



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, October 28, 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 for an Accessory Building to exceed the 4% lot coverage allowance on Lot 18, Block 2, of the Woodbriar Addition, located at 3405 Cliffwood Drive, Case ZC19-008
- 2b** Presentation and discussion of a Special Use Permit for an Accessory Dwelling on Tract 3K & 3Y, Abstract 211, in the BBB & C RY Survey, located at 509 W LD Lockett Road, Case ZC19-017
- 2c** Presentation and discussion of a Special Use Permit for a Fence to extend beyond the front façade of the primary residential structure on Lot 2, Block 1, of the Van Oaks Phase II Addition, located at 208 Van Oaks Drive, Case ZC19-018

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards October 25, 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



ZC19-008
3405 Cliffwood Drive

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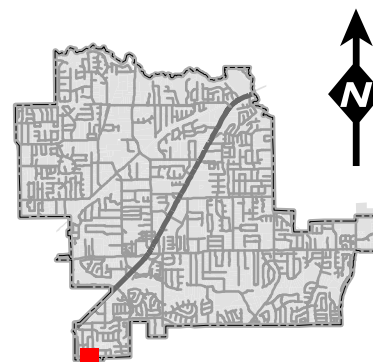


Subject Property



The map displays a residential neighborhood with the following details:

- Streets:**
 - CLIFFWOOD DRIVE:** A vertical street running through the center of the map.
 - CHAPELWOOD DRIVE:** A horizontal street running along the bottom of the map.
 - QUAIL RUN:** A horizontal street running along the top right of the map.
 - SAN BAR LANE:** A vertical street running along the right side of the map.
- Property Lots:**
 - Light Tan Area (Left):** Contains numerous lots with addresses including 3604, 3605, 3604, 3601, 3600, 3512, 3511, 3504, 3505, 3500, 3501, 3412, 3411, 3412, 3409, 3408, 3404, 301, 221, 217, 213, 209, and 3405 (highlighted with a red outline).
 - Dark Brown Area (Right):** Contains fewer lots, mostly with addresses 3601, 3501, 3409, and 3405.
- Zoning Designations:**
 - R-15:** Located in the light tan area, near the center.
 - R-30:** Located in the dark brown area, near the top right.

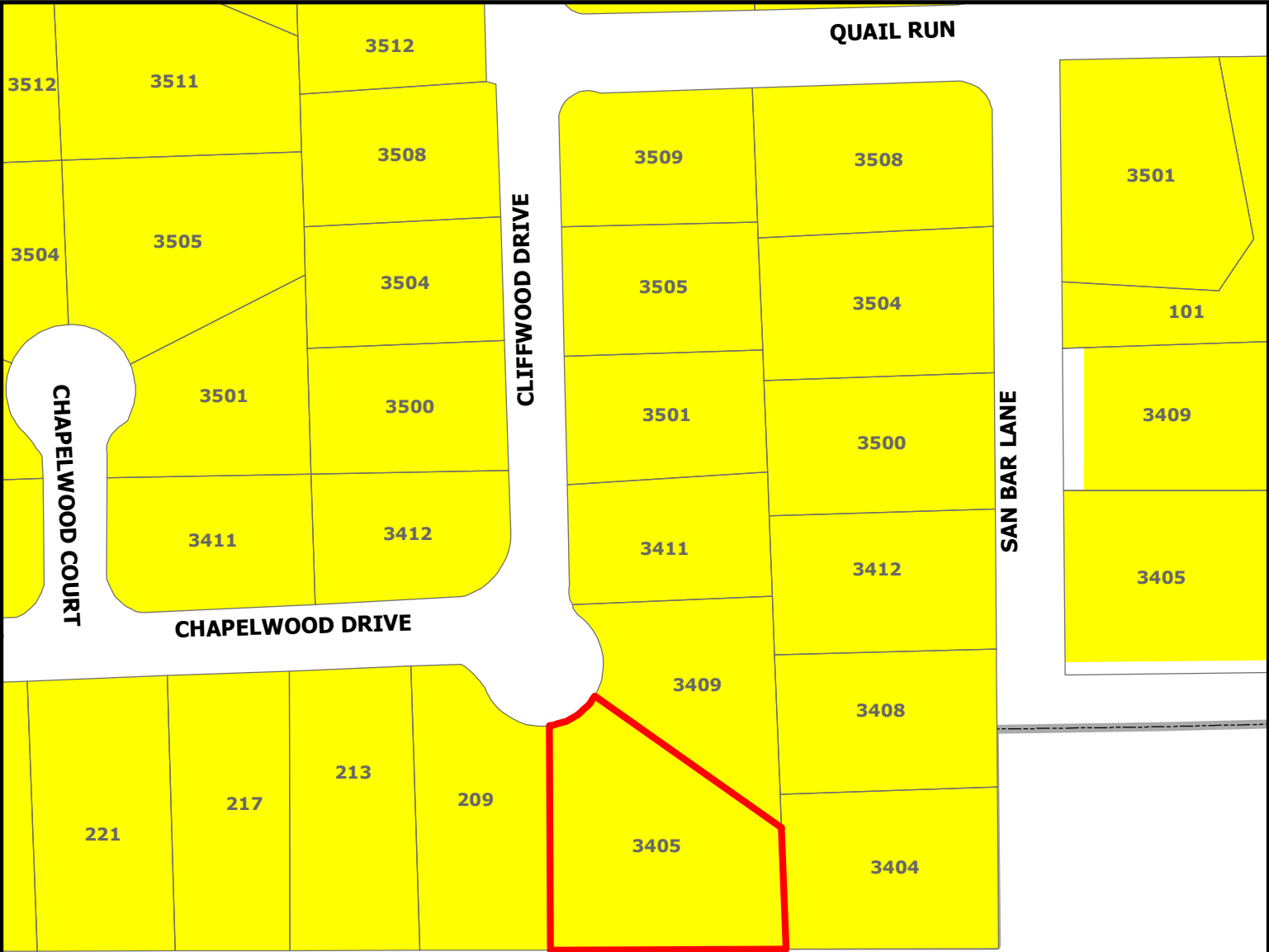


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Subject Property

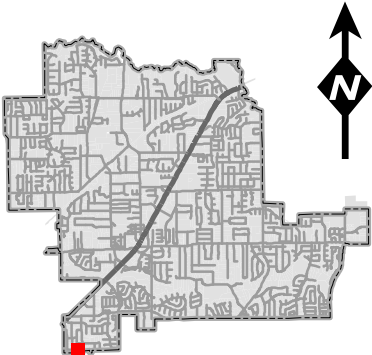
Future Land Use Map



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ZC19-008
3405 Cliffwood Drive

-  Subject Property
-  Residential



Statement of Planning Objectives

Evans Special Use Permit Application 1

Trisha & Arlen Evans
3405 Cliffwood Dr.
Colleyville TX 76034

City of Colleyville
Zoning and Planning, Application for Special Use Permit
100 Main Street
Colleyville TX 76034

Statement of Planning:

My husband and I have both involved in the old car hobby since before we married in 2012. After we married we looked for several years in order to find a home that would accommodate our family as well as a lot that would accommodate our hobby. We are seeking a special use permit to build a 30X50-detached garage for a total square foot of 1500, to accommodate the cars that we have. There will be no living space, and it will strictly be used for the purpose of parking and storing automobiles.

The building would have one sixteen-foot garage door, and one 8-foot garage door on the 30-foot front side. There would be lights on each side of garage doors that match the lights on the main living structure of the home. On the 50-foot side facing the main structure there would be one single man door with one 3X5 window to the right of the door and one 3X5 window to the left of the door. The building would be metal and then covered with stucco. The main living structure is finished in stucco and we will be finishing the garage in the same exterior finish and paint as our main living structure. Additionally, we have contacted a fabricator of metal roof products that makes a metal tile roof so that the roof will also match the existing main structure. The benefit of putting a metal roof over the traditional tile is that there is added fire protection, as well as the longevity of the product. An added benefit is in construction since the application is quicker; it is a more cost effective product. The building would be constructed on a concrete slab, and there would be a concrete driveway connecting the existing driveway to the new structure.

The landscaping that will be implemented will be both drought-tolerant and drought-resistant, while working to reduce the impact to the existing oaks on the property. We have been working to redo much of the landscaping on the property and have been replacing much of the landscaping with plants that not only go with the style of the main living structure, but also require little or no water except rain.

Development: Assuming Approval 11/19/2019

Landscaping:

Already Begun. End- 90 Days after project completion, several projects cannot be finished until after building is finalized

Statement of Planning Objectives

Evans Special Use Permit Application 2

Slab and Driveway:

Begin <1 Week after approval (approximate 2 weeks for slab and driveway)

Building Construction:

12/9/2019

Electrician, Drywall/Paint & Stucco/Interior Paint and Drywall:

Week of 12/9/19 and into Week of 12/16/19

Unaffected Trees (Numbers Referenced on Drawing and Pictures:

Number/ Location	Type	Diameter Inches
U1 (By Driveway)	Oak	105 ¼
U2 (By west fence)	Oak	70 ½
U3 (Flowerbed #1)	Oak	76 ¾
U4 (Flowerbed #2)	Oak	139 ½
U5 (East Fence)	Oak	125 ¼
U6 (Will be near back corner of building)***	Oak	89 1/2

***** There are 2 trees near this one that have to be cleared once, they are cleared this tree should not be in the way of the building*****

Affected Trees (See Pictures Affected Trees 1, Affected Trees 2)

Number/Location	Type	Diameter Inches	Reason
A1 (East Corner)	Fig	5	Overgrown and Messy, have new trees for area
A2 (East Corner)	Mulberry	5	Allergic, Overgrown and Messy, have new trees for area
A3 (East Corner)	Hickory	6	Overgrown and Messy, have new trees for area
A4 (Back Corner of Building)	Dogwood	7	Allergic, too near the building and other large tree
A5 (Back Corner of Building)	Oak	18	too near the building and other large tree

**** We will also clean up all fence lines****

Statement of Planning Objectives

Evans Special Use Permit Application 3

Reference Pictures:

Exterior Finish of Main Living Structure

Building will be finished with stucco and have Decra Metal Roof (See Brochure for more information)



Unaffected Trees:



Statement of Planning Objectives

Evans Special Use Permit Application 4



U3



U5

Statement of Planning Objectives

Evans Special Use Permit Application 5

Affected Trees:



A5



A1-4

Statement of Planning Objectives

Evans Special Use Permit Application 6

Landscaping Already Started:



Statement of Planning Objectives

Evans Special Use Permit Application 7



Back will be finished with rocks similar to front

Statement of Planning Objectives

Evans Special Use Permit Application 8



Property Liens:

There are no liens on the property.

Proposed Garage Plan

DocuSign Envelope ID: 758BD85C-6730-4F3A-92FB-DE9FE833A124

Corporate Office

P. O. Box 1263

187 Cardinal Ridge Trail

Dobson, N.C. 27017



CAROLINA CARPORTS, INC.
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Scheduling: (336) 367-6400

Alan's Fax: (800) 385-1204

Alan's Factory Outlet

PO Box 646 Luray, VA 22835

Email: alan@alansfactoryoutlet.com

Website: www.alansfactoryoutlet.com

Rep.	Alan's Factory Outlet		Alan's Phone:	1-800-488-6903		Date:	7.15.19	
Customer Name:	Trisha Evans			County:	Tarrant		Tax %	6.75%
Address:	3405 Cliffwood			City:	Colleyville	State:	TX	Zip: 76034
Phone	Cell:	817-808-4279	Home:	817-228-9595		Other:		
Email: trishaevans@gmail.com								

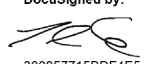
Unit Size	30' x 51'	HT.	12'	GA	12	All Orders C.O.D.		
Color	Top	Earth Brown	Trim	Earth Brown		\$14,190.00		
Sides	Sandstone		G. Door	NA				
	Color Screws	Yes:	No:	☒	Cost (if Applicable):	FREE		Options Subtotal
Options	30' x 51' Vertical Roof Garage					\$7,740.00	\$957.83	
	12' Leg Height					\$1,660.00	Taxes	
	Both Sides Closed					\$1,760.00	\$15,147.83	
	Both Ends Closed					\$3,690.00	Subtotal Plus Tax	
	(1) 18' x 10' Framed Out Opening					\$125.00	\$2,412.30	
	(1) 9' x 10' Framed Out Opening					\$125.00	Visa	
	(1) 36" x 80" Framed Out Opening					\$85.00	17%	
	(2) 30" x 36" Framed Out Openings					\$140.00	Deposit Non-refundable After 3 Days	
	12 Gauge Framing					\$800.00	\$0.00	
	CCI Promotion; 12% Discount					-\$1,935.00	Additional Labor/Non-Taxed Fees	
(i) 18x10 Framed Out opening and (i) 9x10 Framed Out opening							\$12,735.53	
(i) 18' wide ~ 15' in - avoid posts 30' windows to left & right 51' long (so frame)						Total Remaining After Paid Deposit		
Customer applying for a permit-will be approved or denied in November.						\$12,735.53		
NOTE: FRAME 1 FT SHORTER THAN ROOF LENGTH						Balance Due at Installation		
Additional Labor Fee (Non-taxable/Non-Refundable):						Balance Payment Method: (Please Choose):		

Notes Regarding Labor Fee:								
	☐ Check ☐ Money Order ☐ Cash							
Roof Style	Regular		Box Eave		Vertical	☒		
Barn Style (if applicable)	Horse		Carolina		Seneca	Credit Card or E-Check (2% Fee Applies)		
Installation Type	Cement	☒	Ground		Asphalt	Other		
Power Available	Yes	☒	No		Uncertified		Certified	☒

This purchase agreement (the "Agreement") is made by and between Carolina Carport Inc. ("CCI"), a North Carolina Corporation, and Trisha Evans (the "Buyer").

Buyer agrees, after being fully educated about CCI's various products including the fourteen (14) gauge, twelve 12 gauge, and certified units, to buy, and CCI agrees to sell, pursuant to the terms listed in this Agreement described above. Buyer has read and understands the terms of this agreement, including the terms and conditions contained on the 2nd and 3rd pages of this document, which terms are expressly incorporated herein by reference, as well as any and all relevant warranty information and agrees to be bound by same. Prices on this contract are subject to cost increases if order is placed on hold for 90 days or more. If balance due is paid with an E-Check or Credit Card a 2% Processing fee will be charged. Delivery time frames are estimated only and are not guaranteed.

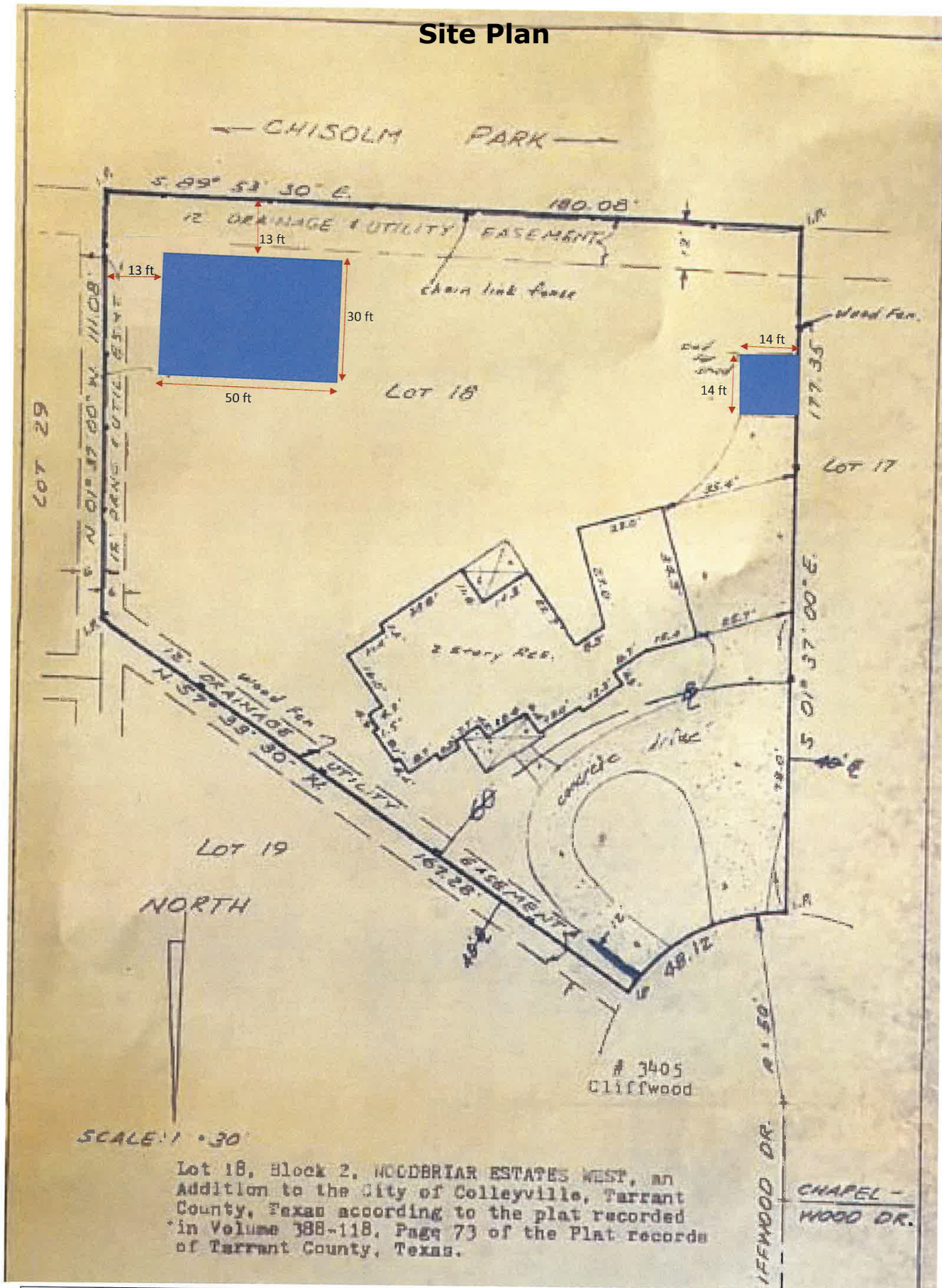
Cancellation of your order after 3 days will result in forfeit of deposit. Deposit is non-refundable after 3 days.

Customer: 
300257715BDF4E5...
7/15/2019 | 12:05 PM EDT

CCI:
By: 
Authorized Representative

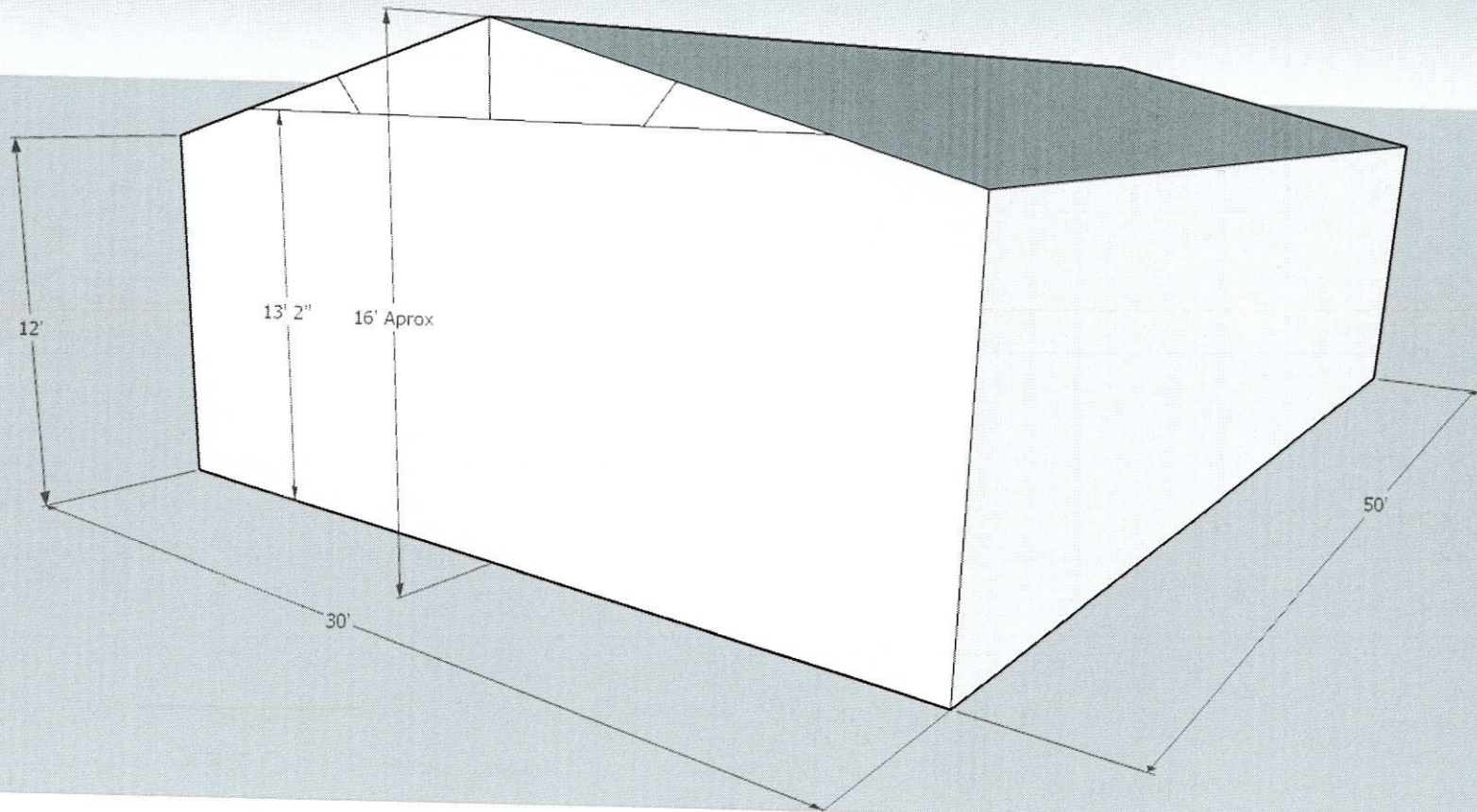
For Florida Customers Only: CBC1254822

Site Plan

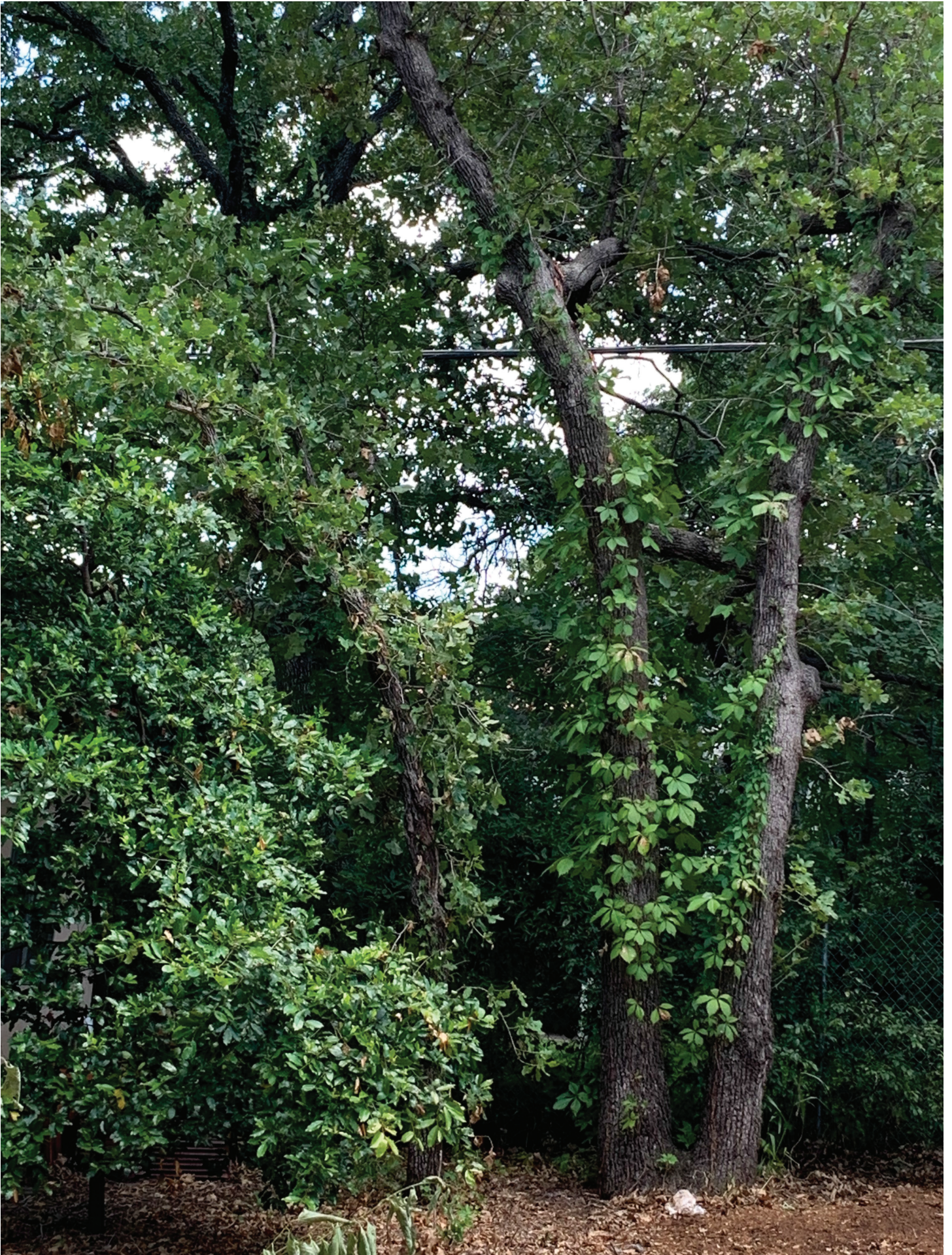


R-15 Zoning	Lot Size: 28,370 SF
Arlen and Trisha Evans	Lot 18, Block 2 of Woodbriar Addition
3405 Cliffwood Dr., Colleyville, TX	Structure Footprints: House – 3935 SF, storage – 196 SF
	Percentage of total property area (existing): 14.5%
	Percentage of total property area (proposed): 19.8%

Building Elevations



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



Photos Provided By Applicant



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Photos Provided By Applicant



Aerial Map

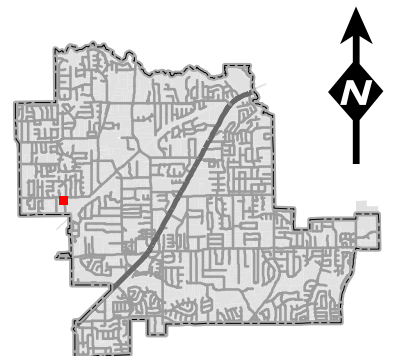


ZC19-017
509 W L D Lockett Rd

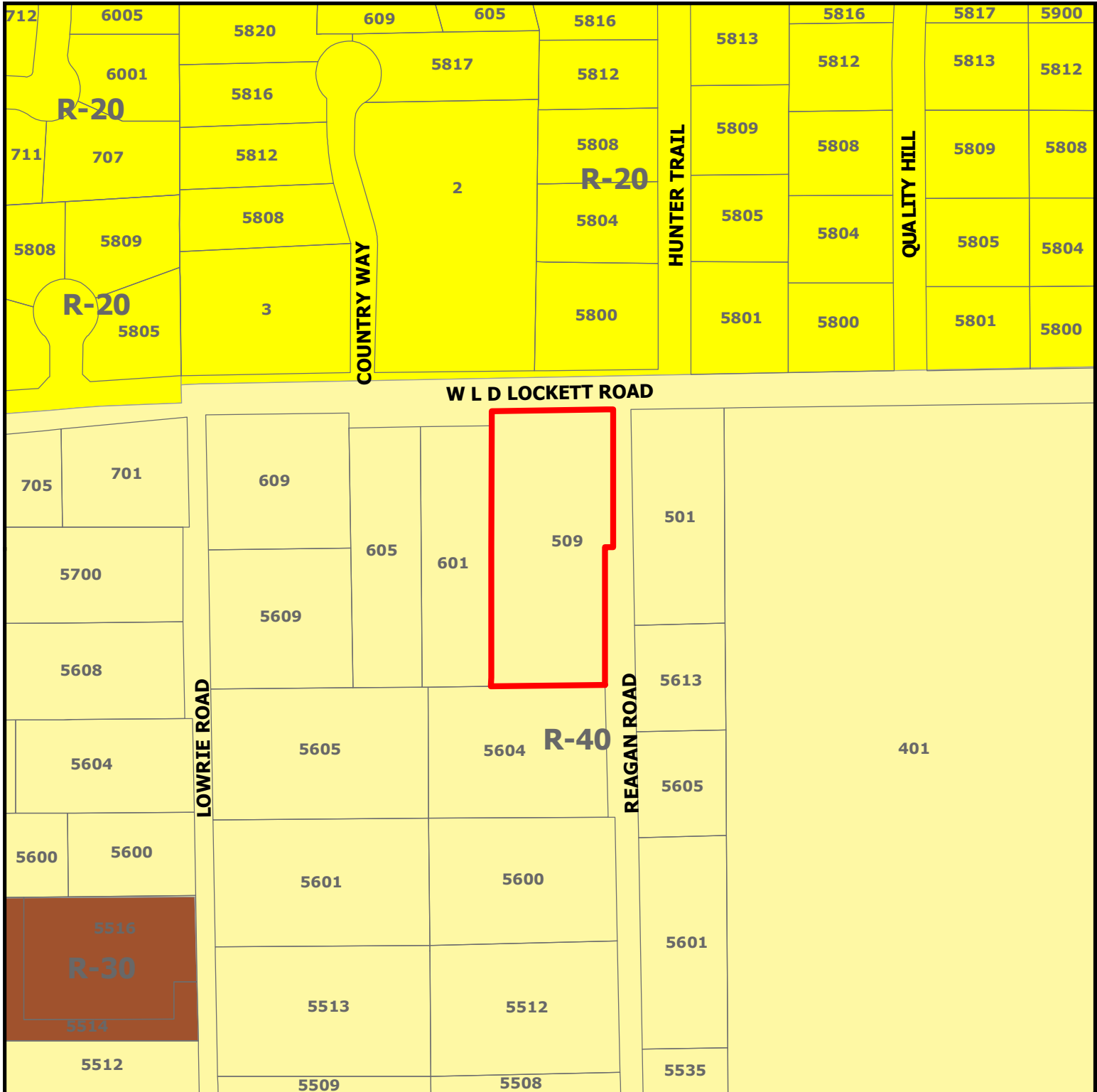
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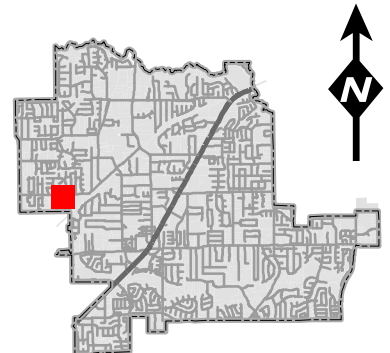
Subject Property



Zoning Map



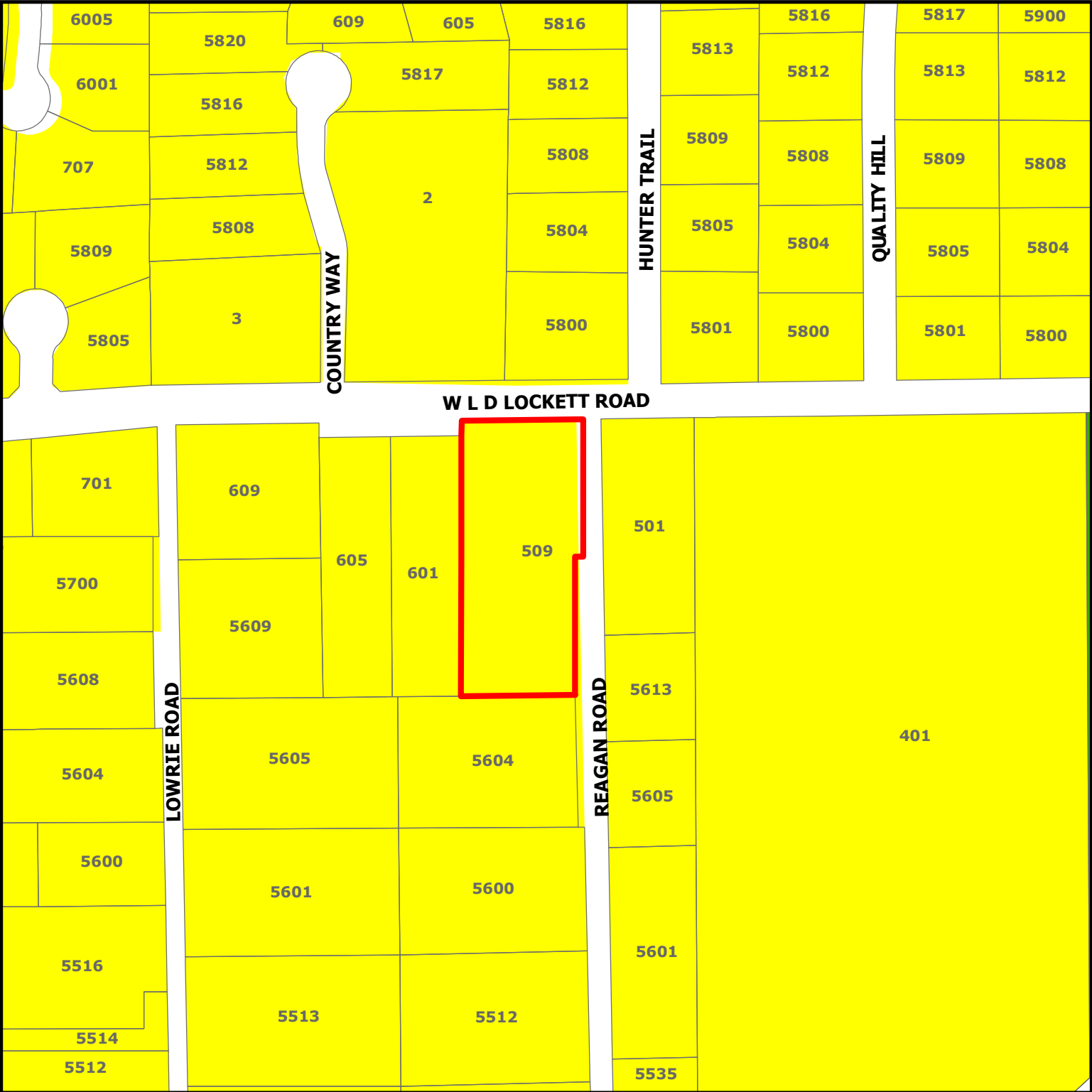
ZC19-017
509 W L D Lockett Rd



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 Subject Property

Future Land Use Map

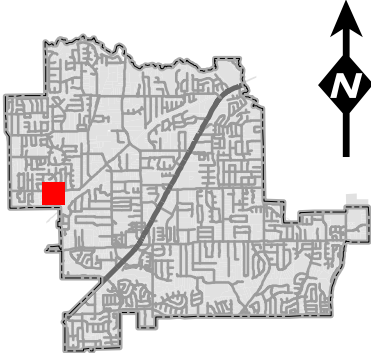


ZC19-017

509 W L D Lockett Rd

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-  Subject Property
-  Residential
-  Open Space; Parks



Statement of Planning Objectives

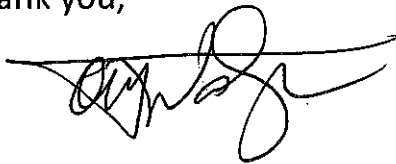
Description and Objective of Project

I'm a homeowner currently living at 509 W. LD Lockett Rd. in Colleyville. The property is on 1.68 acres with (roughly) a 2400 sq. ft home, an 1800 sq ft. metal shop building and an 847 sq ft. barn. I intend to tear down my current house and build a new 5,000 sq. ft. home. In an effort to save as many trees as possible, the new home location will be in the same spot as the current house. My plans are already designed and I've included them with my package to Colleyville.

Tearing down the house would require my family to move out for 12-18 months while the new home is being constructed. Rather than move out, my plan is to remodel the existing barn so that my family could live there, temporarily, while my new home is constructed. This would also give added value to my property as it could provide a guest house if needed.

The intent is not to change the look of the barn. We will keep the same structure and look like a freshly painted barn. It will be white with a red door and dark metal roofing. The only part we are adding is 345 sq. ft. of additional living area. This will bring the total sq. ft. of the barn to from 847 to 1192.

Thank you,

A handwritten signature in black ink, appearing to read 'Cory Watson', with a stylized flourish extending to the right.

Cory Watson

Site Plan

PRODUCED BY AN AUTODESK STUDENT VERSION

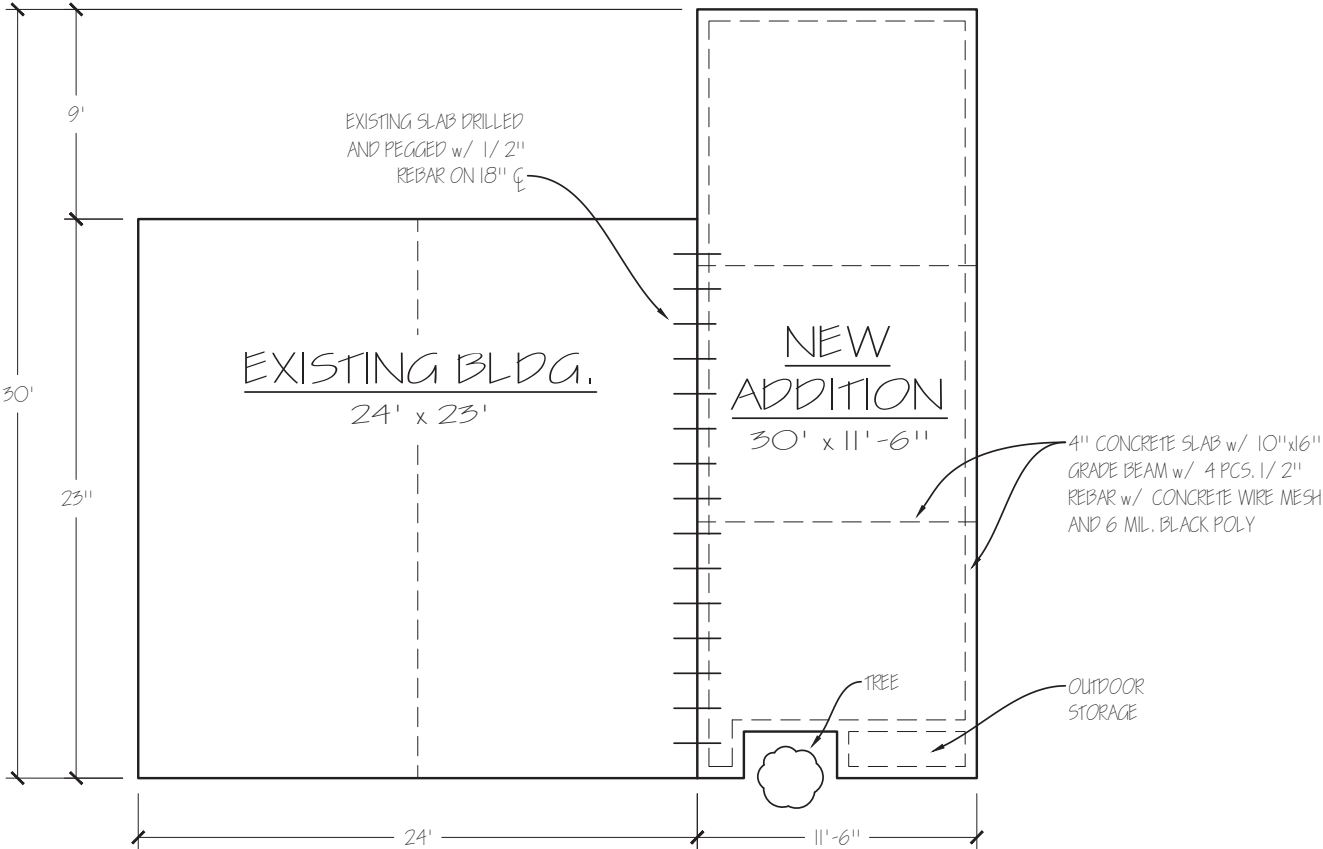
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PRODUCED BY AN AUTODESK STUDENT VERSION



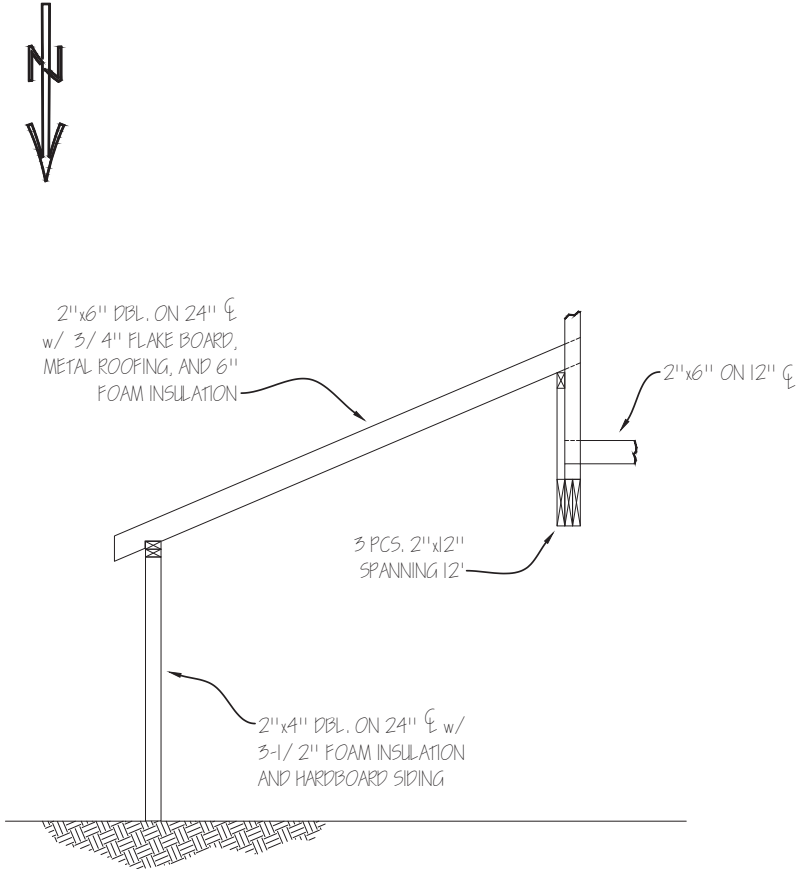
DRAWN BY: C. WATSON		DATE: 10-03-19		TITLE: WATSON RESIDENCE BARN EXPANSION PROPERTY DIMENSIONS	
APPROVED BY: C. WATSON		DATE: 10-03-19			
SCALE: 3/16" = 1'-0"					
SHEET: SHEET 4 OF 4		SIZE: B		DWG NUMBER: RES_WATSON-19 EXPN	
				REV: O	

Floor Plan

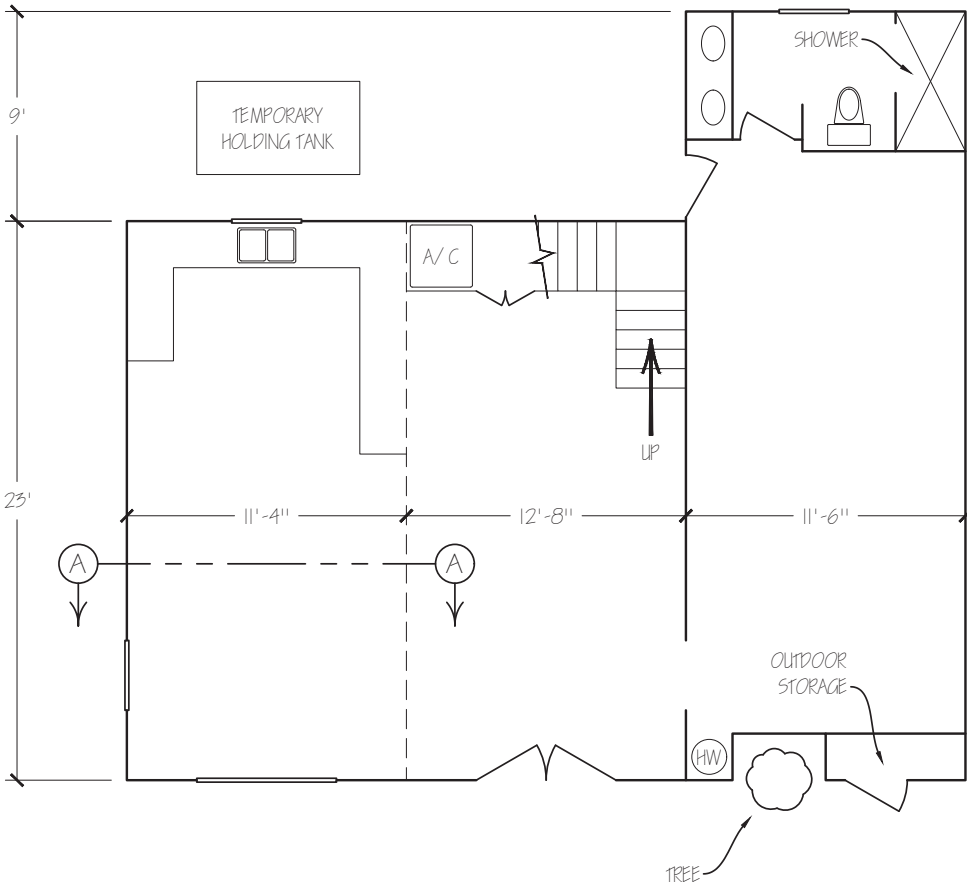


DRAWN BY: C. WATSON		DATE: 10-03-19		TITLE: WATSON RESIDENCE BARN EXPANSION FOUNDATION DETAILS
APPROVED BY: C. WATSON		DATE: 10-03-19		
SCALE: 3/16" = 1'-0"				
SHEET: SHEET 1 OF 3		SIZE: B	DWG NUMBER: RES_WATSON-19 EXPN	

Floor Plan

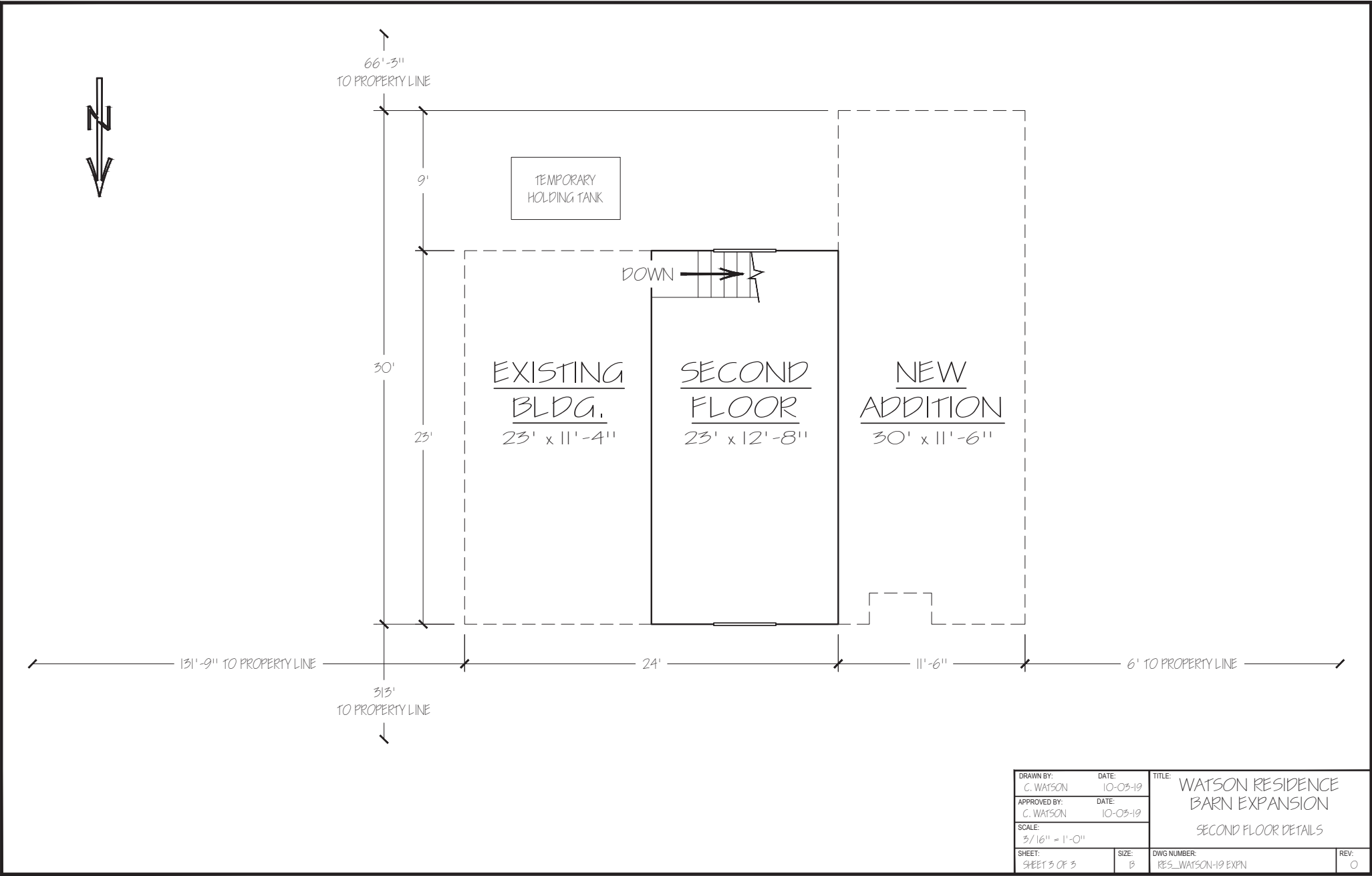


SECTION A-A
SCALE: 3/8" = 1'-0"



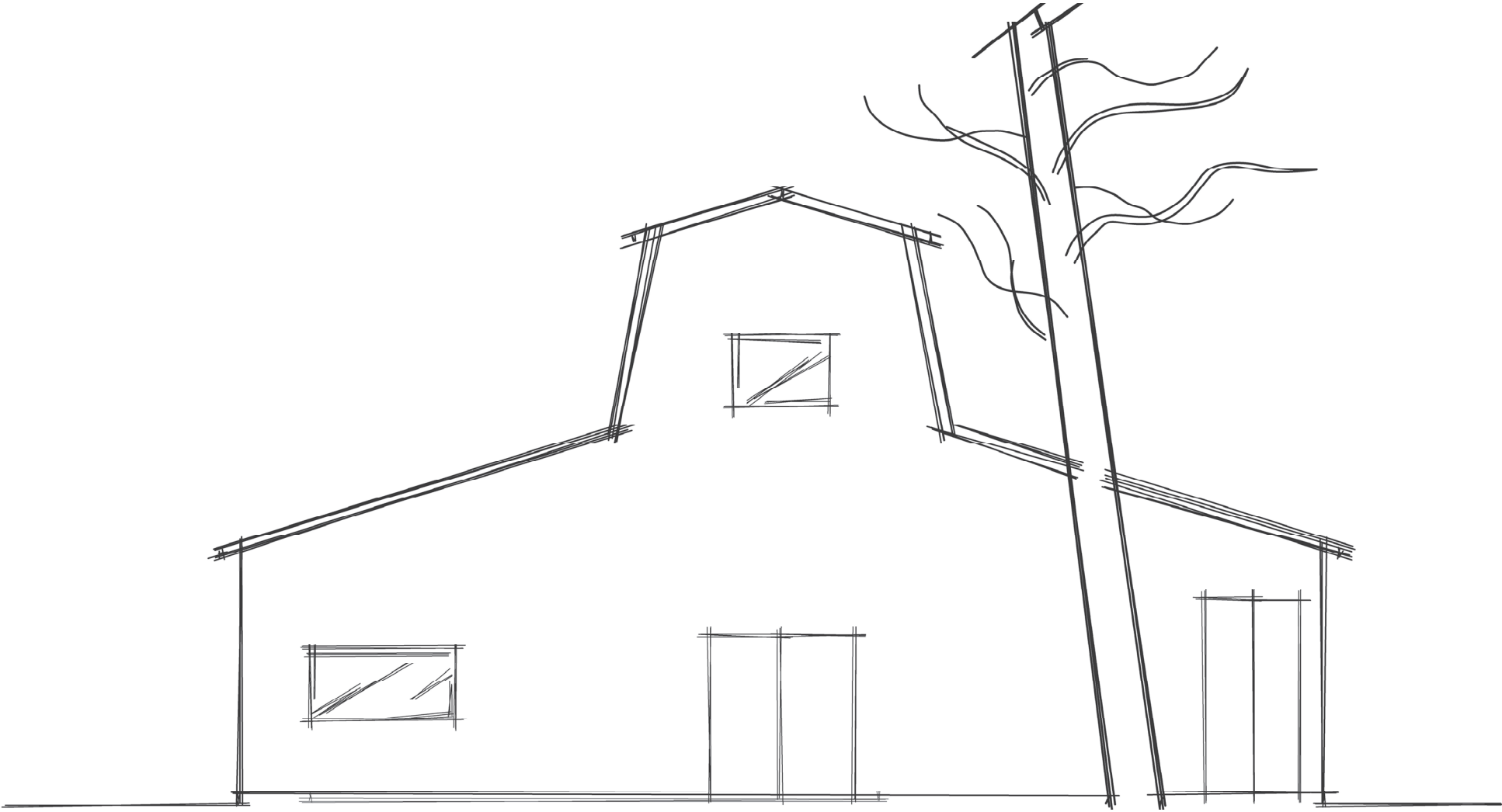
DRAWN BY: C. WATSON		DATE: 10-03-19		TITLE: WATSON RESIDENCE BARN EXPANSION MAIN FLOOR DETAILS
APPROVED BY: C. WATSON		DATE: 10-03-19		
SCALE: 3/16" = 1'-0"				
SHEET: SHEET 2 OF 3		SIZE: B	DWG NUMBER: RES_WATSON-19 EXPN	REV: 0

Floor Plan



Building Elevations

PRODUCED BY AN AUTODESK STUDENT VERSION



DRAWN BY: C. WATSON		DATE: 10-03-19		TITLE: WATSON RESIDENCE BARN EXPANSION NORTH ELEVATION	
APPROVED BY: C. WATSON		DATE: 10-03-19			
SCALE: 1/4" = 1'-0"					
SHEET: SHEET 4 OF 4		SIZE: B		DWG NUMBER: RES_WATSON-19 EXPN	REV: 0

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Future House Plans

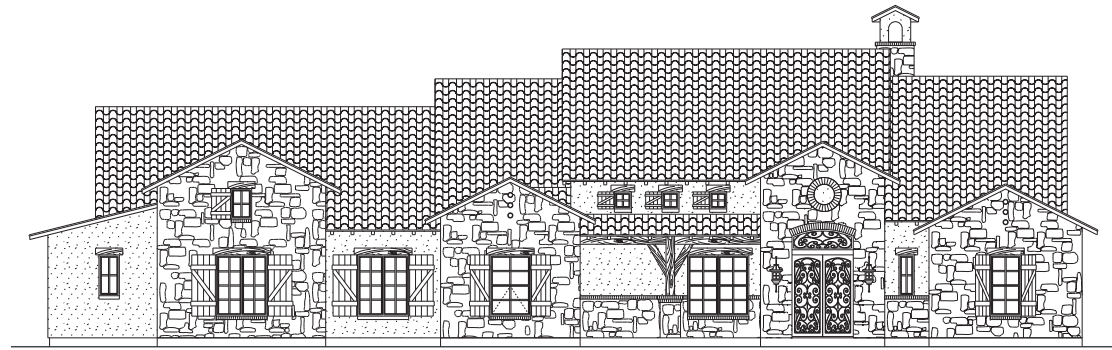


CERTIFIED PROFESSIONAL BUILDING DESIGNER
Grand Home Designs, Inc.
A B.D.
Ford, L.L., P.E., B.D.
www.grandhomedesigns.com

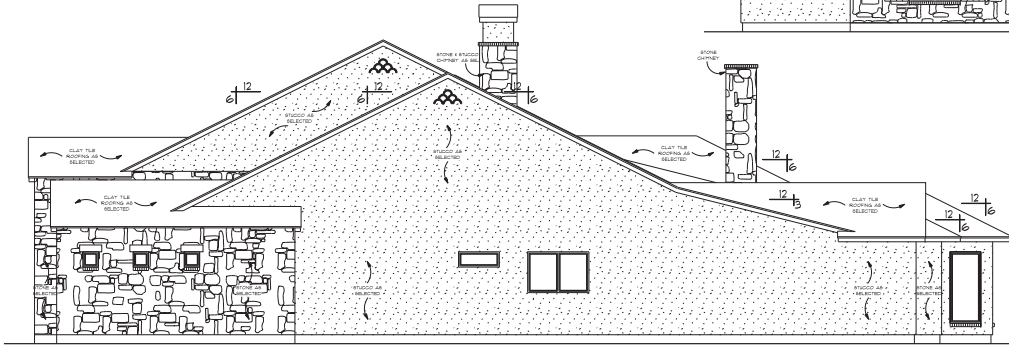
ORIGINAL PLAN	CUSTOM
DESIGN BY	DRAWN BY
Mrs. Y.	Mrs. Y.
START DATE:	09/18/2007
DATE REVISED	12/17/2008
HOMEOWNER	COREY & ANGELA WATSON
SHEET	1 OF 4

PLAN NUMBER
PRE-WATSON

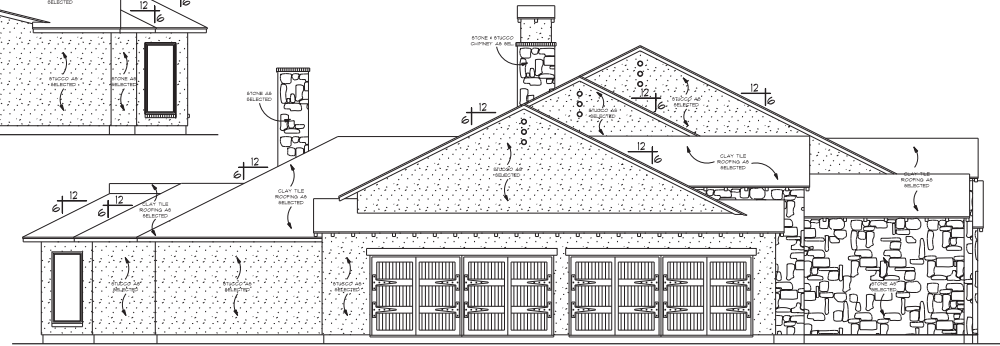
Future House Plans



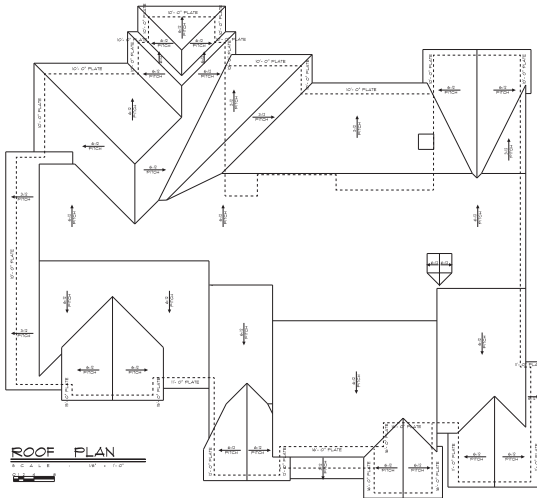
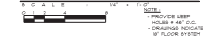
FRONT ELEVATION



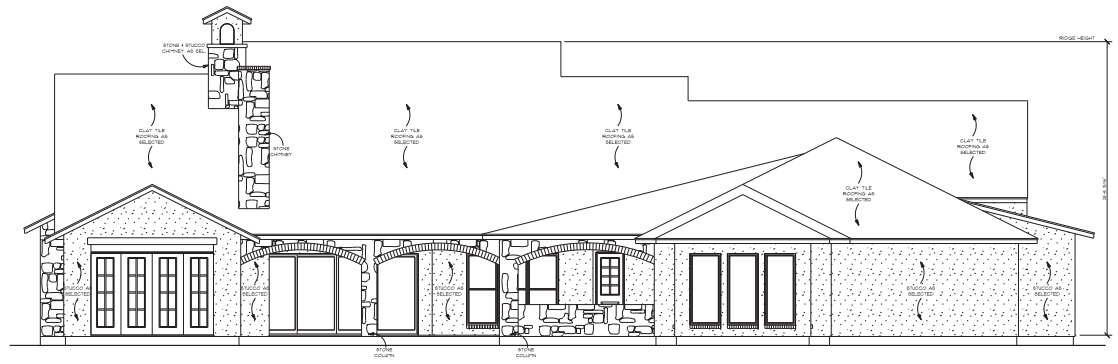
RIGHT ELEVATION



LEFT ELEVATION



ROOF PLAN



REAR ELEVATION



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CERTIFIED PROFESSIONAL BUILDING DESIGNER

Grand Home Designs, Inc.

5545 Camp Bowie West, Suite E
Fort Worth, Texas 76116 817.636.0520
www.grandhomedesigns.com

ORIGINAL PLAN
CUSTOM

DESIGN BY	DRAWN BY
A. K. S. S. S.	A. K. S. S. S.

START DATE:	09/18/2017
-------------	------------

DATE REVISED
12/7/2018

HOMEOOWNER
COREY &
ANGELA
WATSON

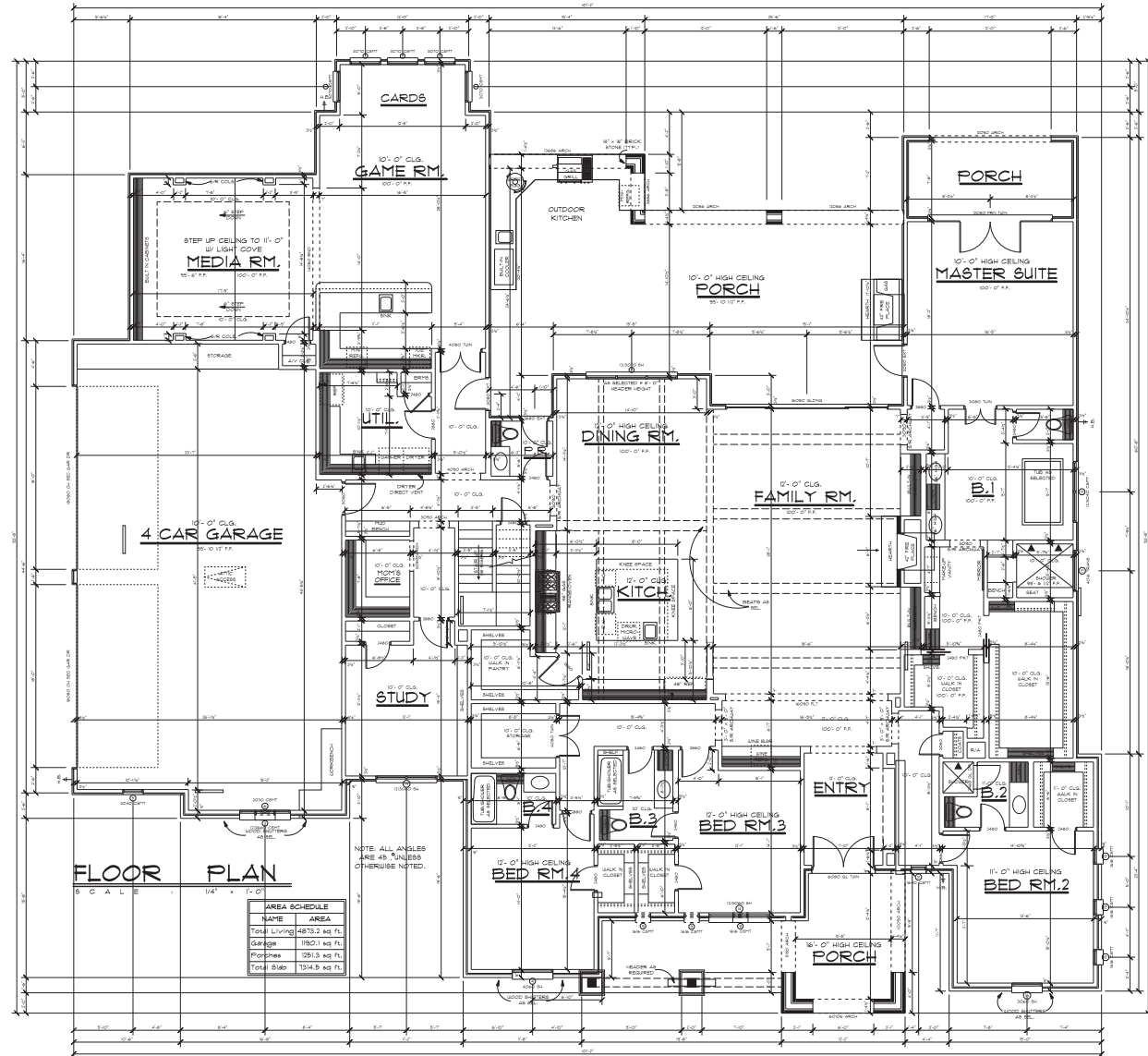
SHEET
(2) OF (4)

PLAN NUMBER
PRE-WATSON

Future House Plans

WINDOW SCHEDULE					
OPENING ID	PRODUCT CODE	SIZE	COUNT	TYPE	LIBRARY NAME
1	3070 CSMT	3'-0" x 1'-0"	5	WINDOW	GHD\Window\Ceament\1 Unit
2	31010 BH	5'-0" x 1'-0"	1	WINDOW	GHD\Window\Single Hung\3 Units
3	31040 CSMT	5'-0" x 8'-0"	1	WINDOW	GHD\Window\Ceament\3 Units
4	4060 BH	4'-0" x 8'-0"	1	WINDOW	GHD\Window\Single Hung\1 Unit
5	3040 CSMT	2'-0" x 4'-0"	1	WINDOW	GHD\Window\Ceament\1 Unit
6	3030 CSMT	2'-0" x 3'-0"	1	WINDOW	GHD\Window\Ceament\1 Unit
7	24 ROUND	24 CIRCLE	1	WINDOW	Window\Specialty
8	34160 ARC TOP-MODIFIED	4050 ARCH TRAN	1	WINDOW	Window\Specialty
9	416 CSMT	1'-8" x 1'-4"	3	WINDOW	GHD\Window\Ceament\1 Unit
10	31040 CSMT	5'-10" x 3'-10"	1	WINDOW	GHD\Window\Ceament\3 Units
11	4016 TRANS	4'-0" x 1'-6"	1	WINDOW	GHD\Window\Transom
12	31060 BH	6'-0" x 8'-0"	2	WINDOW	GHD\Window\Single Hung\2 Units
13	3060 BH	3'-0" x 8'-0"	1	WINDOW	GHD\Window\Single Hung\1 Unit
14	416 CSMT	1'-8" x 1'-4"	3	WINDOW	GHD\Window\Ceament\1 Unit
15	440 CSMT	1'-8" x 4'-0"	1	WINDOW	GHD\Window\Ceament\1 Unit

DOOR SCHEDULE					
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT	LIBRARY NAME
10136 GLASS 2-MODIFIED	3080 FRN TUN	NRN	NO	1	DOOR
3480 EXT	2'-8" x 8'-0"	L	NO	1	DOOR
3080 EXT	3'-0" x 8'-0"	L	NO	1	DOOR
3080 EXT	3'-0" x 8'-0"	L	YES	1	DOOR
3080 GL TUN	6'-0" x 8'-0"	LR	NO	1	DOOR
3080 CH BEG GAR DR	8'-0" x 8'-0"	U	NO	2	GARAGE
3080 GLDNG	16'-0" x 8'-0"	NA	NA	1	COMBINED UNIT
2480	2'-4" x 8'-0"	L	NO	1	DOOR
2480	2'-4" x 8'-0"	R	NO	6	DOOR
2880	2'-8" x 8'-0"	L	NO	4	DOOR
2880	2'-8" x 8'-0"	R	NO	3	DOOR
3080 TUN	3'-0" x 8'-0"	LR	NO	1	DOOR
3080	3'-0" x 8'-0"	L	NO	1	DOOR
4080 TUN	4'-0" x 8'-0"	LR	NO	2	DOOR
2480 PKT	2'-4" x 8'-0"	N	NO	2	POCKET
2488 GL DR	2'-4" x 8'-8"	L	NO	1	DOOR



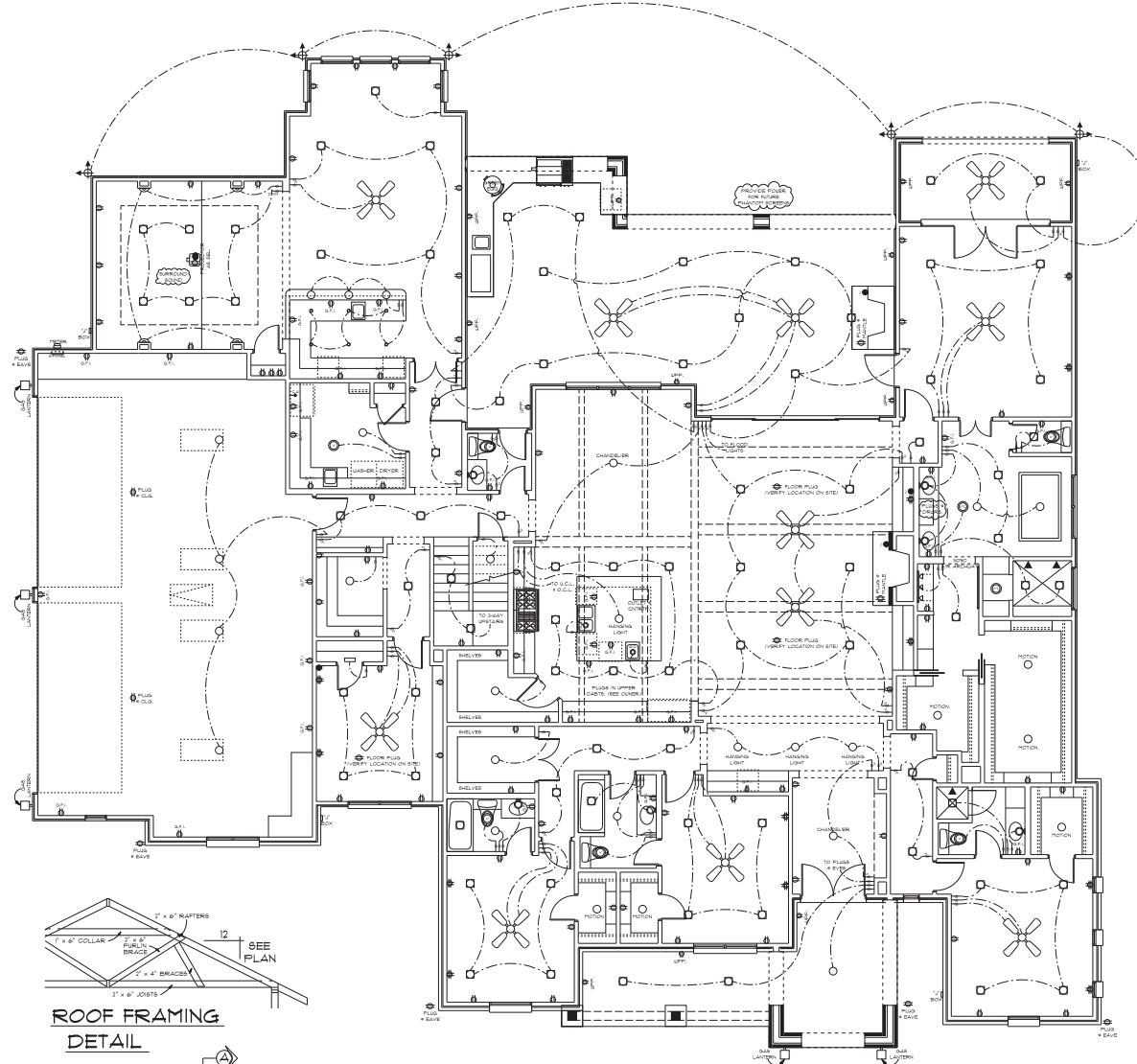
CERTIFIED PROFESSIONAL BUILDING DESIGNER
Grand Home Designs, Inc.
 AIA
 BD
 For more information, please contact us at 800-368-2800 or www.grandhomedesigns.com

ORIGINAL PLAN
 CUSTOM
 DESIGN BY: DRAWN BY:
 Miss Y. Miss Y.
 START DATE:
 09/18/2017
 DATE REVISED:
 12/17/2018
 HOMEOWNER
 COREY &
 ANGELA
 WATSON
 SHEET
 3 OF 4

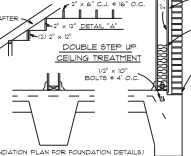
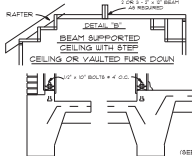
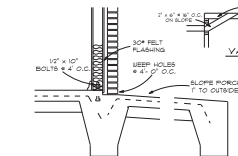
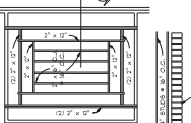
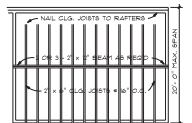
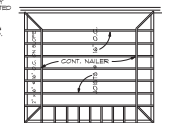
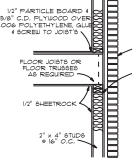
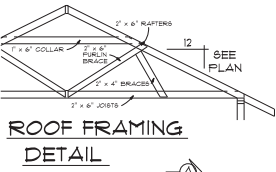
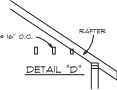
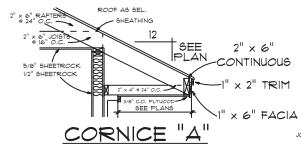
PLAN NUMBER
PRE-WATSON

Future House Plans

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
110	110
10 - WPP	10 - WPP
3 Way Switch	3 Way Switch
4 Way Switch	4 Way Switch
Can Light	Can Light
Can Light-Mini	Can Light-Mini
Dimmer Switch	Dimmer Switch
Electric Lament	Electric Lament
Flood Light	Flood Light
Fluorescent Light	Fluorescent Light
G.P.I.	G.P.I.
Garage Plug	Garage Plug
Garage Disposal	Garage Disposal
Light	Light
Plug & Save	Plug & Save
Quad	Quad
Switch	Switch
Junction Box	Junction Box
Track Light	Track Light
Vent	Vent
Vent Light	Vent Light
Wall Mount	Wall Mount



LOWER ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



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Grand Home Designs, Inc.
AIA
BD
For more information, please visit our website at www.grandhomedesigns.com

ORIGINAL PLAN
CUSTOM
DESIGN BY: DRAWN BY:
Mimi Y. Mimi Y.
START DATE: 09/18/2017
DATE REVISED: 12/17/2018
HOMEOWNER: COREY & ANGELA WATSON
SHEET 4 OF 4

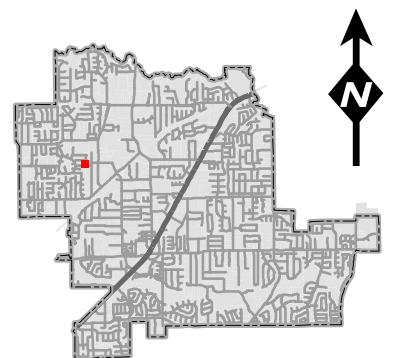
Aerial Map



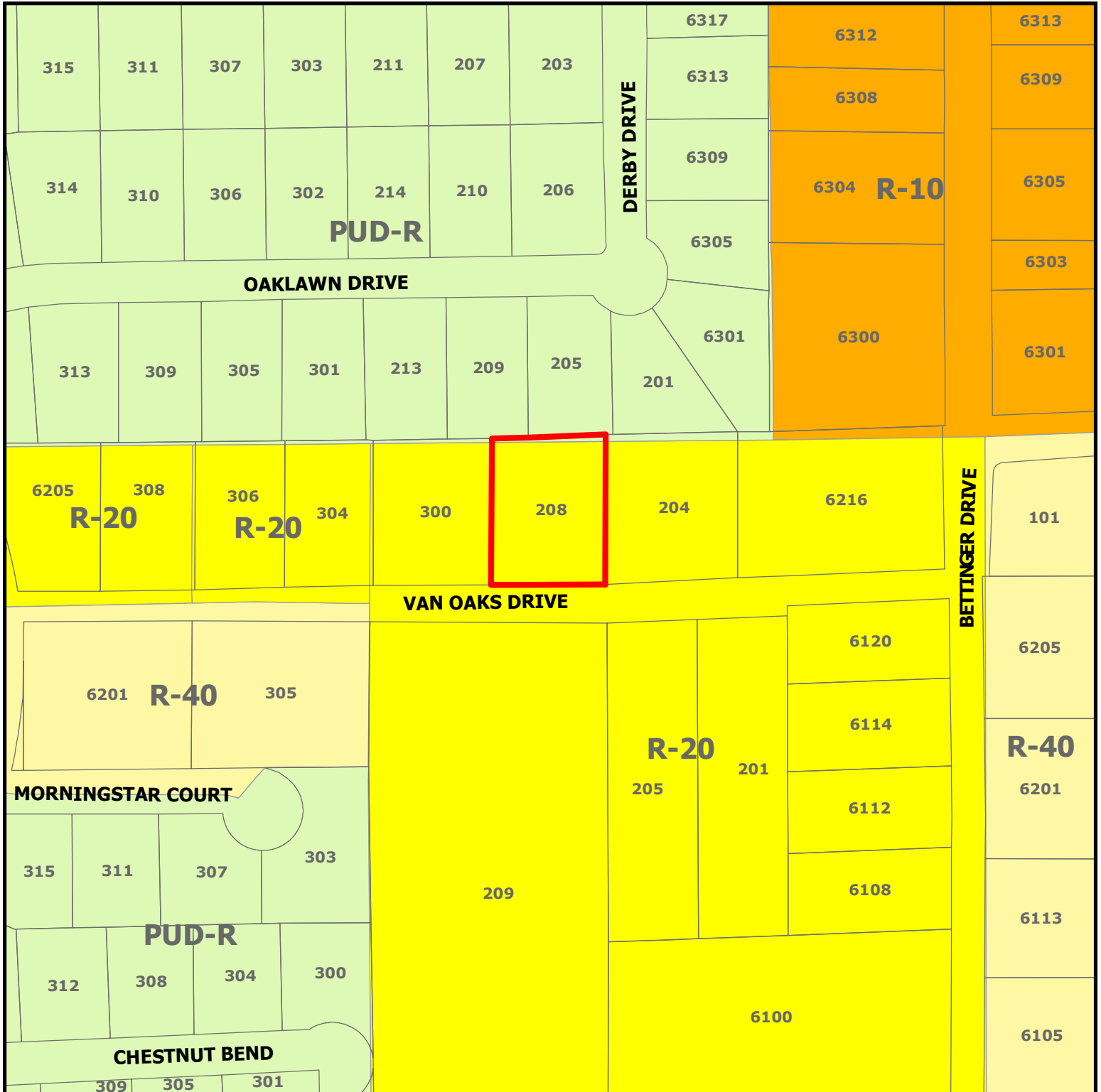
ZC19-018
208 Van Oaks Drive

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



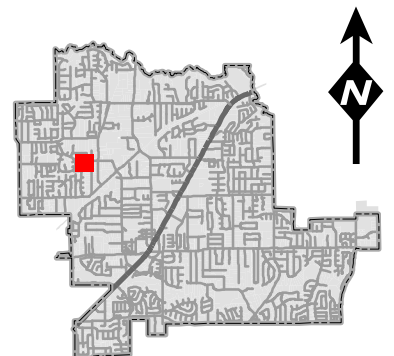
Zoning Map



ZC19-018
208 Van Oaks Drive

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 Subject Property



Future Land Use Map



ZC19-018
208 Van Oaks Drive

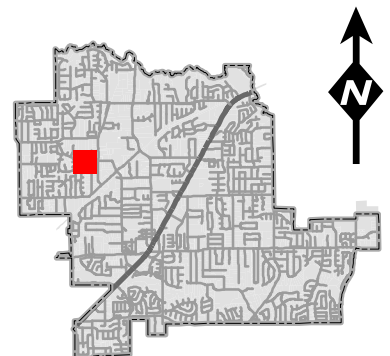
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Subject Property

Residential



Statement of Planning Objectives

SUBJECT PROPERTY: 208 VAN OAKS DRIVE COLLEYVILLE, TX 76034

TO WHOM IT MAY CONCERN:

We are requesting the Special Use Permit for a new fence that will enclose our front yard. First and foremost, we feel this will provide an extra measure of security for our home. I am the pastor of Compass Church in Colleyville and travel a lot due to my job. We feel this will add extra security for my wife (when she is home alone) as well as help to complete the aesthetic look of the property.

Our home is on a dead end street with only 9 homes total on it. Only 5 of these 9 homes are beyond our home and with an average of 2 cars per home, there is the potential of approximately 10 cars that drive by our home on a regular basis. This fence proposal should not affect traffic in any way at all, as it is set back off the road due to current easements.

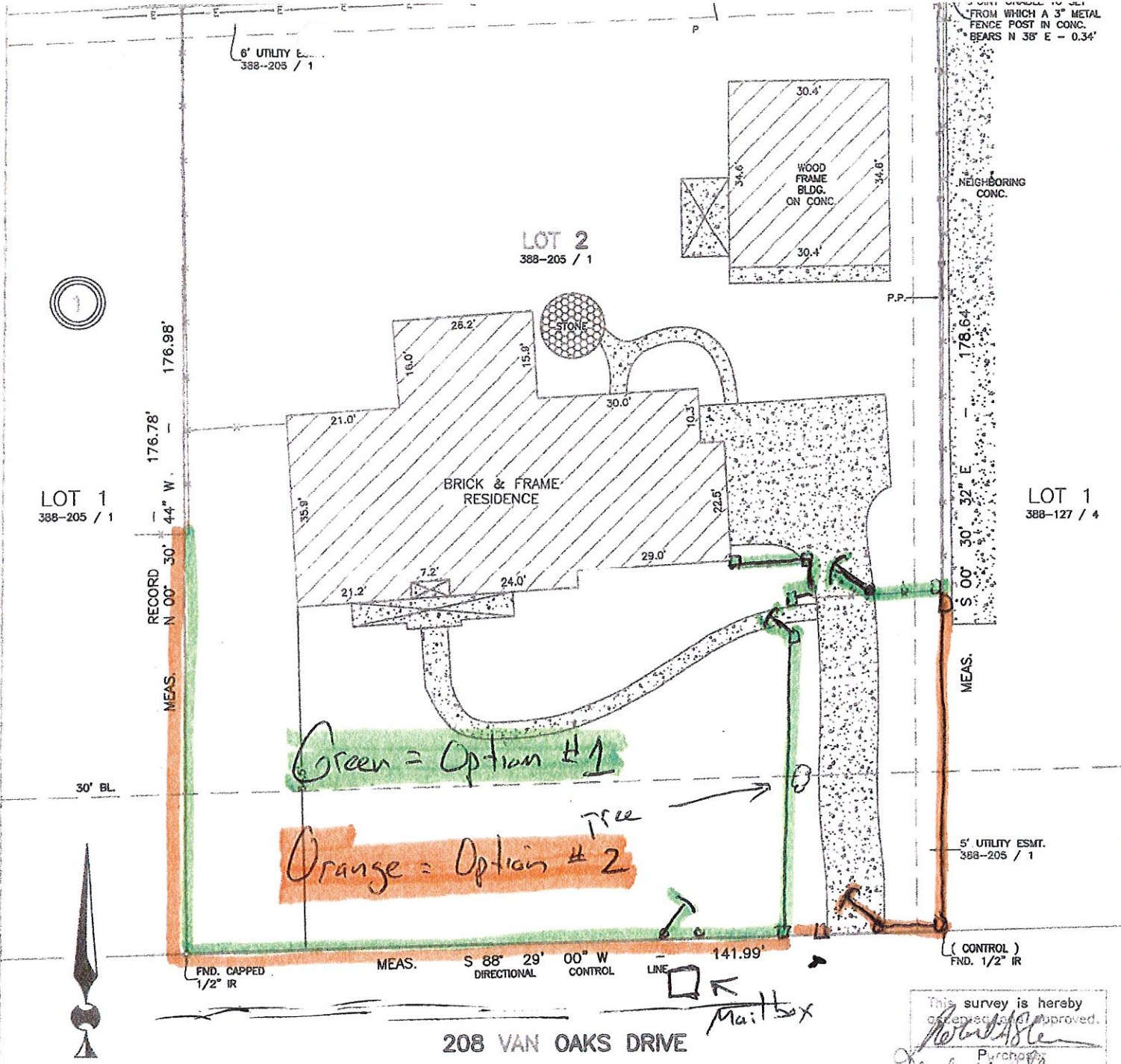
We have attached a survey and proposal from B & S Fence. They provided us with two options (marked orange and green) and we are proposing Option #1 (the Green Option).

I have also attached pictures of our front yard, the street view of both the west and east of our property, and also a picture of the fencing that already exists in our backyard and attached to our driveway gate. We want to continue this fence design around the front.

Thank you for your consideration

Robert (Drew) and Michelle Sherman

*Job to begin as soon as approval is received



SCALE: 1" = 20'

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE

SURVEYING LTD.

www.prolinesurveyors.com

Ph# 817-276-1148 info@prolinesurveyors.com

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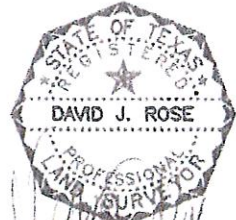
SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



—	BOUNDARY LINE
—	BUILDING
—	OVERHEAD UTILITIES
—	FENCE
—	BRICK
—	WOOD DECK
—	CONCRETE

LEGEND

STATE FIRM REGISTRATION NUMBER 10193797



DRAWN BY: MS

DATE: 07-15-16

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

This survey is hereby approved.

Michelle Sherane

Purchaser

Michelle Sherane

Purchaser

11/10/16

Date

Proposed Fence Plan

B & S Fence Company

2509 Carson Street
Haltom City, TX 76117
Phone 817-353-0492
Mike Watson 817-966-4233 direct

Proposal for Services

Date 9/6/2018

"Dedicated to providing quality, value, and complete customer satisfaction for all your fencing needs"

www.bandsfence.com

Customer Information

Drew & Michelle Sherman
208 Van Oaks
Colleyville, Tx. 76034
817-888-6899 - Drew

Job Address

SAME
Job Site Mapsco 39 B
x Bettinger

Payment Terms and conditions

** Payment In Full Upon Completion **

Project -

New Cedar Rail Fence and Gates with Options

** A 3% Convenience Fee Will Be Added For Payment By Credit Card

NEW 4' TALL 3 RAIL CEDAR FENCE WITH GATES - OPTION MOVE DRIVE GATE

OPTION 1: LEAVE DRIVE GATE IN CURRENT LOCATION, NEW FRONT YARD FENCING AND GATES

Remove and Dispose of 34' existing wood and wire fence on each side of the existing driveway gate.
INSTALL: 300' of New 4' Tall 2" x 6" 3 Rail Rough Cedar Fencing with 1" x 2" Galvanized Wire Mesh attached to rails for dogs. Main Drive way Gate and Opener to stay in same location with New 3 Rail Fence replacing existing old wood / wire fence on each side of the drive gate. Pricing includes 1 ea. Walk gate over Sidewalk heading to front door and 1 ea. Walk Gate for Mail Box access through front yard. All wood to be Pre Stained prior to installation (Stain brand / color to be provided by customer).

** See Green Fence Location on Site Plan **

Total Installed Price Option #1 Leave Driveway Gate and New Fence in Front Yard

\$16,980.00

OPTION 2: MOVE DRIVE GATE FORWARD TO PROPERTY LINE, FRONT YARD FENCING & GATE

Remove and Dispose of 34' existing wood and wire fence on each side of the existing driveway gate. Remove and Reinstall Driveway Gate and LA 400 Opener with addition low volt wiring in conduit to gate. INSTALL: 277' of New 4' Tall 2" x 6" 3 Rail Rough Cedar Fencing with 1" x 2" Galvanized Wire Mesh attached to rails for dogs. Move Main Drive way Gate and Opener to new location with New 3 Rail Fence connecting to new 4" x 4" steel post on each side of the drive gate. Pricing includes 1 ea. Walk Gate for Mail Box access through front yard. All wood to be Pre Stained prior to installation (Stain brand / color to be provided by customer).

** See Orange Fence Location on Site Plan **

Total Installed Price Option #2 Relocate Driveway Gate and New Fence in Front Yard

\$16,780.00

City of Colleyville Fence Permit Fee

\$100.00

** Pricing Valid For 30 Days From Date of Proposal**

Total Price

Customer Acceptance of Proposal and Conditions

B & S Fence Company Acknowledgement

X Date

X MIKE WATSON Date 9/6/2018

B & S Fence Company respects state law that requires all public utility companies be contacted 72 hours prior to any excavation. Log on to www.digtest.com for more information. Location and marking of private irrigation, gas, pool, electrical, or any other buried pipes or lines is the ultimate responsibility of the owner. Owner is responsible for the removal of plants, vines, pool equipment fixtures, electrical boxes, or any other items attached to the existing fence to be removed. These services can be provided for an additional charge. Owner is responsible for the investigation and adherence to any deed or HOA restrictions. B&S Fence Company requires owner to provide a copy of the property survey for permitting and property line location. Owner assumes ultimate responsibility for fence location. All spoils from excavation during post hole digging will remain on the property unless otherwise indicated on this proposal. B&S fence Company will utilize State of Texas Contractor Lien Rights Laws as means for collection of any and all unpaid monies due for services provided. Signature of the Customer Acceptance of Proposal and Conditions is indicative of a legal and binding contract between B&S Fence Company and Signatory. B&S Fence Company offers a Full ONE (1) Year Warranty on all Workmanship and Labor from date of installation. Warranty EXCLUDES normal lumber cracks, splits, warping, and color variations on all wood fence products. Paint on all iron fencing is a limited warranty. Any iron fencing installed within 15 linear feet of salt water pools carries NO Warranty. Warranty Does Not Apply To Weather Related Acts of God, Owner Abuse, or Neglect of Fencing Products Installed.

Thank You for Choosing B & S Fence Company

Photos Provided By Applicant

West of 208 Von Oates (dead end)

Page 1 of 1



Photos Provided By Applicant

East of 208 Van Oakes Dr

Page 1 of 1



Photos Provided By Applicant

Page 1 of 1

Yard to be fenced - 208 Von Oakes



Photos Provided By Applicant

208 Von Oaks Dr.

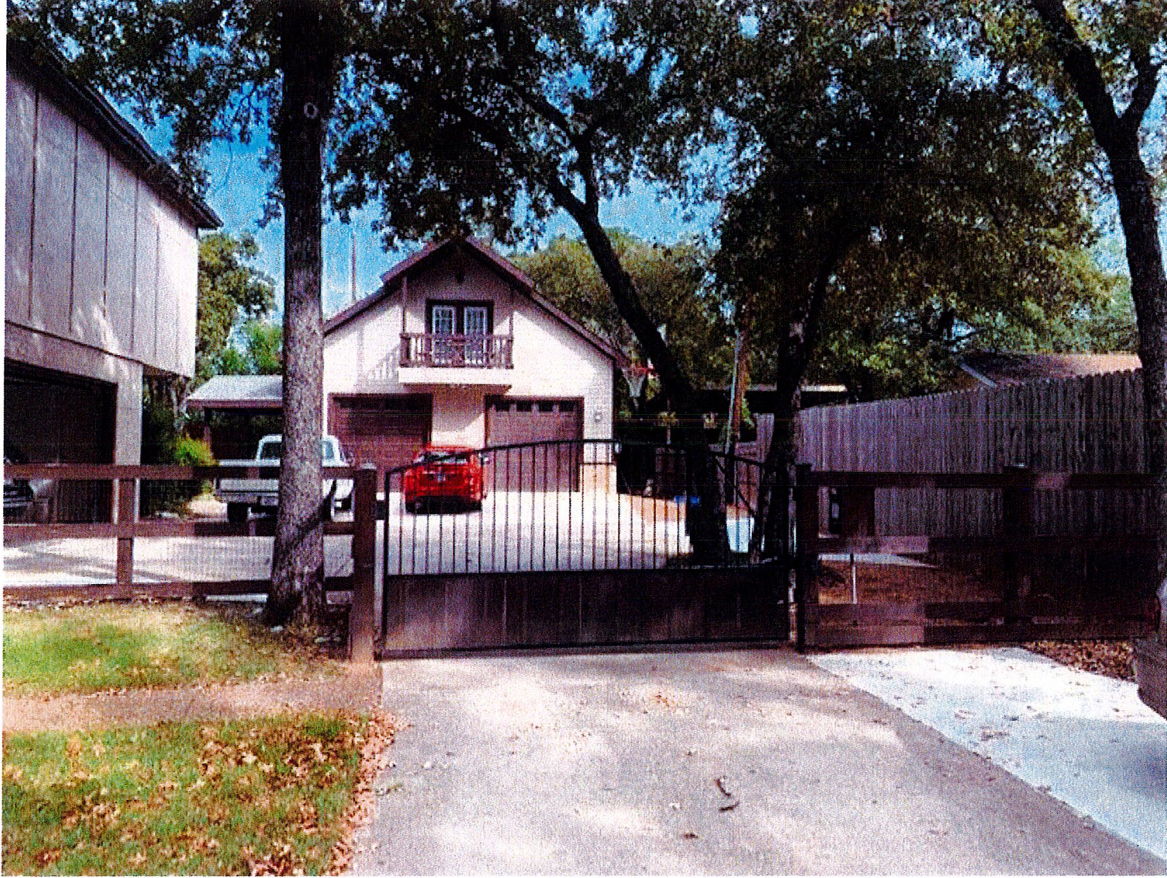
Page 1 of 1



Photos Provided By Applicant

Page 1 of 1

Existing gate to be connected to fence



Front yard from front porch



Existing back fence new fence to be this style
Photos Provided By Applicant

