



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, March 25, 2019
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Preliminary for Lots 1-15, Block A, Lots 1-6, Block B, Lots 1-6, Block C, Lot 1, Block D, Lot 1, Block E and Lot 1, Block F of the Legacy North Addition, located at 712-810 Lavaca Trail, Case PC18-011
- 2b** Presentation and discussion of a Preliminary Plat for Lots 1-4, Block 1 of the Precinct Line Retail Addition, located at 8060 Precinct Line Road, Case PC19-002
- 2c** Presentation and discussion of a Final Plat for Lot 1, Block 1 of the Precinct Line Retail Addition, located at 8060 Precinct Line Road, Case PC19-003

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards March 22, 2019 by 5:00 p.m.

Araceli Botello
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.

Aerial Map



PC18-011

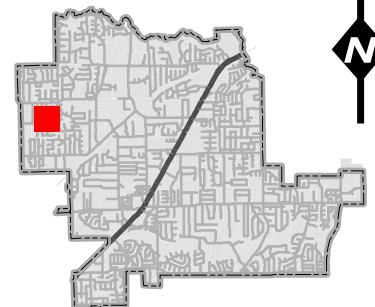
712 - 810 Lavaca Trail

DISCLAIMER:

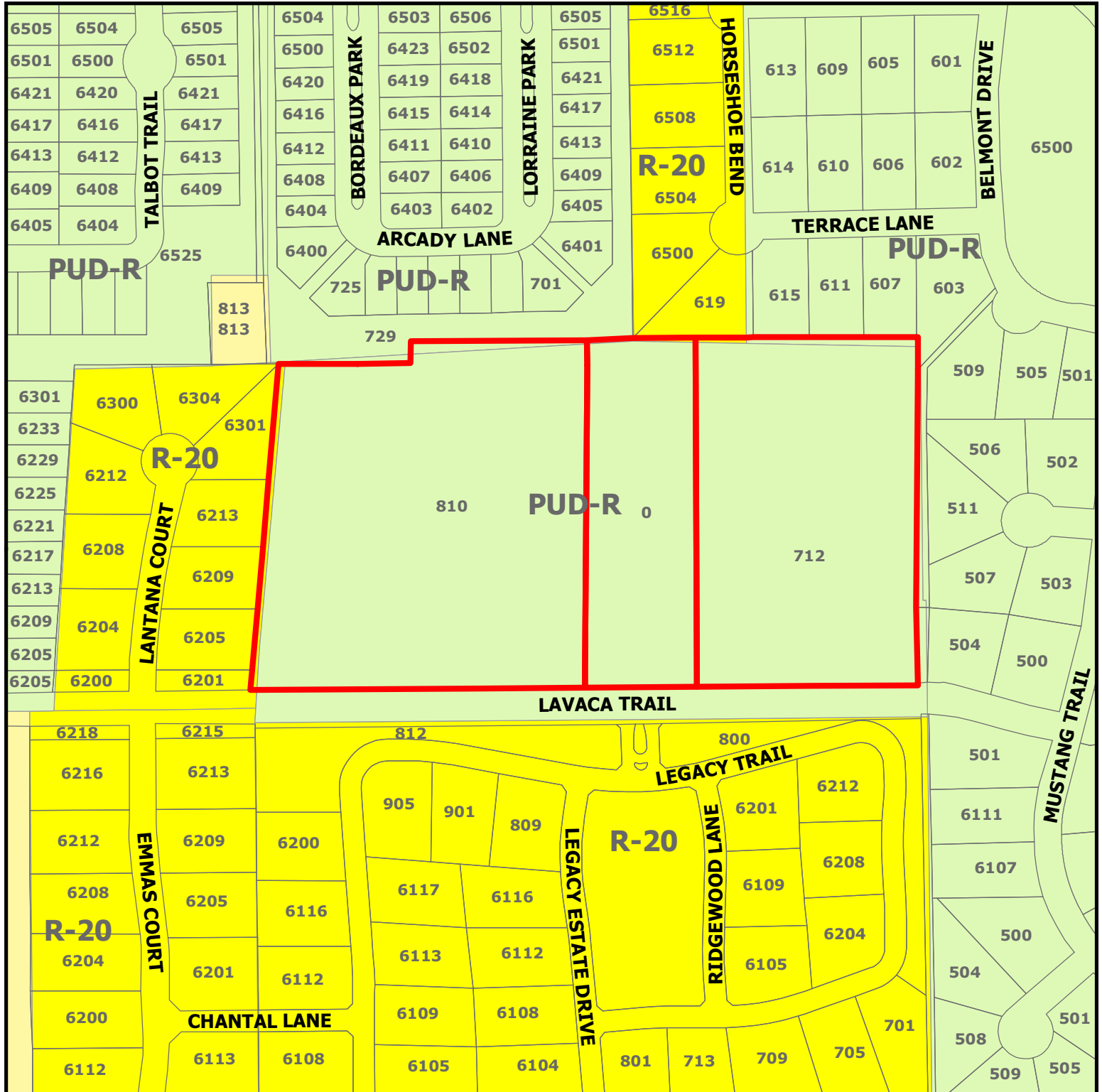
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Subject Property



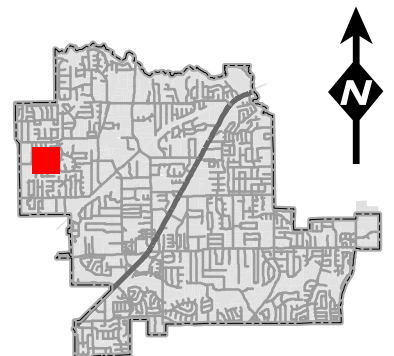
Zoning Map



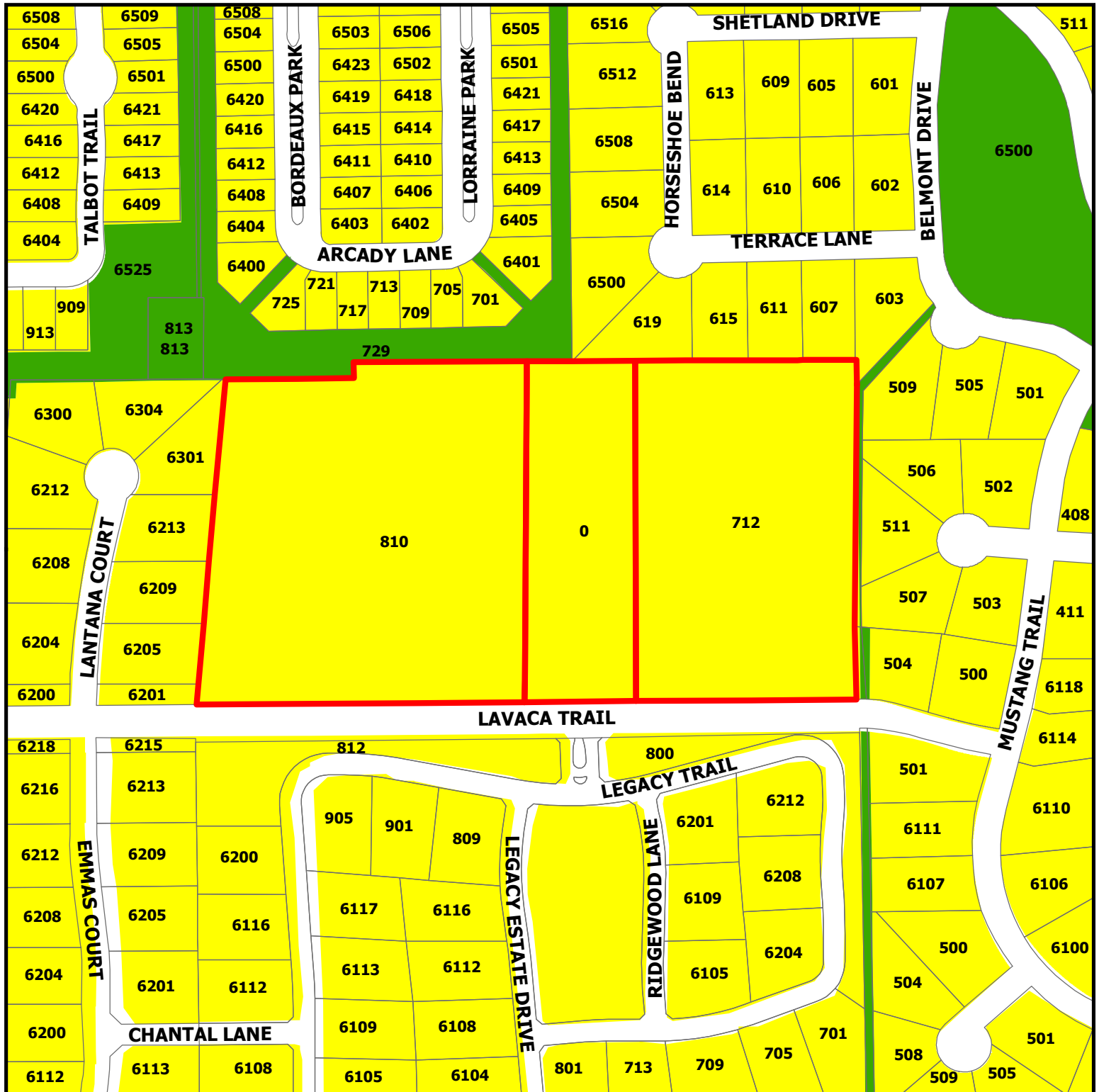
PC18-011
810-712 Lavaca Trail

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 Subject Property



Future Land Use Map



PC18-011
712 - 810 Lavaca Trail

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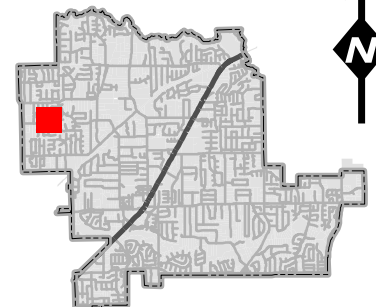
Subject Property



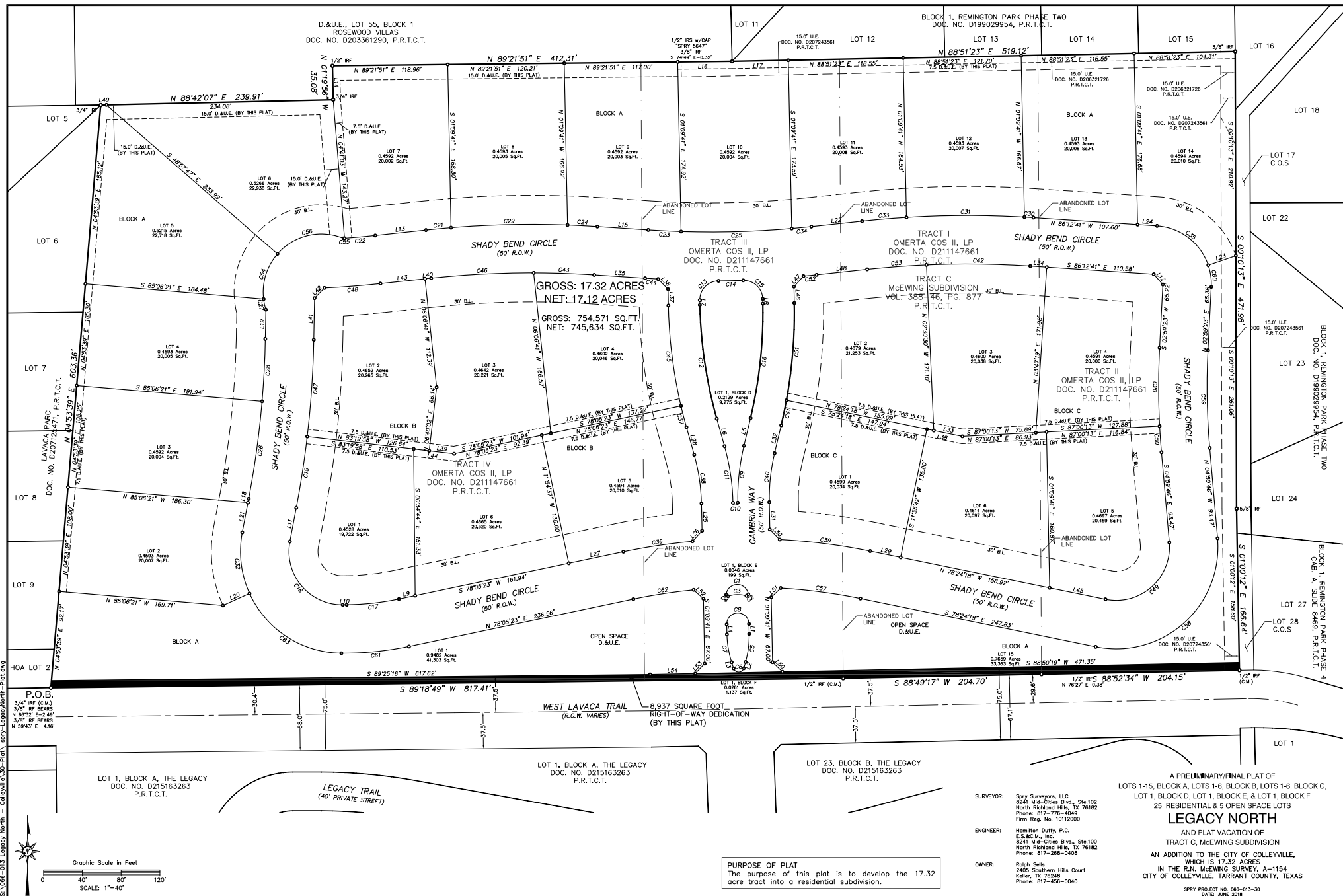
Residential



Open Space; Parks



Preliminary Plat Exhibit



Preliminary Plat Exhibit

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, Ralph Sells, is the owner of all that certain 17.32 acres of land, which is all of Tracts I, which is all of Tract C, McEwing Subdivision, recorded in Volume 388-46, Page 878, in the Public Records of Tarrant County, Texas (P.R.T.C.T.), I, R, and N described in the deed to Omerita Co. II, LP, recorded in Document Number D211147661, P.R.T.C.T., in the R.N. McEwing Survey, A-1154, City of Colleyville, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 3/4" iron rod found for the southwest corner of said Tract IV, common to the southeast corner of Lot 2, Lavaca Park, recorded in Document D207125471, P.R.T.C.T., in the north right-of-way line of West Lavaca Trail (right-of-way varies), from which a 3/4" iron rod found bears North 66° 32' East - 2.49' and a 3/8" iron rod found bears North 59° 43' East - 4.16';

THENCE North 04° 53' 39" East - 603.36' to the northwest corner of the herein described tract, common to the northeast corner of said Lavaca Park, in the south line of Lot 55, Block 1, Rosewood Villas, recorded in Document Number D203361290, P.R.T.C.T.,

THENCE along the south line of said Lot 55, Block 1, Rosewood Villas the following courses:

North 88° 42' 07" East - 239.91' to a 3/4" iron rod found for a point for corner of the herein described tract;

North 01° 19' 56" West - 35.08' to a 1/2" iron rod found for a point for corner of the herein described tract;

North 89° 21' 51" East - 412.31' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract, common to the southeast corner of said Lot 55, Block 1, Rosewood Villas and southwest corner of Lot 12, Block 1, Remington Park Phase Two, recorded in Document Number D199029954, P.R.T.C.T., from which a 3/8" iron rod found bears South 74° 49' East - 0.32';

THENCE North 88° 51' 23" East - 519.12' along the south line of said Block 1, Remington Park, Phase Two, to 3/8" iron rod found for the northeast corner of the herein described tract, common to the southeast corner of Lot 15, Block 1, of said Remington Park Phase Two;

THENCE South 00° 10' 13" East - 471.98' to a 5/8" iron rod found for a point for corner of the herein described tract, in the west line of Lot 17, Block 1, of said Remington Park Phase Two;

THENCE South 01° 00' 12" East - 166.64' to a 1/2" iron rod found for the southeast corner of the herein described tract, common to the southeast corner of Lot 28, Block 1, Remington Park Phase 4, recorded in Document Number D199029954, P.R.T.C.T., in the north right-of-way line of said West Lavaca Trail;

THENCE along the north right-of-way line of said West Lavaca Trail the following courses:

South 88° 52' 34" West - 204.15' to a point for corner of the herein described tract and the common south corner of said Tracts I and II, Omerita Co. II, LP, from which a 1/2" iron rod bears North 78° 27' East - 0.85';

South 88° 49' 17" West - 204.70' to a 1/2" iron rod found for a point for corner of the herein described tract and the common south corner of Tracts I and II, Omerita Co. II, LP;

South 89° 18' 49" West - 817.41' to the POINT OF BEGINNING and containing 17.32 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Ralph Sells, the Owner, does hereby adopt this plat designating the herein before described property as Lots 1-15, Block A, Lots 1-6, Block B, Lots 1-6, Block C, Lot 1, Block D, Lot 1, Block E, and Lot 1, Block F, Legacy North, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2019.

Signature _____ Title _____

NOTARY CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

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

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

Notary Signature _____

Notary Stamp: _____

SURVEYOR CERTIFICATE

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

This document shall not be recorded for any purpose. This drawing shall be used for:

REVIEW PURPOSES ONLY

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

Date: February 11, 2019



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

CITY COUNCIL APPROVAL

WHEREAS the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Mayor, City of Colleyville _____

Attest: City Secretary _____

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- Spry Surveyors and the Client have agreed to exclude the placement of monuments as required in Section 4.1 of the Texas Surveyors Association Manual of Practice.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State plotting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C00095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.
- All residences within the subdivision shall contain automatic fire-sprinkler systems.

LEGEND

- BOUNDARY CORNER
- LOT CORNER
- EASEMENT CORNER

ABBREVIATIONS

- N.T.S. NOT TO SCALE
- U.N.C. UNLESS NOTED OTHERWISE
- P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- P.C. PAGE
- CAB. CABINET
- D.C. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D.A.U.E. DRAINAGE & UTILITY EASEMENT
- T.E.S.O. TEXAS ELECTRIC SERVICE COMPANY
- C.O.S. COMMON OPEN SPACE
- CONC. CONCRETE

UTILITY EASEMENT:

Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right of all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

DRAINAGE EASEMENT RESTRICTION:

No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

SURVEYOR:

Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112005

ENGINEER:

Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

OWNER:

Ralph Sells
2405 Southern Hills Court
Keller, TX 76248
Phone: 817-458-0040

PURPOSE OF PLAT
The purpose of this plat is to develop the 17.32 acre tract into a residential subdivision.

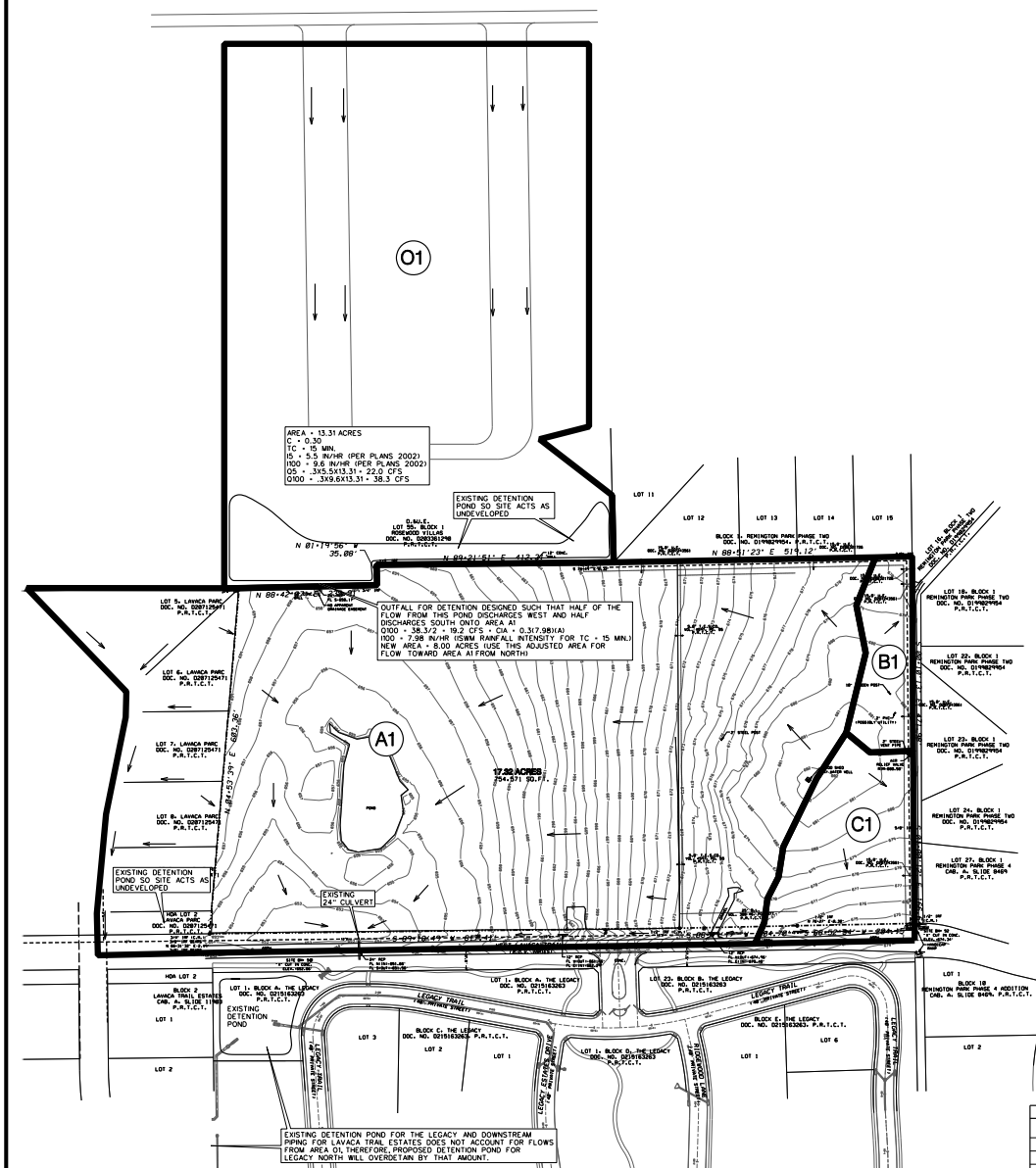
A PRELIMINARY/FINAL PLAT OF
LOTS 1-15, BLOCK A, LOTS 1-6, BLOCK B, LOTS 1-6, BLOCK C,
LOT 1, BLOCK D, LOT 1, BLOCK E, & LOT 1, BLOCK F
25 RESIDENTIAL & 5 OPEN SPACE LOTS

LEGACY NORTH

AND PLAT VACATION OF
TRACT C, McEwing SUBDIVISION
AN ADDITION TO THE CITY OF COLLEYVILLE,
IN THE R.N. McEWING SURVEY, A-1154
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

SPRY PROJECT NO. 066-013-30
DATE: JUNE 2018

Civil Plans



I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Colleyville, and have verified that the topographic information used in this study and/or plan is in compliance with said requirements and is otherwise suitable for developing the workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

Signed this _____ day of _____, 2018

_____, P.E.

**PRELIMINARY
FOR REVIEW ONLY**

THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON	87384
PE NO.	DATE

DRAINAGE NOTES:

1. PLANS FOR THE LEGACY (SOUTH), LAVACA TRAIL ESTATES (SOUTHWEST), REMINGTON PARK PHASE 4 (EAST), LAVACA PARK (WEST) AND WESTGATE VILLAS (NORTH) WERE REFERENCED DURING PLAN PREPARATION.
2. ALL DRAINAGE DESIGN TO BE IN ACCORDANCE WITH CITY OF COLLEGEVILLE STANDARDS.
3. PER CITY REQUIREMENTS, DETENTION SHALL BE PROVIDED SUCH THAT DEVELOPED RUNOFF FROM THE PROPERTY LEAVES AT THE SAME RATE OR LESS THAN DURING PRE-DEVELOPED CONDITIONS.

DRAINAGE AREA COMPUTATIONS

BASIS:

- Q = CIA (Rational Method)
- Q = Storm discharge (cubic feet per second)
- C = runoff coefficient, based on land use
 - 1 = average rainfall intensity for time of concentration (inches per hour) (per ISWM)
- A = area contributing runoff (acres)

RUNOFF COEFFICIENT:

- C = 0.30 Parks and Open Areas
- C = 0.40 Developed Park Site
- C = 0.60 Single Family Residential

STORM FREQUENCY:
5 Years - Enclosed Pipe System
100 Years - Combined Enclosed Pipe System - Street - R.O.W.

TIME OF CONCENTRATION:
Combination of inlet time and time of flow in the drain
being the time for water to flow over the surface of the
ground to the storm drain inlet (onsite - offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

Ports and Open Areas	15 minutes
Residential, Single Family	15 minutes
Industrial, Business	10 minutes

PRE-DEVELOPED SITE DRAINAGE DATA														
MARK	AREA (ACRE)	C	Tc (MIN)	1/3 (IN/HR)	1/6 (IN/HR)	1/8 (IN/HR)	1/16 (IN/HR)	Q1 (CFS)	Q2 (CFS)	Q3 (CFS)	Q4 (CFS)	Q5 (CFS)	Q6 (CFS)	COMMENTS
D1	8.00	0.30	15	4.86				7.98		11.7				19.2 TO A1
A1	18.96	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98		27.6			45.4 TO LAVACA TRAIL CULVERT
B1	0.71	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98		1.0			1.7 TO REMINGTON PARK - PHASE 2 (NE)
C1	1.67	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98		2.4			4.0 TO REMINGTON PARK - PHASE 2 (SE)

**HB HAMILTON
DUFFY, PC**
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS • PLANNERS • CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. • NORTH RICHLAND HILLS, TEXAS 76186
PHONE (817) 268-8486 WWW.HAMILTONDUFFY.COM

LEGACY NORTH

CITY OF COLLEYVILLE, TEXAS

PRE-DEVELOPED DRAINAGE AREA MAP

PRELIMINARY
FOR REVIEW ONLY

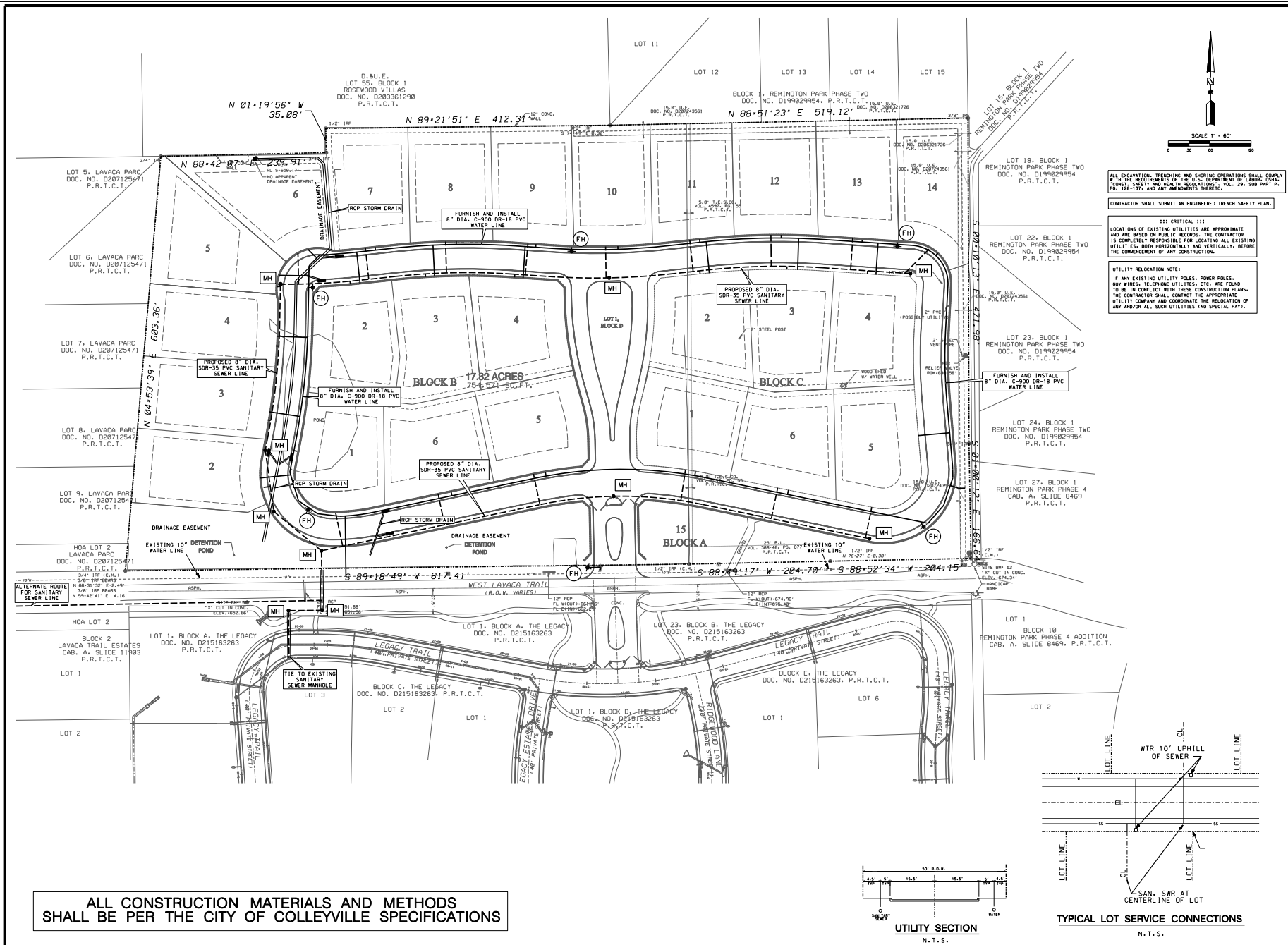
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BIDDING, OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 \$DATE\$
PE NO. DATE

IND.	REVISION	BY	DATE	JOB	QAO-005
				DATE	10/10/2018
				DESIGNED	K. Ma, M.E.
				DRAWN	J. B. L. L.
				CHECKED	K. Ma, M.E.
				TEAMS REVISIT NUMBER 12/2018	

C1.01

Civil Plans



**LB HAMILTON
DUFFY, PC**
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS • PLANNERS • CONSTRUCTION MANAGEMENT
8241 MID-CITIES BLVD. • NORTH RICHLAND HILLS, TEXAS 76181
PHONE (817) 268-8488 WWW.HAMILTONDUFFY.COM

LEGACY NORTH
CITY OF COLLEVILLE, TEXAS
WATER AND SANITARY SEWER PLAN

PRELIMINARY
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PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 SDATES
PE NO. DATE

NO.	REVISION	BY	DATE	JOB
				040-065
			DATE	
			10/10/2018	
			DESIGNED	S. M. H.
			DRAWN	J. B. E.
			CHECKED	S. M. H.
				TEAMS REGISTERED

C1.03

Tree Preservation Plan



Tree Preservation Notes

- ALL TREES SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING). REFERENCE SHEET TP-04 FOR TREE PROTECTION DETAILS.
- REFERENCE RELATED CIVIL ENGINEERING PLANS FOR EXACT LOCATION OF UNDERGROUND UTILITY LINES.
- REFERENCE RELATED IRRIGATION PLANS FOR LOCATION OF UNDERGROUND IRRIGATION HEAD AND LINE LOCATIONS.
- INDIVIDUAL LOT OWNERS/BUILDERS ARE REQUIRED TO SUBMIT A DETAILED LOT GRADING PLAN, SIGNED AND SEALED BY A TEXAS REGISTERED PE TO THE CITY ALONG WITH THEIR BUILDING PERMIT APPLICATIONS. SINGLE LOTS SHALL ACCOMMODATE THEIR OWN DRAINAGE.

Tree Legend

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN SIZE VARIES SELECTIVELY PRUNE APPROXIMATE LOCATION OF CRITICAL ROOT ZONE
	EXISTING TREE TO BE REMOVED DURING SUBDIVISION CONSTRUCTION SIZE VARIES
	EXISTING TREE TO BE REMOVED DURING HOME CONSTRUCTION SIZE VARIES
	TREE PROTECTION FENCING FOR SUBDIVISION CONSTRUCTION
	TREE PROTECTION FENCING FOR BUILDER CONSTRUCTION

Tree Summary For: Legacy North - Oct. 3, 2018

Tree Canopy	%	ft ²	Acres
Project Area		754,571	17.323
Tree Canopy Coverage	40.4%	304,613	6.993
Required Preservation of Tree Canopy	50%	152,307	3.496
Canopy of Exempt Trees		138,807	3.187
Maximum Credit for Preserving Canopy of Exempt Trees		69,404	1.593
Preserved Canopy of Exempt Trees		3,089	0.071
Preserved Canopy of Non-Exempt Trees		165,856	3.806
Provided Preservation of Tree Canopy	55%	168,895	3.877
Surplus Preservation of Tree Canopy		16,589	0.381
Tree Mitigation			
Required Tree Mitigation Planting			
Provided Tree Mitigation Planting			
Surplus Tree Mitigation Planting			
Required Tree Mitigation Payment	\$0.00		
Provided Tree Mitigation Payment			
Surplus Tree Mitigation Payment	\$0.00		



0 50' 100' 200'
1" = 50'-0"

SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture

APPLICANT
Hot Creek Development
P.O. Box 92747
Southlake, TX 76092
Phone: 817-329-3111
Contact: Kosse Maykus

THE LEGACY NORTH
COLLEEVILLE, TEXAS

Issued
Oct 3, 2018

Revisions

SHEET
TP.01

Tree Preservation Plan
PLAN

Tree Preservation Plan

[illegible][illegible][illegible][illegible][illegible]

Year	Country	Age	Sex	Value	Value	Value	Value	Value
2001	Germany	10	10.8	2.01				
2001	Germany	5	7.9	2.01				
2001	Germany	8	10.1	2.01				
2001	Germany	7	10.8	2.01				



THE LEGACY NORTH
COLLEYVILLE, TEXAS

Issued
Oct 3, 2018

Revisions

SHEET

TP.02

Tree Preservation Plan

TREE PRESERVATION NOTES:

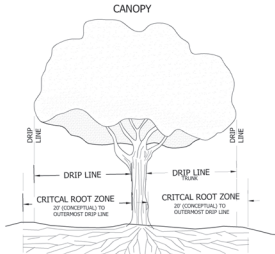
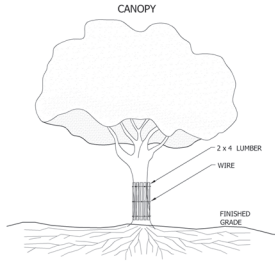
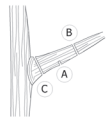
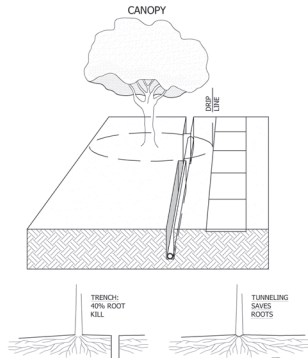
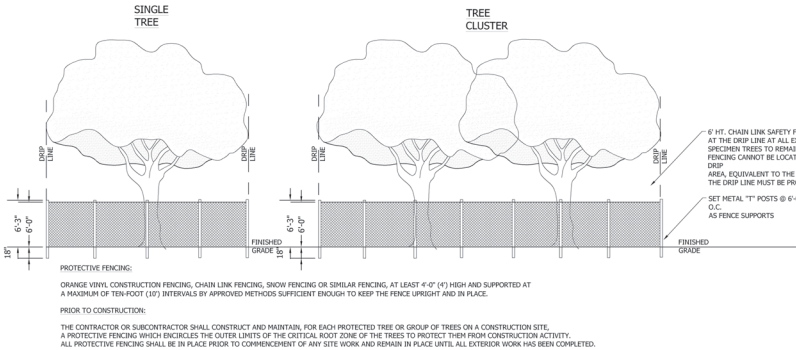
1. All trees shown on this plan, to be preserved, shall be protected during construction with temporary fencing. Tree protection fences shall be installed prior to commencement of any site preparation work (clearing, grubbing or grading).
2. Fences shall completely surround the tree or clusters of trees. The fence shall be located at the outermost limits of the tree branches or critical root zone. The fence will be maintained throughout the construction project in order to prevent the following:
 - a. Soil compaction in the critical root zone resulting from vehicular traffic or storage of equipment or materials.
 - b. Critical root zone disturbances due to grade changes greater than two inches (2") cut of fill or boring which was not authorized by the City.
 - c. Wounds to the trunk, limbs or exposed roots by mechanical equipment.
 - d. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
3. In cases of area constraints where protective fencing is closer to the trunk than four feet (4'), the trunk must be protected with strapped-on planking to a height of eight feet (8') or to the limits if lower branching.
4. All grading within critical root zones of protected trees shall be performed by hand or small equipment to minimize damage. Prior to grading, relocate the protective fencing to two feet (2') behind the grade change area.
5. Trees most heavily impacted by construction activities should be watered deeply once a week during periods of hot and dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.
6. Trenching for landscape irrigation shall be located as far from the existing trunks as possible.
7. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.

Prohibited Activities: The following activities shall be prohibited within the limits of the critical root zone of any tree which is subject to Tree Protection.

1. Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the critical root zone of any protected tree.
2. Equipment Cleaning/Liquid Disposal: No equipment may be cleaned or other liquids deposited within the limits of the critical root zone of any protected tree. This would include, but not be limited to, paint, oil, solvents, asphalt, concrete, mortar or other materials.
3. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature, shall be attached to any protected tree.
4. Vehicular Traffic: No vehicular and/or construction equipment traffic or parking is allowed within the critical root zone of protected trees.

Tree Flagging:

1. Tree Flagging: All trees to be removed from the construction site shall be flagged with bright red vinyl tape, wrapped around the main trunk, at a height of four feet (4') or more such that the tape is visible to workers on foot or driving equipment.
2. Tree Identification: All protected trees shall be tagged with the unique classification number described in Section 5.8. Said number shall correspond to the number listed on the protection plan and shall be clearly visible and legible on a metallic surface located between four and five feet above the base of the tree. The classification number shall remain on the tree until all construction is complete and final approval has been obtained by the City.
3. Protective Fencing: All protected trees shall have protective fencing located at the tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height. The protective fencing may be located within the critical root zone of the specimen tree for approved construction only as determined by the Administrative Official. The fencing shall follow the delineation of the approved construction. In order to protect the trunk, the trunks of all protected trees shall be wrapped with orange vinyl construction fencing such that the trunk will be easily visible during construction activities.
4. Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree.
5. Construction Pruning: In a case where a low hanging limb may be broken during the course of construction, the obtrusive limb may be cut. The limb shall be cut either flush to the trunk, on or at the next joint of the limb. The wound shall then be sealed with pruning paint. In no instance shall pruning involve a portion of the trunk OR thirty percent (30%) of the entire canopy with the Administrative Official's prior approval.
6. Site Signage: Prior to, and during, construction activities, a sign(s), clearly visible from any adjacent roadways, shall be placed by the developer stating the following: "All trees located within an orange fenced area are considered protected. To report any tree protection violations, please contact (phone number designated by the Administrative Official)". The Administrative Official may require the addition of more specific contact information to the sign. Lettering shall be a minimum of 8 inches in height, shall be legible and able to read from a passing vehicle on any adjacent roadway. The sign dimensions shall, at a minimum, be five feet in width and height, the overall sign height shall be a minimum of 8 feet (8') in height measured from the ground to the top of the sign. The sign colors shall be as follows: lettering shall be black, the sign background shall be fluorescent green.



APPLICANT
Hat Creek Development
P.O. Box 92747
Southlake, TX 76092
Phone: 817-329-3111
Contact: Kosse Haykus

THE LEGACY NORTH
COLLEGEVILLE, TEXAS

Issued
Oct 3, 2018

Revisions

SHEET
TP.03

Aerial Map



PC19-002

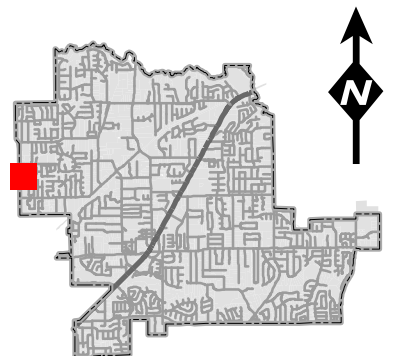
8060 Precinct Line Road

DISCLAIMER:

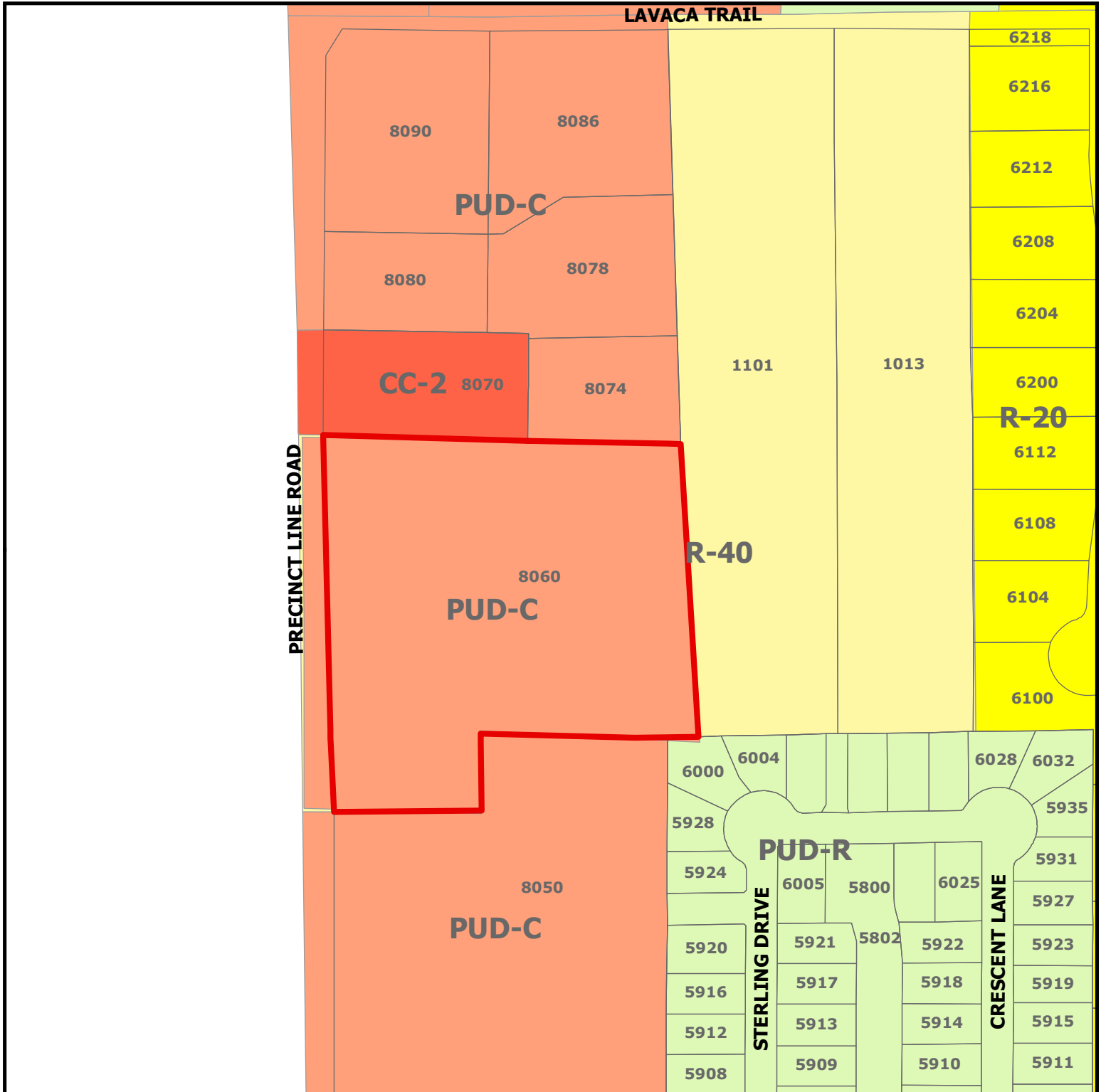
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Subject Property



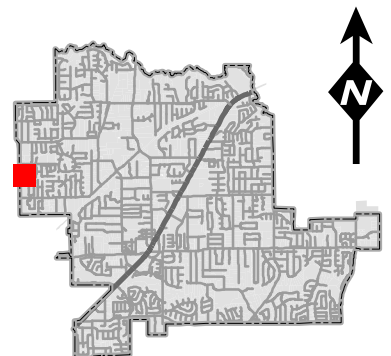
Zoning Map



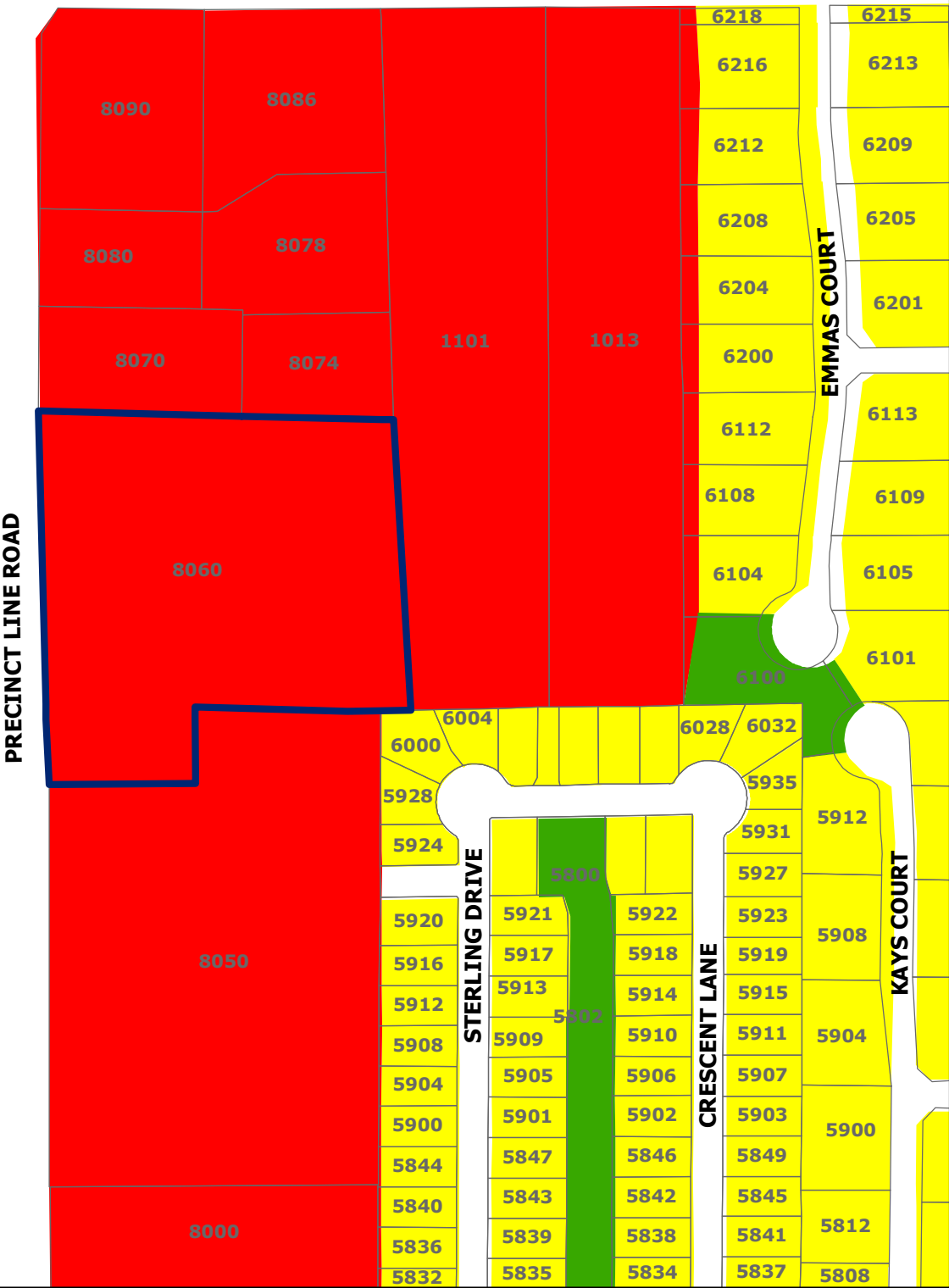
PC19-002
8060 Precinct Line Road

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 Subject Property



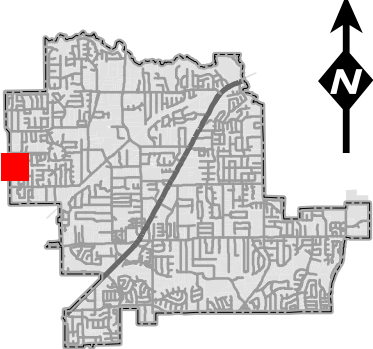
Future Land Use Map



PC19-002

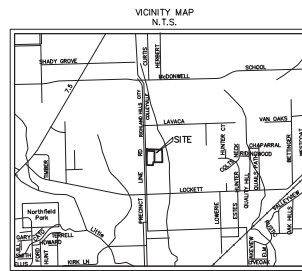
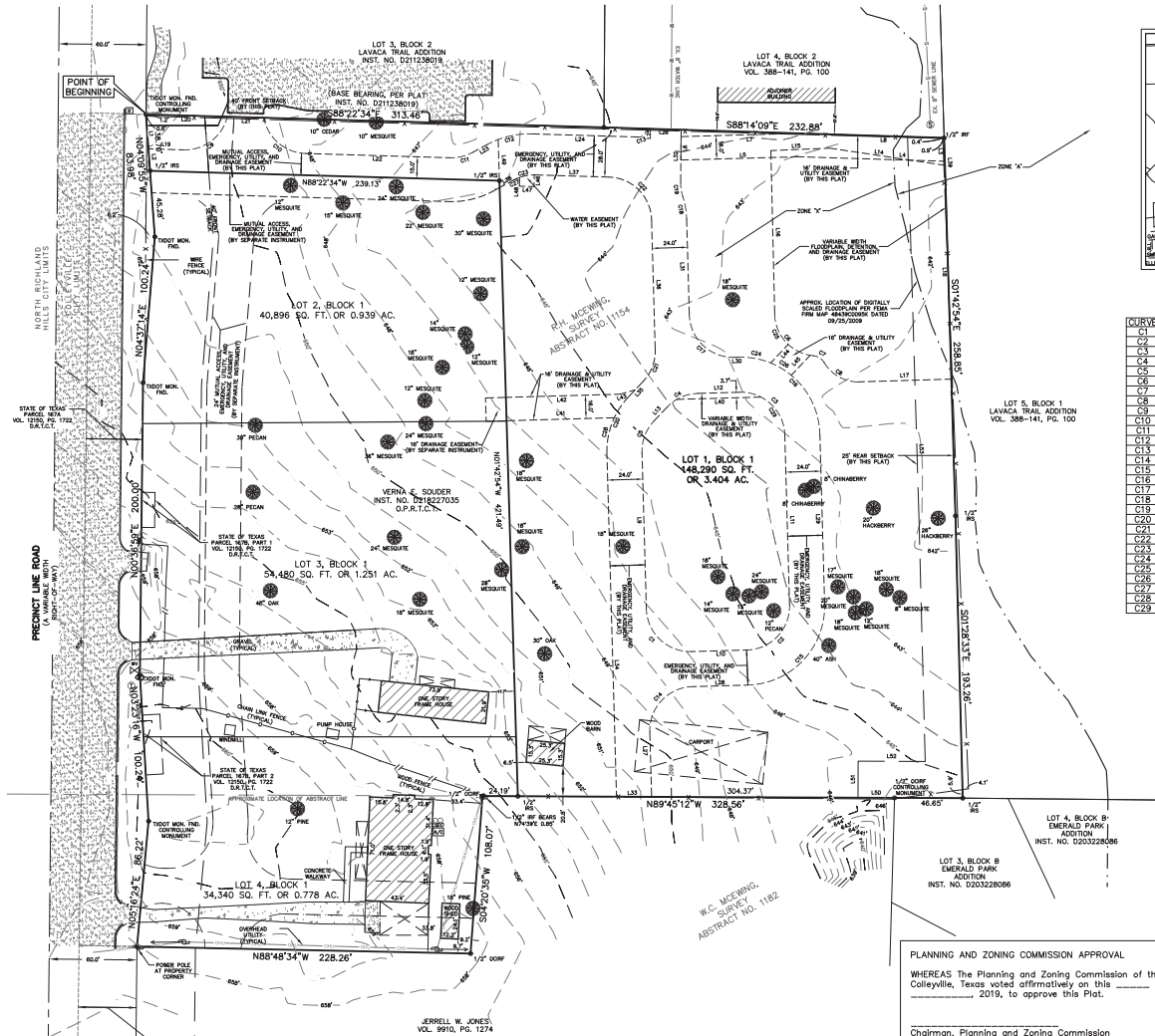
8060 Precinct Line Road

- Subject Property
- Residential
- Commercial
- Open Space; Parks



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Preliminary Plat Exhibit



CURVE	ARC	LENGTH	CHORD	BEARING	CHORD	CHORD	LENGTH
C1	47.12	30.00	60.000000	N 46°35'00\"	E	42.43	
C2	47.12	30.00	60.000000	N 43°33'55\"	E	42.43	
C3	47.12	30.00	60.000000	N 46°35'00\"	E	42.43	
C4	23.56	30.00	60.000000	N 65°33'55\"	E	22.86	
C5	23.56	30.00	60.000000	N 65°33'55\"	E	22.86	
C6	23.56	30.00	60.000000	N 43°33'55\"	E	22.86	
C7	47.12	30.00	60.000000	N 46°35'00\"	E	42.43	
C8	27.08	30.00	60.000000	N 60°10'53\"	E	26.78	
C9	40.65	30.00	60.000000	N 52°53'03\"	E	37.61	
C10	40.65	30.00	60.000000	N 49°27'22\"	E	37.61	
C11	15.21	30.00	60.000000	N 75°41'24\"	E	15.53	
C12	31.41	60.00	120.000000	N 75°41'24\"	E	31.05	
C13	7.96	30.00	60.000000	N 46°35'00\"	E	7.14	
C14	47.12	30.00	60.000000	N 43°33'55\"	E	42.43	
C15	84.82	54.00	108.000000	N 43°33'55\"	E	76.37	
C16	84.82	54.00	108.000000	N 46°35'00\"	E	76.37	
C17	47.12	30.00	60.000000	N 46°35'00\"	E	42.43	
C18	15.43	54.00	108.000000	N 09°27'22\"	E	15.53	
C19	9.69	30.00	60.000000	N 08°41'24\"	E	8.85	
C20	42.41	54.00	108.000000	N 20°33'55\"	E	41.33	
C21	23.56	30.00	60.000000	N 65°33'55\"	E	22.86	
C22	45.40	30.00	60.000000	N 44°57'20\"	E	41.19	
C23	15.70	30.00	60.000000	N 75°41'24\"	E	15.53	
C24	23.56	30.00	60.000000	N 65°33'55\"	E	22.86	
C25	23.74	23.17	46.910000	N 24°30'00\"	E	23.09	
C26	15.43	54.00	108.000000	N 09°27'22\"	E	15.53	
C27	15.43	54.00	108.000000	N 09°27'22\"	E	15.53	
C28	25.66	54.00	108.000000	N 12°00'40\"	E	25.42	
C29	32.07	30.00	60.000000	N 32°13'44\"	E	30.57	

LINE	BEARING	DISTANCE
L1	S 04°09'45\"	E 23.52
L2	S 04°10'10\"	E 15.07
L3	S 04°10'10\"	E 15.07
L4	N 58°14'03\"	E 83.03
L5	N 02°31'24\"	E 16.01
L6	N 02°31'24\"	E 16.01
L7	N 82°25'11\"	E 37.49
L8	N 82°25'11\"	E 37.49
L9	S 01°30'05\"	E 10.20
L10	S 01°30'05\"	E 10.20
L11	S 89°53'55\"	E 16.00
L12	S 89°53'55\"	E 16.00
L13	S 89°53'55\"	E 16.00
L14	N 21°11'14\"	E 29.53
L15	S 73°37'43\"	E 40.33
L16	S 89°53'55\"	E 16.00
L17	N 88°17'06\"	E 63.87
L18	S 01°24'54\"	E 12.06
L19	N 88°18'06\"	E 24.03
L20	S 88°22'34\"	E 55.75
L21	S 88°22'34\"	E 55.75
L22	S 88°18'06\"	E 24.03
L23	N 81°41'54\"	E 11.89
L24	S 88°18'06\"	E 24.03
L25	N 02°31'24\"	E 16.01
L26	N 02°31'24\"	E 16.01
L27	N 01°30'05\"	E 10.20
L28	N 01°30'05\"	E 10.20
L29	N 01°30'05\"	E 10.20
L30	N 01°30'05\"	E 10.20
L31	N 01°30'05\"	E 10.20
L32	N 01°30'05\"	E 10.20
L33	N 01°30'05\"	E 10.20
L34	N 01°30'05\"	E 10.20
L35	N 01°30'05\"	E 10.20
L36	N 01°30'05\"	E 10.20
L37	N 01°30'05\"	E 10.20
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L56	N 01°30'05\"	E 10.20
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L59	N 01°30'05\"	E 10.20
L60	N 01°30'05\"	E 10.20
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L65	N 01°30'05\"	E 10.20
L66	N 01°30'05\"	E 10.20
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L77	N 01°30'05\"	E 10.20
L78	N 01°30'05\"	E 10.20
L79	N 01°30'05\"	E 10.20
L80	N 01°30'05\"	E 10.20
L81	N 01°30'05\"	E 10.20
L82	N 01°30'05\"	E 10.20
L83	N 01°30'05\"	E 10.20
L84	N 01°30'05\"	E 10.20
L85	N 01°30'05\"	E 10.20
L86	N 01°30'05\"	E 10.20
L87	N 01°30'05\"	E 10.20
L88	N 01°30'05\"	E 10.20
L89	N 01°30'05\"	E 10.20
L90	N 01°30'05\"	E 10.20
L91	N 01°30'05\"	E 10.20
L92	N 01°30'05\"	E 10.20
L93	N 01°30'05\"	E 10.20
L94	N 01°30'05\"	E 10.20
L95	N 01°30'05\"	E 10.20
L96	N 01°30'05\"	E 10.20
L97	N 01°30'05\"	E 10.20
L98	N 01°30'05\"	E 10.20
L99	N 01°30'05\"	E 10.20
L100	N 01°30'05\"	E 10.20

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2019, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL
WHEREAS The City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2019, to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary

PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS FROM A TRACT OF LAND

NOTES:

1. IRF - Iron Rod Found
2. IRF - Iron Rod Set w/ "FEISER & MANKIN SURV" red plastic cap
3. Basis of Bearing - Based on the South line (South 88 deg. 22 min. 34 sec. East) of Lot 3, Block 2, Lavaca Trail Addition, Instrument Number D21238019.
4. The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.
5. All existing structures on Lot 1 are to be removed.

LEGEND

- | | | | |
|--------------------|---------------------|---------------------|---------------|
| GAS METER | FIRE HYDRANT | WATER MANHOLE | SIGN |
| IRF CONTROL VALVE | WATER METER | TRAFFIC SIGNAL POLE | LIGHT POLE |
| TELEPHONE PEDESTAL | FUEL PORT | TELEPHONE MANHOLE | TYPICAL FENCE |
| POWER POLE | WATER VALVE | SAW MANHOLE | CONCRETE |
| DOWN CUI | TRANSFORMER PAD | GAS MANHOLE | BOLLARD |
| S.S. MANHOLE | ELECTRIC METER | WALL | COVERED AREA |
| CLEAN OUT | STORM DRAIN MANHOLE | HANDICAP SPACE | A/C PAD |

DEDICATION CERTIFICATE

WHEREAS, Verna E. Souder, is the owner of a 6,382 acre tract of land situated in the R.H. McWeing Survey, Abstract No. 1154 and the W. C. McWeing Survey, Abstract No. 1182, City of Colleyville, Tarrant County, Texas, and being all that certain tract of land conveyed to Verna E. Souder, by deed recorded in Document Number D219227035, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a TxDOT Monument found for the northeast corner of said Souder tract, some being the southwest corner of Lot 3, Block 2, Lavaca Trail Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D21238019, Official Public Records, Tarrant County, Texas, some being in the easterly right-of-way line of Precinct Line Road (variable width right-of-way);

THENCE South 88 deg. 22 min. 34 sec. East, along the common line of said Souder tract and said Lot 3, a distance of 313.46 feet to an angle point, some being the southeast corner of said Lot 3, some being the southwest corner of Lot 4, Block 2, Lavaca Trail Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-141, Page 100, said Deed Records;

THENCE South 88 deg. 14 min. 09 sec. East, along the common line of said Souder tract and said Lot 4, a distance of 232.88 feet to a 1/2 inch iron rod found for the northeast corner of said Souder tract, some being the southeast corner of said Lot 4, some being in the westerly line of Lot 5, Block 1, said Lavaca Trail Addition (Volume 388-141, Page 100);

THENCE along the common line of said Souder tract and said Lot 5 as follows:

South 01 deg. 42 min. 54 sec. East, a distance of 258.85 feet to a 1/2 inch iron rod set with "Feiser & Mankin Surv" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for angle point;

South 01 deg. 28 min. 33 sec. East, a distance of 193.26 feet to a 1/2 inch iron rod set for the most easterly southeast corner of said Souder tract, some being the southwest corner of said Lot 5, some being in the northerly line of Block B, Emerald Park Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D203228086, said Official Public Records;

THENCE North 89 deg. 45 min. 12 sec. West, along the common line of said Souder tract and said Block B, passing at a distance of 46.65 feet, a 1/2 inch iron rod with orange cap found for the northeast corner of said Block B, some being the northeast corner of the remainder of that certain tract of land conveyed to Jerrill W. Jones, by deed recorded in Volume 9910, Page 1274, said Deed Records, and continuing along the common line of said Souder tract and said Jones tract, a total distance of 328.56 feet to a 1/2 inch iron rod with orange cap found for an internal corner of said Souder tract, from which a 1/2 inch iron rod found bears North 74 deg. 39 min. East, 0.85 feet;

THENCE continuing along the common line of said Souder tract and said Jones tract as follows:

South 04 deg. 20 min. 35 sec. West, a distance of 108.07 feet to a 1/2 inch iron rod with orange cap found for the most southerly southeast corner of said Souder tract;

North 88 deg. 48 min. 34 sec. West, a distance of 228.26 feet to a power pole at the southwest corner of said Souder tract, some being the most westerly northwest corner of said Jones tract, some being in the easterly right-of-way line of said Precinct Line Road;

THENCE along the common line of said Souder tract and said Precinct Line Road as follows:

North 05 deg. 16 min. 24 sec. East, a distance of 86.22 feet to a TxDOT Monument found for angle point;

North 03 deg. 23 min. 16 sec. West, a distance of 100.24 feet to a TxDOT Monument found for angle point;

North 00 deg. 36 min. 59 sec. East, a distance of 200.00 feet to a TxDOT Monument found for angle point;

North 04 deg. 37 min. 14 sec. East, a distance of 100.24 feet to a TxDOT Monument found for angle point;

North 04 deg. 09 min. 55 sec. West, a distance of 83.88 feet to the POINT OF BEGINNING and containing 278,005 square feet or 6,382 acres of computed land, more or less.

PRELIMINARY PLAT LOTS 1, 2, 3 & 4, BLOCK 1 PRECINCT LINE RETAIL ADDITION BEING 6.382 ACRES

OUT OF THE R. H. MCWEING SURVEY, ABSTRACT NO. 1154
AND THE W. C. MCWEING SURVEY, ABSTRACT NO. 1182

IN THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
THIS PLAT FILED BY INSTRUMENT # _____, DATE _____

JOB NO.: 18-0014	DATE: 2/7/2019	FEISER & MANKIN SURVEYING, LLC		SHEET
FIELD DATE: 12/27/2018		www.feisersurveying.com		1
SCALE: 1" = 40'	623 E. DALLAS ROAD COLLEYVILLE, TEXAS 76051		COMMERCIAL RESIDENTIAL	OF
FIELD: P.H./J.W.	817-481-1806 (O) 817-481-1806 (F)		BOUNDARIES TOPOGRAPHY	1
DRAWN: J.B.W.	T.M.		MORTGAGE	
CHECKED: T.M.	tman@feisersurveying.com		FIRM NO. 100999-00	Member Since 1977

Aerial Map

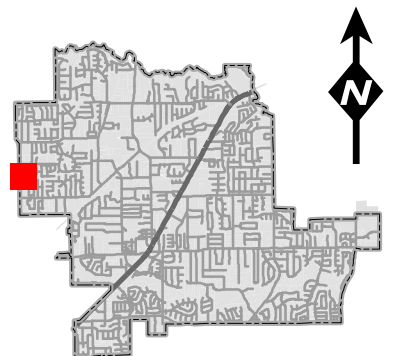


PC19-003

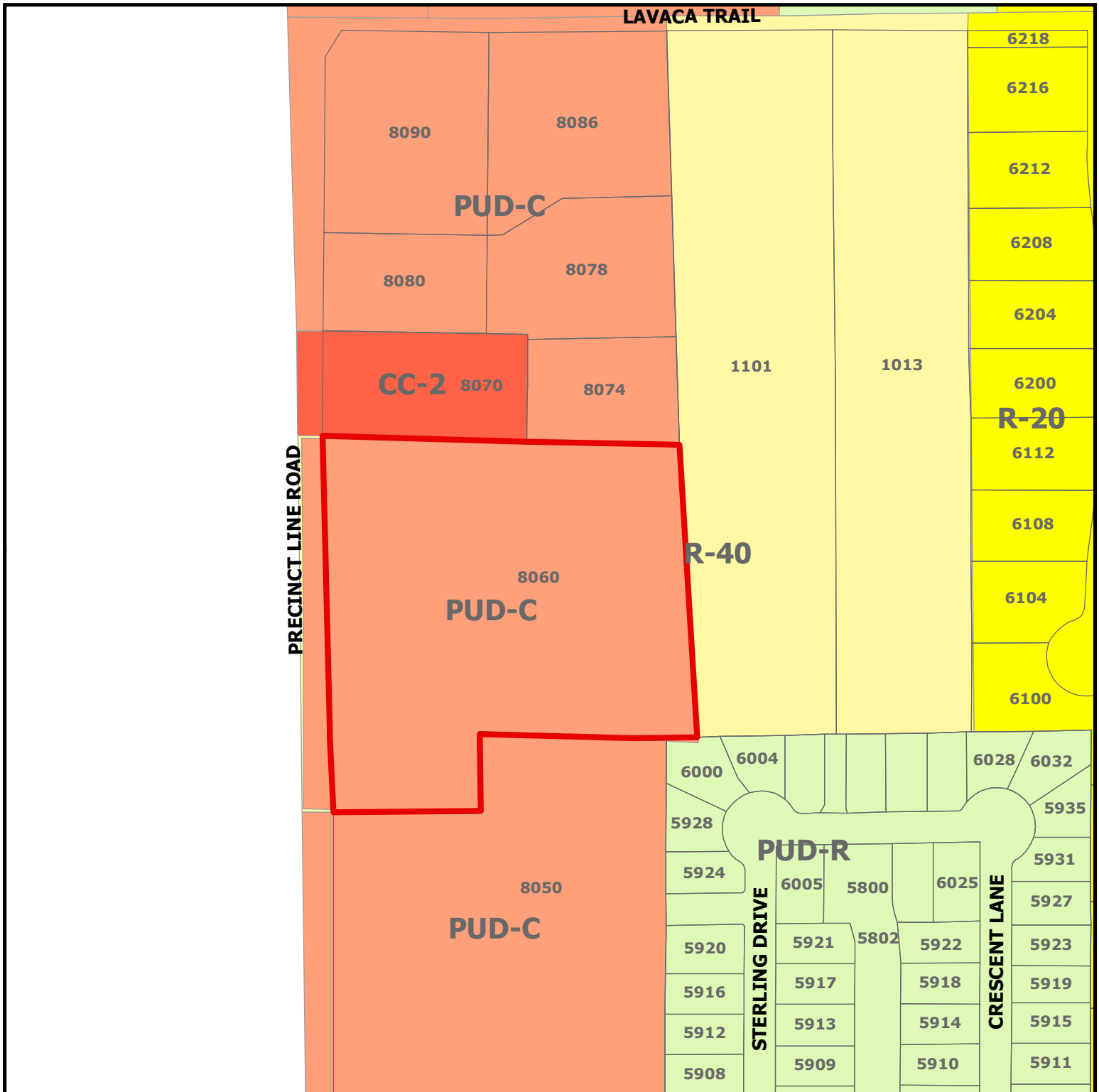
8060 Precinct Line Road

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 Subject Property



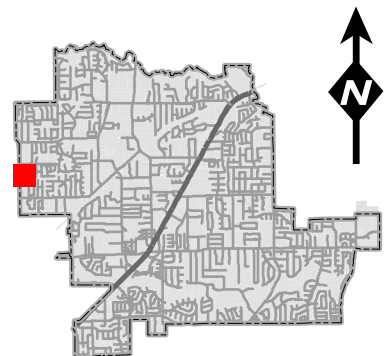
Zoning Map



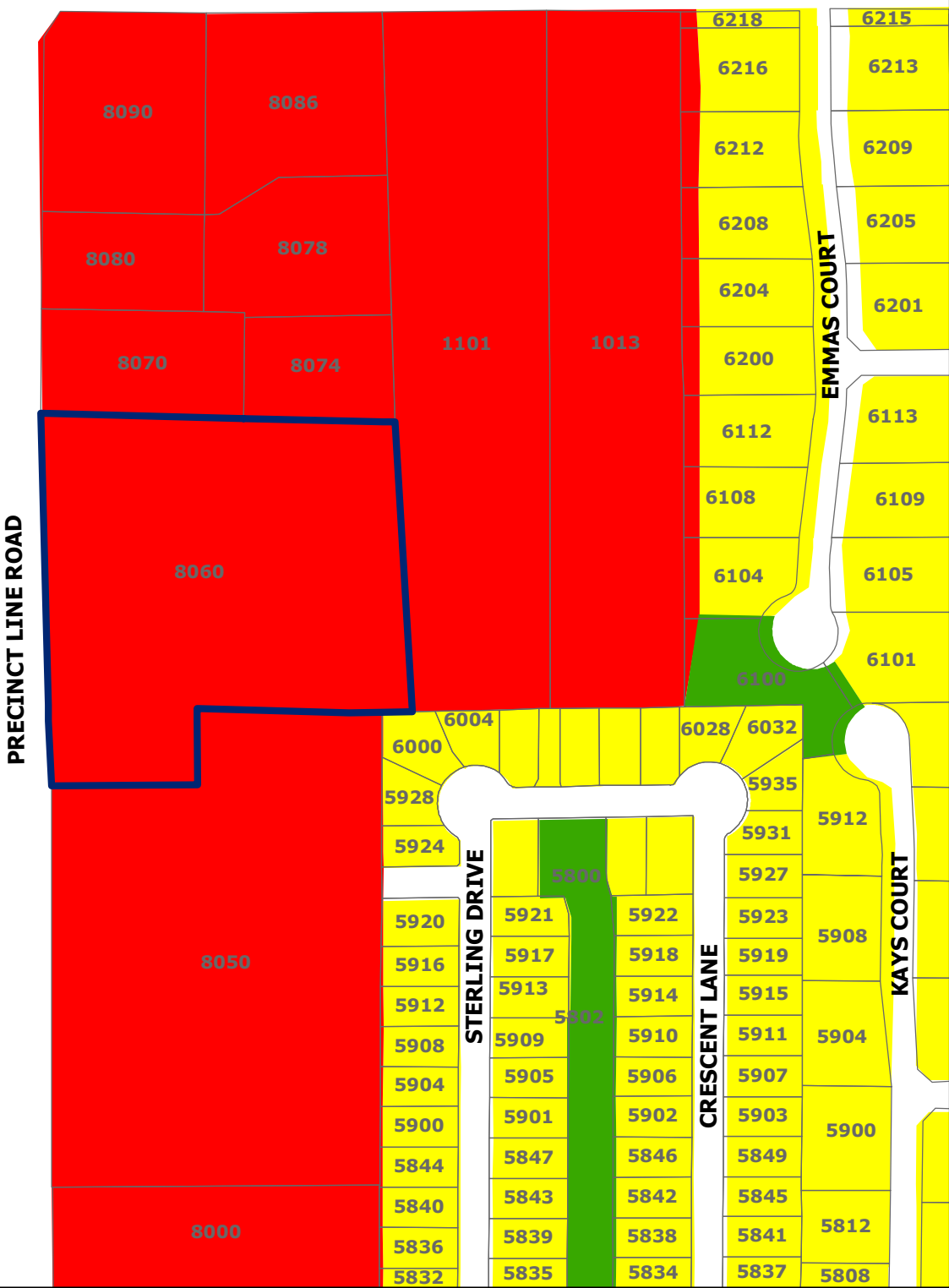
PC19-003
8060 Precinct Line Road

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 Subject Property



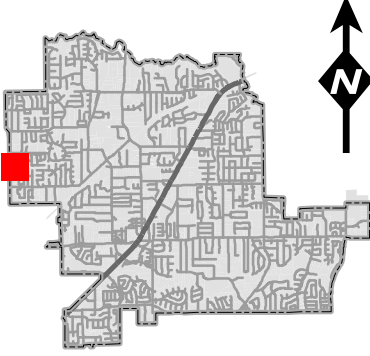
Future Land Use Map



PC19-003

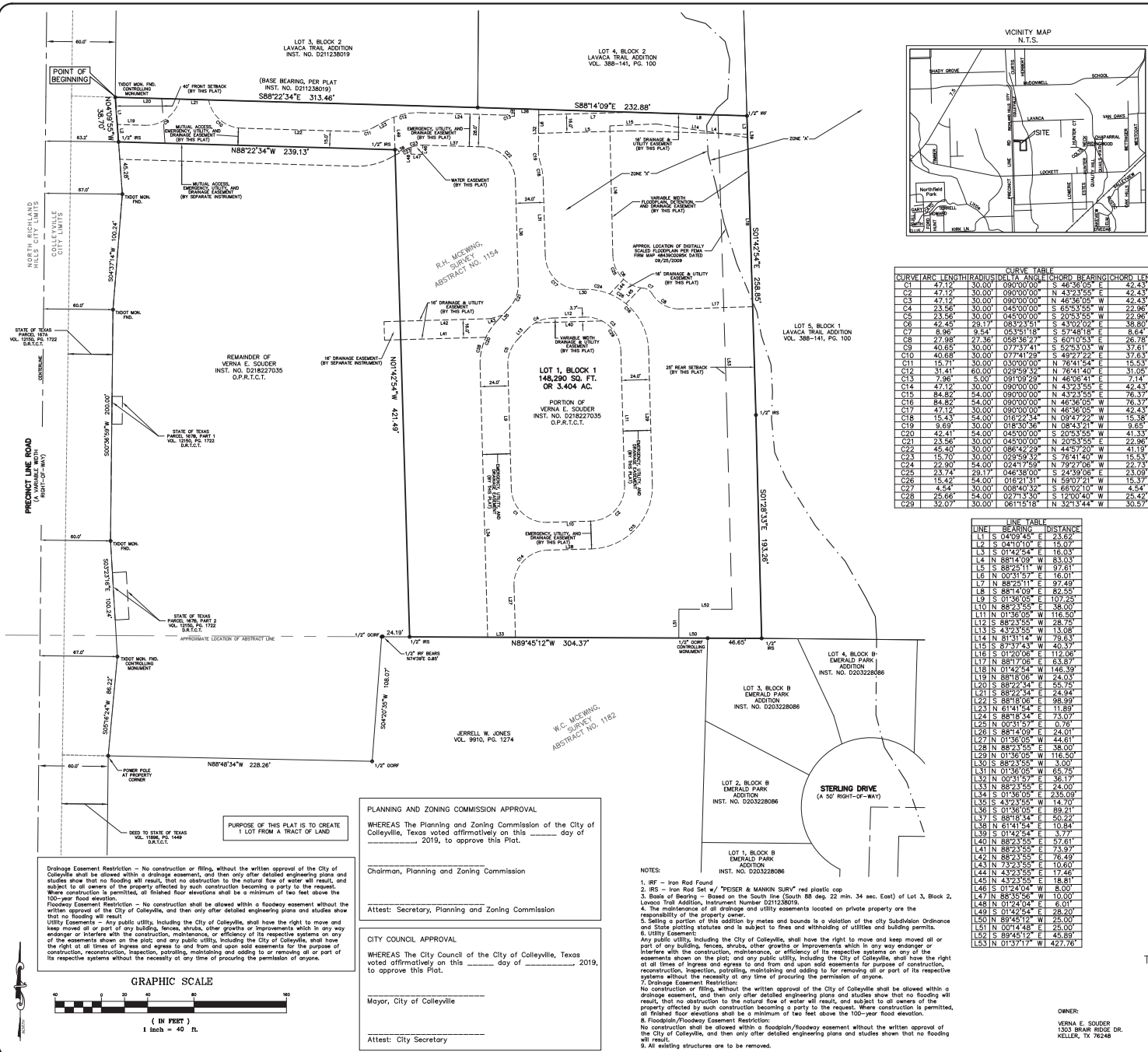
8060 Precinct Line Road

-  Subject Property
-  Residential
-  Commercial
-  Open Space; Parks



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Final Plat Exhibit



DEDICATION CERTIFICATE

WHEREAS, Verna E. Souder, is the owner of a 3.404 acre tract of land situated in the R.H. McEwing Survey, Abstract No. 1154, City of Colleyville, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Verna E. Souder, by deed recorded in Document Number D218227035, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT Monument found for the northeast corner of said Souder tract, same being the southwest corner of Lot 3, Block 2, Lavaca Trail Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereon recorded under instrument Number D21238019, Official Public Records, Tarrant County, Texas, same being in the easterly right-of-way line of Precinct Line Road (variable width right-of-way);

THENCE South 88 deg. 22 min. 34 sec. East, along the common line of said Souder tract and said Lot 3, a distance of 313.46 feet to an angle point, same being the southeast corner of said Lot 3, same being the southeast corner of Lot 4, Block 2, Lavaca Trail Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereon recorded in Volume 388-141, Page 100, Deed Records, Tarrant County, Texas;

THENCE South 88 deg. 14 min. 09 sec. East, along the common line of said Souder tract and said Lot 4, a distance of 232.88 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 3, same being the southeast corner of said Lot 4, same being in the westerly line of Lot 5, Block 1, said Lavaca Trail Addition (Volume 388-141, Page 100);

THENCE along the common line of said Souder tract and said Lot 5 as follows:

South 01 deg. 42 min. 54 sec. East, a distance of 258.85 feet to a 1/2 inch iron rod set with "Peiser & Mankin Surv" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for an angle point; South 01 deg. 28 min. 33 sec. East, a distance of 193.26 feet to a 1/2 inch iron rod set for the most easterly southeast corner of said Souder tract, same being the southeast corner of said Lot 5, same being in the northerly line of Block 8, Emerald Park Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereon recorded in instrument Number D203228086, said Official Public Records;

THENCE North 89 deg. 45 min. 12 sec. West, along the common line of said Souder tract and said Block 8, a distance of 46.65 feet to a 1/2 inch iron rod set with a red orange cap found for the northeast corner of said Block 8, same being the northeast corner of the remainder of that certain tract of land conveyed to Jerrell W. Jones, by deed recorded in Volume 9910, Page 1274, said Deed Records, and continuing along the common line of said Souder tract and said Jones tract, a total distance of 304.37 feet to a 1/2 inch iron rod set for the most southerly southwest corner of the herein described tract;

THENCE through the interior of said Souder tract as follows:

North 01 deg. 42 min. 54 sec. West, a distance of 421.49 feet to a 1/2 inch iron rod set for an internal corner of the herein described tract; North 88 deg. 22 min. 34 sec. West, a distance of 239.13 feet to a 1/2 inch iron rod set for the most westerly southwest corner of the herein described tract, same being in the west line of said Souder tract, same being in the easterly right-of-way line of aforesaid Precinct Line Road;

THENCE North 04 deg. 09 min. 55 sec. West, along the common line of said Souder tract and said Precinct Line Road a distance of 38.70 feet to the POINT OF BEGINNING and containing 148,290 square feet or 3.404 acres of computed land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That, **VERNA E. SOUDER**, Owner, does hereby adopt this plat designating the hereinbefore described property as **LOT 1, BLOCK 1, PRECINCT LINE RETAIL ADDITION**, and hereinto the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2019.

BY: **VERNA E. SOUDER**

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public In and for said county and State on this day personally appeared Verna E. Souder, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in Given under my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for Tarrant County

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Timothy R. Mankin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

PRELIMINARY

Timothy R. Mankin RPLS 61722

Date

FINAL PLAT LOT 1, BLOCK 1 PRECINCT LINE RETAIL ADDITION BEING 3.404 ACRES

OUT OF THE R. H. MCWEING SURVEY, ABSTRACT NO. 1154
IN THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

THIS PLAT FILED BY INSTRUMENT # _____ DATE _____

JOB NO.: 18-0614	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 2/1/2019	www.peisersurveying.com		
FIELD DATE: 12/27/2018			
SCALE: 1" = 40'	823 E. DALLAS ROAD GRAPEVINE, TEXAS 76051		1
FIELD: P.H./J.W.	COMMERCIAL RESIDENTIAL BOUNDARIES		OF
DRAWN: J.B.M.	787-481-1808 (O) 817-481-1809 (F)		1
CHECKED: T.R.M.	tmankin@peisersurveying.com FIRM NO. 100999-00		
OWNER: Verna E. Souder 1301 BRAR RIDGE DR. KELLER, TX 76248		Member Since 1972	