



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
June 10, 2019 at 7:00 p.m.**

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

A pre-meeting will begin at 6:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Plan Commission to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Plan Commission and will not affect the decisions to be made during the meeting.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a.** Consider approval of Minutes for the May 13, 2019 meeting.

2. PLATS

- a. P 19-13 Vistas of Rosehill Commercial Addition Conveyance Plat
- b. P 19-12 Parks at Rosehill Preliminary Plat
- c. P 19-14 Belt Line-30 Shopping Center No. 3 Third Replat
- d. P 19-15 D & P Subdivision Replat
- e. P 19-17 Alta Spring Creek Final Plat

3. MISCELLANEOUS

- a. Impact Fee Report

4. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1.a.

Meeting Date: 06/10/2019

Item Title: Plan Commission Minutes for May 13, 2019

Summary:

Consider approval of Minutes for the May 13, 2019 meeting.

Attachments

Plan Commission Minutes for May 13, 2019 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, May 13, 2019, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Steven Hallman
Commissioner	Preston Edwards
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue de la Vega
Staff	Nabiha Ahmed

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting Chairman Roberts read those items into the record. **Motion** was made by Commissioner Williams to **approve** the Consent Agenda as presented, seconded by Commissioner Edwards, to approve items 1a and 2a. **Motion carried: 7 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Approval of Minutes for the regular meeting of April 8, 2019.

PLATS

2a. APPROVED** P 19-11 Arbor Wood Square Addition Second Replat

ZONING

3a. APPROVED Consideration of the application of **Masterplan**, requesting approval of an amendment to Planned Development (PD) District 06-48 for Community Retail Uses regarding the freestanding signage layout. This property is located at 901-1251 West Northwest Highway. (District 5) (File Z 19-09)

The applicant, Maxwell Fisher, 900 Jackson Street, Ste. 6a, Dallas, Texas, provided a brief overview of the request and elaborated on signage design, setback location, and stated no trees will be removed.

Commissioner Welborn inquired if any trees removed will be removed with the installation of the new signage.

Commissioner Williams requested additional information regarding the sign setback.

Motion was made by Commissioner Welborn, to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 0 Nays.**

3b. APPROVED

Consideration of the application of **Habitat for Humanity of Greater Garland**, requesting approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District. This property is located at 2909 Broadway Boulevard. (District 5) (File Z 19-12)

The applicant was available for questions. There were no questions for this applicant.

Motion was made by Commissioner Williams, to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:14 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 06/10/2019

Item Title: P 19-13 Vistas of Rosehill Commercial Addition Conveyance Plat

Summary:

P 19-13 Vistas of Rosehill Commercial Addition Conveyance Plat

Attachments

Vistas of Rosehill Commercial Addition Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 19-13/District 4

Agenda Item:

Meeting: Plan Commission

Date: June 10, 2019

CONVEYANCE PLAT

Vistas of Rosehill Commercial Addition

LOCATION

241 West IH 30

ZONING

Planned Development (PD) District 18-20 for Mixed Use.

NUMBER OF LOTS

4

ACREAGE

19.756 acres

BACKGROUND

The subject property is currently undeveloped. The purpose of this plat is to dedicate easements for the adjacent single-family residential development. A final plat is required prior to any development.

STAFF RECOMMENDATION

Approval of the Conveyance Plat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

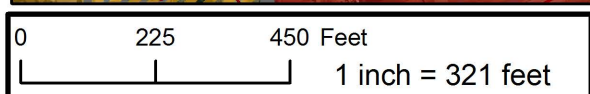
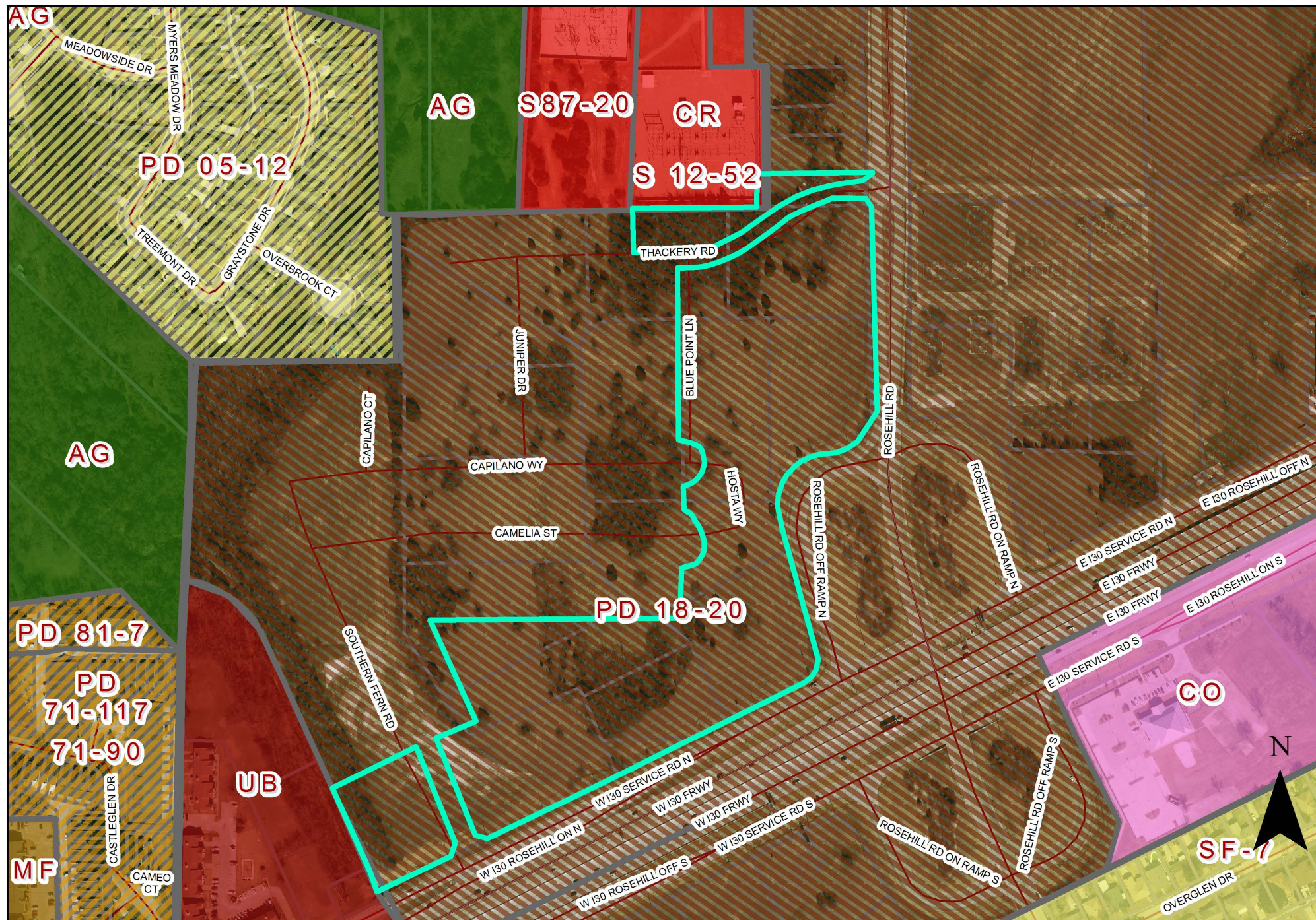
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

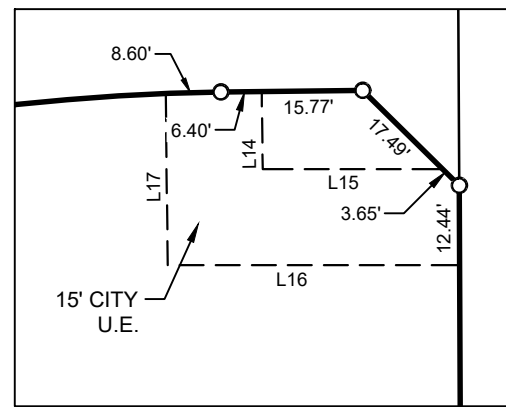


PLAT MAP P 19-13



INDICATES AREA
OF REQUEST

N



DETAIL "A"
SCALE: 1" = 30'

LEGEND

POB POINT OF BEGINNING
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRFC IRON ROD W/CAP FOUND
TXDOT MON. 4" BRASS DISK STAMPED "TEXAS STATE
DEPARTMENT OF HIGHWAYS & PUBLIC
TRANSPORTATION" IN CONCRETE FOUND
(C.M.) CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
ESMT. EASEMENT
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

PARKS AT ROSEHILL, LLC
INST. NO. 201800194325
O.P.R.D.C.T.

LOT 1, BLOCK 2
7.800 ACRES
339,770 SQ. FT.

7.800 ACRES
TRACT 2
GARLAND FOUNDATION
FOR DEVELOPMENT
INST. NO. 201800194324
O.P.R.D.C.T.

MCKINNEY AND WILLIAMS
ABSTRACT NO. 1037

MATCH LINE
(SEE SHEET 2)

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011. VALUES, NO SCALE AND NO PROJECTION. OBTAINED VIA WDS RTK NETWORK.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS FOR ADJACENT RESIDENTIAL DEVELOPMENT.
5. THIS PLAT IS APPROVED SOLELY FOR THE PURPOSE OF DEFINING LOTS AND OTHER INTERESTS IN THE LAND DESCRIBED HEREIN. NO BUILDING PERMIT, CERTIFICATE OF OCCUPANCY, OR OTHER DEVELOPMENT APPROVAL SHALL BE ISSUED OR IS HEREBY INTENDED. NOR SHALL PERMANENT PUBLIC UTILITY SERVICE BE PROVIDED TO ANY LOT DESCRIBED ON THIS PLAT UNTIL A FINAL REPLAT IS APPROVED, FILED OF RECORD, AND THE PUBLIC IMPROVEMENTS SHOWN THEREON HAVE BEEN ACCEPTED IN CONJUNCTION WITH, BUT NOT LIMITED TO, AN APPROVED SET OF ENGINEERING PLANS IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCES OF THE CITY OF GARLAND, TEXAS.
6. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS DENOTED WITH RECORDING INFORMATION.
7. EACH LOT CORNER IS MONUMENTED BY A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" FOUND UNLESS OTHERWISE NOTED.

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	41°45'10"	375.00'	273.27'	S68°27'57"W 267.26'
C2	41°40'09"	325.00'	236.36'	S68°25'26"W 231.19'
C3	40°51'03"	375.00'	267.37'	N68°49'59"E 261.74'
C4	40°56'04"	325.00'	232.19'	N68°52'30"E 227.29'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S44°32'19"W	21.14'
L2	S89°20'32"W	15.16'
L3	N89°20'32"E	22.17'
L4	S45°27'38"E	21.14'
L5	N23°56'56"W	5.00'
L6	N89°38'27"E	24.90'
L7	S00°44'29"E	38.65'
L8	S61°49'51"W	42.89'
L9	N27°40'48"W	15.00'
L10	N61°49'51"E	16.58'
L11	N41°32'41"W	30.03'
L12	N48°27'19"E	19.53'
L13	S41°32'41"E	38.30'
L14	S00°39'28"E	12.09'
L15	N90°00'00"E	28.10'
L16	N90°00'00"W	45.55'
L17	N00°39'28"W	26.80'
L18	N10°40'29"W	8.22'
L19	N79°19'31"E	10.00'
L20	S10°40'29"E	9.96'
L21	N89°32'06"E	27.33'
L22	S00°27'54"E	20.00'
L23	S89°32'06"W	47.61'
L24	S23°56'56"E	43.09'
L25	N66°03'04"E	30.00'
L26	S23°56'56"E	35.00'
L27	S66°03'04"W	30.00'

ENGINEER
NATHAN D. MAIER CONSULTING
ENGINEERS, INC.
CONTACT: MIKE DANIEL
12377 MERIT DRIVE, SUITE 700
DALLAS, TX 75251

OWNER
GARLAND FOUNDATION FOR
DEVELOPMENT
P.O. BOX 461808
GARLAND, TX 75046

OWNER
CITY OF GARLAND, TEXAS
200 N. FIFTH STREET
GARLAND, TX 75040

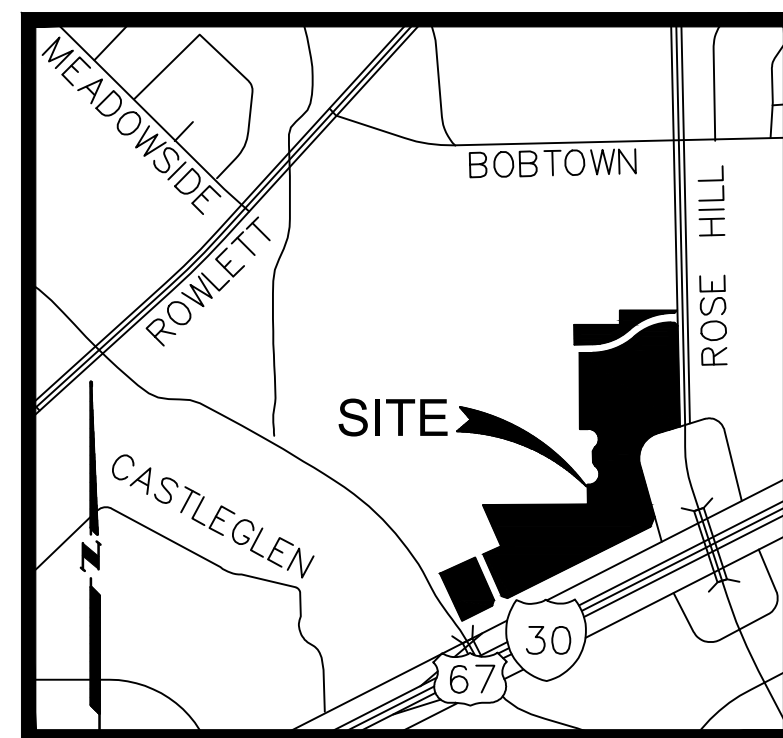
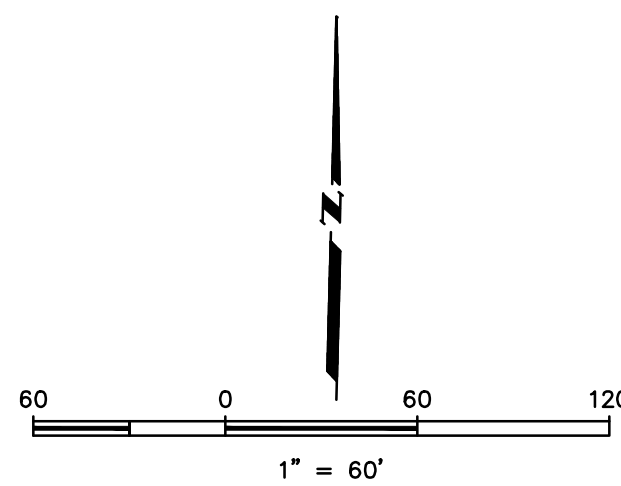
CONVEYANCE PLAT VISTAS OF ROSEHILL COMMERCIAL ADDITION

LOT 1, BLOCK 1
LOTS 1 & 2, BLOCK 2 &
LOT 1, BLOCK 3
19.756 ACRES

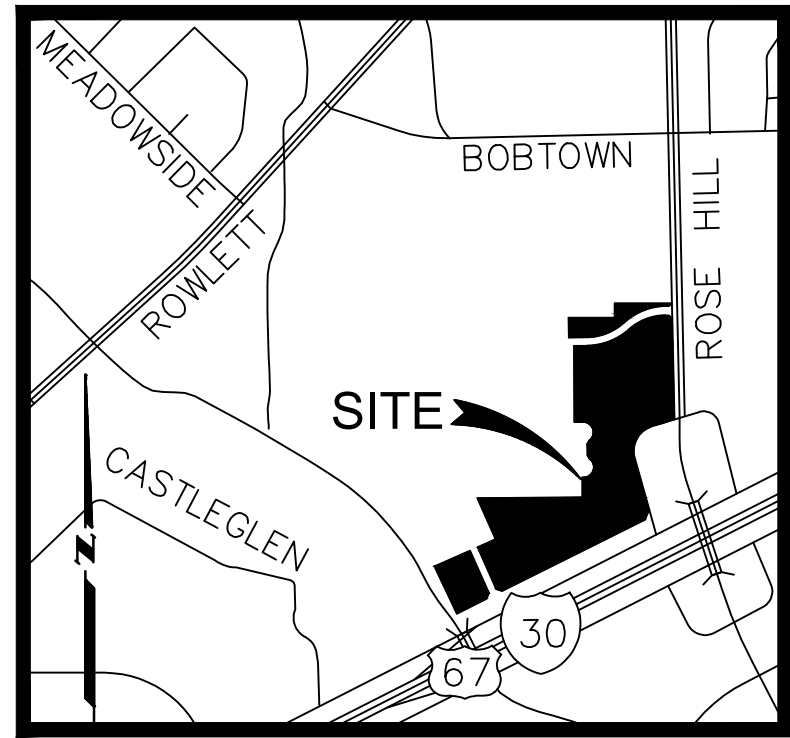
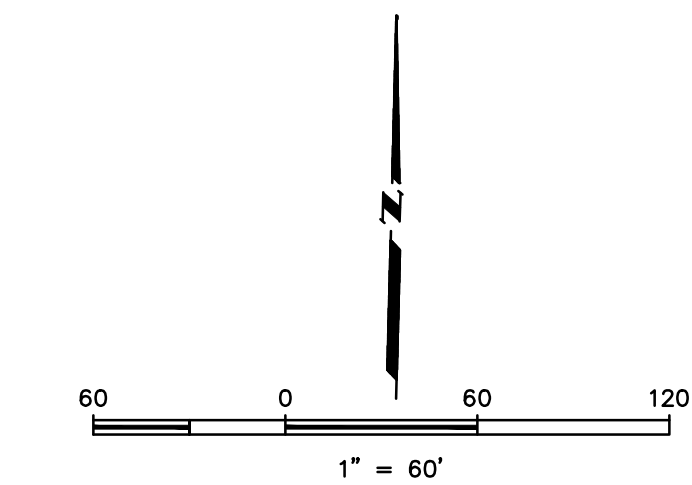
THREE TRACTS OF LAND OUT OF THE
WILLIAM S. PEGUES SURVEY, ABSTRACT NO. 1158 &
MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1037
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 190001-0

SHEET 1 OF 3

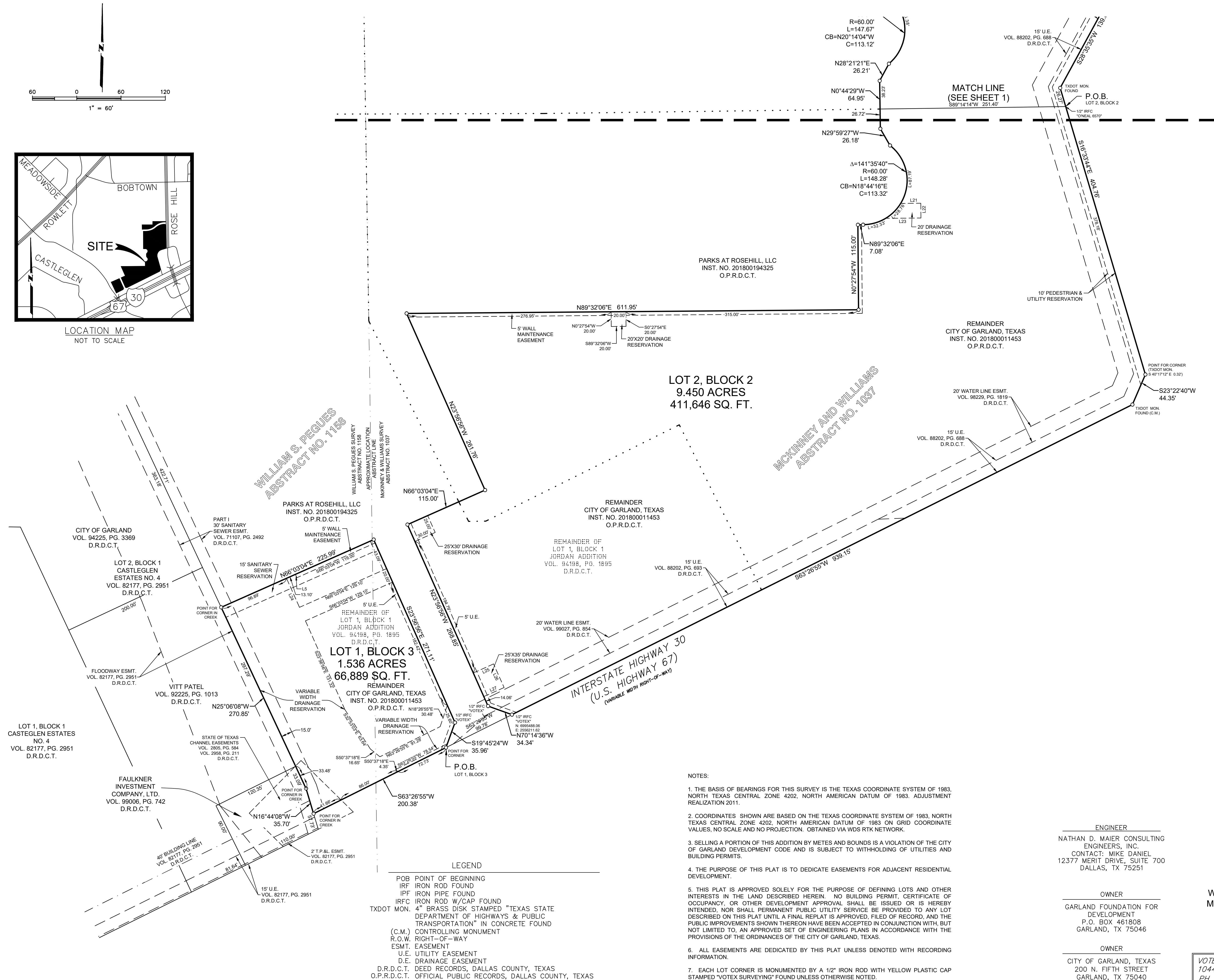
VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2016-032



LOCATION MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



NOTES:

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CONVEYANCE PLAT
VISTAS OF ROSEHILL
COMMERCIAL ADDITION

LOT 1, BLOCK 1
LOTS 1 & 2, BLOCK 2 &
LOT 1, BLOCK 3
19.756 ACRES

THREE TRACTS OF LAND OUT OF THE
WILLIAM S. PEGUES SURVEY, ABSTRACT NO. 1158 &
McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1037
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 190001-0

SHEET 2 OF 3

ENGINEER
NATHAN D. MAIER CONSULTING
ENGINEERS, INC.
CONTACT: MIKE DANIEL
12377 MERIT DRIVE, SUITE 700
DALLAS, TX 75251

OWNER
GARLAND FOUNDATION FOR
DEVELOPMENT
P.O. BOX 461808
GARLAND, TX 75046

OWNER
CITY OF GARLAND, TEXAS
200 N. FIFTH STREET
GARLAND, TX 75040

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2016-032

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

LOT 1, BLOCK 1
0.970 ACRES / 42,267 SQ. FT.

WHEREAS Garland Foundation for Development is the owner of a 0.970 acre tract of land situated in the McKinney and Williams Survey, Abstract No. 1037, in the City of Garland, Dallas County, Texas, being all of that certain 0.970 acre tract of land conveyed as Tract 1 to Garland Foundation for Development according to the deed recorded in Instrument No. 201800194324, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner in the west right-of-way line of Rosehill Road (a variable width right-of-way) and the east line of a tract of land conveyed to Lavender Hill Properties LLP according to the deed recorded in Instrument No. 201300387282, O.P.R.D.C.T.; same being the northeast corner of said Tract 1 and the easternmost northeast corner of a tract of land conveyed to Parks at Rosehill, LLC according to the deed recorded in Instrument No. 201800194325, O.P.R.D.C.T.;

THENCE departing said west right-of-way line of Rosehill Road, with the common line of said Tract 1 and said Parks at Rosehill, LLC tract, the following courses and distances:

S 44°32'19" W, a distance of 21.14 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 89°20'32" W, a distance of 15.16 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
In a southwesterly direction along a tangent curve the left having a central angle of 41°45'10", a radius of 375.00 feet, a chord that bears S 68°27'57" W, a distance of 267.26 feet and an arc distance of 273.27 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
In a southwesterly direction along a reverse curve to the right having a central angle of 41°40'09", a radius of 325.00 feet, a chord that bears S 68°25'26" W, a distance of 231.19 feet and an arc distance of 236.36 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 89°15'31" W, a distance of 105.51 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for the southwest corner of said Tract 1 and a north corner of said Parks at Rosehill, LLC tract;

THENCE N 00°44'29" W, with the common line of said Tract 1 and said Parks at Rosehill, LLC tract, a distance of 115.48 feet to a point for corner in the south line of Lot 1, Block 1, G. P. & L./Bobtown Addition, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 2003094, Page 55, Deed Records, Dallas County, Texas (D.R.D.C.T.) at the northernmost northeast corner of said Parks at Rosehill, LLC tract and the northwest corner of said Tract 1, from which a concrete monument found stamped "TUELECT" found bears S 89°20'31" W, a distance of 0.33 feet;

THENCE N 89°20'31" E, along the common line of said Tract 1 and said 4.353 acre tract, a distance of 331.07 feet to a 1-inch iron pipe found at the southeast corner of said 4.353 acre tract;

THENCE N 00°26'20" W, along the common line of said 4.353 acre tract and said Tract 1, a distance of 77.35 feet to a 1/2-inch iron rod cap stamped "VOTEX SURVEYING" found for corner in the west line of said Lavender Hill Properties tract at a north corner of said Tract 1;

THENCE N 89°20'32" E, departing the common line of said 4.353 acre tract and said Lavender Hill Properties tract, with the north line of said Tract 1, a distance of 270.14 feet to the POINT OF BEGINNING and containing 42,267 square feet or 0.970 acres of land, more or less.

LOT 1, BLOCK 2
7.800 ACRES / 339,770 SQ. FT.

WHEREAS Garland Foundation for Development is the owner of a 7.800 acre tract of land situated in the McKinney and Williams Survey, Abstract No. 1037, in the City of Garland, Dallas County, Texas, being all of that certain tract of land conveyed as Tract 2 to Garland Foundation for Development according to the deed recorded in Instrument No. 201800194324, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found in the west right-of-way line of Rosehill Road (a variable width right-of-way) at the northeast corner of said Tract 2 and the easternmost southeast corner of a tract of land conveyed to Parks at Rosehill, LLC recorded in Instrument No. 201800194325, O.P.R.D.C.T.;

THENCE along said west right-of-way line of Rosehill Road, the following courses and distances:

S 00°15'48" E, a distance of 547.93 feet to a 2" bronze monument in concrete found for corner;
S 35°53'10" W, a distance of 30.01 feet to a 4-inch brass disk stamped "TEXAS STATE DEPARTMENT OF HIGHWAYS & PUBLIC TRANSPORTATION" in concrete found for corner;
S 73°15'16" W, a distance of 173.28 feet to a 1/2-inch iron rod found for corner;
S 28°35'35" W, a distance of 139.86 feet to a 4-inch brass disk stamped "TEXAS STATE DEPARTMENT OF HIGHWAYS & PUBLIC TRANSPORTATION" in concrete found for corner;
S 16°33'44" E, a distance of 26.27 feet a 1/2-inch iron rod with red plastic cap stamped "ONEAL 6570" found at the northeast corner of a tract of land conveyed to the City of Garland, Texas according to the deed recorded in Instrument Number 201800011453, (O.P.R.D.C.T.);

THENCE S 89°14'14" W, departing said west right-of-way line of Rosehill Road and with the common line of said Tract 2 and said City of Garland tract, a distance of 251.40 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner in the east line of said Parks at Rosehill, LLC tract;

THENCE with the common line of said Tract 2 and said Parks at Rosehill, LLC tract, the following courses and distances:

N 00°44'29" W, a distance of 38.23 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 28°21'21" E, a distance of 26.21 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
In a northwesterly direction, along a non-tangent curve to the left having a central angle of 141°00'51", having a radius of 60.00 feet, a chord that bears N 20°14'04" W, a distance of 113.12 feet and an arc distance of 147.67 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 89°15'31" W, a distance of 48.22 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 00°15'48" W for a distance of 443.86 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at the northwest corner of said Tract 2;
N 89°15'31" E, a distance of 75.93 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
In a northeasterly direction, along a tangent curve to the left having a central angle of 40°51'03", having a radius of 375.00 feet, a chord that bears N 68°49'59" E, a distance of 261.74 feet and an arc distance of 267.37 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
In a northeasterly direction, along a reverse curve to the right having a central angle of 40°56'04", having a radius of 325.00 feet, a chord that bears N 68°52'30" E, a distance of 227.29 feet and an arc distance of 232.19 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 89°20'32" E, a distance of 22.17 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 45°27'38" E, a distance of 21.14 feet to the POINT OF BEGINNING and containing 339,770 square feet or 7.800 acres of land, more or less.

OWNER'S CERTIFICATE
(continued)

LOT 2, BLOCK 2
9.450 ACRES / 411,646 SQ. FT.

WHEREAS the City of Garland, Texas is the owner of a tract of land situated in the McKinney and Williams Survey, Abstract No. 1037, in the City of Garland, Dallas County, Texas, being a portion of that certain tract of land conveyed to the City of Garland, Texas according to the deed recorded in Instrument No. 201800011453, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and a portion of Lot 1, Block 1, Jordan Addition, an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 94198, Page 1895, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "ONEAL 6570" found in the west right-of-way line of Rosehill Road (a variable width right-of-way) at the northeast corner of said City of Garland tract and the southeast corner of a tract of land conveyed as Tract 2 to Garland Foundation for Development according to the deed recorded in Instrument No. 201800194324, (O.P.R.D.C.T.);

THENCE S 16°33'44" E, along said west right-of-way line of Rosehill Road, a distance of 378.16 feet to a point for corner at the north end of a right-of-way corner clip at the intersection of said west right-of-way line of Rosehill Road and the north right-of-way line of Interstate Highway 30 (U.S. Highway 67) (a variable width right-of-way); from which a 4-inch brass disk stamped "TEXAS STATE DEPARTMENT OF HIGHWAYS & PUBLIC TRANSPORTATION" in concrete found bears S 40°17'12" E, a distance of 0.32 feet;

THENCE S 23°22'40" W, along said right-of-way corner clip, a distance of 44.35 feet to a 4-inch brass disk stamped "TEXAS STATE DEPARTMENT OF HIGHWAYS & PUBLIC TRANSPORTATION" in concrete found for the south corner of said right-of-way corner clip in said north right-of-way line of Interstate Highway 30;

THENCE S 63°26'55" W, along said north right-of-way line of Interstate Highway 30, a distance of 939.15 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at the southernmost southeast corner of said Parks at Rosehill, LLC tract;

THENCE departing said north right-of-way line of Interstate Highway 30, with the east line of said Parks at Rosehill, LLC tract, the following courses and distances:

N 70°14'36" W, a distance of 34.34 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 23°56'56" W, a distance of 268.85 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 66°03'04" E, a distance of 115.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 23°56'56" W, a distance of 261.76 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 89°32'06" E, a distance of 611.95 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 00°27'54" W, a distance of 115.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 89°32'06" E, a distance of 7.08 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
In a northeasterly direction, along a non-tangent curve to the left having a central angle of 141°35'40", having a radius of 60.00 feet, a chord that bears N 18°44'16" E, a distance of 113.12 feet and an arc distance of 148.28 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 29°59'27" W, a distance of 26.18 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 00°44'29" W, a distance of 26.72 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found in the north line of said City of Garland tract at the southwest corner of said Tract 2;

THENCE N 89°14'14" E, with the common line of said Tract 2 and said City of Garland tract, a distance of 251.40 feet to the POINT OF BEGINNING and containing 411,646 square feet or 9.450 acres of land, more or less.

LOT 1, BLOCK 3
1.536 ACRES / 66,889 SQ. FT.

WHEREAS the City of Garland, Texas is the owner of a 1.536 acre tract of land situated in the McKinney and Williams Survey, Abstract No. 1037, and the William S. Pegues Survey, Abstract No. 1158, in the City of Garland, Dallas County, Texas, being a portion of that certain tract of land conveyed to the City of Garland, Texas according to the deed recorded in Instrument No. 201800011453, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and a portion of Lot 1, Block 1, Jordan Addition, an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 94198, Page 1895, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 4-inch brass disk stamped "TEXAS STATE DEPARTMENT OF HIGHWAYS & PUBLIC TRANSPORTATION" in concrete found at the north end of a right-of-way corner clip at the intersection of the west right-of-way line of Rosehill Road (a variable width right-of-way) and the north right-of-way line of Interstate Highway 30 (U.S. Highway 67) (a variable width right-of-way);

THENCE S 63°26'55" W, along said north right-of-way line of Interstate Highway 30, a distance of 939.15 feet to a point for the southernmost southwest corner of a tract of land conveyed to Parks at Rosehill, LLC recorded in Instrument No. 201800194325, O.P.R.D.C.T. at the POINT OF BEGINNING;

THENCE S 63°26'55" W, along said north right-of-way line of Interstate Highway 30, a distance of 200.38 feet to a point for corner in the east line of Lot 2, Block 1, Castleglen Estates No. 4, an addition to the City of Garland according to the plat thereof recorded in Volume 82177, Page 2951, D.R.D.C.T. at the southwest corner of said City of Garland tract;

THENCE departing said north right-of-way line of Interstate Highway 30, with the common line of said City of Garland tract and said Lot 2, the following courses and distances:

N 16°44'08" W, a distance of 35.70 feet to a point for corner;
N 25°06'08" W, a distance of 270.85 feet to a point for the westernmost southwest corner of said Parks at Rosehill, LLC tract;

THENCE N 66°03'04" E, departing said common line of the City of Garland tract and said Lot 2, with the south line of said Parks at Rosehill, LLC tract, a distance of 225.99 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;

THENCE S 23°56'56" E, with the west line of said Parks at Rosehill, LLC tract, a distance of 271.11 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;

THENCE S 19°45'24" W, continuing with said west line of the Parks at Rosehill, LLC tract, a distance of 35.96 feet to the POINT OF BEGINNING and containing 66,889 square feet or 1.536 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That the City of Garland, a Texas home-rule municipality, and Garland Foundation for Development, a Texas local government corporation, are the owners of the property described in this plat, acting by and through their duly authorized agent, does hereby adopt this plat, designating the property as Vistas of Rosehill Commercial Addition, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements and reservations shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any public easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility within a public easement; and (2) the right of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

All wall maintenance easements are hereby granted to Parks At Rosehill, LLC, its successors and assigns, for the purposes of, and a right to:

- (1) construct, reconstruct, alter, rebuild, enlarge, improve, connect to, and perpetually maintain retaining wall facilities over, under, upon, across and within the Easement Area;
- (2) enter the Easement Area to inspect, operate, maintain, repair, replace, alter, expand, and remove those facilities;
- (3) enter upon, pass through, and have ingress and egress to the adjoining property of Grantors for the purpose of obtaining access to the Easement Area;
- (4) trim trees or shrubbery within the Easement Area to the extent reasonably necessary to prevent actual, threatened, or possible harm to or interference with the retaining wall facilities; and
- (5) prevent the construction of or remove any buildings, structures, fences or other obstructions that may endanger or interfere with the efficiency, safety or operation of the retaining wall facilities or access thereto.

Parks At Rosehill, LLC, its successors and assigns, acknowledges that the retaining wall facilities shall be under its exclusive ownership, and it shall be the responsibility of Parks At Rosehill, LLC, its successors and assigns, at its sole costs and expense, to maintain the facilities in a safe, structurally sound, free from graffiti and other unsightly conditions, and in such condition to meet all state and local laws and ordinances.

This sign easement is hereby granted to Parks At Rosehill, LLC, its successors and assigns, for the purposes of, and a right to construct, reconstruct, alter, rebuild, and perpetually maintain a monument sign and appurtenant facilities over, under, upon, across and within the Easement Area together with the right to enter the Easement Area to inspect, operate, repair, replace, and remove the sign and appurtenant facilities.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

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

WITNESS my hand this the ____ day of _____, 2019.

By: CITY OF GARLAND, TEXAS

By: _____
Lori Barnett Dodson, Mayor

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Lori Barnett Dodson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Public, State of Texas

By: GARLAND FOUNDATION FOR DEVELOPMENT
a Texas local government corporation

By: _____
Ronald Jones, President

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Ronald Jones, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Public, State of Texas

RESERVED FOR COUNTY RECORDING LABEL

ENGINEER
NATHAN D. MAIER CONSULTING
ENGINEERS, INC.
CONTACT: MIKE DANIEL
12377 MERIT DRIVE, SUITE 700
DALLAS, TX 75251

OWNER
GARLAND FOUNDATION FOR
DEVELOPMENT
P.O. BOX 461808
GARLAND, TX 75046

OWNER
CITY OF GARLAND, TEXAS
200 N. FIFTH STREET
GARLAND, TX 75040

SURVEYOR'S STATEMENT

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Garland Development Code and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Garland Development Code and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2019.

PRELIMINARY

RELEASED 3/15/2019 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

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2019.

Notary Public, State of Texas

Approved and accepted for the City of Garland this _____ day of _____, 20__ by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Director of Planning Department

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

CONVEYANCE PLAT
VISTAS OF ROSEHILL
COMMERCIAL ADDITION

LOT 1, BLOCK 1
LOTS 1 & 2, BLOCK 2 &
LOT 1, BLOCK 3
19.756 ACRES

THREE TRACTS OF LAND OUT OF THE
WILLIAM S. PEGUES SURVEY, ABSTRACT NO. 1158 &
McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1037
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 190001-0

SHEET 3 OF 3

VOTEX SURVEYING COMPANY — TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2016-032



GARLAND

Plan Commission

2.b.

Meeting Date: 06/10/2019

Item Title: P 19-12 Parks at Rosehill Preliminary Plat

Summary:

P 19-12 Parks at Rosehill Preliminary Plat

Attachments

P 19-12 Parks at Rosehill Preliminary Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 19-12/District 4

Agenda Item:

Meeting: Plan Commission

Date: June 10, 2019

PRELIMINARY PLAT

Parks at Rosehill

LOCATION

5417 Rosehill Road

ZONING

Planned Development (PD) District 18-20 for Mixed Use.

NUMBER OF LOTS

Residential Lots: 127

H.O.A. Lots: 9

City of Garland Park Area Lots: 1

ACREAGE

28.016 acres

BACKGROUND

The subject property is currently undeveloped. The applicant is subdividing the property for the development of 127 single-family lots ranging from 4,950 square feet to 7,548square feet.

The preliminary plat is in conformance with the Detail Plan and conditions of Planned Development (PD) 18-20 and Preliminary Development Plan (PDP) 18-02. Provided the preliminary plat is approved, the applicant would bring forward an application for approval of a final plat prior to issuance of building permits.

Planned Development (PD) District 18-20 states that alleys shall not be required for this development.

STAFF RECOMMENDATION

Approval of the Preliminary Plat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

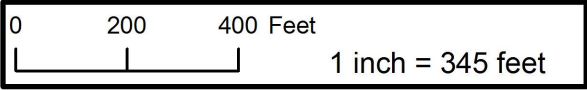
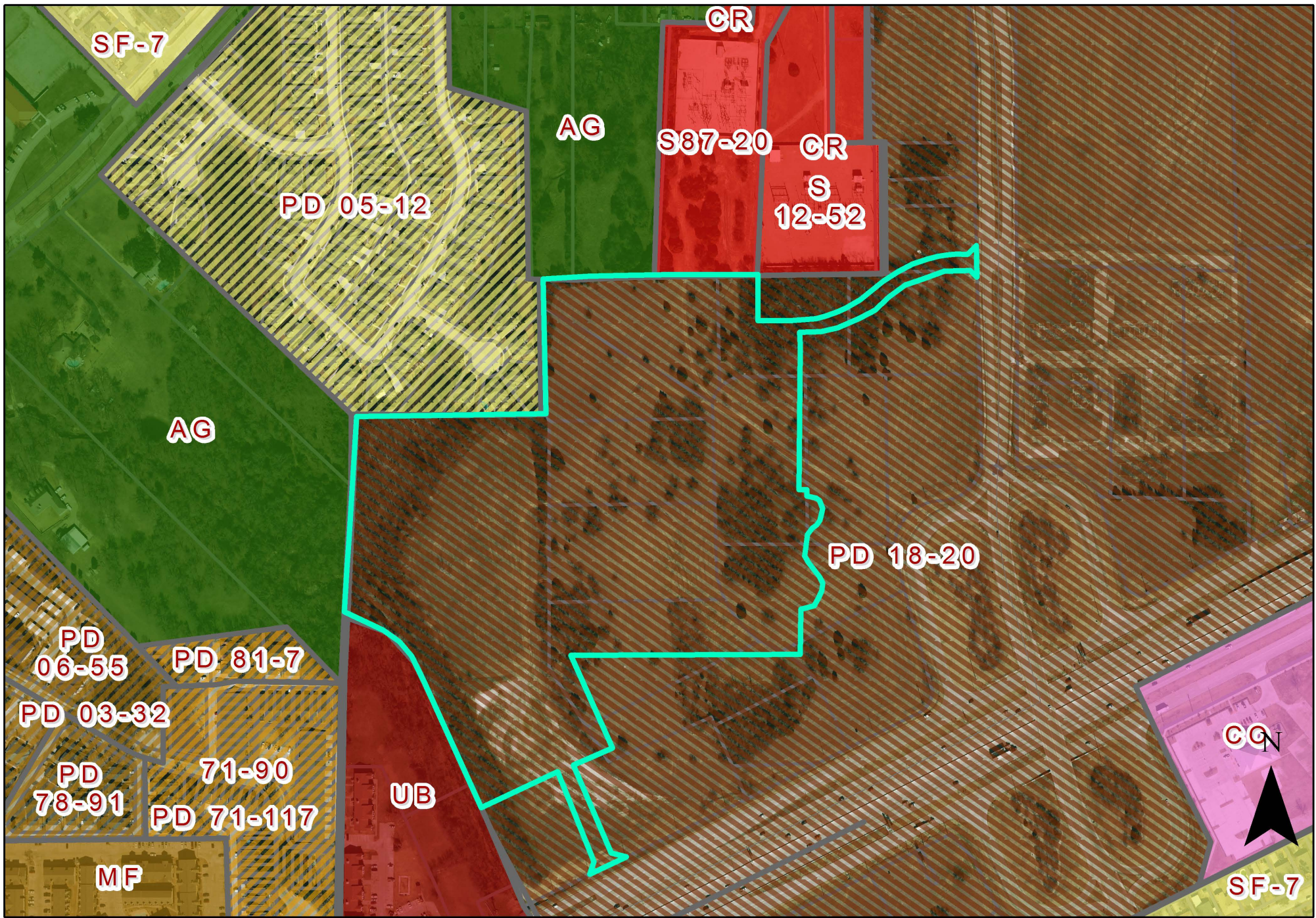
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

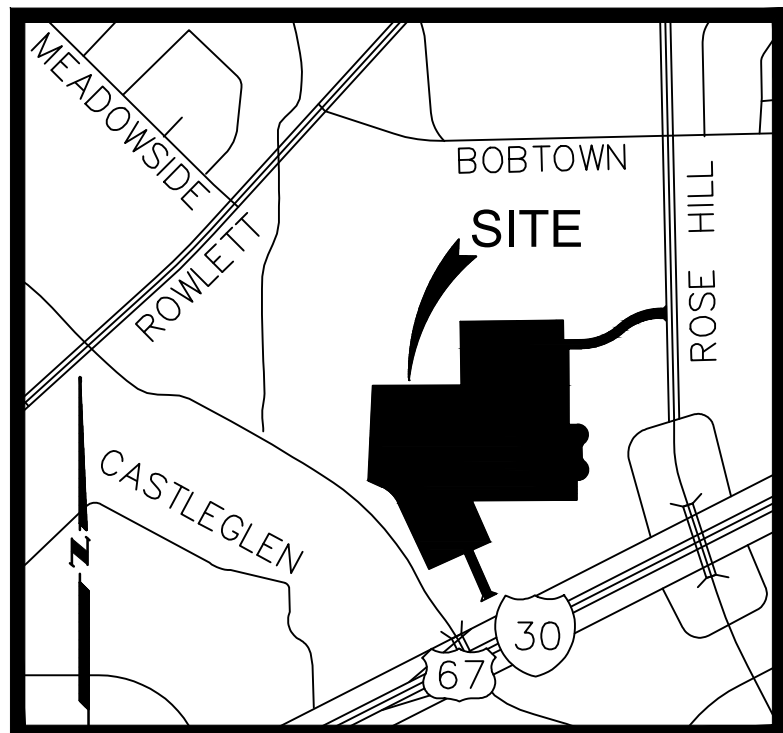
Will Guerin, AICP
Director of Planning



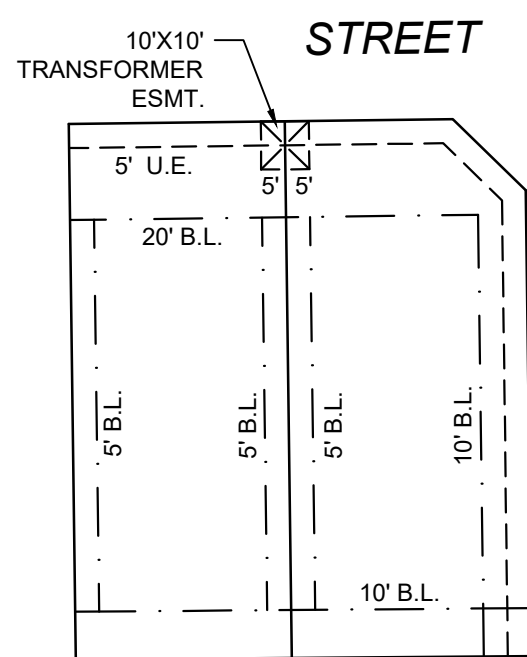
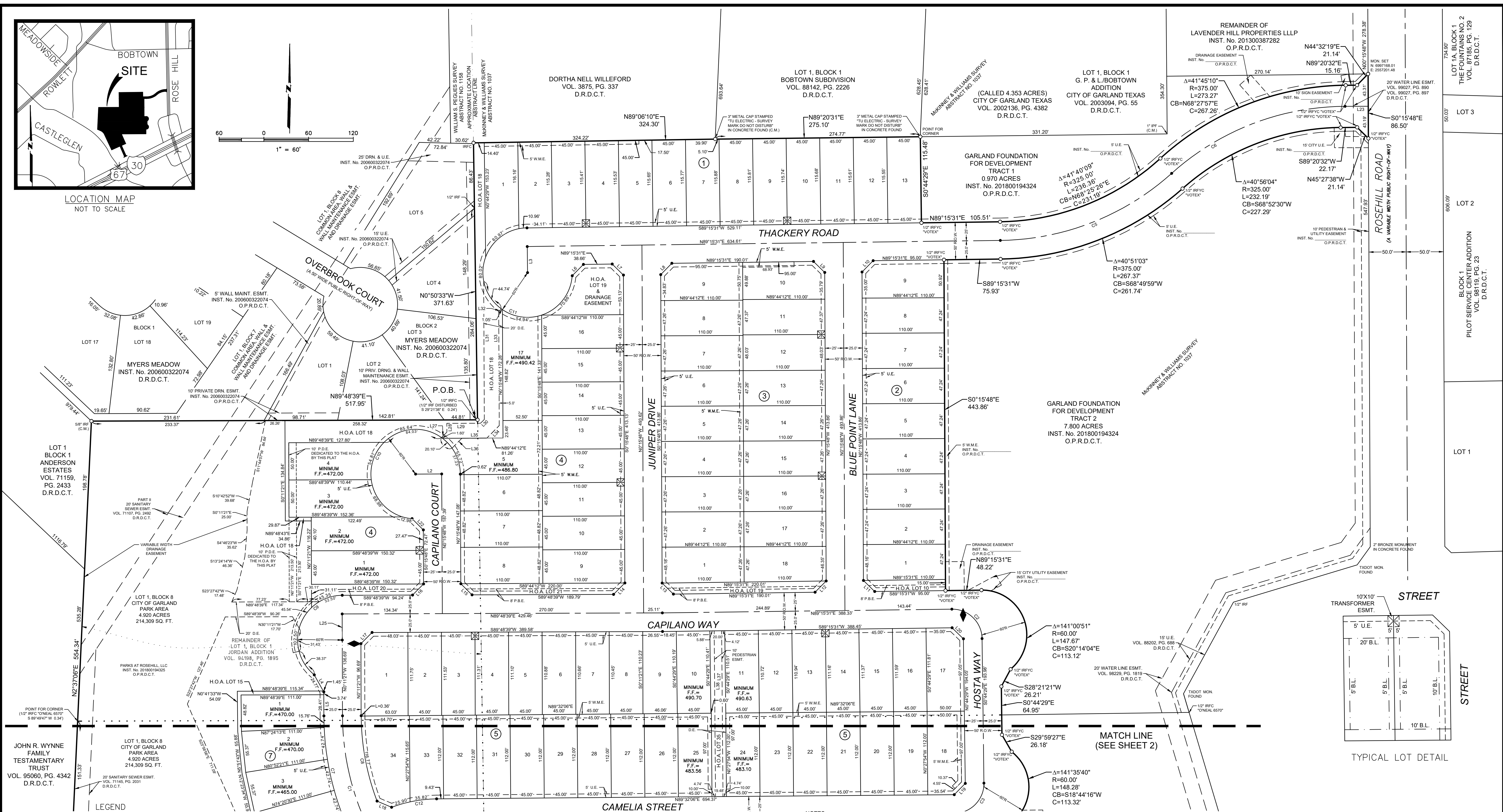
PLAT MAP P 19-12



INDICATES AREA
OF REQUEST



LOCATION MAP
NOT TO SCALE



TYPICAL LOT DETAIL

POB POINT OF BEGINNING
IRF IRON ROD FOUND
IRFYC 1/2" IRON ROD WITH YELLOW PLASTIC
CAP STAMPED "VOTEX SURVEYING" FOUND
IPF IRON PIPE FOUND
IRFC IRON ROD W/CAP FOUND
MON. SET 1/2" IRON ROD WITH 3-1/4" ALUMINUM
CAP STAMPED "PARKS AT ROSEHILL-5867" SET
TXDOT MON. 4" BRASS DISK STAMPED "TEXAS STATE
DEPARTMENT OF HIGHWAYS & PUBLIC
TRANSPORTATION" IN CONCRETE FOUND
(C.M.) CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
ESMT. EASEMENT
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
B.L. BUILDING LINE
S.W.E. SIDEWALK EASEMENT
P.B.E. PEDESTRIAN & BIKE EASEMENT
P.D.E. PRIVATE DRAINAGE EASEMENT
W.M.E. WALL MAINTENANCE EASEMENT
H.O.A. HOMEOWNER'S ASSOCIATION
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S66°03'04"W	30.00'	L11	N45°30'09"W	21.12'	L21	N22°23'17"E	20.71'	L31	S00°15'48"E	152.27'
L2	N89°44'12"E	35.00'	L12	N44°29'48"E	21.30'	L22	S44°52'33"E	21.36'	L32	S44°44'12"W	23.84'
L3	S00°44'29"E	35.00'	L13	S45°30'09"E	21.12'	L23	N89°44'12"E	31.05'	L33	S89°44'12"W	33.50'
L4	N29°17'12"W	26.21'	L14	S44°46'25"W	21.55'	L24	S00°11'21"E	35.00'	L34	S44°44'12"W	18.73'
L5	N00°11'21"W	32.15'	L15	N45°13'35"W	21.17'	L25	N44°44'12"E	10.26'	L35	S00°27'54"E	222.48'
L6	N44°39'24"E	21.36'	L16	S44°46'25"W	21.06'	L26	N00°15'48"W	11.79'	L36	N00°27'54"W	222.44'
L7	S45°30'09"E	21.12'	L17	S44°48'39"W	21.21'	L27	N89°44'12"E	45.29'	L37	N00°27'54"W	115.00'
L8	N44°29'51"E	21.30'	L18	S67°05'54"E	21.24'	L28	N44°44'12"E	7.07'	L38	S00°27'54"E	115.00'
L9	S45°30'09"E	21.12'	L19	N44°23'48"E	21.16'	L29	N00°15'48"W	185.45'	L39	S00°27'54"E	115.00'
L10	N44°29'51"E	21.30'	L20	N45°44'29"W	21.21'	L30	S36°08'32"W	5.58'	L40	S00°27'54"E	115.00'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	23°45'34"	350.00'	145.14'	N12°04'08"W
C2	90°00'00"	40.00'	62.83'	S45°44'29"E
C3	90°16'35"	40.00'	63.02'	S44°23'48"W
C4	23°29'02"	150.00'	61.48'	S77°47'35"W
C5	41°16'33"	350.00'	252.14'	S68°37'14"W
C6	41°46'14"	350.00'	255.06'	S68°51'35"W
C7	23°45'34"	375.00'	155.51'	S12°04'08"E
C8	20°38'57"	325.00'	117.13'	S10°30'50"E
C9	141°10'49"	60.00'	147.84'	S19°23'12"W
C10	265°34'57"	60.00'	278.12'	S47°18'28"W
C11	265°13'17"	60.00'	277.74'	S43°21'08"E
C12	20°12'25"	175.00'	61.72'	S79°25'54"W
C13	18°54'08"	125.00'	41.24'	N80°05'02"E

NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION. OBTAINED VIA WDS RTK NETWORK.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ANY AND ALL MAINTENANCE OF HOA COMMON AREAS, HOA LOTS, PRIVATE EASEMENTS, SCREEN WALLS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS.
- ALL EASEMENTS SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SPECIFICALLY NOTED OTHERWISE BY INSTRUMENT RECORDING INFORMATION.
- PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.
- THE PURPOSE OF THIS PLAT IS TO CREATE A RESIDENTIAL SUBDIVISION AND PARK AREA FROM TWO UNPLATTED TRACTS OF LAND AND THE REMAINDER OF A PLATTED LOT.
- EACH LOT CORNER IS MONUMENTED BY A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" UNLESS DENOTED OTHERWISE.

ENGINEER
NATHAN D. MAIER CONSULTING
ENGINEERS, INC.
CONTACT: MIKE DANIEL
12377 MERIT DRIVE, SUITE 700
DALLAS, TX 75251

OWNER

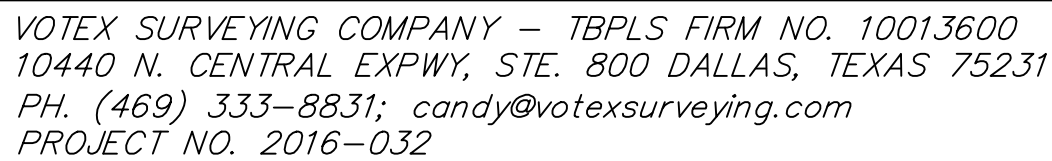
PARKS AT ROSEHILL, LLC
CONTACT: SHANE JORDAN
16475 DALLAS PARKWAY, SUITE 540
ADDISON, TX 75001

PRELIMINARY PLAT
PARKS AT ROSEHILL
127 RESIDENTIAL LOTS
9 OPEN SPACE COMMON AREAS
28.016 ACRES

A REPLAT OF LOT 1, BLOCK 1, JORDAN ADDITION
& A TRACT OF LAND OUT OF THE
WILLIAM S. PEGUES SURVEY, ABSTRACT NO. 1158 &
McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1037
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 160721-2

SHEET 1 OF 3

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2016-032



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Parks at Rosehill, LLC is the owner of a 28.016 acre tract of land situated in the William S. Pegues Survey, Abstract No. 1158, and the McKinney and Williams Survey, Abstract No. 1037, in the City of Garland, Dallas County, Texas, being a portion of that certain tract of land conveyed to Parks at Rosehill, LLC by Special Warranty Deed recorded in Instrument No. 201800194321, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and all of that certain tract of land conveyed to Parks at Rosehill, LLC by Special Warranty Deed recorded in Instrument No. 201800194325, O.P.R.D.C.T., and a portion of Lot 1, Block 1, Jordan Addition, an addition in the City of Garland, according to the plat thereof recorded in Volume 94198, Page 1695, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for the northeast corner of said Lot 1, Block 1, Jordan Addition, and being the southeast corner of Myers Meadow, an addition in the City of Garland, according to the plat thereof recorded in Instrument No. 200600322074, O.P.R.D.C.T., and being in the west line of said called 32.132 acre tract, from which a 1/2-inch iron rod found (disturbed) bears S 29° 21' 38" E, a distance of 0.24 feet;

THENCE N 00° 50' 33" W, along the east line of said Myers Meadow, passing at a distance of 284.06 feet a 1/2 inch iron rod found for the common corner of Lot 4, Block 2, and Lot 5, Block 2, of said Myers Meadow and continuing a total distance of 371.63 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found in the south line of a tract of land conveyed to Dortha Nell Willeford by deed recorded in Volume 3875, Page 337, D.R.D.C.T.;

THENCE N 89° 06' 10" E, along the south line of said Willeford Tract, a distance of 324.30 feet to a 3" metal cap stamped "TUELECT - SURVEY MARK DO NOT DISTURB" found in concrete, said point being the common corner of said Willeford tract, and Lot 1, Block 1, Bobtown Subdivision, an addition in the City of Garland, according to the plat thereof recorded in Volume 88142, Page 2226, D.R.D.C.T.;

THENCE N 89° 20' 31" E, along the south line of said Lot 1, Block 1, Bobtown Subdivision, passing at a distance of 274.77 feet a 3" metal cap stamped "TUELECT - SURVEY MARK DO NOT DISTURB" found in concrete for the common corner of said Lot 1, Block 1, Bobtown Subdivision, and a called 4.353 acre tract of land conveyed to the City of Garland, Texas according to the deed recorded in Volume 2002136, Page 4382, D.R.D.C.T. and continuing for a total distance of 275.10 feet to a point for corner in the south line of said 4.353 acre tract at the northwest corner of a tract of land conveyed as Tract 1 to Garland Foundation for Development by deed recorded in Instrument No. 201800194324, O.P.R.D.C.T.;

THENCE departing said south line of the 4.353 acre tract and with the west line of said Tract 1, S 00° 44' 29" E, a distance of 115.48 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at the southwest corner of said Tract 1;

THENCE with the south line of said Tract 1, the following courses and distances:

N 89° 15' 31" E, a distance of 105.51 feet to 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
In a northeasterly direction, with a tangent curve to the left having a central angle of 41° 40' 09", a radius of 325.00 feet, a chord that bears N 68° 25' 26" E, a distance of 31.19 feet and an arc distance of 236.36 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
In a northeasterly direction along a reverse curve the right having a central angle of 41° 45' 10", a radius of 375.00 feet, a chord that bears N 68° 27' 57" E, a distance of 267.26 feet and an arc distance of 273.27 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 89° 20' 32" E, a distance of 15.16 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 44° 32' 19" E, a distance of 21.14 feet to a 1/2-inch iron rod with 3 1/4-inch aluminum disk cap stamped "PARKS AT ROSEHILL-5867" set for corner in the west right-of-way line of Rosehill Road (a variable with public right-of-way) at the east corner of said Tract 1, from which a 1/2 inch iron rod found bears N 00°15'48" W, a distance of 278.38 feet;

THENCE S 00°15'48" E, along said west right-of-way line of said Rosehill Road, a distance of 86.50 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at the northeast corner of a tract of land conveyed as Tract 2 by said deed to Garland Foundation for Development;

THENCE departing said west right-of-way line of Rosehill Road and with the north line of said Tract 2, the following courses and distances:

N 45° 27' 38" W, a distance of 21.14 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 89° 20' 32" W, a distance of 22.17 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
In a southwesterly direction along a tangent curve to the left, having a central angle of 40° 56' 04", a radius of 325.00 feet, and a chord that bears S 68° 52' 30" W a distance of 227.29 feet and an arc distance of 232.19 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
In a southwesterly direction along a reverse curve to the right, having a central angle of 40° 51' 03", a radius of 375.00 feet, and a chord that bears S 68° 49' 59" W a distance of 261.74 feet and an arc distance of 267.37 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 89° 15' 31" W, a distance of 75.93 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at the northwest corner of said Tract 2;

THENCE with the west line of said Tract 2, the following courses and distances:

S 00° 15' 48" E, a distance of 443.86 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 89° 15' 31" E, a distance of 48.22 feet to 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
In a southeasterly direction along a non-tangent curve to the right having a central angle of 141° 00' 51", a radius of 60.00 feet, and a chord that bears S 20° 14' 04" E a distance of 113.12 feet and an arc distance of 147.67 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 28° 21' 21" W, a distance of 26.21 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 00° 44' 29" E, at a distance of 38.23 feet passing the southwest corner of said Tract 2 and the northeast corner of said tract of land conveyed to the Parks at Rosehill, LLC recorded in Instrument No. 201800194325, and continuing for a total distance of 64.95 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;

THENCE with the east line of said Parks at Rosehill, LLC tract, the following courses and distances:

S 29° 59' 27" E, a distance of 26.18 feet to 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
In a southwesterly direction with a non-tangent curve to the right having a central angle of 141° 35' 40", radius of 60.00 feet, and a chord that bears S 18° 44' 16" W a distance of 113.32 feet and an arc distance of 148.28 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 89° 32' 06" W, a distance of 7.08 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 00° 27' 54" E, a distance of 115.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 89° 32' 06" W, a distance of 611.95 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 23° 56' 56" E, a distance of 261.76 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 66° 03' 04" W, a distance of 115.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 23° 56' 56" E, a distance of 268.85 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 70° 14' 36" E, a distance of 34.34 feet to a 1/2-inch iron rod with 3 1/4-inch aluminum disk cap stamped "PARKS AT ROSEHILL-5867" set at the southeast corner of said Parks at Rosehill, LLC tract in the northwest right-of-way line of Interstate Highway 30 (U.S. Highway 67) (a variable width right-of-way), from which a 4-inch brass disk stamped "TEXAS STATE DEPARTMENT OF HIGHWAYS & PUBLIC TRANSPORTATION" found in concrete at the south end of a right-of-way corner clip at the intersection of said west right-of-way line of Rosehill Road and said northwest right-of-way line of Interstate Highway 30 bears N 63° 26' 55" E, a distance of 939.15 feet;

THENCE S 63° 26' 55" W, along said northwest right-of-way line of Interstate Highway 30, a distance of 99.78 feet to a point at the southwest corner of said Parks at Rosehill, LLC tract;

THENCE departing said northwest right-of-way line of Interstate Highway 30 and with the west line of said Parks at Rosehill, LLC tract, the following courses and distances:

N 19° 45' 24" E, a distance of 35.96 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
N 23° 56' 56" W, a distance of 271.11 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;
S 66° 03' 04" W, a distance of 225.99 feet to a point for corner in a creek, same being in the southwest line of said Lot 1, Block 1, Jordan Addition and the northeast line of Lot 2, Block 1, Castleglen Estates No. 4, an addition to the City of Garland according to the plat thereof recorded in Volume 82177, Page 2951, D.R.D.C.T.;

THENCE along the common line of said Lot 1, Block 1, Jordan Addition and said Lot 2, Block 1, Castleglen Estates No. 4, the following courses and distances:

N 25° 06' 08" W, a distance of 422.71 feet to a point for corner in a creek;
In a northwesterly direction with a tangent curve to the left having a central angle of 40° 15' 02", a radius of 200.00 feet, and a chord that bears N 45° 13' 37" W a distance of 137.63 feet and an arc distance of 140.60 feet to a point for corner in a creek;
N 65° 21' 08" W, a distance of 84.87 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner in the common line of said Lot 1, Block 1, Jordan Addition, and a tract of land conveyed to John R. Wynne, Family Testamentary Trust according to the deed recorded in Volume 95060, Page 4342, D.R.D.C.T., from which a 1/2-inch iron rod found for reference bears S 83° 10' 41" E, a distance of 0.30 feet;

THENCE N 02° 37' 06" E, along the common line of said Lot 1, Block 1, Jordan Addition, and said Wynne tract, passing at a distance of 151.33 feet the northwest corner of said Parks at Rosehill, LLC tract, passing the common corner of said Wynne tract, and Lot 1, Block 1, Anderson Estates, an addition to the City of Garland according to the plat thereof recorded in Volume 71159, Page 2433, D.R.D.C.T., and continuing for a total distance of 554.34 feet to a 5/8-inch iron rod found for the common corner of said Lot 1, Block 1, Jordan Addition, and said Lot 1, Block 1, Anderson Estates, and said Myers Meadows;

THENCE N 89° 48' 39" E, along the common line of said Lot 1, Block 1, Jordan Addition, and said Myers Meadow, a distance of 517.95 feet to the **POINT OF BEGINNING AND CONTAINING** 1,220,395 square feet or 28.016 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PARKS AT ROSEHILL, LLC, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **PARKS AT ROSEHILL**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, Lot 1, Block 8, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any public easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility within a public easement; and (2) the right of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. Any and all maintenance of Home Owners Association common areas or lots, private easements, screening walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The Pedestrian and Bike Trail Easement is hereby dedicated for pedestrian, passive recreational trail purposes, such as walking, hiking, jogging, bicycling, and other similar recreational purposes. The City of Garland shall have the right to occupy, maintain, re-grade, modify, and expand trail improvements and use the surface of the Pedestrian and Bike Trail Easement Area. However, Grantor shall retain title to all improvements and is responsible for designing, constructing, and maintaining all improvements to the minimum standards set by applicable city, state, and federal laws and regulations. Notwithstanding any other language contained herein to the contrary, the City is not required to maintain the Pedestrian and Bike Trail Easement or any improvements therein.

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

WITNESS my hand this the ____ day of _____, 2019.

By: PARKS AT ROSEHILL, LLC
a Texas limited liability company

By: jorParks, Inc.
a Texas corporation
Its: Manager

By: _____
Shane Jordan, President

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Shane Jordan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Garland Development Code and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Garland Development Code and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2019.

PRELIMINARY

RELEASED 5/28/2019 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.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2019.

Notary Public, State of Texas

LOT TABLE		
BLOCK 1		
LOT NO.	ACRES	SQ. FT.
1	0.132	5,762
2	0.119	5,189
3	0.119	5,191
4	0.119	5,196
5	0.119	5,202
6	0.120	5,207
7	0.120	5,212
8	0.120	5,213
9	0.120	5,210
10	0.120	5,207
11	0.119	5,204
12	0.119	5,201
13	0.119	5,198

LOT TABLE		
BLOCK 2		
LOT NO.	ACRES	SQ. FT.
1	0.120	5,247
2	0.119	5,197
3	0.119	5,197
4	0.119	5,197
5	0.119	5,197
6	0.119	5,197
7	0.119	5,197
8	0.119	5,197
9	0.125	5,438
H.O.A. 10	0.035	1,538

LOT TABLE		
BLOCK 3		
LOT NO.	ACRES	SQ. FT.
1	0.121	5,249
2	0.119	5,199
3	0.119	5,199
4	0.119	5,199
5	0.119	5,199
6	0.119	5,199
7	0.119	5,199
8	0.119	5,199
9	0.124	5,420
10	0.125	5,424
11	0.120	5,211
12	0.120	5,211
13	0.120	5,211
14	0.120	5,211
15	0.120	5,211
16	0.120	5,211
17	0.120	5,211
18	0.118	5,160
H.O.A. 19	0.071	3,075

LOT TABLE		
BLOCK 4		
LOT NO.	ACRES	SQ. FT.
1	0.155	6,763
2	0.152	6,606
3	0.141	6,144
4	0.132	5,737
5	0.159	6,943
6	0.123	5,370
7	0.123	5,370
8	0.123	5,370
9	0.114	4,950
10	0.114	4,950
11	0.114	4,950
12	0.114	4,950
13	0.114	4,950
14	0.114	4,950
15	0.114	4,950
16	0.114	4,950
17	0.170	7,395
H.O.A. 18	0.054	2,335
H.O.A. 19	0.116	5,061
H.O.A. 20	0.377	16,416
H.O.A. 21	0.071	3,098

LOT TABLE		
BLOCK 6		
LOT NO.	ACRES	SQ. FT.
1	0.119	5,175
2	0.119	5,175
3	0.119	5,175
4	0.119	5,175
5	0.119	5,175
6	0.119	5,175
7	0.119	5,175
8	0.119	5,175
9	0.119	5,175
10	0.119	5,175
11	0.119	5,175
12	0.119	5,175
13	0.119	5,175
14	0.119	5,175
15	0.119	5,175
16	0.173	7,548
17	0.159	6,928
18	0.119	5,175
19	0.119	5,175
20	0.119	5,175
21	0.119	5,175
22	0.119	5,175
H.O.A. 23	0.053	2,300

LOT TABLE		
BLOCK 7		
LOT NO.	ACRES	SQ. FT.
1	0.118	5,154
2	0.124	5,418
3	0.124	5,418
4	0.124	5,418
5	0.134	5,853
6	0.132	5,736
7	0.115	4,995
8	0.115	4,995
9	0.115	4,995
10	0.115	4,995
11	0.115	4,995
12	0.115	4,995
13	0.115	4,995
14	0.115	4,995
H.O.A. 15	0.145	6,310

LOT TABLE		
BLOCK 5		
LOT NO.	ACRES	SQ. FT.
1	0.159	6,940
2	0.115	5,024
3	0.115	5,014
4	0.115	5,004
5	0.115	4,994
6	0.114	4,985
7	0.114	4,975
8	0.114	4,985
9	0.115	5,016
10	0.114	4,964
11	0.114	4,978
12	0.114	4,987
13	0.115	4,997
14	0.115	5,007
15	0.115	5,017
16	0.115	5,026
17	0.126	5,484
18	0.126	5,509

LOT TABLE		
BLOCK 5		
LOT NO.	ACRES	SQ. FT.
19	0.116	5,040
20	0.116	5,040
21	0.116	5,040
22	0.116	5,040
23	0.116	5,040
24	0.116	5,040
25	0.116	5,040
26	0.116	5,040
27	0.116	5,040
28	0.116	5,040
29	0.116	5,040
30	0.116	5,040
31	0.116	5,040
32	0.116	5,040
33	0.117	5,083
34	0.157	6,837
H.O.A. 35	0.101	4,399



GARLAND

Plan Commission

2.c.

Meeting Date: 06/10/2019

Item Title: P 19-14 Belt Line-30 Shopping Center No. 3 Third Replat

Summary:

P 19-14 Belt Line-30 Shopping Center No. 3 Third Replat

Attachments

P 19-14 Belt Line-30 Shopping Center No. 3 Third Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 19-14/District 4

Agenda Item:

Meeting: Plan Commission

Date: June 10, 2019

FINAL PLAT

Belt Line I-30 Shopping Center No. 3 Third Replat

LOCATION

2201 Guthrie Road

ZONING

Planned Development (PD) District 13-32 and Planned Development (PD) District 17-33 for Community Office Use.

NUMBER OF LOTS

2

ACREAGE

4.1921

BACKGROUND

The subject property is currently undeveloped. The purpose of this plat is to subdivide Lot 1RR into two (2) lots. Lot 3 will be developed with a general office and Lot 1RR will remain vacant at this time.

STAFF RECOMMENDATION

Approval of the Final Plat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

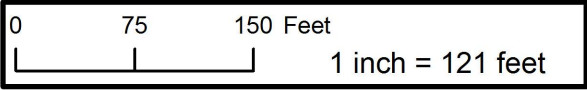
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLAT MAP P 19-14



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, WILCARE PROPERTIES, L.L.C., a Texas limited liability company and William Munai, are the owners of those certain lots, tracts or parcels of land lying and being situated in the City of Garland, Dallas County, Texas, in the E. T. Myer Survey, Abstract Number 944, Dallas County, Texas, and being a part of Lot 1R, Block 1, of Beltline-30 Shopping Center No. 3, Replat, an addition to the City of Garland, Texas, recorded under Dallas County Clerk's File Number 200900265772 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and being all of that certain called 0.689 acre lot, tract or parcel of land as conveyed to Wilcare Properties, L.L.C., a Texas limited liability company, by William Munai and wife Karen Munai by Special Warranty Deed recorded under Dallas County Clerk's File No. (D.C.C.F. No.) 201300199451 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and being also all of that certain called 0.689 acre lot, tract or parcel of land as conveyed to Wilcare Properties, L.L.C., a Texas limited liability company by Garland Pro-Petty, LTD., a Texas limited partnership, by Special Warranty Deed recorded under Dallas County Clerk's File No. 201600148411, O.P.R.D.C.T., and also being all of that certain lot, tract or parcel of land as conveyed to William Munai by Special Warranty Deed from Garland Pro-Petty, LTD., a Texas limited partnership, recorded under D.C.C.F. No. 201700299077, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2" Iron Rebar with a yellow cap stamped RPLS 5310 found for the northeast corner of Lot 2, Block 1, of said addition same being the southeast corner of Lot 1, Block 1 of Beltline 30 Shopping Center, an addition to the City of Garland, Texas, according to the plat recorded in Volume 80033 at Page 1907 of the Deed Records of Dallas County, Texas, said 1/2" Iron Rebar being in the west line of Broadway Boulevard, a 100.00 feet wide public right-of-way;

THENCE South 88° 34' 49" West, departing the northeast corner of Lot 2, Block 1, continuing with the common line of Lot 2, Block 1, and Lot 1, Block 1, a distance of 266.08 feet to a 1/2" Iron Rebar with a yellow plastic cap stamped RPLS 5310 found for the northwest corner of Lot 2, Block 1 and the northeast corner of said 0.689 acre lot, tract or parcel of land described in D.C.C.F. No. 201600148411 and the PLACE OF BEGINNING of the herein described tract of land;

THENCE South 01° 18' 16" East, departing the northwest corner of Lot 2, Block 1, continuing with the west line of Lot 2, Block 1, a distance of 167.27 feet to a 5/8" Iron Rebar with a plastic orange cap stamped PROBECK 5187 found for the southwest corner of Lot 2, Block 1 in the north line of Guthrie Road, a 70.00 feet wide public right-of-way and the beginning of a curve concave to the left from which point the radius bears South 17° 31' 46" East, a distance of 535.00 feet, having a chord bearing and distance of South 68° 10' 41" West, 80.09 feet;

THENCE southwesterly with the north line of Guthrie Road and said curve concave to the left through a central angle of 08° 35' 07", an arc distance of 80.16 feet to a 5/8" Iron Rebar found for corner and the end of said curve and the beginning of a curve concave to the right from which point the radius bears North 26° 00' 55" West, a distance of 465.00 feet, having a chord bearing and distance of South 76° 28' 58" West, 201.25 feet;

THENCE southwesterly with the north line of Guthrie Road and said curve concave to the right through a central angle of 24° 59' 41", an arc distance of 202.85 feet to a 1/2" Iron Rebar with a yellow plastic cap found for corner and the end of said curve;

THENCE continuing with the north line of Guthrie Road, South 88° 43' 02" West, passing at a distance of 9.92 feet a 1/2" Iron Rebar found for corner, continuing in all a total distance of 415.37 feet to a 5/8" Iron Rebar with a yellow plastic cap found for corner and the beginning of a curve concave to the right from which point the radius bears North 01° 01' 14" West, a distance of 465.00 feet, having a chord bearing and distance of North 83° 32' 50" West, 121.61 feet;

THENCE northwesterly with the north line of Guthrie Road and said curve concave to the right through a central angle of 15° 01' 37" an arc distance of 121.96 feet to a 3-1/4" Aluminum Disc stamped BELT LINE-30 SHOPPING CENTER NO. 3 REPLAT found for the southwest corner of the herein described tract of land;

THENCE North 00° 03' 03" East, departing the north line of Guthrie Road continuing with the west line of William Munai's tract of land and the east line of that certain called 7.3157 acre tract of land described in an Exchange Warranty Deed from S. A. Bieler to Danny L. Faulkner recorded in Volume 82229 at Page 896, D.R.D.C.T., a distance of 218.07 feet to a 3/4" Iron Pipe found in concrete for the northwest corner same being the southwest corner of Lot 1, Block 1 of said Beltline 30 Shopping Center;

THENCE North 88° 34' 49" East, with the north line of Wilcare Properties' tract of land and the south line of said Lot 1, Block 1, Beltline-30 Shopping Center No. 3 Replat, passing at a distance of 520.13 feet a 1/2" Iron Rebar found for corner, continuing in all a total distance of 802.40 feet to the PLACE OF BEGINNING containing 182.60855 square feet or 4.1921 acres of land.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared WILLIAM MUNAI, Wilcare Properties, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

the _____ day of _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS

THAT WILCARE PROPERTIES, L.L.C., a Texas limited liability company and WILLIAM MUNAI, are the owners of the property described in this plat, acting by and through their duly authorized agents, do hereby adopt this plat, designating the property as BELT LINE-30 SHOPPING CENTER NO. 3 THIRD REPLAT an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be upon or, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

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

WITNESS, our hand at Garland, Texas, this _____ day of _____, 2019.

BY: WILLIAM MUNAI WILCARE PROPERTIES, L.L.C.
GENERAL PARTNER

BY: WILLIAM MUNAI OWNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared WILLIAM MUNAI, Wilcare Properties, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

the _____ day of _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S AFFIRMATION

STATE OF TEXAS
COUNTY OF DALLAS

I, Larry A. Probeck, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2019.

Larry A. Probeck, R.P.L.S.
Texas Registered Professional Land Surveyor No. 5187
Probeck Land Surveyors
TBPLS Licensed Survey Firm No. 10042600

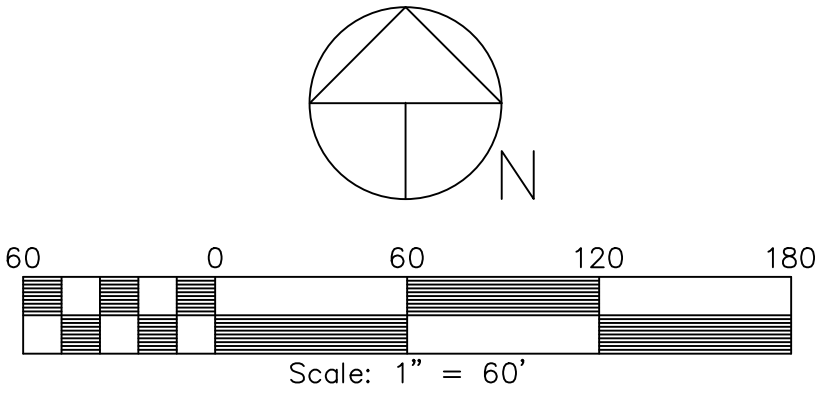
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Larry A. Probeck, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

_____ day of _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Approved and Accepted for the City of Garland, Texas by the City Planning Commission of the City of Garland, Dallas County, Texas.

The approval of the plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

This the _____ day of _____, 2019.

Chairman of Plan Commission

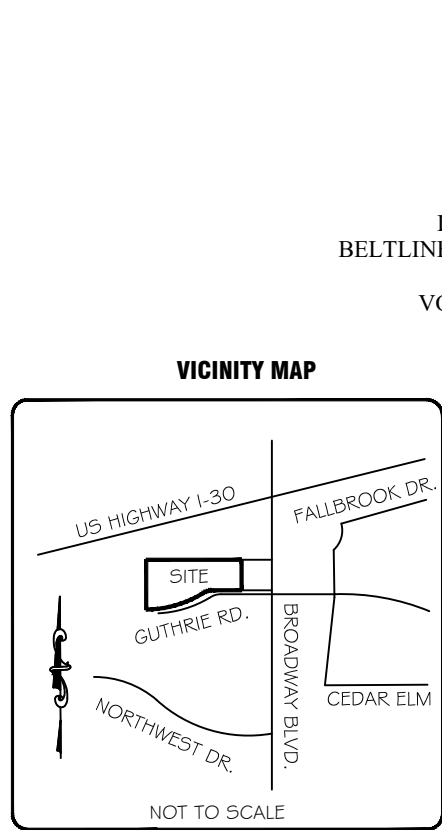
Director of Planning

GENERAL NOTES:

- The purpose of this Replat is to subdivide Lot 1RR, Block 1, to create a new building site.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
- Coordinates and Bearings shown hereon are tied to the Texas Coordinate System of 1983 (NAD83/2011) Epoch 2013 North Central Zone, 4202 using City of Garland Geodetic Control Monuments 231 and 232.
GPS 231 N = 6995652.887
E = 2553345.880
Z = 482.305'
GPS 232 N = 6994319.925
E = 2554491.280
Z = 496.465'
- All Easements shown hereon are dedicated By This Plat unless specifically noted otherwise by Instrument Recording Information.
- Each lot corner is monumented by a 5/8" Iron Rebar with a plastic orange cap stamped PROBECK 5187 unless otherwise noted.

LEGEND / ABBREVIATIONS

- C.M. CONTROLLING MONUMENT
- CL CENTERLINE
- B.L. BUILDING LINE
- IRF IRON REBAR FOUND
- IPF IRON PIPE FOUND
- ALUM. ALUMINUM
- OWNERSHIP TIE
- VAM VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
- CUT CROSS (X) FIND. C.M. CUT CROSS FOUND IN CONCRETE



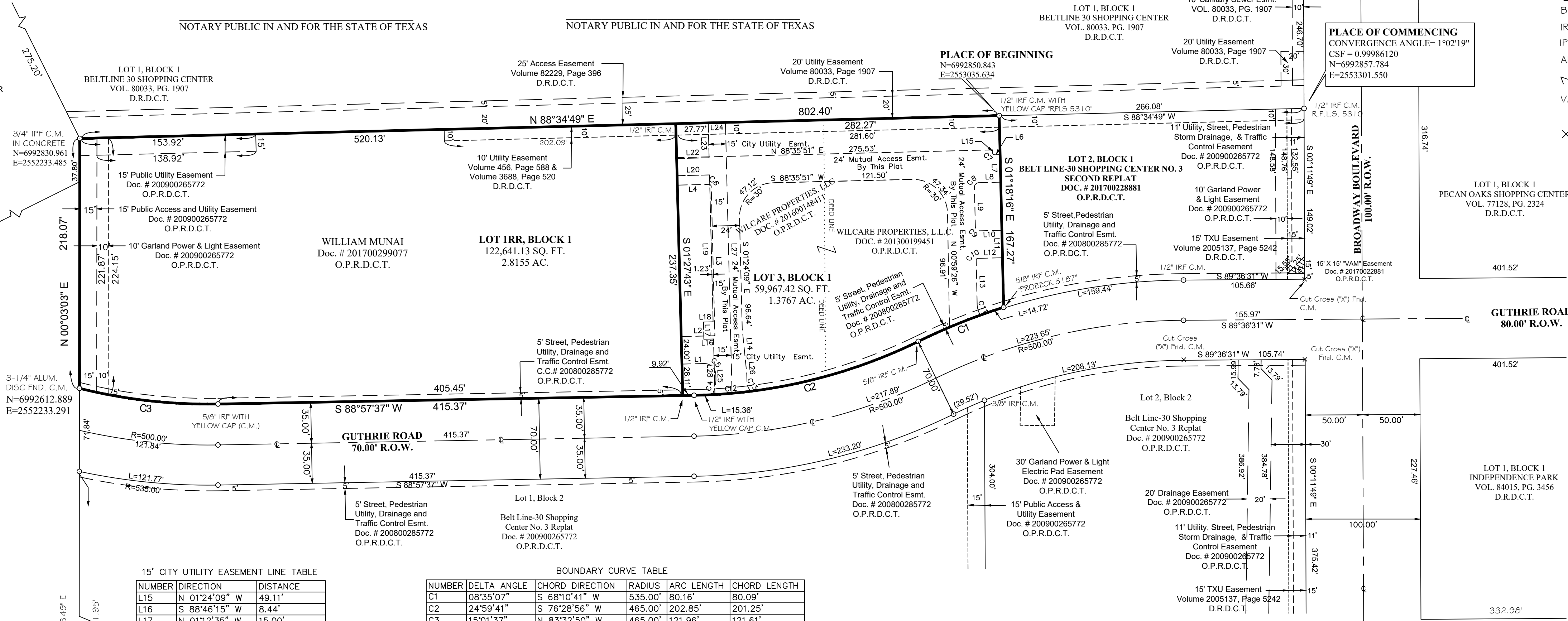
D. L. FAULKNER, ET. AL.
VOL. 82229, PG. 896
D.R.D.C.T.

CALLED 7.3157 ACRES
(UNPLATTED)
N=6992612.889
E=2552233.291

MUTUAL ACCESS EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 88°35'51" E	19.35'
L2	N 88°35'51" E	29.37'
L3	N 01°24'09" W	130.20'
L4	S 88°35'51" W	27.51'
L5	N 01°19'39" W	24.00'
L6	N 88°32'43" E	4.63'
L7	S 01°19'39" E	24.00'
L8	S 88°35'52" W	19.27'
L9	S 01°23'09" E	34.02'
L10	N 88°35'51" E	19.04'
L11	S 01°19'39" E	24.00'
L12	S 88°35'51" W	21.49'
L13	S 01°14'39" E	38.15'
L14	N 05°44'24" W	39.67'
L15	S 01°35'27" E	2.32'
L25	S 01°24'09" E	3.13'
L26	S 01°24'09" E	7.45'
L27	N 01°24'09" W	236.42'
L28	N 01°24'09" W	48.47'

APPROXIMATE LOCATION OF SURVEY LINE
E. T. MYERS SURVEY, ABSTRACT NO. 944
J. S. PHELPS SURVEY, ABSTRACT NO. 1157



NUMBER	DIRECTION	DISTANCE
L15	N 01°24'09" W	49.11'
L16	S 88°46'15" W	8.44'
L17	N 01°12'35" W	15.00'
L18	N 88°46'19" E	8.39'
L19	N 01°24'09" W	128.22'
L20	S 88°36'09" W	28.29'
L21	N 01°19'39" W	15.00'
L22	N 88°36'09" E	28.30'
L23	N 01°24'09" W	30.45'
L24	N 88°31'24" E	15.00'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	08°35'07"	S 68°10'41" W	535.00'	80.16'	80.09'
C2	24°59'41"	S 76°28'56" W	465.00'	202.85'	201.25'
C3	15°01'37"	N 83°32'50" W	465.00'	121.96'	121.61'

MUTUAL ACCESS EASEMENT CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	29°18'15"	30.00'	14.82'	N 12°44'58" E	14.67'
G5	90°00'00"	10.00'	15.71'	N 46°24'09" W	14.14'
C6	90°00'00"	2.00'	3.14'	N 46°24'09" W	2.83'
C7	89°51'51"	2.00'	3.14'	S 46°31'22" E	2.83'
C8	89°35'00"	4.00'	6.25'	S 43°48'21" W	5.64'
C9	90°01'00"	4.00'	6.28'	S 46°23'39" E	5.64'
C10	89°35'00"	1.50'	2.35'	S 43°48'21" W	2.11'
C11	28°20'54"	21.00'	10.39'	S 15°32'11" E	10.28'
C12	04°09'39"	465.00'	33.77'	S 84°56'59" W	33.76'
C13	06°30'54"	30.00'	3.41'	N 33°53'46" W	3.41'

OWNER:
WILCARE PROPERTIES, LLC
113 BRENTWOOD DRIVE
ROCKWALL, TEXAS 75082-6606

WILLIAM MUNAI
GENERAL PARTNER
4502 STIRLING DRIVE
GARLAND, TEXAS 75043
Cell 469-879-4321

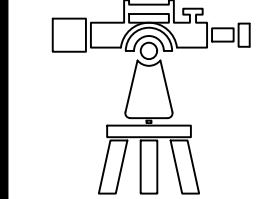
SURVEYOR:
PROBECK LAND SURVEYORS
P.O. BOX 550695
DALLAS, TEXAS 75355-0695
(214) 549-5349 OFFICE
lprobeck@earthlink.net

TBPLS FIRM NO. 10042600

FINAL PLAT
BELT LINE-30 SHOPPING CENTER NO. 3
THIRD REPLAT
LOT 1RR AND LOT 3, BLOCK 1
A REPLAT OF A PORTION OF LOT 1R, BLOCK 1
BELTLINE-30 SHOPPING CENTER NO. 3
E. T. MYERS SURVEY - ABSTRACT NO. 944
CITY OF GARLAND - DALLAS COUNTY, TEXAS
CITY CASE NO. 170504-3

LOT 1RR & LOT 3, BLOCK 1

BELT LINE-30 SHOPPING CENTER NO. 3 THIRD REPLAT
E.T. MYERS SURVEY ~ ABSTRACT NO. 944
CITY OF GARLAND, DALLAS COUNTY, TEXAS



DATE: 02-19-2019

FIELD DATE: 04-25-16

JOB NO.: 201751

DRAWING: WILCARE

PARTY CHIEF: B.W.G.

SCALE: 1" = 60'

GP #: N/A

TITLE CO.: N/A

LENDER: N/A

PURCHASER: N/A

REVISIONS: 06-04-19

SHEET 1 OF 1

BOUNDARY ~ COMMERCIAL
HOME BUILDING ~ PLATTING
TITLES ~ CONSTRUCTION

PROBECK LAND SURVEYORS
P.O. BOX 550695 ~ DALLAS, TEXAS 75355-0695
OFFICE (214) 549-5349 ~ FAX (214) 348-1149



GARLAND

Plan Commission

2.d.

Meeting Date: 06/10/2019

Item Title: P 19-15 D & P Subdivision Replat

Summary:

P 19-15 D & P Subdivision Replat

Attachments

P 19-15 D & P Subdivision Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 19-15/District 8

Agenda Item:

Meeting: Plan Commission

Date: June 10, 2019

REPLAT

D&P Subdivision Replat of Parts of Lots 3 & 4, Block 1

LOCATION

119 East Buckingham Road

ZONING

Industrial (IN) District

NUMBER OF LOTS

1

ACREAGE

0.875

BACKGROUND

The subject property is currently developed with a drive-through restaurant. The purpose of this plat is to create a single platted lot from the remainder portions of Lots 3 and 4 and to dedicate easements.

STAFF RECOMMENDATION

Approval of the Replat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 50 100 Feet 1 inch = 65 feet	PLAT MAP P 19-15	 INDICATES AREA OF REQUEST
---	--------------------------------	--

Drafter: ML
Revision:BN 2019-03-28
Revision:ML 2019-04-15
Revision:ML 2019-04-16
Revision:ML 2019-05-06
Revision:ML 2019-05-28

MONUMENTS / BEARING BASIS

Monuments are found if not marked CRS.

- CRS ○ 1/2" rebar with orange plastic cap stamped "JPH Land Surveying" set
- Vertex or common point (not a monument)
- Coordinate values, if shown, are US.SyFt./TxCS;'83,NCZ
- Elevations, if shown, are NAVD'88
- Bearings are based on grid north (TxCS;'83,NCZ)
- "±" "±" Cut into concrete

LEGEND OF ABBREVIATIONS

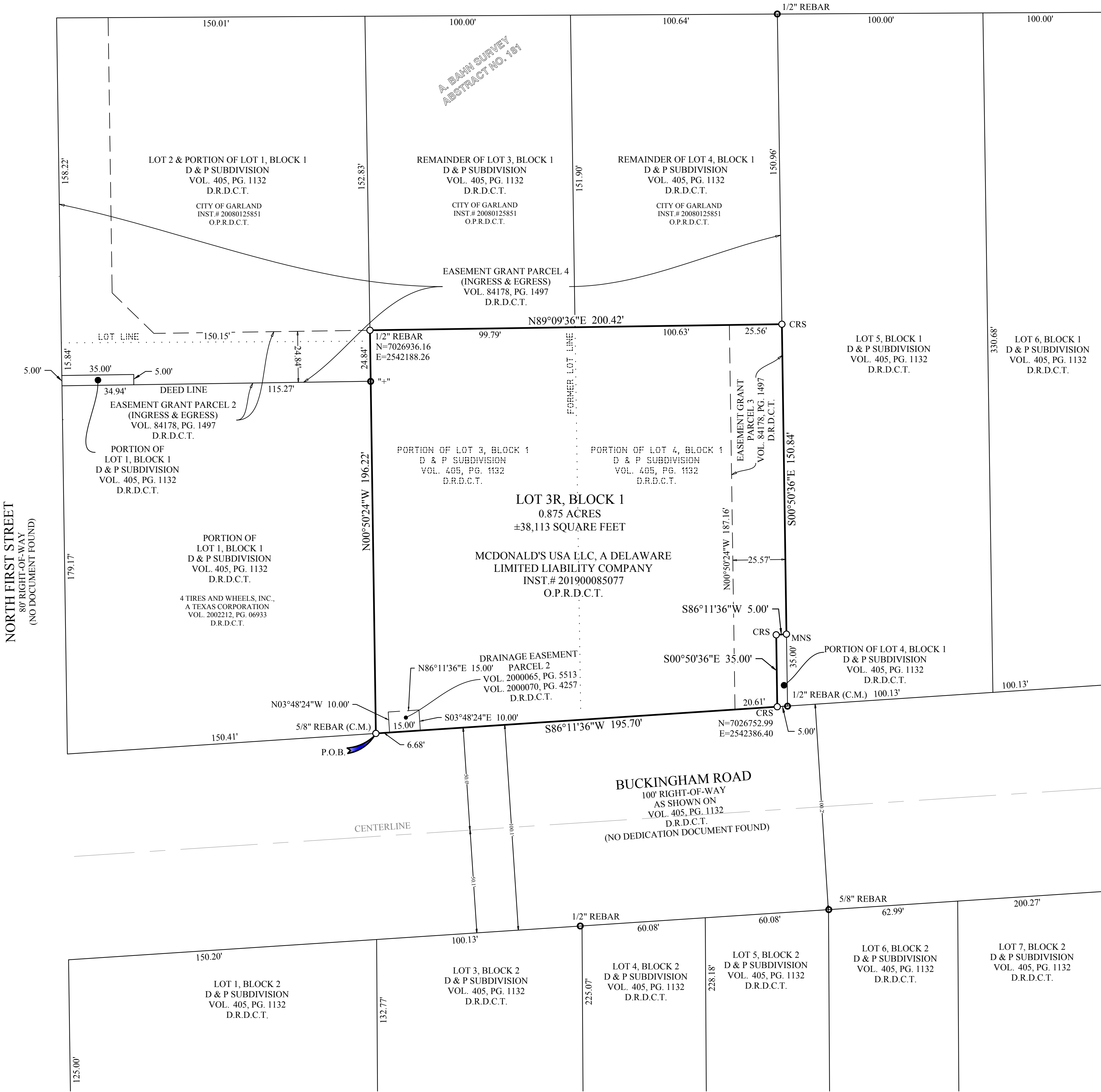
US.SyFt.	United States Survey Feet
TxCS;'83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.D.C.T.	Plat Records of Dallas County, Texas
O.P.R.D.C.T.	Official Public Records of Dallas County, Texas
D.R.D.C.T.	Deed Records of Dallas County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line
C.M.	Controlling Monument

SURVEYOR'S NOTES:

- This survey was performed with the benefit of a title commitment provided by First American Title Insurance Company, GF# 1002-26802-RTT, Commitment # 1002-26802-RTT, effective April 3, 2019, and issued April 11, 2019.
- Subject property's record description's error of closure, 0.056'.
- The purpose of this plat is to create a single platted lot from the remainder portions of Lots 3 & 4.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- Bearings and coordinates are based on Grid north per the Texas Coordinate System of 1983, North Central Zone, by GPS observation utilizing the VRS/RTK Network.
- Monuments marked CRS are 1/2 inch rebar with an orange plastic cap stamped "JPH Land Surveying" were set during a previous survey dated December 20, 2018.
- For dimensioned easements, refer to the original document for confirmation of distances, location and uses.
- Vertical Relief: Elevations are based on NAVD 1988 per GPS observations using the Texas RTK Network.

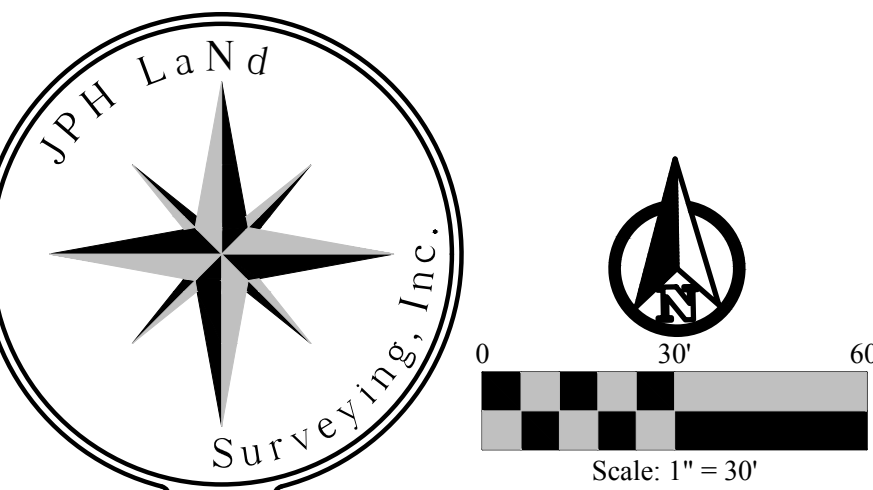
The on-site benchmark is a mag nail with a metal washer stamped "JPH LAND SURVEYING" set in concrete, located approximately 41' west and 25' south from a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of the subject tract, approximately 395' northeasterly of the centerline intersection of E. Buckingham Road and N. First Street. Benchmark Elevation = 553.67' (NAVD'88). See vicinity map for general location.

The off-site benchmark is a mag nail with a washer stamped "JPH LAND SURVEYING" set in concrete curb (median), locate approximately 137' southwesterly from a 1/2" rebar stamped "JPH Land Surveying" set at the most southerly southeast corner of the subject tract, approximately 246' southeasterly of the centerline intersection of E. Buckingham Road and N. First Street. Benchmark Elevation = 552.02' (NAVD'88). See vicinity map for general location.



NORTH FIRST STREET
80' RIGHT-OF-WAY
(NO DOCUMENT FOUND)

BUCKINGHAM ROAD
100' RIGHT-OF-WAY
AS SHOWN ON
VOL. 405, PG. 1132
D.R.D.C.T.
(NO DEDICATION DOCUMENT FOUND)



DEVELOPER:

McDonald's USA, LLC, a Delaware limited liability company
Greater Southwest Region
511 E. Carpenter Fwy, Suite 375
Irving, Texas 75062
refnsinvoices@us.mcd.com

SURVEYOR:

JPH Land Surveying, Inc.
© 2019 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, McDonald's USA, LLC, a Delaware limited liability company, is the owner of that certain tract being a portion of Lot 3 and Lot 4, D & P Subdivision, an addition in the City of Garland, Dallas County, Texas, according to the plat recorded in Volume 405, Page 1132 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract being the same tract described as Tract 1 in the Warranty Deed to McDonald's USA, LLC, a Delaware limited liability company recorded under Instrument Number 201900085077, Official Public Records of Dallas County, Texas; the subject tract is more particularly described as follows:

Beginning at a 5/8 inch rebar found at the southwest corner of Lot 3 of D & P Subdivision recorded in Volume 405, Page 1132, D.R.D.C.T., according to the said plat of D & P Subdivision the said southwest corner is shown to be on the north right of way of Buckingham Road which is called to be a 100-foot right of way (no dedicating document was found for Buckingham Road);

THENCE NORTH 00 degrees 50 minutes 24 seconds WEST, with the west line of said Lot 3, a distance of 196.22 feet to a 1/2 inch rebar found at the northwest corner of the tract described as Parcel 1 in the deed to McDonald's Corporation, a Delaware corporation recorded in Volume 84176, Page 3469, D.R.D.C.T.;

THENCE NORTH 89 degrees 09 minutes 36 seconds EAST, with the north line of said Parcel 1, passing at a distance 99.79 feet the east line of Lot 3, and continuing on said course, in all, a total distance of 200.42 feet to a 1/2 inch rebar with an orange plastic cap stamped "JPH Land Surveying" set at the northeast corner of Parcel 1;

THENCE SOUTH 00 degrees 50 minutes 36 seconds EAST, with the west line of Lot 4 of said D & P Subdivision, a distance of 150.84 feet to a mag nail with a metal washer stamped "JPH LAND SURVEYING" set at the most easterly southeast corner of Parcel 1;

THENCE SOUTH 86 degrees 11 minutes 36 seconds WEST, through the interior of Lot 4 and with a south line of Parcel 1, a distance of 5.00 feet to a 1/2 inch rebar with an orange plastic cap stamped "JPH Land Surveying" set at a reentrant corner of Parcel 1;

THENCE SOUTH 00 degrees 50 minutes 36 seconds EAST, continuing through the interior of Lot 4, and with an east line of Parcel 1, a distance of 35.00 feet to a 1/2 inch rebar with an orange plastic cap stamped "JPH Land Surveying" set at the most southerly southeast corner of Parcel 1;

THENCE SOUTH 86 degrees 11 minutes 36 seconds WEST, with the south line of Lot 4 and Lot 3 (called to be on the north right of way of Buckingham Road), a distance of 195.70 feet returning to the Point of Beginning and enclosing 0.875 acres (±38,113 square feet).

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That McDonald's USA, LLC, A Delaware limited liability company, acting by and through its duly authorized agent, the owner of the property described in this plat does hereby adopt this plat, designating the property as **D&P SUBDIVISION REPLAT OF PART OF LOTS 3 & 4, BLOCK 1** an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

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

WITNESS, my hand at Chicago, Illinois on this the ____ day of _____, 2019.

BY: _____
Jennifer Cohn, Senior Counsel

STATE OF ILLINOIS §
COUNTY OF COOK §

Before me, the undersigned authority, on this day personally appeared **Jennifer Cohn**, Senior Counsel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration and under the authority therein expressed.

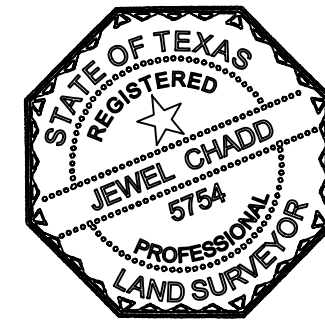
GIVEN under my hand and seal of office this ____ day of _____, 2019.

Notary Public for and in the State of Illinois
My commission expires: _____

SURVEYOR'S AFFIRMATION:

I, Jewel Chadd, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2019



Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared Jewel Chadd, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this ____ day of _____, 2019.

Notary Public, State of Texas

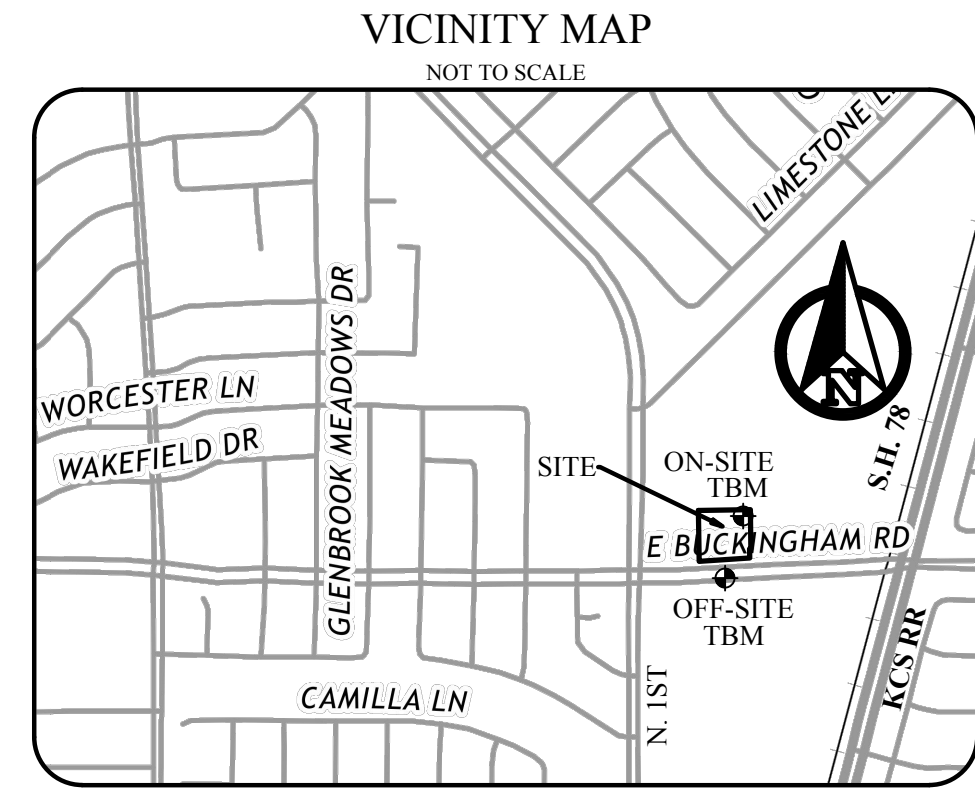
My commission expires: _____

Approved and accepted for the City of Garland this ____ day of _____, 20__ by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Director of Planning Department

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.



**REPLAT
D & P SUBDIVISION REPLAT OF
PARTS OF LOTS 3 & 4, BLOCK 1**

LOT 3R, BLOCK 1
A. BAHN SURVEY, ABSTRACT NUMBER 181
CITY OF GARLAND, DALLAS COUNTY, TEXAS



GARLAND

Plan Commission

2.e.

Meeting Date: 06/10/2019

Item Title: P 19-17 Alta Spring Creek Final Plat

Summary:

P 19-17 Alta Spring Creek Final Plat

Attachments

P 19-17 Alta Spring Creek Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 19-17/District 7

Agenda Item:

Meeting: Plan Commission

Date: June 10, 2019

FINAL PLAT

Alta Spring Creek

LOCATION

6310 Naaman Forest Boulevard

ZONING

Planned Development (PD) District 18-41 for Mixed Use.

NUMBER OF LOTS

1

ACREAGE

8.9568 acres

BACKGROUND

The applicant proposes to plat the subject property as one lot consisting of 8.9568 acres. The purpose of the plat is to develop the subject property with multi-family as established in Planned Development (PD) District 18-41 for Mixed Use.

STAFF RECOMMENDATION

Approval of the Final Plat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

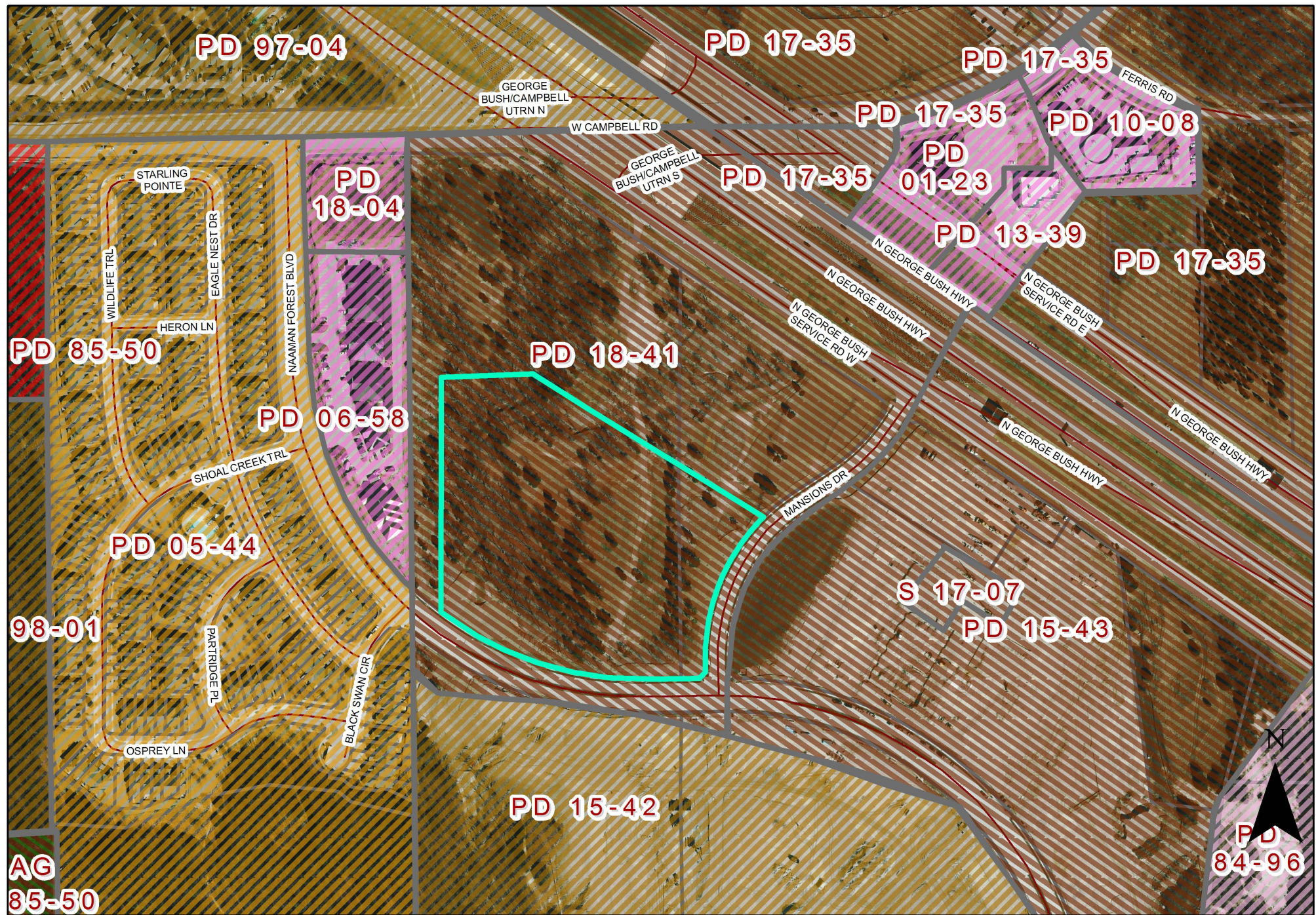
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Josue De La Vega, MCRP
Senior Development Planner
Planning & Community Development
972-205-2454
jdelaavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 308 feet

PLAT MAP P 19-17



INDICATES AREA
OF REQUEST

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N16°49'38"E	29.98'	L30	S03°24'12"W	25.00'	L59	S60°53'43"W	25.37'
L2	S73°10'22"E	2.67'	L31	S86°35'34"E	84.20'	L60	N67°04'15"W	25.34'
L3	N62°27'12"E	28.09'	L32	N48°23'52"E	15.00'	L61	N78°26'22"W	17.89'
L4	N41°36'08"W	22.45'	L33	N63°52'14"E	34.33'	L62	S85°22'22"W	12.08'
L5	N48°23'52"E	15.00'	L34	N15°28'59"E	28.53'	L63	S71°31'08"W	49.30'
L6	S41°36'08"E	13.73'	L35	N12°26'16"E	18.68'	L64	S50°40'27"W	11.65'
L7	N03°23'22"E	14.20'	L36	N01°55'10"W	22.17'	L65	S04°12'19"E	15.26'
L8	N86°35'34"W	15.48'	L37	N15°28'59"E	24.45'	L66	S57°22'55"E	5.31'
L9	S03°24'26"W	15.00'	L38	N33°13'56"W	10.06'	L67	N85°01'02"E	15.28'
L10	N86°35'34"W	15.00'	L39	N55°42'18"W	29.03'	L68	S65°13'14"E	29.01'
L11	N03°24'26"E	15.00'	L40	N63°27'30"W	42.01'	L69	S49°23'39"E	8.88'
L12	N86°35'34"W	39.58'	L41	N86°51'36"W	12.17'	L70	S05°47'25"W	16.90'
L13	S03°23'14"W	9.50'	L42	N53°43'01"W	42.74'	L71	N73°39'04"E	35.42'
L14	N86°36'46"W	15.00'	L43	S64°21'50"E	18.95'	L72	S36°39'50"W	36.08'
L15	N03°23'14"E	9.51'	L44	N71°38'03"W	37.67'	L73	S28°33'17"W	48.35'
L16	N86°35'34"W	143.98'	L45	S44°20'50"W	15.46'	L74	S26°09'24"W	24.51'
L17	S03°24'26"W	15.00'	L46	S02°09'40"W	57.92'	L75	S19°36'36"W	21.63'
L18	N86°35'34"W	15.00'	L47	S22°25'44"E	19.16'	L76	S36°09'58"W	28.90'
L19	N03°24'26"E	15.00'	L48	S26°34'09"E	36.60'	L77	S49°40'39"W	17.22'
L20	N86°35'34"W	26.15'	L49	S10°23'48"E	12.32'	L78	S09°26'19"W	7.84'
L21	N71°11'18"W	17.67'	L50	S24°10'24"E	96.59'	L79	S43°04'11"E	11.02'
L22	S18°48'42"W	7.50'	L51	S04°35'53"W	19.36'	L80	S08°15'20"W	8.49'
L23	N71°11'18"W	15.00'	L52	S01°31'30"W	53.15'	L81	S55°33'02"E	32.09'
L24	N18°48'42"E	7.50'	L53	S28°41'51"E	36.38'	L82	N86°36'41"W	19.65'
L25	N71°11'18"W	64.17'	L54	S08°42'32"E	45.34'	L83	N03°23'19"E	15.00'
L26	S71°11'18"E	94.72'	L55	S00°33'51"E	51.32'	L84	S86°36'41"E	19.65'
L27	S86°35'34"E	158.37'	L56	S12°39'25"E	45.91'	L85	N03°23'19"E	13.39'
L28	N03°24'12"E	25.00'	L57	S44°09'24"W	16.53'			
L29	S86°35'34"E	15.00'	L58	S53°43'34"W	35.14'			

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	29°01'56"	20.00'	10.13'	N29°59'57"E
C2	30°08'09"	36.00'	18.93'	S18°27'23"W
C3	120°08'14"	20.00'	41.94'	S26°32'39"E
C4	15°34'36"	49.00'	13.32'	N78°49'28"W
C5	15°34'36"	25.00'	6.80'	N78°49'28"W
C6	89°59'50"	20.00'	31.41'	S48°23'19"W
C7	17°24'09"	20.00'	6.07'	N06°46'54"E
C8	24°01'21"	20.00'	8.39'	S03°36'07"E
C9	21°17'47"	20.00'	7.43'	S81°41'04"E
C10	20°23'11"	20.00'	7.12'	N60°50'34"W

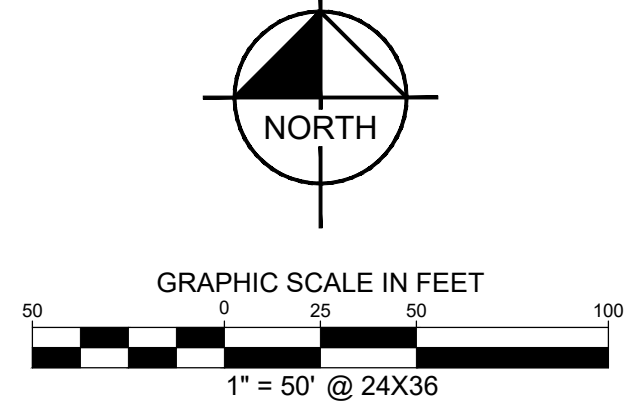
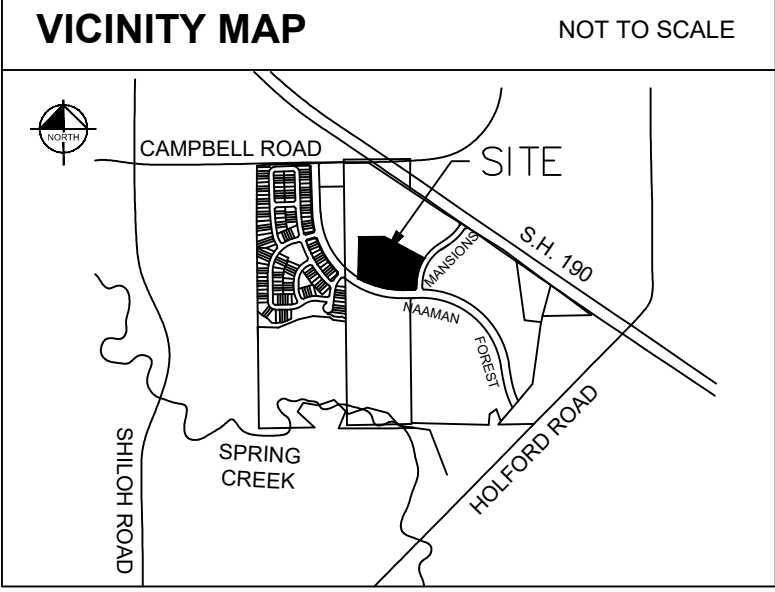
P.H. RICE SURVEY
ABSTRACT # 1241
(UNPLATTED)
REMAINDER OF
CALLED 22.437 ACRE
CAMPBELL 190 PARTNERS, LLC et al
DOC. NO. 201800009162
O.P.R.D.C.T.

LOT 1,
BLOCK 1
SHOAL CREEK
OFFICE PARK
DOC. NO. 200600462691
O.P.R.D.C.T.

LOT 1, BLOCK 1
8.9568 ACRES
390,156 SQ. FT.
MIN. FINISH FLOOR
ELEVATION
534.22

P.H. RICE SURVEY
ABSTRACT # 1241
(UNPLATTED)
REMAINDER OF
CALLED 22.437 ACRE
CAMPBELL 190 PARTNERS, LLC et al
DOC. NO. 201800009162
O.P.R.D.C.T.

LEGEND
Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ RED "KHA" CAP SET
ADS = 5/8" IRON ROD W/ 3-1/2" ALUMINUM DISK STAMPED
"ALTA SPRING CREEK" "KHA" SET
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.A.E. = MUTUAL ACCESS EASEMENT
P.B.T.U.E. = PEDESTRIAN, BIKE & TRAIL EASEMENT
P.B.T.U.E. = PEDESTRIAN, BIKE, TRAIL & UTILITY EASEMENT
C.U.E. = CITY UTILITY EASEMENT
G.P. & L. = GARLAND POWER AND LIGHT EASEMENT
P.U.E. = PEDESTRIAN & UTILITY EASEMENT



GENERAL NOTES:

- THE BASIS OF BEARING IS NAD83 (CORS96, EPOCH 2011) TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL (2002 DATUM) THIS SURVEY IS BASED ON A LINE ORIENTED BETWEEN CITY OF GARLAND MONUMENTS 103 AND 139 FOUND IN THE FIELD VIA RTK GPS METHODS, WHOSE POSITIONS ARE PUBLISHED ON THE TEXAS COORDINATE SYSTEM, OF 1983, NORTH CENTRAL ZONE 4202. THE HORIZONTAL COORDINATES OF THIS SURVEY ARE GRID COORDINATES DERIVED FROM GARLAND MONUMENT 103.

GPS 103	N:7040843.224 E:2535997.943 Z:567.74	GPS 139	N:7039711.497 E:2538358.601 Z:550.20
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- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER 8 OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.
- THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1, AND DEDICATE EASEMENTS.
- BENCHMARK CITY OF GARLAND MON. NO. 103 - 2" BRASS DISK STAMPED #103 LOCATED ON MEDIAN NOSE @ HOLFORD RD. AND IH 190 FRONTAGE ROAD TURNAROUND LANE APPROX. 47' N.W. OF HOLFORD RD. S. BOUND LANE C/L, AND APPROX. 18.30' N.E. BOUND IH 190 FRONTAGE RD C/L.
- FINISH FLOOR ELEVATIONS ARE BASED ON THE "FLOODPLAIN ANALYSIS AND DOWNSTREAM ASSESSMENT" DATED 3/29/19 BY KIMLEY-HORN.
- EACH LOT CORNER IS MONUMENTED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KHA" UNLESS DENOTED OTHERWISE.

AREA RESERVED FOR COUNTY FILING INFO.

FINAL PLAT
ALTA SPRING CREEK
LOT 1, BLOCK 1
8.9568 ACRES
P.H. RICE SURVEY, ABSTRACT NO. 1241
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 180322-3

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DWP	DAB	MAR 2019	067780321	1 OF 2

OWNER:
LJD PROPERTIES, LTD.
511 E. John Carpenter FWY,
Irving, Texas 75251
(214)751-8300

OWNER:
JOHN D. GOURLEY.
511 E. John Carpenter FWY,
Irving, Texas 75251
(214)751-8300

OWNER:
CAMPBELL 190 PARTNERS, LLC
511 E. John Carpenter FWY,
Irving, Texas 75251
(214)751-8300

ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
TEL: 972-770-1300
Contact : Sarah Scott, P.E.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS CAMPBELL 190 PARTNERS, LLC, LDJ PROPERTIES, LTD., & JOHN D. GOURLEY, are the owners of a tract of land out of the P. H. Rice Survey, Abstract No. 1241 in the City of Garland, Dallas County, Texas, being part of the 22.437 acre tract of land described in deed to Campbell 190 Partners, LLC, etal, recorded in Instrument No. 201800009162 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a X in concrete found at the southwest end of a corner clip at the intersection of the north right-of-way line of Naaman Forest Boulevard (82' ROW at this point) with the west right-of-way line of Mansions Drive (60' ROW);

THENCE with said north right-of-way line the following courses and distances to wit:
South 89°14'00" West, a distance of 133.47 feet to an X in concrete found at the beginning of a tangent curve to the right having a central angle of 33°30'10", a radius of 809.00 feet, a chord bearing and distance of North 74°00'55" West, 466.34 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 473.05 feet to a 5/8" iron rod with a 3-1/2" aluminum disk stamped "ALTA SPRING CREEK" "KHA" set for corner from which an X in concrete found for the south corner of Lot 1, Block 1 of Shoal Creek Office Park, an addition to the City of Garland according to the plat thereof recorded in Instrument NO. 200600462691 of the Official Public Records of Dallas County, Texas at a continuation of said curve at 154.41 feet;

THENCE leaving said north right-of-way line, the following courses and distances to wit:
North 0°41'19" West, a distance of 601.44 feet to a 5/8" iron rod with a 3-1/2" aluminum disk stamped "ALTA SPRING CREEK" "KHA" set for corner;
North 89°18'41" East, a distance of 216.41 feet to a 5/8" iron rod with a 3-1/2" aluminum disk stamped "ALTA SPRING CREEK" "KHA" set for corner;
South 56°28'32" East, a distance of 624.29 feet to a 5/8" iron rod with a 3-1/2" aluminum disk stamped "ALTA SPRING CREEK" "KHA" set in the west right-of-way line of said Mansions Drive for the beginning of a non-tangent curve to the left having a central angle of 44°29'53", a radius of 480.00 feet, a chord bearing and distance of South 21°28'56" West, 363.49 feet;

THENCE with said west right-of-way line, the following courses and distances to wit:
In a southwesterly direction, with said curve to the left, an arc distance of 372.79 feet to an X in concrete found for corner;
South 0°46'00" East, a distance of 32.40 feet to an X in concrete found for the north end of said corner clip;

THENCE with said corner clip, South 44°11'06" West, a distance of 21.20 feet to the POINT OF BEGINNING and containing 8.9568 acres or 390,156 square feet of land.

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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That CAMPBELL 190 PARTNERS, LLC, LDJ PROPERTIES, LTD., & JOHN D. GOURLEY, the owners of the property described in this plat, acting by and through its duly authorized agents, do hereby adopt this plat, designating the property as ALTA SPRING CREEK, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to all public and private utilities, without limitation, using or desiring to use the same for the purposes indicated. However, notwithstanding any other language contained herein to the contrary, any and all activities within easement areas of third-party utilities shall not interfere with the City of Garland's use or scope of the easement. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have:(1) the right to construct, reconstruct, alter, rebuild, enlarge, improve, connect to, and perpetually maintain aerial electric utility facilities over, upon, across and within the easement area; (2) the right to enter the easement area to inspect, operate, repair, replace, alter, expand, and remove those facilities;(3) to enter upon, pass through, and have ingress and egress to any adjoining property for the purpose of obtaining access to the easement area; (4) the right, from time to time at its cost, trim trees or shrubbery, or cause to be trimmed, within an easement area to the extent reasonably necessary to prevent actual, threatened, or possible harm to or interference with the electric facilities; and (5) the right to prevent the construction of or remove at its cost any buildings, structures, fences, or other obstructions that may endanger or interfere with the efficiency, safety or operation of the electric facilities or access thereto. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

The undersigned does covenant and agree that the mutual access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s). This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 20_____.

BY: CAMPBELL 190 PARTNERS, LLC, etal

BY: LDJ PROPERTIES, LTD.,

Name, Title

Name, Title

STATE OF TEXAS §
COUNTY OF DALLAS §

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2019.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name

Printed Name

BY: JOHN D. GOURLEY

Name, Title

STATE OF TEXAS §
COUNTY OF DALLAS §

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name

OWNER:
LDJ PROPERTIES, LTD.
511 E. John Carpenter FWY,
Irving, Texas 75251
(214)751-8300

OWNER:
CAMPBELL 190 PARTNERS, LLC
511 E. John Carpenter FWY,
Irving, Texas 75251
(214)751-8300

OWNER:
JOHN D. GOURLEY.
511 E. John Carpenter FWY,
Irving, Texas 75251
(214)751-8300

ENGINEER:
Kimley-Horn and Assocites, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
TEL: 972-770-1300
Contact : Sarah Scott, P.E.

SURVEYOR'S AFFIRMATION:

I, Dana Brown, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
dana.brown@kimley-horn.com

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __th DAY OF _____, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name

CERTIFICATE OF APPROVAL

Approved and accepted for the City of Garland this _____ day of _____, 20__ by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Director of Planning Department

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

AREA RESERVED FOR COUNTY FILING INFO.

FINAL PLAT
ALTA SPRING CREEK
LOT 1, BLOCK 1
8.9568 ACRES
P.H. RICE SURVEY, ABSTRACT NO. 1241
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 180322-3

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ##'	DWP	DAB	MAR 2019	067780321	2 OF 2



GARLAND

Plan Commission

3.a.

Meeting Date: 06/10/2019

Item Title: Impact Fee Report

Summary:

Impact Fee Report

Attachments

Impact Fee Report and Attachment

TO: Chairman Roberts and Members of the Plan Commission

FROM: Will Guerin, Director of Planning

DATE: June 5, 2019

SUBJECT: Impact Fee Report

Garland's Impact Fee Ordinance requires that reports be filed with the City Council regarding the collection of fees and implementation of the capital improvements plan adopted as part of the Impact Fee Ordinance. These reports are to be provided to the Council by the Capital Improvements Advisory Committee, established by the Impact Fee Ordinance. The Plan Commission serves in the capacity of this Committee.

Attached is a draft report to City Council from the Capital Improvements Advisory Committee for the period covering September 22, 2018 through March 21, 2019. There is an item on the June 10, 2019 meeting agenda to consider this report and forward to the City Council in compliance with the ordinance requirements.

Should you have questions regarding the report please contact me at 972-205-2449 or by email at wguerin@garlandtx.gov.

Sincerely,

Will Guerin, AICP
Director of Planning

TO: Mayor LeMay and the City Council

FROM: Chairman Roberts and Members of the Plan Commission

DATE: June 10, 2019

SUBJECT: Impact Fee Report

Section 31.163(A) of Garland's Impact Fee Ordinance requires that the Capital Improvements Advisory Committee file reports with the City Council regarding implementation of the capital improvements plan and administration of impact fees. Acting in the capacity of the Capital Improvements Advisory Committee, following is the Plan Commission's report for September 22, 2018 through March 21, 2019.

COLLECTION OF IMPACT FEES

During the period covering September 22, 2018 through March 21, 2019 impact fees were collected for 70 developments. Of these, 47 are single-family homes (including ancillary irrigation systems), 4 are multi-family developments, and 19 are commercial/industrial/church/school developments. These include the addition of water meters to existing developments. Amounts collected are as follows:

Single-Family Development

# Of Lots	Service Area	Water	Roadway	Total
20	1	522.50	2,023.00	2,545.50
2	2	35.00	900.60	935.60
2	7	55.00	0.00	55.00
1	8	27.50	0.00	27.50
12	9	375.00	5,591.70	5,966.70
1	16	25.00	0.00	25.00
1	17	70.00	5,248.93	5,318.93
5	18	130.00	7,980.00	8,110.00
1	A	890.00	3,034.00	3,924.00
1	B	25.00	0.00	25.00
1	C	890.00	0.00	890.00
Total: 47		\$3,045.00	\$24,778.23	\$27,823.23

Multi-Family Development

Location	Service Area	Water	Roadway	Total
1759 W Campbell Rd	1	117.50	0.00	117.50
4501 N Garland Ave	1	145.00	0.00	145.00
1961 Arapaho Rd	1	1,595.00	343,980.00	345,575.00
4901 Peninsula Way	18	515.00	0.00	515.00
Total: 4		\$2,372.50	\$343,980.00	\$346,352.50

Commercial/Churches/Schools Development

Location	Service Area	Water	Roadway	Total
1813 Lookout Dr	1	145.00	153,994.41	154,139.41
2828 W Campbell Rd	1	0.00	6,195.16	6,195.16
5760 Bunker Hill Rd	3	70.00	35,863.70	35,933.70
2404 E Centerville Rd	4	0.00	42.51	42.51
3301 W Buckingham Rd	4	0.00	3,315.50	3,315.50
314 Castle Dr	6	740.00	260,794.06	\$261,534.06
2602 Foster Rd	6	0.00	42,462.00	\$42,462.00
2602 Foster Rd	6	107.50	0.00	\$107.50
2904 Lavon Dr	6	35.00	6,077.25	\$6,112.25
2585 Firewheel Pkwy	6	\$2,770.00	\$0.00	\$2,770.00
2585 Firewheel Pkwy	6	\$475.00	\$0.00	\$475.00
2613 Forest Ln	7	0.00	1,391.98	\$1,391.98
1106 N Jupiter Rd	7	107.50	1,295.17	\$1,402.67
2334 W Buckingham Rd # 210	8	27.50	0.00	\$27.50
1330 S Jupiter Rd	10	72.50	0.00	\$72.50
1901 E Centerville Rd	12	0.00	8,215.72	\$8,215.72
806 W Centerville Rd	14	35.00	13,224.00	\$13,259.00
314 W I-30 Freeway	17	70.00	5,248.93	\$5,318.93
2602 Foster Rd	C	0.00	153,175.00	\$153,175.00
Total: 19		\$4,655.00	\$691,295.39	\$695,950.39
Total (All Land Uses)		\$10,072.50	\$1,060,053.62	\$1,070,126.12

Impact fees totaling \$1,070,126.12 were collected during this period. Of this, \$10,072.50 was collected for water facilities and \$1,060,053.62 was collected for roadway facilities.

CAPITAL IMPROVEMENTS PLAN

Roadways

The status of the roadway projects, during this time period, included in the impact fee capital improvements program is as follows:

Status/Roadway Segment

Service Area

Under Design:

Bobtown, Rowlett to Rosehill
 Bobtown, Rosehill to Waterhouse
 Holford, SH 190 to City Limits

15 and 18 / D
 17 and 18 / D
 1 / A

Under Construction:
Shiloh, IH 635 to Kingsley

13 / B

Completed:
Oates, Broadway to Rosehill

15 and 16 / D

Water Facilities

Impact fee funds will be used towards:
Water Master Plan – To be completed in 2019

Please let me know if you have questions regarding this report, or if further information is desired.

Scott Roberts, Chairman
City of Garland Plan Commission



GARLAND

Plan Commission

4.

Meeting Date: 06/10/2019

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo



GARLAND

**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: June 10, 2019
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the June 24, 2019 Plan Commission meeting.

ZONING

1. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32 for Community Retail and Community Office Uses, 2) a Detail Plan, and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
2. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Urban Business Uses, 2) an amended Detail Plan for Hotel/Motel, Limited Service, and 3) a Specific Use Provision for Hotel/Motel, Limited Service. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)
3. Consideration of the application of **Kristen Russell**, requesting approval of an amendment to Planned Development (PD) District 85-44 for Mixed Residential Uses to change the requirement of materials used for the perimeter screening wall. This property is located at 5201-5211 Waltham Court. (District 3) (File Z 18-46)
4. Consideration of the application of **Environmental Reconstruction Services, Inc.**, requesting approval of an amendment to Planned Development (PD) District 83-32 for Retail Uses and a Specific Use Provision for Fuel Pumps, Retail to 1)

relocate existing fuel pumps and canopy; and 2) add an additional two fuel pumps. This property is located at 5150 Duck Creek Drive. (District 4) (File Z 19-03)

5. Consideration of the application of **Provident Realty**, requesting 1) an amendment to Planned Development (PD) 95-56 District for Community Retail Uses to allow Fuel Pumps, Retail, 2) an amended Concept Plan, 3) an amended Detail Plan, and 4) a Specific Use Provision for Fuel Pumps, Retail. This property is located at 5345 North George Bush Highway. (District 1) (File Z 19-07)
6. Consideration of the application of **Amir Zandevakili, K1 Concept, LLC**, requesting approval of a Specific Use Provision to allow Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District. This property is located at 1725 South First Street. (District 2) (File Z 19-08)
7. Consideration of the application of **TTI – Tack Team Investments, LLC**, requesting approval of 1) a Change in Zoning from Community Office (CO) District to Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Concept Plan, and 3) a Detail Plan. This property is located at 2302 West Campbell Road. (District 7) (File Z 19-10)
8. Consideration of the application of **QuickTrip Corporation**, requesting approval of 1) a Change of Zoning for Planned Development (PD) District for a Travel Center (Truck Stop); 2) a Specific Use Provision to allow Fuel Pumps, Retail; 3) a Variance to allow a fifty (50) foot tall pylon sign with a ten (10) foot setback; 4) a Variance to allow two seven (7) foot, six (6) inch tall monument signs; and 5) a Variance for the location of the access drives. This property is located at 524 East Interstate Highway 30. (District 3) (File Z 19-14)
9. Consideration of the application of **Masterplan**, requesting approval of 1) a change in zoning from Community Retail (CR) District to a Planned Development (PD) District for Mixed Uses and 2) a Detail Plan for a shade pavilion amenity area to replace an existing swimming pool amenity area. This property is located at 713 Apache Drive. (District 4) (File Z 19-15)
10. Consideration of the application of **Hidden Oaks Lot Venture Ltd.**, requesting an approval to 1) amend Planned Development PD 18-07 District to a Planned Development (PD) District for SF-5 (Single-Family-5 District) for Single-Family Detached Homes with an allowed minimum lot size of 4,200 square feet; 2) a Detail Plan; and 3) an Alley Waiver. This property is located at 2845 Crist Road. (District 1) (File Z 19-16)
11. Consideration of the application of **Baldwin Associates, LLC**, requesting an Approval of amendments to Planned Development (PD) 07-57 District for Multi-Family Use and a Detail Plan. This property is located at 3232 N. Garland Avenue. (District 8) (File Z 19-17)