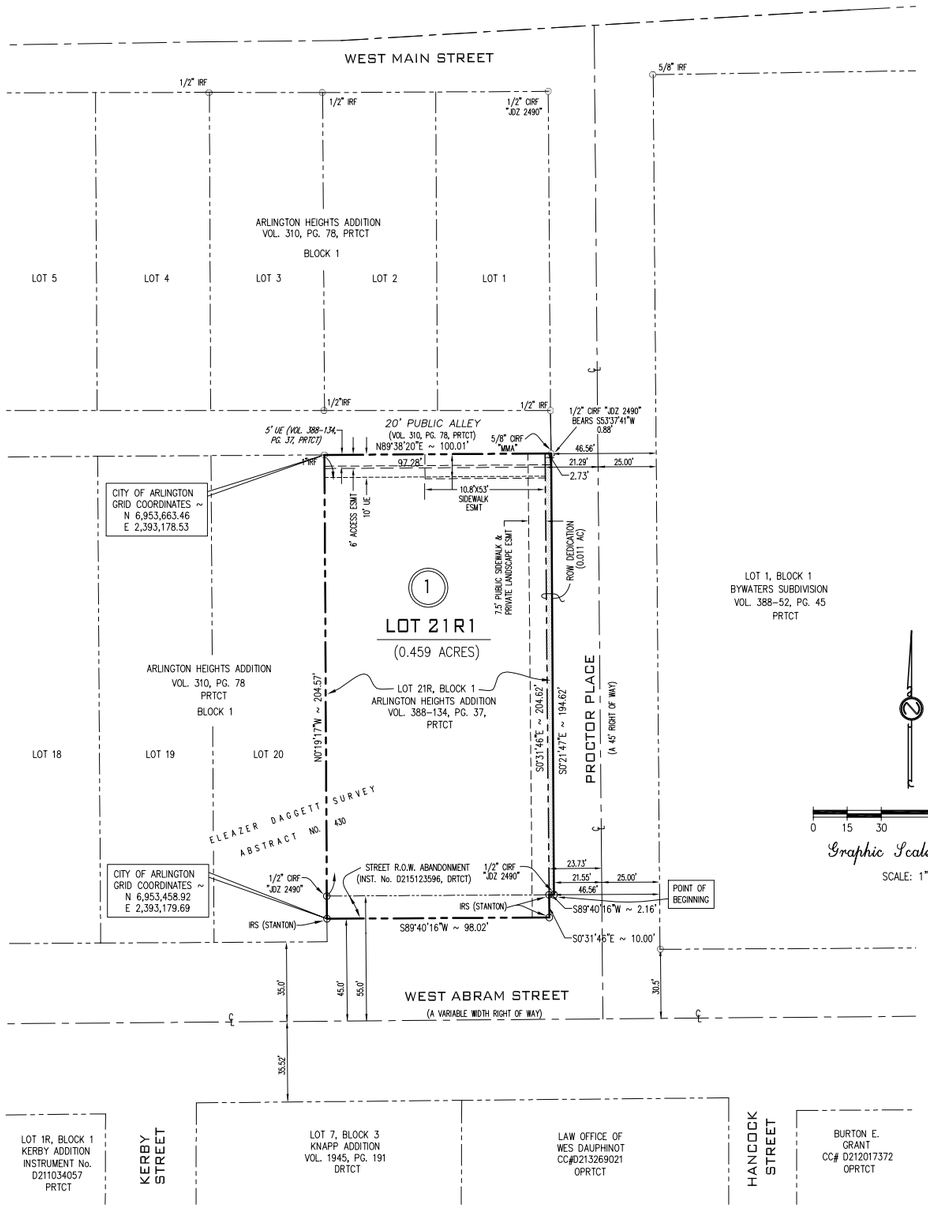




APPROVED BY THE CITY OF ARLINGTON
PLANNING AND ZONING COMMISSION

DATE _____

_____
CHAIRMAN – PLANNING AND ZONING COMMISSION

_____
SECRETARY – PLANNING AND ZONING COMMISSION

THIS PLAT IS RECORDED IN:
INSTRUMENT No. _____
DATE _____

Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.

SURVEYED ON THE GROUND DURING NOVEMBER, 2014

LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED 1/2" IRON ROD SET
IPF	IRON PIPE FOUND
STANTON	"STANTON–RPLS 6173" PLASTIC CAP
MMA	"MYCOSKIE–MCINNIS ASSOC." PLASTIC CAP
JDZ 2490	"JOHN D ZIMMERMAN 2490" PLASTIC CAP
ESM'T	EASEMENT
PRTCT	PLAT RECORDS OF TARRANT COUNTY, TEXAS
DRTCT	DEED RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET

OWNERS CERTIFICATE

§ STATE OF TEXAS
§ COUNTY OF TARRANT

WHEREAS, DODSON CAPITAL, LLC, acting by and through the undersigned, its duly authorized agent is the sole owner of a tract of land situated in the ELEAZER DAGGETT SURVEY, Abstract No. 430, in the City of Arlington, Tarrant County, Texas, conveyed in deed recorded in Instrument No. D214163379, Deed Records of Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped JDZ 2490" found at the southeast corner of Lot 21R, Block 1, Arlington Heights Addition, an addition to the City of Arlington, Tarrant County, Texas, by plat recorded in Volume 388–134, Page 37, Plat Records of Tarrant County, Texas (PRTCT), said iron rod being at the intersection of the north right of way line of West Abram Street (a variable width right of way) and the west right of way line of Proctor Place (a 45 foot wide right of way);

THENCE South 89°40'16" West with the north right of way line of West Abram Street, a distance of 2.16 feet to a 1/2" iron rod with pink plastic cap stamped "STANTON–RPLS 6173" set at the northeast corner of a portion of the West Abram Street right of way abandoned by the City of Arlington, Texas by deed recorded in Instrument No. D215123596, DRTCT, for corner;

THENCE South 0° 31' 46" East with the east line of the abandoned West Abram Street right of way tract and the west right of way line of Proctor Place, a distance of 10.00 feet to a 1/2" iron rod with pink plastic cap stamped "STANTON–RPLS 6173" set for corner;

THENCE South 89° 40' 16" West with the south line of the abandoned West Abram Street right of way tract, a distance of 98.02 feet to a 1/2" iron rod with pink plastic cap stamped "STANTON–RPLS 6173" set in the east line of Lot 20, Block 1, Arlington Heights Addition, an addition to the City of Arlington, Texas, according to the plat recorded in Volume 310, Page 78, PRTCT, for corner;

THENCE North 0° 19' 17" West with the east line of Lot 20, a distance of 204.57 feet to a 1" iron rod found in the south right of way line of a called 20 foot wide public alley, as dedicated by the aforementioned plat of Arlington Heights Addition, as recorded in Volume 310, Page 78, PRTCT, for corner;

THENCE North 89° 38' 20" East with the south right of way line of the 20 foot wide public alley, a distance of 100.01 feet to a 5/8" iron rod found with a plastic cap stamped "MMA", from which a 1/2" iron rod with a plastic cap stamped "JDZ 2490" found bears South 53° 37' 41" West, a distance of 0.88 feet, at the intersection of the south right of way line of the 20 foot wide public alley and the west right of way line of Proctor Place; for corner;

THENCE South 0° 21' 47" East with the west right of way line of Proctor Place, a distance of 194.62 feet to the POINT OF BEGINNING, containing a calculated area of 0.470 acres (20,454 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DODSON CAPITAL, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 21R1, BLOCK 1, ARLINGTON HEIGHTS ADDITION, an addition to the City of Arlington, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon except private easements shown thereon. It hereby certifies that no deed restrictions exist upon the property included within this plat which is in a platted subdivision at the present time. It further certifies that this plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Pursuant to Section 12.002 of the Texas Property Code, as amended, we have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat we have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.

WITNESS MY HAND AT Arlington, Tarrant County, Texas, this the _____ day of _____, 2015.

For: DODSON CAPITAL, LLC

_____
Ryan Dodson
Managing Member – Dodson Capital, LLC

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Dodson, Managing Member of Dodson Capital, LLC, 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2015.

_____
Notary Public, The State Of Texas

My Commission Expires _____

SURVEYORS CERTIFICATE

THIS is to certify that I, Joyce P. Stanton, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY – NOT TO BE FILED FOR ANY REASON – RELEASED FOR REVIEW 10/29/2015

_____
Joyce P. Stanton
Texas Registered Professional Land Surveyor No. 6173

NOTES:

1. Visibility Triangles shall be provided at all public or private street intersections in accordance with City Ordinance. All landscaping (nothing over 2 feet in height as measured from the top of curb) within the visibility triangles shall comply with the Visibility Ordinance.

2. This property may be subject to charges related to impact fees, and the applicant should contact the City of Arlington regarding any applicable fees due.

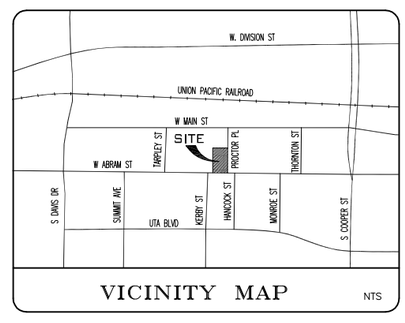
3. All iron rods set (IRS) are 1/2" in diameter and have a pink plastic cap stamped "STANTON–RPLS 6173".

4. The City of Arlington reserves the right to require minimum finished floor elevations on any lot contained within this addition.

5. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

6. Subject tract lies within Zone X (Areas determined to be outside 500–year floodplain) according to Federal Emergency Management Agency Flood Insurance Rate Maps No. 48439C0355K ~ Revision Date September 25, 2009 for Tarrant County Texas and Incorporated Areas.

7. The bearings shown and recited hereon are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.



The purpose of this Replat is to incorporate the right of way abandonment on West Abram Street and to dedicate right of way along Proctor Place and easements.

OWNER

DODSON CAPITAL, LLC
255 NORTH CENTER STREET
SUITE 100
ARLINGTON, TEXAS 76011
TELEPHONE: 817–469–4868

1 LOT

0.470 ACRE TRACT

REPLAT

ARLINGTON HEIGHTS ADDITION

LOT 21R1, BLOCK 1,

BEING A REPLAT OF LOT 21R, BLOCK 1, ARLINGTON HEIGHTS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388–134, PAGE 37, PLAT RECORDS OF TARRANT COUNTY, TEXAS, IN THE ELEAZER DAGGETT SURVEY, ABSTRACT NO. 430.

ARLINGTON, TARRANT COUNTY, TEXAS

DATE: SEPTEMBER 2015 SCALE: 1" = 30'
FILE: P:\PROCTOR\FINAL PLAT\Proctor Place–FINAL PLAT

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET * ARLINGTON, TEXAS 76013
TELEPHONE: 817·275·3361 * FAX: 817·275·8920
ESTABLISHED 1953 * FIRM No. E-615 & S-100049-00
EMAIL: jstanton@dterry.com

FP 947

Staff Report

Replat (Champions Park)	
Planning and Zoning Meeting Date: 11-4-15	Document Being Considered: Plat

RECOMMENDATION
Consider replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION
On December 17, 2014, the Planning and Zoning Commission recommended approval of PD14-14 for limited Entertainment District Overlay-Community Commercial (EDO-CC) uses with additional uses, with a Development Plan by a vote of 7-0-1.

On January 20, 2015, the City Council approved PD14-14 by a vote of 8-1-0.

ANALYSIS
The applicant, Graham Associates, Inc., represented by Eric Seeley, proposes to combine and reconfigure a remainder of Tract 1g, Abstract 1190 of the O'Neal, William Survey; Lot 22 of the O'Neal, William Addition, Tract 1f, Abstract 1190 of the O'Neal, William Survey and property previously owned by TxDOT. The purpose of this Replat is to create three lots: Champions Park Addition, Lots 1, 2 and 3 and includes the creation of mutual access easements and utility easements needed for the proposed development of site. The subject site is currently undeveloped; however, PD14-14 was approved for the proposed Champions Park commercial development, which is currently in the plan review process.

Other than discretionary matters for the Commission, the application is administratively complete and meets the requirements of the subdivision regulations.

FINANCIAL IMPACT
None

ADDITIONAL INFORMATION

Property Location:	Generally located north of East Interstate 30 Highway and east of North Collins Street with the approximate address being 1713 North Collins Street.
Sector:	North
Council District:	1
Current Zoning:	Planned Development (PD) for limited Entertainment District Overlay-Community Commercial (EDO-CC) uses, plus bar, farmer's market, open air vending, package liquor store, boutique hotel, night club, Bowling Alley, Billiard Parlor, and microbrewery/micro distillery/winery, with a Development Plan

ATTACHED

i. Location Map
ii. 11 x 17 Plat

STAFF CONTACT(S)

Gincy Thoppil, AICP
Development Planning Manager
Community Development and Planning
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Jennifer Pruitt, AICP, LEED AP
Principal Planner
Community Development and Planning
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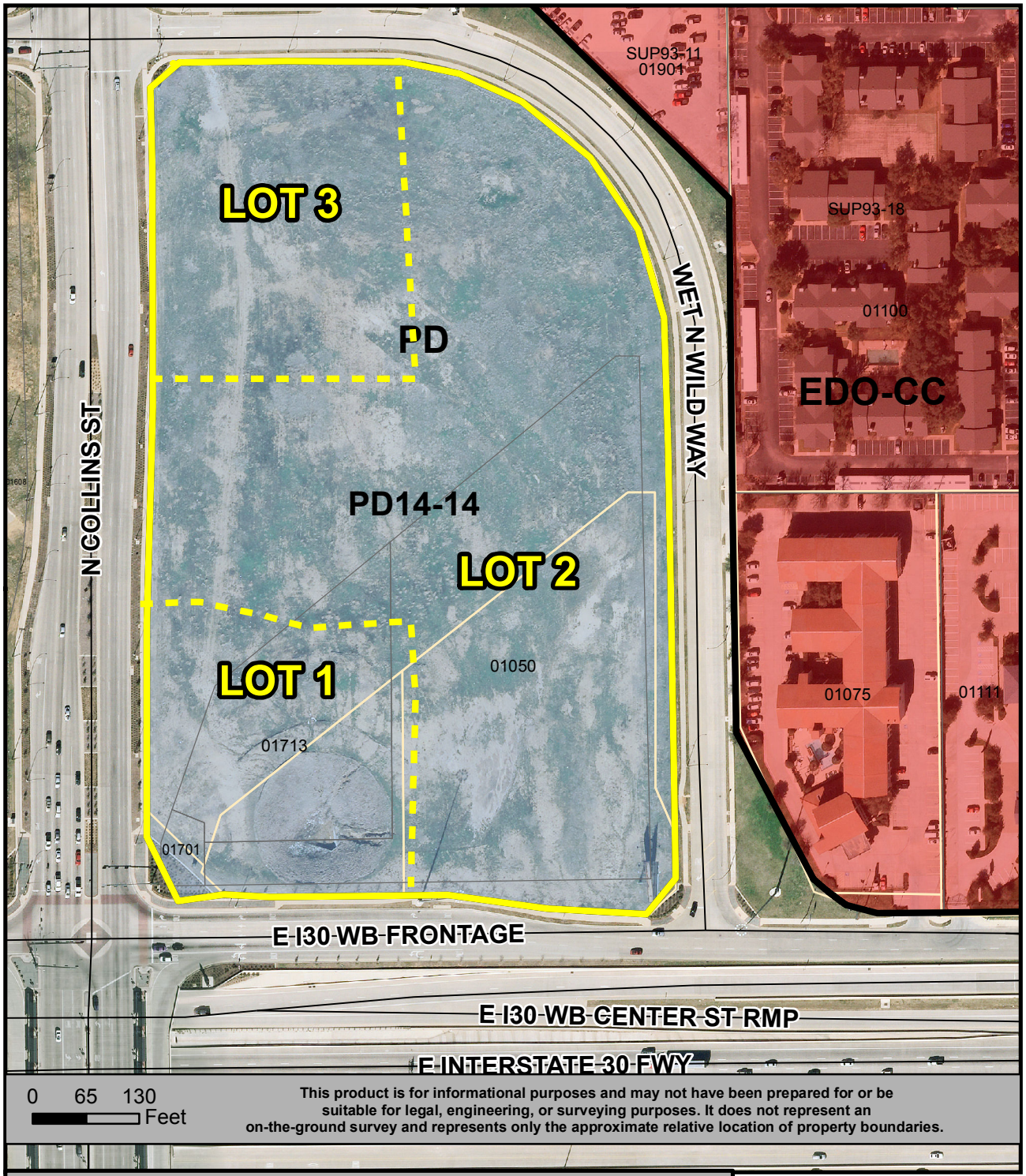
Jennifer.Pruitt@arlingtontx.gov



LOCATION MAP

CHAMPIONS PARK REPLAT

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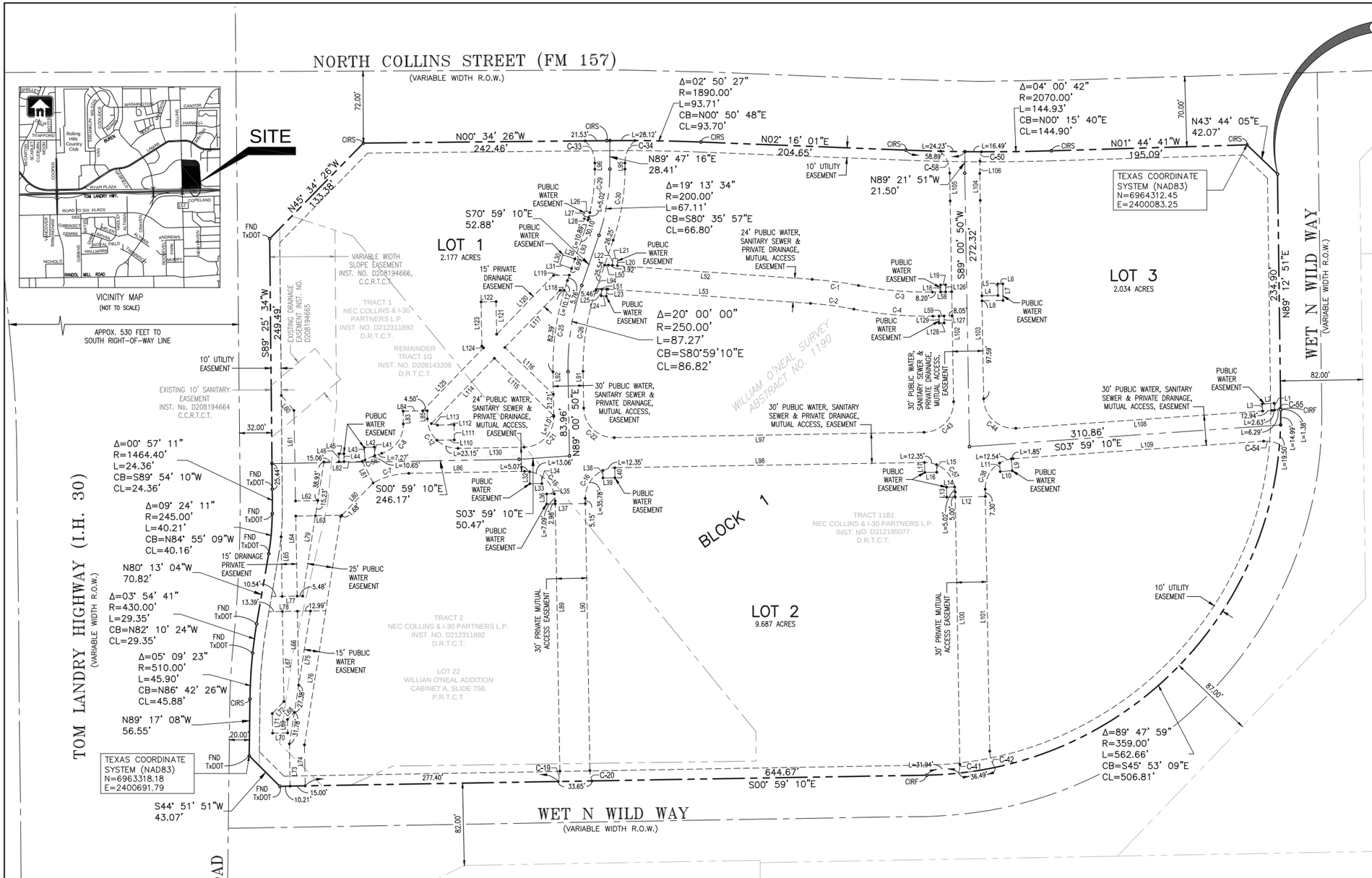


POINT OF BEGINNING

FOUND 1/2" IRON ROD WITH "GAI" CAP
TEXAS COORDINATE SYSTEM (NAD83)
N=6964342.84
E=2400112.33
N52°58'51"W, 856.18 feet
from northeast corner of
William O'neal Addition

AMANDA No. 15-883030

GENERAL NOTES

1. Basis of bearing is North American Datum of 1983(NAD-83) State Plane Coordinate System, Texas North Central.

2. The subject property shown hereon hereon appears to be located in Zone X, (areas determined to be outside the 0.2% annual chance floodplain) as indicated on the Flood Insurance Rate Map published by the Federal Emergency Management Agency of the Homeland Security Administration, Map No. 48439C0240K, Map Revised: September 25, 2009, for Tarrant County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

3. Selling a portion of this addition by metes and bounds description without a replat being approved by the City of Arlington is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

4. The City of Arlington reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum finish floor elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria.

5. This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.

6. Visibility Triangles shall be provided at all public or private street intersections in accordance with current city ordinance, and all landscaping shall comply with the Visibility Triangle Ordinance.

7. This plat does not alter or remove deed restrictions or covenants, if any, on this property.

8. All private drainage and mutual access easements to serve lots 1, 2 & 3.

NOTE:

1. BASIS OF BEARING IS NORTH AMERICAN DATUM OF 1983(NAD-83) STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL.

GRAPHIC SCALE 1"=60'
60 0 60 120

MAINTENANCE STATEMENT

The City of Arlington is not responsible for the design, construction, operation, maintenance, or use of the following: 1. Access Easements and associated improvements. 2. Any storm water treatment facility (identified as a best management practice BMP for storm water quality in the accepted storm water management site plan for this development and its associated drainage easements, hereinafter collectively referred to as "improvements", developed or constructed by developer or his predecessors, or to be developed and constructed by developer or his successors. Developer will indemnify, defend and hold harmless the City of Arlington, its officers, employees, and agents from any direct or indirect loss, damage, liability or expense and attorney's fees for any negligence arising out of design, construction, operation, maintenance, condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest of the portion of the property on which the improvements are constructed, including any property owners association, to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. Developer shall impose these covenants upon Lots 5R1 and 22R abutting, adjacent or served by the improvements. The covenants shall include the full obligation and responsibility of maintaining and operating said improvements and access to the improvements is granted to the city for any purpose related to the exercise of governmental services or functions, including but not limited to, fire and police protection, inspection and code enforcement.

NEC Collins & I-30 Partners

By: _____

Printed Name: _____

* LEGEND *

CIRF	1/2 INCH IRON ROD FOUND WITH CAP STAMPED "GAI"
CIRS	1/2 INCH IRON ROD SET WITH CAP STAMPED "GAI"
INST. NO.	INSTRUMENT NUMBER
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT
R.O.W.	RIGHT-OF-WAY

APPROVED BY THE CITY OF ARLINGTON PLANNING AND ZONING COMMISSION ON

_____ (DATE)

_____
CHAIRMAN – PLANNING AND ZONING COMMISSION

_____
SECRETARY – PLANNING AND ZONING COMMISSION

THIS PLAT FILED IN
DOCUMENT NO. _____
DATE _____

Replat

OWNER

NEC Collins & I-30 Partners
2808 Fairmount Street, Suite 100
Dallas, TEXAS 75201

DEVELOPER

Greenway Investment Company
2808 Fairmount Street, Suite 100
Dallas, Texas 75201
Ms. Christy Hammons
PHONE: (214) 699-4844

ENGINEERS/SURVEYORS

Graham Associates, Inc.
Engineers & Planners
600 Six Flages Dr. Ste. 500
Arlingotn, Texas 76011
Senior Project Manager
Eric Seeley, P.E.
PHONE: (817) 640-8535

CHAMPIONS PARK

LOTS 1, 2 AND 3, BLOCK 1,
3 LOTS - 13.898 ACRES (605,386 Sq. Ft.)

WILLIAMS O' NEAL SURVEY, ABST. No. 1190

CITY OF ARLINGTON,
TARRANT COUNTY, TEXAS
OCTOBER 2015

Graham Associates,Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.00'	S86° 00' 12"W
L2	12.00'	S3° 59' 48"E
L3	7.00'	N86° 00' 12"E
L4	16.00'	N0° 58' 32"W
L5	11.50'	N89° 00' 50"E
L6	5.00'	S0° 59' 10"E
L7	16.50'	S89° 00' 50"W
L8	21.00'	N0° 58' 32"W
L9	11.94'	S86° 00' 12"W
L10	12.00'	N3° 59' 48"W
L11	8.61'	N86° 00' 12"E
L12	38.59'	S0° 59' 10"E
L13	10.00'	N90° 00' 00"E
L14	8.00'	S0° 59' 10"E
L15	7.50'	N89° 01' 28"E
L16	12.00'	S0° 58' 32"E
L17	10.00'	S89° 01' 28"W
L18	6.98'	N88° 56' 19"E
L19	5.00'	S1° 03' 41"E
L20	7.00'	N85° 58' 32"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	5.00'	S4° 00' 12"W
L22	7.00'	S85° 59' 48"E
L23	7.00'	S85° 59' 48"E
L24	5.00'	S4° 00' 12"W
L25	6.56'	N85° 59' 48"W
L26	5.00'	N19° 00' 50"E
L27	5.00'	S70° 59' 10"E
L28	5.43'	N19° 00' 50"E
L29	12.51'	S19° 00' 50"W
L30	10.00'	S70° 59' 10"E
L31	12.51'	S19° 00' 50"W
L32	12.07'	S89° 01' 28"W
L33	12.00'	S0° 58' 32"E
L34	7.19'	N89° 00' 27"E
L35	7.58'	N0° 40' 29"W
L36	10.00'	N90° 00' 00"E
L37	38.59'	N0° 40' 29"W
L38	7.49'	S89° 00' 12"W
L39	12.00'	S0° 59' 48"E
L40	10.00'	N89° 00' 12"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	8.62'	N86° 24' 30"E
L42	10.00'	N3° 00' 00"W
L43	12.37'	N86° 24' 30"E
L44	7.88'	S89° 00' 50"W
L45	5.00'	N0° 59' 10"W
L46	7.88'	S89° 00' 50"W
L50	3.78'	N0° 59' 10"W
L51	11.47'	N0° 59' 10"W
L52	203.61'	N4° 00' 50"E
L53	202.56'	N4° 00' 50"E
L58	19.21'	N0° 59' 10"W
L59	19.21'	N0° 59' 10"W
L60	19.52'	S49° 54' 59"W
L61	90.26'	S89° 00' 50"W
L62	22.20'	S0° 59' 10"E
L63	45.92'	S0° 59' 10"E
L64	79.80'	S89° 00' 50"W
L65	59.39'	S89° 00' 50"W
L66	73.70'	S89° 00' 50"W
L67	89.69'	S89° 00' 50"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L68	9.93'	S45° 59' 10"E
L69	11.00'	N89° 00' 50"E
L70	15.00'	N0° 59' 10"W
L71	11.00'	N89° 00' 50"E
L72	16.65'	S45° 59' 10"E
L73	42.12'	S89° 00' 50"W
L74	40.81'	S89° 00' 50"W
L75	133.99'	N80° 59' 10"W
L76	230.38'	N80° 59' 10"W
L77	31.03'	S0° 59' 10"E
L78	56.62'	S0° 59' 10"E
L79	135.19'	N80° 59' 10"W
L80	46.54'	N45° 59' 10"W
L81	24.01'	N63° 12' 00"E
L82	38.22'	N0° 59' 10"W
L83	12.68'	N89° 00' 50"E
L84	24.00'	S0° 59' 10"E
L85	8.00'	S89° 00' 50"W
L86	115.39'	N0° 59' 10"W
L89	269.23'	N89° 00' 50"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L90	271.16'	S89° 00' 50"W
L91	36.60'	S89° 00' 50"W
L92	44.60'	N89° 00' 50"E
L93	52.88'	S70° 59' 10"E
L94	52.88'	N70° 59' 10"W
L95	5.99'	S89° 47' 16"W
L96	6.22'	N89° 47' 16"E
L97	308.67'	S0° 59' 10"E
L98	308.67'	N0° 59' 10"W
L100	271.33'	N89° 00' 50"E
L101	260.99'	S89° 00' 50"W
L102	200.00'	N89° 00' 50"E
L103	197.58'	S89° 00' 50"W
L104	26.89'	S89° 00' 04"W
L105	27.74'	N89° 01' 35"E
L106	12.23'	N89° 21' 51"W
L108	255.87'	S3° 59' 10"E
L109	250.16'	N3° 59' 10"W
L110	17.42'	S0° 59' 10"E
L111	15.00'	N89° 00' 50"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L112	16.51'	N0° 59' 10"W
L113	6.34'	N14° 00' 50"E
L114	90.46'	S45° 59' 10"E
L115	82.21'	S44° 00' 50"W
L116	67.21'	N44° 00' 50"E
L117	79.13'	S45° 59' 10"E
L118	4.27'	S0° 59' 10"E
L119	15.74'	N0° 59' 10"W
L120	81.56'	N45° 59' 10"W
L121	32.51'	N89° 00' 50"E
L122	15.00'	N0° 59' 10"W
L123	44.07'	S89° 00' 50"W
L124	2.43'	S44° 00' 50"W
L125	87.28'	N45° 59' 10"W
L126	6.99'	N88° 56' 19"E
L127	6.97'	N88° 56' 19"E
L128	5.00'	S1° 03' 41"E
L129	7.00'	S88° 56' 19"W
L130	65.96'	S0° 59' 10"E

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	7° 07' 54"	374.00'	23.31'	46.55'	N7° 34' 47"E	46.52'
C-2	7° 07' 54"	350.00'	21.81'	43.56'	N7° 34' 47"E	43.54'
C-3	12° 07' 54"	350.00'	37.19'	74.11'	N5° 04' 47"E	73.97'
C-4	12° 07' 54"	374.00'	39.74'	79.19'	N5° 04' 47"E	79.04'
C-7	28° 00' 57"	76.00'	18.96'	37.16'	N14° 59' 38"W	36.79'
C-8	74° 34' 46"	30.00'	22.85'	39.05'	S53° 41' 47"E	36.35'
C-12	90° 00' 00"	30.00'	30.00'	47.12'	S44° 00' 50"W	42.43'
C-15	90° 00' 00"	30.00'	30.00'	47.12'	N44° 00' 50"E	42.43'
C-16	90° 00' 00"	30.00'	30.00'	47.12'	N45° 59' 10"W	42.43'
C-19	20° 00' 55"	30.00'	5.29'	10.48'	S80° 58' 42"E	10.43'
C-20	20° 09' 47"	30.00'	5.33'	10.56'	S78° 55' 57"W	10.50'
C-21	90° 00' 00"	30.00'	30.00'	47.12'	S45° 59' 10"E	42.43'
C-22	90° 00' 00"	30.00'	30.00'	47.12'	S44° 00' 50"W	42.43'
C-25	20° 00' 00"	265.00'	46.73'	92.50'	S80° 59' 10"E	92.03'
C-26	20° 00' 00"	235.00'	41.44'	82.03'	N80° 59' 10"W	81.61'
C-29	19° 13' 34"	185.00'	31.33'	62.08'	S80° 35' 57"E	61.79'
C-30	19° 13' 34"	215.00'	36.41'	72.15'	N80° 35' 57"W	71.81'
C-33	47° 16' 12"	30.00'	13.13'	24.75'	N66° 09' 10"E	24.05'
C-34	48° 13' 03"	30.00'	13.43'	25.25'	N66° 06' 13"W	24.51'
C-38	87° 00' 00"	30.00'	28.47'	45.55'	N47° 29' 10"W	41.30'

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-41	16° 57' 16"	30.00'	4.47'	8.88'	S82° 30' 32"E	8.84'
C-42	32° 54' 51"	30.00'	8.86'	17.23'	S72° 33' 24"W	17.00'
C-43	90° 00' 00"	30.00'	30.00'	47.12'	S45° 59' 10"E	42.43'
C-44	93° 00' 00"	30.00'	31.61'	48.69'	S42° 30' 50"W	43.52'
C-50	18° 08' 35"	30.00'	4.79'	9.50'	N80° 17' 34"W	9.46'
C-54	31° 15' 00"	30.00'	8.39'	16.36'	N11° 38' 20"E	16.16'
C-55	17° 02' 22"	30.00'	4.49'	8.92'	S12° 30' 21"E	8.89'
C-56	12° 04' 00"	100.00'	10.57'	21.06'	S22° 26' 24"E	21.02'
C-57	90° 00' 00"	30.00'	30.00'	47.12'	N44° 00' 50"E	42.43'
C-58	46° 10' 35"	30.00'	12.79'	24.18'	N67° 32' 51"E	23.53'

STATE OF TEXAS

COUNTY OF TARRANT

Being a 13.898 acre tract of land situated in the Williams O' Neal Survey, Abstract No.1190, Tarrant County, Texas and being all of that certain tract conveyed to NEC COLLINS & I-30 PARTNERS L.P. by the deed recorded in Instrument No. D212185077, Deed Records, Tarrant County, Texas, and a portion of certain tract conveyed to NEC COLLINS & I-30 PARTNERS L.P. by the deed recorded in Instrument No. D212311892 Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, being the most northerly point of a corner clip with the east right-of-way line of North Collins street (FM 157) (a variable width right-of-way) and the south right-of-way line of Wet N Wild Way (a variable width right-of-way);

THENCE North 89°12'51" East, along the south right-of-way line of said Wet N Wild Way, a distance of 234.90 feet to a 1/2 inch iron rod found with "GAI" cap for the beginning of a tangent curve to the right having a radius of 359.00 feet, a central angle of 89°47'59", and a long chord which bears South 45°53'09" East, 506.81 feet;

THENCE southeasterly, along the south right-of-way line of said Wet N Wild Way, along said curve to the right, an arc distance of 562.66 feet to a 1/2 inch iron rod found with "GAI" cap being in the west right-of-way line of said Wet N Wild Way;

THENCE South 00°59'10" East, along the west right-of-way line of said Wet N Wild Way, a distance of 644.67 feet to a found TxDOT monument for the beginning of a corner clip being in the northwest intersection of the west right-of-way line of said Wet N Wild Way and the north right-of-way line of Tom Landry Highway (I-30) (a variable width right-of-way);

THENCE South 44°51'51" West, a distance of 43.07 feet to a found TxDOT monument in the north right-of-way line of said Tom Landry Highway;

THENCE North 89°17'08" West, along the north right-of-way line of said Tom Landry Highway, a distance of 56.55 feet to a 1/2 inch iron rod set with "GAI" cap for the beginning of a tangent curve to the right having a radius of 510.00 feet, a central angle of 05°09'23", and a long chord which bears North 86°42'26" West, 45.88 feet;

THENCE, continuing along the north right-of-way line of said Tom Landry Highway, along said curve to the right, an arc distance of 45.90 feet to a found TxDOT monument for the beginning of a compound curvature of a curve to the right having a radius of 430.00 feet and a central angle of 03°54'41" and a long chord which bears North 82°10'24" West, 29.35 feet;

THENCE, continuing along the north right-of-way line of said Tom Landry Highway, along said curve to the right an arc distance of 29.35 feet to a found TxDOT monument;

THENCE North 80°13'04" West, continuing along the north right-of-way line of said Tom Landry Highway, a distance of 70.82 feet to a found TxDOT monument for the beginning of a tangent curve to the left having a radius of 245.00 feet, a central angle of 09°24'11", and a long chord which bears North 84°55'09" West, 40.16 feet;

THENCE, continuing along the north right-of-way line of said Tom Landry Highway, along said curve to the left, an arc distance of 40.21 feet to a found TxDOT monument for the point of compound curvature of a curve to the left having a radius of 1464.40 feet and a central angle of 00°57'11" and a long chord which bears South 89°54'10" West, 24.36 feet;

THENCE, continuing along the north right-of-way line of said Tom Landry Highway, along said curve to the left an arc distance of 24.36 feet to a found TxDOT monument;

THENCE South 89°25'34" West, continuing along the north right-of-way line of said Tom Landry Highway, a distance of 249.49 feet to a found TxDOT monument for the beginning of a corner clip in the intersection of the north right-of-way line of said Tom Landry Highway and the east right-of-way line of said North Collins Street (FM 157) (a variable width right-of-way);

THENCE North 45°34'26" West, a distance of 133.38 feet to a 1/2 inch iron rod set with "GAI" cap being in the east right-of-way line of said North Collins Street;

THENCE North 00°34'26" West, along the east right-of-way line of said North Collins Street a distance of 242.46 feet to a 1/2 inch iron rod set with "GAI" cap for the beginning of a tangent curve to the right having a radius of 1890.00 feet, a central angle of 02°50'27", and a long chord which bears North 00°50'48" East, 93.70 feet;

THENCE, continuing along the east right-of-way line of said North Collins Street, along said curve to the right, an arc distance of 93.71 feet to a 1/2 inch iron rod set with "GAI" cap;

THENCE North 02°16'01" East, continuing along the east right-of-way line of said North Collins Street, a distance of 204.65 feet to a 1/2 inch iron rod set with "GAI" cap for the beginning of a tangent curve to the left having a radius of 2070.00 feet, a central angle of 04°00'42", and a long chord which bears North 00°15'40" East, 144.90 feet;

THENCE, continuing along the east right-of-way line of said North Collins Street, along said curve to the left, an arc distance of 144.93 feet to a 1/2 inch iron rod set with "GAI" cap;

THENCE North 01°44'41" West, continuing along the east right-of-way line of said North Collins Street, a distance of 195.09 feet to a 1/2 inch iron rod set with "GAI" cap being in the intersection of the east right-of-way line of said North Collins Street and the south right-of-way line of said Wet N Wild Way for the beginning of a corner clip;

THENCE North 43°44'05" East, a distance of 42.07 feet for the POINT OF BEGINNING and CONTAINING (605,386 square feet), 13.898 acres of land, more or less.

MAINTENANCE STATEMENT

The City of Arlington is not responsible for the design, construction, operation, maintenance, or use of the following: 1. Access Easements and associated improvements. 2. Any storm water treatment facility (identified as a best management practice BMP for storm water quality in the accepted storm water management site plan for this development and its associated drainage easements, hereinafter collectively referred to as "improvements", developed or constructed by developer or his predecessors, or to be developed and constructed by developer or his successors. Developer will indemnify, defend and hold harmless the City of Arlington, its officers, employees, and agents from any direct or indirect loss, damage, liability or expense and attorney's fees for any negligence arising out of design, construction, operation, maintenance, condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest of the portion of the property on which the improvements are constructed, including any property owners association, to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. Developer shall impose these covenants upon Lots 5R1 and 22R abutting, adjacent or served by the improvements. The covenants shall include the full obligation and responsibility of maintaining and operating said improvements and access to the improvements is granted to the city for any purpose related to the exercise of governmental services or functions, including but not limited to, fire and police protection, inspection and code enforcement.

NEC Collins & I-30 Partners

By: _____

Printed Name: _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **NEC Collins & I-30 Partners** by and through the undersigned, its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as **Lot 1, Lot 2** and **Lot 3, BLOCK 1, CHAMPIONS PARK,** an addition to the City of Arlington, Tarrant County, Texas. This plat does not alter or remove existing deed. restrictions, or covenants, if any, on this property. Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's Office.

NEC Collins & I-30 Partners

By: _____

Printed Name: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me to that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated, and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

_____

Notary Public, State of _____

My commission expires: _____

SURVEYOR'S CERTIFICATE

This Is To certify that I, Michael L. Peterson, a Registered Professional Land Surveyor in the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points and points of curvature have been properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

_____

Michael L. Peterson Date
Registered Professional Land Surveyor
Texas Registration No. 5999

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

AMANDA No. 15-883030

OWNER

NEC Collins & I-30 Partners
2808 Fairmount Street, Suite 100
Dallas, TEXAS 75201

DEVELOPER

Greenway Investment Company
2808 Fairmount Street, Suite 100
Dallas, Texas 75201
Ms. Christy Hammons
PHONE: (214) 699-4844

ENGINEERS/SURVEYORS

Graham Assiciates, Inc.
Engineers & Planners
600 Six Flages Dr. Ste. 500
Arlingotn, Texas 76011
Senior Project Manager
Eric Seeley, P.E.
PHONE: (817) 640-8535

Replat

CHAMPIONS PARK

LOTS 1, 2 AND 3, BLOCK 1,
3 LOTS - 13.898 ACRES (605,386 Sq. Ft.)

WILLIAMS O' NEAL SURVEY, ABST. No. 1190

CITY OF ARLINGTON,
TARRANT COUNTY, TEXAS
OCTOBER 2015

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

Staff Report

Specific Use Permit SUP15-2 (Bahama Buck's)	
Planning and Zoning Meeting Date: 11-4-15	Document Being Considered: Ordinance

RECOMMENDATION
Following the public hearing, consider Specific Use Permit SUP15-2 for a restaurant with a drive-through window.

PRIOR BOARD OR COUNCIL ACTION
None

ANALYSIS
Request - The applicant requests approval of a Specific Use Permit (SUP) for a drive-through window at an existing restaurant in Suite 100 of the shopping center developed on 1.965 acres of land zoned Community Commercial (CC); addressed at 1630 East Lamar Boulevard, and generally located south of East Lamar Boulevard and west of Baird Farm Road.

Restaurants with drive-through windows in the Entertainment District Overlay (EDO) require approval of a SUP. This is to ensure the use is compatible with the surrounding properties and consistent with the character of the neighborhood. Approval of a SUP may establish reasonable conditions on the operation or location of the business with site upgrades. No deviations to the Unified Development Code (UDC) standards are allowed through a SUP.

Site Information – The site is currently developed with a 17,000-square-foot multi-tenant shopping center identified as Lamar Plaza. The shopping center currently houses a hair salon, cleaners, take-out restaurant, and a bank located on the southwest side of the building with a drive-through service.

Proposed Plan - The applicant proposes to develop a drive-through window for an existing restaurant at Suite 100, which is approximately 2,000 square feet. Staff has concerns over the location of the proposed stacking lane at this location. Stacking lanes are required to provide enough space for six spaces or approximately 108 feet as measured from the drive-through window. Due to the business model which depends heavily on drive-through service, staff is concerned that stacking will exceed the designated area creating both parking and circulation issues for the entire site. Unlike the financial institution at this location where the site was designed to provide stacking, this tenant space was not designed with this business model in mind. To accommodate the proposed minimum required stacking length, the applicant is proposing a realignment of the fire lane and an alteration of the existing drive approach off of East Lamar Boulevard. This design will cause the loss of two parking spaces; however, it will not affect the required parking at this location. Any additional stacking that may occur shall be located in the fire lane and will block the existing parking spaces.

Additionally, per Section 5.3.3.F of the Unified Development Code, stacking lanes for drive-through service windows are required to be screened according to the following:

- Stacking lanes for drive-through service windows shall be screened to a height of three feet between the lane and the adjacent parking or maneuvering areas.
- Screening shall be opaque and consist of one or a combination of screening shrubs, fences, and/or berms.
- Screening shrubs shall be spaced a minimum of three feet on center. The shrubs

shall be a minimum planting size of five gallons and shall be capable of reaching a minimum height of three feet within 18 months of planting.

Because of the existing site conditions, the applicant is not able to meet this requirement and has requested for administrative relief to this standard through Alternative Equivalent Compliance measure. In lieu of the required, a single row of 28 dwarf wax myrtles along the East Lamar Street Frontage is proposed as a screening device. A six-inch curb has also been proposed to separate the stacking lane from the parking and maneuvering areas. After the SUP request is approved, staff will process and approve the Alternative Equivalent Compliance measure.

Surrounding Land Uses – The property to the north, across East Lamar Boulevard is zoned Light Industrial (LI) and CC, and developed with another multi-tenant retail center. The property surrounding this lot to the west and south is developed with a self-storage facility, and zoned EDO-CC. The property to the east, across Baird Farm Road, is zoned EDO-CC and developed as Hurricane Harbor.

Comprehensive Plan –The Comprehensive Plan, *99 Square Miles*, identifies the subject site as a Regional Activity Center, which is intended to provide the opportunity to create special places that include residential, retail, offices and entertainment. These areas are typically considerably larger and more diverse in land uses and other land use classifications. Development opportunities specific to the Entertainment District should include restaurants and shopping, hotels, skating and other sports facilities, and sports-related medical and training facilities.

Economic Development Strategy (2014): Highlights the Entertainment District as an area that should be tied together to create an environment that retains visitors for multiple nights, including strong hubs of retail, dining, and nightlife.

The proposed restaurant with drive-through is a shaved ice establishment, intended to be a family-friendly restaurant that will also include an outdoor patio. Because the restaurant proposed for this SUP would provide an additional entertainment option in the Entertainment District, it would be an acceptable addition to the current uses in the area. The requested SUP is in general conformance with the Comprehensive Plan.

FINANCIAL IMPACT
None

ADDITIONAL INFORMATION

Attached:	i. Case Information ii. Itemized Allowable Uses iii. Location Map iv. Photos v. Plans (2 pages)
Under separate cover:	None
Available in the City Secretary's office:	None

CITY COUNCIL DATE December 1, 2015

STAFF CONTACTS

Gincy Thoppil, AICP
Development Planning Manager
Community Development and Planning
817-459-6662
Gincy.Thoppil@arlingtontx.gov

Kevin Charles
Senior Planner
Community Development and Planning
817-459-6515
Kevin.Charles@arlingtontx.gov

Case Information

Applicant: IceArgent, LLC represented by Rick Allen

Owner: Choice ATM Enterprises represented by John DiPalma

Sector Plan: North

Council District: 1

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted as Lot 12R2, of the William O'Neal Addition.

There have been no zoning cases in the general vicinity in the past five years.

Transportation: The proposed development has two points of access one from East Lamar Boulevard and one from Baird Farm Road.

Thoroughfare	Existing	Proposed
East Lamar Boulevard	130-foot, 6-lane divided Major Arterial	130-foot, 6-lane divided Major Arterial
Baird Farm Road	80-foot, 2-lane undivided Minor Collector	80-foot, 4-lane undivided Minor Collector

Traffic Impact: A SUP does not alter underlying zoning and will therefore generate similar traffic volumes as the base zoning. However, the drive-through is proposed near the site entrance and drive-through stacking may backup onto Lamar Blvd.

Water & Sewer: Water is available in the East Lamar Boulevard ROW and Sanitary Sewer is available in the Baird Farm Road ROW.

Drainage: The site is located in the Johnson Creek drainage basin. The site has no portion within the FEMA floodplain. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.

Fire: Fire Station Number 8, located at 2020 Madison Drive, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

School District: Arlington Independent School District.

Case Information

The proposed zoning request is located in the Arlington Independent School District and has no impact on the schools serving this site.

Notices Sent:

Neighborhood Associations:	ACTION North Arlington Alliance for Responsible Government East Arlington Review Far South Arlington Neighborhood Assn Forest Hills HOA Northern Arlington Ambience WeCan (West Citizen Action Network) Arlington ISD Kennedale ISD Mansfield ISD FW ISD HEB ISD Friends of Parkway Central Park Hunter Place North HOA Oak Canyon HOA Riverbend Neighborhood
Property Owners:	8
Letters of Support:	0
Letter of Opposition:	0

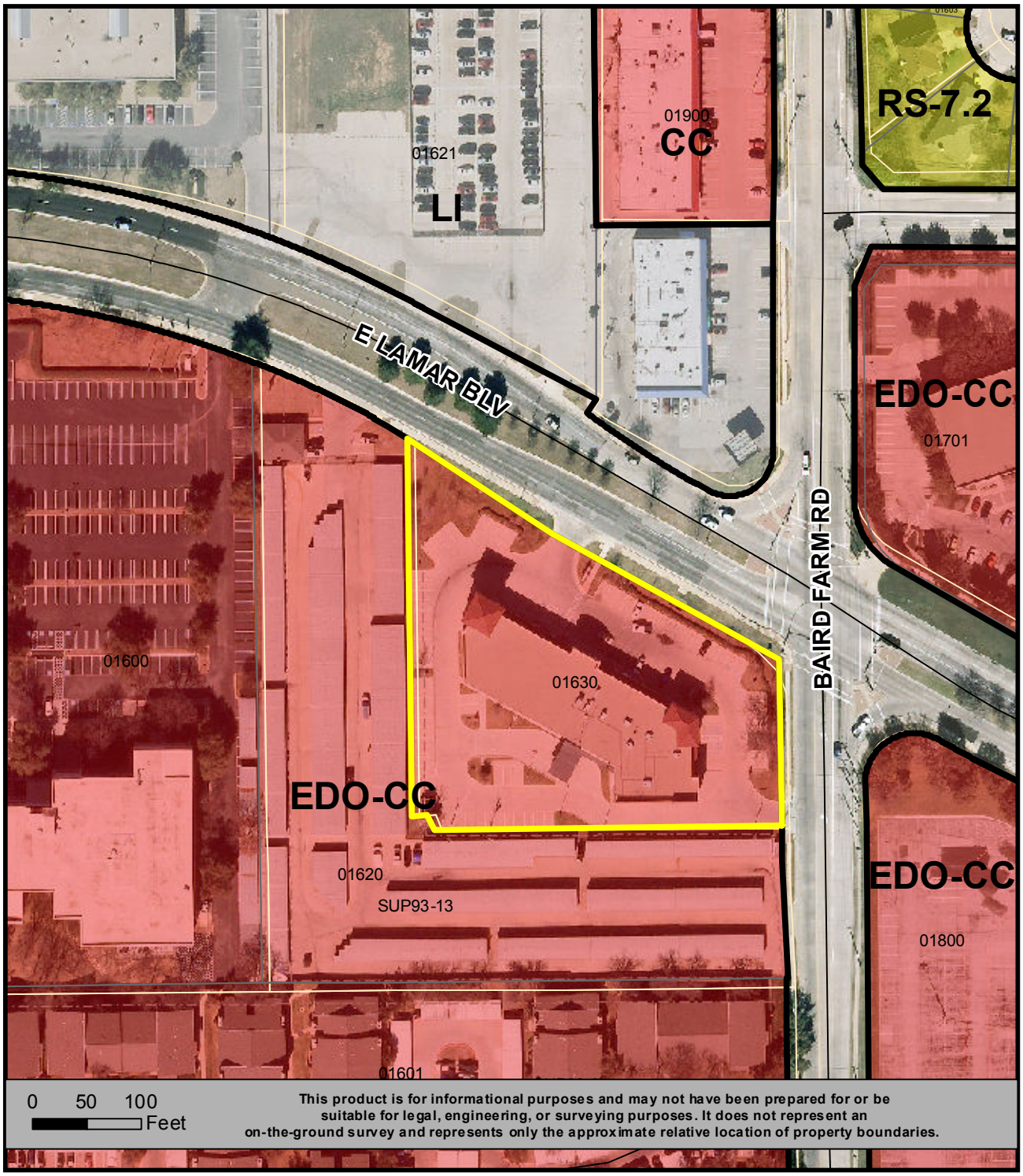
Itemized Allowable Uses

Allowable Uses: **Entertainment District-Community Commercial (EDO-CC)**

Permitted – Nursing home, Art gallery or museum, Government administration and civic buildings, Domestic violence shelter, Mortuary/crematory/funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, University/college/seminary, Hospital, Medical or dental office or clinic, Cemetery, Community garden, Public park or playground, Gasoline sales, Catering service, Restaurant, Restaurant/take-out and delivery only, Office/business or professional, Telemarketing call center, Day care center, Private club/lodge/fraternal, General personal services (other than listed), Massage therapy clinic, Recreation/ indoor (other than listed), Wedding chapel, Country club, Golf course, Major tourist attraction, General retail store (other than listed), Firearm sales, Pawn shop, Swimming pool/spa and accessory sales and service, Medical or scientific research laboratory, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station.

Specific Use Permit – Hospital/psychiatric, Banquet hall, Billiard parlor, Tattoo parlor, Bowling alley, Bingo hall, Night club, Recreation general outdoor (other than listed), Marina, Specialty paraphernalia sales, Wrecker service, Gas well, Transit passenger terminal, Utility installation other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft., Self-storage facility.

Conditions – Kennel/commercial, Veterinary clinic, Motor vehicle rental, Financial services, Restaurant with drive-through, Sidewalk café, Hotel/full service, Skating rink, Teen club, Theatre indoor, Building and landscaping materials and lumber sales, Nursery/garden shop or plant sales, Food processing, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft.



LOCATION MAP
SUP15-2

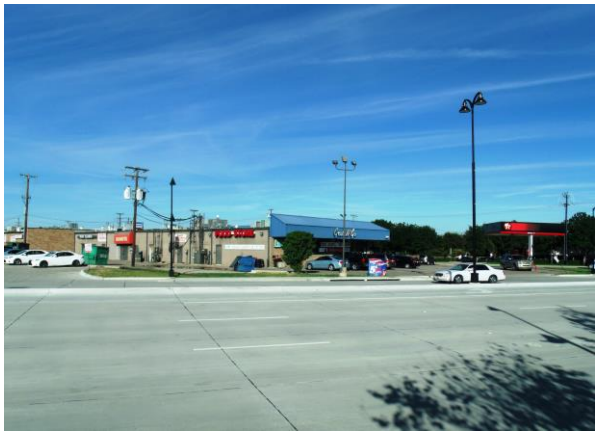
N
W E
S

Specific Use Permit For
Restaurant With Drive Through Window
1.965 ACRES

SUP15-2

South of East Lamar Boulevard and west of Baird Farm Road

View of the property. View south.

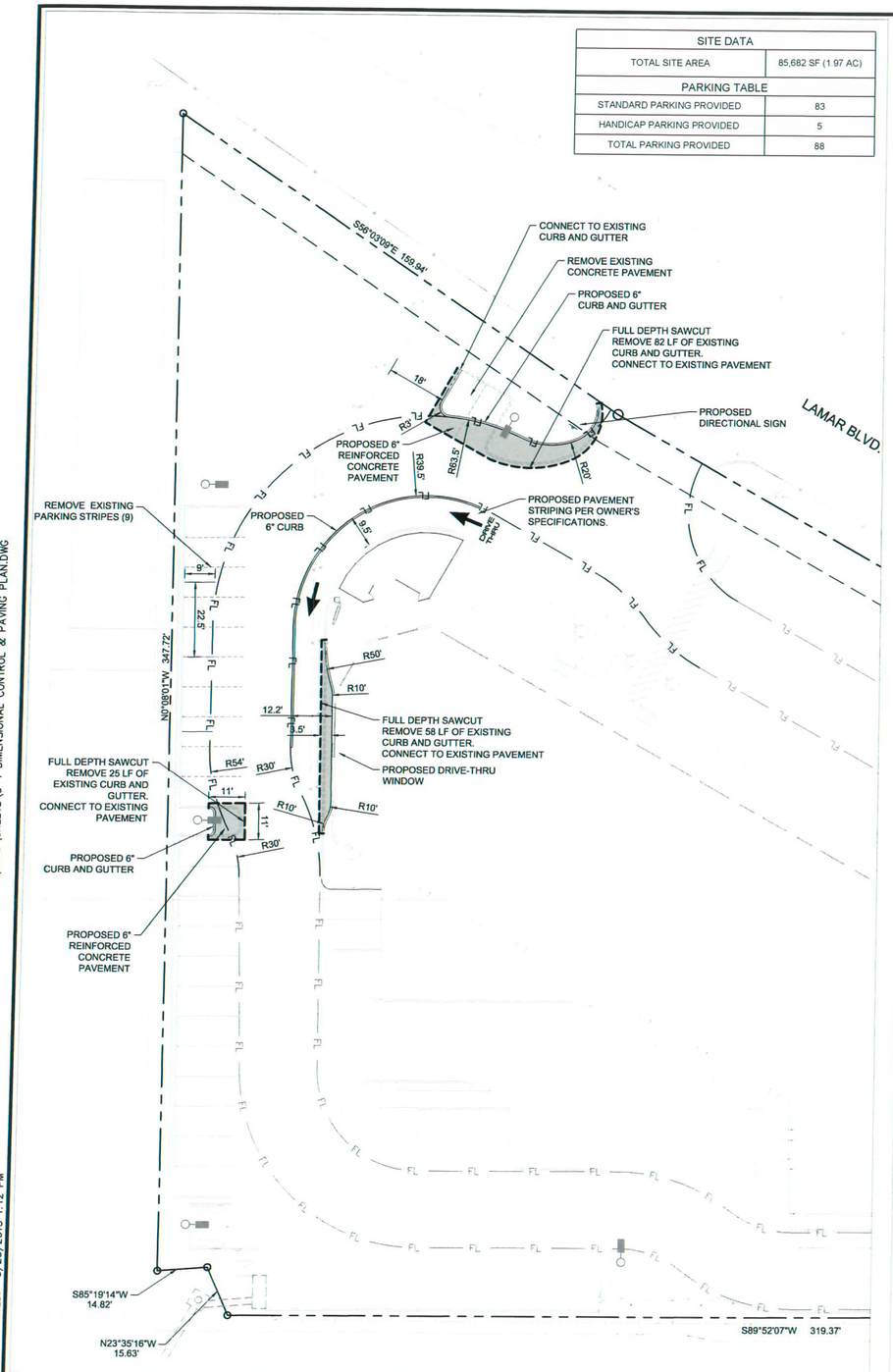


View of adjacent site across East Lamar Boulevard. View north.

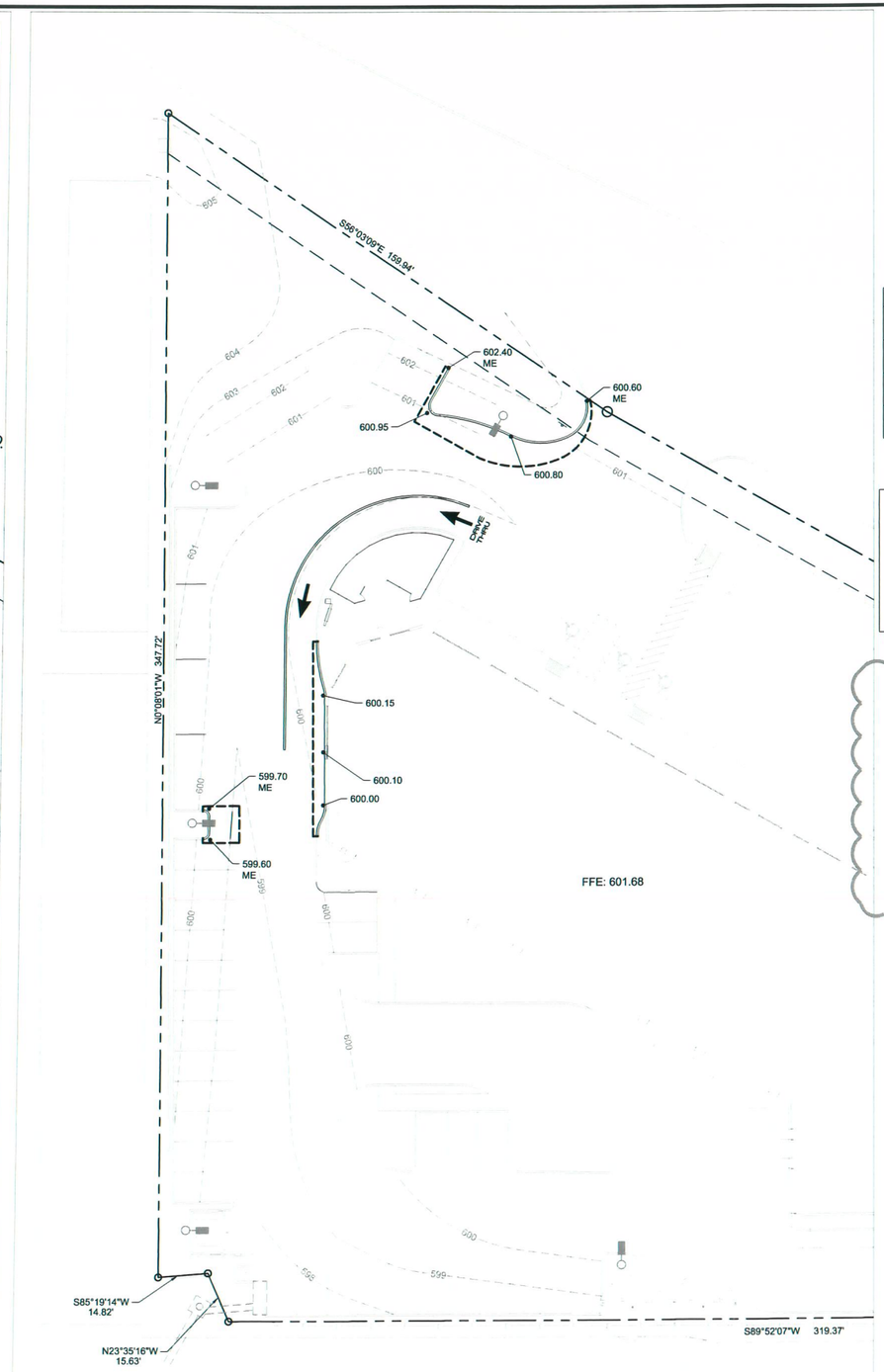
View of adjacent developed property as seen from the subject site. View west.

View of adjacent street frontage facing east from the subject site. View east.

SITE DATA	
TOTAL SITE AREA	85,682 SF (1.97 AC)
PARKING TABLE	
STANDARD PARKING PROVIDED	83
HANDICAP PARKING PROVIDED	5
TOTAL PARKING PROVIDED	88



PAVING PLAN



GRADING PLAN

GRAPHIC SCALE

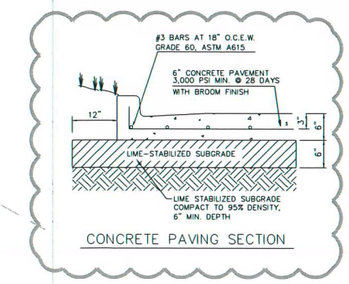
20 0 10 20 40

1 inch = 20 ft.

LEGEND	
	6" REINFORCED CONCRETE PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
— FL —	PROPOSED FIRE LANE STRIPING PER CITY STANDARDS
	CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING. CONTRACTOR TO PROVIDE JOINT LAYOUT TO ENGINEER PRIOR TO POURING PAVEMENT.



CONCRETE PAVING SECTION

1

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1920 CENTRAL DRIVE, SUITE #400
BEDFORD, TX 76021

PHONE: 817.281.0572
WWW.CLAYMOORE.COM

STATE OF TEXAS
MATT MOORE
95813
LICENSED
PROFESSIONAL ENGINEER

8/28/2015

BAHAMA BUCK'S
LAMAR PLAZA
1660 E. LAMAR BLVD.
ARLINGTON, TEXAS

No.	DATE	REVISION	BY
1	4/23/15	CITY COMMENTS	MAM

PAVING AND GRADING PLAN

DESIGN:	BJK
DRAWN:	BJK
CHECKED:	MAM
DATE:	08/28/2015

SHEET

C-1

File No. 2015-040

PLOTTED BY: BOBBY KUBIN
PLOT DATE: 8/28/2015 1:12 PM
LOCATION: Z:\PROJECTS\PROJECTS\2015-040 ICE ARGENT ARLINGTON BAHAMA BUCKS\CADD\SHEETS\C-1 DIMENSIONAL CONTROL & PAVING PLAN.DWG
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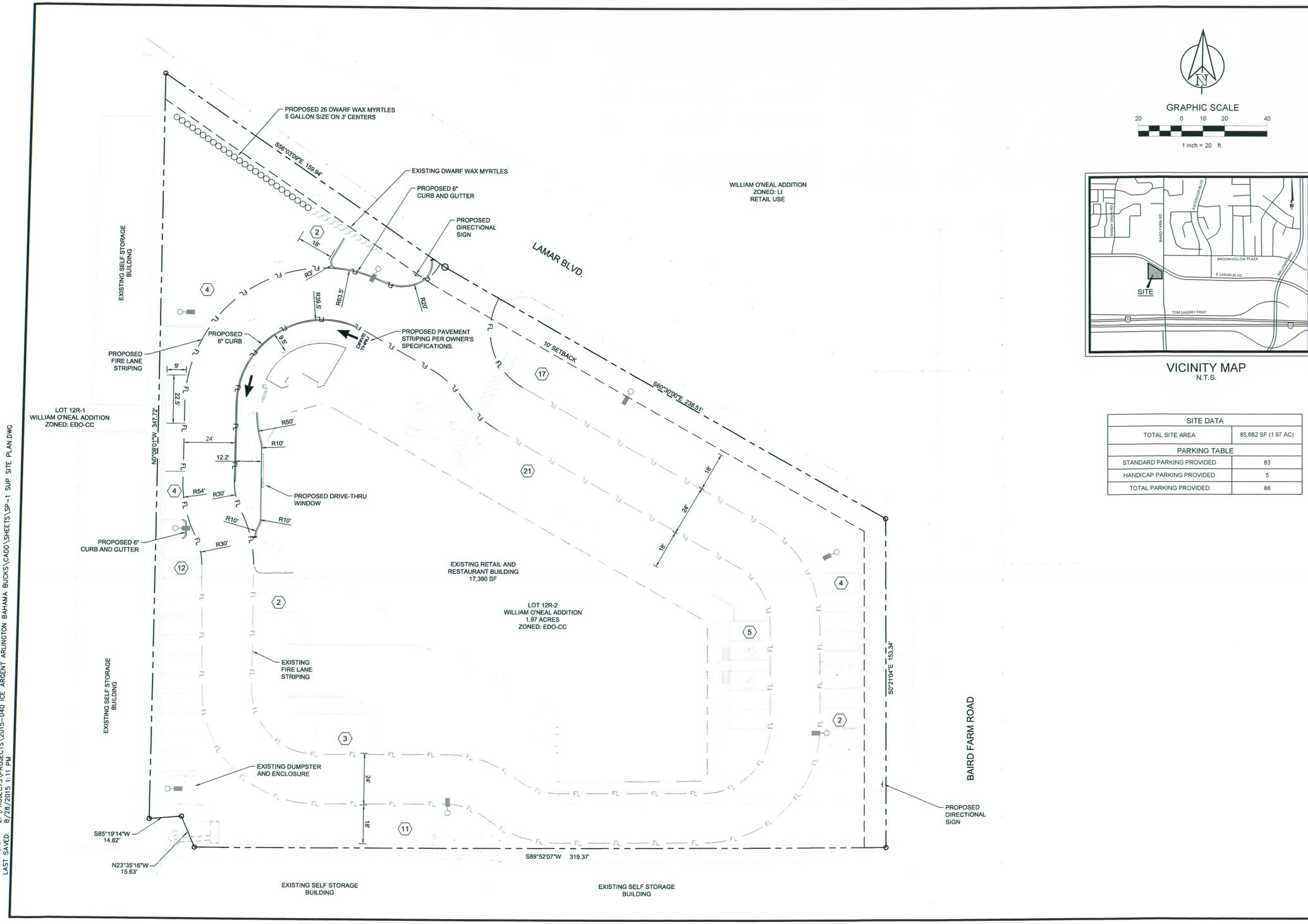

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

VICINITY MAP
N.T.S.

SITE DATA	
TOTAL SITE AREA	85,682 SF (1.97 AC)
PARKING TABLE	
STANDARD PARKING PROVIDED	83
HANDICAP PARKING PROVIDED	5
TOTAL PARKING PROVIDED	88

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

1001 CENTRAL DRIVE, SUITE #409
BEDFORD, TEXAS

PHONE: 817.281.0572
WWW.CLAYMOORE.COM

STATE OF TEXAS
MATT MOORE
95813
LICENSED
PROFESSIONAL ENGINEER

8/28/2015

BAHAMA BUCK'S LAMAR PLAZA
1660 E. LAMAR BLVD. ARLINGTON, TEXAS

No.	DATE	REVISION	BY
1	4/23/15	CITY COMMENTS	MAM

SUP - SITE PLAN

DESIGN: BJK
DRAWN: BJK
CHECKED: MAM
DATE: 08/28/2015

SHEET
SP-1

File No. 2015-040

PLOTTED BY: BOBBY KUBIN
PLOT DATE: 8/28/2015 1:12 PM
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