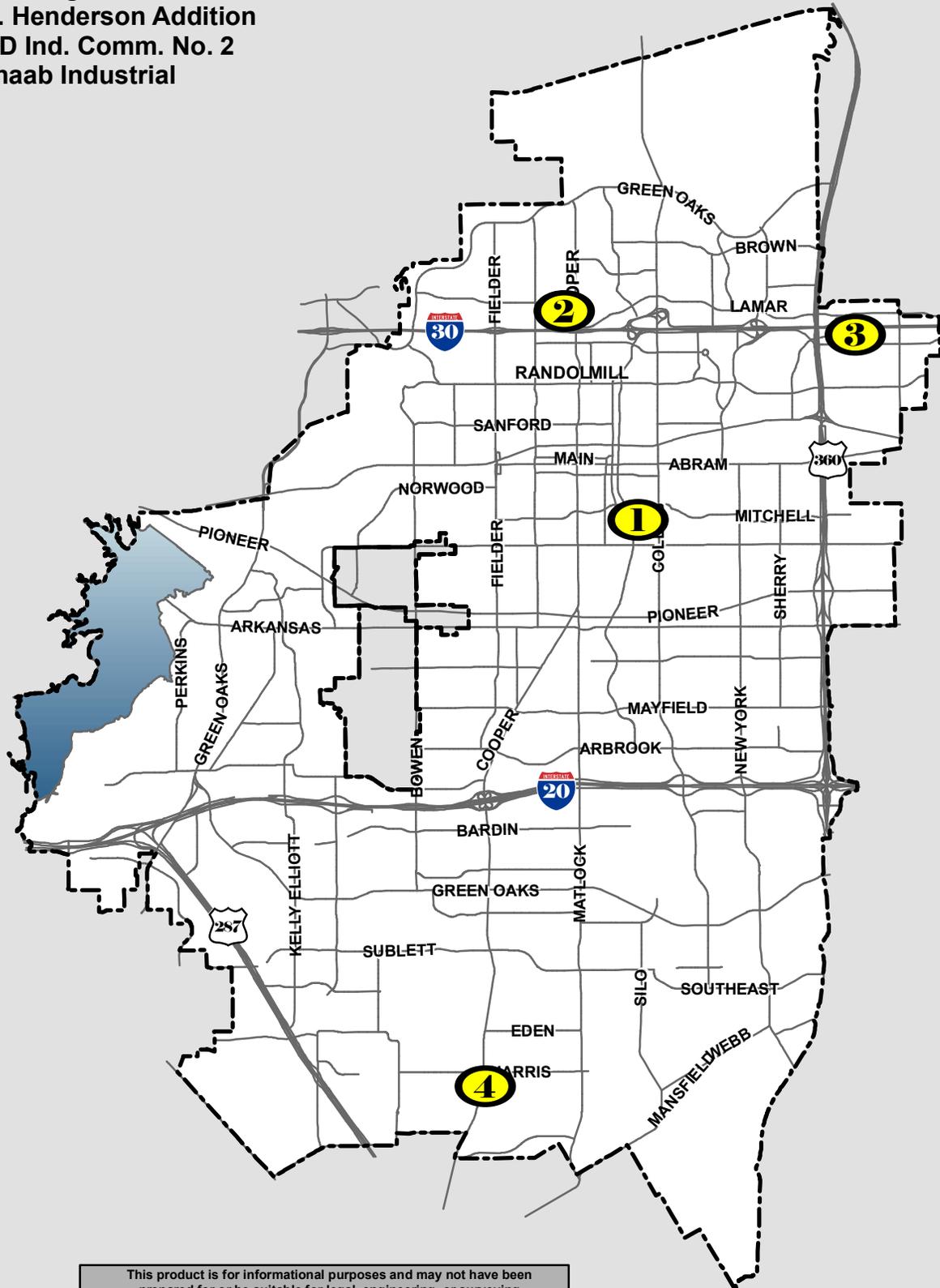


# PLANNING & ZONING

January 20, 2016



1. Replat - Julia Burgen Park Addition
2. Replat - J.M. Henderson Addition
3. Replat - GSID Ind. Comm. No. 2
4. ZA15-8 - Schaab Industrial



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.





## **AGENDA**

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**Planning and Zoning Commission  
Work Session**

**Council Briefing Room, 3<sup>rd</sup> floor  
101 West Abram Street**

### **JOINT WORK SESSION**

***Planning and Zoning Commission and***

***The Planning and Zoning Commission***

**SITTING AS**

**THE CAPITAL IMPROVEMENTS PROGRAM ADVISORY COMMITTEE**

**January 20, 2016**

**4:00 P.M.**

**I. CALL TO ORDER**

**II. CIPAC – IMPACT FEE PROGRAM UPDATE**

**III. DISCUSSION OF REGULAR SESSION AGENDA ITEMS**

**IV. DISCUSSION OF FUTURE MEETING DATES AND TIMES**

- (a) Planning and Zoning Commission Two-Hour Bus Tour –  
January 29, 2016
- (b) Planning and Zoning Commission Meeting on February 3, 2016

**V. MISCELLANEOUS**

- (a) iPad Training Announcement

**VI. ADJOURN**

**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.**



## AGENDA

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**Planning and Zoning Commission  
Regular Session**

**Council Chamber  
101 West Abram Street**

**JANUARY 20, 2016  
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 January 6, 2016 P&Z Meeting

**IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS**

- A. Preliminary Plat for Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lot 1, Block 4; and Lot 1, Block 5 of the **Julia Burgen Park Addition**, City of Arlington, Tarrant County, Texas and Lot 31R, Block 4, of the **College Oaks Addition**, City of Arlington, Tarrant County, Texas; the same being a replat of Lots 1-4 and Lots 6-17, Block 1; Lots 1-3 and Lot 5, Block 3; Lots 1-16 and Lots 21-22, Block 4, all of the Brookhollow Addition (as recorded in Volume 388-8, Page 53); Lot 5-R, Block 1 of the Brookhollow Addition, (as recorded in Volume 388-30, Page 341); Lot 21-R, Block 1 of the Brookhollow Addition, (as recorded in Volume 388-27, Page 39); Lot 17-R, Lot 18-R and Lot 19-R, Block 4, of the Brookhollow Addition, (as recorded in Volume 388-9, Page 457); Blocks 7-9 of the Harkey, Moore and Bobo Addition, (as recorded in Volume 310, Page 63); Lots 1-3 of the Odell Jones Addition, (as recorded in Volume 388-16, Page 459); Lots 12-14, Block 3, and a portion of the Southdale Drive cul-de-sac of the Southdale Addition, (as recorded in Volume 388-2, Page 3); Lots 13-17, Block 1; Lots 6-13, Block 2; Lot 1 & 2, and Lots 8-13, Block 3; Lots 5-13,

**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.**

Lot 31 and Lots 32-37, Block 4; Lots 1-5, Lots 9-11, Lots 15-19, and Lots 23-26, Block 5; Lots 1-6, Block 6; Lots 14 & 15, Block 7; all of the College Oaks Addition, (as recorded in Volume 388-6, Page 129); Lots 1A & 3A, Block 4; of the College Oaks Addition, (as recorded in Volume 388-10, Page 70); Lots 14R1 & 16R, Block 4; of the College Oaks Addition, (as recorded in Cabinet B, Slide 327); Lot 17A, Lot 18A, Lot 19A, Lot 20A, Lot 21A and Lot 22A, Block 4; of the College Oaks Addition, (as recorded in Volume 388-11, Page 131); Lots 38R & 40R, Block 4; of the College Oaks Addition, (as recorded in Volume 388-4, Page 281); Lots 6A & 8A, Block 5; of the College Oaks Addition, (as recorded in Volume 388-11, Page 55); Lots 12A & 14A, Block 5; of the College Oaks Addition, (as recorded in Volume 388-23, Page 4); Lots 20A & 22A, Block 5; of the College Oaks Addition, (as recorded in Volume 388-8, Page 41); Lots 1-5, Block 1R: of the McCarver Addition, (as recorded in Volume 388-48, Page 931); Lots 9-16, Block 4, and Lots 1-5, Block 5; of the R.A. Mitchell Addition, (as recorded in Volume 310, Page 20); the remainder of Tract 75-E, (as recorded in Volume 10288, Page 2017); ; a 7.155 acre tract of land (as recorded in Volume 13095, Page 49); Tract 27A, (as recorded in Volume 10288, Page 1923); a tract of land as recorded in Volume 11723, Page 1258; a tract of land acquired through condemnation proceedings before the Tarrant County Court (as recorded in Document Number D207038172, Official Records of Tarrant County, Texas); all of Tract 2, (as recorded in Volume 8059, Page 1189); and portions of the adjoining public right-of-way that are in the process of being vacated and abandoned as public right-of-way, the same portions of street being heretofore named College Oaks Drive, Dover Lane, Mary Street, Ray Street, Ruby Street, Turtle Creek Drive, and Wilkinson Street; the preceding described real property consisting of approximately 64.92 acres of land out of the John Huitt Survey, Abstract No. 703, and generally located north of West Park Row Drive and west of South Collins Street; and having an approximate street address of 1008 Ruby Street.

- B. Replat – J.M. Henderson Addition, Lots 60R, 61R, 68, and 69 zoned Planned Development (PD) for multi-family and community commercial uses, Community Commercial (CC), and Office Commercial (OC); generally located north of West Lamar Boulevard and west of North Cooper Street with the approximate address being 945 West Lamar Boulevard.
- C. Replat – Great Southwest Industrial District Industrial Community No. 2, Site 1R1 and 1R2 zoned Industrial Manufacturing (IM); generally located north of Avenue E East and east of Avenue F Street with the approximate address being 2910 Avenue F Street.

## **V. PUBLIC HEARING FOR ZONING CASES**

- A. **CONTINUED (from 01-06-16)** Zoning Case ZA15-8  
(Schaab Industrial - 7415 South Cooper Street)

Application to change the zoning on approximately 2.079 acres from Residential Estate (RE) to General Commercial (GC) and Light Industrial (LI); generally located south of West Harris Road and east of South Cooper Street.

## **VI. MISCELLANEOUS**

- A. Reports from Boards/Commissions Liaisons
- B. Reports from Staff and Announcements
- C. Discussion of Future Meeting Dates and Times

## **VII. ADJOURN**



## **AGENDA**

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**Planning and Zoning Commission**

**Monthly Bus Tour**

**JANUARY 29, 2016  
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.

# Staff Report



<b>Preliminary Plat (Julia Burgen Park Addition, Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lot 1, Block 4; Lot 1, Block 5; and College Oaks Addition, Lot 31R, Block 4)</b>	
Planning and Zoning Meeting Date: 1-20-16	Document Being Considered: Plat

## **RECOMMENDATION**

Following the public hearing, consider a preliminary plat.

## **PRIOR BOARD OR COUNCIL ACTION**

None

## **ANALYSIS**

The applicant, Arlington Parks and Recreation, proposes to combine approximately 65.35 acres from the Brookhollow Addition; the Harkey, Moore, and Bobo Addition; the Odell Jones Addition; the Southdale Addition; the College Oaks Addition; the McCarver Addition; the R.A. Mitchell Addition; and portions of the John Huitt Survey, Abstract No. 703 into Julia Burgen Park Addition Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3, Lot 1, Block 4; and Lot 1, Block 5.

Additionally, since a portion of existing Lot 31, Block 4 of the College Oaks Addition is being considered as part of the park plat, this entire lot will be considered at the same time as the plat for Julia Burgen Park. Although it is being considered at the same time, it is not part of the park itself.

Most portions of the existing street system within the proposed park will be demolished. These existing rights-of-way will be abandoned by the City. The right-of-way abandonments do need approval from City Council before the final plat can be approved, and are tentatively scheduled to go before Council in February. There are existing utility facilities remaining in a number of the proposed abandonments. Our engineering staff is currently working with the franchise utility groups on removing or relocating these facilities, and the final plat will not be approved until this has been completed.

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**

<u>Property Location:</u>	Generally located north of West Park Row Drive and west of South Collins Street with the approximate address of 1008 Ruby Street
<u>Sector:</u>	Central
<u>Council District:</u>	5
<u>Current Zoning:</u>	Residential Single-Family 7.2 (RS-7.2), Residential Medium Density (RM-12), and Residential Multi-Family 22 (RMF-22)

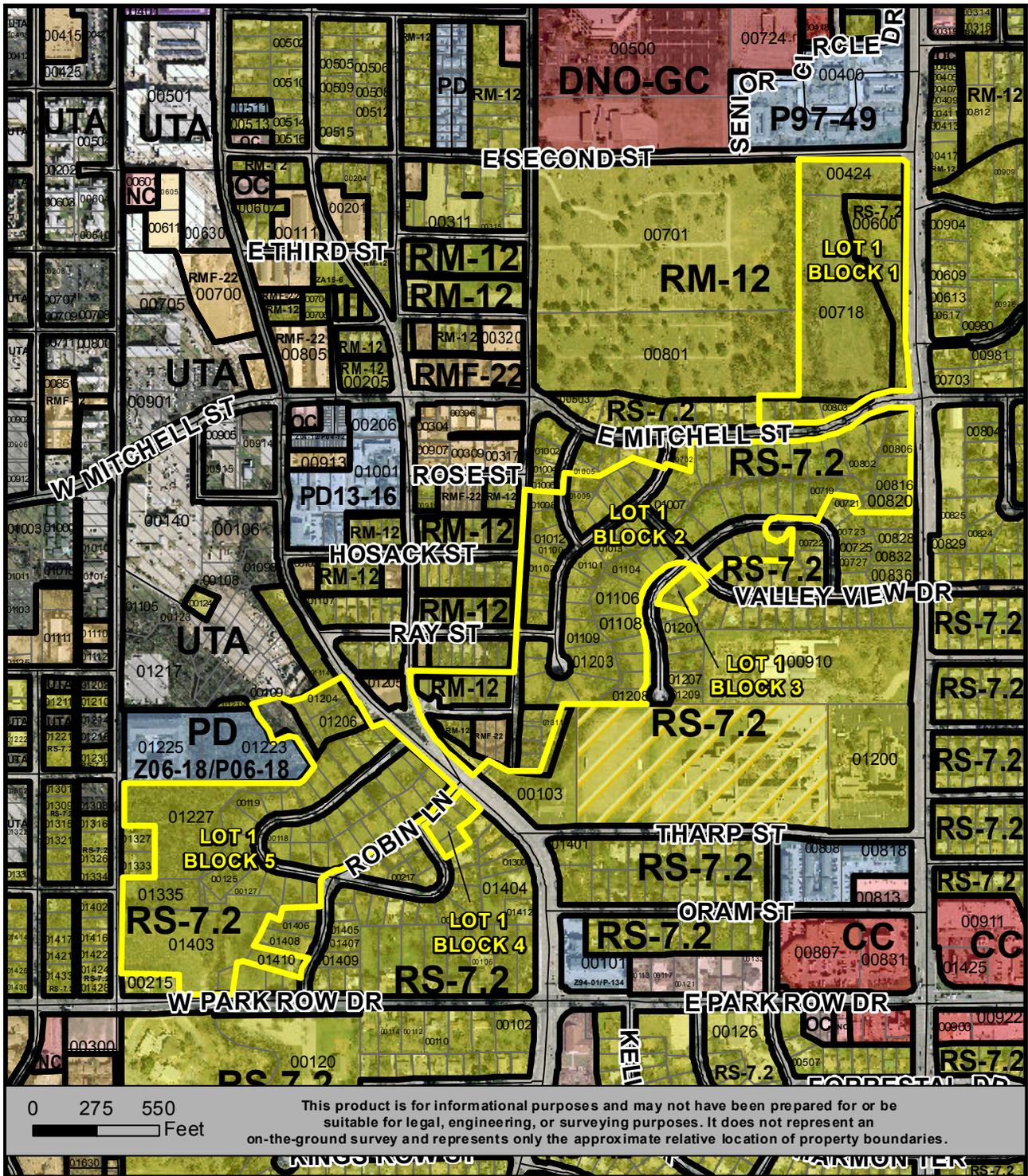
**ATTACHED**

- 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](mailto:Gincy.Thoppil@arlingtontx.gov)

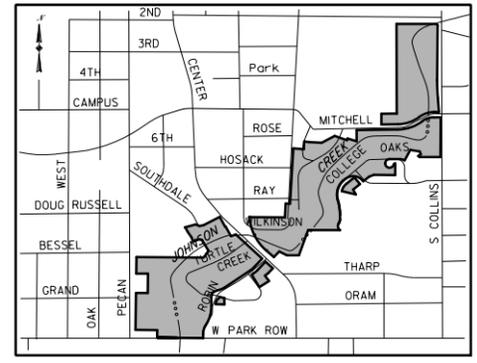
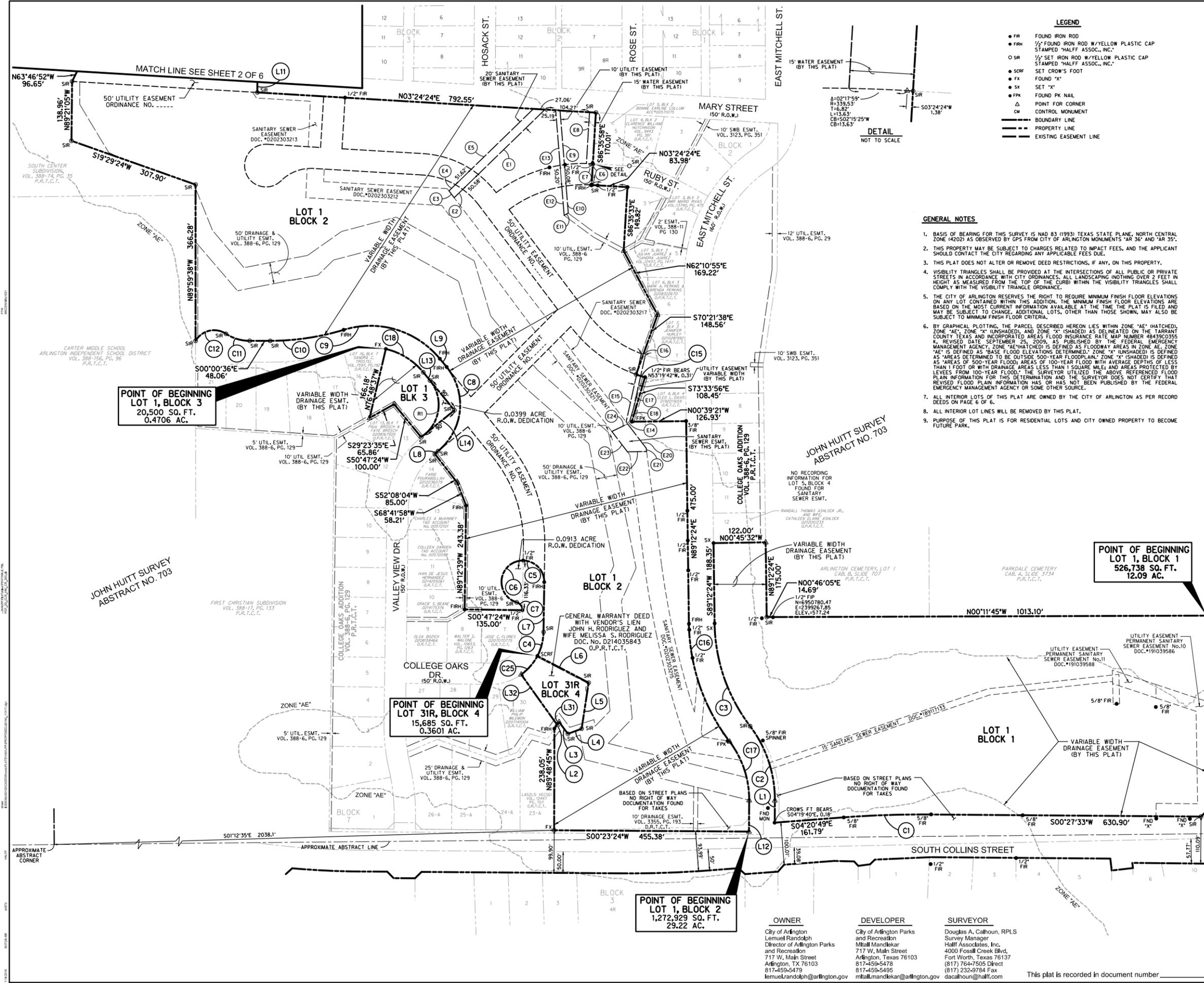
Bryan Isham  
Planner  
Community Development and Planning  
817-459-6654  
[Bryan.Isham@arlingtontx.gov](mailto:Bryan.Isham@arlingtontx.gov)



**LOCATION MAP**

**JULIA BURGEN PARK ADDITION  
PRELIMINARY PLAT**

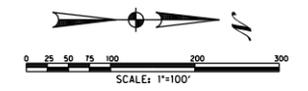




- LEGEND**
- FIR FOUND IRON ROD
  - FRH 1/2" FOUND IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF ASSOC., INC."
  - SR 1/2" SET IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF ASSOC., INC."
  - SCRF SET CROW'S FOOT
  - FX FOUND "X"
  - SX SET "X"
  - FPK FOUND PK NAIL
  - △ POINT FOR CORNER
  - CM CONTROL MONUMENT
  - BOUNDARY LINE
  - PROPERTY LINE
  - EXISTING EASEMENT LINE

**GENERAL NOTES**

1. BASIS OF BEARING FOR THIS SURVEY IS NAD 83 (1993) TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202) AS OBSERVED BY GPS FROM CITY OF ARLINGTON MONUMENTS "AR 36" AND "AR 35".
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
4. VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC OR PRIVATE STREETS IN ACCORDANCE WITH CITY ORDINANCES. ALL LANDSCAPING (NOTHING OVER 2 FEET IN HEIGHT AS MEASURED FROM THE TOP OF THE CURB) WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE ORDINANCE.
5. 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 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.
6. BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREON LIES WITHIN ZONE "AE" (HATCHED), ZONE "AE", ZONE "X" (UNSHADE), AND ZONE "X" (SHADE) AS DELINEATED ON THE TARRANT COUNTY TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 484930355 K, REVISED DATE SEPTEMBER 25, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "AE" (HATCHED) IS DEFINED AS FLOODWAY AREAS IN ZONE "AE". ZONE "AE" IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED." ZONE "X" (UNSHADE) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ZONE "X" (SHADE) IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD." THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOOD PLAN INFORMATION FOR THIS DETERMINATION AND THE SURVEYOR DOES NOT CERTIFY THAT REFERENCED FLOOD PLAN INFORMATION HAS OR HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.
7. ALL INTERIOR LOTS OF THIS PLAT ARE OWNED BY THE CITY OF ARLINGTON AS PER RECORD DEEDS ON PAGE 6 OF 6.
8. ALL INTERIOR LOT LINES WILL BE REMOVED BY THIS PLAT.
9. PURPOSE OF THIS PLAT IS FOR RESIDENTIAL LOTS AND CITY OWNED PROPERTY TO BECOME FUTURE PARK.



**PRELIMINARY PLAT**  
 OF  
**JULIA BURGEN PARK ADDITION**  
 LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 3;  
 LOT 1, BLOCK 4; LOT 1, BLOCK 5  
**COLLEGE OAKS ADDITION**  
 LOT 31R, BLOCK 4  
 BEING A  
 REPLAT  
 OF  
 BROOKHOLLOW ADDITION  
 LOTS 1-4, LOT 5-R, 6-17, AND LOT 21-R, BLOCK 1  
 LOTS 1-3, 5, BLOCK 3  
 LOTS 1-16, 21-22, BLOCK 4  
 BROOKHOLLOW  
 Lot 17-R, 18-R, & 19-R, BLOCK 4  
 HARKEY, MOORE, & BOBO ADDITION  
 BLOCKS 7, 8 AND 9  
 ODELL JONES ADDITION  
 LOTS 1, 2, AND 3  
 SOUTHDALE ADDITION  
 LOTS 12, 13, AND 14, BLOCK 3 AND  
 A PORTION OF SOUTHDALE DRIVE CUL-DE-SAC  
 COLLEGE OAKS ADDITION  
 BLOCK 1, LOTS 13-17  
 BLOCK 2, LOTS 6-13  
 BLOCK 3, LOTS 1, 2, 8-13  
 BLOCK 4, LOTS 1A, 3A, 5-13, 14R1, 16R, 17A-22A,  
 31-37, 38R, 40R  
 BLOCK 5, LOTS 1-5, 6A, 8A, 9-11, 12A, 14A, 15-19, 20A, 22A, 23-26  
 BLOCK 6, LOTS 1-6  
 BLOCK 7, LOTS 14-15  
 McCARVER ADDITION  
 BLOCK 1R, LOTS 1-5  
 R.A. MITCHELL ADDITION  
 BLOCK 4, LOTS 9-16  
 BLOCK 6, LOTS 3-5  
 TRACT 75E  
**65.28 ACRES**  
 OUT OF THE  
 JOHN HUITT SURVEY, ABSTRACT NO. 703  
 IN THE  
 CITY OF ARLINGTON  
 TARRANT COUNTY, TEXAS  
 DATE: JANUARY 2016

**POINT OF BEGINNING  
 LOT 1, BLOCK 3  
 20,500 SQ. FT.  
 0.4706 AC.**

**POINT OF BEGINNING  
 LOT 1, BLOCK 1  
 526,738 SQ. FT.  
 12.09 AC.**

**POINT OF BEGINNING  
 LOT 31R, BLOCK 4  
 15,685 SQ. FT.  
 0.3601 AC.**

**POINT OF BEGINNING  
 LOT 1, BLOCK 2  
 1,272,929 SQ. FT.  
 29.22 AC.**

**OWNER**  
 City of Arlington  
 Lemuel Randolph  
 Director of Arlington Parks  
 and Recreation  
 717 W. Main Street  
 Arlington, TX 76103  
 817-459-5479  
 lemuel.randolph@arlington.gov

**DEVELOPER**  
 City of Arlington Parks  
 and Recreation  
 Mitall Mandelkar  
 717 W. Main Street  
 Arlington, Texas 76103  
 817-459-5478  
 817-459-5495  
 mtall.mandelkar@arlington.gov

**SURVEYOR**  
 Douglas A. Callhoun, RPLS  
 Survey Manager  
 Halff Associates, Inc.  
 4000 Fossil Creek Blvd.  
 Fort Worth, Texas 76137  
 (817) 764-7505 Direct  
 (817) 232-9784 Fax  
 dcallhoun@halff.com

This plat is recorded in document number \_\_\_\_\_, dated \_\_\_\_\_



POINT OF BEGINNING  
LOT 1, BLOCK 5  
987,405 SQ. FT.  
22.67 AC.

POINT OF BEGINNING  
LOT 1, BLOCK 4  
34,112 SQ. FT.  
0.7831 AC.

**LEGEND**

- FIR FOUND IRON ROD
- FIRH 1/2" FOUND IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF ASSOC., INC."
- SIR 1/4" SET IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF ASSOC., INC."
- SCF SET CROW'S FOOT
- X FOUND "X"
- SX SET "X"
- FPK FOUND PK NAIL
- △ POINT FOR CORNER
- △ CONTROL MONUMENT
- BOUNDARY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE

**PLAT BOUNDARY LINE TABLE**

L	B	A	S	D	B	D
L1	N89°36'36"W	51.91'				
L2	N54°57'35"W	18.90'				
L3	N53°04'25"E	34.40'				
L4	N20°25'35"W	34.12'				
L5	N81°14'42"W	109.14'				
L6	S27°38'15"E	135.24'				
L7	N89°12'34"W	116.77'				
L8	N39°12'36"W	100.00'				
L9	S50°47'24"W	25.00'				
L10	N25°13'43"W	14.40'				
L11	S89°21'27"E	455.07'				
L12	S89°36'36"E	73.30'				
L13	N50°47'24"E	105.00'				
L14	S39°12'36"E	100.00'				
L15	N50°47'24"E	23.15'				
L16	N35°36'08"E	76.25'				
L17	N78°19'18"W	31.28'				
L18	S70°25'26"W	72.35'				
L19	N62°00'00"E	5.00'				
L20	N69°13'39"E	56.58'				
L21	S42°38'08"W	132.00'				
L22	S64°57'08"W	46.00'				
L23	S00°02'52"E	100.00'				
L24	S16°38'08"W	56.00'				
L25	N59°20'52"W	150.30'				
L26	S23°30'08"W	100.00'				
L27	S34°37'10"W	49.94'				
L28	N56°18'08"E	27.70'				
L29	N42°38'08"E	132.00'				
L30	S47°21'52"E	115.00'				
L31	S54°57'35"E	7.85'				
L32	S54°29'51"W	144.78'				

**PLAT BOUNDARY CURVE DATA**

CURVE NUMBER	Δ	R	T	L	CHORD BEARING	CHORD DISTANCE
C1	04°47'13"	2443.56'	102.14'	204.15'	S01°56'04"E	204.10'
C2	37°34'00"	285.00'	96.93'	186.86'	S71°36'24"W	183.53'
C3	36°23'00"	407.76'	134.00'	258.93'	S71°00'54"W	254.60'
C4	26°45'01"	125.00'	29.72'	58.36'	N75°37'59"W	57.83'
C5	90°00'00"	50.00'	50.00'	78.54'	S45°47'24"W	70.71'
C6	164°00'46"	50.00'	356.06'	143.13'	S81°13'05"E	99.03'
C7	74°00'59"	19.00'	14.32'	24.54'	N57°46'55"E	22.87'
C8	90°00'00"	140.00'	140.00'	219.91'	N84°12'36"W	197.99'
C9	68°00'00"	210.00'	141.65'	249.23'	S16°47'24"W	234.86'
C10	172°00'00"	580.26'	87.76'	174.19'	S08°36'36"E	173.54'
C11	33°34'00"	100.01'	30.16'	58.59'	S16°46'24"W	57.76'
C12	93°34'00"	50.00'	53.21'	81.65'	S13°13'36"E	72.88'
C13	22°48'26"	570.00'	114.91'	226.30'	N37°21'23"W	225.40'
C14	19°53'01"	570.00'	99.91'	197.81'	N14°33'47"W	196.82'
C15	03°45'54"	330.55'	10.86'	21.72'	N17°45'26"E	21.72'
C16	36°23'00"	467.76'	153.72'	297.03'	N71°00'54"E	292.07'
C17	37°34'00"	225.00'	76.52'	147.52'	N71°36'24"E	144.90'
C18	37°36'01"	160.00'	54.47'	105.00'	N31°59'24"E	103.13'
C19	03°53'17"	708.56'	24.05'	48.08'	S35°11'34"E	48.07'
C20	13°40'00"	200.35'	24.01'	47.79'	S49°28'08"W	47.68'
C21	23°10'07"	240.43'	49.28'	97.22'	S67°53'11"W	96.56'
C22	65°00'00"	40.00'	25.48'	45.38'	S32°27'08"W	42.98'
C23	20°13'50"	182.16'	32.50'	64.32'	S20°04'13"W	63.99'
C24	13°40'00"	250.35'	30.00'	59.72'	N49°28'08"E	59.57'
C25	26°45'01"	125.00'	29.72'	58.36'	N48°52'58"W	57.83'

**R.O.W. DEDICATION CURVE DATA**

CURVE NUMBER	Δ	R	T	L	CHORD BEARING	CHORD DISTANCE
R1	90°00'00"	90.00'	90.00'	141.37'	N84°12'36"W	127.28'

**EASEMENT BOUNDARY CURVE DATA**

CURVE NUMBER	Δ	R	T	L	CHORD BEARING	CHORD DISTANCE
E7	02°17'59"	339.53'	6.82'	13.63'	S02°15'25"W	13.63'
E16	02°03'31"	280.55'	5.04'	10.08'	N19°38'52"E	10.08'

**EASEMENT LINE TABLE**

E1	S44°15'13"E	217.78'
E2	S44°15'13"E	27.77'
E3	S52°34'25"W	20.14'
E4	N44°15'13"W	20.74'
E5	N44°15'13"W	203.15'
E6	S03°24'24"W	1.38'
E8	N86°35'58"W	120.28'
E9	N85°27'30"E	127.51'
E10	N85°27'30"E	63.82'
E11	S28°54'27"E	10.98'
E12	S85°27'30"W	67.54'
E13	S85°27'30"W	129.60'
E14	S24°31'39"E	10.09'
E15	N77°32'29"E	163.93'
E17	S77°32'29"E	128.66'
E19	S73°33'55"E	28.01'
E20	N52°33'42"E	71.96'
E21	N82°32'10"E	7.87'
E22	S00°49'46"E	44.93'
E23	S52°33'42"W	59.93'
E24	N26°12'10"W	40.78'

**GENERAL NOTES**

- BASIS OF BEARING FOR THIS SURVEY IS MAG 83 (1983) TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202) AS OBSERVED BY GPS FROM CITY OF ARLINGTON MONUMENTS "AR 36" AND "AR 35".
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- BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREON LIES WITHIN ZONE "AE" (HATCHED), ZONE "AE", ZONE "X" (UNSHADED), AND ZONE "X" (SHADED) AS DELINEATED ON THE TARRANT COUNTY TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 48439C0355 K, REVISED DATE SEPTEMBER 25, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "AE" (HATCHED) IS DEFINED AS FLOODWAY AREAS IN ZONE AE. ZONE "X" IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED". ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 500-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOOD PLAN INFORMATION FOR HIS DETERMINATION AND THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOOD PLAN INFORMATION HAS OR HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.
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**PRELIMINARY PLAT**

OF  
**JULIA BURGEN PARK ADDITION**  
LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 3;  
LOT 1, BLOCK 4; LOT 1, BLOCK 5  
**COLLEGE OAKS ADDITION**  
LOT 31R, BLOCK 4  
BEING A  
REPLAT  
OF

BROOKHOLLOW ADDITION  
LOTS 1-4, LOT 5-6, LOT 7, AND LOT 21-R, BLOCK 1  
LOTS 1-3, 5, BLOCK 3  
LOTS 1-16, 21-22, BLOCK 4

BROOKHOLLOW  
Lot 17-R, 18-R, & 19-R, BLOCK 4  
HARKEY, MOORE, & BOBO ADDITION  
BLOCKS 7, 8 AND 9

ODELL JONES ADDITION  
LOTS 1, 2, AND 3

SOUTDALE ADDITION  
LOTS 12, 13, AND 14, BLOCK 3 AND  
A PORTION OF SOUTDALE DRIVE CUL-DE-SAC

COLLEGE OAKS ADDITION  
BLOCK 1, LOTS 13-17  
BLOCK 2, LOTS 6-13  
BLOCK 3, LOTS 1, 2, 8-13  
BLOCK 4, LOTS 1A, 3A, 5-13, 14R1, 16R, 17A-22A,  
31-37, 38R, 40R  
BLOCK 5, LOTS 1-5, 6A, 8A, 9-11, 12A, 14A, 15-19, 20A, 22A, 23-26  
BLOCK 6, LOTS 1-6  
BLOCK 7, LOTS 14-15

McCARVER ADDITION  
BLOCK 1R, LOTS 1-5

R.A. MITCHELL ADDITION  
BLOCK 4, LOTS 9-16  
BLOCK 6, LOTS 1-5  
TRACT 75E

65.28 ACRES  
OUT OF THE  
JOHN HUITT SURVEY, ABSTRACT NO. 703

IN THE  
CITY OF ARLINGTON  
TARRANT COUNTY, TEXAS  
DATE: JANUARY 2016



4000 FOSSIL CREEK BLVD., FORT WORTH, TEXAS 76137 (817) 847-1422  
TARRANT COUNTY, TEXAS 76103 (817) 232-9784 FAX

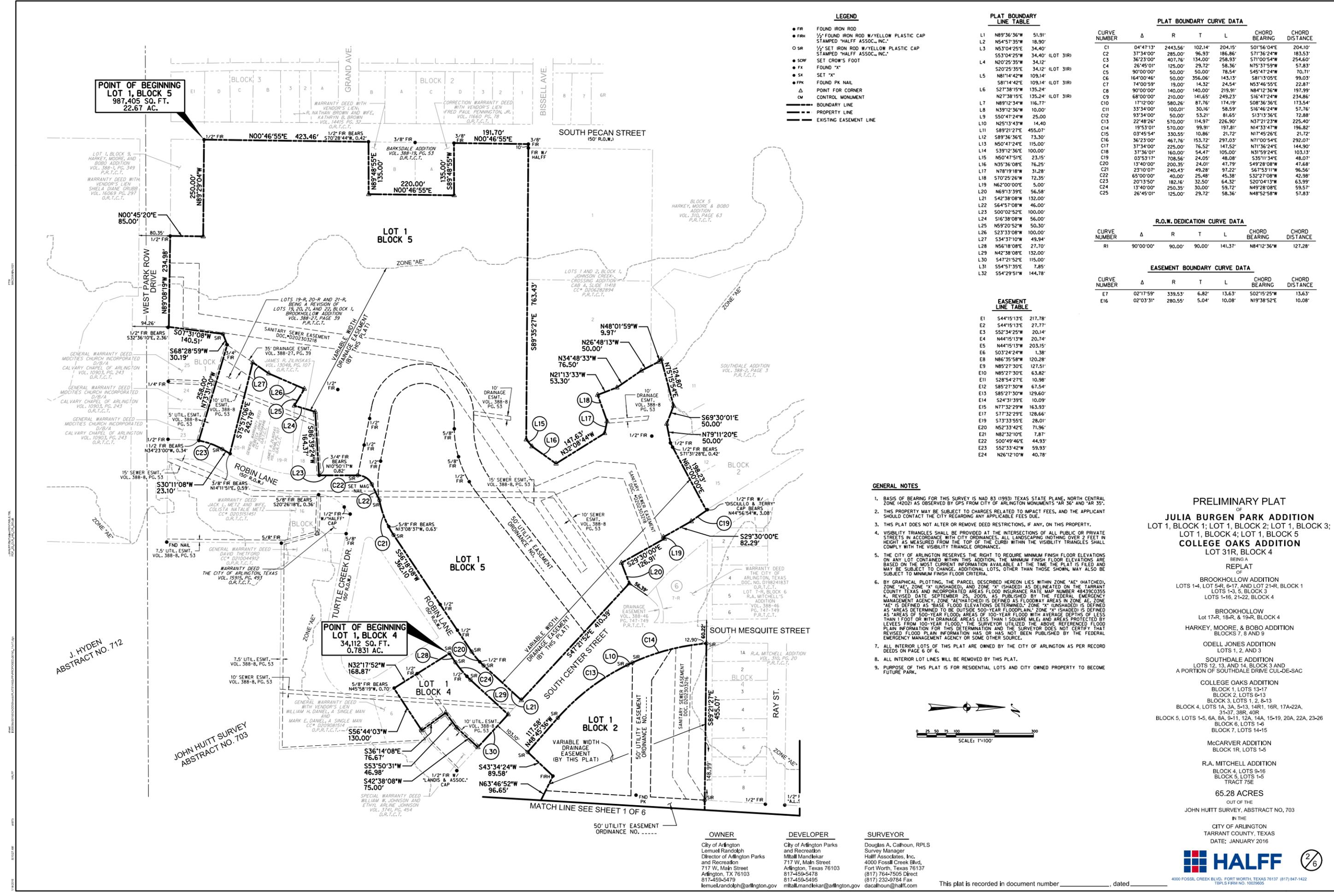
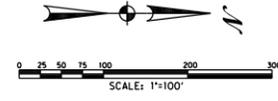
**OWNER DEVELOPER SURVEYOR**

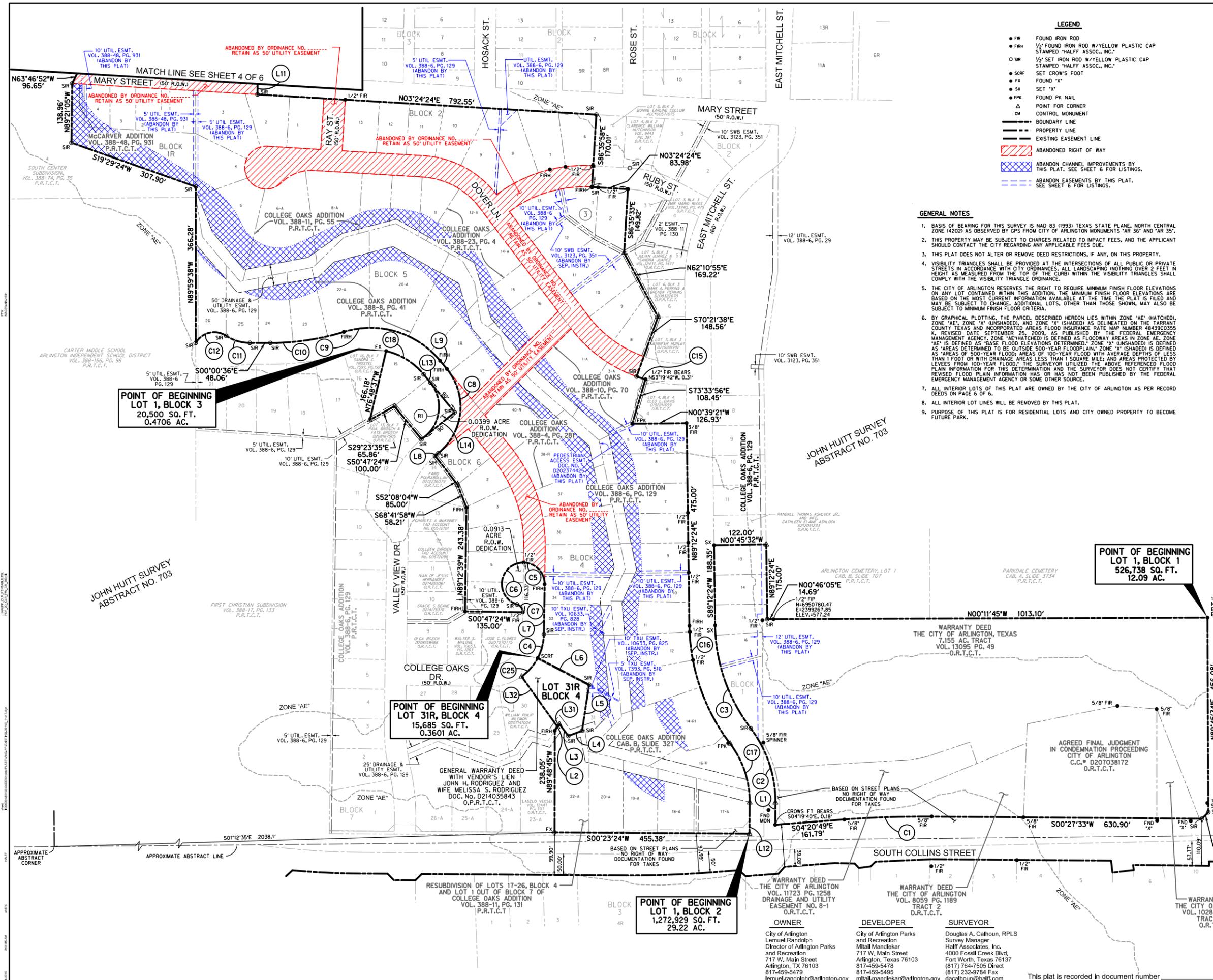
**OWNER**  
City of Arlington  
Lemuel Randolph  
Director of Arlington Parks  
and Recreation  
717 W. Main Street  
Arlington, TX 76103  
817-459-5479  
lemuel.randolph@arlington.gov

**DEVELOPER**  
City of Arlington Parks  
and Recreation  
Mital Mandelkar  
717 W. Main Street  
Arlington, Texas 76103  
817-459-5478  
817-459-5479  
mital.mandelkar@arlington.gov

**SURVEYOR**  
Douglas A. Calhoun, RPLS  
Survey Manager  
Halff Associates, Inc.  
4000 Fossil Creek Blvd.  
Fort Worth, Texas 76137  
(817) 764-7505 Direct  
(817) 232-9784 Fax  
dcalhoun@halff.com

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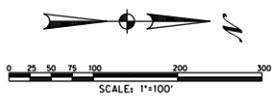
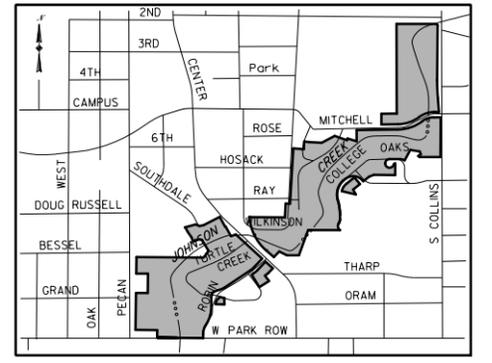


**LEGEND**

- FIR FOUND IRON ROD
- FRH 1/2" FOUND IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF ASSOC., INC."
- SR 1/2" SET IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF ASSOC., INC."
- SCRF SET CROW'S FOOT
- FX FOUND "X"
- SX SET "X"
- FPK FOUND PK NAIL
- △ POINT FOR CORNER
- CM CONTROL MONUMENT
- BOUNDARY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- ABANDONED RIGHT OF WAY
- ABANDON CHANNEL IMPROVEMENTS BY THIS PLAT. SEE SHEET 6 FOR LISTINGS.
- ABANDON EASEMENTS BY THIS PLAT. SEE SHEET 6 FOR LISTINGS.

**GENERAL NOTES**

1. BASIS OF BEARING FOR THIS SURVEY IS NAD 83 (1993) TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202) AS OBSERVED BY GPS FROM CITY OF ARLINGTON MONUMENTS "AR 36" AND "AR 35".
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
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**PRELIMINARY PLAT ABANDONMENTS**

- OF  
**JULIA BURGEN PARK ADDITION**  
 LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 3;  
 LOT 1, BLOCK 4; LOT 1, BLOCK 5  
**COLLEGE OAKS ADDITION**  
 LOT 31R, BLOCK 4
- BEING A  
 REPLAT  
 OF  
 BROOKHOLLOW ADDITION  
 LOTS 1-4, LOT 5-R, 6-17, AND LOT 21-R, BLOCK 1  
 LOTS 1-3, 5, BLOCK 3  
 LOTS 1-16, 21-22, BLOCK 4
- BROOKHOLLOW  
 Lot 17-R, 18-R, & 19-R, BLOCK 4
- HARKEY, MOORE, & BOBO ADDITION  
 BLOCKS 7, 8 AND 9
- ODELL JONES ADDITION  
 LOTS 1, 2, AND 3
- SOUTHDALE ADDITION  
 LOTS 12, 13, AND 14, BLOCK 3 AND  
 A PORTION OF SOUTHDALE DRIVE CUL-DE-SAC
- COLLEGE OAKS ADDITION  
 BLOCK 1, LOTS 13-17  
 BLOCK 2, LOTS 6-13  
 BLOCK 3, LOTS 1, 2, 8-13  
 BLOCK 4, LOTS 1A, 3A, 5-13, 14R1, 16R, 17A-22A,  
 31-37, 38R, 40R  
 BLOCK 5, LOTS 1-5, 6A, 8A, 9-11, 12A, 14A, 15-19, 20A, 22A, 23-26  
 BLOCK 6, LOTS 1-6  
 BLOCK 7, LOTS 14-15
- McCARVER ADDITION  
 BLOCK 1R, LOTS 1-5
- R.A. MITCHELL ADDITION  
 BLOCK 4, LOTS 9-16  
 BLOCK 5, LOTS 1-5  
 TRACT 75E
- 65.28 ACRES  
 OUT OF THE  
 JOHN HUITT SURVEY, ABSTRACT NO. 703  
 IN THE  
 CITY OF ARLINGTON  
 TARRANT COUNTY, TEXAS  
 DATE: JANUARY 2016

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 and Recreation  
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 (817) 232-9784 Fax  
 dcalhoun@halff.com

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4000 FOSSIL CREEK BLVD., FORT WORTH, TEXAS 76137 (817) 847-1422  
 TRPLS FIRM NO. 10029605

POINT OF BEGINNING  
LOT 1, BLOCK 5  
987,405 SQ. FT.  
22.67 AC.

POINT OF BEGINNING  
LOT 1, BLOCK 4  
34,112 SQ. FT.  
0.7831 AC.

J. HYDEN  
ABSTRACT NO. 712

JOHN HUITT SURVEY  
ABSTRACT NO. 703

**LEGEND**

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- SR 1/2" SET IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF ASSOC., INC."
- SCRF SET CROWN'S FOOT
- FX FOUND "X"
- SX SET "X"
- SPK FOUND PK NAIL
- △ POINT FOR CORNER
- △ CONTROL MONUMENT
- BOUNDARY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- ABANDONED RIGHT OF WAY
- ABANDON EASEMENTS BY THIS PLAT. SEE SHEET 6 FOR LISTINGS.

**PLAT BOUNDARY LINE TABLE**

LINE NUMBER	BEARING	DISTANCE
L1	N89°36'36"W	51.91'
L2	N54°57'35"W	18.90'
L3	N53°04'25"E	34.40'
L4	N20°25'35"W	34.12'
L5	N81°14'42"W	109.14'
L6	S27°38'15"W	135.24'
L7	N89°12'34"W	116.77'
L8	N39°12'36"W	100.00'
L9	S50°47'24"W	25.00'
L10	N25°13'43"W	14.40'
L11	S89°21'27"E	455.07'
L12	S89°36'36"E	73.30'
L13	N50°47'24"E	115.00'
L14	S39°12'36"E	100.00'
L15	N50°47'24"E	23.15'
L16	N35°36'08"E	76.25'
L17	N78°19'18"W	31.28'
L18	S70°25'26"W	72.35'
L19	N62°00'00"E	5.00'
L20	N69°13'39"E	56.58'
L21	S42°38'08"W	132.00'
L22	S64°57'08"W	46.00'
L23	S00°02'52"E	100.00'
L24	S16°38'08"W	56.00'
L25	N59°20'52"W	50.30'
L26	S23°19'00"W	100.00'
L27	S34°37'10"W	49.94'
L28	N56°18'08"E	27.70'

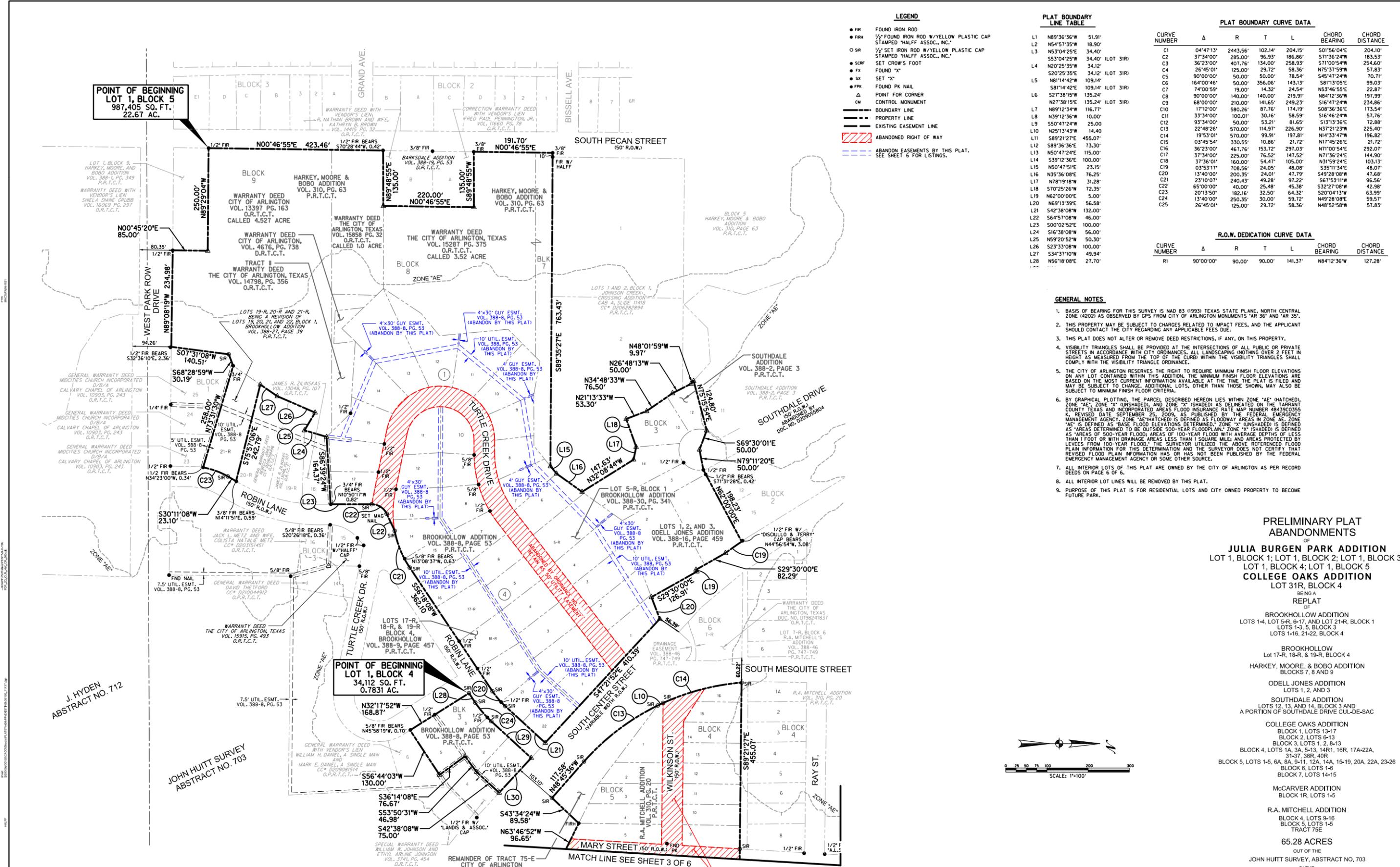
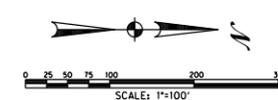
**R.O.W. DEDICATION CURVE DATA**

CURVE NUMBER	Δ	R	T	L	CHORD BEARING	CHORD DISTANCE
RI	90°00'00"	90.00'	90.00'	141.37'	N84°12'36"W	127.28'

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**PRELIMINARY PLAT ABANDONMENTS**  
OF  
**JULIA BURGEN PARK ADDITION**  
LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 3;  
LOT 1, BLOCK 4; LOT 1, BLOCK 5  
**COLLEGE OAKS ADDITION**  
LOT 31R, BLOCK 4

- BEING A REPLAT OF  
BROOKHOLLOW ADDITION  
LOTS 1-4, LOT 5-R, 6-7, AND LOT 21-R, BLOCK 1  
LOTS 1-3, 5, BLOCK 3  
LOTS 1-16, 21-22, BLOCK 4
- BROOKHOLLOW  
Lot 17-R, 18-R, & 19-R, BLOCK 4
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BLOCKS 7, 8 AND 9
- ODELL JONES ADDITION  
LOTS 1, 2, AND 3
- SOUTHDALE ADDITION  
LOTS 12, 13, AND 14, BLOCK 3 AND  
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TRACT 75E
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Mital Mandelkar  
717 W. Main Street  
Arlington, Texas 76103  
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817-459-5495  
mital.mandelkar@arlington.gov

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Fort Worth, Texas 76137  
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ADDITION	BLOCK	LOT	VOL/CAB	PG/SLIDE	RECORD	TYPE	EASEMENTS TO BE ABANDON BY PLAT (A) OR REMAN (R)
COLLEGE OAKS	1	13	15232	244	DRTCT	DEED	
COLLEGE OAKS	1	13	388-6	129	PRCTC	12' UE	A
COLLEGE OAKS	1	14	D20424684		DRTCT	DEED	
COLLEGE OAKS	1	14	388-6	129	PRCTC	12' UE	A
COLLEGE OAKS	1	15	15776	110	DRTCT	DEED	
COLLEGE OAKS	1	15	388-6	129	PRCTC	12' UE	A
COLLEGE OAKS	1	16	15290	216	DRTCT	DEED	
COLLEGE OAKS	1	16	388-6	129	PRCTC	12' UE	A
COLLEGE OAKS	1	16	388-6	129	PRCTC	5' UE	A
COLLEGE OAKS	1	17	15831	222	DRTCT	DEED	
COLLEGE OAKS	1	17	388-6	129	PRCTC	12' UE	A
COLLEGE OAKS	1	17	388-6	129	PRCTC	5' UE	A
COLLEGE OAKS	2	6	15290	212	DRTCT	DEED	
COLLEGE OAKS	2	7	14347	465	DRTCT	DEED	
COLLEGE OAKS	2	8	14087	442	DRTCT	DEED	
COLLEGE OAKS	2	8	388-6	129	PRCTC	UE	A
COLLEGE OAKS	2	9	14087	440	DRTCT	DEED	
COLLEGE OAKS	2	9	388-6	129	PRCTC	5' UE	A
COLLEGE OAKS	2	10	13096	437	DRTCT	DEED	
COLLEGE OAKS	2	12	12710	2144	DRTCT	DEED	
COLLEGE OAKS	2	13	12737	28	DRTCT	EE	
COLLEGE OAKS	2	13	7149	170	DRTCT	EE (Blanket)	ABN.(SEP.INST.)
COLLEGE OAKS	3	1	14319	0366	DRTCT	DEED	
COLLEGE OAKS	3	1	388-6	129	PRCTC	5' UE	PARTIAL A
COLLEGE OAKS	3	2	14560	0070	DRTCT	DEED	
COLLEGE OAKS	3	2	388-6	129	PRCTC	5' UE	R
COLLEGE OAKS	3	8	14233	0223	DRTCT	DEED	
COLLEGE OAKS	3	8	388-6	129	PRCTC	5' UE	R
COLLEGE OAKS	3	9	14151	0139	DRTCT	DEED	
COLLEGE OAKS	3	9	388-6	129	PRCTC	5' UE	R
COLLEGE OAKS	3	10	14118	0328	DRTCT	DEED	
COLLEGE OAKS	3	10	388-6	129	PRCTC	5' UE	R
COLLEGE OAKS	3	10	3123	351	DRTCT	EE/TE	ABN.(SEP.INST.)
COLLEGE OAKS	3	11	14233	0222	DRTCT	DEED	
COLLEGE OAKS	3	11	388-6	129	PRCTC	5' UE	R
COLLEGE OAKS	3	11	3123	351	DRTCT	EE/TE	ABN.(SEP.INST.)
COLLEGE OAKS	3	12	14152	0195	DRTCT	DEED	
COLLEGE OAKS	3	12	388-6	129	PRCTC	5' UE	R
COLLEGE OAKS	3	13	14118	0331	DRTCT	DEED	
COLLEGE OAKS	3	13	388-6	129	PRCTC	5' UE	A
COLLEGE OAKS	3	13	3123	351	DRTCT	EE/TE	ABN.(SEP.INST.)
COLLEGE OAKS	4	1A	12710	2292	DRTCT	DEED	
COLLEGE OAKS	4	1A	388-10	720	PRCTC	25' DUE	R
COLLEGE OAKS	4	1A	11714	1151	DRTCT	CUE	A
COLLEGE OAKS	4	1A	16081	0127	DRTCT	SSE	R
COLLEGE OAKS	4	3A	13068	368	DRTCT	DEED	
COLLEGE OAKS	4	3A	388-6	129	PRCTC	5' UE	R
COLLEGE OAKS	4	3A	388-6	129	PRCTC	5' UE	R
COLLEGE OAKS	4	3A	388-10	720	PRCTC	25' DUE	R
COLLEGE OAKS	4	3A	11692	1605	DRTCT	CUE	A
COLLEGE OAKS	4	3A	16081	127	DRTCT	SSE	R
COLLEGE OAKS	4	5	D206382115		DRTCT	DEED	
COLLEGE OAKS	4	5	388-6	129	PRCTC	5' UE	R
COLLEGE OAKS	4	5	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	5	D202374425		DRTCT	PAE	A
COLLEGE OAKS	4	5	NA	NA	DRTCT	SSE	NO RECORDING FOUND
COLLEGE OAKS	4	6	13060	0132	DRTCT	DEED	
COLLEGE OAKS	4	6	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	6	11714	1164	DRTCT	CUE	A
COLLEGE OAKS	4	6	16081	0125	DRTCT	SSE	R
COLLEGE OAKS	4	7	14467	0427	DRTCT	DEED	
COLLEGE OAKS	4	7	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	7	11617	0878	DRTCT	CUE	A
COLLEGE OAKS	4	7	16081	0125	DRTCT	SSE	R
COLLEGE OAKS	4	8	12815	175	DRTCT	DEED	
COLLEGE OAKS	4	8	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	8	11714	1182	DRTCT	CUE	A
COLLEGE OAKS	4	8	16081	0125	DRTCT	SSE	R
COLLEGE OAKS	4	9	12881	0141	DRTCT	DEED	
COLLEGE OAKS	4	9	388-6	129	PRCTC	5' UE	A
COLLEGE OAKS	4	9	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	9	11992	1625	DRTCT	CUE	A
COLLEGE OAKS	4	9	16081	0125	DRTCT	SSE	R
COLLEGE OAKS	4	10	12899	0153	DRTCT	DEED	
COLLEGE OAKS	4	10	388-6	129	PRCTC	5' UE	A
COLLEGE OAKS	4	10	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	10	11617	0866	DRTCT	CUE	A
COLLEGE OAKS	4	10	16081	0125	DRTCT	SSE	R
COLLEGE OAKS	4	11	12899	0289	DRTCT	DEED	
COLLEGE OAKS	4	11	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	11	11617	0897	DRTCT	CUE	A
COLLEGE OAKS	4	11	16081	0125	DRTCT	SSE	R
COLLEGE OAKS	4	12	12698	1661	DRTCT	DEED	
COLLEGE OAKS	4	12	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	12	11630	1077	DRTCT	CUE	A
COLLEGE OAKS	4	12	16081	0125	DRTCT	SSE	R
COLLEGE OAKS	4	13	12711	1347	DRTCT	DEED	
COLLEGE OAKS	4	13	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	13	11775	1788	DRTCT	CUE	A
COLLEGE OAKS	4	13	16081	0125	DRTCT	SSE	R
COLLEGE OAKS	4	14-R1	12742	438	DRTCT	DEED	
COLLEGE OAKS	4	14-R1	B	327	PRCTC	25' DUE	R
COLLEGE OAKS	4	14-R1	B	327	PRCTC	DCE	A
COLLEGE OAKS	4	14-R1	10772	1156	DRTCT	ROW	
COLLEGE OAKS	4	14-R1	16081	0125	DRTCT	SSE	R
COLLEGE OAKS	4	16-R1	10113	1589	DRTCT	DEED	
COLLEGE OAKS	4	16-R1	B	327	PRCTC	25' DUE	R
COLLEGE OAKS	4	16-R1	16081	0125	DRTCT	SSE	R
COLLEGE OAKS	4	17-A	5936	68	DRTCT	DEED	
COLLEGE OAKS	4	17-A	388-11	131	PRCTC	25' DUE	R
COLLEGE OAKS	4	17-A	3355	193	DRTCT	5' DE	R
COLLEGE OAKS	4	18-A	11714	1187	DRTCT	DEED	
COLLEGE OAKS	4	18-A	388-11	131	PRCTC	25' DUE	R
COLLEGE OAKS	4	18-A	11897	0674	DRTCT	CUE	A
COLLEGE OAKS	4	18-A	3355	193	DRTCT	5' DE	R
COLLEGE OAKS	4	19-A	D204229038		DRTCT	DEED	
COLLEGE OAKS	4	19-A	388-11	131	PRCTC	25' DUE	R
COLLEGE OAKS	4	19-A	11714	1122	DRTCT	CUE	A

ADDITION	BLOCK	LOT	VOL/CAB	PG/SLIDE	RECORD	TYPE	EASEMENTS TO BE ABANDON BY PLAT (A) OR REMAN (R)
COLLEGE OAKS	4	20-A	D204229038		DRTCT	DEED	
COLLEGE OAKS	4	20-A	388-11	131	PRCTC	25' DUE	R
COLLEGE OAKS	4	20-A	11714	1129	DRTCT	CUE	A
COLLEGE OAKS	4	22-A	D204038466		DRTCT	DEED	
COLLEGE OAKS	4	22-A	388-11	131	PRCTC	12.5' DUE	R
COLLEGE OAKS	4	31	15879	0152	DRTCT	DEED	North portion of Lot 31
COLLEGE OAKS	4	31	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	31	388-6	129	PRCTC	12.5' DUE	R
COLLEGE OAKS	4	31	11714	1141	DRTCT	CUE	A
COLLEGE OAKS	4	31	7393	516	DRTCT	5' EE	ABN.(SEP.INST.)
COLLEGE OAKS	4	31	10633	925	DRTCT	10' EE	ABN.(SEP.INST.)
COLLEGE OAKS	4	32	16626	0028	DRTCT	DEED	
COLLEGE OAKS	4	32	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	32	11630	1099	DRTCT	CUE	A
COLLEGE OAKS	4	33	13002	0322	DRTCT	DEED	
COLLEGE OAKS	4	33	11630	1099	DRTCT	CUE	A
COLLEGE OAKS	4	33	10633	928	DRTCT	10' EE	ABN.(SEP.INST.)
COLLEGE OAKS	4	34	13125	0466	DRTCT	DEED	
COLLEGE OAKS	4	34	388-6	129	PRCTC	5' UE	A
COLLEGE OAKS	4	34	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	35	14355	0275	DRTCT	DEED	
COLLEGE OAKS	4	35	388-6	129	PRCTC	5' UE	A
COLLEGE OAKS	4	35	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	35	11795	0666	DRTCT	CUE	A
COLLEGE OAKS	4	36	13095	0052	DRTCT	DEED	
COLLEGE OAKS	4	36	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	36	11723	1233	DRTCT	CUE	A
COLLEGE OAKS	4	37	12708	1453	DRTCT	DEED	
COLLEGE OAKS	4	37	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	37	11692	1528	DRTCT	CUE	A
COLLEGE OAKS	4	38-R	12846	0098	DRTCT	DEED	
COLLEGE OAKS	4	38-R	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	4	38-R	11940	1584	DRTCT	CUE	A
COLLEGE OAKS	4	40-R	13007	0187	DRTCT	DEED	
COLLEGE OAKS	4	40-R	388-4	281	PRCTC	25' DUE	R
COLLEGE OAKS	4	40-R	11775	1817	DRTCT	CUE	A
COLLEGE OAKS	5	1	12681	1077	DRTCT	DEED	
COLLEGE OAKS	5	1	16081	0123	DRTCT	SSE	R
COLLEGE OAKS	5	2	13228	0075	DRTCT	DEED	
COLLEGE OAKS	5	2	16081	0123	DRTCT	SSE	R
COLLEGE OAKS	5	3	CAUSE NO. 05-30434-1		COND		
COLLEGE OAKS	5	3	388-6	129	PRCTC	5' UE	R
COLLEGE OAKS	5	4	12677	0858	DRTCT	DEED	
COLLEGE OAKS	5	4	388-6	129	PRCTC	5' UE	R
COLLEGE OAKS	5	4	388-6	129	PRCTC	DUE	R
COLLEGE OAKS	5	4	11743	1342	DRTCT	CUE	A
COLLEGE OAKS	5	5	14552	0469	DRTCT	DEED	
COLLEGE OAKS	5	5	388-6	129	PRCTC	DUE	R
COLLEGE OAKS	5	5	11795	0652	DRTCT	CUE	A
COLLEGE OAKS	5	6-A	12681	1106	DRTCT	DEED	
COLLEGE OAKS	5	6-A	388-11	55	PRCTC	25' DUE	R
COLLEGE OAKS	5	6-A	11743	1366	DRTCT	CUE	A
COLLEGE OAKS	5	6-A	16081	122	DRTCT	SSE	R
COLLEGE OAKS	5	8-A	14309	0338	DRTCT	DEED	
COLLEGE OAKS	5	8-A	388-11	55	PRCTC	25' DUE	R
COLLEGE OAKS	5	8-A	11808	2086	DRTCT	CUE	A
COLLEGE OAKS	5	8-A	16081	122	DRTCT	SSE	R
COLLEGE OAKS	5	9	12708	1459	DRTCT	DEED	
COLLEGE OAKS	5	9	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	5	9	11808	1744	DRTCT	CUE	A
COLLEGE OAKS	5	9	16081	0122	DRTCT	SSE	R
COLLEGE OAKS	5	10	12809	283	DRTCT	DEED	
COLLEGE OAKS	5	10	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	5	10	12110	1484	DRTCT	CUE	A
COLLEGE OAKS	5	10	16081	0122	DRTCT	SSE	R
COLLEGE OAKS	5	11	12798	223	DRTCT	DEED	
COLLEGE OAKS	5	11	388-6	129	PRCTC	25' DUE	R
COLLEGE OAKS	5	11	11617	0891	DRTCT	CUE	A
COLLEGE OAKS	5	11	16081	0122	DRTCT	SSE	R
COLLEGE OAKS	5	12-A	12701	1385	DRTCT	DEED	
COLLEGE OAKS	5	12-A	388-23	4	PRCTC	25' DUE	R
COLLEGE OAKS	5	12-A	11775	1778	DRTCT	CUE	A
COLLEGE OAKS	5	12-A					

# Staff Report



<b>Replat (J.M. Henderson Addition Lots 60R, 61R, 68, and 69)</b>	
Planning and Zoning Meeting Date: 1-20-16	Document Being Considered: Plat

## **RECOMMENDATION**

Consider a Replat on the consent agenda.

## **PRIOR BOARD OR COUNCIL ACTION**

None

## **ANALYSIS**

The applicant, Wier & Associates, Inc., proposes to replat Lots 60, 61, and 62 of the J.M. Henderson Addition and Lot 1C of the Green's Field Addition, creating Lots 60R, 61R, 68, and 69, of the J.M. Henderson Addition. The purpose of this replat is to reconfigure several lots for the expansion of the existing Kroger grocery store, make a separate lot for the existing fueling station, and create another lot for a new fueling station.

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**

<u>Property Location:</u>	Generally located north of West Lamar Boulevard and west of North Cooper Street with the approximate address being 945 West Lamar Boulevard.
<u>Sector:</u>	North
<u>Council District:</u>	1
<u>Current Zoning:</u>	Planned Development (PD) for multi-family and community commercial uses, Community Commercial (CC), and Office Commercial (OC)

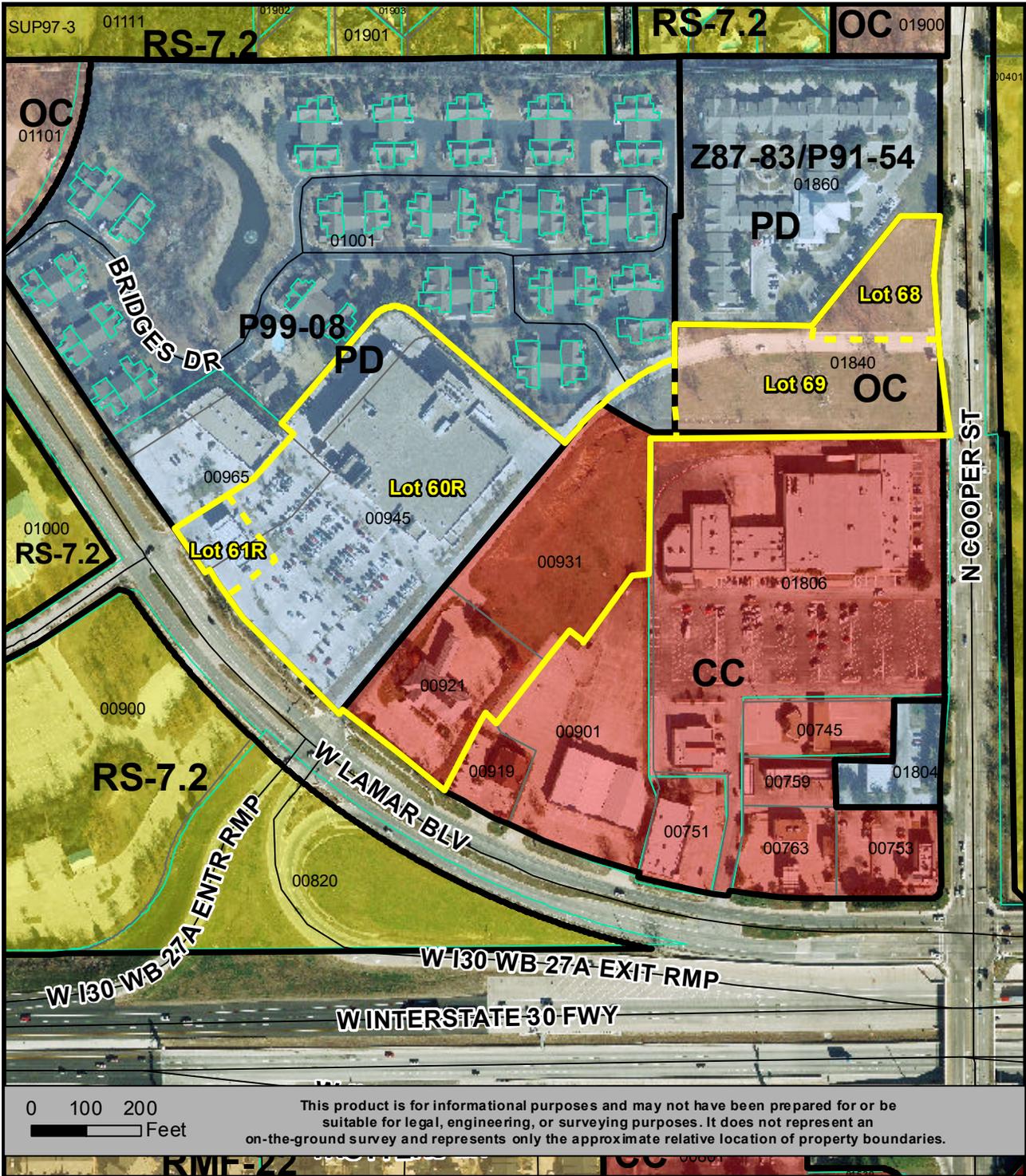
## **ATTACHED**

- i. Location Map
- ii. 11 x 17 Plat (2 pages)

## **STAFF CONTACT(S)**

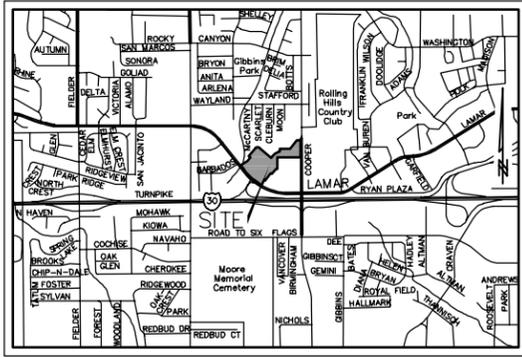
Gincy Thoppil, AICP  
Development Planning Manager  
Community Development and Planning  
817-459-6662  
[Gincy.Thoppil@arlingtontx.gov](mailto:Gincy.Thoppil@arlingtontx.gov)

Nathaniel Barnett, AICP  
Senior Planner  
Community Development and Planning  
817-459-6670  
[Nathaniel.Barnett@arlingtontx.gov](mailto:Nathaniel.Barnett@arlingtontx.gov)



**LOCATION MAP**  
**J.M. HENDERSON**  
**REPLAT**





**\* LEGEND \***

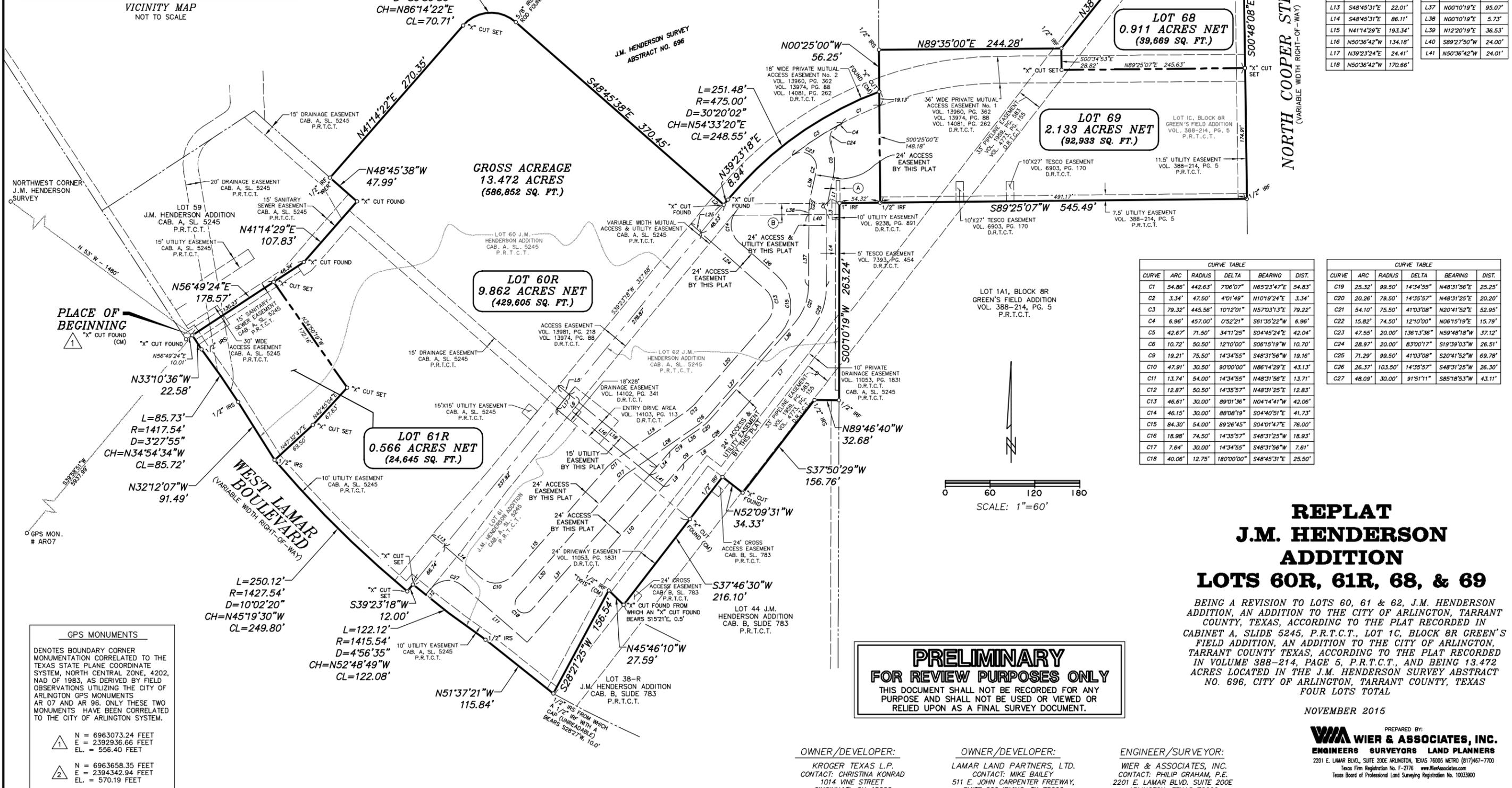
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
"WIER"	CAP STAMPED "WIER & ASSOC INC"

**EASMENT LABELS**

(A)	5'X30' TESCO EASEMENT VOL. 7393, PG. 452 D.R.T.C.T.
(B)	15' UTILITY EASEMENT CAB. A, SL. 5245 P.R.T.C.T.

**LINE TABLE**

LINE	BEARING	DIST
L1	S12°20'19"W	36.53'
L2	S48°45'38"E	18.01'
L3	S00°10'19"W	5.44'
L4	S00°10'19"W	95.36'
L5	S50°36'42"E	36.00'
L6	S39°23'18"W	15.00'
L7	S41°13'26"W	170.31'
L8	S55°49'23"W	25.43'
L9	S41°14'29"W	40.21'
L10	S41°14'29"W	276.90'
L11	N48°45'31"W	114.33'
L12	S38°45'45"W	10.97'
L13	S48°45'31"E	22.01'
L14	S48°45'31"E	86.11'
L15	N41°14'29"E	193.34'
L16	N50°36'42"W	134.18'
L17	N39°23'24"E	24.41'
L18	N50°36'42"W	170.66'

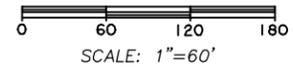


**CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	54.86'	442.63'	706°07'	N65°23'47"E	54.83'
C2	3.34'	47.50'	4°01'49"	N10°19'24"E	3.34'
C3	79.32'	445.56'	1°02'01"	N57°03'13"E	79.22'
C4	6.96'	457.00'	0°52'21"	S61°35'22"W	6.96'
C5	42.67'	71.50'	34°11'25"	S04°45'24"E	42.04'
C6	10.72'	50.50'	12°10'00"	S06°15'19"W	10.70'
C9	19.21'	75.50'	14°34'55"	S48°31'56"W	19.16'
C10	47.91'	30.50'	90°00'00"	N86°14'29"E	43.13'
C11	13.74'	54.00'	14°34'55"	N48°31'56"E	13.71'
C12	12.87'	50.50'	14°35'57"	N48°31'25"E	12.83'
C13	46.61'	30.00'	89°01'36"	N04°14'41"W	42.06'
C14	46.15'	30.00'	89°08'19"	S04°40'51"E	41.73'
C15	84.30'	54.00'	89°26'45"	S04°01'47"E	76.00'
C16	18.98'	74.50'	14°35'57"	S48°31'25"W	18.93'
C17	7.64'	30.00'	14°34'55"	S48°31'56"W	7.61'
C18	40.06'	12.75'	180°00'00"	S48°45'31"E	25.50'

**CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C19	25.32'	99.50'	14°34'55"	N48°31'56"E	25.25'
C20	20.26'	79.50'	14°35'57"	N48°31'25"E	20.20'
C21	54.10'	75.50'	4°10'308"	N20°41'52"E	52.95'
C22	15.82'	74.50'	12°10'00"	N06°15'19"E	15.79'
C23	47.55'	20.00'	136°13'36"	N59°48'18"W	37.12'
C24	28.97'	20.00'	83°00'17"	S19°39'03"W	26.51'
C25	71.29'	99.50'	4°10'308"	S20°41'52"W	69.78'
C26	26.37'	103.50'	14°35'57"	S48°31'25"W	26.30'
C27	48.09'	30.00'	91°51'11"	S85°18'53"W	43.11'



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

**REPLAT J.M. HENDERSON ADDITION LOTS 60R, 61R, 68, & 69**

BEING A REVISION TO LOTS 60, 61 & 62, J.M. HENDERSON ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 5245, P.R.T.C.T., LOT 1C, BLOCK 8R GREEN'S FIELD ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-214, PAGE 5, P.R.T.C.T., AND BEING 13.472 ACRES LOCATED IN THE J.M. HENDERSON SURVEY ABSTRACT NO. 696, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS FOUR LOTS TOTAL

NOVEMBER 2015

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNERS  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com  
 Texas Board of Professional Land Surveying Registration No. 10033900

OWNER/DEVELOPER:  
 KROGER TEXAS L.P.  
 CONTACT: CHRISTINA KONRAD  
 1014 VINE STREET  
 CINCINNATI, OH 45202  
 PH: 972-785-6015  
 EMAIL: CHRISTINA.KONRAD@KROGER.COM

OWNER/DEVELOPER:  
 LAMAR LAND PARTNERS, LTD.  
 CONTACT: MIKE BAILEY  
 511 E. JOHN CARPENTER FREEWAY,  
 SUITE 200 IRVING, TX 75062  
 PH: 214-526-2700  
 EMAIL: MBAILEY@WINDSTARPROPERTIES.COM

ENGINEER/SURVEYOR:  
 WIER & ASSOCIATES, INC.  
 CONTACT: PHILIP GRAHAM, P.E.  
 2201 E. LAMAR BLVD., SUITE 200E  
 ARLINGTON, TEXAS 76006  
 PH: 817.467.7700  
 EMAIL: PhilipG@WierAssociates.com

THIS PLAT RECORDED IN INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED: 1/13/2016 2:39 PM FILE: WIER-SURVEY.STB LAST SAVED: 1/13/2016 2:39 PM SAVED BY: PHILIP G. FILE: W97046.02-PLAT.DWG

STATE OF TEXAS  
COUNTY OF TARRANT

LAMAR LAND PARTNERS I, LTD., AND THE KROGER COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENTS, ARE THE SOLE OWNERS OF A TRACT OF LAND LOCATED IN THE J.M. HENDERSON SURVEY, ABSTRACT NO. 696, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEEDS RECORDED IN VOLUME 13790, PAGE 478, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND INSTRUMENT No. D204124964, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE J.M. HENDERSON SURVEY, ABSTRACT NO. 696, TARRANT COUNTY, TEXAS, BEING ALL OF LOTS 60-62, J.M. HENDERSON ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDES 5245-5246, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), BEING ALL OF LOT 1C, BLOCK 8R, GREEN'S FIELD ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-214, PAGE 5, P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN \*X\* CUT, SAID \*X\* CUT BEING THE WEST CORNER OF SAID LOT 60, IN THE NORTHEAST RIGHT-OF-WAY LINE OF WEST LAMAR BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY) AND FROM WHICH A SECOND \*X\* CUT FOUND BEARS SOUTH 56°49'24" WEST, 10.01 FEET, SAID SECOND \*X\* CUT FOUND BEING THE SOUTH CORNER OF LOT 59 OF SAID J.M. HENDERSON ADDITION;

THENCE ALONG THE NORTHWEST LINE OF SAID LOT 60 AND THE SOUTHEAST LINE OF SAID LOT 59 AS FOLLOWS:

(1) NORTH 56°49'24" EAST, A DISTANCE OF 178.57 FEET TO AN \*X\* CUT FOUND;

(2) NORTH 41°14'29" EAST, A DISTANCE OF 107.83 FEET TO AN \*X\* CUT FOUND, SAID \*X\* CUT FOUND BEING THE EAST CORNER OF SAID LOT 59;

THENCE NORTH 48°45'38" WEST, ALONG THE NORTHWEST LINE OF SAID LOT 60 AND THE NORTHEAST LINE OF SAID LOT 59, A DISTANCE OF 47.99 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC", SAID IRON ROD BEING IN THE SOUTH LINE OF LOT 58 OF SAID J.M. HENDERSON ADDITION;

THENCE ALONG THE SOUTH LINE OF SAID LOT 58 AS FOLLOWS:

(1) NORTH 41°14'22" EAST, ALONG THE NORTHWEST LINE OF SAID LOT 60, A DISTANCE OF 270.35 FEET TO AN \*X\* CUT SET, SAID \*X\* CUT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(2) NORTHEASTERLY, AN ARC LENGTH OF 78.54 FEET ALONG THE NORTHWEST LINE OF SAID LOT 60 AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 89°59'56", AND A CHORD BEARING OF NORTH 86°14'22" EAST, 70.71 FEET TO A 5/8" IRON ROD FOUND, SAID IRON ROD BEING THE NORTH CORNER OF SAID LOT 60;

(3) SOUTH 48°45'38" EAST, ALONG THE NORTHEAST LINE OF SAID LOT 60, A DISTANCE OF 370.45 FEET TO AN \*X\* CUT FOUND, SAID \*X\* CUT BEING THE EAST CORNER OF SAID LOT 60 AND BEING IN THE NORTHWEST LINE OF SAID LOT 62;

(4) NORTH 39°23'18" EAST, ALONG THE NORTHWEST LINE OF SAID LOT 62, A DISTANCE OF 8.94 FEET TO AN \*X\* CUT FOUND, SAID \*X\* CUT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(5) NORTHEASTERLY, AN ARC LENGTH OF 251.48 FEET ALONG THE NORTHWEST LINE OF SAID LOT 62 AND ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A DELTA ANGLE OF 30°20'02", AND A CHORD BEARING OF NORTH 54°33'20" EAST, 248.55 FEET TO AN \*X\* CUT FOUND IN THE WEST LINE OF SAID LOT 1C, SAID \*X\* CUT BEING THE NORTH CORNER OF SAID LOT 62 AND THE SOUTHEAST CORNER OF SAID LOT 58;

THENCE NORTH 00°25'00" WEST, ALONG THE EAST LINE OF SAID LOT 58 AND THE WEST LINE OF SAID LOT 1C, A DISTANCE OF 56.25 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC", SAID IRON ROD BEING THE SOUTHWEST CORNER OF LOT 1B OF SAID BLOCK 8R AND THE NORTHWEST CORNER OF SAID LOT 1C;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1C AND THE NORTH LINE OF SAID LOT 1B AS FOLLOWS:

(1) NORTH 89°35'00" EAST, A DISTANCE OF 244.28 FEET TO A 1/2" IRON ROD FOUND;

(2) NORTH 38°45'43" EAST, A DISTANCE OF 258.13 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC";

(3) NORTH 89°35'00" EAST, A DISTANCE OF 81.10 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF LOT 1C, THE SOUTHEAST CORNER OF LOT 1B, AND IN THE WEST RIGHT-OF-WAY LINE OF NORTH COOPER STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00°48'08" EAST, ALONG THE EAST LINE OF SAID LOT 1C AND THE WEST RIGHT-OF-WAY LINE OF SAID NORTH COOPER STREET, A DISTANCE OF 403.12 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 1C AND THE NORTHEAST CORNER OF LOT 1A1, BLOCK 8R, GREEN'S FIELD ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-214, PAGE 5, P.R.T.C.T.;

THENCE SOUTH 89°25'07" WEST, ALONG THE SOUTH LINE OF SAID 1C AND THE NORTH LINE OF SAID LOT 1A1, AT A DISTANCE OF 491.17 FEET, PASSING A 1/2" IRON ROD FOUND BEING THE EAST CORNER OF SAID LOT 62 AND THE SOUTHWEST CORNER OF SAID LOT 1C, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 62, IN ALL A TOTAL DISTANCE OF 548.49 FEET TO A 1" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 1A1, AND AN ELL CORNER OF LOT 62;

THENCE SOUTH 00°10'19" WEST, ALONG A SOUTHEAST LINE OF SAID LOT 62 AND THE WEST LINE OF SAID LOT 1A1, A DISTANCE OF 263.24 FEET TO A 1/2" IRON ROD FOUND;

THENCE ALONG THE NORTHWEST LINE OF SAID LOT 44 AND THE SOUTHEAST LINE OF LOT 62 AS FOLLOWS:

(1) NORTH 89°46'40" WEST, A DISTANCE OF 32.68 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC";

(2) SOUTH 37°50'29" WEST, A DISTANCE OF 156.76 FEET TO AN \*X\* CUT FOUND;

(3) NORTH 52°09'31" WEST, A DISTANCE OF 34.33 FEET TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 37°46'30" WEST, AT A DISTANCE OF 71.09 FEET, PASSING AN \*X\* CUT FOUND, SAID \*X\* CUT BEING THE EAST CORNER OF SAID LOT 61 AND THE SOUTH CORNER OF SAID LOT 62, CONTINUING ALONG THE SOUTHEAST LINE OF LOT 61 A TOTAL DISTANCE OF 216.10 FEET TO AN \*X\* CUT FOUND IN CONCRETE, SAID \*X\* CUT BEING THE WEST CORNER OF SAID LOT 44, AND IN THE NORTHEAST LINE OF LOT 38-R, J.M. HENDERSON ADDITION, RECORDED IN CABINET B, SLIDE 783, P.R.T.C.T., FROM WHICH AN \*X\* CUT FOUND IN CONCRETE BEARS SOUTH 15°21' EAST, 0.5 FEET;

THENCE NORTH 45°46'10" WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 61 AND THE NORTHEAST LINE OF SAID LOT 38-R, A DISTANCE OF 27.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "TXHS", SAID IRON ROD BEING THE NORTH CORNER OF SAID LOT 38-R AND AN ELL CORNER OF SAID LOT 61;

THENCE SOUTH 28°21'25" WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 61 AND THE NORTHWEST LINE OF SAID LOT 38-R, A DISTANCE OF 156.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC, INC", SAID IRON ROD BEING THE SOUTH CORNER OF SAID LOT 61, THE WEST CORNER OF SAID LOT 38-R AND IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID WEST LAMAR BOULEVARD, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP (UNREADABLE) BEARS SOUTH 28°21'25" WEST, 10.00 FEET;

THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID WEST LAMAR BOULEVARD AS FOLLOWS:

(1) NORTH 51°37'21" WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 6, A DISTANCE OF 115.84 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC, INC", SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(2) NORTHWESTERLY, AN ARC LENGTH OF 122.12 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 61 AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1415.54 FEET, A DELTA ANGLE OF 04°56'35", AND A CHORD BEARING OF NORTH 52°48'49" WEST, 122.08 FEET TO AN \*X\* CUT SET IN CONCRETE, SAID \*X\* CUT BEING THE WEST CORNER OF SAID LOT 61 AND IN THE SOUTHEAST LINE OF SAID LOT 60;

(3) SOUTH 39°23'18" WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 60, A DISTANCE OF 12.00 FEET TO AN \*X\* CUT SET, SAID \*X\* CUT BEING THE SOUTH CORNER OF LOT 60 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID WEST LAMAR BOULEVARD AND THE SOUTHWEST LINE OF SAID LOT 60 AS FOLLOWS:

(1) NORTHWESTERLY, AN ARC LENGTH OF 250.12 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1427.54 FEET, A DELTA ANGLE OF 10°02'20", AND A CHORD BEARING OF NORTH 45°19'30" WEST, 249.80 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC, INC";

(2) NORTH 32°12'07" WEST, A DISTANCE OF 91.49 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC, INC", SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE LEFT;

(3) NORTHWESTERLY, AN ARC LENGTH OF 85.73 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1417.54 FEET, A DELTA ANGLE OF 03°27'55", AND A CHORD BEARING OF NORTH 34°54'34" WEST, 85.72 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC, INC";

(4) NORTH 33°10'36" WEST, A DISTANCE OF 22.58 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13.472 ACRES (586,852 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

LAMAR LAND PARTNERS I, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS J.M. HENDERSON ADDITION LOTS 60R, 61R, 68 & 69, 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;

I HEREBY CERTIFY THAT THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY. THE SUBJECT DEED IS RECORDED IN VOLUME 13790, PAGE 478, D. R. T. C. T.,

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, AS AMENDED BY THE TEXAS LEGISLATURE, I HAVE OBTAINED 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 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.

WITNESS MY HAND AT ARLINGTON, TARRANT COUNTY, TEXAS THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

LAMAR LAND PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
MIKE BAILEY

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE BAILEY FOR LAMAR LAND PARTNERS I, LTD., 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 PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC OF THE STATE OF TEXAS  
COMMISSION EXPIRES: \_\_\_\_\_



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

KROGER TEXAS L.P., AN OHIO LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS J.M. HENDERSON ADDITION LOTS 60R, 61R, 68 & 69, 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;

I HEREBY CERTIFY THAT THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY. THE SUBJECT DEED IS RECORDED IN INSTRUMENT No. D204124964, O.P.R.T.C.T.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, AS AMENDED BY THE TEXAS LEGISLATURE, I HAVE OBTAINED 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 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.

WITNESS MY HAND AT ARLINGTON, TARRANT COUNTY, TEXAS THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

KROGER TEXAS L.P., AN OHIO LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
CHRISTINA KONRAD

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTINA KONRAD FOR THE KROGER COMPANY, 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 PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC OF THE STATE OF TEXAS  
COMMISSION EXPIRES: \_\_\_\_\_



OWNER/DEVELOPER:

KROGER TEXAS L.P.  
CONTACT: CHRISTINA KONRAD  
1014 VINE STREET  
CINCINNATI, OH 45202  
PH: 972-785-6015

EMAIL: CHRISTINA.KONRAD@KROGER.COM

OWNER/DEVELOPER:

LAMAR LAND PARTNERS, LTD.  
CONTACT: MIKE BAILEY  
511 E. JOHN CARPENTER FREEWAY,  
SUITE 200 IRVING, TX 75062  
PH: 214-526-2700

EMAIL: MBAILEY@MINDSTARPROPERTIES.COM

ENGINEER/SURVEYOR:

WIER & ASSOCIATES, INC.  
CONTACT: PHILIP GRAHAM, P.E.  
2201 E. LAMAR BLVD. SUITE 200E  
ARLINGTON, TEXAS 76006  
PH: 817-467-7700

EMAIL: Philip@WierAssociates.com

THIS PLAT RECORDED IN INSTRUMENT

No. \_\_\_\_\_, DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT I, GREGG A.E. MADSEN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

\*THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GREGG A.E. MADSEN, RPLS. NO. 5798 ON January 13, 2016. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.\*

GREGG A.E. MADSEN, R.P.L.S.  
STATE OF TEXAS NO. 5798  
E-MAIL: GreggM@WierAssociates.com

**\*NOTES\***

- VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET INTERSECTIONS IN ACCORDANCE WITH CURRENT CITY ORDINANCE. ALL LANDSCAPING (NOTHING OVER 2 FEET IN HEIGHT AS MEASURED FROM THE TOP OF THE CURB) WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY ORDINANCE.
- 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.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- THE CITY OF ARLINGTON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM FINISH FLOOR ELEVATION SHOWN 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.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
- ALL 1/2" IRON RODS SET WITH CAP STAMPED "MER & ASSOC INC", UNLESS NOTED OTHERWISE.

APPROVED BY CITY OF ARLINGTON PLANNING AND ZONING COMMISSION ON \_\_\_\_ DAY OF \_\_\_\_\_, 2015

CHAIRPERSON - PLANNING AND ZONING

COMMISSION SECRETARY - PLANNING AND ZONING COMMISSION

# REPLAT J.M. HENDERSON ADDITION LOTS 60R, 61R, 68, & 69

BEING A REVISION TO LOTS 60, 61 & 62, J.M. HENDERSON ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 5245, P.R.T.C.T., LOT 1C, BLOCK 8R GREEN'S FIELD ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-214, PAGE 5, P.R.T.C.T., AND BEING 13.472 ACRES LOCATED IN THE J.M. HENDERSON SURVEY ABSTRACT NO. 696, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS FOUR LOTS TOTAL

NOVEMBER 2015

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 2

DATE: 1/13/2016  
W.A. No. 97046.02

PRINTED: 1/13/2016 2:39 PM STB FILE: WIER-SURVEY.STB LAST SAVED: 1/13/2016 2:39 PM SAVED BY: PHILIP G. FILE: W897046.02-PLAT.DWG

# Staff Report



<b>Replat (GSID Industrial Community No. 2 Site 1R1 and 1R2)</b>	
Planning and Zoning Meeting Date: 1-20-16	Document Being Considered: Plat

## **RECOMMENDATION**

Consider a Replat on the consent agenda.

## **PRIOR BOARD OR COUNCIL ACTION**

None

## **ANALYSIS**

The applicant, EBG Engineering, LLC, proposes to replat Site 1R, creating Site 1R1 and 1R2, of the Great Southwest Industrial District Industrial Community No. 2. The purpose of this replat is to subdivide one lot into two. Proposed Site 1R2 is developed with a warehouse and would maintain the requisite amount of parking. A part of Site 1R1 contained some parking for the existing use, however the parking has been removed and there is no development proposed at this time.

The Texas Department of Transportation (TxDOT) is reconfiguring the interchange at Interstate 30 and State Highway 360. As part of this reconfiguration, 107th Street will be extended north to connect to Six Flags Drive which will connect to the Interstate 30 service road. The proposed 107th Street extension will dissect proposed Site 1R1 leaving fragmented portions of the lot on both sides of the street. The applicant has been informed of the planned TxDOT realignment.

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 Avenue E East and east of Avenue F Street with the approximate addresses being 2910 Avenue F Street.

Sector: East

Council District: 1

Current Zoning: Industrial Manufacturing (IM)

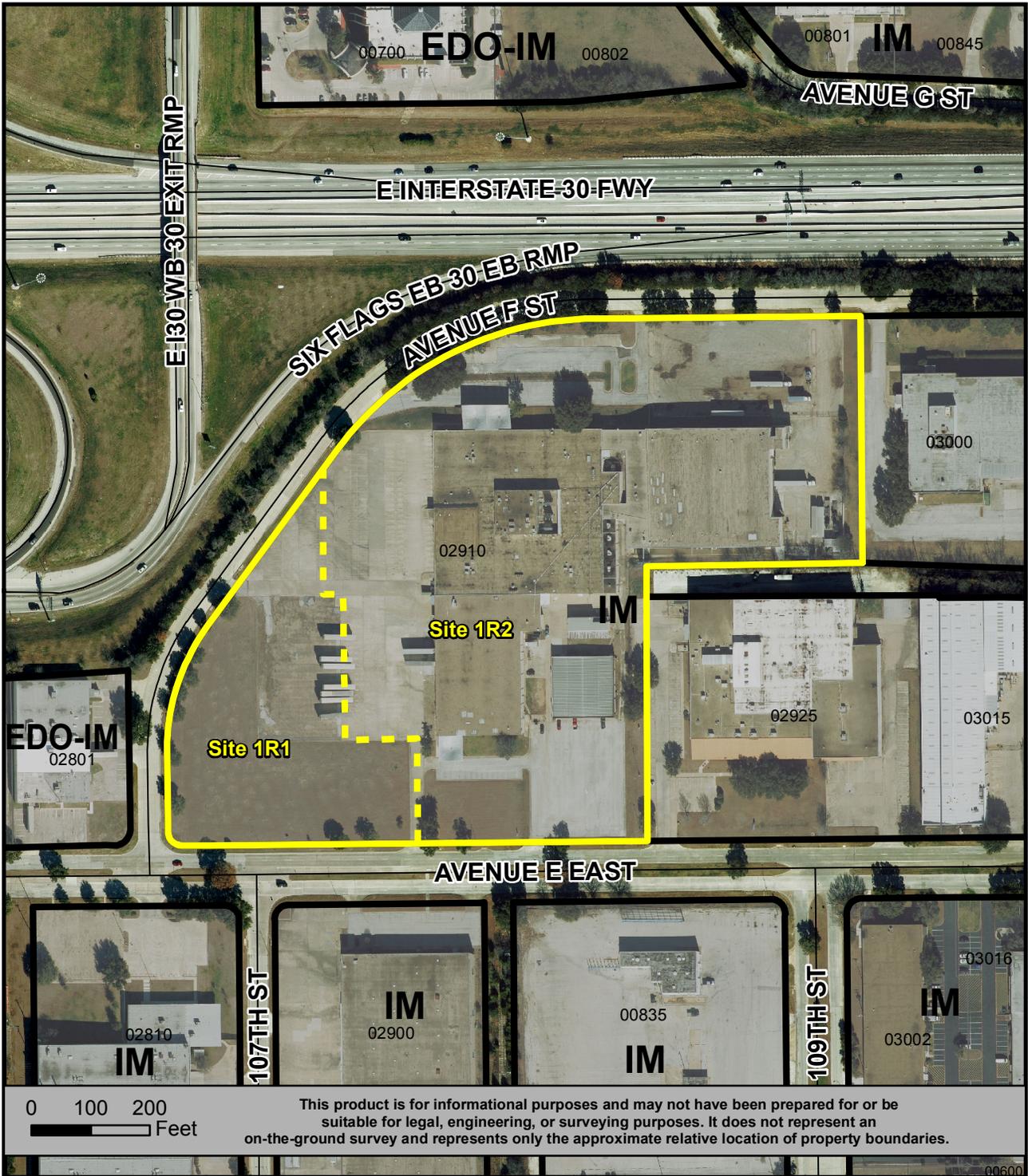
## **ATTACHED**

- 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](mailto:Gincy.Thoppil@arlingtontx.gov)

Nathaniel Barnett, AICP  
Senior Planner  
Community Development and Planning  
817-459-6670  
[Nathaniel.Barnett@arlingtontx.gov](mailto:Nathaniel.Barnett@arlingtontx.gov)



**LOCATION MAP**

**GSID #2  
REPLAT**





# Staff Report



## Zoning Case ZA15-8 (Schaab Industrial)

Planning and Zoning Meeting Date: 1-20-16

Document Being Considered: Ordinance

### **RECOMMENDATION**

Following the public hearing, consider Zoning Case ZA15-8.

### **PRIOR BOARD OR COUNCIL ACTION**

On January 6, 2016, the Planning and Zoning Commission continued ZA15-8 by a vote of 9-0-0, at the applicant's request.

### **ANALYSIS**

#### **Request**

The applicant requests to change the zoning on approximately 2.079 acres of land addressed at 7415 South Cooper Street. The subject site is generally located south of West Harris Road and east of South Cooper Street.

Current zoning: Residential Estate (RE)

Requested zoning: General Commercial (GC) and Light Industrial (LI)

The subject site is currently undeveloped, and at this time there is no development being proposed. The applicant's request is to split zone the property with GC zoning adjacent to South Cooper Street for a depth of approximately 100 feet and LI zoning for the remainder. Other properties in the vicinity have similar split zoning with commercial zoning categories in the front, and industrial zoning at the back. However, on developed lots within this vicinity, these commercially zoned areas have typically only been used as part of the landscape buffer and/or parking lot for the development that takes place for the industrial zoned portions of the property. Although the total area for the proposed GC zoned site is approximately 20,000 square feet, it may not be deep enough to support a commercial development on its own, and most likely would develop as part of the landscape buffer and/or parking lot for future development on the larger LI zoned portion of this lot.

Since the Planning and Zoning Commission meeting on January 6, 2016, the applicant has slightly changed the request to increase the depth of the proposed GC zoning fronting Cooper Street to 150 feet and continue with the LI zoning request on the rear portion. With this change, the site may be deep enough to support a commercial development on its own; however, since the two zoning areas are not separately platted, there is no guarantee that if the LI portion develops first, its parking and drive aisles will not occupy the GC portion of the lot, thus leaving inadequate area for a commercial development.

#### **Adjacent Land Uses**

The immediate surrounding properties to the north are zoned GC. The property addressed at 7401 South Cooper Street is developed with used car sales, and the property addressed at 7409 South Cooper Street is developed with a billboard along the northern property line of the subject site. The property directly to the east is zoned IM with a warehouse use. There are two parcels to the south; 7419 South Cooper Street is split zoned with Community Commercial (CC) adjacent to South Cooper Street and IM behind, and is currently undeveloped. The parcel addressed at 7417 South Cooper Street is also zoned IM and is developed with warehouse uses. The property to the west across South Cooper Street is zoned Planned Development (PD) for RE, Residential Single-Family 7.2 (RS-7.2), and Neighborhood Commercial (NC) uses with a variety of offices fronting South Cooper Street.

**Comprehensive Plan Analysis**

Due to the surrounding industrial zoning and the request for commercial zoning (although higher intensity) along Cooper Street to act as a buffer, the request may be in general conformance with the Comprehensive Plan. However, there is no assurance that a commercial use will be developed in the commercial-zoned portion of the lot fronting Cooper Street in order to be able to meet the intent of the Comprehensive Plan as a true buffer.

**FINANCIAL IMPACT**

None

**ADDITIONAL INFORMATION**

Attached:

- i. Case Information
- ii. Itemized Allowable Uses (2 pages)
- iii. Location Map
- iv. Photos
- v. Metes and Bounds Survey (revised)
- vi. Applicant’s Letter
- vii. Letters of Support (3 pages)

Under separate cover:

None

Available in the City Secretary’s office:

None

**CITY COUNCIL DATE**

February 9, 2016

**STAFF CONTACTS**

Gincy Thoppil, AICP  
Development Planning Manager  
Community Development and Planning  
817-459-6662  
[Gincy.Thoppil@arlingtontx.gov](mailto:Gincy.Thoppil@arlingtontx.gov)

Bryan Isham  
Planner  
Community Development and Planning  
817-459-6654  
[Bryan.Isham@arlingtontx.gov](mailto:Bryan.Isham@arlingtontx.gov)

# Case Information



**Applicant:** Peyco Southwest Realty Inc. represented by Jim Maibach

**Property Owner:** Crista and Glenn Schaab

**Sector Plan:** Southeast

**Council District:** 2

**Allowable Uses:** See attachment ii-1

**Development History:** The subject site is not platted.

There have been previous zoning cases in the general vicinity in the last five years:

ZA15-4 (RaceTrac – 1211 West Harris Road) was denied at City Council first reading on October 13, 2015 by a vote of 4-3-0.

**Transportation:** The proposed zoning case has one point of access from South Cooper Street.

Thoroughfare	Existing	Proposed
South Cooper Street	Approximately 116-foot, 6-lane divided Major Arterial	120-foot, 6-lane divided Major Arterial

**Traffic Impact:** The change in zoning from RE to LI and GC will generate an additional 70 trips in the AM Peak Hour, and additional 78 trips in the PM Peak Hour and an additional 552 trips per day. The additional traffic will not impact the adjacent street system.

**Water & Sewer:** Water is available from a 12-inch water line in South Cooper Street. Sanitary Sewer is available from an 8-inch sanitary sewer line in South Cooper Street.

**Drainage:** The site is located within the Rush Creek drainage basin. No portion of the site is located in a floodplain. No significant drainage impacts are expected to result from development of this site as long as the site complies with relevant city ordinances.

**Fire:** Fire Station Number 15, located at 906 Eden Road, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

# Case Information



**School District:** Mansfield Independent School District.

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

**Notices Sent:**

Neighborhood  
Associations:

ACTION North  
Arlington Alliance for Responsible Government  
Arlington Chamber of Commerce  
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  
Fannin Farm HOA  
Fannin Farms West Assn, Inc.

Property Owners: 15  
Letters of Support: 0  
Letter of Opposition: 0

**PLANNING AND ZONING COMMISSION SUMMARY:**

**Public Hearing: January 6, 2016**

Zoning Case ZA15-8 (Schaab Industrial - 7415 South Cooper Street)

Application to change the zoning on approximately 2.079 acres from Residential Estate (RE) to General Commercial (GC) and Light Industrial (LI); generally located south of West Harris Road and east of South Cooper Street.

Present in support of this case were Larry Wallace, 1703 North Peyco Drive, 76011; and Jordan Foster, 7703 Frio River Road, 76001.

The case was continued to the January 20, 2016 Public Hearing Meeting per the applicant's request.

**CONTINUED**

# Itemized Allowable Uses



## Allowable Uses

### General Commercial (GC)

**Permitted** – Nursing Home, Art gallery or museum, emergency shelter, Government administration and civic buildings, Mortuary, crematory, funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, trade school, University/college/seminary, Hospital, Medical or dental office or clinic, Community garden, Public park or playground, crop production, Gasoline sales, Motor vehicle rental, motor vehicle sales new, Catering service, Restaurant, Restaurant, take-out and delivery only, Office, business or professional, Telemarketing call center, Day care center, General personal services (other than listed), Massage therapy clinic, tattoo parlor or piercing studio, Private club, lodge, fraternal organization, Recreation, indoor (other than listed), Skating rink, Theatre indoor, Wedding chapel, country club, golf course, Boat and accessory sales, General retail store (other than listed), Firearm sales, pawn shop, Second-hand goods store, Swimming pool, spa and accessory sales and service, Food processing, Medical or scientific research laboratory, Micro-brewery, distillery, or winery, Transit passenger terminal, Radio or TV station or studio, Utility lines, towers or metering station, wholesale supply business.

**Specific Use Permit (SUP)** – Hospital, psychiatric, auto service center, car wash, Hotel, limited service, Residence hotel, bail bond service, Banquet hall, Bingo parlor, Billiard parlor, Bowling alley, Nightclub, Major tourist attraction, Recreation general outdoor (other than listed), Gas well, airport or landing field, Utility installation other than listed, specialty paraphernalia sales, Electric utility substation, generating plant, Utility station other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft., Self-storage facility motor vehicle sales used.

**Conditions (C)** – Kennel commercial, Veterinary clinic, Financial services, Restaurant with drive-through, Nursery, garden shop or plant sales, package liquor store, Sidewalk café, Hotel, full service, Building and landscaping materials and lumber sales, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft.

(See next page for LI uses)

# Itemized Allowable Uses



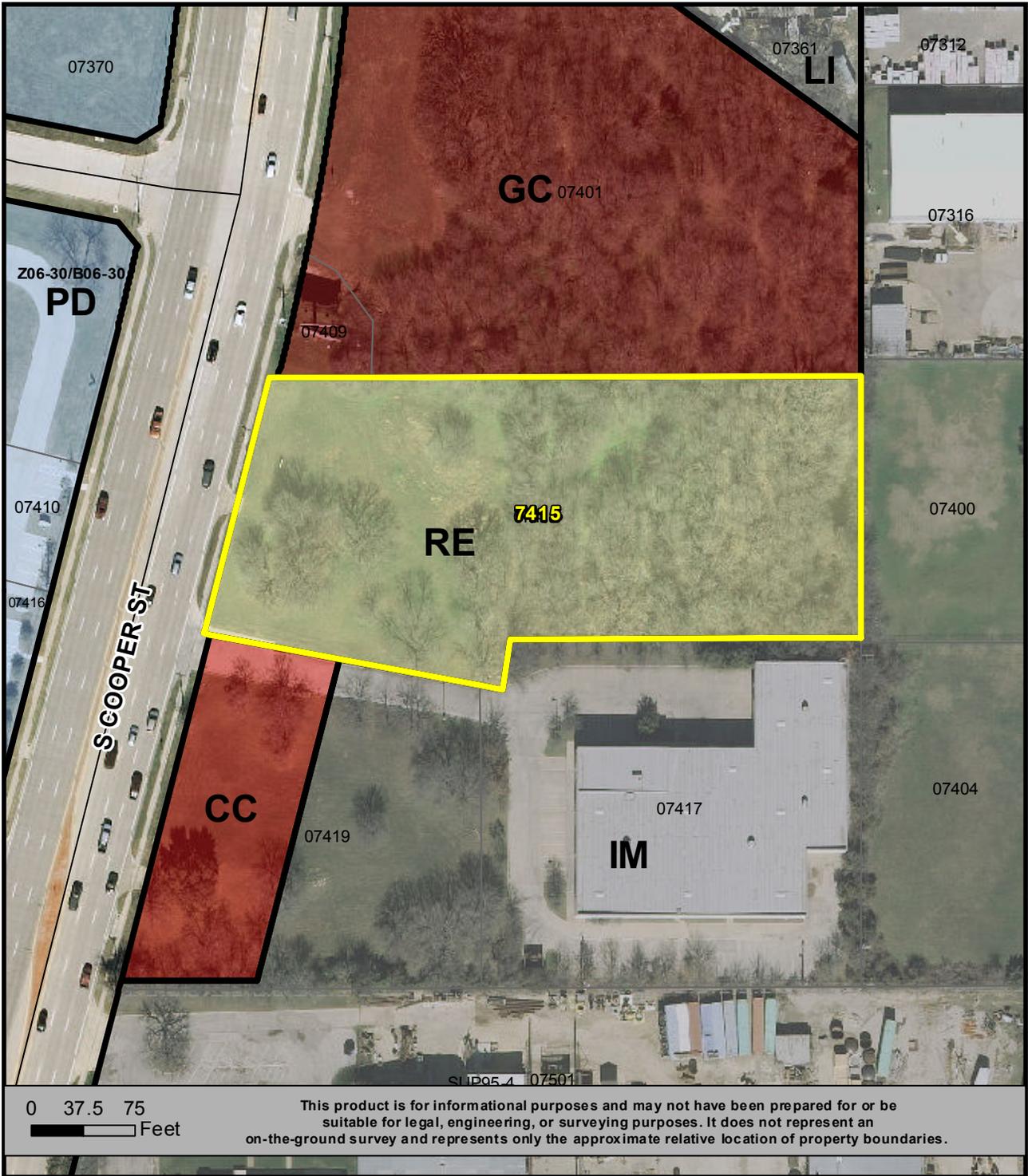
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## Light Industrial (LI)

**Permitted** - Art gallery or museum, Domestic Violence Shelter, Emergency shelter, Government administration and civic buildings, Mortuary/crematory/funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Trade school, University/college/seminary, Hospital, Medical or dentist office or clinic, Cemetery, Community garden, Public park or playground, Crop production, Kennel, commercial, Veterinary Clinic, Car wash, Gasoline sales, Motor vehicle rental, Motor vehicle sale, new, Catering service, Restaurant, Restaurant, take-out and delivery only, Office, business or professional, Telemarketing call center, Bail bond service, General personal services (other than listed), Massage therapy clinic, Tattoo parlor or piercing studio, Gun range (indoor), Private club/lodge/fraternal organization, Country club, Golf course, Recreation, general outdoor (other than listed), Boat and accessory sales, rental and service, Building and landscaping materials and lumber sales, General retail store (other than listed), Firearm sales, Nursery, garden shop or plant sales, Pawn shop, Second-hand goods store, Swimming pool, spa and accessory sales and service, Cleaners, commercial, Food processing, Heavy machinery rental, sales, and service, Medical or scientific research laboratory, Microbrewery/microdistillery/winery, Wrecker service, Custom and craft work, Manufacturing, light, Salvage yard (indoor), Transit passenger terminal, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station, Utility installation other than listed, Cold storage plant, Contractors plant, shop and/or storage yards, Distribution Center/warehouse, Wholesale supply business.

**Specific Use Permit** - Halfway House, Public or private school, Auto service center, Auto repair garage, major, Motor vehicle sales, used, Hotel, limited service, Residence hotel, Day care center, Gun club, skeet, or target range (outdoor), Marina, Specialty paraphernalia sales, Gas well, Airport of landing field, Electric generating plant, Telecommunications Facilities Towers >75ft., Stealth towers>100ft.

**Conditions (C)** - Stables, commercial, Financial service, Bar, Restaurant with drive-through, Hotel, full service, Trailer camp/RV park, Nightclub, Open-air vending, Package liquor store, Sexually oriented business, Building maintenance sales and service, Telecommunications Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75ft., Stealth towers ≤100ft., Self-storage facility, Outside storage.



## LOCATION MAP ZA15-8

RE to GC and LI



# ZA15-8

RE to GC and LI

South of West Harris Road and East of South Cooper Street



View of adjacent car sales and billboard. View north.



View of subject site. View east.



View of adjacent vacant lot. View south.



View of office uses across South Cooper Street. View west.

Zoning Exhibit  
 2.050 ACRES OF LAND  
 Located in the  
 T. O. Harris Survey,  
 Abstract No. 645  
 City of Arlington  
 Tarrant County, Texas

BASIS OF BEARINGS: EAST BOUNDARY LINE OF  
 SUBJECT PROPERTY ACCORDING TO DEED RECORDED  
 IN VOL. 8048, PG. 2131, D.R.T.C.T.

IRF DENOTES IRON ROD FOUND  
 IRS DENOTES IRON ROD SET

**\* NOTE \***  
 ALL SUBJECT PROPERTY BOUNDARY  
 LINE BEARINGS AND DISTANCES ARE  
 DEED & ACTUAL UNLESS OTHERWISE  
 NOTED HEREON.



**Coombs Land Surveying, Inc.**  
 P.O. Box 11370 Fort Worth Texas 76110  
 (817) 920-7600 (817) 920-7617 FAX  
 CLS JOB No. 15-0128  
 GF No. NONE

LEGAL DESCRIPTION  
 GC-GENERAL COMMERCIAL ZONING

BEING a tract of land located in the T. O. HARRIS SURVEY, ABSTRACT No. 645, City of Arlington, Tarrant County, Texas and being a portion of that certain tract of land described in deed to Glen D. Schaab and wife, Christa M. Schaab recorded in Volume 8048, Page 2131 of the Deed Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete set in the South boundary line of said Schaab Tract being the Northwest corner of Lot 29, T. O. Harris Addition to the City of Arlington, Texas according to the plat recorded in Cabinet A, Slide 4876 of the Plat Records of Tarrant County, Texas and lying in the East right-of-way line of South Cooper Street (F. M. 157, a 120-foot wide right-of-way) as described in deed to the State of Texas recorded in Volume 9820, Page 1262 of the Deed Records of Tarrant County, Texas;

THENCE N 13° 51' 14" E, 194.25 feet along the said East right-of-way line of South Cooper Street to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the North boundary line of said Schaab Tract being the Southwest corner of Lot 9, T. O. Harris Addition to the City of Arlington, Texas according to the plat recorded in Cabinet A, Slide 306 of the Plat Records of Tarrant County, Texas;

THENCE N 89° 16' 17" E, at 68.25 feet passing a 1/2-inch iron rod found at the Southeast corner of said Lot 9 being the most Southerly Southwest corner of Lot 10, said T. O. Harris Addition and continuing in all a total distance of 103.33 feet along the North boundary line of said Schaab Tract to a point;

THENCE S 13° 51' 14" W, 213.52 feet departing said boundary line to a point in the South boundary line of said Schaab Tract lying in the North boundary line of aforesaid Lot 29;

THENCE N 80° 00' 17" W, 100.23 feet along the common boundary line between said Schaab Tract and said Lot 29 to the PLACE OF BEGINNING, containing 0.468 acre (20,389 square feet) of land.

LEGAL DESCRIPTION  
 LI-LIGHT INDUSTRIAL ZONING

BEING a tract of land located in the T. O. HARRIS SURVEY, ABSTRACT No. 645, City of Arlington, Tarrant County, Texas and being a portion of that certain tract of land described in deed to Glen D. Schaab and wife, Christa M. Schaab recorded in Volume 8048, Page 2131 of the Deed Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a point in the South boundary line of said Schaab Tract being the North boundary line of Lot 29, T. O. Harris Addition to the City of Arlington, Texas according to the plat recorded in Cabinet A, Slide 4676 of the Plat Records of Tarrant County, Texas and lying S 80° 00' 17" E, 100.23 feet along said boundary line from an "X" cut in concrete set at the Southwest corner of said Schaab Tract;

THENCE N 13° 51' 14" E, 213.52 feet departing said boundary line to a point in the North boundary line of said Schaab Tract being the South boundary line of Lot 10, T. O. Harris Addition to the City of Arlington, Texas according to the plat recorded in Cabinet A, Slide 306 of the Plat Records of Tarrant County, Texas;

THENCE N 89° 16' 17" E, 319.87 feet along the common boundary line between said Schaab Tract and said Lot 10 to a 1/2-inch iron rod found at the Northeast corner of said Schaab Tract;

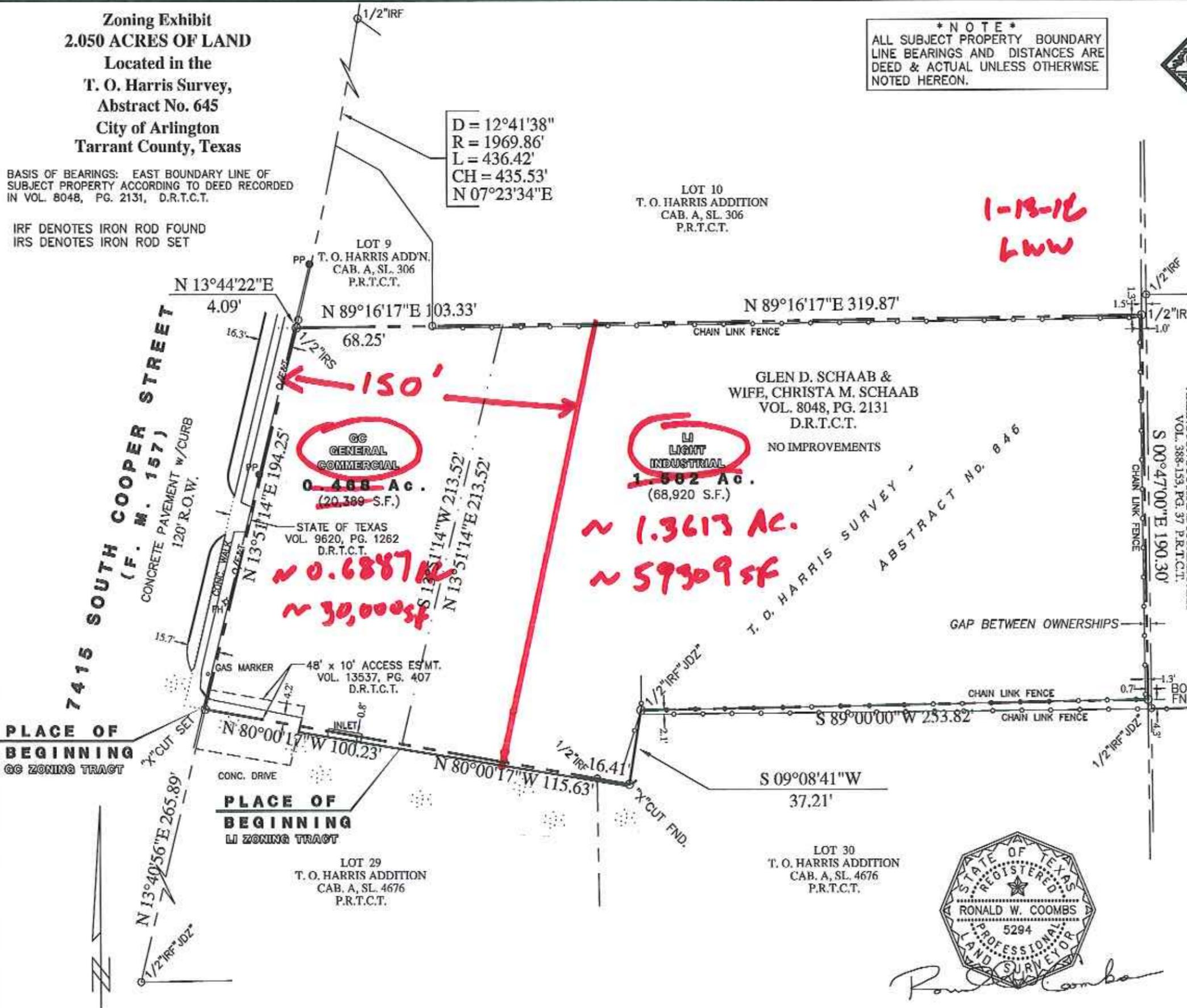
THENCE S 00° 47' 00" E, 190.30 feet along the East boundary line of said Schaab Tract to a bolt found at the Southeast corner thereof, being the Northeast corner of Lot 20, T. O. Harris Addition to the City of Arlington, Texas according to the plat recorded in Cabinet A, Slide 4676 of the Plat Records of Tarrant County, Texas;

THENCE along the common boundary line between said Schaab Tract and said Lot 30 as follows:

S 69° 00' 00" W, 253.82 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "JDZ";

S 09° 08' 41" W, 37.21 feet to an "X" cut in concrete found;

N 80° 00' 17" W, at 16.41 feet passing a 1/2-inch iron rod found at the most Westerly Northwest corner of said Lot 30 being the Northeast corner of aforesaid Lot 29 and continuing in all a total distance of 115.63 feet to the PLACE OF BEGINNING, containing 1.582 acre (68,920 square feet) of land.



*Ronald W. Coombs*

SCALE: 1" = 50'



Real Estate Brokerage ♦ Development ♦ Appraisals ♦ Property Tax Consulting  
[www.peycosouthwest.com](http://www.peycosouthwest.com)

January 13, 2016

Re: ZA15-8 Schaub Industrial,  
7415 S Cooper St, Arlington, Tx 76001  
AMANDA Sequence No. 15-920274

Presentation bullet points:

- The applicant has complied with the Unified Development Code calling for a minimum of 10,000 sf for the requested General Commercial. The front or west 30,000+- sf of the subject is requested to be zoned General Commercial with the remainder of the parcel (approximately 68,920 sf) requested to be zoned Light Industrial.
- The reason for the zoning change request is to prepare the property for sale to a commercial developer or for investment purposes with eventual commercial development. There is no development being proposed at this time.
- Adjacent Industrial Manufacturing is on two sides of the subject - east and south the subject with General Commercial (GC) to the north and a 100-foot-wide strip to the south along South Cooper Street. Our request for General Commercial (GC) along South Cooper Street and Light Industrial is fully consistent with the existing zoning in the area.
- This parcel is one of the few undeveloped parcels left on the east side of South Cooper, south of Harris Road in the Arlington South Industrial Park due to its size. To develop this property, a prospective buyer will need flexibility and the proposed zoning will limit the first 150' east of cooper to General Commercial (GC) uses complying with the city's comprehensive plan.
- There are three letters of support to the commission noting the need to additional industrially zoned space and the South Arlington Industrial Park is largely zoned Industrial Manufacturing (IM).

Sincerely,

James L. Maibach and Larry W. Wallace  
Zoning Consultants for the applicant- Crista and Glenn Schuab

1703 N. Peyco Dr. Arlington, Texas 76001  
Metro 817-467-6803 ♦ Fax 817-465-7464 ♦ [www.peycosouthwest.com](http://www.peycosouthwest.com)

December 29, 2015

Mr. Larry Fowler                      Via email only to: [lwfowler@shannongracey.com](mailto:lwfowler@shannongracey.com)  
Chairman of the Planning and Zoning Commission  
101 W. Abram Street  
Arlington, Texas 76010

Re: Zoning Case ZA15-8  
7415 South Cooper Street, Arlington, Tx 76001  
Amanda Sequence # 15-920274

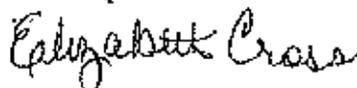
Dear Mr. Fowler:

This letter is to express my support for the subject zoning case ZA15-8 in the South Arlington Industrial Park.

As a long-time managing partner/owner of multiple warehouse properties in the South Arlington Industrial Park, I can attest to the shortage of industrial space and development in South Arlington. The area is primarily zoned IM – Industrial Manufacturing, and the LI- Light Industrial Zoning requested is consistent with the zoning in the area.

Your favorable consideration of this zoning case is both requested and supported.

Sincerely,



Elizabeth Cross

Managing partner of El Capa LTD and The El Capa II Trust

Location	City	Owner Name(s)
1116 ENTERPRISE PL	ARLINGTON	EL CAPA LTD
1003 ENTERPRISE PL	ARLINGTON	EL CAPA LTD
1118 ENTERPRISE PL	ARLINGTON	EL CAPA LTD
1009 ENTERPRISE PL	ARLINGTON	EL CAPA LTD
1007 ENTERPRISE PL	ARLINGTON	EL CAPA LTD
1011 ENTERPRISE PL	ARLINGTON	EL CAPA II TRUST



# DELTA TEE

December 29, 2015

Mr. Larry Fowler  
Chairman of the Planning and Zoning Commission  
101 W. Abram Street  
Arlington, TX 76010

Via email only to: [lfowler@shannongracey.com](mailto:lfowler@shannongracey.com)

RE: ZONING CASE ZA 15-8  
7415 South Cooper Street, Arlington, TX 76001  
Amanda Sequence # 15-92074

Dear Mr. Fowler,

This letter is to express my support for the subject zoning case ZA 15-8 in the South Arlington Industrial Park.

As a long time owner of a warehouse property in the South Arlington Industrial Park, I heartily support this zoning case. The South Arlington Industrial Park is zoned IM- Industrial Manufacturing, and the proposed LI- Light Industrial Zoning requested is not inconsistent with the other zoning in the industrial park. It is my observation that there is very little vacancy of warehouses indicating a need to support more industry in our fair city of Arlington.

I urge you to approve the zoning case.

Sincerely,

Essa Firoozbakht

Owner of Firooz Inc.

**LAW OFFICES**  
**OF**  
**WILLIAM K. ROSENBERY**  
A PROFESSIONAL CORPORATION  
1400 W. Abram Street  
Arlington, Texas 76013

Board Certified  
Commercial Real Estate Law  
Residential Real Estate Law  
Texas Board of Legal Specialization

Telephone: 817/481-8601  
Fax 817/277-6815  
E-mail: [bill@rosenbergylaw.com](mailto:bill@rosenbergylaw.com)

December 31, 2015

Mr. Larry Fowler                      Via email only to: [lfowler@shannongracey.com](mailto:lfowler@shannongracey.com)  
Chairman  
Planning and Zoning Commission  
101 W. Abram Street  
Arlington, Texas 76010

Re:    Zoning Case ZA15-8  
      7415 South Cooper Street, Arlington, Tx 76001  
      Amanda Sequence # 15-920274

Dear Mr. Fowler:

This letter is to express my support for the subject zoning case ZA15-8 in the South Arlington Industrial Park.

As a long-time owner of two warehouse properties in the South Arlington Industrial Park, it is my observation that there is a shortage of industrial property in this area. The industrial park is primarily zoned IM – Industrial Manufacturing, and the LI- Light Industrial Zoning requested is consistent with the zoning in the area.

Your favorable consideration of this zoning case is both requested and supported.

Sincerely,

*William K. Rosenberry*

William K. Rosenberry  
Owner, Arlington Triple R Properties LTD