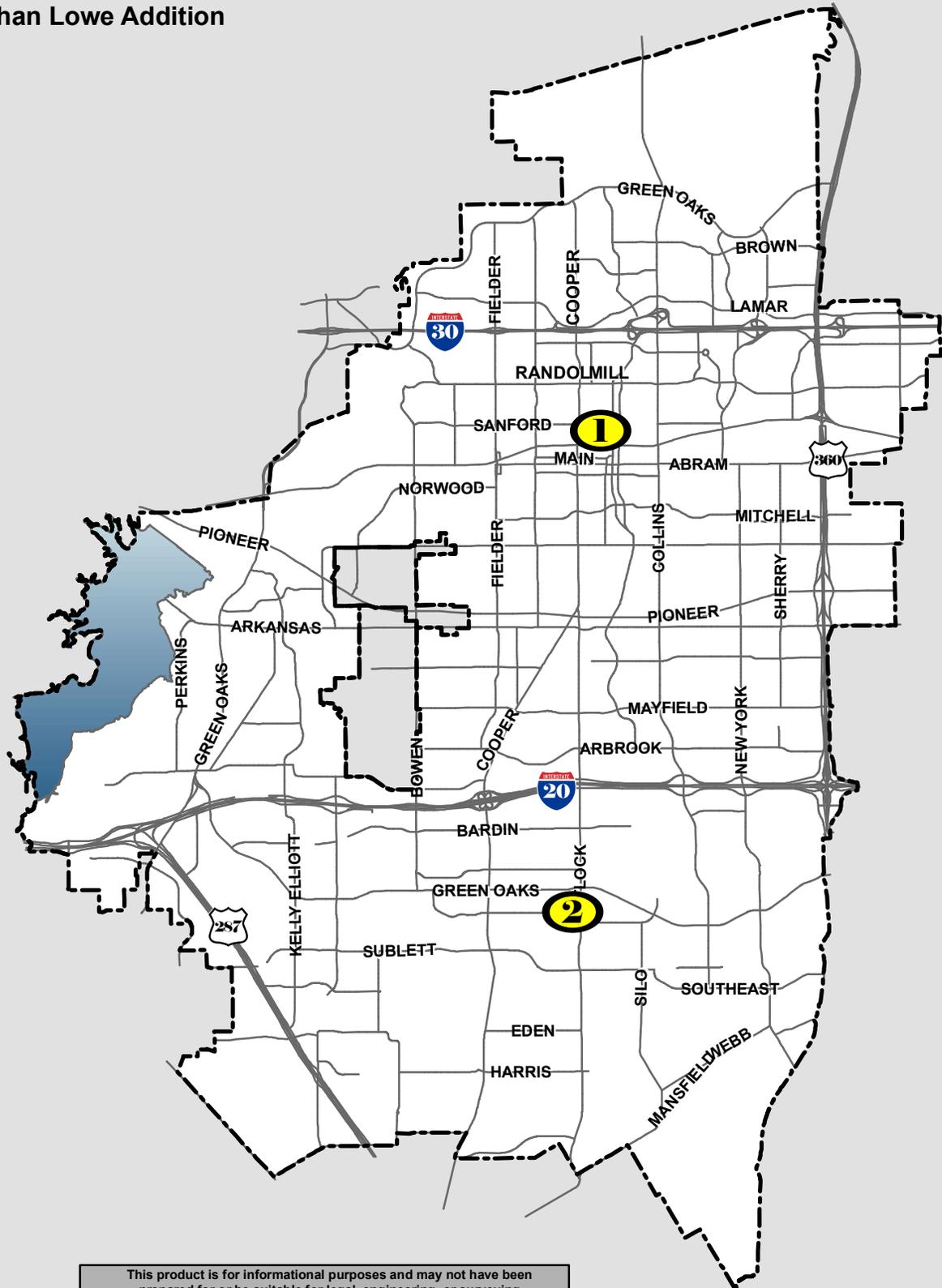


PLANNING & ZONING

February 3, 2016



1. Replat - W.S. Thomas Heirs Addition
2. Replat - Nathan Lowe Addition



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

**PLANNING AND ZONING COMMISSION
WORK SESSION**

**Council Briefing Room
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

February 3, 2016

4:45 P.M.

- I. CALL TO ORDER**
- II. CIPAC – DISCUSSION OF THE JANUARY 2016 CIPAC SEMI-ANNUAL REPORT**
- III. DISCUSSION OF THE REGULAR SESSION AGENDA ITEMS**
- IV. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS**
 - A. Specific Use Permit SUP15-8
(Collins Good News Daycare – 1919 South Collins Street)

Application for approval of a Specific Use Permit for a Day Care, on approximately 4.8 acres, currently zoned Residential Single-Family 7.2 (RS-7.2).; generally located south of East Lovers Lane and east of South Collins Street.

CC Approved 9-0-0 on 01/26/16 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 ZA15-7
(507 North Cooper Street – 507 North Cooper Street)

Application to change the zoning on approximately 0.344 acres from Downtown Neighborhood Overlay – Residential Medium-Density (DNO-RM-12) to Downtown Neighborhood Overlay – Community Commercial (DNO-CC); generally located north of West Division Street and east of North Cooper Street.

CC Approved 9-0-0 on 01/26/16 on final reading

V. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- a) Planning and Zoning Commission Meeting – February 17, 2016

VI. ADJOURN



AGENDA

**PLANNING AND ZONING
COMMISSION**

**Council Chamber
101 WEST ABRAM STREET**

**THE PLANNING AND ZONING COMMISSION
SITTING AS THE
CAPITAL IMPROVEMENTS PROGRAM ADVISORY COMMITTEE**

**FEBRUARY 3, 2016
5:30 P.M.**

I. CALL TO ORDER

- II.** A resolution conveying to the City Council the January 2016 Semi-Annual Report of the Capital Improvements Program Advisory Committee, including recommendations relative to the implementation and administration of the adopted Land Use Assumptions, Impact Fees Capital Improvement Plans, and the "Impact Fees" and "Subdivision Rules and Regulations" chapters of the Code of the City of Arlington, Texas, 1987

III. DISCUSSION OF FUTURE MEETING DATES AND TIMES

IV. 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.

Staff Report



Capital Improvements Program Advisory Committee (CIPAC) January 2016 Semi-Annual Report	
Planning and Zoning Meeting Date: 2-3-16	Document Being Considered: Resolution

RECOMMENDATION

Approve a resolution to transmit the Capital Improvements Program Advisory Committee (CIPAC) Semi-Annual Report to City Council.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Attached is a resolution to transmit the January 2016 CIPAC Semi-Annual Report to City Council, fulfilling the state-mandated requirement for impact fee programs. Staff will be available to answer questions about the report during the work session.

Action on the resolution is scheduled during the Committee's formal session this evening. The report and CIPAC's comments will then be transmitted to City Council.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:	Resolution
Under separate cover:	January 2016 CIPAC Semi-Annual Report
Available in the City Secretary's office:	None

CITY COUNCIL DATE

February 23, 2016

STAFF CONTACT(S)

Alicia Winkelblech, AICP, CNU-A	Lyndsay Mitchell, AICP
Acting Assistant Director	Principal Planner
Community Development & Planning	Community Development & Planning
817-459-6686	817-459-6653
Alicia.Winkelblech@arlingtontx.gov	Lyndsay.Mitchell@arlingtontx.gov

Resolution No. CIP16-A

A resolution conveying to the City Council the January 2016 Semi-Annual Report of the Capital Improvements Program Advisory Committee, including recommendations relative to the implementation and administration of the adopted Land Use Assumptions, Impact Fees Capital Improvements Plans, and the "Impact Fees" and "Subdivision Rules and Regulations" Chapters of the Code of the City of Arlington, Texas, 1987.

- WHEREAS, on December 8, 1987, by Resolution No. 87-625, the City Council appointed a **Capital Improvements Program Advisory Committee** ("CIPAC"); and
- WHEREAS, on April 25, 1989, by Ordinance No. 89-49, the City Council adopted the "Impact Fees" Chapter of the Code of the City of Arlington, Texas, 1987; and
- WHEREAS, on December 7, 1993, by Ordinance No. 93-134, the City Council amended the "Impact Fees" Chapter of the Code of the City of Arlington, Texas, 1987, to update the Land Use Assumptions, Roadway, Sanitary Sewer and Water Impact Fee Capital Improvement Plans and the Impact Fee Assessment and Collection Rates; and
- WHEREAS, on June 16, 1998, by Ordinance No. 98-72, the City Council repealed the then existing "Impact Fees" Chapter of the Code of the City of Arlington, Texas, 1987, by the adoption of a new "Impact Fees" Chapter becoming fully implemented effective January 1, 1999 to update the Land Use Assumptions, Roadway, Sanitary Sewer and Water Impact Fee Capital Improvement Plans and the Impact Fee Assessment and Collection Rates; and
- WHEREAS, On April 1, 2003, by Ordinance No. 03-042, the City Council amended the "Impact Fees" Chapter of the Code of the City of Arlington Texas, 1987, to update the Land Use Assumptions, Roadway, Sanitary Sewer and Water Impact Fee Capital Improvement Plans and the Impact Fee Assessment and Collection Rates; and
- WHEREAS, On October 11, 2005, by Ordinance No. 05-090, the City Council amended the "Impact Fees" Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article I, entitled General Provisions, by the amendment of Section 1.17, Refunds, Subsection (D); and
- WHEREAS, Chapter 395 of the Texas Local Government Code requires CIPAC to file a Semiannual Report to the City Council evaluating the City's progress in achieving Impact Fee Capital Improvement Plans and identifying problems implementing such plans or administering the City's Impact Fee Program; and

WHEREAS, CIPAC continues to monitor and review the procedures for implementing and administering the "Impact Fees" Chapter of the Code of the City of Arlington, Texas, 1987, and its related components; and

WHEREAS, at this time, CIPAC conveys to the City Council its **Semi-Annual Report**, dated JANUARY 2016, which report includes recommendations relative to Land Use Assumptions, Impact Fee Capital Improvement Plans, and the "Impact Fees" and "Subdivision Rules and Regulations" Chapters of the Code of the City of Arlington, Texas, 1987; NOW THEREFORE,

BE IT RESOLVED BY THE **CAPITAL IMPROVEMENTS PROGRAM ADVISORY COMMITTEE** OF THE CITY OF ARLINGTON, TEXAS:

I.

That the Capital Improvements Program Advisory Committee hereby conveys to the City Council of the City of Arlington, Texas, for its consideration and approval, the **January 2016 Semi-Annual Report** of the Capital Improvements Program Advisory Committee.

II.

A copy of such report is attached hereto and incorporated herein for all intents and purposes.

PRESENTED AND PASSED on this the **3rd** day of **February, 2016**, by a vote of _____ ayes and _____ nays at a regular meeting of the **Capital Improvements Program Advisory Committee** of the **City of Arlington, Texas**.

CHAIR, Capital Improvements
Program Advisory Committee

ATTEST:

SECRETARY, Capital
Improvements Program
Advisory Committee

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

By _____



AGENDA

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**FEBRUARY 3, 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 20, 2016 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – W.S. Thomas Heirs Addition, Lots 1 and 2, Block 5; Zoned Residential Medium-Density (RM-12), generally located west of North Center Street and south of West Sanford Street with the approximate address being 428 North Pecan Street.
- B. Replat – Nathan Lowe Addition, Lot 1R, Block 1 (Zoned "CC"); generally located south of West Nathan Lowe Road and west of Matlock Road with the approximate address of 5508 Matlock 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.

V. MISCELLANEOUS

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

VI. ADJOURN

Staff Report



Replat (W.S. Thomas Heirs Addition Lots 1 and 2, Block 5)	
Planning and Zoning Meeting Date: 2-3-16	Document Being Considered: Plat

RECOMMENDATION

Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, STD Land Surveying, proposes to replat Block 5 of the W. S. Thomas Heirs Addition, creating Lots 1, and 2, Block 5. The site is developed with one single family home located on the proposed Lot 1.

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 west of North Center Street and south of West Sanford Street.

Sector: Central

Council District: 1

Current Zoning: Residential Medium-Density (RM-12)

ATTACHED

- i. Location Map
- ii. 11 x 17 Plat

STAFF CONTACT(S)

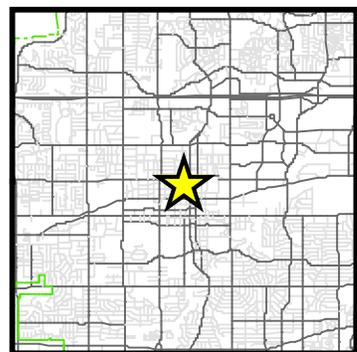
Gincy Thoppil, AICP
Development Planning Manager
Community Development and Planning
817-459-6662
Gincy.Thoppil@arlingtontx.gov

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



LOCATION MAP

**W. S. THOMAS HEIRS ADDITION
REPLAT**



OWNERS DEDICATION STATEMENT

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS MELVANE C. MORENO and MITCH WRIGHT are the sole owners of this tract of land described below in the City of Arlington, Tarrant County Texas, according to the Instruments recorded in Doc No. D215085204 and Doc No. D208298005 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEING all of Block 5 of W.S. Thomas Heirs Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Volume 204, Page 73, of the Plat Records of Tarrant County, Texas, together with the North 10 feet of a 20 foot alley between Block 5 and 6 and the East 10 feet of a 20 alley between Block 5 and Block 12 closed by the City of Arlington by Ordinance Dated June 7, 1949 of the described W.S. Thomas Heirs Addition, said being described by metes and bounds as follows;

BEGINNING at an iron rod found for corner in the West line of North Pecan Street, said corner being in the center of a 20-foot alley closed by the City of Arlington as stated above, said point being South, a distance of 10.00' from the Southeast corner of said Block 5;

THENCE South 89 deg 38 min 00 sec West, with the center of said Alley, and parallel to the South line of said Block 5, a distance of 152.12 feet to an iron rod found for corner, said corner being in the center of a 20 foot alley closed by the City of Arlington as stated above, and said corner being in the East line of Lot 11-B, of W.S. Thomas Heirs Addition, an Addition to the City of Arlington, according to the plat thereof recorded in Volume 388-28, Page 3 of the Plat Records of Tarrant County, Texas;

THENCE North 00 deg 19 min 56 sec East, with the Parallel with the West line of said Block 5, and with the East line of said W.S. Thomas Heirs Addition recorded in Vol 388-28, Pg 3, a distance of 160.01 feet to an iron rod found for corner in the South line of West Sanford Street, said corner being the Northeast corner of Lot 12-B of said W.S. Thomas Heirs Addition;

THENCE North 89 deg 38 min 10 sec East, with the proposed South R.O.W. line of said West Sanfoed Street, a distance of 136.29 feet to an iron rod set for corner;

THENCE South 45 deg 10 min 55 sec East, a distance of 21.01 feet to an iron rod set for corner in the West line of said North Pecan Street, and being in the East line of said Block 5;

THENCE South, a distance of 145.09 feet to the POINT OF BEGINNING, and containing xxxxxxxx square feet of land, more or less.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That MELVANE C MORENO and MITCH WRIGHT, owners do hereby adopt this plat designating the hereinbefore described property as Lot 1 and Lot 2 Block 5, W.S. THOMAS HEIRS ADDITION, an addition to the City of Arlington, Tarrant County, Texas, and does hereby dedicate to the public's use forever all streets and easements shown thereon. This property does not alter or remove existing deed restrictions or covenants, if any, on this property.

Witness my hand at Arlington, this _____ day of _____, 2015 .

 Melvane C. Moreno

 Mitch Wright

§ STATE OF TEXAS
 § COUNTY OF TARRANT

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Melvane C. Moreno and Mitch Wright know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 2015.

 Notary Public for the State of Texas

My Commission Expires: _____

**RE-PLAT
 LOTS 1 AND 2, BLOCK 5
 W.S. THOMAS HEIRS ADDITION**

an addition to the City of Arlington, Tarrant County, Texas

Being a replat of Block 5, W.S. Thomas Heirs Addition an addion to the City of Arlington, Tarrant County, Texas according to the plat thereof recorded in Volume 204, Page 72 of the Plat Records of Tarrant County, Texas

DATE : DECEMBER 2, 2015 2-LOTS

APPROVED BY THE CITY OF ARLINGTON
 PLANNING AND ZONING COMMISSION

DATE _____

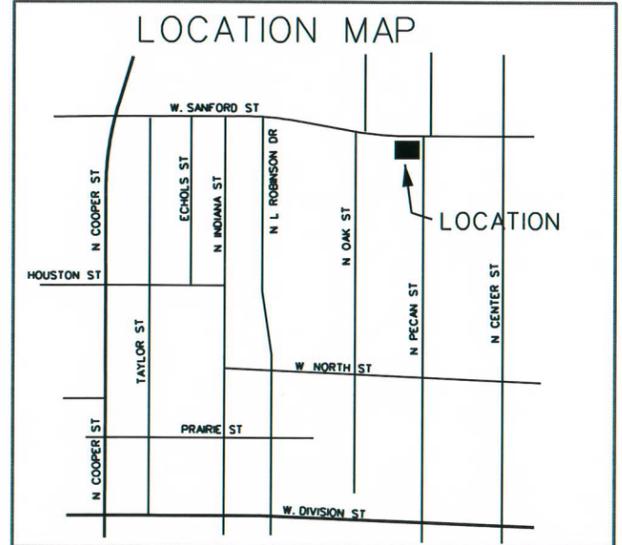
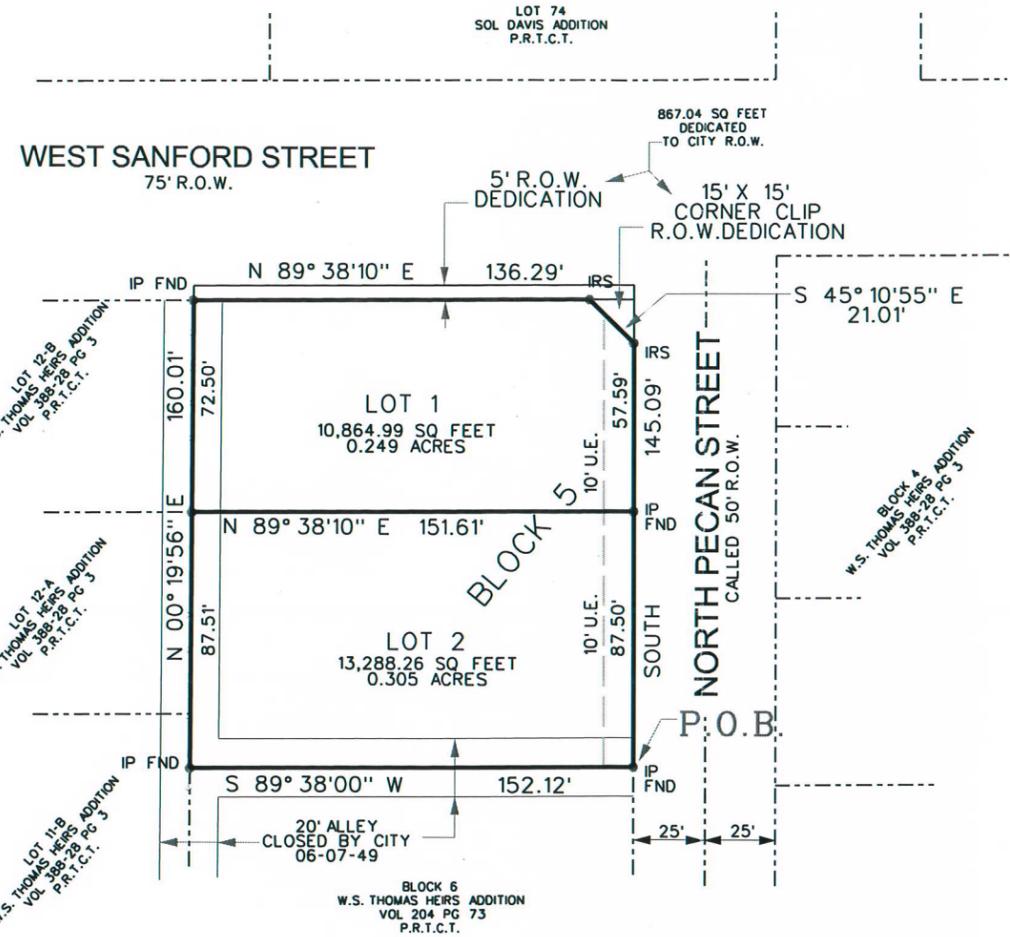
 Chairman, Planning and Zoning Commission

 Secretary, Planning and Zoning Commission

- NOTES:
1. Visibility triangles shall be provided at all public or private street intersections in accordance with City Ordinance. All landscape (nothing over 2 feet in height as measured from top of curb) within the visibility triangles shall comply with 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 irons set (IRS) are 5/8" diameter and have a yellow cap stamped "STD Surveying".
 4. The City of Arlington reservet the right to require minimum finished floor elevations on any lot contained within this addition.
 5. This plat does not alter or remove deed restrictions or covenants, in any, on the property.

OWNER / APPLICANT
 MELVANE C MORENO
 211 W NORTH STREET
 ARLINGTON, TEXAS

MITCH WRIGHT
 2217 LE MANS DRIVE
 CARROLLTON, TX. 75006
 972-809-7665



SURVEYOR'S CERTIFICATE

THIS is to certify that I, David M. Mullins, a registerde 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 supervision.

David M. Mullins
 Registered Professional Land Surveyor
 Texas Registration No. 3437



DATE: 12-02-15

That I, David M. Mullins, Registered Professional Land Surveyor No. 3437 licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

STD LAND SURVEYING

5740 Newt Patterson Rd
 Mansfield, Texas 76063
 Office 817-247-6307
 Fax 682-518-9197

E-Mail us at:
 stdlandsurveying@yahoo.com

This Plat Filed as Document No. _____, Date _____ in the Plat Records of Tarrant County, Texas

Staff Report



Replat (Nathan Lowe Addition, Lot 1R, Block 1)

Planning and Zoning Meeting Date: 2-3-16

Document Being Considered: Plat

RECOMMENDATION

Consider replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, Spry Surveyors, proposes to replat Lot 1, Block 1, of the Nathan Lowe Addition in order to realign an existing Private Access Easement. This easement was created with a Combination Plat in 2007, and currently serves Lots 1, 2, and 3, Block 1 of the Nathan Lowe Addition. The realigned easement will serve Lots 1R, 2, and 3, Block 1 of the Nathan Lowe Addition, as well as Lot 7 of the R. Medlin Addition. There are no structures on the lot currently.

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 south of West Nathan Lowe Road and west of Matlock Road with the approximate address of 5508 Matlock Road

Sector: Southeast

Council District: 2

Current Zoning: Community Commercial (CC)

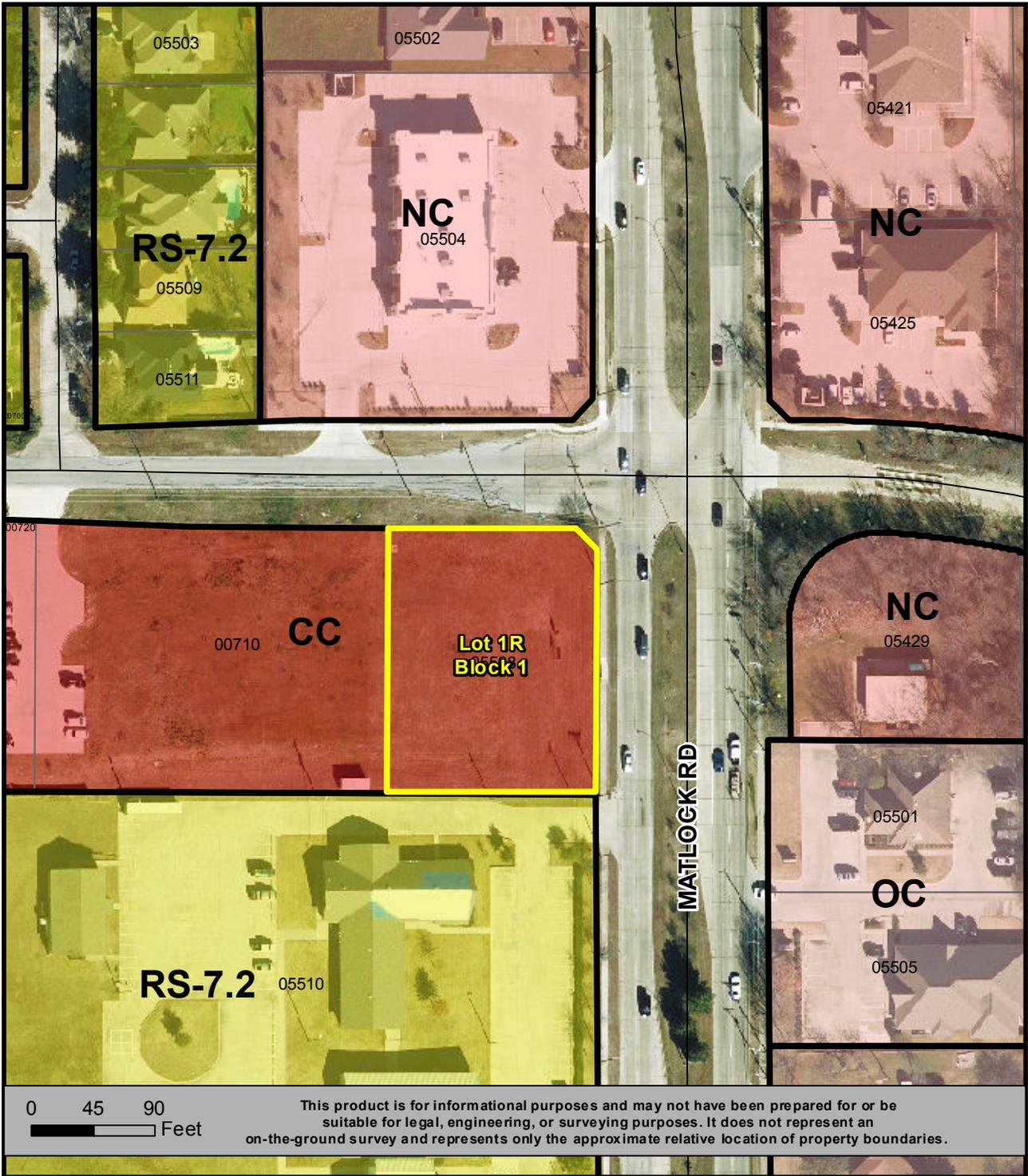
ATTACHED

- i. Location Map
- ii. 11 x 17 Plat

STAFF CONTACT(S)

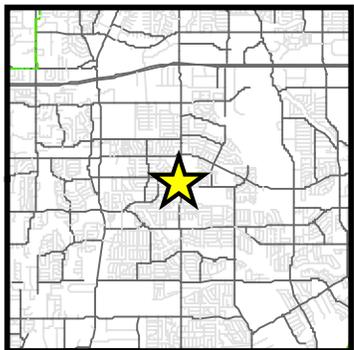
Gincy Thoppil, AICP
Development Planning Manager
Community Development and Planning
817-459-6662
Gincy.Thoppil@arlingtontx.gov

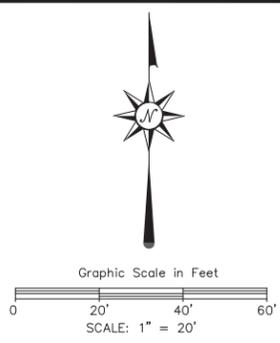
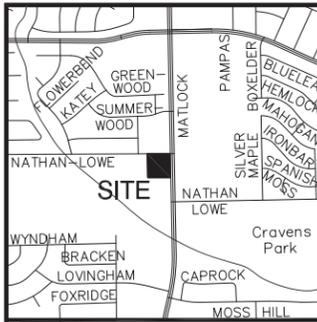
Bryan Isham
Planner
Community Development and Planning
817-459-6654
Bryan.Isham@arlingtontx.gov



LOCATION MAP

**NATHAN LOWE ADDITION
 REPLAT**





ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- SL. SLIDE
- DOC. NO. DOCUMENT NUMBER
- IRF IRON ROD FOUND
- C.M. CONTROLLING MONUMENT
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- SMH SANITARY SEWER MANHOLE
- RCP REINFORCED CONCRETE PIPE
- ASPH. ASPHALT
- CONC. CONCRETE
- XXX.X' NATURAL GROUND
- XXX.XX' PAVING
- S.W.B.T. SOUTHWESTERN BELL TELEPHONE

LEGEND NOT TO SCALE

- PROPERTY CORNER
- EASEMENT CORNER

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Arlington, Texas.



This document shall not be recorded for any purpose. This drawing shall be used for **REVIEW PURPOSES ONLY**

David Carlton Lewis
R.P.L.S. No. 5647

Date: January 28, 2016

David Carlton Lewis, R.P.L.S., Texas Registration No. 5647
Spry Surveyors, LLC,
8241 Mid-Cities Blvd Ste 102
N. Richland Hills, TX 76182

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, 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 considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Signature _____ Notary Stamp: _____

PRIVATE ACCESS EASEMENT STATEMENT:

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS, HEREIN REFERRED TO AS "IMPROVEMENTS", DEVELOPED AND 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 ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE 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 ALL OR PART OF THE PROPERTY, 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 LOT 1R, 2 AND 3, BLOCK 1, NATHAN LOWE ADDITION AND LOT 7, R. MEDLIN ADDITION, ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. 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.

Developer's/Owner's signature _____

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All building lines, easements and bearings shown hereon are according to the Plat of Nathan Lowe Addition recorded under Cabinet A, Slide 12331, in the Plat Records of Tarrant County, Texas, unless otherwise noted.
- According to the Flood Insurance Rate Map No. 48439C0365 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the property shown hereon is zoned "CC" Community Commercial according to the zoning map of the City of Arlington.
- This plat does not alter or remove deed restrictions or covenants, if any on this property.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- Visibility Triangles shall be provided at the intersections of all public and private streets in accordance with City Ordinances. 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.
- The City of Arlington reserves the right to require minimum finish floor elevations on any lot within this subdivision.
- Vertical information on this property corner is for informational purpose only and should not be used as a benchmark. Spry Surveyors did not set these monuments and makes no warranty to the stability of these monuments.
- The purpose for the Re-Plat is to realign the Private Access Easement from the previous plat.

REALIGNMENT OF PRIVATE COMMON ACCESS EASEMENT STATEMENT

The current owners of the following lots listed below, desire to realign the existing Private Access Easement on Lot 1, Block 1, Nathan Lowe Addition, recorded in Document Number D207434355 in the Plat Records of Tarrant County, Texas, and dedicate a Private Common Access Easement across Lot 1R, Block 1, Nathan Lowe Addition, as shown hereon, for the benefit of current and future owners.

Owner current Lot 1, Block 1, Nathan Lowe Addition - CJV Properties, LLC
Signature, print name & title _____

Owner Lot 2, Block 1, Nathan Lowe Addition - Alfred Investment Group & Associates, Inc.
Signature, print name & title _____

Owner Lot 3, Block 1, Nathan Lowe Addition - Careparth Healthcare Systems
Signature, print name & title _____

Owner Lot 7, R. Medlin Addition - Arlington Park Baptist Church
Signature, print name & title _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, CJV Properties LLC, is the owner of all that certain 0.6624 of an acre of land, by virtue of the deed recorded in Document Number D215146554 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is all of Lot 1, Block 1, Nathan Lowe Addition, recorded in Cabinet A, Slide 12331, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the Rachel Medlin Survey, A-1044, City of Arlington, Tarrant County, Texas and more particularly described by the metes and bounds as follows: (all bearings shown hereon are based on the plat of said Nathan Lowe Addition); BEGINNING at a 1/2" iron rod with a cap stamped "HYDROTECH INC" found for the northwest corner of the herein described tract, common to the northeast corner of Lot 2, Block 1, of said Nathan Lowe Addition, in the south right-of-way line of West Nathan Lowe Road (80' Right-Of-Way); THENCE South 89° 44' 25" East - 136.02' along the south right-of-way line of said West Nathan Lowe Road to a 1/2" iron rod with a cap stamped "HYDROTECH INC" found for the west corner of the southwest right-of-way cut back line at the intersection corner of said West Nathan Lowe road and Matlock Road (Right-Of-Way Varies); THENCE South 44° 49' 56" East - 21.25' along said southwest right-of-way cut back line, to a 1/2" iron rod with a cap stamped "HYDROTECH INC" found for the south corner of said right-of-way cut back line, in the west right-of-way line of said Matlock Road; THENCE South 00° 04' 33" West - 176.39' along the west right-of-way line of said Matlock Road, to a 1/2" iron rod with a cap stamped "R.M. EASTWOOD" found for the southeast corner of the herein described tract, common to the northeast corner of Lot 7, R. Medlin Addition, recorded in Volume 388-201, Page 51 P.R.T.C.T.; THENCE North 89° 42' 02" West - 151.77' along the north line of said Lot 7, R. Medlin Addition, to a 1/2" iron rod with a cap stamped "A.I.S." found for the common south corner of said Lots 1 and 2, Block 1, Nathan Lowe Addition; THENCE North 00° 17' 58" East - 191.28' along the common line of said Lots 1 and 2, Block 1, Nathan Lowe Addition, to the POINT OF BEGINNING and containing 0.6624 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That CJV Properties LLC, the Owner, does hereby adopt this plat designating the herein before described property as Lot 1R, Block 1, Nathan Lowe Addition, an addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Arlington, Texas.

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.

I hereby certify that no deed restrictions exist upon the property included within this plat that is in a platted subdivision at the present time wherein a lot thereof is limited by deed restrictions authorizing residential use but restricting same to not more than two residential units per lot. I further certify that this property does not alter or remove existing deed restrictions or covenants, if any, on this property.

Witness our hands this _____ day of _____, 2016.

Signature _____ Title _____

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Signature _____ Notary Stamp: _____

Certificate of Approval of the Planning and Zoning Commission

Approved by the City of Arlington Planning and Zoning Commission on _____ day of _____, 2016.

Chairman - Planning and Zoning Commission _____

Secretary - Planning and Zoning Commission _____

**REPLAT
NATHAN LOWE ADDITION**

LOT 1R, BLOCK 1, BEING A REVISION OF LOT 1, BLOCK 1, NATHAN LOWE ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 12331, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, FILED DECEMBER 7, 2007

WHICH IS 0.6624 ACRE
IN THE RACHEL MEDLIN SURVEY, A - 1044
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

OWNER: CJV Properties LLC
1617 N. Beach St.
Fort Worth TX, 76111
Phone: 817-507-5992

SURVEYOR: Spry Surveyors
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

SPRY PROJECT NO. 034-159-30
DATE: JANUARY 2016

THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____

LINE	BEARING	DISTANCE
L1	S 89°44'25" E	15.25'
L2	N 89°44'25" W	21.79'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	31.99'	30.50'	S 59°11'31" E	61°05'48"
C2	54.00'	84.65'	76.25'	S 44°49'46" E	89°49'18"
C3	20.00'	10.92'	10.78'	S 14°59'51" E	31°16'58"
C4	44.00'	10.30'	10.28'	N 06°30'23" W	13°25'02"
C5	30.00'	47.03'	42.36'	N 44°50'02" W	89°48'46"
C6	30.00'	47.10'	42.41'	S 45°16'46" W	89°57'37"

