



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, April 22, 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 Special Use Permit (SUP) for Oil and Gas Extraction, specifically for a change in the ownership of the existing well on Tract 1D, Abstract 295, in the William E Crooks and Lot 1, Block 1, of the Park Place Estates, located at 7404 and 7504 Pleasant Run Road, Case ZC18-035, TABLED ITEM
- 2b** Presentation and discussion of a Preliminary for Oak Alley Addition, being Lots 1R1 and 1R2, Block 1, of the Bear Creek Plantation, located at 1312 John McCain Road and 7309 Holly Lane N, Case PC19-006
- 2c** Presentation and discussion of a Special Use Permit (SUP) for an Accessory Dwelling on Lot 30R, Block 1, of the Montclair Parc Addition, located at 5305 Miramar Lane, Case ZC19-002
- 2d** Presentation and discussion of a zoning change from AG Agricultural district to R-40 Single Family Residential district on Lot 1, Block 1, of the J.M. Presley Addition and 17.5 feet along the east boundary, located at 2308 Glade Road, Case ZC19-003
- 2e** Presentation and discussion of a zoning change from AG Agricultural district to R-20 Single Family Residential district on Tracts 1A01 and Tract 1A02, Abstract 1619, in the S C H Witten Survey, located at 2001 Hall Johnson Road, Case ZC19-004
- 2f** Presentation and discussion of a Minor Plat for Lots 1 & 2, Block 1, Schiller Addition, on property legally described as Tracts 1A01 and Tract 1A02, Abstract 1619, in the S C H Witten Survey, located at 2001 Hall Johnson Road, Case PC19-007

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards April 18, 2019 by 5:00 p.m.



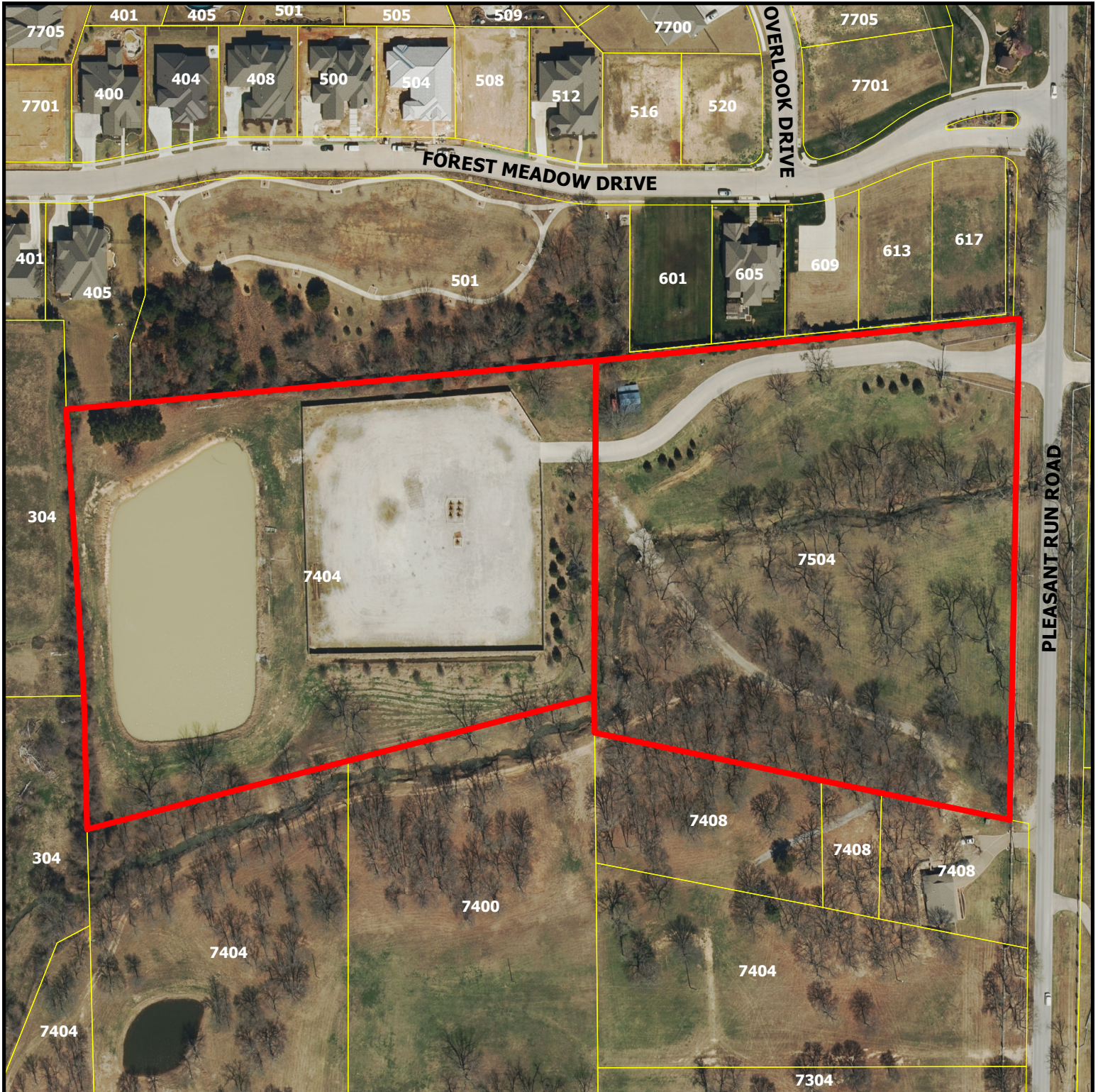
Araceli Botello
Planning Technician

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



ZC18-035

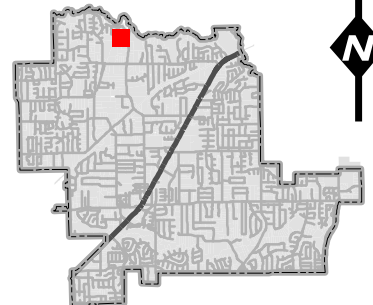
7404 and 7504 Pleasant Run Road

DISCLAIMER:

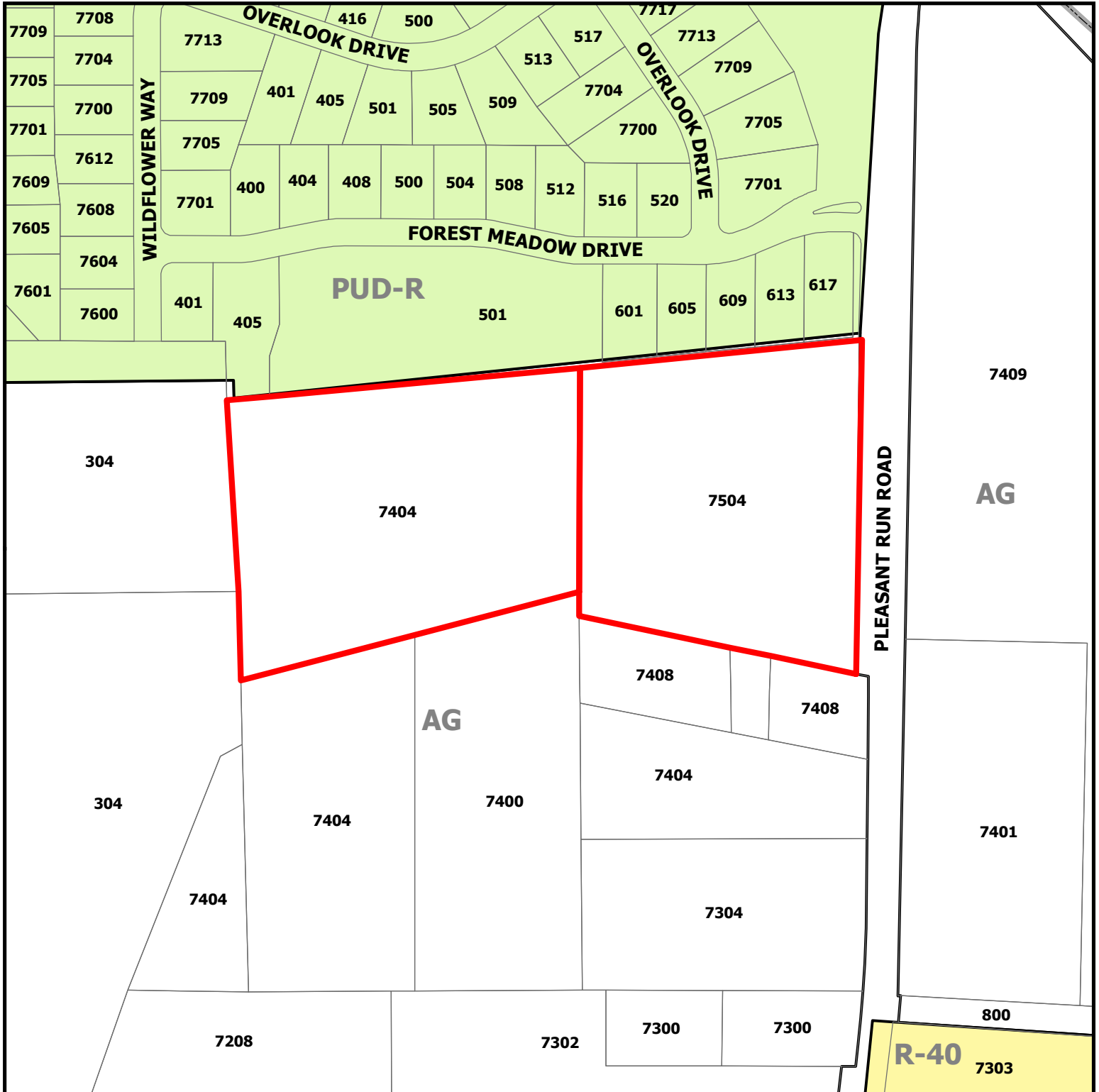
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property

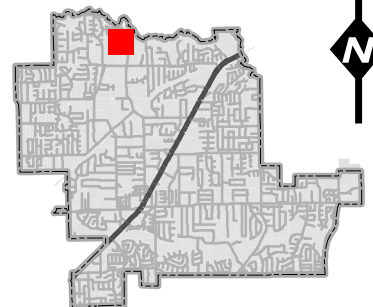


Zoning Map



ZC18-035

7404 and 7504 Pleasant Run Road

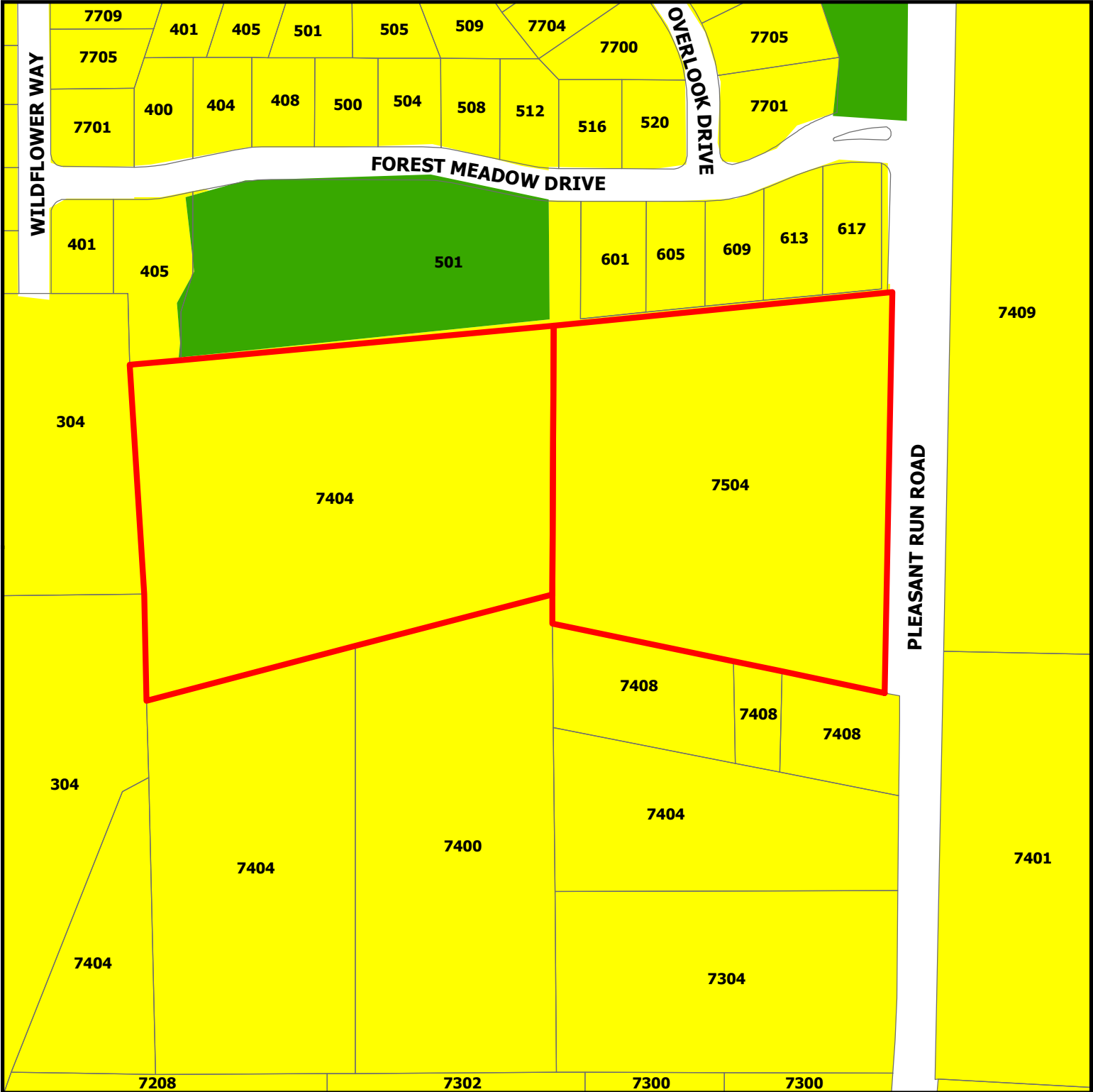


DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property

Future Land Use Map

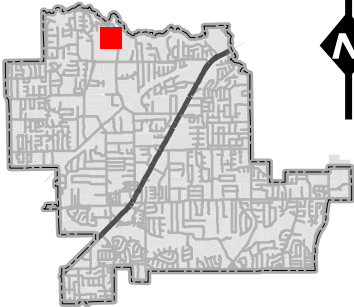


ZC18-035

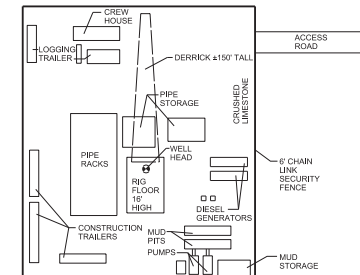
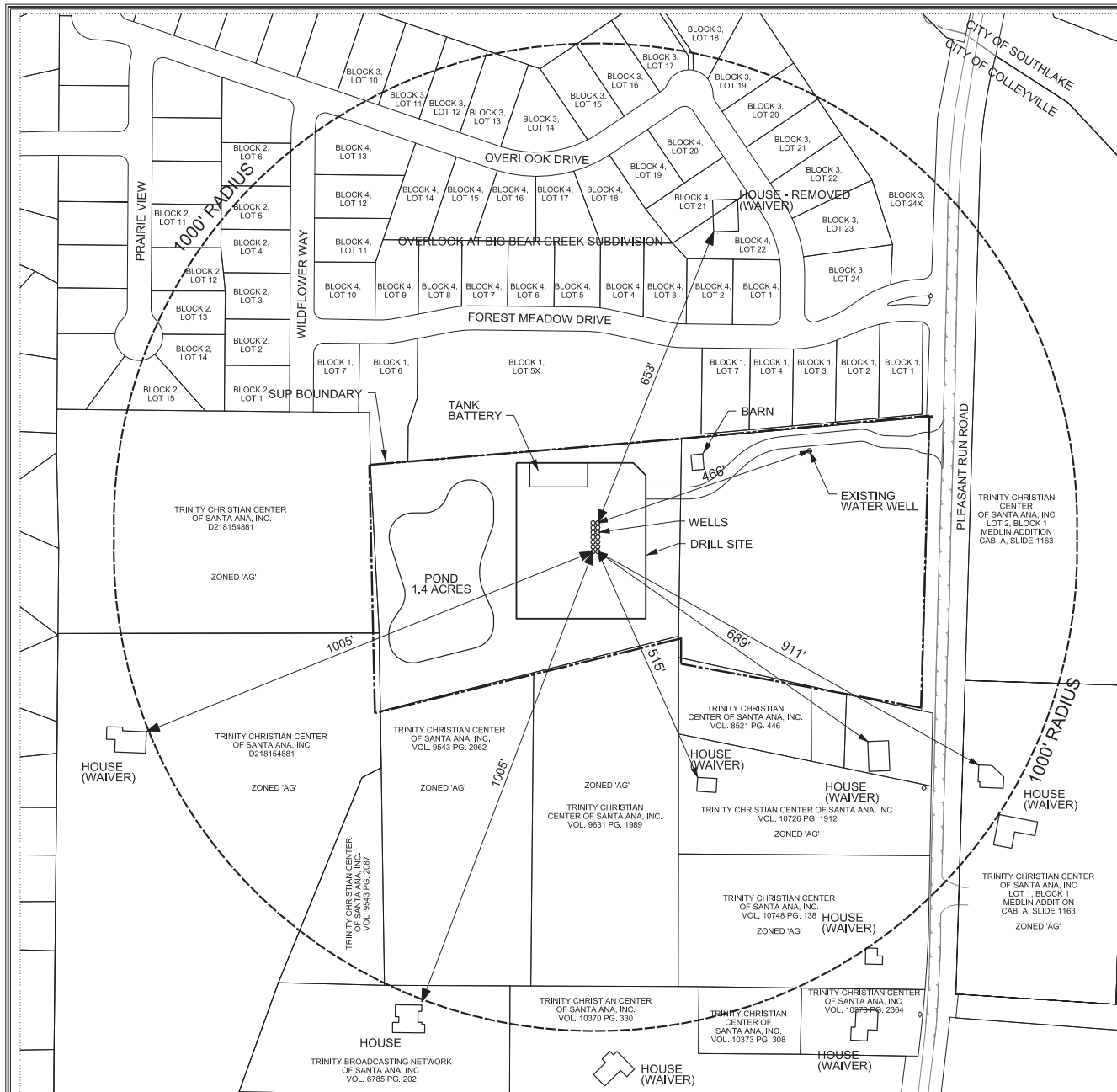
7404 and 7504 Pleasant Run Road

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
-  Residential
-  Open Space; Parks

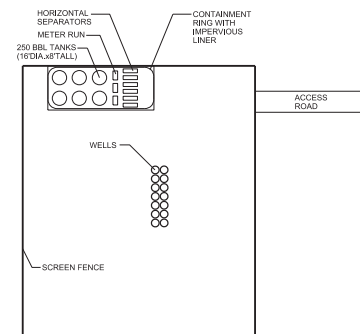


Site Exhibit



DRILL SITE (TYP)

SCALE: N.T.S.



OPERATION SITE (TYP)

SCALE: N.T.S.

TCC PAD
SITE

CITY OF COLLEYVILLE, TEXAS

APPLICANT / OPERATOR:



TWO WARREN PLACE
6120 S. YALE AVENUE, STE. 900
TULSA, OK 74136
PHONE: 917-900-6445

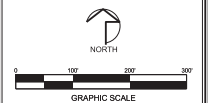


9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350
TBPE FIRM NO. 12207
TBPLS FIRM NO. 10177700

PROPERTY OWNER/MINERAL OWNER:

TRINITY CHRISTIAN CENTER
OF SANTA ANA INC.
2442 MICHELLE DRIVE
TUSTIN, CALIFORNIA 92780

PROJECT NO.	SNR18001
FILE PATH	G:\JOB\SNR19001_Sage_TCC\
DRAWN BY	CAH
REVIEWED BY	AAH
DATE	JANUARY 15, 2019
REV	OPERATOR TRANSFER



SHEET CONTENT

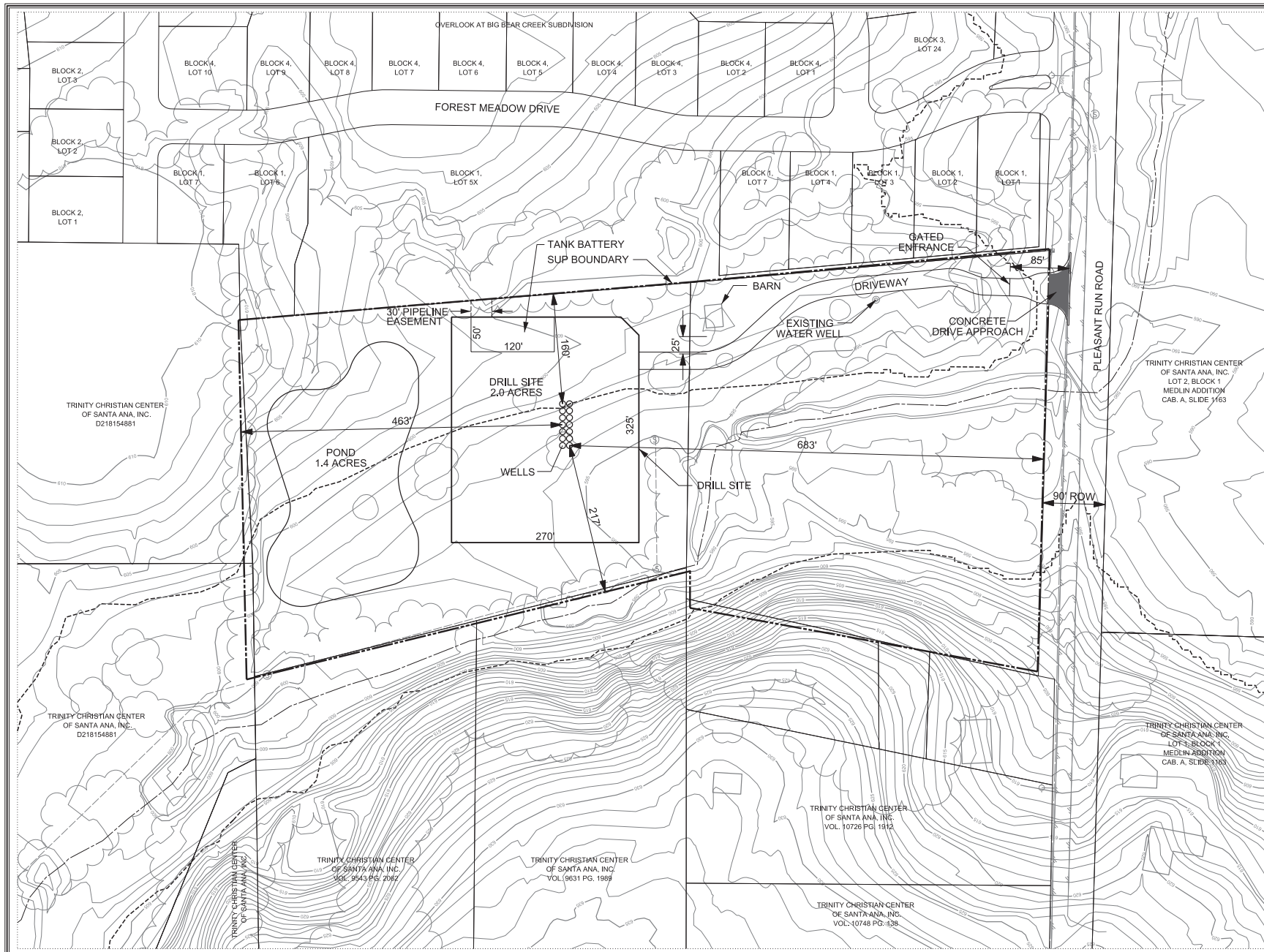
SUP
SITE PLAN
'A'

13.241 ACRES OUT OF THE
W.E. CROOKS SURVEY,
ABSTRACT NUMBER 295,
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
JULY 2010

ZONING CHANGE FROM 'AG' TO 'SUP' GAS WELL DRILLING AND PRODUCTION

SHEET NO. 1 OF 2

Site Exhibit



TCC PAD SITE

CITY OF COLLEYVILLE, TEXAS



TWO WARREN PLACE
6120 S. YALE AVENUE, STE. 900
TULSA, OK 74136
PHONE: 917-900-6445

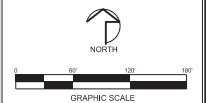


9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350
TBPE FIRM NO. 12207
TBPLS FIRM NO. 10177700

PROPERTY OWNER/MINERAL OWNER:

TRINITY CHRISTIAN CENTER
OF SANTA ANA, INC.
LOT 2, BLOCK 1
MEDLIN ADDITION
CAB. A, SLIDE 1163

PROJECT NO. SNR18001
FILE PATH G:\JOB\SNR18001_Sage_TCC
DRAWN BY CAH
REVIEWED BY AAH
DATE JANUARY 15, 2019
REV OPERATOR TRANSFER



SHEET CONTENT

SUP SITE PLAN 'B'

13.241 ACRES OUT OF THE
W.E. CROOKS SURVEY
ABSTRACT NUMBER 295,
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
JULY 2010

ZONING CHANGE FROM 'AG' TO
'SUP' GAS WELL DRILLING
AND PRODUCTION

SHEET NO. 2 OF 2

Statement of Planning Objectives



12/19/18

Jacquelyn Reyff
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: Statement of Planning Objective (Trinity Unit)

Dear Jacquelyn,

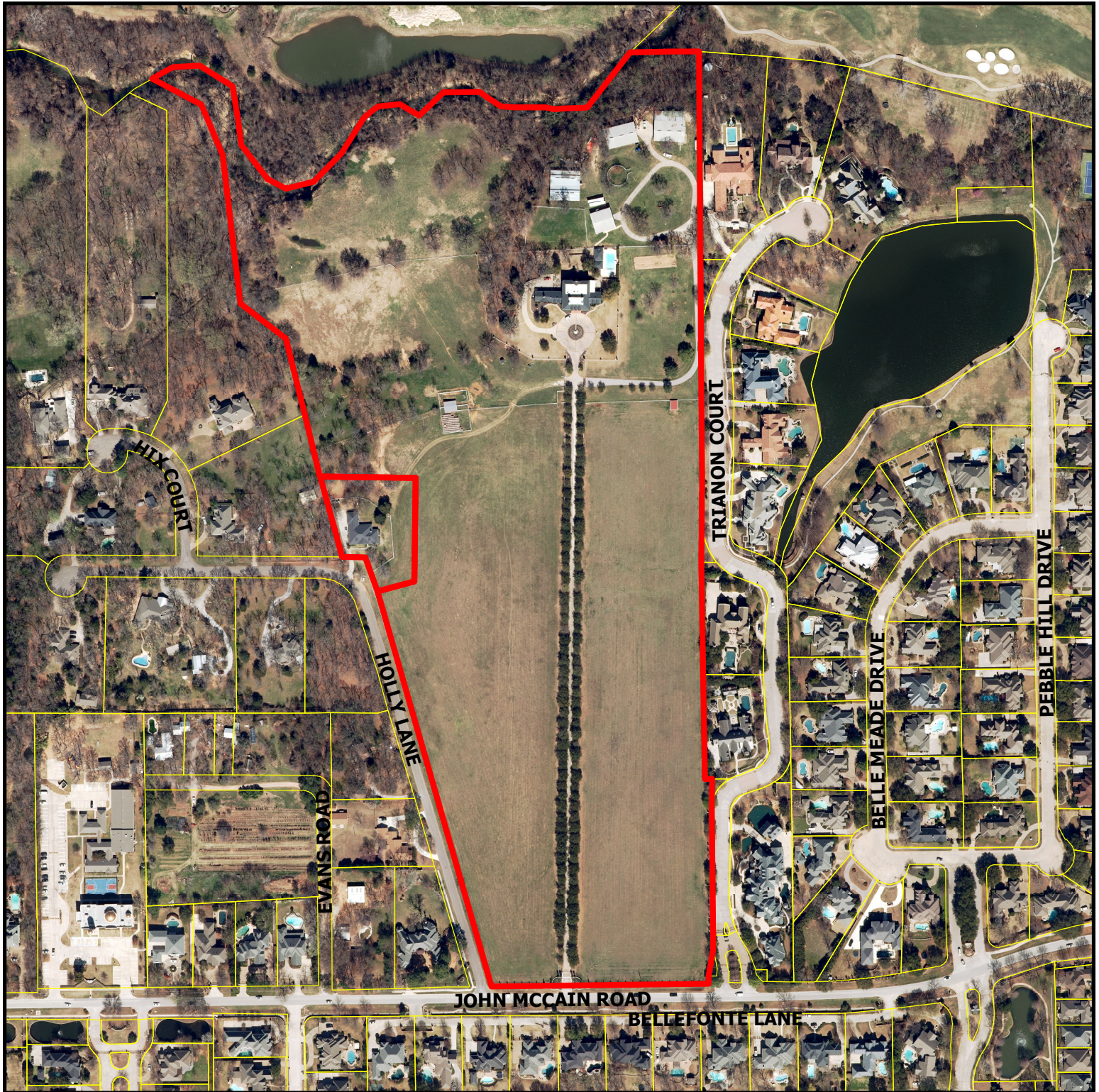
At this time, referring to the Trinity Unit, Sage Natural Resources is continuing to evaluate the viability of these assets and will maintain the gates and existing infrastructure in the interim. Currently, there is no plan to make any changes to the site or its use.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen Franklin", written over a horizontal line.

Karen Franklin
Production Coordinator

Aerial Map



PC19-006

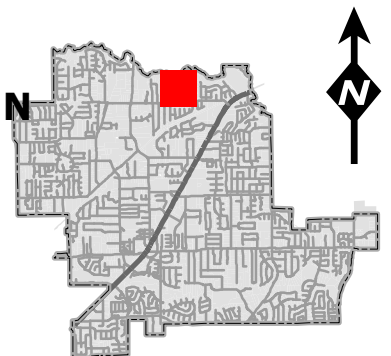
1312 John McCain Rd and 7309 Holly Ln N

DISCLAIMER:

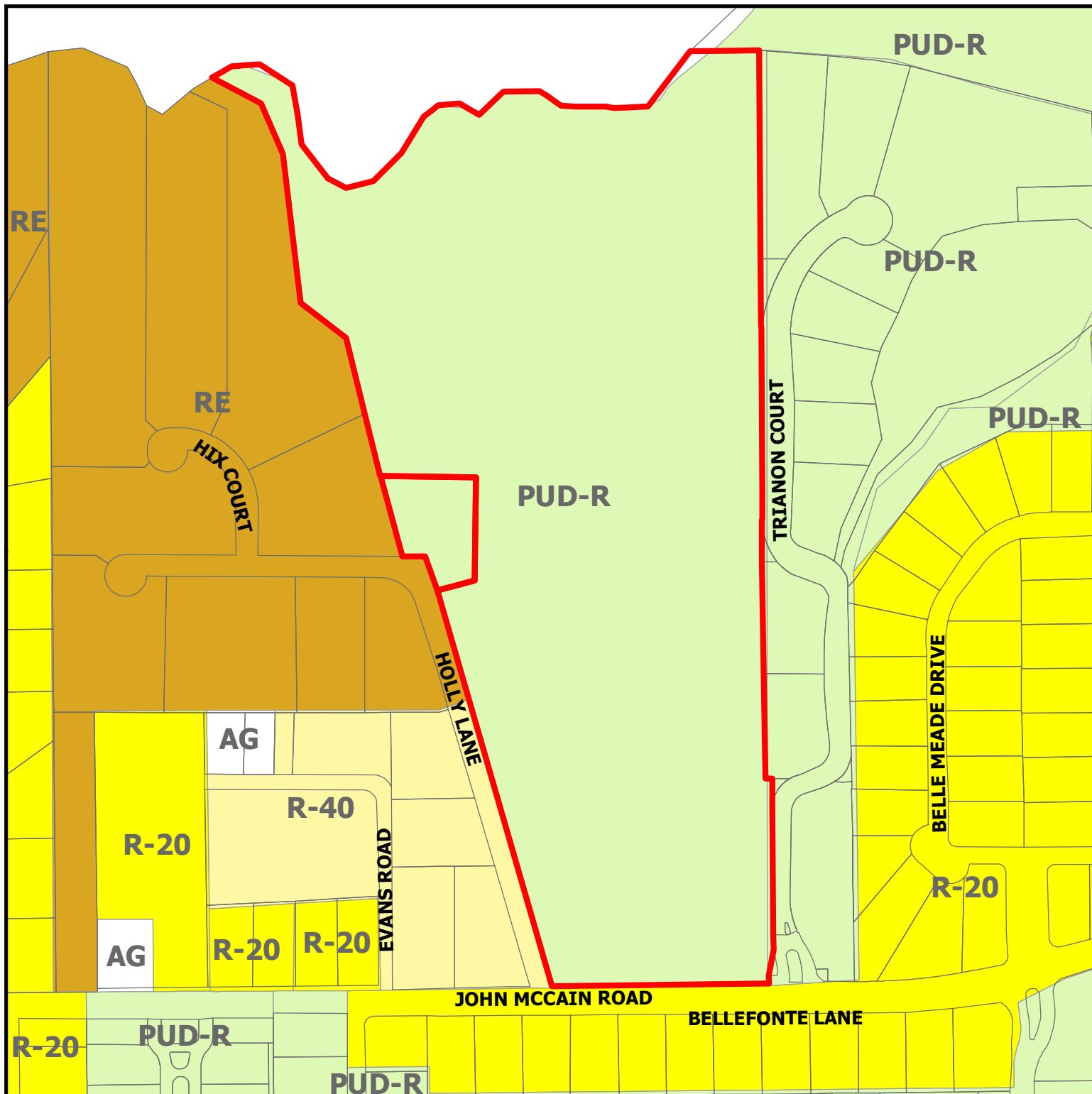
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC19-006

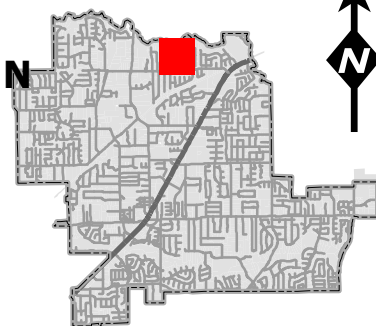
1312 John McCain Rd and 7309 Holly Ln N

DISCLAIMER:

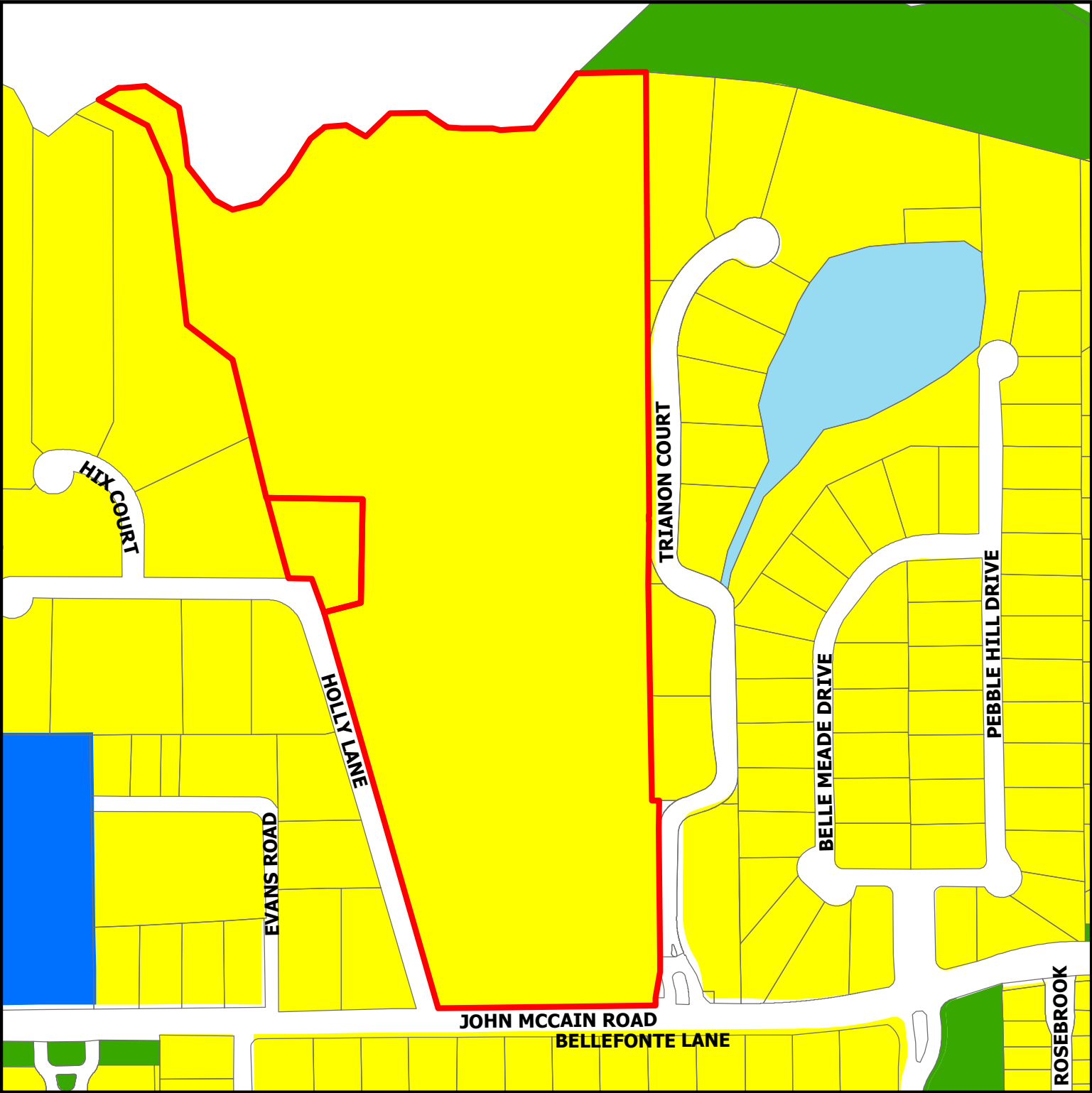
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



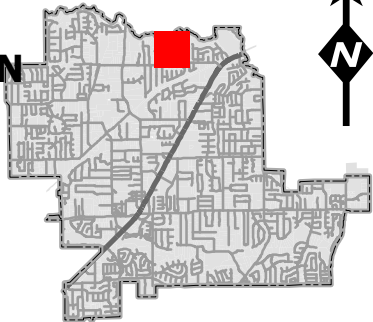
Future Land Use Map



PC19-006

1312 John McCain Rd and 7309 Holly Ln N

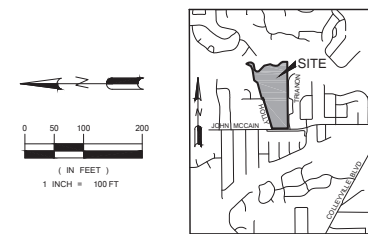
-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks
-  Water Body



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.

Preliminary Plat Exhibit

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE											
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH	CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH								
L1	45.00'	N89°35'45"W	L2	42.00'	N67°00'00"E	L07	81.30'	N80°31°45"E	L104	30.31'	S02°34'44"W	L129	12.00'	S00°50'29"E	L153	23.64'	S02°34'44"W	L175	156.30'	N41°55'00"W	L187	56.90'	S81°29'10"W	C1	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C2	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L2	154.14'	N89°35'45"W	L3	63.00'	N67°00'00"E	L07	38.17'	N79°25'15"E	L104	14.32'	S41°10'51"E	L129	10.50'	S00°50'29"E	L153	10.66'	S00°50'29"E	L175	30.00'	N10°30'10"W	L188	33.01'	N81°29'10"W	C2	20.32'	50.00'	217741'	N42°24'15"E	35.57'	C2	10.42'	10.00'	80°29'00"	S43°34'21"E	10.00'			
L3	24.00'	N51°25'25"W	L4	50.00'	N67°00'00"E	L08	149.43'	S00°50'29"E	L105	149.43'	S00°50'29"E	L130	12.00'	S00°50'29"E	L154	23.64'	S02°34'44"W	L176	156.30'	N41°55'00"W	L189	56.90'	S81°29'10"W	C3	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C3	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L4	52.34'	N51°25'25"W	L5	12.00'	S88°15'15"E	L09	150.30'	N67°00'00"E	L106	150.30'	N67°00'00"E	L131	118.70'	S00°50'29"E	L155	23.64'	S02°34'44"W	L177	156.30'	N41°55'00"W	L190	56.90'	S81°29'10"W	C4	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C4	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L5	145.60'	N50°45'00"E	L6	14.30'	N67°00'00"E	L10	150.30'	N67°00'00"E	L107	150.30'	N67°00'00"E	L132	118.70'	S00°50'29"E	L156	23.64'	S02°34'44"W	L178	156.30'	N41°55'00"W	L191	56.90'	S81°29'10"W	C5	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C5	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L6	134.10'	S00°12'22"W	L7	16.00'	N87°00'00"E	L11	21.00'	S02°34'44"W	L108	150.30'	N67°00'00"E	L109	150.30'	N67°00'00"E	L133	118.70'	S00°50'29"E	L157	23.64'	S02°34'44"W	L179	156.30'	N41°55'00"W	L192	56.90'	S81°29'10"W	C6	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C6	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'
L7	16.00'	N87°00'00"E	L8	20.00'	N67°00'00"E	L12	75.00'	S02°34'44"W	L110	25.30'	N41°10'51"E	L111	40.00'	N41°55'00"W	L134	166.30'	S00°50'29"E	L158	30.00'	S71°42'27"W	L180	145.33'	S81°29'10"W	C7	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C7	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L8	66.00'	N87°00'00"E	L9	105.50'	N67°00'00"E	L13	105.50'	S71°29'15"W	L112	25.30'	N41°10'51"E	L113	25.30'	N41°55'00"W	L135	130.00'	S00°50'29"E	L159	30.00'	S71°42'27"W	L181	54.62'	S02°34'44"W	C8	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C8	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L9	18.00'	N87°00'00"E	L10	105.50'	N67°00'00"E	L14	105.50'	N67°00'00"E	L114	25.30'	N41°10'51"E	L115	25.30'	N41°55'00"W	L136	130.00'	S00°50'29"E	L160	30.00'	S71°42'27"W	L182	167.30'	S81°29'10"W	C9	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C9	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L10	49.00'	S82°00'00"E	L11	145.60'	N67°00'00"E	L15	145.60'	S02°34'44"W	L116	25.30'	N41°10'51"E	L117	25.30'	N41°55'00"W	L137	130.00'	S00°50'29"E	L161	30.00'	S71°42'27"	L183	167.30'	S81°29'10"W	C10	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C10	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L11	145.60'	N67°00'00"E	L12	12.00'	S88°15'15"E	L09	150.30'	N67°00'00"E	L106	150.30'	N67°00'00"E	L131	118.70'	S00°50'29"E	L155	23.64'	S02°34'44"W	L177	156.30'	N41°55'00"W	L190	56.90'	S81°29'10"W	C11	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C11	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L12	145.60'	N50°45'00"E	L13	14.30'	N67°00'00"E	L10	150.30'	N67°00'00"E	L107	150.30'	N67°00'00"E	L132	118.70'	S00°50'29"E	L156	23.64'	S02°34'44"W	L178	156.30'	N41°55'00"W	L191	56.90'	S81°29'10"W	C12	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C12	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L13	134.10'	S00°12'22"W	L14	16.00'	N87°00'00"E	L11	21.00'	S02°34'44"W	L108	150.30'	N67°00'00"E	L109	150.30'	N67°00'00"E	L133	118.70'	S00°50'29"E	L157	23.64'	S02°34'44"W	L179	156.30'	N41°55'00"W	L192	56.90'	S81°29'10"W	C13	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C13	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'
L14	66.00'	N87°00'00"E	L15	105.50'	N67°00'00"E	L13	105.50'	S71°29'15"W	L112	25.30'	N41°10'51"E	L113	25.30'	N41°55'00"W	L135	130.00'	S00°50'29"E	L159	30.00'	S71°42'27"W	L181	54.62'	S02°34'44"W	C14	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C14	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L15	18.00'	N87°00'00"E	L16	105.50'	N67°00'00"E	L14	105.50'	N67°00'00"E	L114	25.30'	N41°10'51"E	L115	25.30'	N41°55'00"W	L136	130.00'	S00°50'29"E	L160	30.00'	S71°42'27"	L182	167.30'	S81°29'10"W	C15	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C15	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L16	49.00'	S82°00'00"E	L17	145.60'	N67°00'00"E	L15	145.60'	S02°34'44"W	L116	25.30'	N41°10'51"E	L117	25.30'	N41°55'00"W	L137	130.00'	S00°50'29"E	L161	30.00'	S71°42'27"	L183	167.30'	S81°29'10"W	C16	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C16	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L17	145.60'	N67°00'00"E	L18	12.00'	S88°15'15"E	L09	150.30'	N67°00'00"E	L106	150.30'	N67°00'00"E	L131	118.70'	S00°50'29"E	L155	23.64'	S02°34'44"W	L177	156.30'	N41°55'00"W	L190	56.90'	S81°29'10"W	C17	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C17	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L18	145.60'	N50°45'00"E	L19	14.30'	N67°00'00"E	L10	150.30'	N67°00'00"E	L107	150.30'	N67°00'00"E	L132	118.70'	S00°50'29"E	L156	23.64'	S02°34'44"W	L178	156.30'	N41°55'00"W	L191	56.90'	S81°29'10"W	C18	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C18	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L19	134.10'	S00°12'22"W	L20	16.00'	N87°00'00"E	L11	21.00'	S02°34'44"W	L108	150.30'	N67°00'00"E	L109	150.30'	N67°00'00"E	L133	118.70'	S00°50'29"E	L157	23.64'	S02°34'44"W	L179	156.30'	N41°55'00"W	L192	56.90'	S81°29'10"W	C19	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C19	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'
L20	66.00'	N87°00'00"E	L21	105.50'	N67°00'00"E	L13	105.50'	S71°29'15"W	L112	25.30'	N41°10'51"E	L113	25.30'	N41°55'00"W	L135	130.00'	S00°50'29"E	L159	30.00'	S71°42'27"	L181	54.62'	S02°34'44"W	C20	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C20	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L21	18.00'	N87°00'00"E	L22	105.50'	N67°00'00"E	L14	105.50'	N67°00'00"E	L114	25.30'	N41°10'51"E	L115	25.30'	N41°55'00"W	L136	130.00'	S00°50'29"E	L160	30.00'	S71°42'27"	L182	167.30'	S81°29'10"W	C21	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C21	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L22	49.00'	S82°00'00"E	L23	145.60'	N67°00'00"E	L15	145.60'	S02°34'44"W	L116	25.30'	N41°10'51"E	L117	25.30'	N41°55'00"W	L137	130.00'	S00°50'29"E	L161	30.00'	S71°42'27"	L183	167.30'	S81°29'10"W	C22	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C22	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L23	145.60'	N67°00'00"E	L24	12.00'	S88°15'15"E	L09	150.30'	N67°00'00"E	L106	150.30'	N67°00'00"E	L131	118.70'	S00°50'29"E	L155	23.64'	S02°34'44"W	L177	156.30'	N41°55'00"W	L190	56.90'	S81°29'10"W	C23	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C23	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L24	145.60'	N50°45'00"E	L25	14.30'	N67°00'00"E	L10	150.30'	N67°00'00"E	L107	150.30'	N67°00'00"E	L132	118.70'	S00°50'29"E	L156	23.64'	S02°34'44"W	L178	156.30'	N41°55'00"W	L191	56.90'	S81°29'10"W	C24	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C24	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L25	134.10'	S00°12'22"W	L26	16.00'	N87°00'00"E	L11	21.00'	S02°34'44"W	L108	150.30'	N67°00'00"E	L109	150.30'	N67°00'00"E	L133	118.70'	S00°50'29"E	L157	23.64'	S02°34'44"W	L179	156.30'	N41°55'00"W	L192	56.90'	S81°29'10"W	C25	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C25	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'
L26	66.00'	N87°00'00"E	L27	105.50'	N67°00'00"E	L13	105.50'	S71°29'15"W	L112	25.30'	N41°10'51"E	L113	25.30'	N41°55'00"W	L135	130.00'	S00°50'29"E	L159	30.00'	S71°42'27"	L181	54.62'	S02°34'44"W	C26	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C26	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L27	18.00'	N87°00'00"E	L28	105.50'	N67°00'00"E	L14	105.50'	N67°00'00"E	L114	25.30'	N41°10'51"E	L115	25.30'	N41°55'00"W	L136	130.00'	S00°50'29"E	L160	30.00'	S71°42'27"	L182	167.30'	S81°29'10"W	C27	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C27	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L28	49.00'	S82°00'00"E	L29	145.60'	N67°00'00"E	L15	145.60'	S02°34'44"W	L116	25.30'	N41°10'51"E	L117	25.30'	N41°55'00"W	L137	130.00'	S00°50'29"E	L161	30.00'	S71°42'27"	L183	167.30'	S81°29'10"W	C28	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C28	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L29	145.60'	N67°00'00"E	L30	12.00'	S88°15'15"E	L09	150.30'	N67°00'00"E	L106	150.30'	N67°00'00"E	L131	118.70'	S00°50'29"E	L155	23.64'	S02°34'44"W	L177	156.30'	N41°55'00"W	L190	56.90'	S81°29'10"W	C29	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C29	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L30	145.60'	N50°45'00"E	L31	14.30'	N67°00'00"E	L10	150.30'	N67°00'00"E	L107	150.30'	N67°00'00"E	L132	118.70'	S00°50'29"E	L156	23.64'	S02°34'44"W	L178	156.30'	N41°55'00"W	L191	56.90'	S81°29'10"W	C30	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C30	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'			
L31	134.10'	S00°12'22"W	L32	16.00'	N87°00'00"E	L11	21.00'	S02°34'44"W	L108	150.30'	N67°00'00"E	L109	150.30'	N67°00'00"E	L133	118.70'	S00°50'29"E	L157	23.64'	S02°34'44"W	L179	156.30'	N41°55'00"W	L192	56.90'	S81°29'10"W	C31	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C31	16.4				

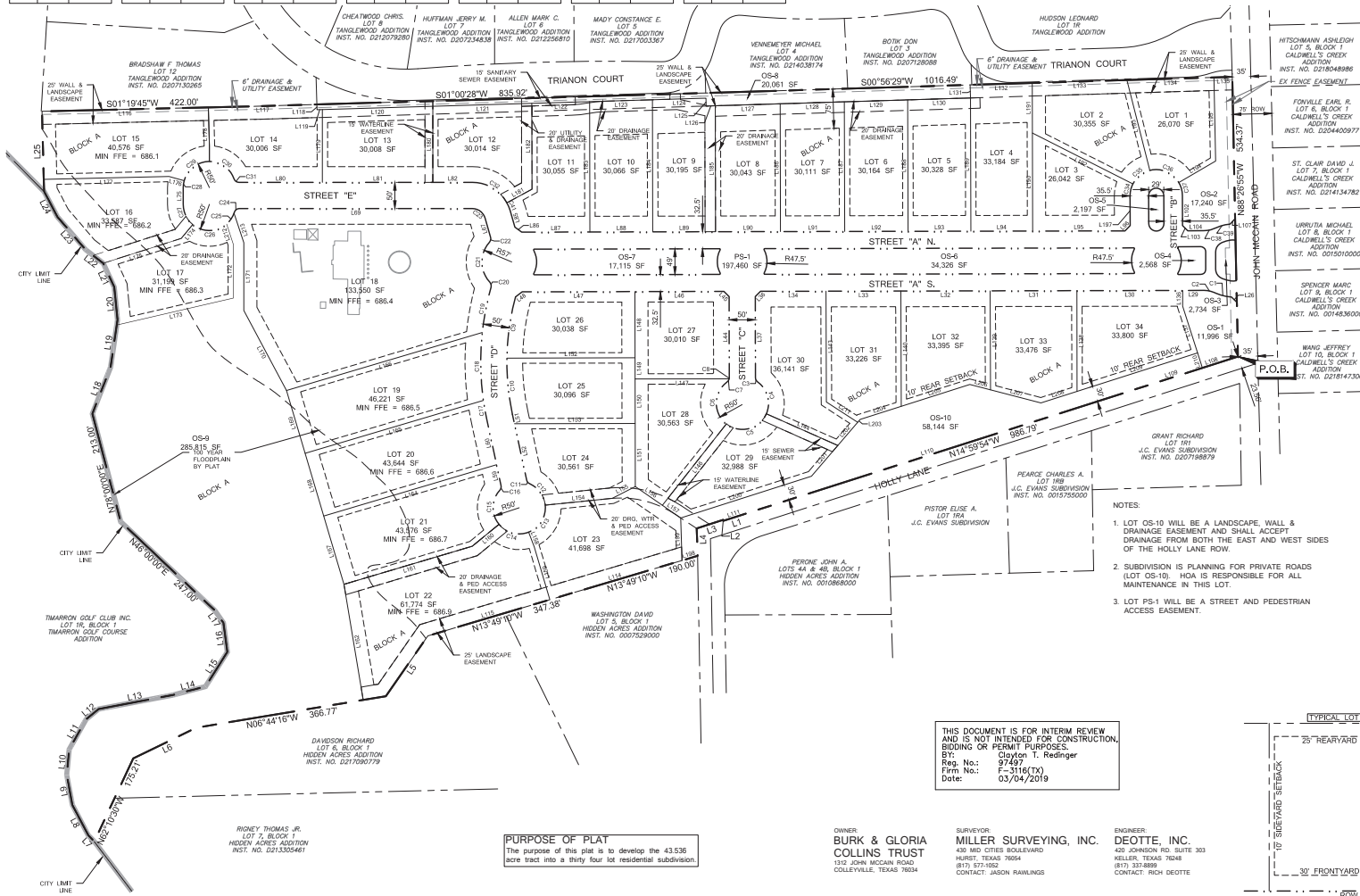


PROPERTY DESCRIPTION

LOCATION MAP
SCALE: 1" = 200'

Being a tract of land out of the Half-Medlin Survey, Abstract No. 1037 and the H. R. Wall Survey, Abstract No. 1973, situated in the City of Colleyville, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in June of 2017, said tract being all of Lot 1R1 and Lot 1R2, Block 1, Bear Creek Plantation, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 5622 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod found for the southwest corner of said Lot 1R1, said rod being the intersection of the northerly right-of-way line of John McCain Road and the easterly right-of-way line of Holly Lane;



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

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 COLLEVILLE

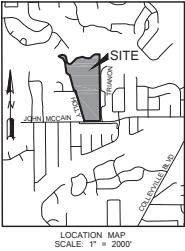
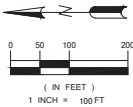
ATTEST: CITY SECRETARY

PRELIMINARY PLAT
OF
OAK ALLEY
BEING
43.536 ACRES
BEING
S 1R1 & 1R2, BLOCK 1
BAR CREEK PLANTATION
CITY OF COLLEYVILLE,
ARRANT COUNTY, TEXAS

34 RESIDENTIAL LOTS
10 OPEN SPACE LOTS
1 STREET & PEDESTRIAN ACCESS LOT

MARCH 20

Aerial Overlay



DEOTTE, INC.
CIVIL ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE
PREPARED FOR: BURN & GORDON COLLETS TRUST

AERIAL OVERLAY
OAK ALLEY
COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

△
△
△

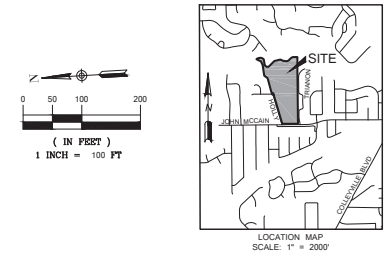
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BY: [Signature] DATE: 3/19/2019
BY: Coryn T. Redinger
Date:

Printed by:
dennothema
Mar 19, 2019 - 2:53pm

DOI No. 201712100

5

Perimeter Grading Concept Plan



OAK ALLEY GRADING CONCEPT

1. FINAL GRADING IS THE FIRST THING THAT STARTS IN THE FINAL DESIGN PROCESS AND IT IS THE LAST THING THE FINISHES IN OUR DESIGN PROCESS BECAUSE MANY THINGS AFFECT THOSE GRADES THAT ARE NOT KNOWN YET. FINAL GRADING WILL DEPEND ON FINAL FIELD TOPOGRAPHIC SURVEY AND TREE SURVEY WHICH HAS NOT BEEN COMPLETED.
2. FACTORS THAT AFFECT FINAL GRADES WILL INCLUDE TREE PROTECTION, DRAINAGE, LOT AESTHETICS (VERY IMPORTANT FOR CUSTOM HOME BUILDERS), ACCESSIBILITY, HANDICAP ACCESSIBILITY, SEWER ACCESS, FLOODPLAIN ELEVATIONS, POSITIVE DRAINAGE OVERFLOW AND MINIMUM SLOPES ON LOTS TO ASSURE PROPER LOT DRAINAGE.
3. MAJOR CONSTRAINTS IMPACTING GRADING ON THIS SITE INCLUDE THE PERIMETER ROADS, EXISTING ADJACENT PROPERTIES AND THE DOUBLE ROW OF OAK TREES WHICH WILL REMAIN AND AT WHICH THE GRADE CANNOT BE SIGNIFICANTLY ALTERED. THIS CONCEPT FOCUSES ON THE PERIMETER LOTS AND PRESENTS CRITERIA THAT CAN BE ACHIEVED FOR EACH LOT WITH FINAL DESIGN.

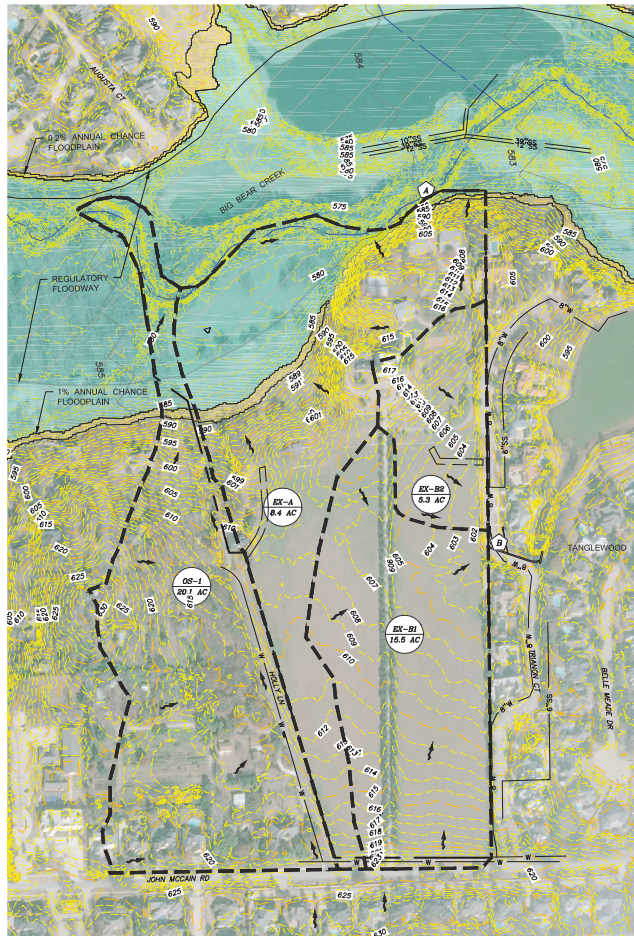
- LOTS 1 AND 2**
THESE LOTS ARE EXPECTED TO HAVE PAD GRADES BETWEEN THE EXISTING ELEVATIONS ON THE LOT. DRAINAGE WILL BE DIRECTED TO TRANCON COURT AND TO A STORM DRAIN THAT RECEIVES FLOW AND TAKES IT DIRECTLY TO THE NORTH. SMALL RETAINING WALLS (4 FEET OR LESS) ARE NOT EXPECTED BUT MAY BE REQUIRED. NO LARGE RETAINING WALLS (GREATER THAN FOUR FEET) WILL BE NEEDED.
- LOTS 4 THROUGH 11**
THESE LOTS ARE EXPECTED TO HAVE LOT PAD ELEVATIONS WITHIN THE EXISTING GRADES ON EACH LOT. CUSTOM BUILDERS WILL HAVE TO LOCATE THE PAD ON THE LOT TO DETERMINE GRADING. THESE LOTS ARE EXPECTED TO HAVE PADS CLOSER TO THE ROADWAY SO THE GRADING ANYWHERE NEAR THE EAST PROPERTY LINE IS NOT EXPECTED. RETAINING WALLS ARE NOT EXPECTED TO BE NEEDED NEAR THE EAST END OF THE LOTS.
- LOTS 12 THROUGH 15**
THESE LOTS ARE EXPECTED TO HAVE LOT PAD ELEVATIONS WITHIN THE EXISTING GRADES ON EACH LOT. CUSTOM BUILDERS WILL HAVE TO LOCATE THE PAD ON THE LOT TO DETERMINE GRADING, BUT THESE LOTS ARE NOT AS DEEP AS LOTS 4 THROUGH 11. THESE LOTS ARE EXPECTED TO HAVE PADS CLOSER TO THE ROADWAY SO THE GRADING NEAR THE EAST SIDE OF THE LOT NEAR TANGLEWOOD IS EXPECTED TO BE MINIMAL. NO LARGE RETAINING WALLS (GREATER THAN FOUR FEET IN HEIGHT) ARE EXPECTED. IT IS POSSIBLE THAT SMALLER RETAINING WALLS (FOUR FEET OR LESS) MAY BE NEEDED.
- LOTS 22 AND 23**
THE TOPOGRAPHY ON THESE LOTS IS NATURALLY ABOUT 10%. PAD ELEVATIONS ARE EXPECTED TO BE WITHIN THE LOT GRADES BUT SOME RETAINING WALLS ARE EXPECTED TO BE NEEDED. SMALL WALLS (FOUR FEET OR LESS) SEEM LIKELY BUT SOME LARGER WALLS (GREATER THAN FOUR FEET) MAY BE NEEDED. LOT 23 ALREADY HAS A HOUSE ON IT THAT IS EXPECTED TO BE TORN DOWN SO IT'S POSSIBLE THAT NO RETAINING WALLS AT ALL WILL BE LIKELY ON THIS LOT.
- LOT 29 THROUGH 33**
THESE LOTS ARE EXPECTED TO BE CLOSE TO EXISTING GRADE AND NOT RETAINING WALLS ARE EXPECTED TO BE NEEDED FOR THIS LOTS. SMALLER WALLS (FOUR FEET OR LESS) MAY BE NEEDED AS AN ENHANCEMENT BUT NO SIGNIFICANT RETAINING WALLS WILL LIKELY BE NEEDED FOR GRADING.
- LOT 34**
THE PAD ON THIS LOT IS EXPECTED TO BE WITHIN EXISTING PAD GRADES. A RETAINING WALL IS UNLIKELY BUT MAY BE NEEDED ALONG THE SOUTH SIDE OF THE LOT TO ADJUST FOR THE STEEPER GRADE COMING DOWN FROM THE ENTRY FEATURE ALONG JOHN MCCAIN. OTHER RETAINING WALLS ARE NOT EXPECTED TO BE NEEDED AT THIS TIME.
- FLOODPLAIN GRADING**
GRADING TO ADJUST FLOODPLAIN INUNDATION CONDITION FROM MAIN CHANNEL.

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: *Coydon T. Redinger*
Reg. No.: 97497
Firm No.: E-3116(TX)
Date: 3/19/2019

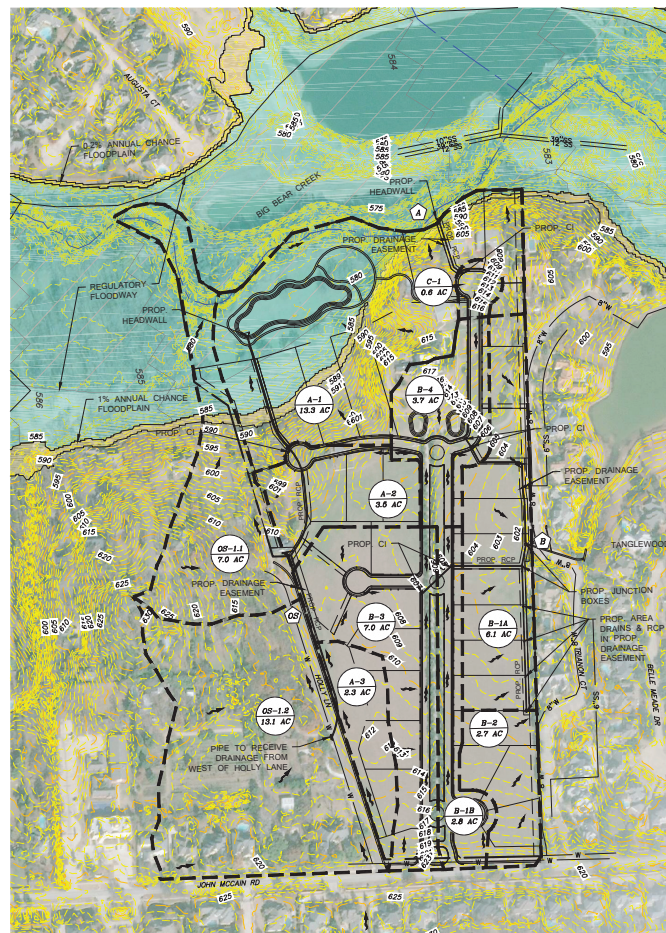
OAK ALLEY PERIMETER GRADING CONCEPT PLAN COLLEYVILLE, TEXAS				
CIVIL ENGINEERING	PRIN. REGISTRATION # E-000101372	DATE: 3/19/2019	PROJECT NO.: 20170200	SHEET: 4
DRAWN BY: DMF	SCALE: 1"=100'			

Preliminary Drainage Analysis

EXISTING CONDITION



POST-PROJECT CONDITION



Rational Method Rainfall Calculations - Existing Condition														
DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF	T. (MIN)	Q ₁ (CFS)	Q ₂ (CFS)	I ₁ (CFS)	I ₂ (CFS)	I ₃ (CFS)	I ₄ (CFS)	I ₅ (CFS)	I ₆ (CFS)	I ₇ (CFS)	Q ₃ (CFS)
	CS-1	20.1	0.60	15	3,900	470	4.86	58.6	5.33	66.7	6.46	77.0	7.20	86.8
	EX-A	21.1	0.30	21	3.25	206	4.13	26.1	4.71	29.8	5.54	35.1	6.19	39.2
	EX-B1	15.5	0.30	15	3,900	181	4.86	22.6	5.53	25.7	6.46	30.0	7.20	33.5
	EX-B2	5.3	0.30	15	3,900	62	4.86	7.7	5.53	8.8	6.46	10.3	7.20	7.4
	EX-C	21.1	0.30	21	3.25	206	4.13	26.1	4.71	29.8	5.54	35.1	6.19	39.2
A	ABR-1	20.8	0.30	15	3,900	243	4.86	20.3	5.53	24.3	6.46	30.0	7.20	44.9

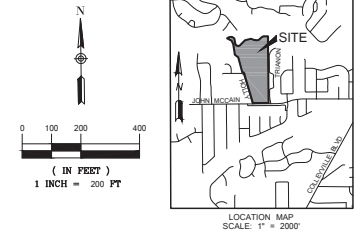
Rational Method Runoff Calculations - Post-Project Condition

Rational Method Runoff Calculations - Post-Project Condition																							
DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF	I ₁				I ₂				I ₃				I ₄							
				T ₁	t ₁	I ₁	I ₁	Q ₁	I ₂	t ₂	I ₂	I ₂	Q ₂	I ₃	t ₃	I ₃	I ₃	Q ₃	I ₄	t ₄	I ₄	I ₄	Q ₄
				(HNRH)	(CFR)	(HNRH)	(CFR)	(HNRH)	(CFR)	(HNRH)	(CFR)	(HNRH)	(CFR)	(HNRH)	(CFR)	(HNRH)	(CFR)	(HNRH)	(CFR)	(HNRH)	(CFR)	(HNRH)	(CFR)
OS-12	13.1	0.0	1.5	3.00	307	4.56	38.2	5.35	43.5	6.46	50.8	7.20	56.8	7.88	62.7								
A-1	13.3	0.0	1.5	3.00	314	4.56	38.8	5.50	44.1	6.46	51.6	7.20	57.5	7.88	63.5								
A-2	3.5	0.0	1.5	3.00	88	1.02	5.35	1.02	5.35	1.02	5.35	1.02	5.35	1.02	5.35								
A-3	2.3	0.0	1.5	3.00	54	0.67	3.53	0.67	3.53	0.67	3.53	0.67	3.53	0.67	3.53								
B-1A	6.1	0.0	1.5	3.00	143	1.48	17.8	5.50	20.2	6.46	23.6	7.20	28.4	7.88	29.2								
B-1B	2.8	0.0	1.5	3.00	66	0.86	8.52	5.50	9.3	6.46	10.8	7.20	12.1	7.88	12.6								
B-2	2.7	0.0	1.5	3.00	63	0.80	7.93	5.50	8.7	6.46	10.5	7.20	11.7	7.88	12.2								
B-3	7.0	0.0	1.5	3.00	164	1.48	18.4	5.50	23.2	6.46	27.1	7.20	30.2	7.88	33.3								
B-4	3.7	0.0	1.5	3.00	87	0.86	10.8	5.50	12.5	6.46	14.3	7.20	16.0	7.88	17.7								
C-1	0.6	0.0	1.5	3.00	17	0.48	1.7	4.89	1.7	4.89	2.3	2.3	2.3	2.3	2.3								
C-5	0.24	13.1	0.0	1.5	3.00	307	4.86	38.2	5.35	43.5	6.46	50.8	7.20	56.8	7.88								
A-ALL	ALL	0.0	1.5	3.00	447	4.86	35.7	5.50	63.4	6.46	74.0	7.20	82.5	7.88	91.5								
A-ALL	ALL	21.3	0.0	1.5	3.00	447	4.86	35.7	5.50	63.4	6.46	74.0	7.20	82.5	7.88								

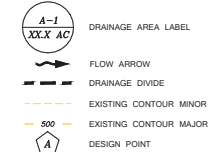
OWNER:
BURK & GLORIA COLLINS TRUST

ENGINEER:
DEOTTE, INC.
420 JOHNSON RD, SUITE 303
KELLER, TEXAS 76248
(817) 337-8899
CONTACT: CLAYTON REDINGER

APPLICANT:
SAGE GROUP, INC.
1130 N. CARROLL AVE., SUITE 200
SOUTHLAKE, TEXAS 76092
(817) 424-2626
CONTACT: CURTIS YOUNG



LEGEND



NOTES:

1. PROPOSED GRADING IMPROVEMENTS WITHIN THE REGULATORY FLOODWAY OF BIG BEAR CREEK LIKE TO REQUIRE A CLOSURE OF THE FLOODWAY DURING FEMA AT A LATER DATE DETAILING HYDRAULIC IMPACT DUE TO DEVELOPMENT.
2. ULTIMATE CONFIGURATION AND SIZING OF PROPOSED IMPROVEMENTS MAY CHANGE SLIGHTLY IN FINAL DESIGN.
3. TOPOGRAPHY OBTAINED THROUGH TEXAS NATURAL RESOURCE INFORMATION SERVICE (TRRS), 2009, NAVD 83 VERTICAL DATUM.
4. REF. TANGLEWOOD RECORD DRAWINGS (STAMPED 05-23-02) FOR DOWNSIDE FLOOD STORM DRAINAGE CAPACITY & CONNECTION.
5. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLANE COORDINATES, NORTH ARIZONA ZONE 10N, UTM.
6. INLET LOCATION ON WEST SIDE OF HOLLY ROW TO BE COORDINATED WITH EXISTING PROPERTY OWNERS TO WEST. INLETS WILL BE DESIGNED TO CARRY FORTH FLOOD FLOW TO THE DITCH AND DIRECT WATER TO PROPOSED POND.

DEOTTI, INC.
CIVIL ENGINEERING, TURN No. F-003116
420 Johnson Road, Suite 303 | Kaler, Inc. #248
815.375.8999 (Office) | 815.375.3131 (Fax)

PREPARED FOR: BURR & GLORIA COLLINS TRUST

PRELIMINARY DRAINAGE
ANALYSIS
OAK ALLEY
COLLEYVILLE, TEXAS

BENCHMARKS:

1. $\text{C} = \text{XXXX}$

2. $\text{C} = \text{XXXX}$

Time of Concentration or Travel Time Worksheet				
Project: Oak Alley				
By: DAC				
Date: 3/4/2019				
Location: Collegeville, TX				
Condition (Present)/Proposed: Current Conditions				
SHEET FLOW (Applicable to T_c only)				
SEGMENT ID _____				
1. Surface Description _____				
2. Manning's Roughness Coefficient _____				
3. Flow Length, L [total L +/- 300ft]. (ft) _____				
4. Two- to 24 hr rainfall, P _a . (in) _____				
5. Land slope, S _w . (%/ft) _____				
6. I _r , OF(2)(P _a) ^{0.78} (V _s ^{-1.49} S _w ^{1.49}). (l/hr) _____				
7. I _r , OF(2) ^{0.78} (nL ^{1.49} /P _a ^{1.49} S _w ^{1.49}). (min) _____				
SHALLOW CONCENTRATION				
SEGMENT ID _____				
1. Surface Description (paved or unpaved) _____				
2. Flow length, L. (ft) _____				
3. Waterslope cosine, s _w . (/ft/sec) _____				
4. Average velocity, V... (ft/sec) _____				
11. T _p =L/(3600V)...(hr) _____				
12. T _p =L/(3600V)...(min) _____				
CHANNEL FLOW				
SEGMENT ID _____				
12. Cross section flow area, A=..(ft²) _____				
13. Wetted perimeter, P _w ...(ft) _____				
14. Hydraulic radius, r _{wp} =(A/P _w).....(ft) _____				
15. Channel slope, S _c(/ft) _____				
16. Manning's Roughness Coefficient, n _____				
17. V=[1.49 /P _w ^{0.48} S _c ^{1.49}].....(ft/sec) _____				
Flow Length, L.....(ft) _____				
19. T _p =L/(3600V)...(hr) _____				
19. T _p =L/(3600V)...(min) _____				
Watershed Area [ac] _____				
20. Total Watershed or subsarea T _p[hr] _____				
20. Total Watershed or subsarea T _p[min] _____				
T _b ROUNDED (Min 15 min.) _____				

OS-1	EX-A	EX-B1	EX-B2
Pavement/D.Grass	D.Grass	D.Grass	D.Grass
0.011	0.240	0.240	0.240
100	100	100	100
4	4	4	4
0.021	0.05	0.05	0.05
0.021	0.15	0.15	0.15
1.06	8.85	8.85	10.85

OS-1	EX-A	EX-B1	EX-B2
UNPAVED	UNPAVED	UNPAVED	UNPAVED
0.022	0.02	0.024	0.02
2.4	2.25	2.5	2.25
0.02	0.02	0.02	0.02
1.39	1.48	1.33	1.48

△ _____

△ _____

△ _____

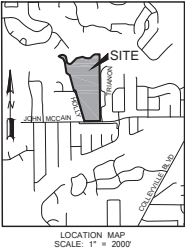
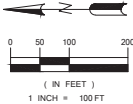
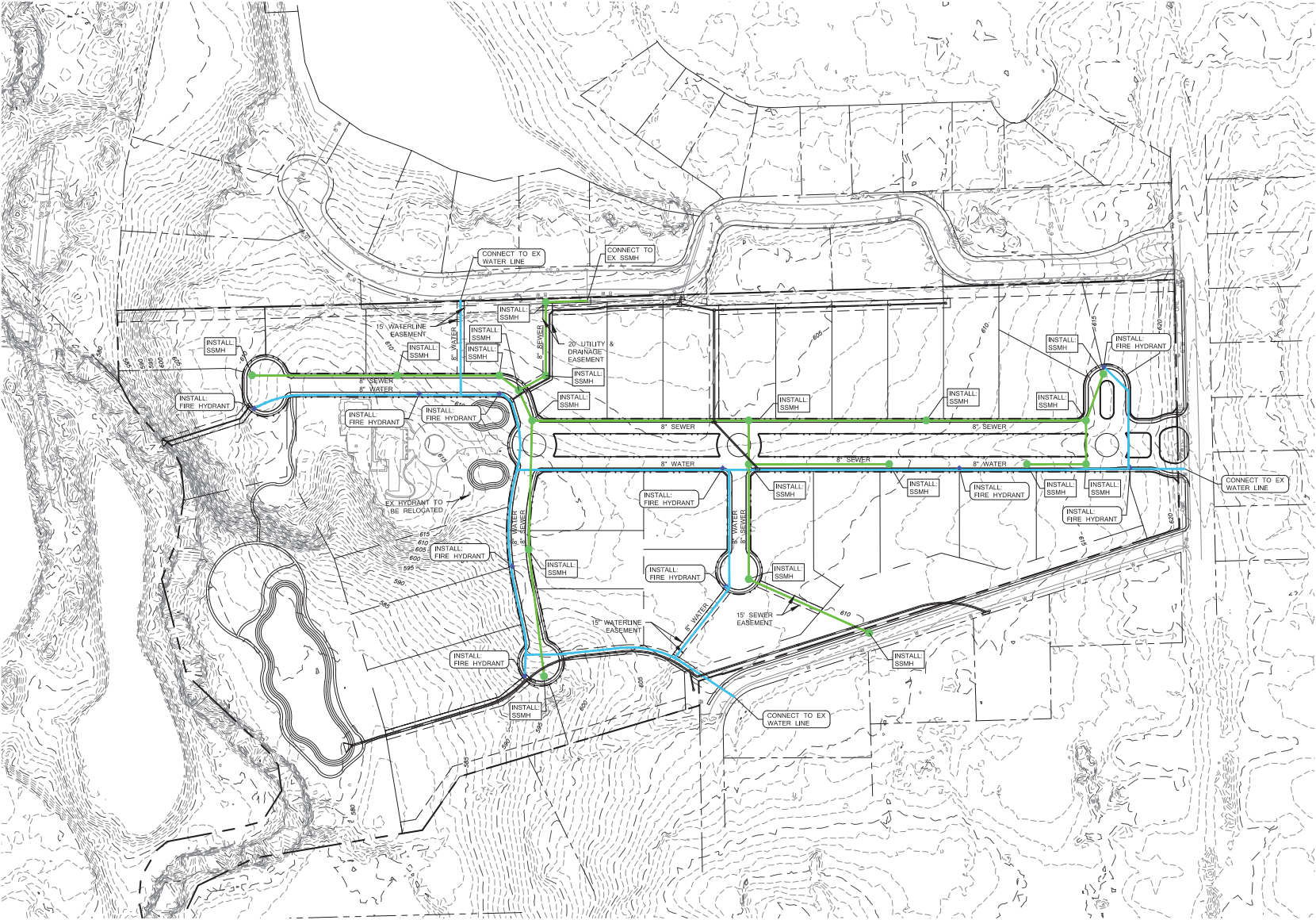
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97497
Date: 3/04/2019

Printed by
anmotherne
on 04, 2019 - 2:03pm

DOI No. 201712100

2

Preliminary Utility Plan



- LEGEND
- 8" WATER LINE
 - FIRE HYDRANT
 - 8" SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE

DEOTTE, INC.
CIVIL & ENVIRONMENTAL ENGINEERS, P.C.
10000 N. Loop West, Suite 1000
Houston, Texas 77067
PREPARED FOR: BURN & GORDON COLLETS TRUST

PRELIMINARY UTILITY PLAN
OAK ALLEY
COLLEVILLE, TEXAS

BENCHMARKS:

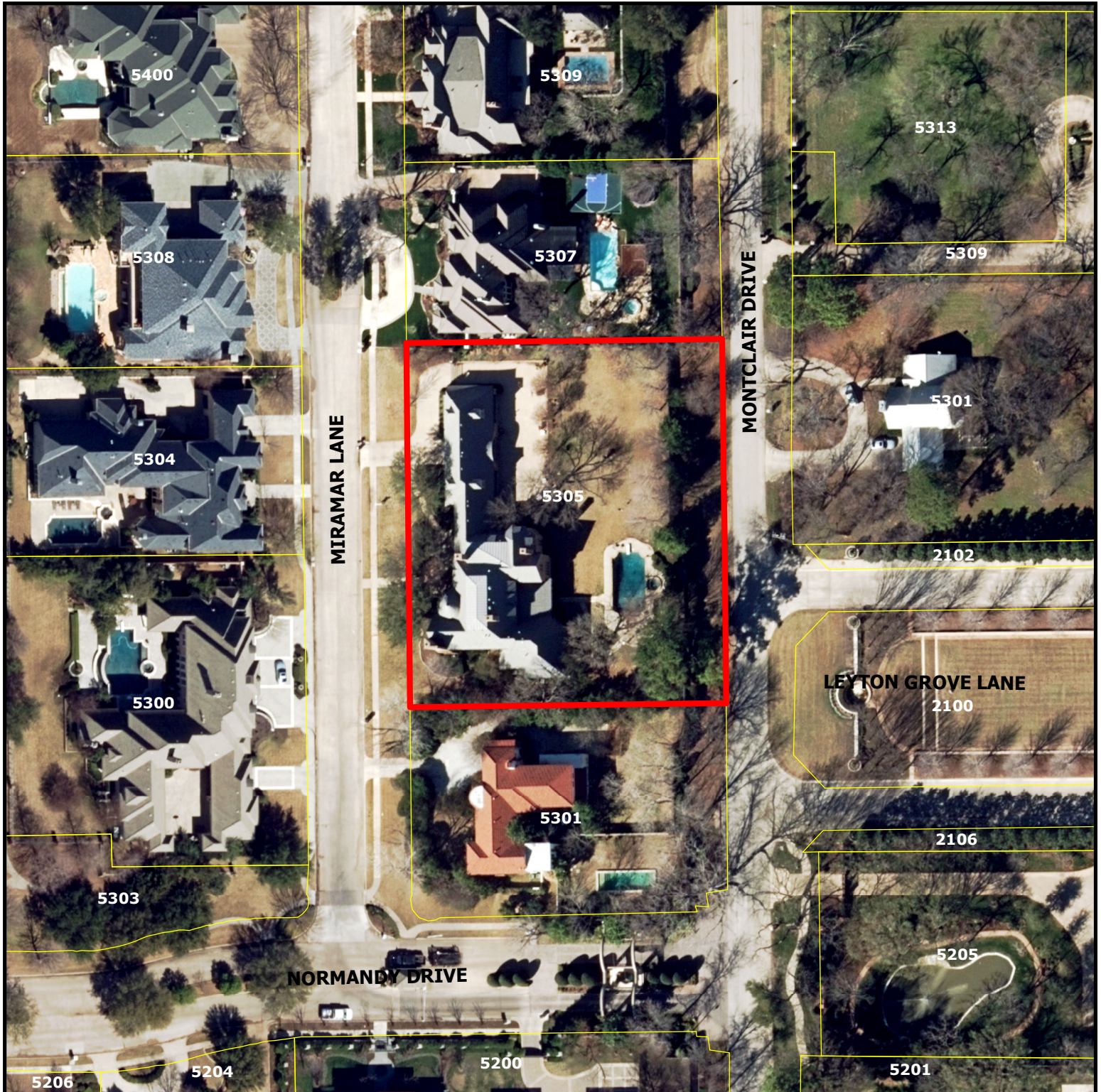
B1	XXX	ELEV = XXX
B2	XXX	ELEV = XXX

THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BY: [Signature] C. T. Redinger
No. 3/04/2019
Date

Printed by: dcm/rlh
Mar 04, 2019 - 2:55pm

DOI No. 201712100

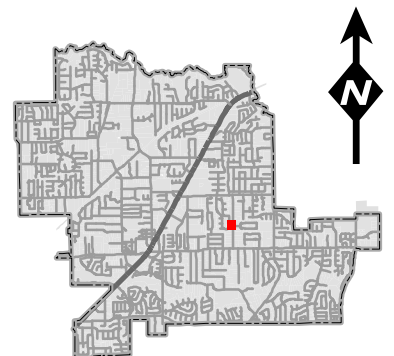
Aerial Map



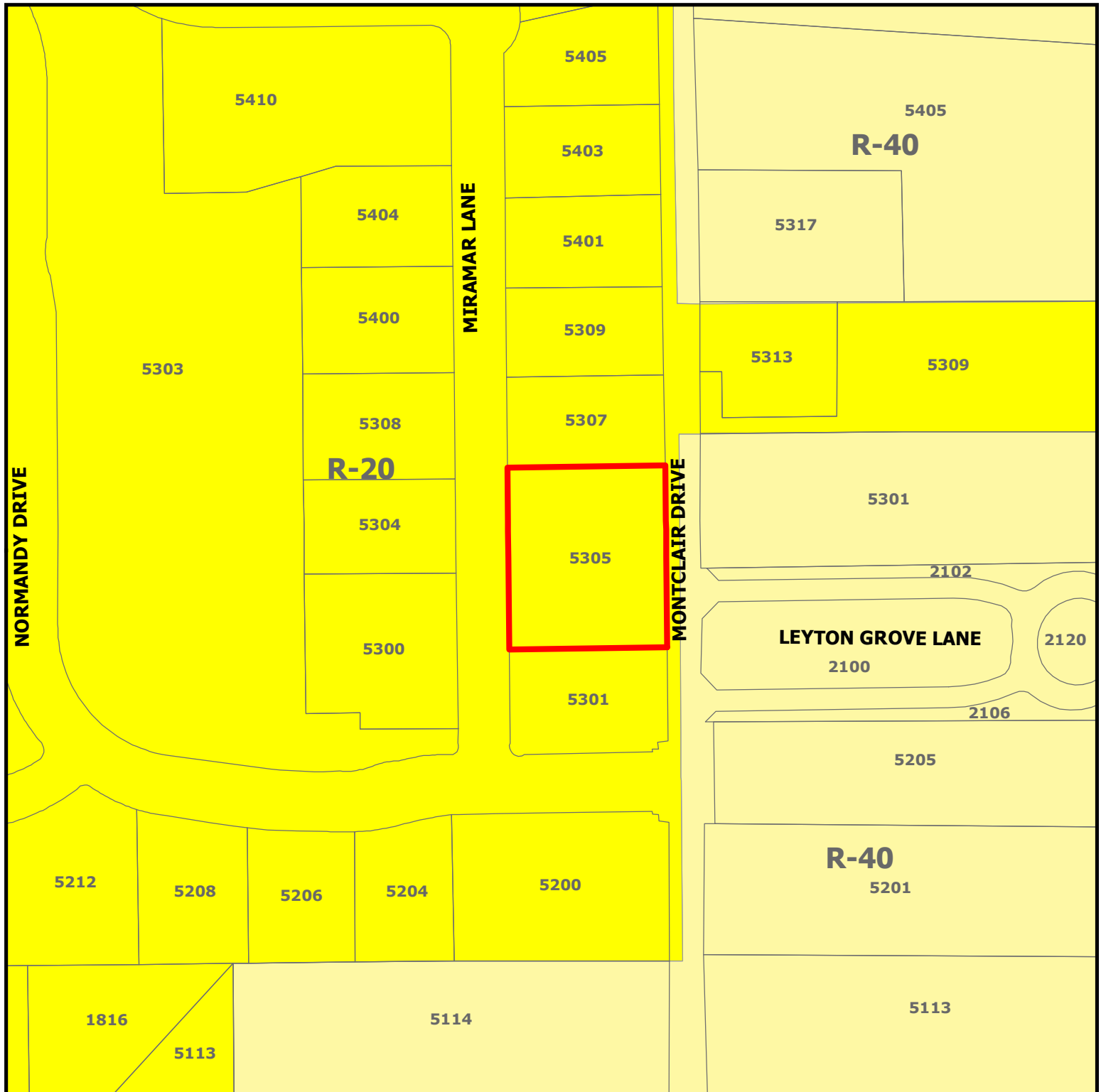
ZC19-002
5305 Miramar Lane

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



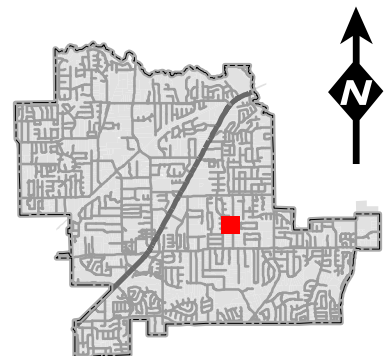
Zoning Map



ZC19-002
5305 Miramar Lane

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



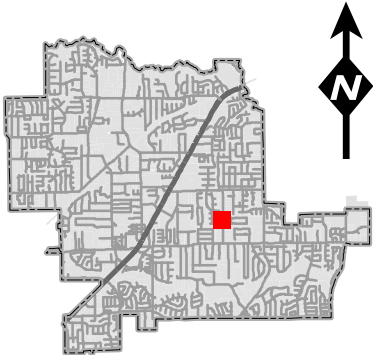
Future Land Use Map



ZC19-002

5305 Miramar Lane

-  Subject Property
-  Residential
-  Open Space; Parks
-  Water Body



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.

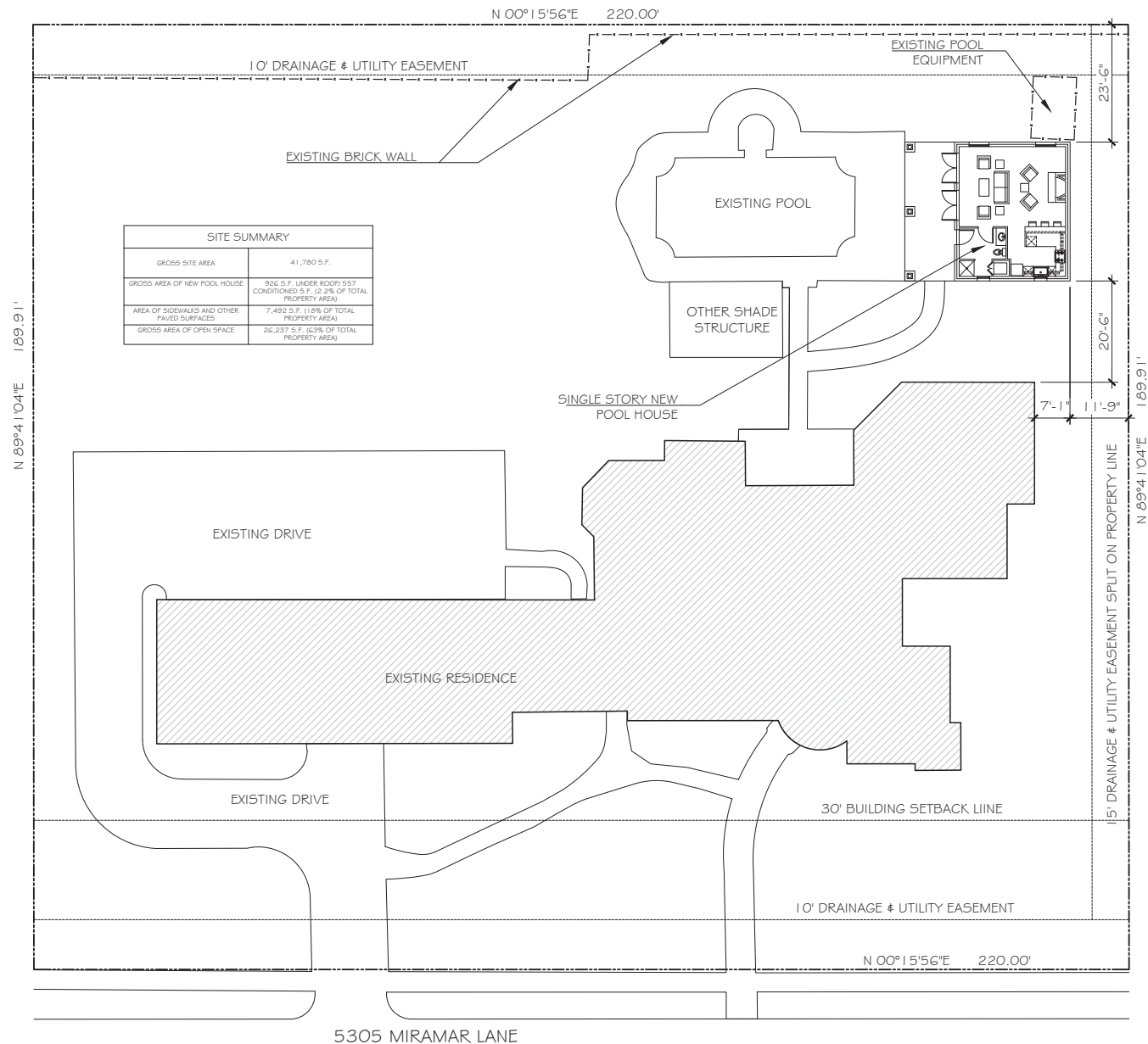
Statement of Planning Objectives

Owens Pool House

5305 Miramar Lane

We are seeking your approval to build a pool house at our home as we have four young kids, ages 2, 5, 7 and 10, and we spend a lot of time outside enjoying the pool, hot tub and the large yard we are fortunate to have. Many of my neighbors have pool houses, and other outdoor structures, but unfortunately we don't. We have no outdoor kitchen space, and access to a bathroom is difficult as no such "pool bath" exists in our current home. Due to these factors/issues, we are proposing to build a pool house that will not only blend in with our home aesthetically to feel like it has been there since the home was originally built in 2000, but will also to provide my family with conditioned space to get in from the outdoors without completely "having to go back inside" as our kids would say, to have close access to a bathroom, and to be able to prepare drinks, snacks and meals to be enjoyed outside while playing and relaxing with family and friends. We believe the addition of the pool house will not only bring us more quality time outside as a family, but will also add value to the home and our neighbors' homes. Thank you for your consideration.

Site Plan



FIRST ISSUED ON:
JANUARY 19, 2019



APRIL 3, 2019

REVISIONS:



A NEW
POOL HOUSE
AT THE OWENS
RESIDENCE

PROJECT LOCATION:

5305 MIRAMAR LANE
COLLEEVILLE, TX 76034

OWNER:

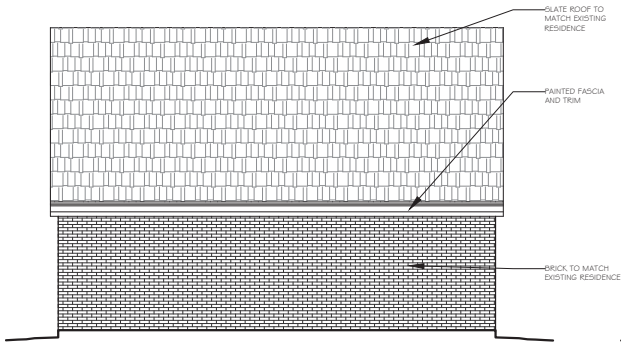
MR. & MRS. OWENS

SITE PLAN

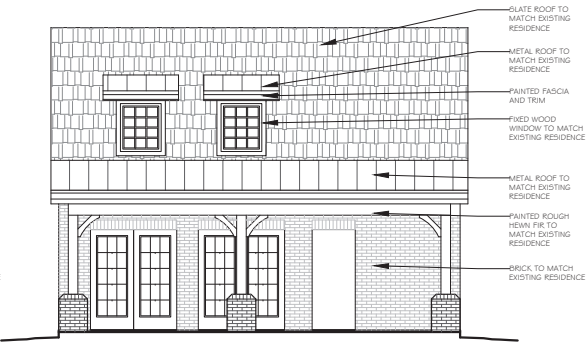
1 SITE PLAN
SCALE: 1" = 100'

AS-100

Floor Plan and Elevation Exhibit



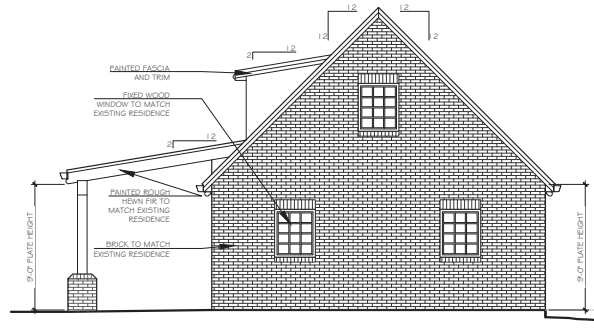
6 ELEVATION
SCALE: 1/4" = 1'-0"



3 ELEVATION
SCALE: 1/4" = 1'-0"



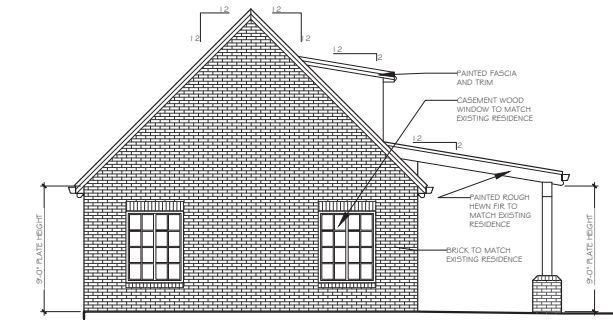
7 PHOTO OF EXISTING HOUSE
SCALE: NOT TO SCALE



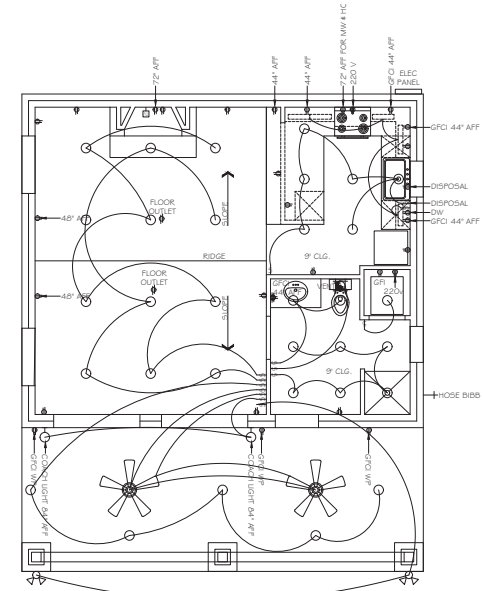
4 ELEVATION
SCALE: 1/4" = 1'-0"



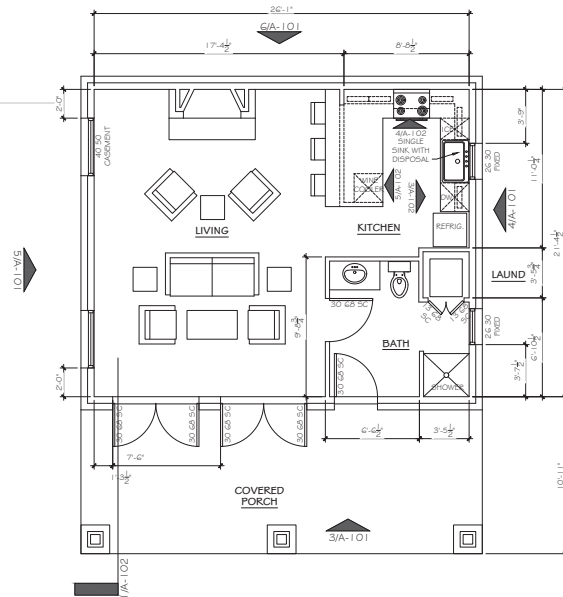
8 PHOTO OF EXISTING HOUSE
SCALE: NOT TO SCALE



5 ELEVATION
SCALE: 1/4" = 1'-0"



2 LIGHTING AND POWER PLAN
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST ISSUED ON:
JANUARY 19, 2019



REVISIONS:



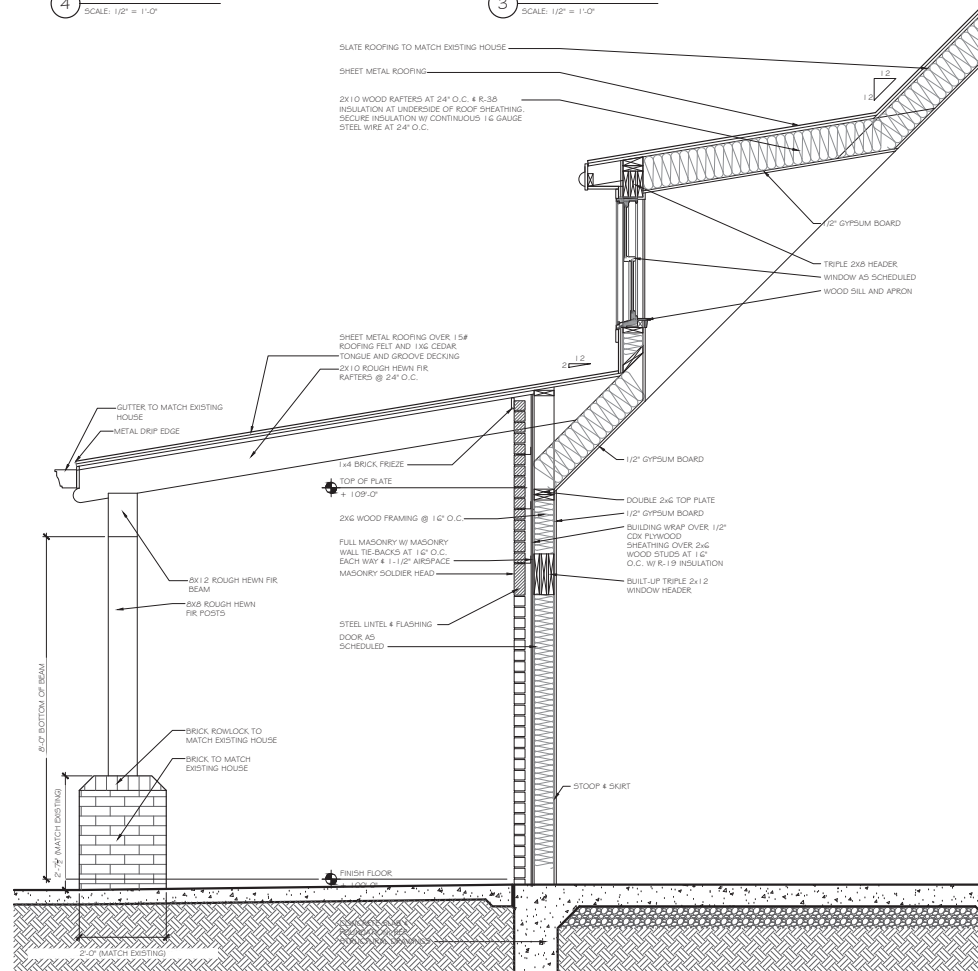
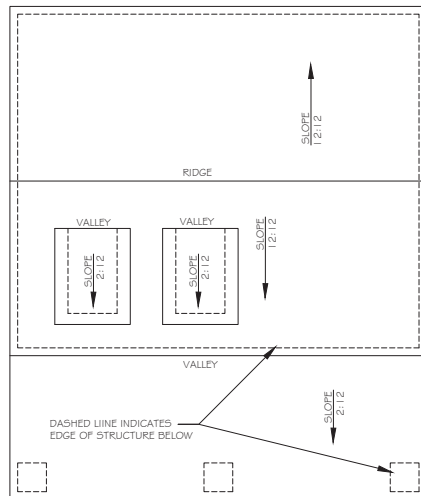
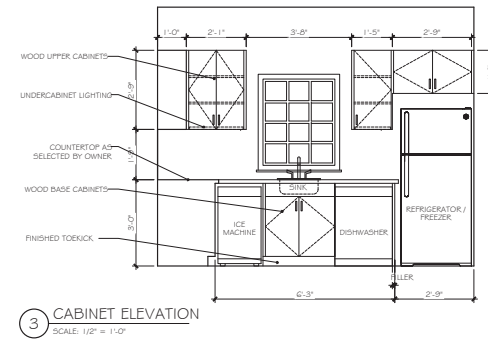
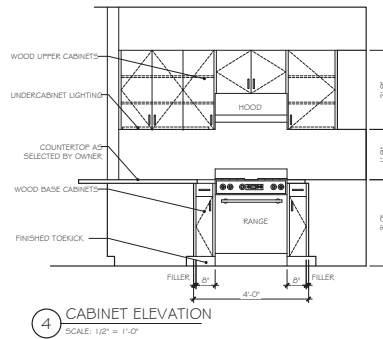
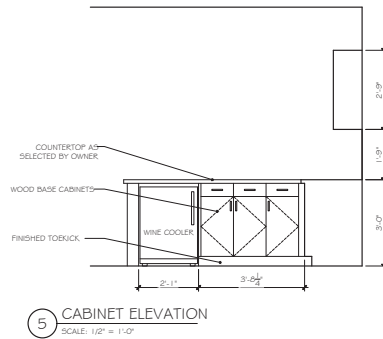
A NEW
POOL HOUSE
AT THE OWENS
RESIDENCE
PROJECT LOCATION:
5305 MIRAMAR LANE
COLLEYVILLE, TX 76034

OWNER:
MR. & MRS. OWENS

PLANS &
ELEVATIONS

A-101

Floor Plan and Elevation Exhibit



FIRST ISSUED ON:
JANUARY 19, 2019



MARCH 26, 2019

REVISIONS:

DP ARCHITECTURE
305 WEST WALLIS STREET
SUITE 101
LEANDER, TEXAS 78641
PHONE: 512.259.4175
WWW.DPARCH.COM

A NEW
POOL HOUSE
AT THE OWENS
RESIDENCE

PROJECT LOCATION:
5305 MIRAMAR LANE
COLLEYVILLE, TX 76034

OWNER:
MR. & MRS. OWENS

WALL SECTION,
ROOF PLAN &
INT. ELEVATIONS

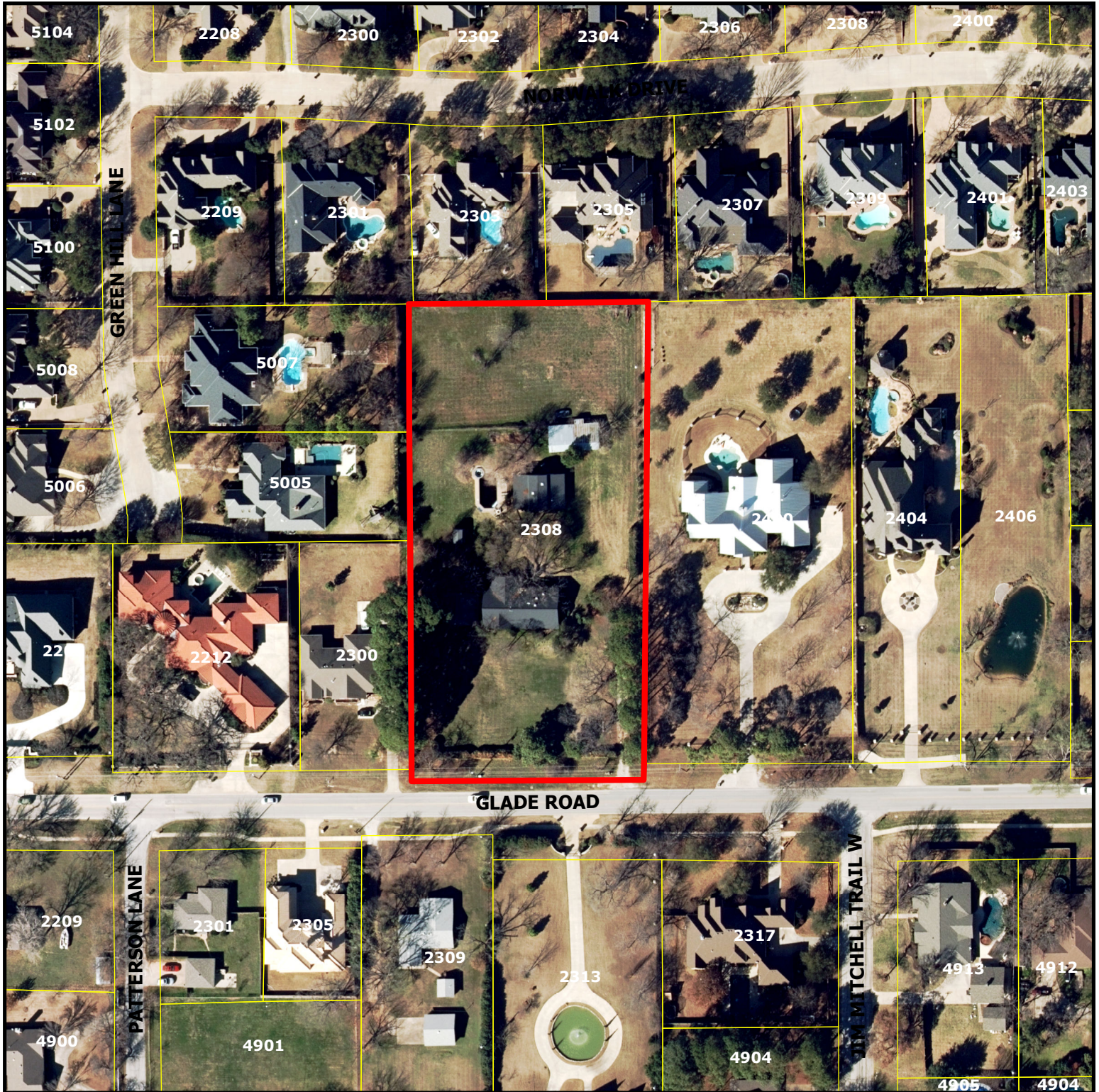
A-102

Floor Plan and Elevation Exhibit



A-103

Aerial Map



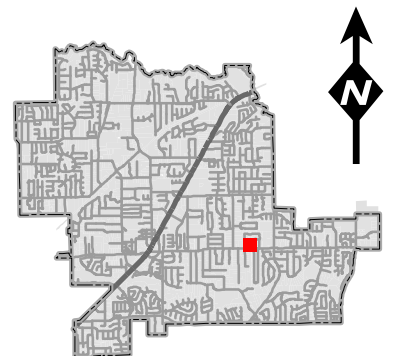
ZC19-003

2308 Glade Road

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



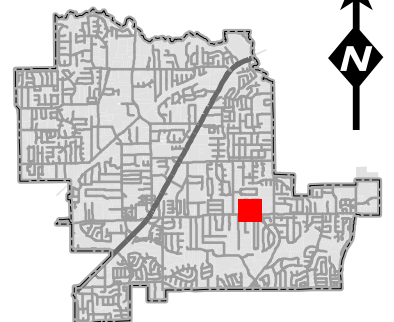
ZC19-003

2308 Glade Road

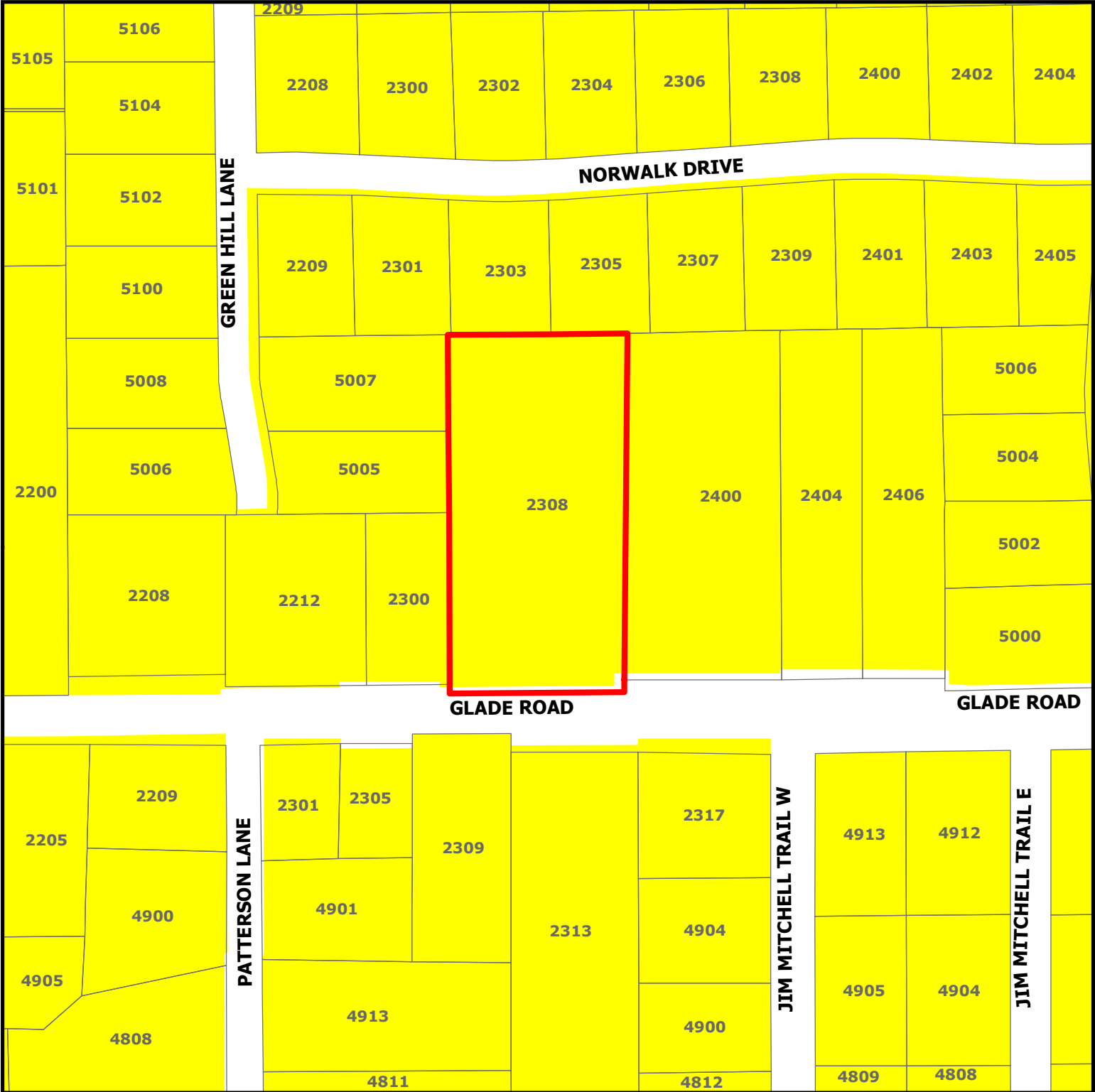
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



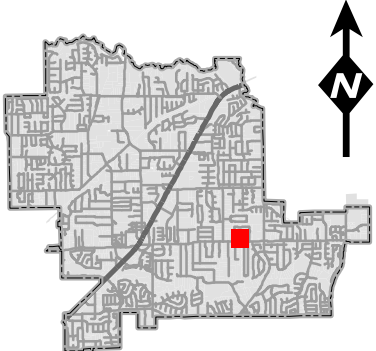
Future Land Use Map



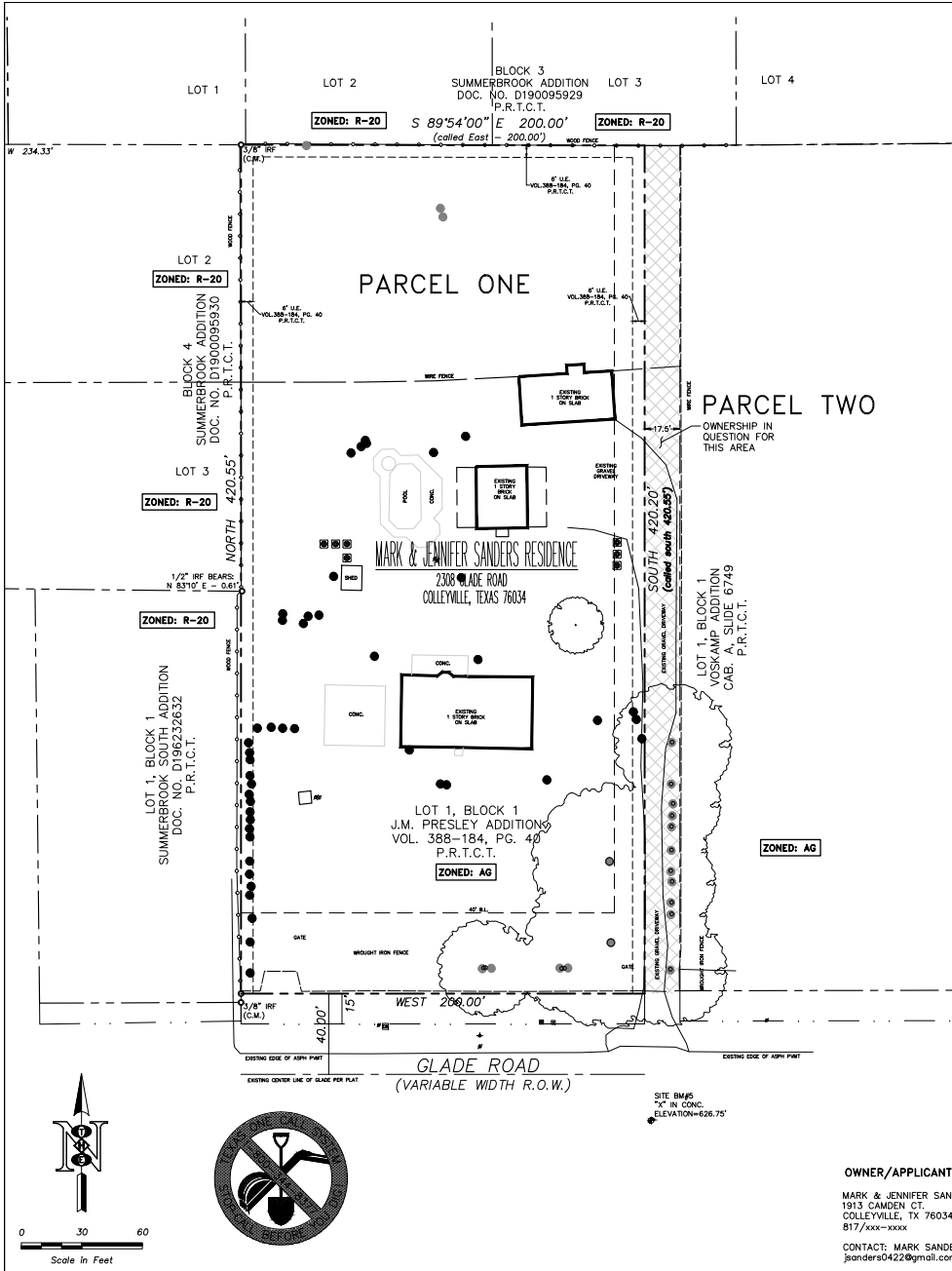
ZC19-003
2308 Glade Road

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
- Residential



Zoning Exhibit



LEGAL DESCRIPTION

PARCEL ONE
1.93 ACRES OF LAND BEING
LOT 1, BLOCK 1, OF THE
J. M. PRESLEY ADDITION
IN THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS.

PARCEL TWO

METES AND BOUNDS DESCRIPTION
7,360 SQUARE FEET
IN THE S. COTRAIL SURVEY, A-328
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

All that certain 7,360 square feet of land, out of the 37.90 acre tract, described in the deed to H. T. Green and Christine A. Green, recorded in Volume 1687, Page 127 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), and out of Block No. 4 of the Edinburgh American Land Mortgage Company Limited Subdivision, recorded in Volume 144, Page 240 P.R.T.C.T., in the S. Cotrail Survey Survey, A-328, City of Colleyville, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the east line of the plat of Lot 1, Block 1, J. M. Presley Addition, recorded in Volume 388-184, Page 40, in the Public Records of Tarrant County, Texas)

BEGINNING at the southeast corner of said Lot 1, Block 1, J. M. Presley Addition, common to the southwest corner of the herein described tract, in the north right-of-way line of Glade Road (R.O.W. Varies);

THENCE North - 420.55' to the northeast corner of said Lot 1, Block 1, J. M. Presley Addition, common to the northwest corner of the herein described tract, in the south line of the Block 3, Summerbrook Addition, recorded in Document Number D190095929 P.R.T.C.T.;

THENCE East - 17.50' along the south line of said Block 3, Summerbrook Addition, to the northeast corner of the hearing described tract, common to the northwest corner of Lot 1, Block 1, Voskamp Addition;

THENCE South - 420.55' along the west line of said Lot 1, Block 1, Voskamp Addition, to the southeast corner of the herein described tract, in the north right-of-way line of said Glade Road;

THENCE West - 17.50' along the north right-of-way line of said Glade Road, to the POINT OF BEGINNING and containing 7360 square feet of land.

THIS METES AND BOUNDS DESCRIPTION IS ISSUED FOR ATTACHED TO ZONING DOCUMENTS AND IS NOT INTENDED FOR TITLE TRANSFER.

No.	REVISIONS/ SUBMISSIONS	Date



VICINITY MAP
SCALE: 1"=1000'

ZONING EXHIBIT FOR ZONING
CHANGE REQUEST FROM AG TO R-40

THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TEXAS 76244 (817) 913-1350 PH. 1.5 P.E. FIRM REGISTRATION NO. 006009	
1.93 ACRES OF LAND LOT 1, BLOCK 1, OF THE J. M. PRESLEY ADDITION IN THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS.	
2308 GLADE ROAD	
SITE PLAN	
DESIGNED TLH DRAWN SDS CHECKED TLH	SCALE 1"= 10' DATE 04-15-19
PROJECT NO.	SHEET C-1

PRELIMINARY FOR INTERIM REVIEW ONLY	
By THOMAS L. HOOVER	P.E.# 62493
Date 04-15-19	
THOMAS HOOVER ENGINEERING, LLC NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES	

OWNER/APPLICANT
MARK & JENNIFER SANDERS
1913 CAMDEN CT.
COLLEYVILLE, TX 76034
817/346-XXXX
CONTACT: MARK SANDERS
jsanders0422@gmail.com

PREPARER/ENGINEER
THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TX 76244
817/913-1350
CONTACT: THOMAS HOOVER
tom.theng@yahoo.com

Aerial Map

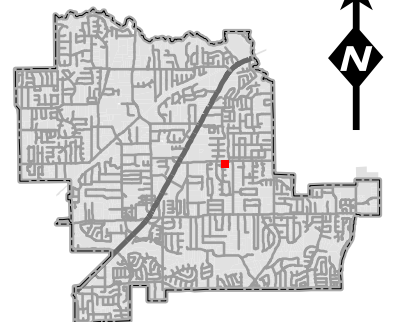


ZC19-004
2001 Hall Johnson Road

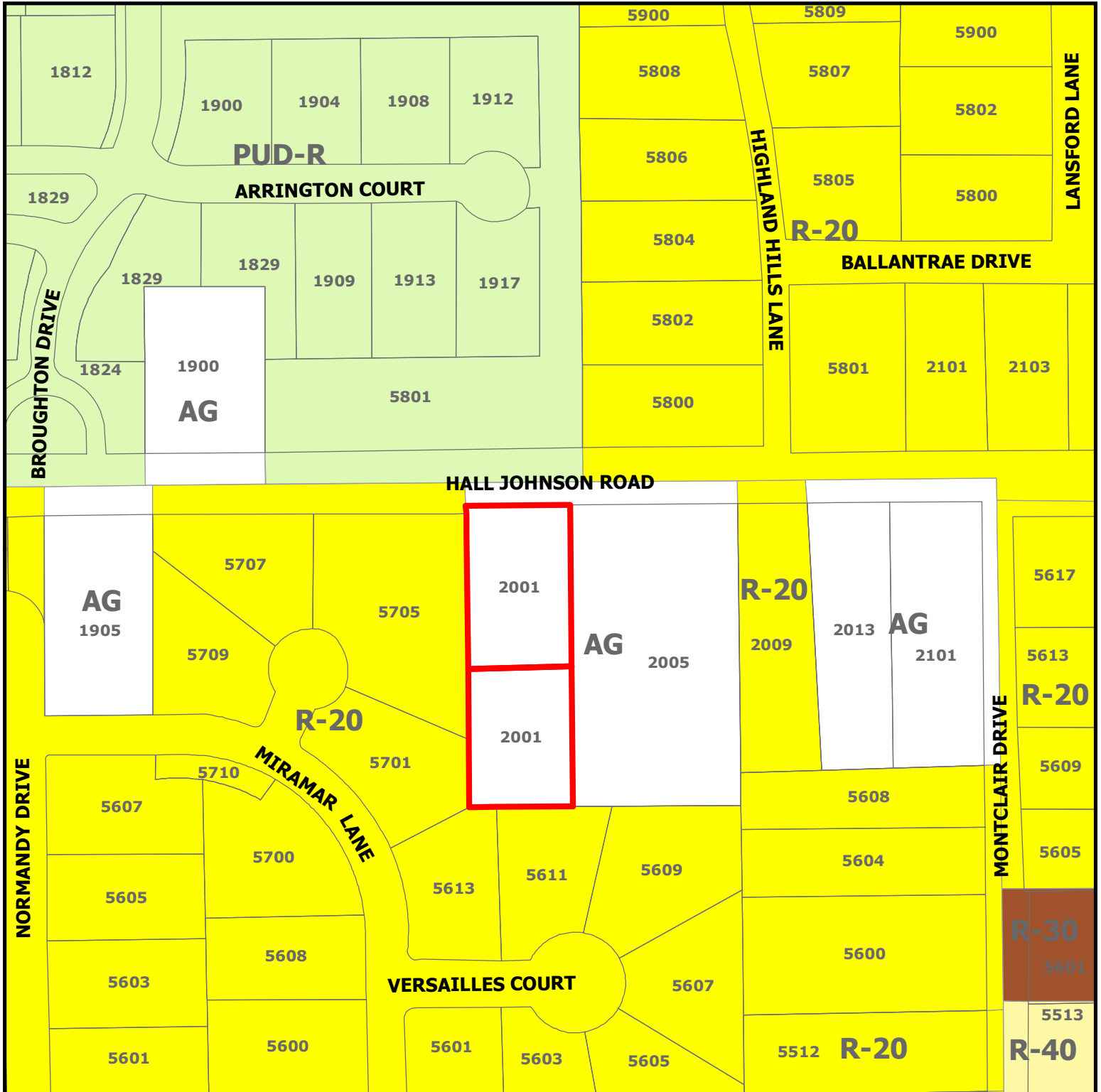
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



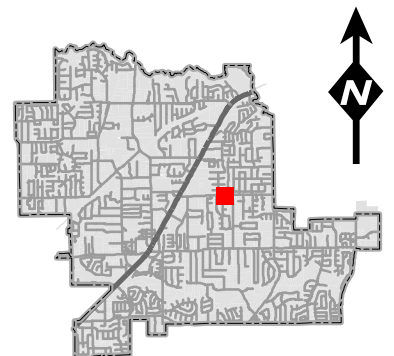
Zoning Map



ZC19-004
2001 Hall Johnson Road

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



Future Land Use Map



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.

ZC19-004

2001 Hall Johnson Road

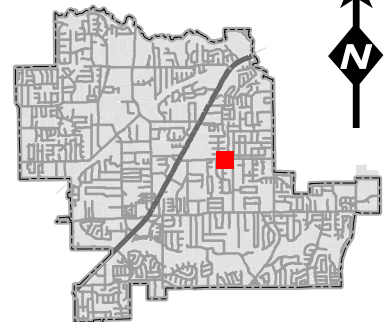


Subject Property

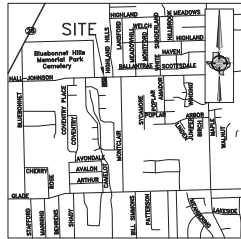
Residential



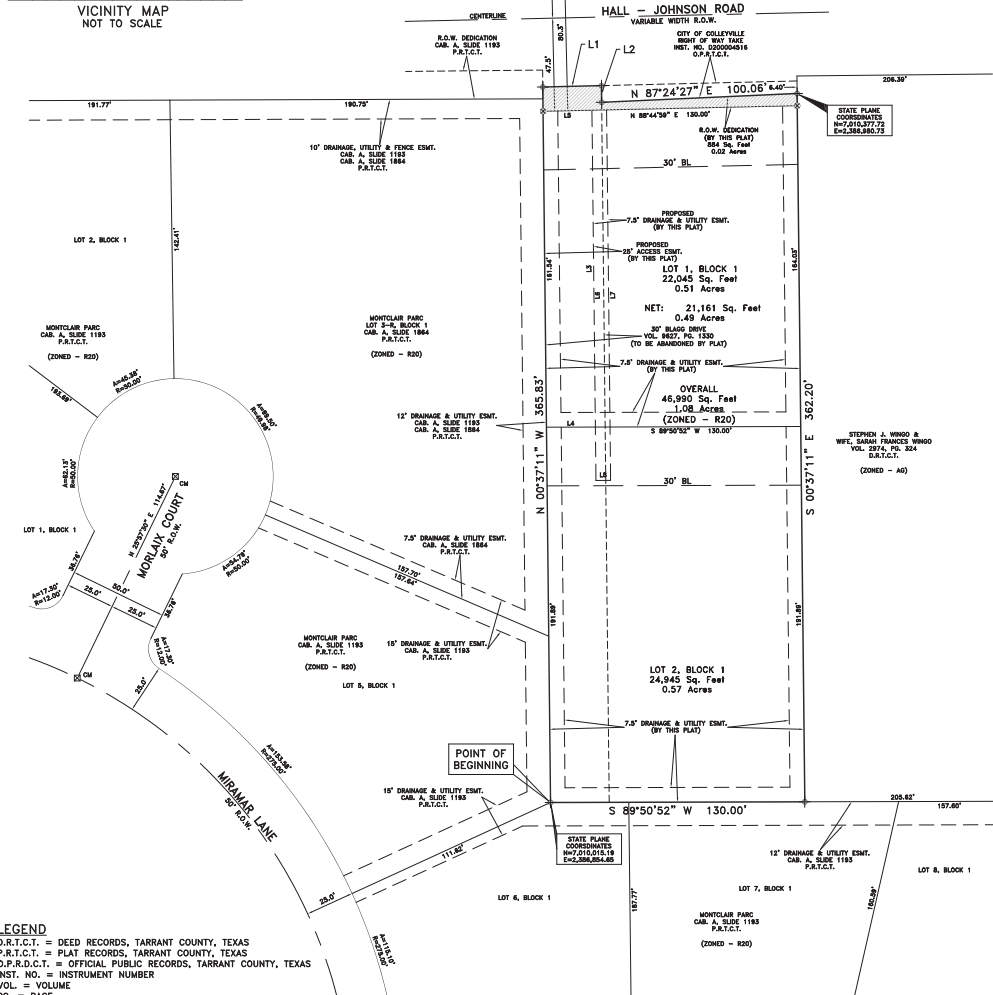
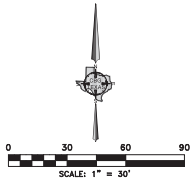
Open Space; Parks



Zoning Exhibit



VICINITY MAP
NOT TO SCALE



LEGEND
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
SS = 3/4" FOUND IN CONCRETE
X = 1/2" INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
P = POINT FOR CORNER

GENERAL NOTES
1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) BENCHMARK IS A CITY OF COLLEYVILLE BENCHMARK (BENCHMARK NO. 86), ELEVATION = 551.69'.
7) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0085K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
8) 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.
9) UTILITY EASEMENTS: 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 AT 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.
10) THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

DEDICATION CERTIFICATE

Whereas Adam Schiller is the owner of a tract of land situated in the S.C.H. Witten Survey, Abstract No. 1619, City of Colleyville, Tarrant County, Texas, and being a portion of a tract of land conveyed to Adam Schiller and wife, Ashley Schiller by Warranty Deed with Vendor's Lien recorded in Instrument No. 0200158760, Official Public Records, Tarrant County, Texas, and being a portion of Blagg Drive (30 foot right of way) conveyed to The Public by Road Dedication recorded in Volume 9827, Page 1530, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southeast corner of Lot 5, Block 1 and the most Northern Northwest corner of Lot 6, Block 1 of Montclair Parc, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 1193, Plat Records, Tarrant County, Texas, said corner being along the West right of way line of said Blagg Drive;

THENCE North 00 degrees 37 minutes 11 seconds West along the West line of said Blagg Drive and an East line of said Montclair Parc, a distance of 365.83 feet to a point for corner, said corner being along the South right of way line of Hall-Johnson Road (Variable width right of way);

THENCE North 89 degrees 37 minutes 38 seconds East along the South line of said Hall-Johnson Road, a distance of 30.00 feet to a point for corner, said corner being the Northwest corner of City of Colleyville Right of Way Take by deed recorded in Instrument No. 0200004516, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 37 minutes 11 seconds East along the West line of said City of Colleyville Right of Way Take, a distance of 8.53 feet to a point for corner, said corner being the Southwest corner of said City of Colleyville Right of Way Take;

THENCE North 87 degrees 24 minutes 27 seconds East along the South line of said City of Colleyville Right of Way Take, a distance of 100.06 feet to a point for corner, said corner being along the West line of a tract of land conveyed to Stephen J. Wingo and wife, Sarah Frances Wingo by deed recorded in Volume 2974, Page 324, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 37 minutes 11 seconds East along the West line of said Wingo tract, a distance of 362.20 feet to a point for corner, said corner being along the North line of Lot 7, Block 1 of said Montclair Parc;

THENCE South 89 degrees 50 minutes 52 seconds West along the North line of said Montclair Parc, a distance of 130.00 feet to the POINT OF BEGINNING and containing 46,990 square feet or 1.08 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That I, Adam Schiller, Owner, do hereby adopt this plat designating the hereinbefore described property as SCHILLER ADDITION, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, right-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 endangers or interferes 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 time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2019.

Adam Schiller, Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Adam Schiller, 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 the capacity therein stated.

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

Notary Public in and for Dallas County

My commission expires:

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connolly, 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.

RELEASED FOR REVIEW 4/9/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly

Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

MINOR PLAT
SCHILLER ADDITION
LOTS 1 & 2, BLOCK 1
46,990 SQ.FT. / 1.08 ACRES
S.C.H. WITTEN SURVEY, ABSTRACT NO. 1619
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
NO. PC19-007



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginchtx.com

OWNER: ADAM SCHILLER
515 NORTH HIGHWAY APT. 1713
IRVING, TEXAS 76039
872-434-7070

SCALE: 1"=30' / DATE: 3/8/19 / JOB NO. 1903701-PLAT / DRAWN BY: TD

Aerial Map

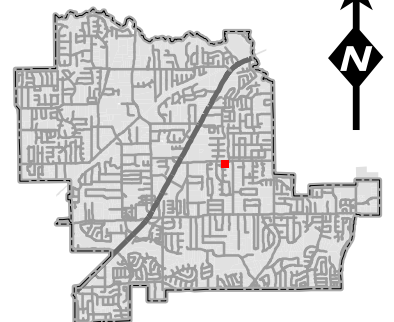


PC19-007
2001 Hall Johnson Road

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



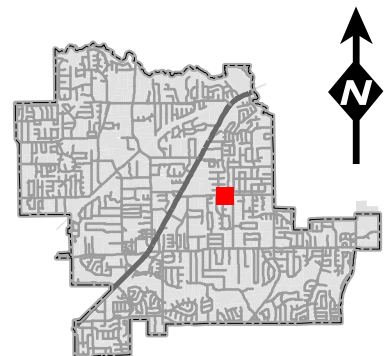
Zoning Map



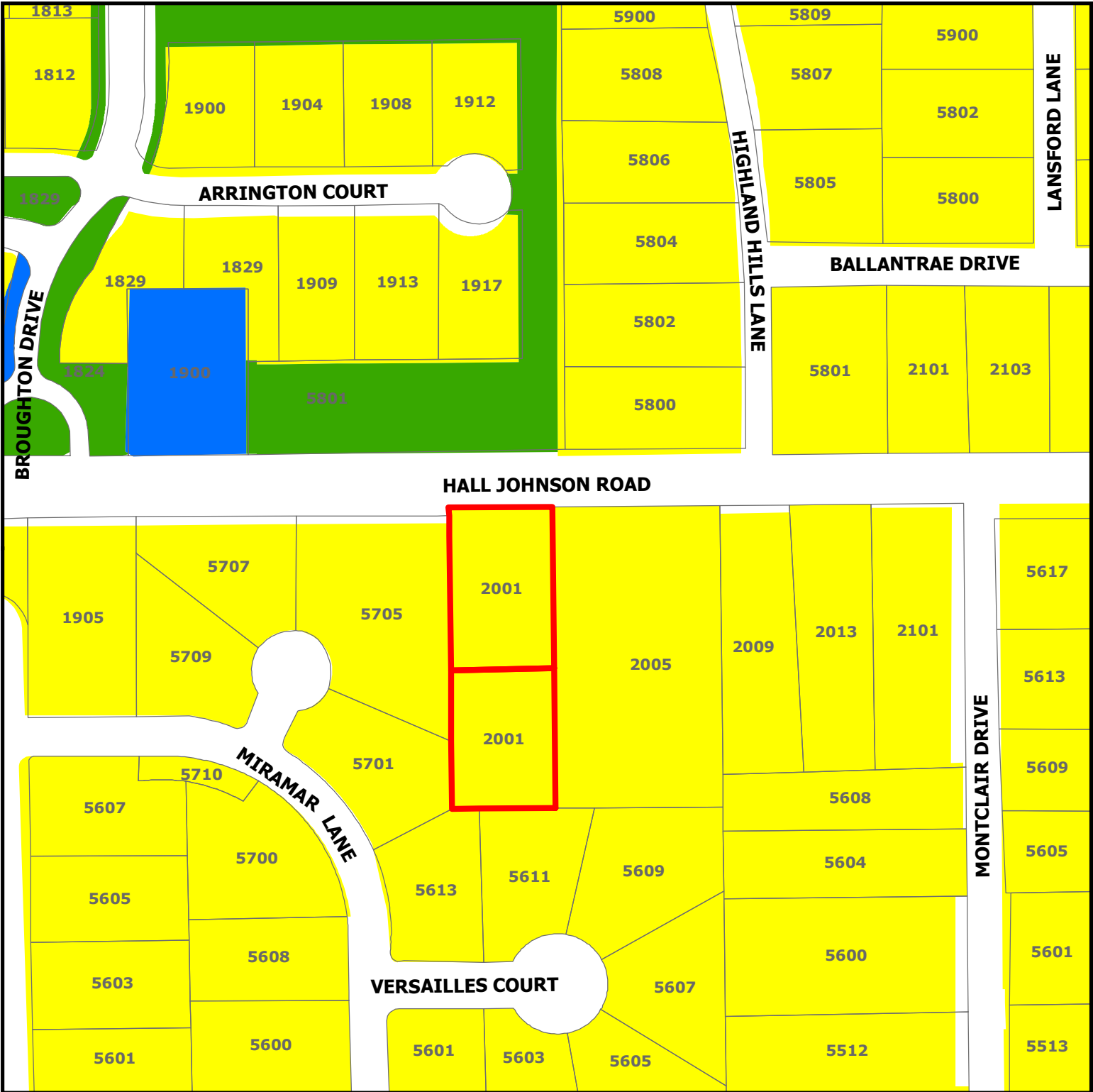
PC19-007
2001 Hall Johnson Road

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



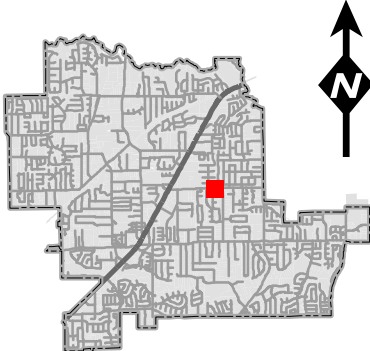
Future Land Use Map



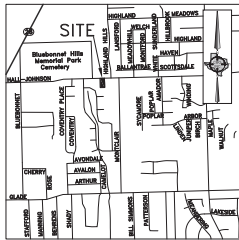
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

PC19-007 2001 Hall Johnson Road

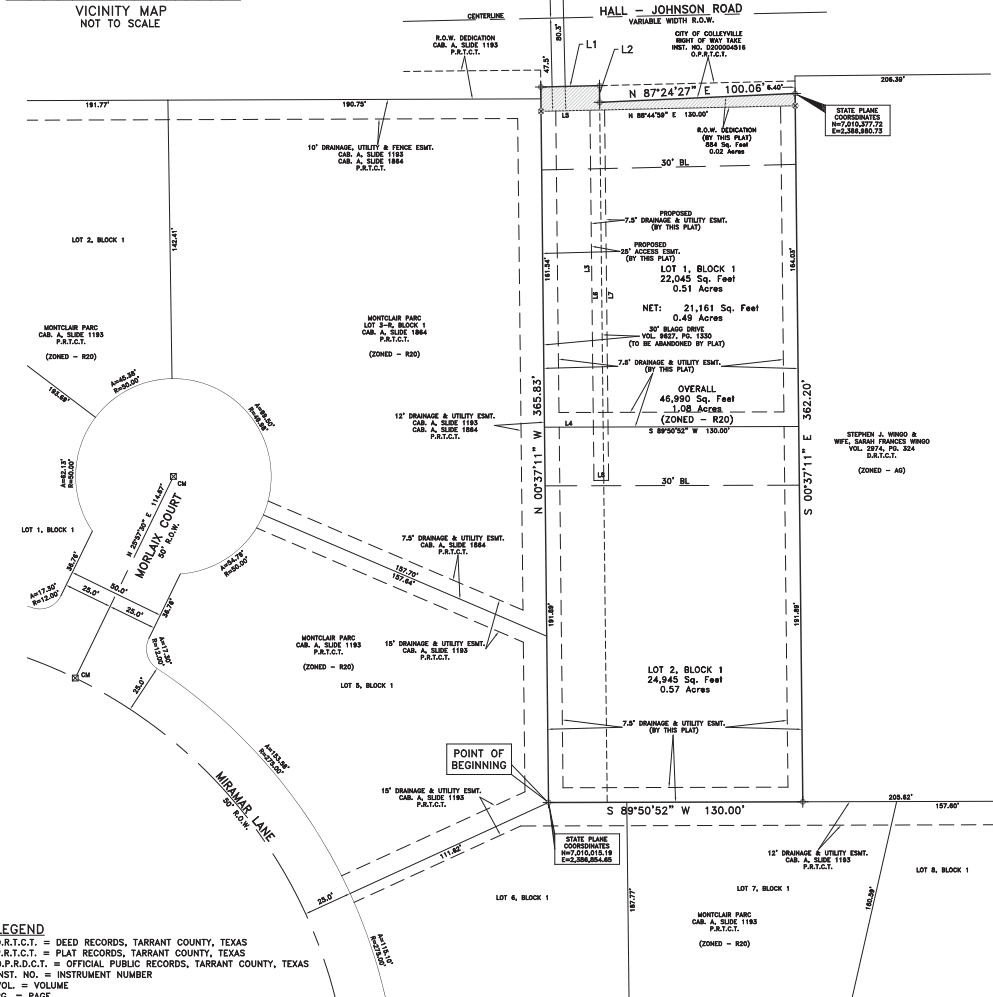
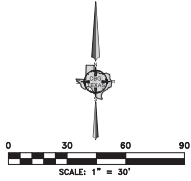
-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks



Plat Exhibit



VICINITY MAP
NOT TO SCALE



LEGEND
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
SS = 3/4" FOUND IN CONCRETE
X = 1/2" INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
+ = POINT FOR CORNER

GENERAL NOTES
1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) BENCHMARK IS A CITY OF COLLEYVILLE BENCHMARK (BENCHMARK NO. 86), ELEVATION = 551.69'.
7) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0085K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
8) 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.
9) UTILITY EASEMENTS: 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 AT 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.
10) THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LINE	BEARING	DISTANCE
L1	N 88°37'38" E	30.00'
L2	S 00°37'11" E	8.53'
L3	S 00°37'11" E	162.02'
L4	S 89°50'52" W	25.00'
L5	N 88°44'59" E	25.00'
L6	N 00°37'11" W	189.35'
L7	S 00°37'11" E	189.43'
L8	S 89°22'49" W	7.50'

DEDICATION CERTIFICATE

Whereas Adam Schiller is the owner of a tract of land situated in the S.C.H. Witten Survey, Abstract No. 1619, City of Colleyville, Tarrant County, Texas, and being a portion of a tract of land conveyed to Adam Schiller and wife, Ashley Schiller by Warranty Deed with Vendor's Lien recorded in Instrument No. 0200158760, Official Public Records, Tarrant County, Texas, and being a portion of Blagg Drive (30 foot right of way) conveyed to The Public by Road Dedication recorded in Volume 9827, Page 1530, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southeast corner of Lot 5, Block 1 and the most Northern Northwest corner of Lot 6, Block 1 of Montclair Park, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 1193, Plat Records, Tarrant County, Texas, said corner being along the West right of way line of said Blagg Drive;

THENCE North 00 degrees 37 minutes 11 seconds West along the West line of said Blagg Drive and an East line of said Montclair Park, a distance of 365.83 feet to a point for corner, said corner being along the South right of way line of Hall-Johnson Road (Variable width right of way);

THENCE North 89 degrees 37 minutes 38 seconds East along the South line of said Hall-Johnson Road, a distance of 30.00 feet to a point for corner, said corner being the Northwest corner of City of Colleyville Right of Way Take by deed recorded in Instrument No. 0200004516, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 37 minutes 11 seconds East along the West line of said City of Colleyville Right of Way Take, a distance of 8.53 feet to a point for corner, said corner being the Southwest corner of said City of Colleyville Right of Way Take;

THENCE North 87 degrees 24 minutes 27 seconds East along the South line of said City of Colleyville Right of Way Take, a distance of 100.06 feet to a point for corner, said corner being along the West line of a tract of land conveyed to Stephen J. Wingo and wife, Sarah Frances Wingo by deed recorded in Volume 2974, Page 324, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 37 minutes 11 seconds East along the West line of said Wingo tract, a distance of 362.20 feet to a point for corner, said corner being along the North line of Lot 7, Block 1 of said Montclair Park;

THENCE South 89 degrees 50 minutes 52 seconds West along the North line of said Montclair Park, a distance of 130.00 feet to the POINT OF BEGINNING and containing 46,990 square feet or 1.08 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That I, Adam Schiller, Owner, do hereby adopt this plat designating the hereinbefore described property as SCHILLER ADDITION, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, right-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 endangers or interferes 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 time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2019.

Adam Schiller, Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Adam Schiller, 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 the capacity therein stated.

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

Notary Public in and for Dallas County

My commission expires:

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connolly, 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.

RELEASED FOR REVIEW 4/9/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly

Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

MINOR PLAT
SCHILLER ADDITION
LOTS 1 & 2, BLOCK 1
46,990 SQ.FT. / 1.08 ACRES
S.C.H. WITTEN SURVEY, ABSTRACT NO. 1619
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
NO. PC19-007



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9405
F 214.349.2216
Firm No. 10168800
www.cbginchd.com

OWNER: ADAM SCHILLER
515 NORTH HIGHWAY APT. 1715
IRVING, TEXAS 76039
872-434-7070

SCALE: 1"=30' / DATE: 3/6/19 / JOB NO. 1903701-PLAT / DRAWN BY: TD

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

Affest: Secretary, Planning and Zoning Commission

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

Affest: City Secretary