



City of Colleyville Sign Board of Appeals Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Tuesday, April 12, 2022

City Council Chambers

7:00 PM CITY COUNCIL CHAMBERS THIRD FLOOR

CALL TO ORDER PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES

- 1a** Sign Board of Appeals Minutes - December 14, 2021

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for variances to the provisions of Section 7-175, Permanent Attached Signs - Classifications and Regulations of the Land Development Code, on Lot 7, Block 1, Town Center Colleyville, located at 5655 Colleyville Boulevard, Case SC22-001

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards April 8, 2022 by 5:00 p.m.

Dakari Hill
Planning Technician

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville Sign Board of Appeals Agenda Briefing

City Hall
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Agenda Number 1a	Agenda Date 4/12/2022	Number
Type Approval of Minutes		
Department Sign Board of Appeals		

Title

Sign Board of Appeals Minutes - December 14, 2021

Explanation

Approval of minutes from the Sign Board of Appeals Meeting on December 14, 2021.

Recommendation

Approve

Attachments

1. 12.14.2021 - SBA Minutes



City of Colleyville Sign Board of Appeals Minutes

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Tuesday, December 14, 2021

City Council Chambers

Call to Order

The Sign Board of Appeals Meeting of the City of Colleyville was called to order by Board Member Carroll on December 14, 2021 at 7:00 p.m.

Roll Call

Present: Richard Vallario, Dee Kamerman, Dan Shadle, Frank Carroll, Michael Deakin, Mary Dede, and Eric Holland

Staff Present: Jacquelyn Reyff and Dakari Hill

1. APPROVAL OF MINUTES

1a Board Member Shadle made a motion to approve the November 9, 2021 minutes. Board Member Deakin seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Vallario, Kamerman, Shadle, Carroll, and Deakin
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs – Sign Classification & Regulations of the Land Development Code, specifically the maximum area, height, and width for an institutional monument sign, on Tract 1CC, Abstract 937, Nancy B. Looney Survey, located at 5911 Pleasant Run Road, Case SC21-004

Jacquelyn Reyff presented the case and briefed the Board.

Staff answered questions of the Board regarding the current sign's age and the number of local elementary schools with digital signs.

The applicant, Ramon Castanuela, 2216 Village Circle, Bedford, TX came forward and briefed the Board.

The applicant expressed to the Board the age of the current sign, the cost efficiency of the digital sign, and the digital sign minimally

exceeding regulations.

Mr. Castanuela answered questions of the Board regarding the proposed sign not meeting regulations, the cost to bring the sign into compliance, and the potential of illuminating other properties.

The public hearing was opened at 7:18 p.m.

With no one wishing to speak, the public hearing was closed at 7:18 p.m.

Board Member Vallario made a comment regarding checking sign regulations in the future.

Board Member Deakin made a motion to approve Case SC21-004. Board Member Shadle seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Vallario, Kamerman, Shadle, Carroll, and Deakin
Nay: 0

3. ADJOURNMENT

The meeting adjourned at 7:21 p.m.

The minutes were written and prepared by:



Dakari Hill
Planning Technician

The meeting minutes were approved on _____, _____ by a vote of ____.



City of Colleyville Sign Board of Appeals Agenda Briefing

City Hall
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Tuesday, April 12, 2022

City Council Chambers

Agenda Number 2a	Agenda Date 4/12/2022	Number
Type Public Hearing Agenda Items		
Department Sign Board of Appeals		

Title

Request for variances to the provisions of Section 7-175, Permanent Attached Signs - Classifications and Regulations of the Land Development Code, on Lot 7, Block 1, Town Center Colleyville, located at 5655 Colleyville Boulevard, Case SC22-001

Explanation

Andrew Bucki, the applicant, has submitted a request for multiple variances for a new wall sign for the new Look Cinema located at 5655 Colleyville Boulevard, Suite 300.

Existing Conditions/Background: The subject property is generally located on the east side of Colleyville Boulevard south of Hall Johnson Road. It is zoned CC-2 Shopping Center and is currently platted as Lot 7, Block 1, Town Center Colleyville.

Requested Variances: The applicant is requesting multiple variances for a new wall sign. The variances include the following:

- Letters exceed the maximum height of 6 feet for individual letters
- Sign exceeds maximum sign height of 6 feet
- Sign exceeds the maximum area for the provided building width

Ordinance – Section 7.170, Permanent Attached Signs – General Conditions of the Land Development Code establishes regulations for general business signs:

“D. Wall Signs - A wall sign shall only be allowed over the premises on which it advertises and may be illuminated; provided, illuminated wall signs on rear building facades are prohibited. Illumination shall allow for a solid color, no changing colors allowed. Wall signs shall comply with the following additional regulations:

1. Maximum Area: The total area of all wall signs on a single tenant building or occupancy space of a multi-tenant building shall not exceed the product of one and one-half (1 ½) times the lineal width of the wall on which such signs are

located. For purpose of this regulation, on multi-tenant buildings, the width of each lease space shall be used to calculate each sign width.

2. Sign Area Measurement: The measurement of sign area to determine compliance with the maximum sign area requirements shall be calculated by enclosing the extreme limits of all framing, emblem, logo, representation, writing, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines (see exhibit below).

3. Maximum Letter/Logo Height: Ratio of letter height based on sign area and/or distance to front property line:

- <50 sf or <50 ft from front property line = 24" max. letter/logo height
- 50 sf to 100 sf or 50 ft to 100 ft from front property line = 48" max.
- >100 sf or >100 ft from front property line = 72" max.

4. Maximum Sign Height: Six feet (6'), provided that no wall sign shall extend above the wall to which it is attached.

Chapter 1 (General Provisions) of the Land Development Code authorizes the Sign Board of Appeals to grant variances to the requirements of Chapter 7 – Signs given the following considerations:

"...In considering a request for a variance, the Sign Board of Appeals shall consider, among other things, the degree of variance, the reason for the variance requested, the location of the variance request, the duration of the requested variance, the effect on public safety, the protection of neighborhood property, the degree of hardship or injustice involved, and the effects of the variance on the general plan of regulation of signs within the City." "...In considering a request for a variance, the Sign Board of Appeals shall consider, among other things, the degree of variance, the reason for the variance requested, the location of the variance request, the duration of the requested variance, the effect on public safety, the protection of neighborhood property, the degree of hardship or injustice involved, and the effects of the variance on the general plan of regulation of signs within the City."

Analysis: The applicant desires to install a wall sign for the Look Cinema theater. The proposed sign exceeds the maximum height for the individual letters. The code allows the letters to be 72" max when the distance of a building is >100 ft. from the property line. In this case, the building is setback approximately 175 from the front property line and approximately over 500 feet from Coleville Boulevard. The proposed overall sign height of over 21 feet is an excess of the allowable 6 feet. Additionally, the overall size of the proposed sign is 945 s.f. while code allows the maximum area to be 410 s.f.

Public Notification: Staff mailed notices to property owners within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the

subject property is located, was notified per State law. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code.

Staff Recommendation: Based on current regulations, staff does not recommend approval of the requested sign variance due to technical non-compliance.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Sign Exhibit
6. Notification Map
7. Notification Letter
8. Notification List

Aerial Map

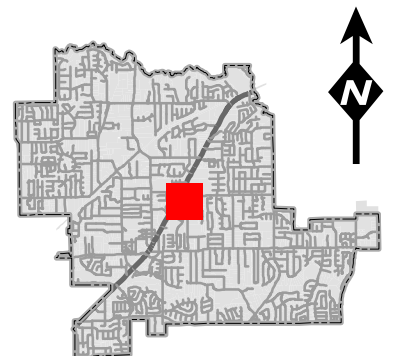


SC22-001

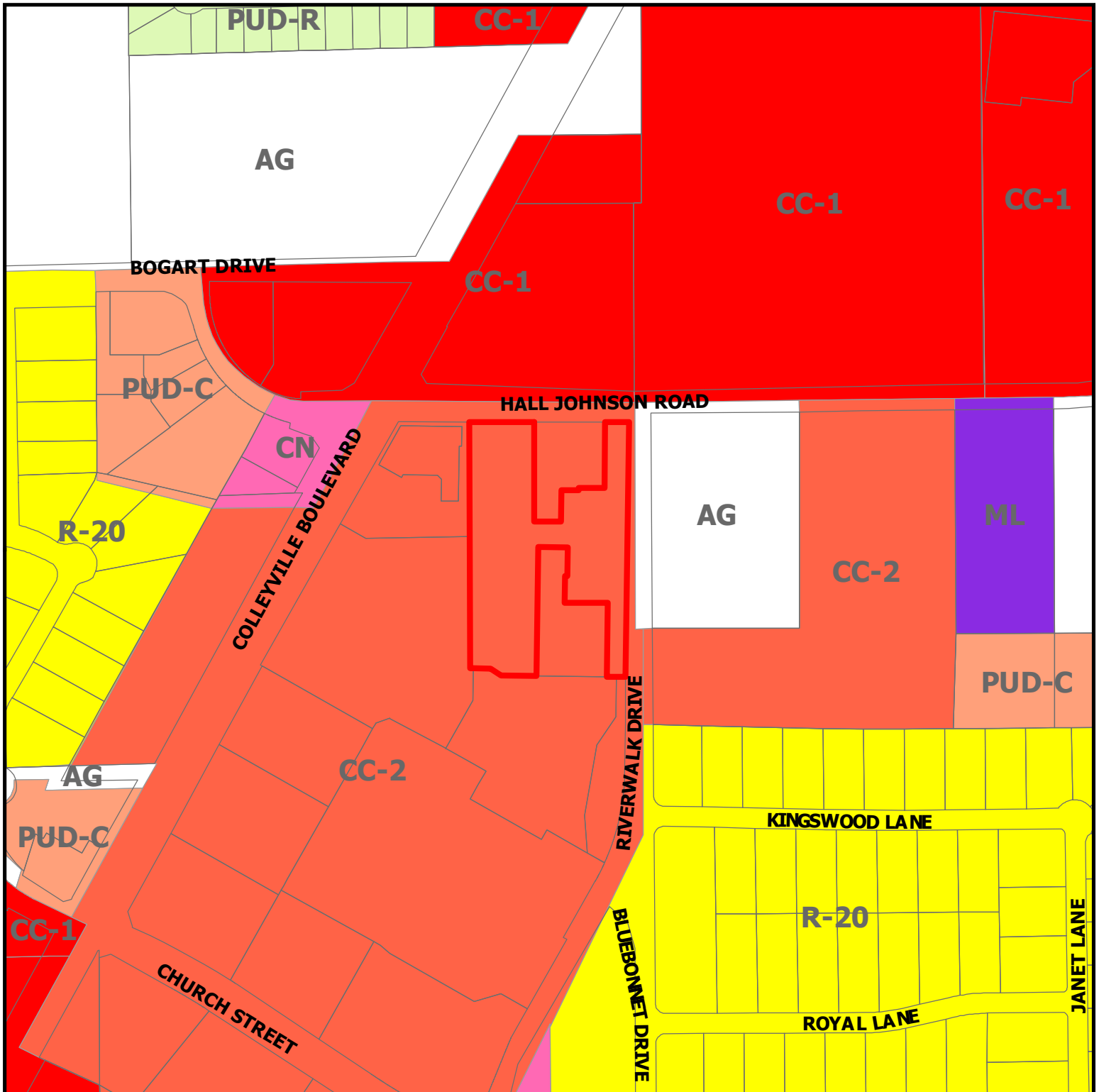
5655 Colleyville Boulevard

DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

 Subject Property



Zoning Map

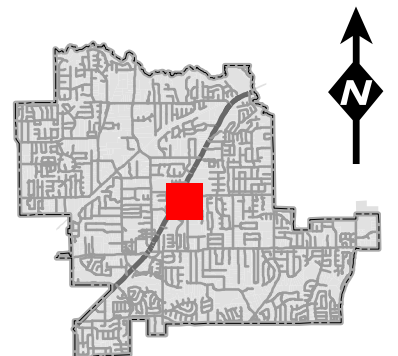


SC22-001

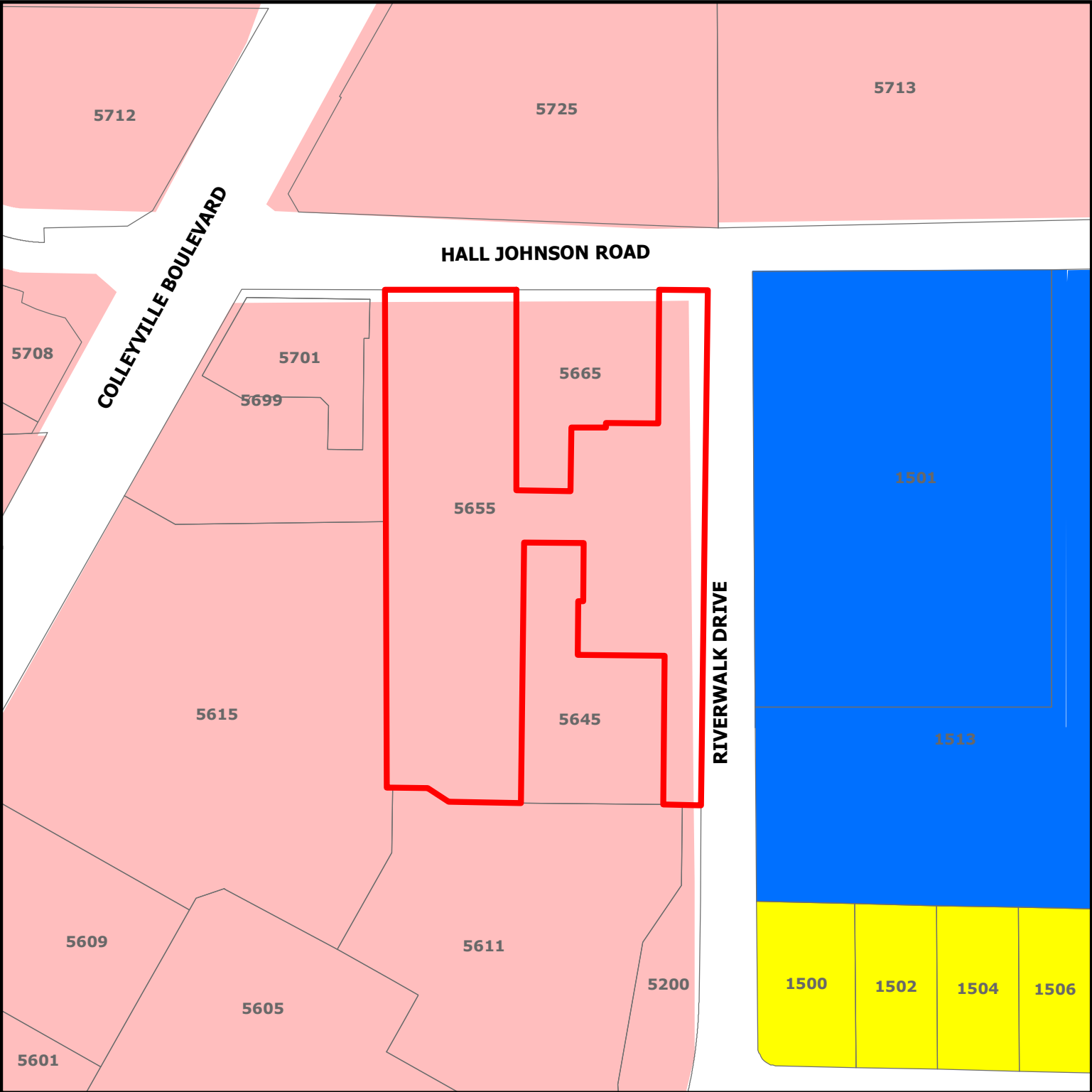
5655 Colleyville Boulevard

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 Subject Property



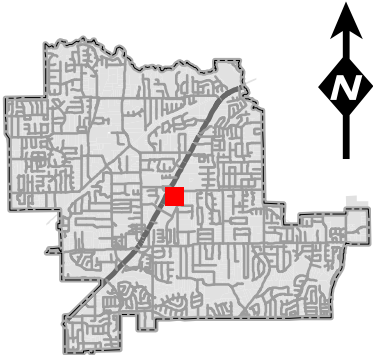
Future Land Use Map



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SC22-001
5655 Colleyville Boulevard

-  Subject Property
-  Residential
-  Institutional
-  Colleyville Blvd Corridor



SURVEYOR'S CERTIFICATE

TRACT 1:
LOT 9 AND LOT 10, BLOCK 1, TOWN CENTER COLLEYSVILLE, PHASE I, AN ADDITION TO THE CITY OF COLLEYSVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 11307, PLAT RECORDS, TARRANT COUNTY, TEXAS.

TRACT 2:
LOT 4, BLOCK 1, TOWN CENTER COLLEYSVILLE, PHASE I, AN ADDITION TO THE CITY OF COLLEYSVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 7927, PLAT RECORDS, TARRANT COUNTY, TEXAS.

TRACT 3:
A TRACT OF LAND OUT OF NANCY B. LOONEY SURVEY, ABSTRACT NO. 937 AND SITUATED IN THE CITY OF COLLEYSVILLE, TARRANT COUNTY, TEXAS, AND SURVEYED BY MILLER SURVEYING, INC. OF HURST, TEXAS IN NOVEMBER 2013, SAID TRACT BEING A PORTION OF LOT 181, AND ALL OF LOTS 7 AND 8, BLOCK 1, TOWN CENTER COLLEYSVILLE, PHASE I, AN ADDITION TO THE CITY OF COLLEYSVILLE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 11307 IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CROSS IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7, SAID CROSS BEING THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF HALL-JOHNSON ROAD AND THE WESTERLY BOUNDARY LINE OF BLUEBONNET ROAD;

THENCE SOUTH 01 DEGREES 13 MINUTES 08 SECONDS WEST WITH THE EASTERLY BOUNDARY LINE OF SAID LOT 7 AND WITH SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 183.86 FEET TO A 5/8 INCH CAPPED STEEL ROD FOUND;

THENCE SOUTH 00 DEGREES 33 MINUTES 05 SECONDS WEST, CONTINUING WITH SAID EASTERLY BOUNDARY LINE AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 441.09 FEET TO A CROSS IN CONCRETE FOUND FOR THE SOUTHERLY CORNER OF SAID LOT 7;

THENCE NORTH 89 DEGREES 16 MINUTES 25 SECONDS WEST A DISTANCE OF 308.17 FEET TO A CROSS IN CONCRETE FOUND FOR AN ANGLE POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID LOT 7;

THENCE NORTH 54 DEGREES 28 MINUTES 57 SECONDS WEST WITH SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 30.93 FEET TO A 5/8 INCH CAPPED STEEL ROD FOUND FOR AN ANGLE POINT THEREIN;

THENCE NORTH 89 DEGREES 16 MINUTES 25 SECONDS WEST CONTINUING WITH SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 42.72 FEET TO A CROSS CUT IN CONCRETE FOUND IN THE EASTERLY BOUNDARY LINE OF SAID LOT 181;

THENCE SOUTH 00 DEGREES 43 MINUTES 15 SECONDS WEST WITH THE EASTERLY BOUNDARY LINE OF SAID LOT 181 A DISTANCE OF 79.61 FEET TO A CROSS IN CONCRETE FOUND FOR AN ANGLE POINT THEREIN;

THENCE SOUTH 29 DEGREES 31 MINUTES 51 SECONDS WEST, CONTINUING WITH SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 140.03 FEET TO A 1/2 INCH STEEL ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID LOT 181;

THENCE NORTH 60 DEGREES 35 MINUTES 42 SECONDS WEST WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 181 A DISTANCE OF 173.45 FEET TO A 5/8 INCH CAPPED STEEL ROD FOUND FOR AN INNER CORNER OF SAID LOT 181;

THENCE SOUTH 39 DEGREES 44 MINUTES 18 SECONDS WEST, CONTINUING WITH SAID SOUTHWESTERLY BOUNDARY LINE, A DISTANCE OF 30.68 FEET TO A CROSS IN CONCRETE FOUND FOR AN ANGLE POINT THEREIN;

THENCE SOUTH 29 DEGREES 31 MINUTES 44 SECONDS WEST, CONTINUING WITH SAID SOUTHWESTERLY BOUNDARY LINE, A DISTANCE OF 16.20 FEET TO A 5/8 INCH CAPPED STEEL ROD FOUND TO AN ANGLE POINT THEREIN;

THENCE NORTH 60 DEGREES 35 MINUTES 33 SECONDS WEST, CONTINUING WITH SAID SOUTHWESTERLY BOUNDARY LINE, A DISTANCE OF 314.18 TO A CROSS IN CONCRETE FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COLLEYSVILLE BOULEVARD (STATE HWY. 26) AS ESTABLISHED BY JUDGMENT RECORDED AS DOCUMENT NO. 020929462 IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 29 DEGREES 38 MINUTES 30 SECONDS EAST WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 410.44 FEET TO A CROSS IN CONCRETE FOUND FOR THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTHERLY BOUNDARY LINE OF SAID LOT 181;

THENCE SOUTH 60 DEGREES 22 MINUTES 35 SECONDS EAST WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 181 A DISTANCE OF 67.73 FEET TO A CROSS IN CONCRETE FOUND FOR AN ANGLE POINT THEREIN;

THENCE SOUTH 89 DEGREES 11 MINUTES 12 SECONDS EAST, CONTINUING WITH SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 237.16 FEET TO A CROSS IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, SAID CROSS BEING IN THE WESTERLY BOUNDARY LINE OF SAID LOT 7;

THENCE NORTH 00 DEGREES 48 MINUTES 48 SECONDS EAST WITH SAID WESTERLY BOUNDARY LINE A DISTANCE OF 281.51 FEET TO A CROSS IN CONCRETE FOUND FOR THE NORTHWEST CORNER OF SAID LOT 7, SAID ROD BEING IN SAID SOUTHERLY RIGHT-OF-WAY LINE OF HALL-JOHNSON ROAD;

THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST WITH THE NORTHERLY BOUNDARY LINE OF SAID BLOCK 1 AND WITH SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 337.93 FEET TO A P.N.M. FOUND FOR AN ANGLE POINT THEREIN; THENCE SOUTH 89 DEGREES 44 MINUTES 35 SECONDS EAST, CONTINUING WITH THE NORTHERLY BOUNDARY LINE OF SAID BLOCK 1 AND WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.79 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.979 ACRES OF LAND, MORE OR LESS.

THE FIELD WORK WAS COMPLETED ON DECEMBER 04, 2019
DATE OF PLAT OR MAP DECEMBER 13, 2019

REGISTERED SURVEYOR: DAVID A. NIX
IN THE STATE OF TEXAS
SURVEYOR LICENSE NO.: 4722
TEXAS FIRM REGISTRATION NO.: 10194275

TO SWAP II ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SWAP II TC COLLEYSVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DAVID A. RAPHAEL, P.A., STEWART B. BONNET, LLP, AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11, 13, 14, 16, 17, 18, 20 OF TABLE A THEREOF.

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THE FIELD WORK WAS COMPLETED ON DECEMBER 04, 2019
DATE OF PLAT OR MAP DECEMBER 13, 2019

REGISTERED SURVEYOR: DAVID A. NIX
IN THE STATE OF TEXAS
SURVEYOR LICENSE NO.: 4722
TEXAS FIRM REGISTRATION NO.: 10194275

TO SWAP II ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SWAP II TC COLLEYSVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DAVID A. RAPHAEL, P.A., STEWART B. BONNET, LLP, AND FIRST AMERICAN TITLE INSURANCE COMPANY;

TRACT 4:
LOT 1, BLOCK 3, TOWN CENTER COLLEYSVILLE, PHASE I, AN ADDITION TO THE CITY OF COLLEYSVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 6904, PLAT RECORDS, TARRANT COUNTY, TEXAS.

TRACT 5:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.M. LOONEY SURVEY, ABSTRACT NO. 936, AND THE NANCY B. LOONEY, ABSTRACT NO. 937, TARRANT COUNTY, TEXAS, AND BEING LOT 28, BLOCK 1, TOWN CENTER COLLEYSVILLE, PHASE I, AN ADDITION TO THE CITY OF COLLEYSVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 7927, PLAT RECORDS, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CURVE "C" FOR THE MOST NORTHERLY NORTHERLY CORNER OF LOT 4 OF SAID BLOCK 1, TOWN CENTER COLLEYSVILLE, (C&A, S. 1. 7927), BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 28;

THENCE NORTH 29 DEGREES 31 MINUTES 44 SECONDS EAST WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 28, 462.71 FEET TO A CROSS IN CONCRETE FOUND;

THENCE NORTH 39 DEGREES 44 MINUTES 18 SECONDS EAST CONTINUING WITH SAID NORTHWESTERLY BOUNDARY LINE, 30.68 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 28;

THENCE WITH THE NORTHEAST BOUNDARY LINE OF SAID LOT 28 AS FOLLOWS:

SOUTH 40 DEGREES 35 MINUTES 42 SECONDS EAST, 289.16 FEET TO AN "X" CUT IN CONCRETE FOUND; SOUTH 29 DEGREES 31 MINUTES 58 SECONDS WEST, 78.97 FEET TO AN "X" CUT IN CONCRETE FOUND; SOUTH 40 DEGREES 29 MINUTES 05 SECONDS EAST, 202.73 FEET TO AN "X" CUT IN CONCRETE SET; NORTH 29 DEGREES 30 MINUTES 55 SECONDS EAST, 26.51 FEET TO AN "X" CUT IN CONCRETE SET; SOUTH 40 DEGREES 27 MINUTES 12 SECONDS EAST, 164.12 FEET TO AN "X" CUT IN CONCRETE FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF RIVERWALK DRIVE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), BEING THE BEGINNING OF A CURVE TO THE RIGHT FROM WHICH THE CENTER BEARS NORTH 65 DEGREES 39 MINUTES 16 SECONDS WEST AT 560.00 FEET; THENCE WITH THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 28 AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERWALK DRIVE AS FOLLOWS:

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 95 DEGREES 15 MINUTES 02 SECONDS, AN ARC LENGTH OF 51.30 FEET TO A CHORD BEARING OF 206 DEGREES 58 MINUTES 17 SECONDS WEST, AT 51.30 FEET TO AN "X" CUT IN CONCRETE SET;

SOUTH 29 DEGREES 35 MINUTES 46 SECONDS WEST, 159.42 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET;

SOUTH 40 DEGREES 24 MINUTES 14 SECONDS EAST, 10.00 FEET TO AN "X" CUT IN CONCRETE SET; SOUTH 29 DEGREES 35 MINUTES 46 SECONDS WEST 197.1 FEET FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 28, BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 4;

THENCE WITH THE COMMON BOUNDARY LINE BETWEEN SAID LOT 28 AND SAID LOT 4 AS FOLLOWS:

NORTH 60 DEGREES 28 MINUTES 09 SECONDS WEST, 75.07 FEET TO AN "X" CUT IN CONCRETE FOUND;

SOUTH 74 DEGREES 31 MINUTES 51 SECONDS WEST, 68.04 FEET TO AN "X" CUT IN CONCRETE FOUND; *

NORTH 60 DEGREES 48 MINUTES 30 SECONDS WEST, 240.42 FEET TO AN "X" CUT IN CONCRETE FOUND;

NORTH 33 DEGREES 48 MINUTES 30 SECONDS WEST, 33.65 FEET TO AN "X" CUT IN CONCRETE SET; NORTH 40 DEGREES 28 MINUTES 09 SECONDS WEST, 279.65 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 7.020 ACRES OF LAND, MORE OR LESS.

TRACT 6:
NON-EXCLUSIVE EASEMENT CREATED IN AGREEMENT EXECUTED BY AND BETWEEN HERMAN SMITH & CO., LTD., MELVIN B. MARTINDALE, LTD. AND COLLEYSVILLE BOULEVARD, L.L.C., DATED JULY 10, 2002, FILED JULY 12, 2002, AND RECORDED IN VOLUME 15817, PAGE 239, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

TRACT 7:
NON-EXCLUSIVE EASEMENT FOR A SIGN AND PARKING ACROSS LOT 5, BLOCK 1, TOWN CENTER COLLEYSVILLE, PHASE I, AN ADDITION TO THE CITY OF COLLEYSVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 11307, PLAT RECORDS, TARRANT COUNTY, TEXAS, CREATED IN SIGN AND PARKING EASEMENT AGREEMENT FILED MAY 16, 2014, RECORDED UNDER CLERK'S FILE NO. 021314387, CORRECTED AND REFILED UNDER CLERK'S FILE NO. 0214051043, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

TRACT 8:
NON-EXCLUSIVE EASEMENT FOR UTILITY LINES CREATED IN ARTICLE 20, PARAGRAPH 11.4 OF DECLARATION OF PROTECTIVE COVENANTS DATED SEPTEMBER 9, 2001, FILED SEPTEMBER 24, 2001, AND RECORDED IN VOLUME 15155, PAGE 276, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

TRACT 9:
NON-EXCLUSIVE EASEMENTS, INCLUDING ACCESS EASEMENTS, CREATED AND DESCRIBED IN DECLARATION OF RESTRICTIVE COVENANTS DATED MARCH 24, 2001, FILED MARCH 25, 2001, AND RECORDED UNDER CLERK'S FILE NO. 021405008, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

TRACT 10:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 11:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 12:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 13:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 14:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 15:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 16:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 17:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 18:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 19:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 20:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 21:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 22:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 23:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 24:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 25:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 26:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 27:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

TRACT 28:
THE PROPERTY DESCRIBED AND SHOWN IS THE SAME PROPERTY DEPICTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER PL19-25527, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2019, 8:00 AM

SCHEDULE B-2 EASEMENT NOTES

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

1. The following easements and/or building lines affecting the subject property as shown on plat recorded in Cabinet A, Slide 11307, Plat Records, Tarrant County, Texas:

Fifteen foot (15') drainage easements, Fifteen foot (15') water line easement, Variable width drainage and utility easement, and Forty foot (40') building setback. (Affects Tract 1)

SLIDE 7927, PLAT RECORDS, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

2. The following easements and/or building lines affecting the subject property as shown on plat recorded in Cabinet A, Slide 7927, Plat Records, Tarrant County, Texas:

Fifteen foot (15') and variable width drainage & utility easements, Fifteen foot (15') sanitary sewer easements, Ten foot (10') drainage, utility & pedestrian easement, Variable width drainage easement, Fifteen foot (15') drainage easement, and Forty foot (40') building setback. (Affects Tract 2)

3. The following easements and/or building lines affecting the subject property as shown on plat recorded in Cabinet A, Slide 11307, Plat Records, Tarrant County, Texas:

Ten foot (10') utility easement, Variable width utility easements, Fifteen foot (15') drainage easement, Variable width drainage & utility easements, and Forty foot (40') building setback. (Affects Tract 3)

4. Terms, conditions and easements in that certain Water and Sanitary Sewer Easement Agreement dated September 24, 2001, filed September 24, 2001, recorded in Volume 15155, Page 280, Real Property Records, Tarrant County, Texas. (Affects Tract 3)

5. Terms, conditions and easements in that certain Sign and Parking Easement Agreement dated April 17, 2003, filed May 16, 2004, recorded under Clerk's File No. 021314387, corrected and refiled under Clerk's File No. 0214051043, Real Property Records, Tarrant County, Texas. (Affects Tract 3 and Tract 7)

6. Terms, conditions and easements in that certain Agreement dated July 10, 2002, filed July 12, 2002, recorded in Volume 15817, Page 239, Real Property Records, Tarrant County, Texas. (Affects Tract 1, 2, 3, and 5)

7. Terms, conditions and easements in that certain Agreement dated July 10, 2002, filed July 12, 2002, recorded in Volume 15817, Page 239, Real Property Records, Tarrant County, Texas. (Affects Tract 1, 2, 3, and 5)

8. Terms and conditions of Lease evidenced by Memorandum of Lease executed by Melvin B. Martindale B. Ltd., and McCollerville Realty, LP, filed December 2, 2009, recorded under Clerk's File No. 0205360073, Real Property Records, Tarrant County, Texas. (Affects Tract 3)

9. Tenant's interest in lease foreclosed by The American National Bank of Texas by Trustee's Deed filed February 7, 2008, recorded under Clerk's File No. 0208049331; assigned to ANB Special Assets, LLC, by Assignment filed August 4, 2008, recorded under Clerk's File No. 0208030824; subsequently assigned to Morrie Grill Concepts XXVIII, LLC, by Assignment and Assumption of Leases filed May 13, 2014, recorded under Clerk's File No. 0214097178, Real Property Records, Tarrant County, Texas; and as affected by Amended and Restated Memorandum of Lease dated March 28, 2014 executed by Velocis Colleyville, L.P., as Landlord, and Morrie Grill Concepts XXVIII, LLC, filed May 13, 2014, and recorded under Clerk's File No. 0214097179, Real Property Records, Tarrant County, Texas. (Affects, CONTAINS NO PLOTTABLE ITEMS.)

10. Terms and conditions of Lease evidenced by Memorandum of Lease executed by Melvin B. Martindale B. Ltd., and McCollerville Realty, LP, filed December 2, 2009, recorded under Clerk's File No. 0205360073, Real Property Records, Tarrant County, Texas. (Affects Tract 3)

11. Tenant's interest in lease foreclosed by The American National Bank of Texas by Trustee's Deed filed February 7, 2008, recorded under Clerk's File No. 0208049331; assigned to ANB Special Assets, LLC, by Assignment filed August 4, 2008, recorded under Clerk's File No. 0208030824; subsequently assigned to Morrie Grill Concepts XXVIII, LLC, by Assignment and Assumption of Leases filed May 13, 2014, recorded under Clerk's File No. 0214097178, Real Property Records, Tarrant County, Texas; and as affected by Amended and Restated Memorandum of Lease dated March 28, 2014 executed by Velocis Colleyville, L.P., as Landlord, and Morrie Grill Concepts XXVIII, LLC, filed May 13, 2014, and recorded under Clerk's File No. 0214097179, Real Property Records, Tarrant County, Texas. (Affects, CONTAINS NO PLOTTABLE ITEMS.)

12. Terms and conditions of Lease evidenced by Memorandum of Lease executed by Melvin B. Martindale B. Ltd., and McCollerville Realty, LP, filed December 2, 2009, recorded under Clerk's File No. 0205360073, Real Property Records, Tarrant County, Texas. (Affects Tract 3)

13. Tenant's interest in lease foreclosed by The American National Bank of Texas by Trustee's Deed filed February 7, 2008, recorded under Clerk's File No. 0208049331; assigned to ANB Special Assets, LLC, by Assignment filed August 4, 2008, recorded under Clerk's File No. 0208030824; subsequently assigned to Morrie Grill Concepts XXVIII, LLC, by Assignment and Assumption of Leases filed May 13, 2014, recorded under Clerk's File No. 0214097178, Real Property Records, Tarrant County, Texas; and as affected by Amended and Restated Memorandum of Lease dated March 28, 2014 executed by Velocis Colleyville, L.P., as Landlord, and Morrie Grill Concepts XXVIII, LLC, filed May 13, 2014, and recorded under Clerk's File No. 0214097179, Real Property Records, Tarrant County, Texas. (Affects, CONTAINS NO PLOTTABLE ITEMS.)

14. Terms and conditions of Lease evidenced by Memorandum of Lease executed by Melvin B. Martindale B. Ltd., and McCollerville Realty, LP, filed December 2, 2009, recorded under Clerk's File No. 0205360073, Real Property Records, Tarrant County, Texas. (Affects Tract 3)

15. Tenant's interest in lease foreclosed by The American National Bank of Texas by Trustee's Deed filed February 7, 2008, recorded under Clerk's File No. 0208049331; assigned to ANB Special Assets, LLC, by Assignment filed August 4, 2008, recorded under Clerk's File No. 0208030824; subsequently assigned to Morrie Grill Concepts XXVIII, LLC, by Assignment and Assumption of Leases filed May 13, 2014, recorded under Clerk's File No. 0214097178, Real Property Records, Tarrant County, Texas; and as affected by Amended and Restated Memorandum of Lease dated March 28, 2014 executed by Velocis Colleyville, L.P., as Landlord, and Morrie Grill Concepts XXVIII, LLC, filed May 13, 2014, and recorded under Clerk's File No. 0214097179, Real Property Records, Tarrant County, Texas. (Affects, CONTAINS NO PLOTTABLE ITEMS.)

16. Property Records, Tarrant County, Texas. (Affects Tract 3)

17. Property Records, Tarrant County, Texas. (Affects Tract 3)

18. Property Records, Tarrant County, Texas. (Affects Tract 3)

19. Property Records, Tarrant County, Texas. (Affects Tract 3)

20. Property Records, Tarrant County, Texas. (Affects Tract 3)

21. Property Records, Tarrant County, Texas. (Affects Tract 3)

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26. Property Records, Tarrant County, Texas. (Affects Tract 3)

27. Property Records, Tarrant County, Texas. (Affects Tract 3)

28. Property Records, Tarrant County, Texas. (Affects Tract 3)

29. Property Records, Tarrant County, Texas. (Affects Tract 3)

30. Property Records, Tarrant County, Texas. (Affects Tract 3)

31. Property Records, Tarrant County, Texas. (Affects Tract 3)

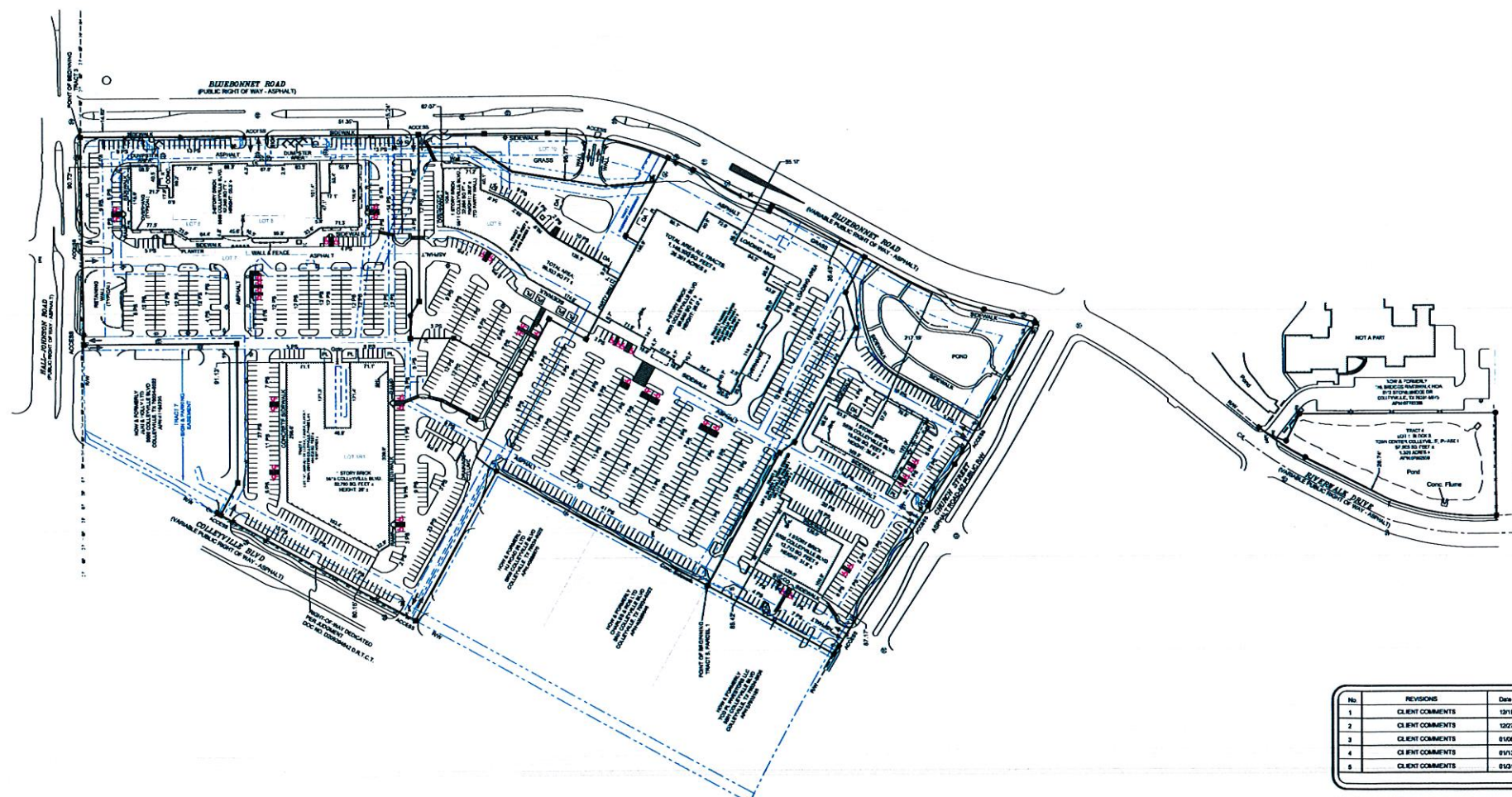
32. Property Records, Tarrant County, Texas. (Affects Tract 3)

33. Property Records, Tarrant County, Texas. (Affects Tract 3)

34. Property Records, Tarrant County, Texas. (Affects Tract 3)

35. Drainage and utility easement across property, as shown on plat recorded in Cabinet A, Slide 6904, Plat Records, Tarrant County, Texas. (Affects Tract 4)

36. The following easements and/or building lines affecting the subject property as shown on plat recorded in Cabinet A, Slide 7927, Plat Records, Tarrant County, Texas:



LEGEND OF SYMBOLS	
	○ = 0 = 0.0000
	⊗ = 1 = 0.0001
	⊕ = 2 = 0.0002
	⊛ = 3 = 0.0003
	⊔ = 4 = 0.0004
	⊖ = 5 = 0.0005
	⊗ = 6 = 0.0006
	⊘ = 7 = 0.0007
	⊙ = 8 = 0.0008
	⊚ = 9 = 0.0009
	⊛ = 10 = 0.0010
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No	REVISIONS	Date
1	CLIENT COMMENTS	12/19
2	CLIENT COMMENTS	12/27
3	CLIENT COMMENTS	01/06
4	CLIENT COMMENTS	01/13
5	CLIENT COMMENTS	01/31

COORDINATED BY:



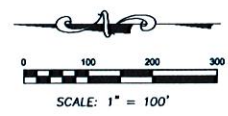
510 E Memorial Road, Suite A-1
Oklahoma City, OK 73114
800.411.2010
www.emgcorp.com

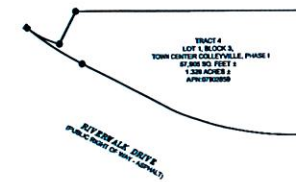
ALTA/NSPS LAND TITLE SURVEY

MARKET STREET RETAIL
COLLEVILLE BOULEVARD
TARRANT COUNTY, COLLEVILLE, TEXAS

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DR
FAYETTEVILLE, AR, 72703
SURVEY@BLEWINC.COM
479-443-4506

Blew Job # 19-6744



[illegible]

No	REVISIONS	Date
1	CLIENT COMMENTS	12/18
2	CLIENT COMMENTS	12/27
3	CLIENT COMMENTS	01/06
4	CLIENT COMMENTS	01/13
5	CLIENT COMMENTS	01/21

COORDINATED BY:

emg

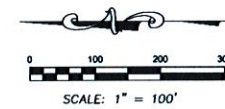
10 E Memorial Road, Suite A-1
Oklahoma City, OK 73114
800.411.2010
www.emgcorp.com

ALTA/NSPS LAND TITLE SURVEY

MARKET STREET RETAIL
COLLEYVILLE BOULEVARD,
TARRANT COUNTY, COLLEYVILLE, TEXAS

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DR
FAYETTEVILLE, AR, 72703
SURVEY@BLEWINC.COM
479-443-4506

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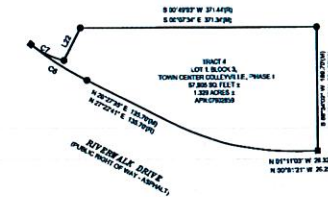
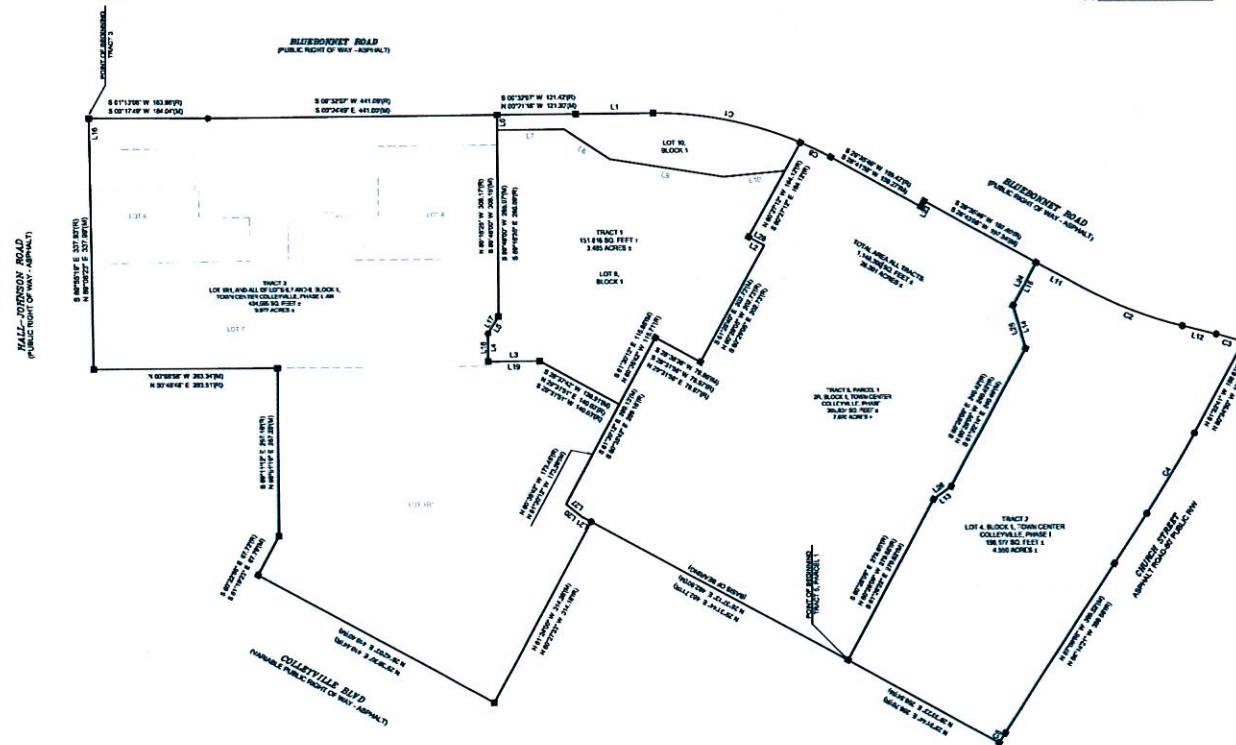
Health Condition	2006 Prevalence (%)
1. Headaches	10.1
2. Back pain	10.1
3. Stomach problems	10.1
4. Joint problems	10.1
5. Heart problems	10.1
6. Lung problems	10.1
7. Skin problems	10.1
8. Eye problems	10.1
9. Ear problems	10.1
10. Nervous system problems	10.1
11. Blood pressure problems	10.1
12. Diabetes	10.1
13. Asthma	10.1
14. Allergies	10.1
15. Depression	10.1
16. Anxiety	10.1
17. Sleep problems	10.1
18. Fatigue	10.1
19. Other health problems	10.1
20. No health problems	10.1

Safety Incident	2006 Prevalence (%)
1. Falls	10.1
2. Strains	10.1
3. Lacerations	10.1
4. Burns	10.1
5. Bruises	10.1
6. Cuts	10.1
7. Repetitive motion injuries	10.1
8. Other safety incidents	10.1
9. No safety incidents	10.1

	CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH	DELTA ANGLE
(N)	G1	360.00	128.68	N 11° 36' 14" W	120.00	22° 31' 14"
(S)	G2	360.00	128.68	N 21° 17' 08" E	163.00	4° 30' 10"
(N)	G3	613.00	43.26	N 10° 17' 38" E	43.27	1° 40' 10"
(N)	G4	1160.00	117.92	S 89° 11' 21" E	114.76	2° 02' 10"
(S)	G5	425.00	102.85	N 10° 17' 38" W	100.00	2° 02' 10"
(N)	G6	1160.00	117.92	S 89° 11' 21" E	109.26	1° 40' 10"
(S)	G7	1160.00	117.92	N 10° 17' 38" W	87.00	2° 02' 10"
(N)	G8	1160.00	117.92	N 10° 17' 38" E	51.34	0° 55' 52"

(#)	CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH	DELTA ANGLE
(R)	C1	100.00	120.42	81.15 12.00° W	100.11°	22.92°
(C)	C1	100.00	120.42	81.15 12.00° W	100.11°	22.92°
(R)	C2	105.00	183.50	9.15 14.00° E	103.84°	14.11°
(C)	C2	105.00	183.50	9.15 14.00° E	103.84°	14.11°
(R)	C3	115.00	143.70	4.16 26.17° E	113.62°	25.50°
(C)	C3	115.00	143.70	4.16 26.17° E	113.62°	25.50°
(R)	C4	120.00	112.42	3.50 10.00° W	114.0°	19.00°
(C)	C4	120.00	112.42	3.50 10.00° W	114.0°	19.00°
(R)	C5	125.00	100.25	3.18 24.21° W	115.24°	17.00°
(C)	C5	125.00	100.25	3.18 24.21° W	115.24°	17.00°
(R)	C6	130.00	81.15	1.81 37.17° W	116.19°	15.00°
(C)	C6	130.00	81.15	1.81 37.17° W	116.19°	15.00°

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- Q 100. 2013-13



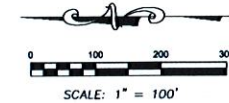
No	REVISIONS	Date
1	CLIENT COMMENTS	12/19
2	CLIENT COMMENTS	12/27
3	CLIENT COMMENTS	01/06
4	CLIENT COMMENTS	01/13
5	CLIENT COMMENTS	01/21

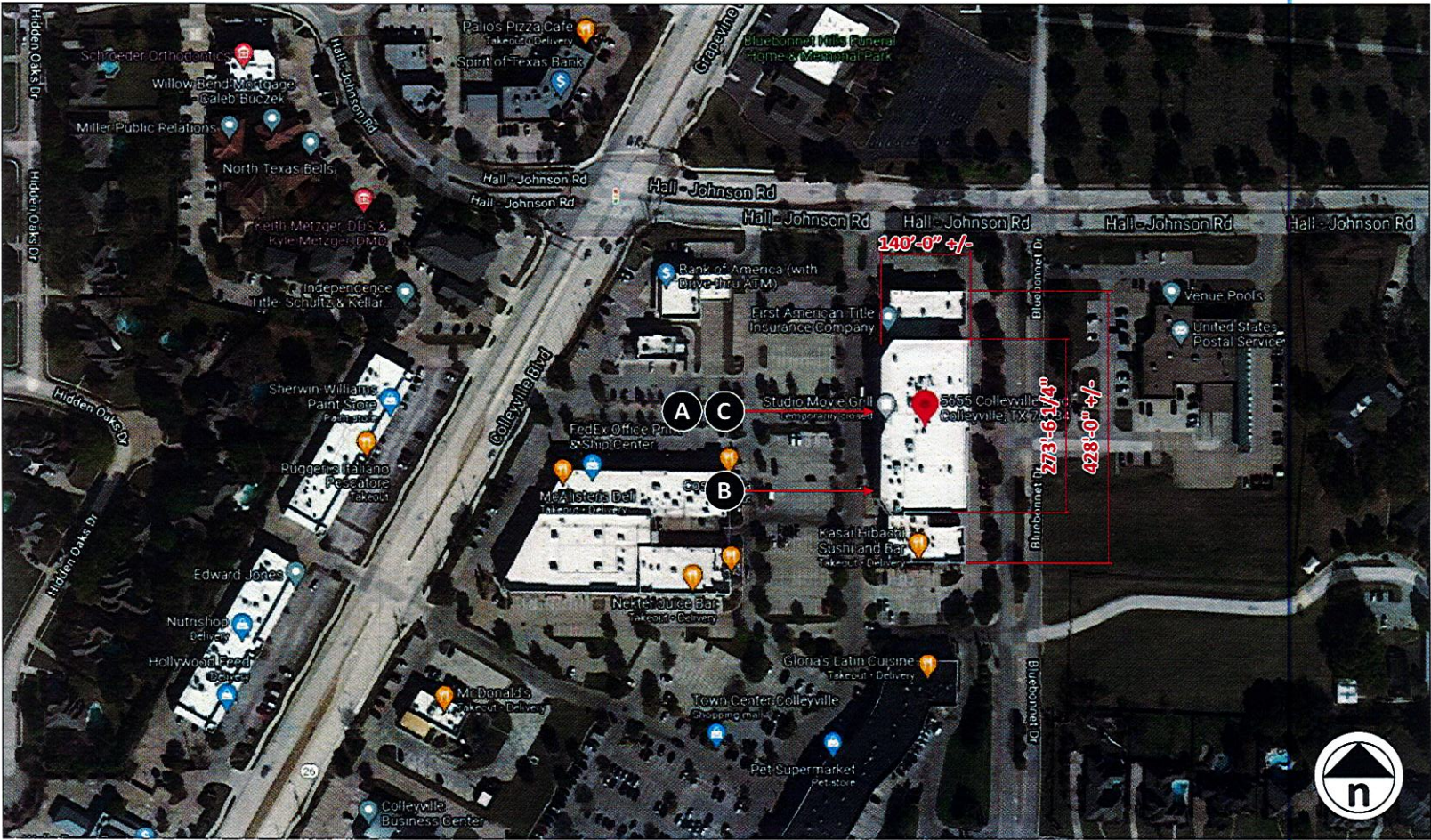


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MARKET STREET RETAIL
COLLEYVILLE BOULEVARD,
TARRANT COUNTY, COLLEYVILLE, TEXAS

Blew Job # 19-6744





AERIAL VIEW



Design #

0630516AR4

Sheet 1 of 10

Client

Look Cinemas

Address

5655 Colleyville Blvd
Colleyville, TX 76034

Account Rep.

DEBBIE MOLTZ
JUSTIN BARNABEE

Designer

JOEL GONZALES

Date

10/25/2021

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

REV 1/10/2021: Add notes and dates of work from others.

REV 1/10/2021: Add building measurements to page 2.

REV 1/10/2021: Add notes and dates of work from others.

REV 1/10/2021: Add notes and dates of work from others.

REV 1/10/2021: Add notes and dates of work from others.

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REV 1/10/2021: Add notes and dates of work from others.

REV 1/10/2021: Add notes and dates of work from others.

REV 1/10/2021: Add notes and dates of work from others.

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REV 1/10/2021: Add notes and dates of work from others.

REV 1/10/2021: Add notes and dates of work from others.

REV 1/10/2021: Add notes and dates of work from others.

273'-6 1/4"

A

55'-0" +/-

24'-9"

STOREFRONT ELEVATION

EXISTING



Design #	0630516AR4
Sheet	2 of 10
Client	Look Cinemas
Address	5655 Colleyville Blvd Colleyville, TX 76034
Account Rep.	DEBBIE MOLTZ JUSTIN BARNABEE
Designer	JOEL GONZALES
Date	10/25/2021
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

REV 1/10/2021 JGZ: Revised all of store front letters
REV 1/10/2021 JGZ: Add building measurements to page 2
REV 1/10/2021 JGZ: Add poster case letters
REV 1/10/2021 JGZ: Add signage to front elevation



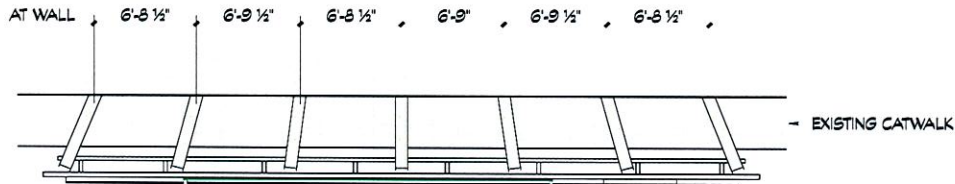
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Fort Worth, TX 76155
(817) 950-0000 Fax (817) 950-0001
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Suite 200
San Antonio, TX 78232
(214) 480-0000 Fax (214) 480-0001
Northeast US 2301 River Road, Suite 201
Louisville, KY 40206
(502) 895-0000 Fax (502) 895-0001
Georgia 111 Woodstone Place
Dawsonville, GA 30034
(770) 754-0000 Fax (770) 754-0001
South Texas PO BOX 175 206 Doran Drive
Portland, TX 78374
(281) 950-0000 Fax (281) 950-0001

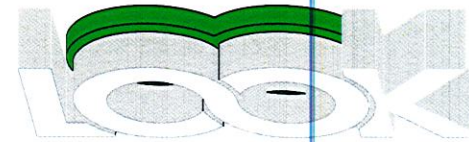
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FINAL ELECTRICAL
CONNECTION BY
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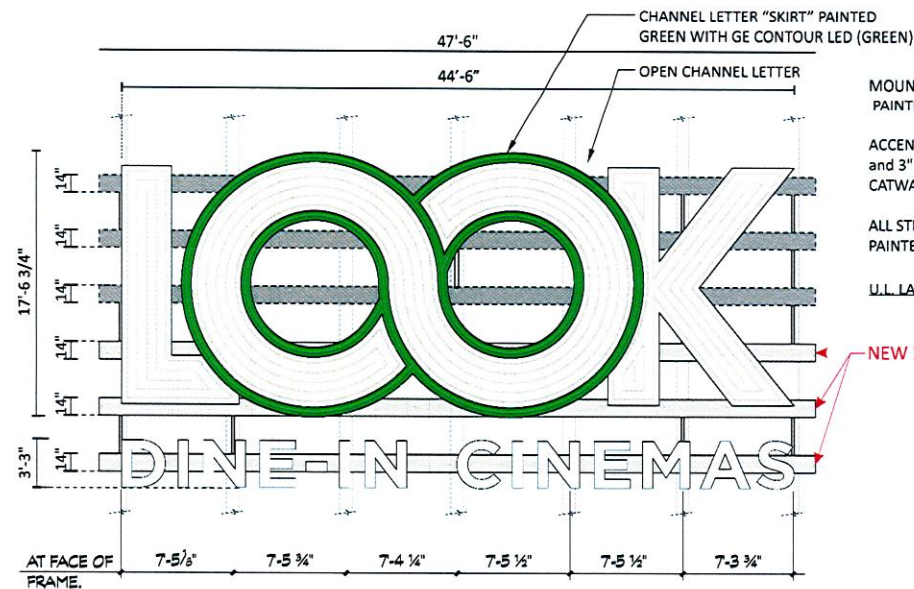




TOP VIEW



PERSPECTIVE VIEW



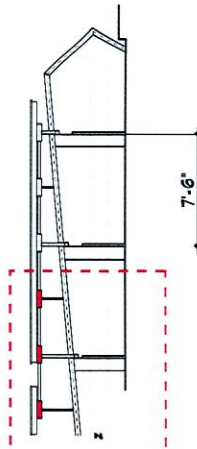
MOUNT SIGN LETTERS ONTO 14" X 4" ACCENT CABINETS
PAINTED. SPRAYLAT SM-171S BRUSHED ALUM.

ACCENT CABINETS MOUNT TO 2 1/2" STEEL TUBE OUTRIGGERS
and 3" HORIZONTAL STEEL STRINGERS. FIELD WELD TO EXISTING
CATWALK OUTRIGGERS and W10 VERT. FRAMES.

ALL STEEL and ALUMINUM. STRUCTURE FOR MOUNTING TO BE PAINTED TO MATCH SW #7073 "NETWORK GRAY" (SATIN).

U.L. LABELS REQUIRED INSTALL IN ACCORDANCE W/ NATIONAL ELECTRIC CODES

—NEW 14" X 4" ACCENT CABINETS (THREE OTHERS ARE EXISTING)



SURVEY REQUIRED FOR INSTALLATION OF
THREE ADDITIONAL ACCENT CABINETS

SIDE VIEW

A FACE-LIT CHANNEL LETTERS ON DECO BARS

ONE [1] SET REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/8" = 1' - 0"

991.93 SQ. FT.

"LOOK"

5" DEEP ALUM. OPEN LETTERS TO BE LIT WITH GE CONTOUR
7100K WHITE L.E.D.'S. (FINAL CONTOUR LED LAYOUT TBD)
RETURNS ON THE OUTSIDE PAINTED WHITE.
RETURNS IN THE INSIDE AND BACKS TO BE PAINTED WHITE.
POWER SUPPLIES LOCATED BEHIND LETTERS.

“00”

3" DEEP ALUM. FABRICATED PERIMETER CHANNEL; FACE, RETURNS
PAINTED TO MATCH PMS #355C GREEN; GE CONTOUR GREEN L.E.D.
SINGLE TUBE ILLUMINATION CENTERED ON PERIMETER FACE.
WEEP HOLE(S) AT BOTTOM OF EACH LETTER.

"DINE-IN CINEMAS"

5" DEEP ALUM. FABRICATED CHANNEL LETTERS;
INSIDE FACE & CHANNELS PAINTED WHITE;
OUTSIDE RETURNS PAINTED WHITE.

WHITE POLYCARBONATE FACES WITH 5/8"
ALUM. FABRICATED RETAINERS PAINTED WHITE.

WHITE GE 7100K INSIDE LETTERS;



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National Headquarters	14201 Sovereign Road #301 Dallas, TX 75255 (214) 960-3890 Fax (214) 960-3944
San Antonio	17318 San Pedro Avenue Suite 200 San Antonio, TX 78232 (214) 960-3894 Fax (214) 960-4724
Northeast US	2301 River Road, Suite 201 Louisville, KY 40206 (502) 897-4880-Gulf (502) 954-2576
Georgia	111 WoodStone Place Doraville, GA 30034 (404) 735-4882 Fax (404) 940-8794
South Texas	PO BOX 125 206 Doral Drive Porter, TX 77365 (281) 485-4882 Fax (281) 485-2576

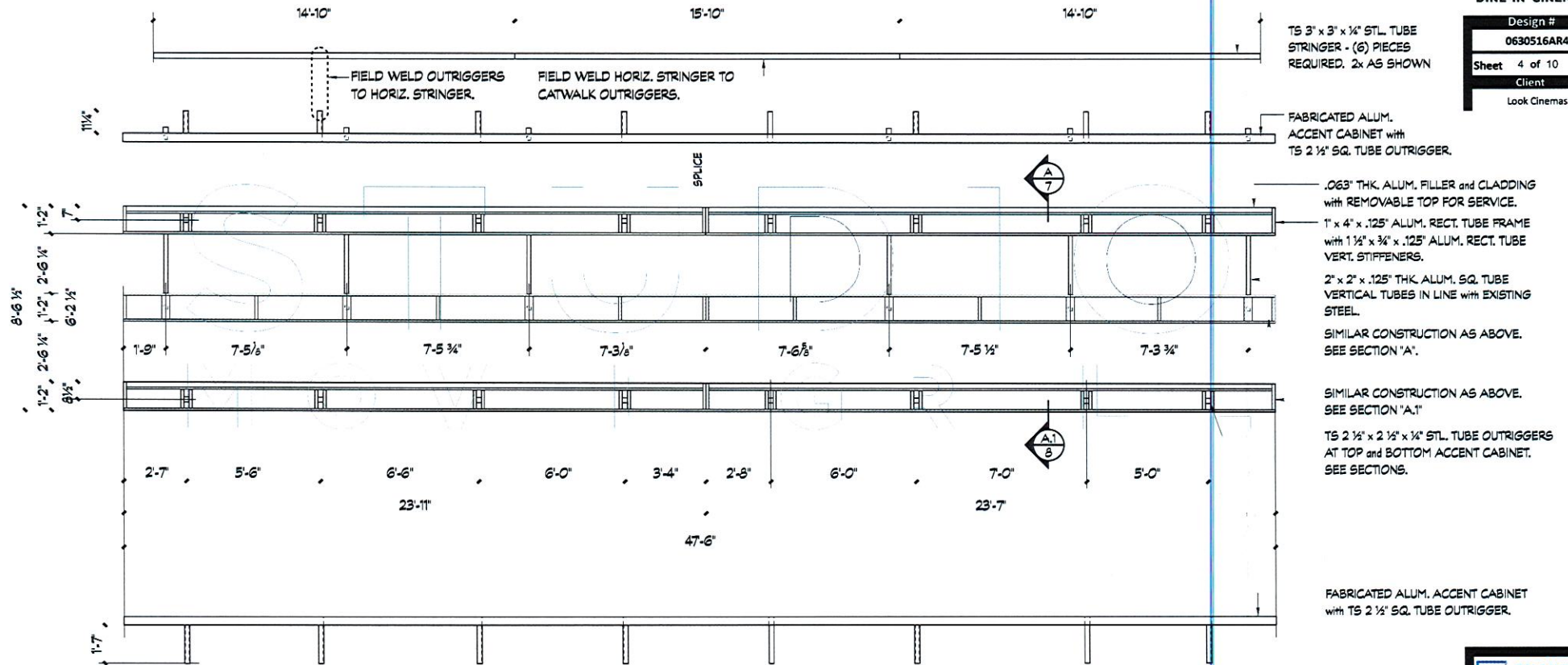
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FINAL ELECTRICAL CONNECTION BY CUSTOMER



FOR REFERENCE ONLY - PREVIOUS WO# 608363

Design #
0630516AR4
Sheet 4 of 10
Client
Look Cinemas

**ACCENT CABINET FRAMES**

1/4" = 1'-0"

MFR. (1) EA. AS NOTED - SHIPS AS (4) PIECES.

NOTE: THREE [3] NEW ACCENT CABINET FRAMES REQUIRED - MANUFACTURE AND INSTALL

ENGINEERING REVISIONS	

DISTRIBUTION OF PRINTS			
MASTER	STK. RM.	CAD	CHNL. LTR.
ELECT.	CUSTOM	CAM	LTR. ASSY.
SHOP FILE	PAINT	PATTERNS	LTR. PLEX
SHIP(U.L.)	ASSEMBLY	NEON	LTR. PAINT
INSTALL	PLEX	ALUM. EXTR.	AWN.(RW)
CRATE	VINYL	HEAT TR.	AWN.ASSY.
TOTAL			16

ITEM #001
Work Order
608363
Engineer
JAMES 4-17-2014

CHANDLER SIGNS
chandlerdesigns.com

National Headquarters
14201 Sovereign Road #101
Fort Worth, TX 76155
Phone 817-488-1000 Fax 817-488-1001

San Antonio
17318 San Pedro Avenue
Suite 200
San Antonio, TX 78232
Phone 214-588-1000 Fax 214-588-1001

Northeast US
2301 River Road, Suite 201
Louisville, KY 40206
Phone 502-488-1000 Fax 502-488-1001

Georgia
111 Woodstone Place
Chamblee, GA 30358
Phone 770-488-1000 Fax 770-488-1001

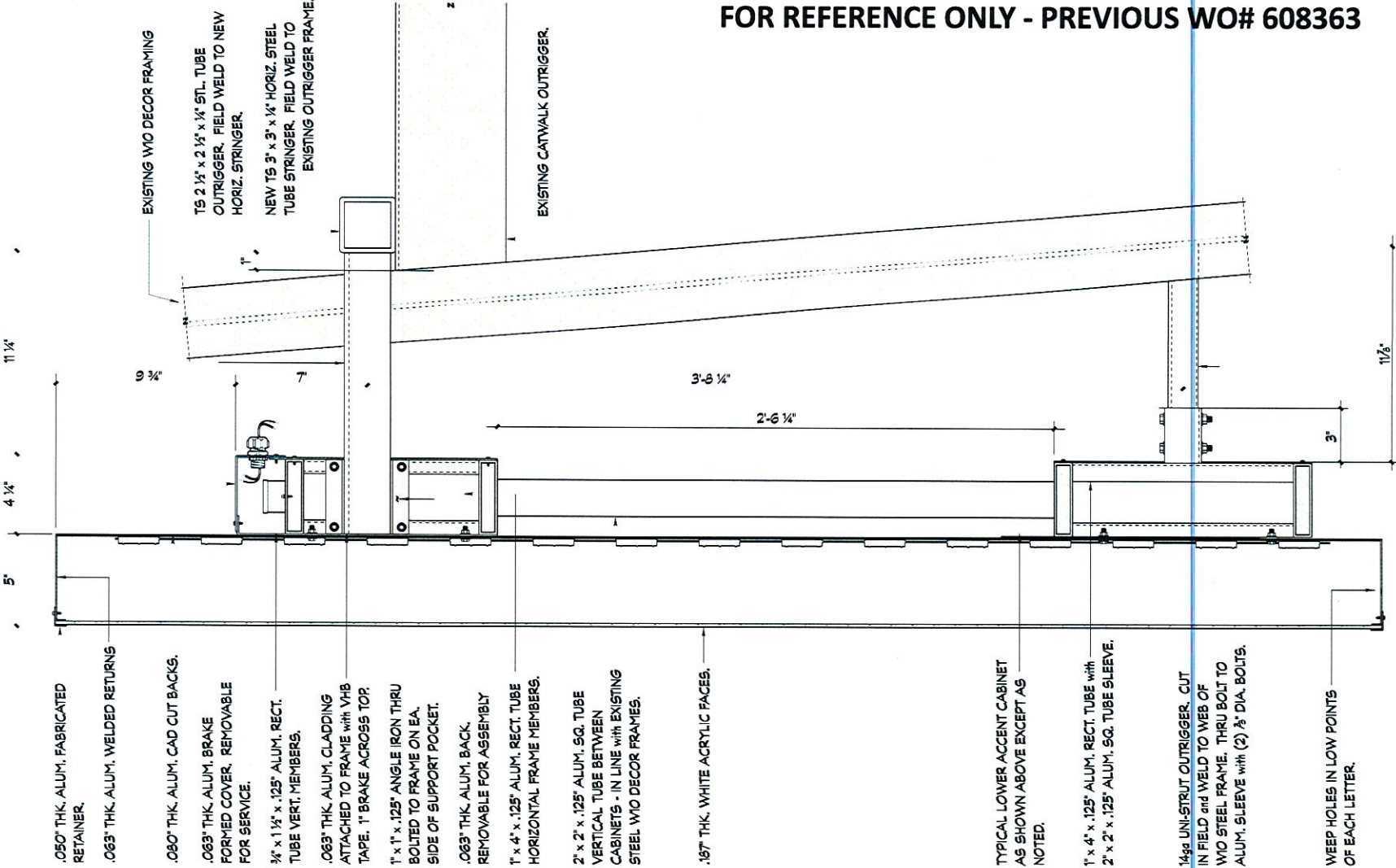
South Texas
PO BOX 175 206 Doral Drive
Portland, TX 78374
Phone 409-888-1000 Fax 409-888-1001

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL

FOR REFERENCE ONLY - PREVIOUS WO# 608363



NOTE: THREE [3] NEW ACCENT CABINET FRAMES REQUIRED - MANUFACTURE AND INSTALL

SECTION "A" (VERT.)
AT "STUDIO"

1/8" = 1"

ENGINEERING REVISIONS	

DISTRIBUTION OF PRINTS			
MASTER	STK. RM.	CAD	CHNL. LTR.
ELECT.	CUSTOM	CAM	LTR. ASSY.
SHOP FILE	PAINT	PATTERNS	LTR. PLEX
SHIP(U.L.)	ASSEMBLY	NEON	LTR. PAINT
INSTALL	PLEX	ALUM. EXTR.	AWN.(RW)
CRATE	VINYL	HEAT TR.	AWN.ASSY.

TOTAL
16

Work Order
608363
Engineer
JAMES 4-17-2014

ITEM #001



Design #	0630516AR4
Sheet	5 of 10
Client	Look Cinemas
Address	5655 Colleyville Blvd Colleyville, TX 76034
Account Rep.	DEBBIE MOLTZ JUSTIN BARNABEE
Designer	JOEL GONZALES
Date	10/25/2011
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

W/10/25/2011: JGZ. Review size of drive front letters.
W/10/25/2011: JGZ. Add building measurements to page 2.
W/10/25/2011: JGZ. Add pointer name tag.
W/10/25/2011: JGZ. Add numbers to front elevation.

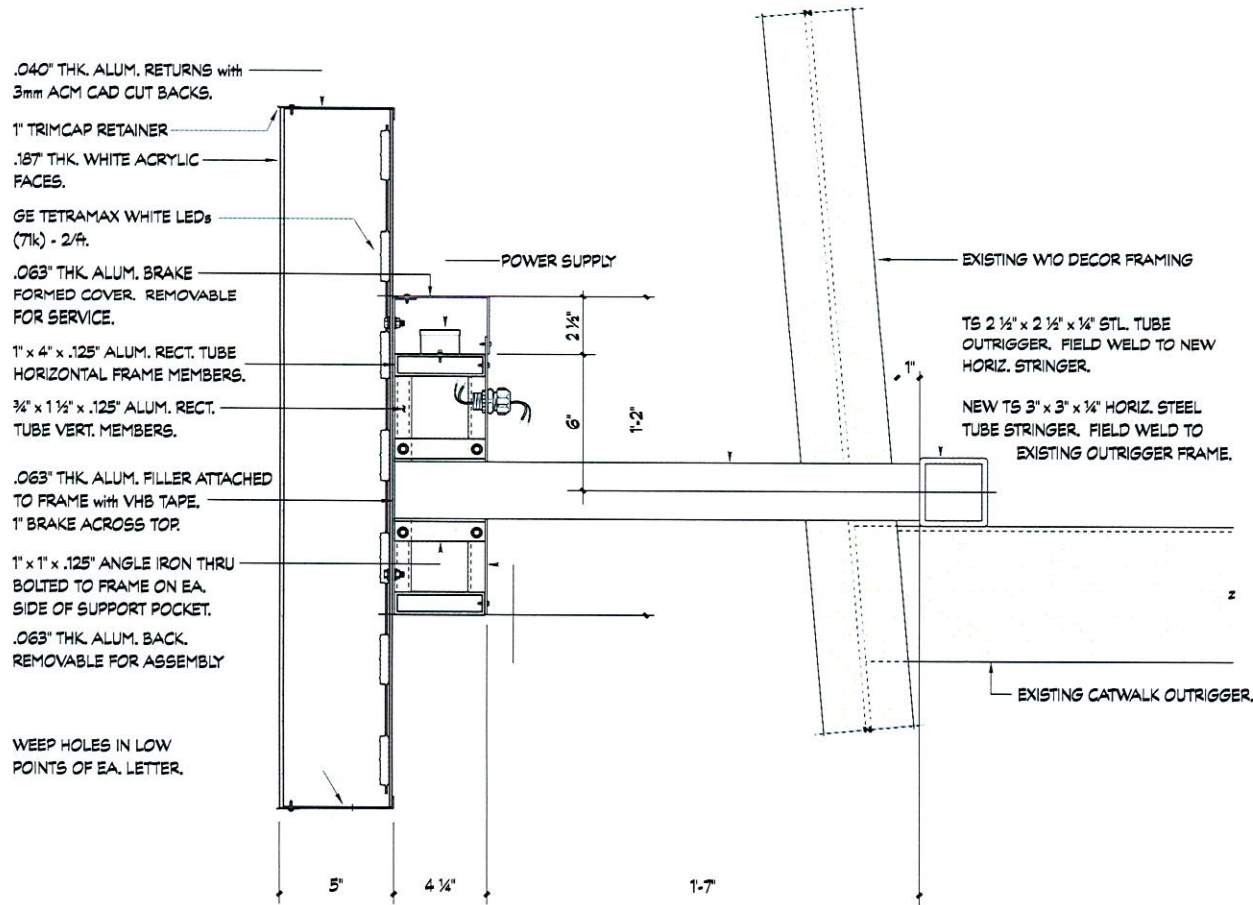


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San Antonio	17318 San Pedro Avenue Suite 200 San Antonio, TX 78232 (214) 480-1000 Fax (214) 480-1001
Northwest US	2201 River Road, Suite 201 Louisville, KY 40206 (502) 451-1111 Fax (502) 451-1112
Georgia	111 Woodstone Place Doraville, GA 30034 (404) 451-1111 Fax (404) 451-1112
South Texas	PO BOX 125 206 Doraville Portland, TX 78374 (409) 451-1111 Fax (409) 451-1112

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FOR REFERENCE ONLY - PREVIOUS WO# 608363**NOTE: THREE [3] NEW ACCENT CABINET FRAMES REQUIRED - MANUFACTURE AND INSTALL**SECTION "A.1" (VERT.)
AT "MOVIE GRILL"

.1875" = 1"

ENGINEERING REVISIONS	

DISTRIBUTION OF PRINTS			
MASTER	STK. RM.	CAD	CHNL. LTR.
ELECT.	CUSTOM	CAM	LTR. ASSY.
SHOP FILE	PAINT	PATTERNS	LTR. PLEX.
SHIP(U.L.)	ASSEMBLY	NEON	LTR. PAINT
INSTALL	PLEX	ALUM. EXTR.	AWN.(RW)
CRATE	VINYL	HEAT TR.	AWN.ASSY.
TOTAL			
16			

Work Order	
608363	
Engineer	
JAMES 4-17-2014	



Design #	
0630516AR4	
Sheet	
6 of 10	
Client	
Look Cinemas	
Address	
5655 Colleyville Blvd Colleyville, TX 76034	
Account Rep.	DEBBIE MOLTZ JUSTIN BARNABEE
Designer	JOEL GONZALES
Date	10/25/2021
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

REV 1 (10/25/2021) LUGZ: Review sign of movie grill letters
REV 2 (10/25/2021) LUGZ: Add building measurements to page 2
REV 3 (10/25/2021) LUGZ: Add printer name tag
REV 4 (10/25/2021) LUGZ: Add numbers to front elevation



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National Headquarters	14011 Lovers Lane, Suite #101 Fort Worth, TX 76155 (817) 441-1111 Fax (817) 441-1112
San Antonio	17319 San Martin Avenue Suite 200 San Antonio, TX 78232 (214) 441-1111 Fax (214) 441-1112
Northeast US	2301 River Road, Suite 201 Louisville, KY 40208 (502) 441-1111 Fax (502) 441-1112
Georgia	111 Woodstone Place Doraville, GA 30034 (404) 441-1111 Fax (404) 441-1112
South Texas	PO BOX 125 206 Doran Drive Portland, TX 78374 (409) 441-1111 Fax (409) 441-1112

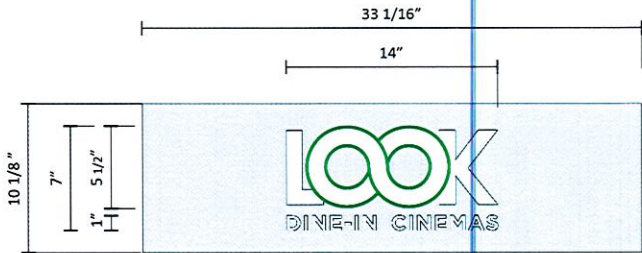
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FIELD VERIFY (SIMILAR TO EXISTING)

PROPOSED



B REPLACEMENT POSTER CASE TOPPER

SCALE: 1 1/2" = 1'-0"

SIX (6) REQUIRED - MANUFACTURE AND INSTALL

SQ. FT.: 2.3 EA.

.125" THK. ALUM PANEL WITH R.O.S.T. COPY AND BACKED WITH WHITE ACRYLIC. MOUNTED W/ VHB TAPE ON FRAME

"OO" DIGITALLY PRINTED VINYL TO MATCH PMS #355C GREEN



Design #	0630516AR4
Sheet	7 of 10
Client	Look Cinemas
Address	5655 Colleyville Blvd Colleyville, TX 76034
Account Rep.	DEBBIE MOLTZ JUSTIN BARNABEE
Designer	JOEL GONZALES
Date	10/25/2021
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
REV 1/25/2022: Review of store front photos REV 1/25/2022: Add building measurements to page 2 REV 1/25/2022: Add poster case topkins REV 1/25/2022: Add schedule to front elevation	



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San Antonio	17515 San Pedro Avenue Suite 200 San Antonio, TX 78232 (214) 441-1000 Fax (214) 441-1001
Northeast US	2001 River Road, Suite 201 Louisville, KY 40206 (502) 441-1000 Fax (502) 441-1001
Georgia	111 Woodstone Place Doraville, GA 30034 (404) 441-1000 Fax (404) 441-1001
South Texas	PO BOX 175 206 David Drive Port Neches, TX 77654 (409) 441-1000 Fax (409) 441-1001

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FINAL ELECTRICAL CONNECTION BY CUSTOMER







OPTION

2

C

TRANSLUCENT VINYL

SCALE: 3/32" = 1'-0"

SIXTY (63) REQUIRED (TO BE VERIFIED) - MANUFACTURE AND APPLY

REMOVE AND DISCARD EXISTING SUNSHADE FRAMES (PATCH AND REPAIR)
2ND SURFACE ADHESIVE VINYL

COLOR TO MATCH PMS 355C GREEN

SURVEY REQUIRED

LOOK
DINE-IN CINEMAS

Design #

0630516AR4

Sheet 9 of 10

Client

Look Cinemas

Address

5655 Colleyville Blvd
Colleyville, TX 76034

Account Rep. DEBBIE MOLTZ

JUSTIN BARNABEE

Designer JOEL GONZALES

Date 10/25/2021

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R1 (10/25/21) JGZ: Revised size of signs from letters

R2 (11/2/21) JGZ: Add bulking measurements to page 2

R3 (11/2/21) JGZ: Add panel case happens

R4 (12/2/21) JGZ: Add submittal to front elevation

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SIGNS

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14201 Sawdust Road #101

Fort Worth, TX 76135

(817) 958-0000 Fax (817) 958-0001

San Antonio

17818 San Pedro Avenue

Suite 200

San Antonio, TX 78232

(214) 480-0000 Fax (214) 480-0001

Northeast US

2301 River Road, Suite 201

Louisville, KY 40206

(502) 597-0000 Fax (502) 597-0001

Georgia

111 Woodstone Place

Dawsonville, GA 30234

(404) 766-0000 Fax (404) 766-0001

South Texas

PO BOX 125 206 Doral Drive

Portland, TX 78374

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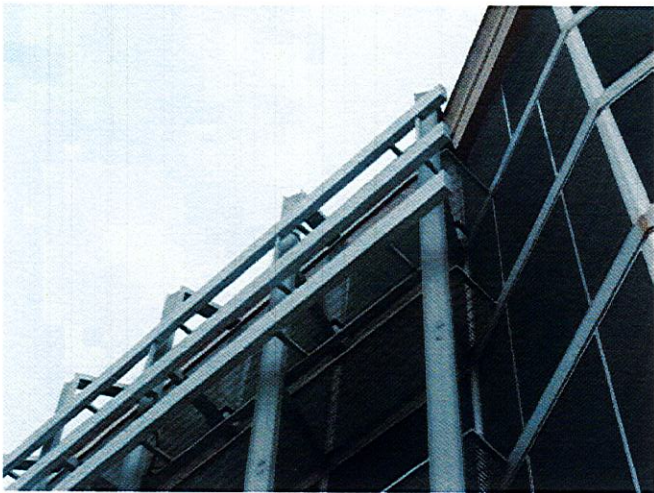
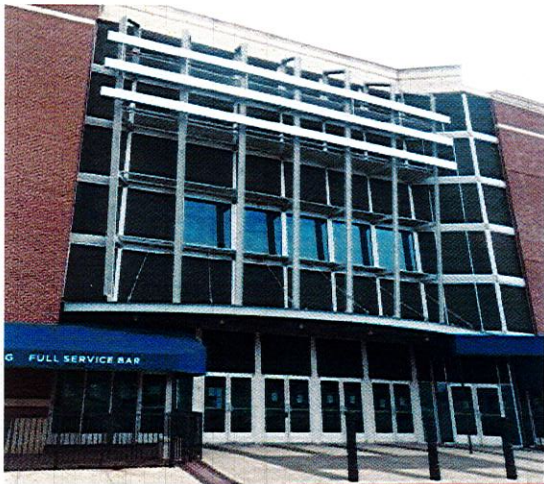
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FINAL ELECTRICAL
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CUSTOMER

UL



SURVEY PHOTOS - EXISTING SUNSHADE FRAMES TO BE REMOVED



Design #	
0630516AR4	
Sheet	10 of 10
Client	
Look Cinemas	
Address	
5655 Colleyville Blvd Colleyville, TX 76034	
Account Rep.	DEBBIE MOLTZ JUSTIN BARNABEE
Designer	JOEL GONZALES
Date	10/25/2021
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

REV 1/10/2021/JOE: Review size of signs from interior
REV 1/10/2021/JOE: Add building measurements to page 2
REV 1/10/2021/JOE: Add pointer cases to signs
REV 1/10/2021/JOE: Add sunshade to front elevation



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Fort Worth, TX 76155
(817) 440-0000 Fax (817) 440-0001

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Suite 200
San Antonio, TX 78232
(214) 496-0000 Fax (214) 496-0001

Northeast US
3301 River Road, Suite 201
Louisville, KY 40208
(502) 491-0000 Fax (502) 491-0001

Georgia
111 Woodstone Place
Dawsonville, GA 30534
(478) 770-0000 Fax (478) 770-0001

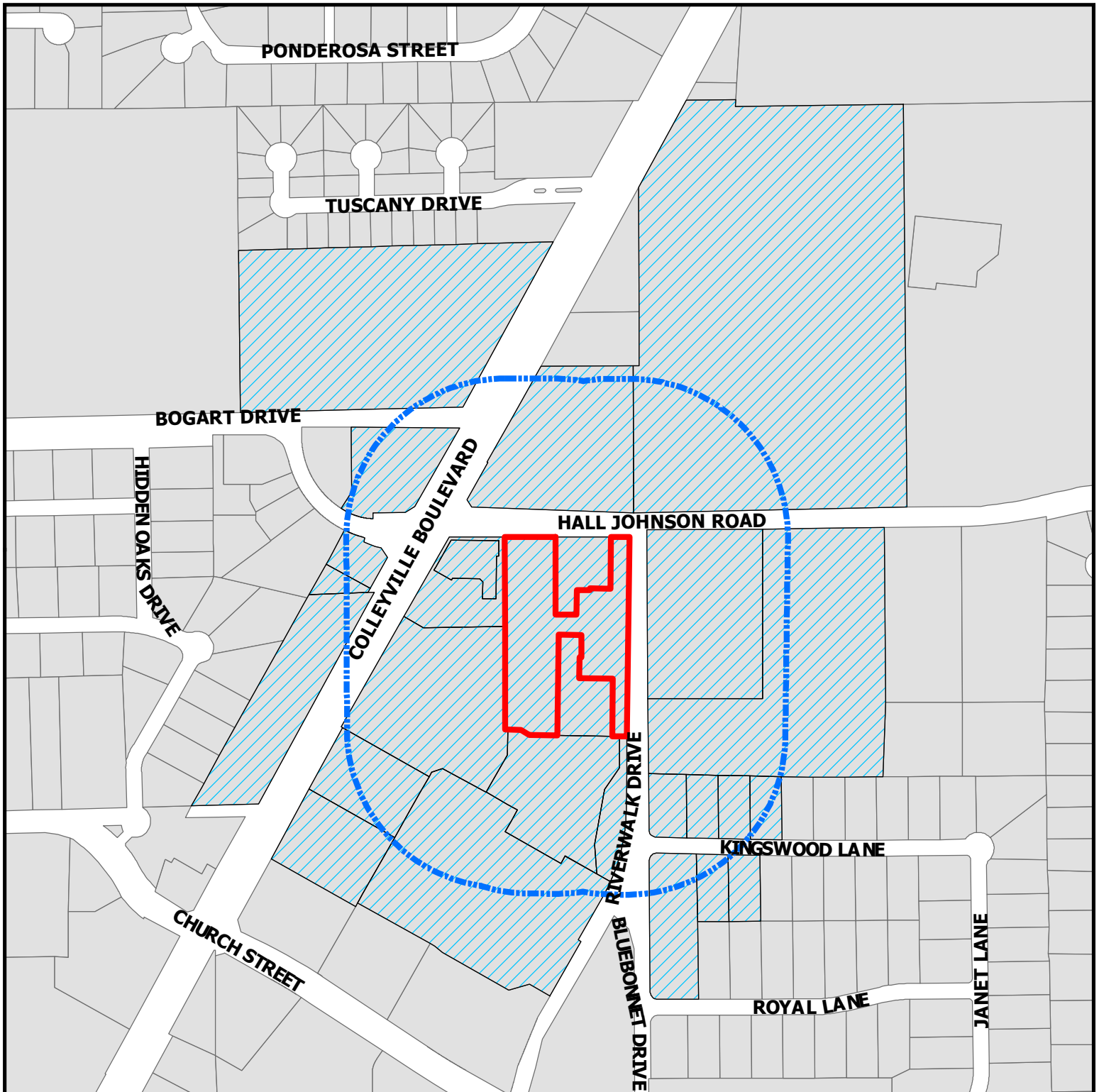
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PO BOX 135 206 Corral Drive
Portland, TX 78374
(409) 940-0000 Fax (409) 940-0001

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Notification Map

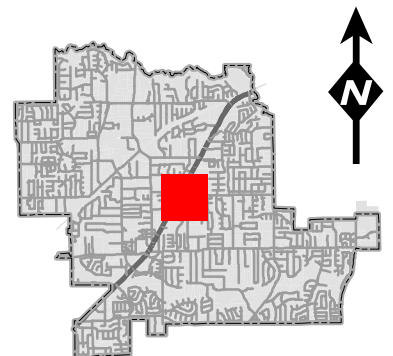


SC22-001

5655 Colleyville Boulevard

DISCLAIMER:
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-  Subject Property
-  500ft Buffer
-  Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Sign Board of Appeals Meeting: Tuesday, April 12, 2022 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Request for a variance to the provisions of Section 7-175, Permanent Attached Signs - Classification and Regulations of the Land Development Code, to include the maximum letter/logo height and sign area for a commercial wall sign. The purpose of the request is to allow for a new wall sign at the business, LOOK Dine-In Cinema.

Zoning Case: SC22-001

Applicant: Andrew Bucki

Owner: SVAP III TC Colleyville LLC

Location: 5655 Colleyville Boulevard

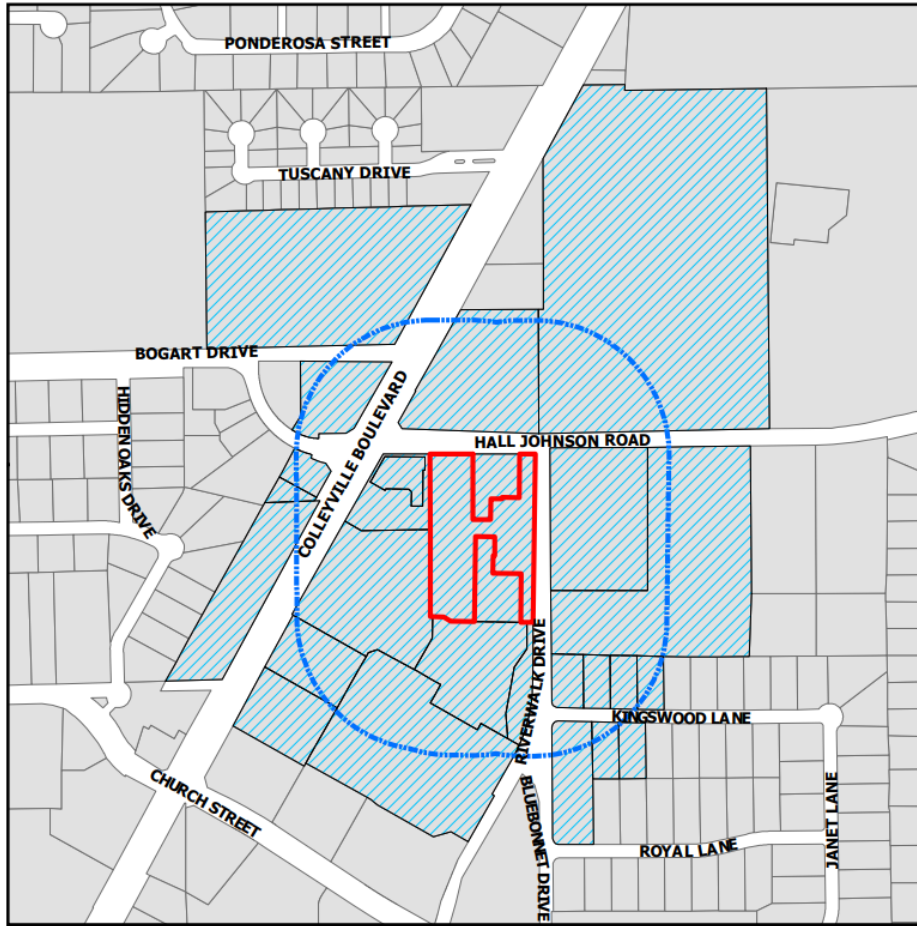
Property Description: Lot 7, Block 1, Town Center Colleyville

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved city tax roll. Denial of the proposal by the Sign Board of Appeals is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Board. If appealed, the request will be placed on the next available City Council agenda and all property owners within 500 feet will be re-notified of the hearing.

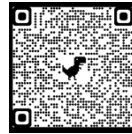
All interested persons are encouraged to attend the public hearing and express their opinions on the variance request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
MATTON, ERVIN M	1500 KINGSWOOD LN	COLLEYVILLE, TX
CONSTANTINE LIVING TRUST	1506 KINGSWOOD LN	COLLEYVILLE, TX
EAGLE-COLLEYVILLE TOWNE SQUARE	PO BOX 12670	DALLAS, TX
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL
UNITED STATES POSTAL SERVICE	PO BOX 667160	DALLAS, TX
CHARLES & ROB LTD	8235 DOUGLAS AVE STE 815	DALLAS, TX
ROB & CHARLES LTD	8235 DOUGLAS AVE STE 815	DALLAS, TX
LA SUSCRITA LLC	2106 E STATE HWY 114 STE 105	SOUTHLAKE, TX
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL
CRABTREE, TIMOTHY	1503 KINGSWOOD LN	COLLEYVILLE, TX
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL
M T PROPERTIES INC	5137 DAVIS BLVD	FORT WORTH, TX
BLUEBONNET HILLS MEMORIAL PK	PO BOX 130548	HOUSTON, TX
CAMPBELL, AMY	1502 KINGSWOOD LN	COLLEYVILLE, TX
HJ ROAD 26 LTD	PO BOX 1703	COLLEYVILLE, TX
BLUEBONNET HILLS CEMETERY	PO BOX 11250	NEW ORLEANS, LA
LINE, GARY	1505 KINGSWOOD LN	COLLEYVILLE, TX
VELOCIS COLLEYVILLE LP	3131 MCKINNEY AVE # 10	DALLAS, TX
G W J COMPANY	1100 FOUNTAIN PKWY	GRAND PRAIRIE, TX
WAYPOINT MONTESSORI	1513 HALL JOHNSON RD	COLLEYVILLE, TX
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL
JERI & HOLLY LTD	5329 MONTROSE DR	DALLAS, TX
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX
VELOCIS COLLEYVILLE LP	3131 MCKINNEY AVE # 10	DALLAS, TX
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL
BUTTS, RICK L	1504 KINGSWOOD LN	COLLEYVILLE, TX
BEALL LEGACY PARTNERS LP	5712 COLLYVILLE BLVD STE 200	COLLEYVILLE, TX
HIDDEN OAKS ESTATES		COLLEYVILLE, TX
TUSCANY-COLLEYVILLE	1217 TUSCANY DRIVE	COLLEYVILLE, TX
KINGSWOOD ESTATES-COLLEYVILLE	P.O. BOX 978	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX