



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, March 22, 2021
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Preliminary/Final Plat for Lot 1-12 & Lot A, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC21-004
- 2b** Presentation and discussion of a Replat for Lot 1, Block A, Kety Addition, being Lots B1A & B2A, Reagan Estates West (City Boundary Split), located at 7720 Precinct Line Road, Case PC21-007
- 2c** Presentation and discussion of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008
- 2d** Presentation and discussion of a Special Use Permit for Veterinarian Clinic on Lot 1, Block A, 170 Players Addition, located at 3825 Glade Road, Suite 140, Case ZC21-006
- 2e** Presentation and discussion of a Special Use Permit for Fence on Lot 14, Block 1, Kingston Addition, located at 6516 Kingston Drive, Case ZC21-007
- 2f** Presentation and discussion of a Special Use Permit for Massage Therapy on Lot 1R1, Block 1, Foster Addition, located at 5200 Colleyville Boulevard, Suite C, Case ZC21-008
- 2g** Presentation and discussion of a Special Use Permit for Carport on Lot 5A, Sand Oak Acres Addition, located at 4508 Jim Mitchell Trail Drive, Case ZC21-009
- 2h** Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to RE Residential Estate zoning district on Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010
- 2i** Presentation and discussion of a Special Use Permit for Veterinarian Clinic on Lot 2R2A, Block 1, Brown Trail Commons West, located at 4401 Colleyville Boulevard, Case ZC21-011

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards March 19, 2021 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.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 3/22/2021**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Preliminary/Final Plat for Lot 1-12 & Lot A, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC21-004

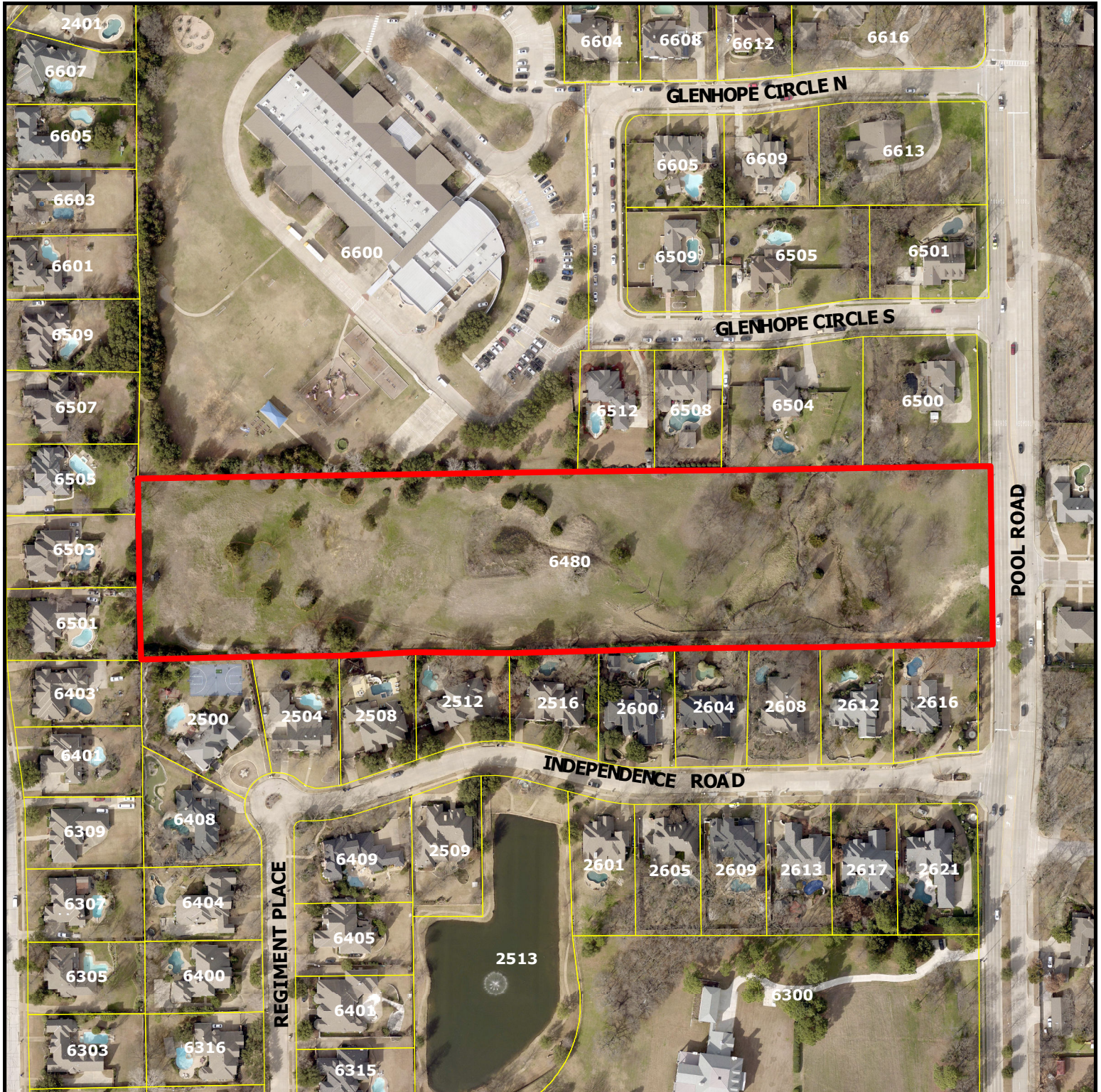
Explanation

Samantha Renz, the applicant, has submitted a request for a Preliminary/Final Plat for Lot 1-12 and Lot A (open space), Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, being approximately 8.094 acres, and zoned R-20 Single Family Residential. The purpose is to subdivide the property into 12 single-family residential lots and one (1) open space.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Tree Preservation Plan
6. Construction Plans

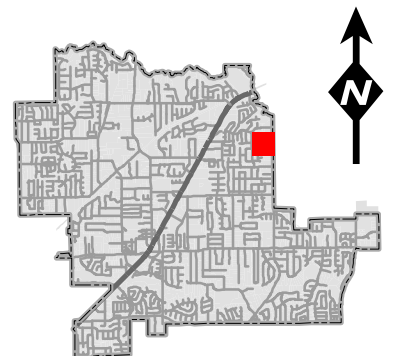
Aerial Map



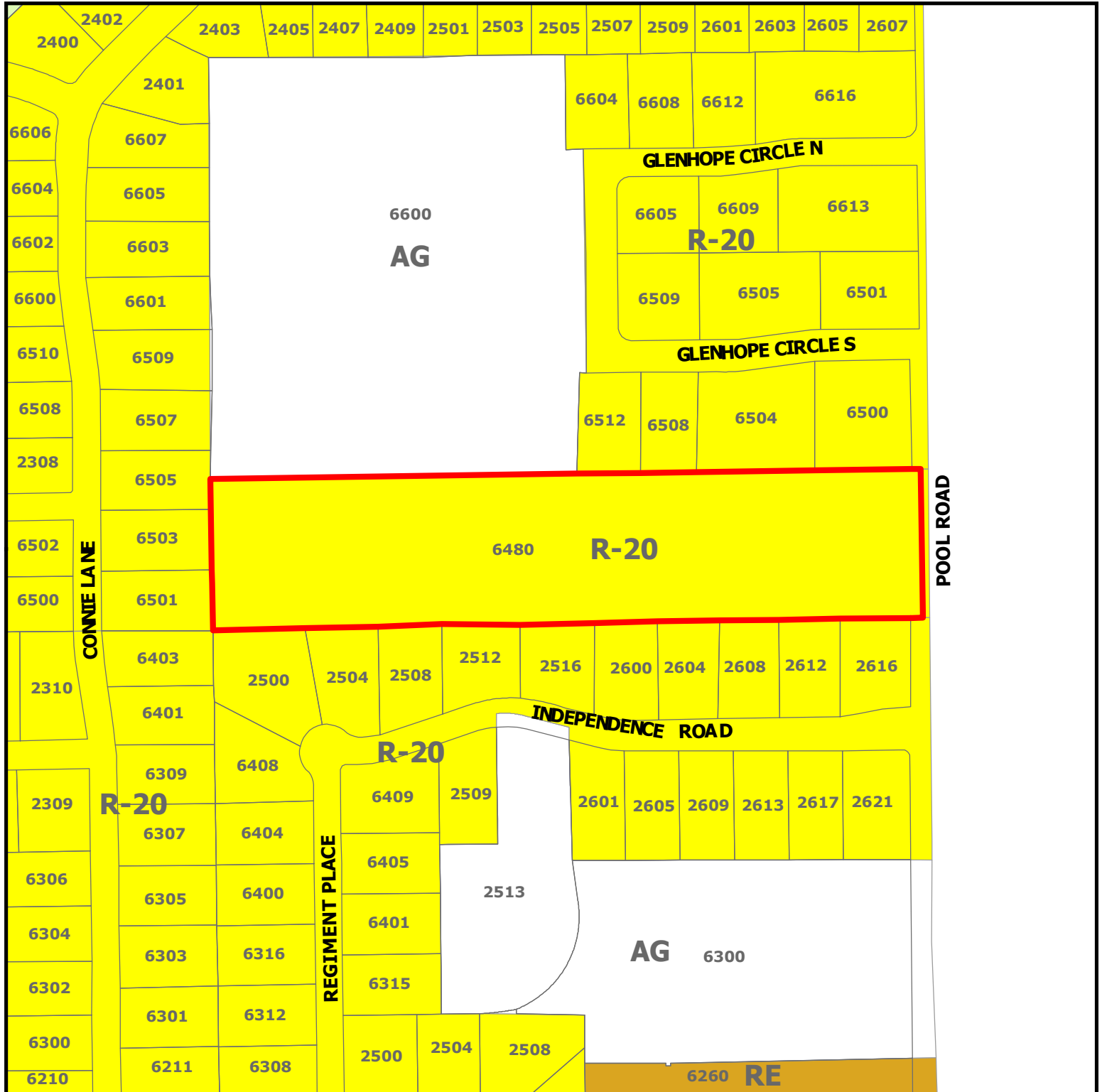
PC21-004
6480 Pool Road

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



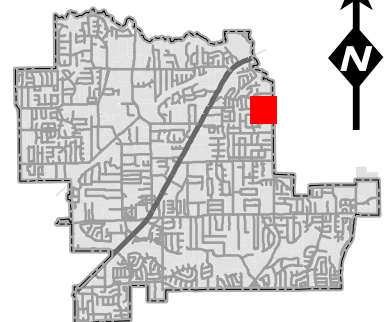
Zoning Map



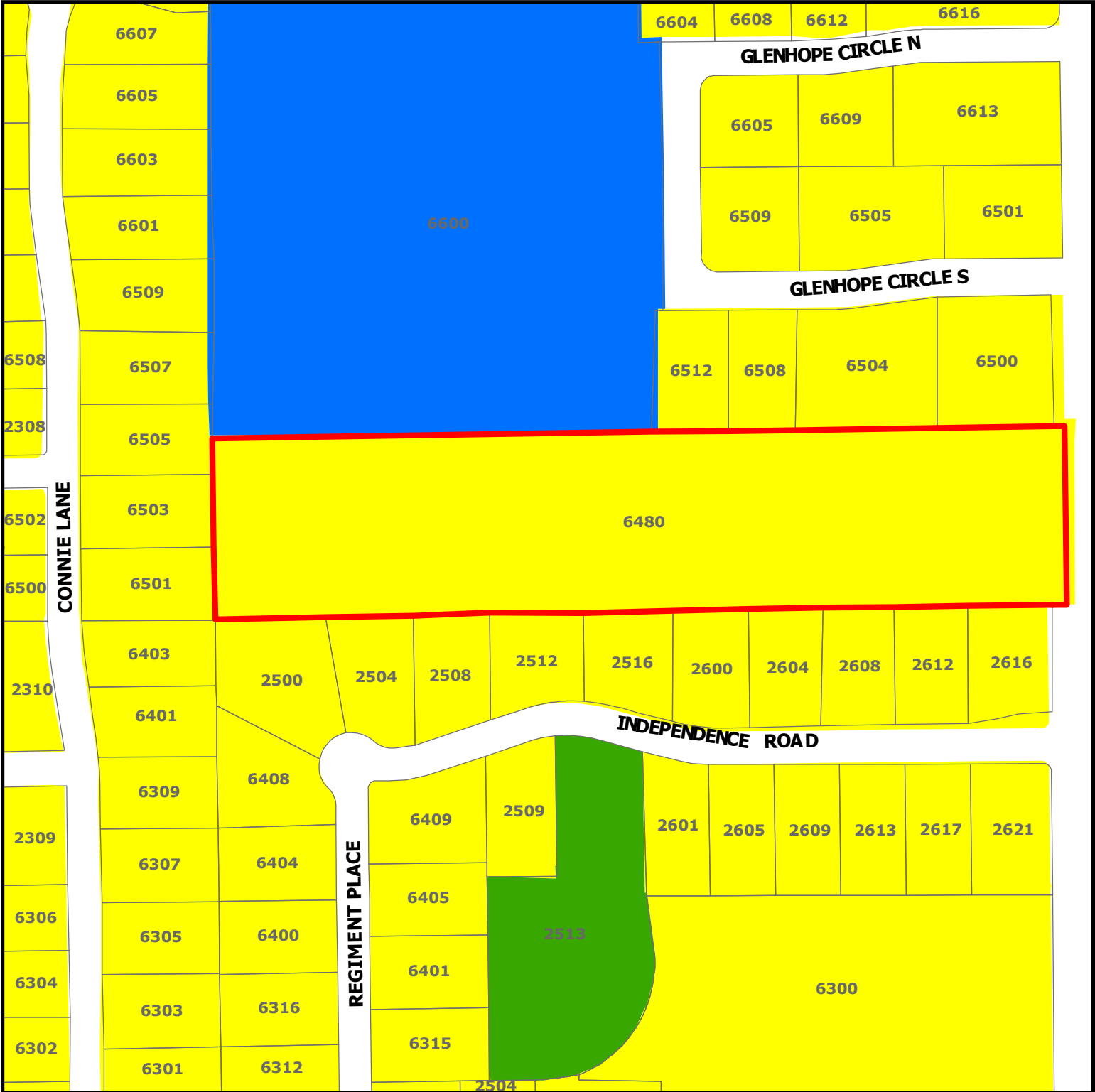
PC21-004
6480 Pool Road

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 Subject Property



Future Land Use Map

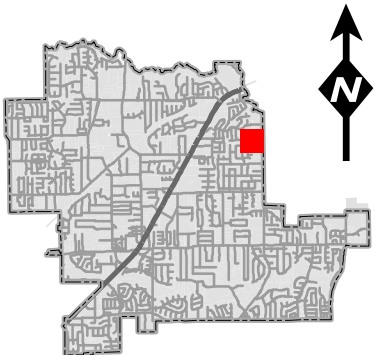


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PC21-004

6480 Pool Road

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



Plat Exhibit

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

THAT G & G DEVELOPMENT PARTNERSHIP, LTD., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 THROUGH 12, AN OPEN SPACE LOT 'A' AND COMMON AREA LOT 'B', BLOCK 1, EASTPOINTE TERRACE, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT 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 THE ____ DAY OF _____, 2020.

OWNER'S AGENT

TITLE

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED G & G DEVELOPMENT PARTNERSHIP, LTD., 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
2. THE SUBJECT PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 46439 C 0095 K, DATED SEPTEMBER 25, 2009.
3. ALL PROPERTY CORNERS SHOWN HEREON AS BEING "SET" ARE 5/8-INCH IRON RODS WITH BLUE PLASTIC CAPS STAMPED "PIONEER MAPPING" UNLESS OTHERWISE NOTED.
4. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT CITY REGARDING ANY APPLICABLE FEES DUE.
6. THE HOME OWNERS ASSOCIATION (H.O.A.) WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND LANDSCAPING WITHIN THE LOT DESIGNATED AS OPEN SPACE LOT 'A'. THE HOME OWNERS ASSOCIATION SHALL KEEP THIS AREA MOWED, CLEAN, AND FREE OF DEBRIS, SILT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS.
7. LANDSCAPING WITHIN THE OPEN SPACE LOT IS LIMITED TO SOD WITHIN THE 10' UTILITY EASEMENT.
8. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE 0.0676 AC. PORTION SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF COLLEYVILLE, TEXAS.
10. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE, AS AMENDED.
11. THE PURPOSE OF THIS PLAT IS TO CREATE A 12 LOT DEVELOPMENT FROM AN EXISTING 8.162 ACRE TRACT OF LAND.
12. ALL EXISTING STRUCTURES ARE TO BE REMOVED.

0' 100' 200' 300'

LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
UE	UTILITY EASEMENT
D&UE	DRAINAGE AND UE
BSL	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
()	DENOTES RECORD DATA

OWNER:
G & G DEVELOPMENT PARTNERSHIP, LTD
8200 BOAT CLUB RD, SUITE 100
FORT WORTH, TEXAS 76179

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT 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.

DRAINAGE EASEMENT

NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AN 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.

PROPERTY DESCRIPTION

BEING A 8.094 ACRE TRACT OF LAND, BEING LOTS 1 THROUGH 12, AN OPEN SPACE LOT 'A' AND COMMON AREA LOT 'B', IN BLOCK 1, EASTPOINTE TERRACE, BEING A REPLAT OF LOT 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.T.C.T.), R. CHOWNING SURVEY A-294 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, IN THE NORTH LINE OF SAID EASTPOINTE TERRACE, SAME BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, GLENHOPE, AS RECORDED IN CABINET A, SLIDE 3022, P.R.T.C.T.;

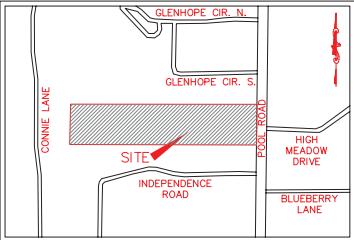
THENCE, WITH THE NORTH LINE OF SAID EASTPOINTE TERRACE, N 89°01'19" E, A DISTANCE OF 2.51 FEET, TO THE NORTHEAST CORNER OF SAID EASTPOINTE TERRACE, IN THE WEST LINE OF POOL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, (R.O.W.);

THENCE, WITH THE WEST LINE OF SAID POOL ROAD, AND WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH THE NORTH LINE OF BLOCK 1, HERITAGE COLONY, AS RECORDED IN CABINET A, SLIDE 2403, P.R.T.C.T., AND WITH THE NORTH LINE OF LOT 9, BLOCK 25, HIGHLAND MEADOWS, PHASE IV, AS RECORDED IN CABINET A, SLIDE 442, P.R.T.C.T., CONSECUTIVELY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 00°40'09" E, A DISTANCE OF 272.40 FEET;
2. S 88°54'41" W, A DISTANCE OF 1289.09 FEET, TO A CAPPED IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID EASTPOINTE TERRACE, AT THE SOUTHEAST CORNER OF LOT 22, BLOCK 2, ROSS DOWN ESTATES, AS RECORDED IN CABINET A, SLIDE 675, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH SAID BLOCK 2, ROSS DOWN ESTATES, N 00°25'07" W, A DISTANCE OF 274.89 FEET, TO THE NORTHWEST CORNER OF SAID EASTPOINTE TERRACE, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ELEMENTARY SCHOOL ADDITION NO. 1, AS RECORDED IN CABINET A, SLIDE 2356, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH SAID ELEMENTARY SCHOOL ADDITION NO. 1, AND WITH SAID BLOCK 3, GLENHOPE, N 89°01'19" E, A DISTANCE OF 1285.36 FEET, TO THE POINT OF BEGINNING AND CONTAINING 8.094 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER 19, 2020.



VICINITY MAP
NOT TO SCALE

ENGINEER
EVOLVING TEXAS
420 THROCKMORTON, SUITE 930
FORT WORTH, TEXAS 76102
(817) 529-2700

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES, MADE A PART THEREOF, FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KEENE, TEXAS.



PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916

Scale: 1"=100'	Date: 01/26/21	DWG: 20201075-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2020-1075

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

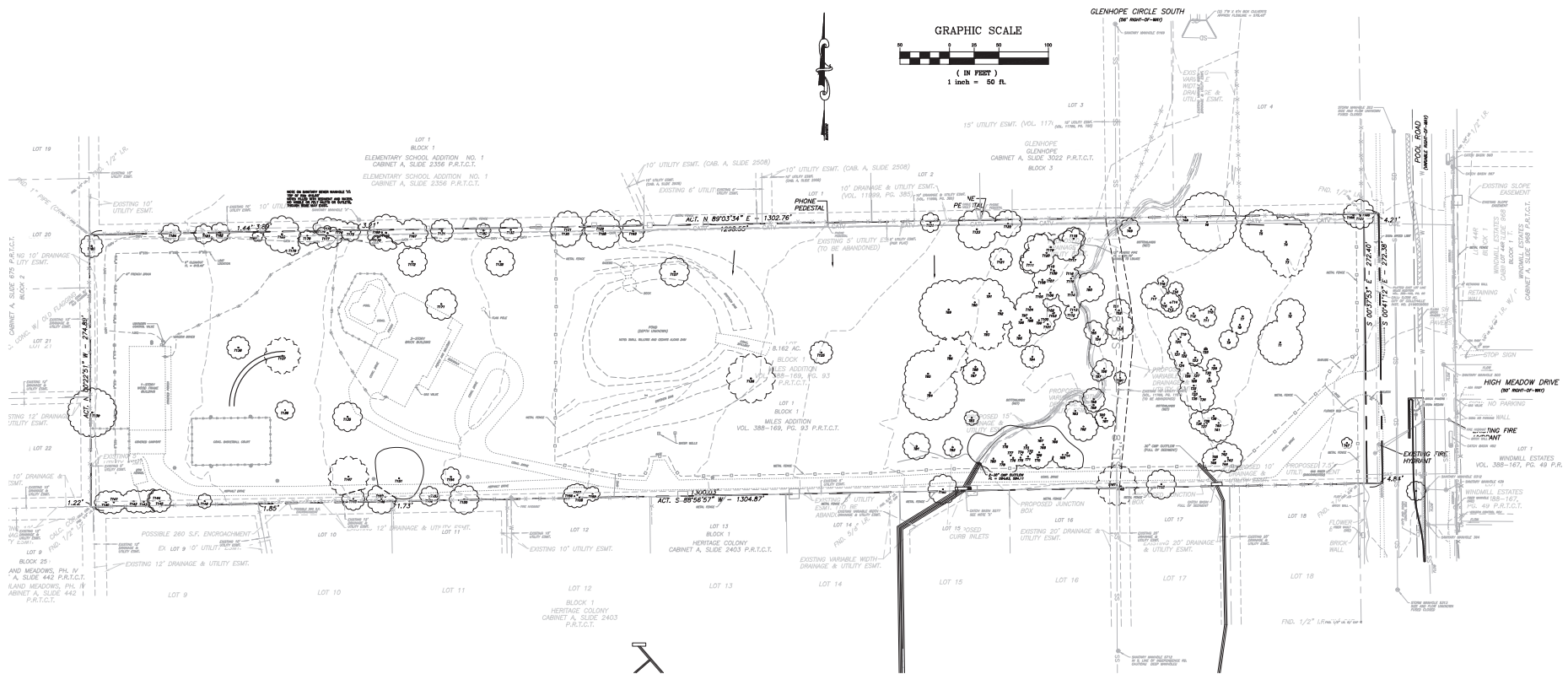
WHEREAS THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

MAYOR

ATTEST: CITY SECRETARY

FINAL PLAT
EASTPOINTE TERRACE
LOTS 1 THROUGH 12, OPEN SPACE LOT 'A', AND
COMMON AREA LOT 'B', BLOCK 1
BEING A REPLAT OF LOT 1, MILES ADDITION, AN ADDITION
TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169,
PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS R. CHOWNING
SURVEY A-294 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Tree Preservation Plan



Tree Survey Worksheet Form

Eastpointe Terrace

Total Building Envelope (sqft)		
Subarea	Applicable Action or Status	Code to Enter
Preservation Status	Preserved Areas	PAES
Preservation Status	Remanded Areas	REMA
	Unauthorized removal/Manager	UNREMA
Heritage Trees	Heritage Trees	HERITAGE
Exclusions (from all calculations)	Off-site (same Dept. or Dept. not protected trees & Exempt outcrops)	NON-P
	Dead/Declining/Young Trees	NON-D
Exempt (from preservation calc.)	Remanded Building Envelope (w/standpnt > 200)	REMA
	Commercial Building Envelope (footprint > 100)	CBE
Mitigation	Non-Mitigation Heritage Trees Only	NONMITG
	Violations/Unauthorized Removal Mitigation	MITGATE

[illegible]

	name	id	year	sex	age	height	weight	fat	muscle	bone	fat-free mass	bone-mineral density	bone-mineral content	bone-mineral density z-score	bone-mineral content z-score	bone-mineral density t-score	bone-mineral content t-score
1	female	1	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
2	female	2	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
3	female	3	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
4	female	4	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
5	female	5	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
6	female	6	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
7	female	7	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
8	female	8	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
9	female	9	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
10	female	10	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
11	female	11	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
12	female	12	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
13	female	13	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
14	female	14	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
15	female	15	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
16	female	16	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
17	female	17	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
18	female	18	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
19	female	19	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
20	female	20	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
21	female	21	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
22	female	22	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
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24	female	24	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
25	female	25	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
26	female	26	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
27	female	27	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
28	female	28	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
29	female	29	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
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33	female	33	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
34	female	34	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
35	female	35	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
36	female	36	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
37	female	37	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
38	female	38	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
39	female	39	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
40	female	40	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
41	female	41	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
42	female	42	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
43	female	43	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
44	female	44	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
45	female	45	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
46	female	46	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
47	female	47	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
48	female	48	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
49	female	49	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
50	female	50	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
51	female	51	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
52	female	52	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
53	female	53	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
54	female	54	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
55	female	55	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
56	female	56	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
57	female	57	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
58	female	58	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
59	female	59	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
60	female	60	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
61	female	61	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
62	female	62	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
63	female	63	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
64	female	64	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
65	female	65	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
66	female	66	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
67	female	67	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
68	female	68	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
69	female	69	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
70	female	70	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
71	female	71	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
72	female	72	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
73	female	73	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
74	female	74	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
75	female	75	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
76	female	76	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
77	female	77	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
78	female	78	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
79	female	79	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
80	female	80	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
81	female	81	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0.000	0.000	0.000	0.000
82	female	82	19	female	19	158	50	15	25	0.008	45	0.000	0.000	0			

[illegible][illegible]

PROPERTY LEGAL DESCRIPTION:
A PORTION OF LOT 1, BLOCK 1, MILES ADDITION

OWNER:
G&G DEVELOPMENT PARTNERSHIP, LTD.
JARED BAKER
8200 BOAT CLUB RD, SUITE 200
FORT WORTH, TX 76179
PHONE (817) 237-2077
FAX (817) 236-6426
EMAIL: jared@garybakercorpanies.com

LEGEND

 EXISTING TREE

SHEET
L1.0
TREE
SURVEY

DISCUSSION



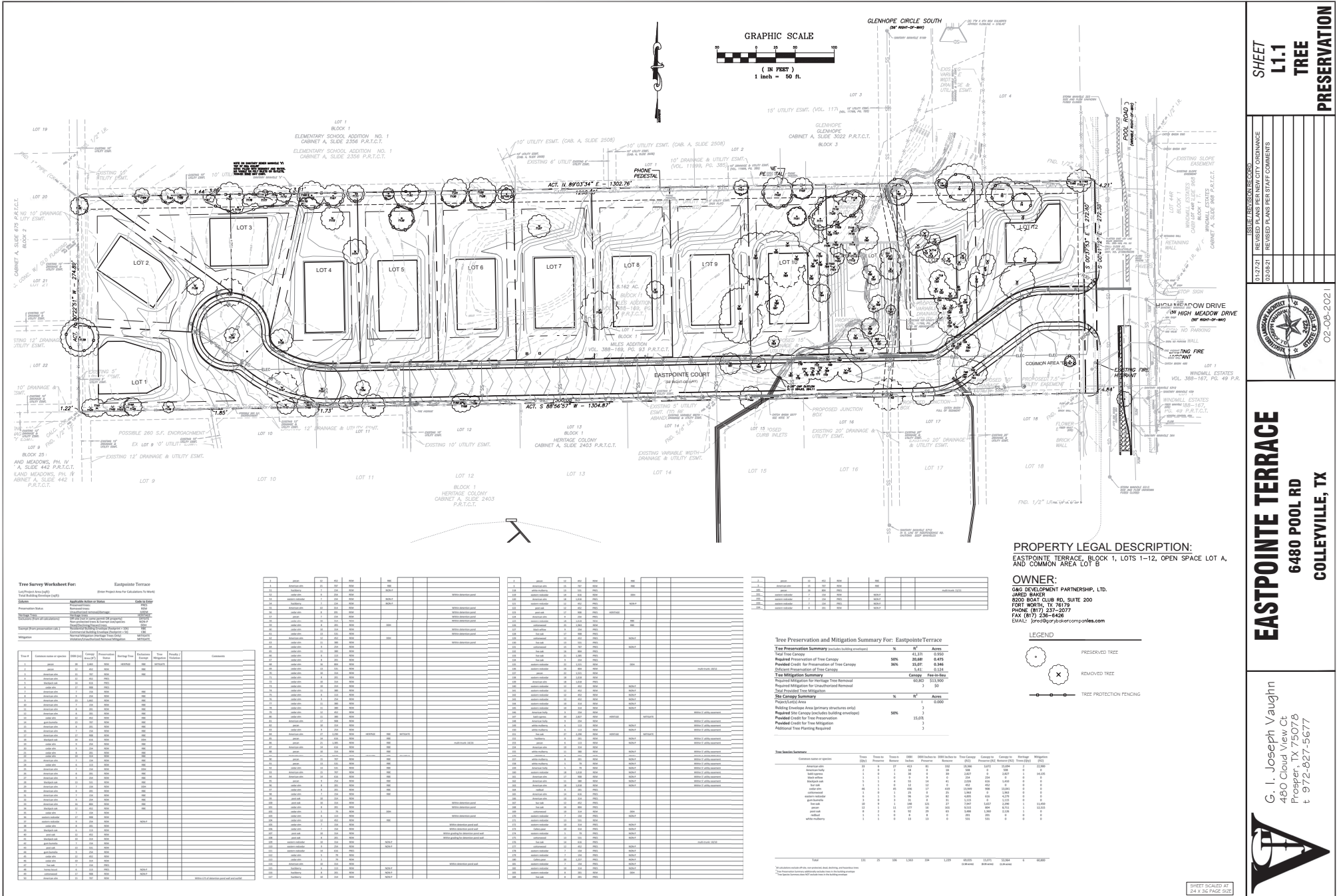
EASTPOINTE TERRACE
6480 POOL RD
COLLEYVILLE, TX

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



SHEET SCALED AT
24 X 36 PAGE SIZE

Tree Preservation Plan



SHEET 1.1 TREE PRESERVATION

02-06-2021

EASTPOINTE TERRACE

6480 POOL RD

COLLEYVILLE, TX

G. I. Joseph Vaughn

480 Cloud View Ct

Prosper, TX 75078

t 972-827-5677

SHEET SCALED AT 1/4" = 50' PAGE 20/20

Construction Plans

CONSTRUCTION PLANS
FOR
EASTPOINTE TERRACE

AN 8.162 ACRE TRACT OF LAND, SITUATED IN THE R. CHOWNING SURVEY, ABSTRACT NUMBER 294, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93, PLAT RECORDS, TARRANT COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN CALLED LOT 1, BLOCK 1 CONVEYED TO G&G DEVELOPMENT PARTNERSHIP, LTD.

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PREPARED BY:

EVOLVING TEXAS
4220 THROCKMORTON ST., STE 620
FORT WORTH, TX 76102
PHONE: (817) 529-2700
FAX: (817) 529-2709
EMAIL: crobertson@evolvingtexas.com

OWNER:

G&G DEVELOPMENT PARTNERSHIP, LTD.
JARED BAKER
8200 BOAT CLUB RD, SUITE 200
FORT WORTH, TX 76178
PHONE: (817) 237-2077
FAX: (817) 236-6426
EMAIL: jared@ggdevelopment.com

CITY OF COLLEYVILLE
COMMUNITY DEVELOPMENT DEPT.

100 MAIN ST.
COLLEYVILLE, TX 76034
PHONE: (817) 503-1050
FAX: (817) 503-1059

SURVEYOR:

PIONEER MAPPING
STUART WARNOCK
P.O. BOX 136078
FORT WORTH, TX 76136
PHONE: (817) 233-2550
EMAIL: INFO@PIONEERMAPPING.COM

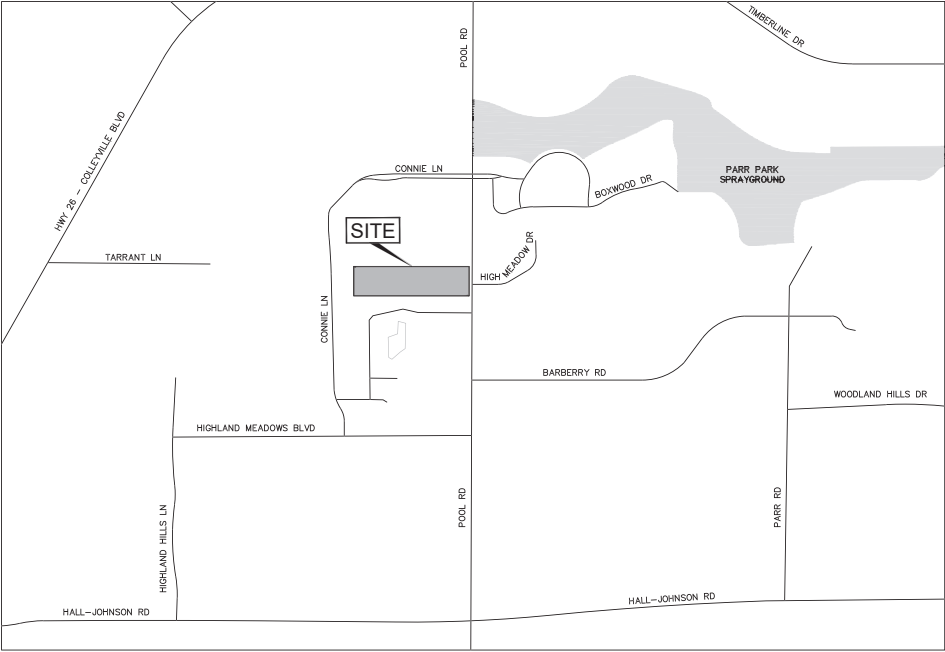
BENCHMARKS

BENCHMARK NO. 89 - A 2" BRASS DISC IN CONCRETE FOUND ON AN INLET IN THE SOUTH ROW OF INDEPENDENCE ROAD 16.2' SOUTH OF CENTERLINE AND 352' EAST OF ROAD CENTERLINE. CITY OF COLLEYVILLE COORDINATES.
NORTHING: 7,013,882.81'
EASTING: 2,390,578.33'
ELEVATION: 604.02'

CONTROL POINT #1 - A 5/8" IRON ROD WITH ORANGE CONTROL CAP SET APPROXIMATELY 10.5 FEET FROM THE BACK OF A CONCRETE RETAINING WALL ON THE WEST SIDE OF POOL ROAD. LOCATED APPROXIMATELY 90 FEET SOUTH OF THE INTERSECTION OF POOL ROAD AND HIGH MEADOW DRIVE.
NORTHING: 7,014,092.72'
EASTING: 2,390,417.02'
ELEVATION: 597.97'

CONTROL POINT #2 - A 5/8" IRON ROD WITH ORANGE CONTROL CAP SET APPROXIMATELY 3.0 FEET FROM THE BACK OF A CONCRETE RETAINING WALL ON THE EAST SIDE OF POOL ROAD. LOCATED APPROXIMATELY 37 FEET NORTH OF THE INTERSECTION OF POOL ROAD AND HIGH MEADOW DRIVE.
NORTHING: 7,014,227.58'
EASTING: 2,390,505.70'
ELEVATION: 596.43'

COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), ZONE 1601, ZONE 4205 (TX-NAD). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AS DETERMINED BY GPS OBSERVATION.



LOCATION MAP
NOT TO SCALE

Sheet Index

Sheet No.	Sheet Title
1	COVER SHEET
1a	PLAT
2	GENERAL NOTES
3	SITE & DIMENSION CONTROL PLAN
4	EASTPOINTE COURT PLAN AND PROFILE
5	OVERALL GRADING & DRAINAGE PLAN
6	GRADING & DRAINAGE WEST
7	GRADING & DRAINAGE EAST
8	PRE-DEVELOPMENT DRAINAGE AREA MAP
9	POST-DEVELOPMENT DRAINAGE AREA MAP
10	STORM DRAIN PLAN & PROFILE
11	DETENTION FACILITY
11a	DRAINAGE & HYDRAULIC CALCULATIONS
12	EROSION CONTROL PLAN
13	OVERALL UTILITY PLAN
14	SANITARY SEWER PLAN & PROFILE 1
15	SANITARY SEWER PLAN & PROFILE 2
16	TREE SURVEY DATA
16a	TREE PRESERVATION
17	CONSTRUCTION DETAILS 1
18	CONSTRUCTION DETAILS 2
19	STORM DRAIN DETAILS 1
20	STORM DRAIN DETAILS 2
21	STORM DRAIN DETAILS 3
22	EROSION CONTROL DETAILS
23	UTILITY DETAILS 1
24	UTILITY DETAILS 2
25	TXDOT DETAILS 1 OF 4
26	TXDOT DETAILS 2 OF 4
27	TXDOT DETAILS 3 OF 4
28	TXDOT DETAILS 4 OF 4

Construction Plans

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
2. A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (MAY 2017) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE:
WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDDETAILS
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
4. WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TxDOT FOR REVIEW.
5. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.
6. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

UNDERGROUND FACILITY OWNER	811 (214) 869-8352
AT&T	(214) 745-2964
AT&T TEXAS (CALL DIGTESS)	(800) 344-8377
ATMOS ENERGY	(817) 359-1313
CHARTER COMMUNICATIONS	(817) 622-8745
CITY OF COLLEYVILLE	(817) 748-8082
DIGTESS (LINE LOCATES)	(800) 344-83778
LEVEL (3) COMMUNICATIONS	(877) 366-8344
ONCOR ELECTRIC DELIVERY	(817) 215-6688
ONE SOURCE COMMUNICATIONS	(817) 692-6042
TRI COUNTY ELECTRIC	(817) 431-1541
VERIZON ENGINEERING	(972) 578-3354

7. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
8. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS," VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
9. THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, SODDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.
10. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
11. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
12. RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDUMS, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.
13. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS AND AN ELECTRONIC COPY TO THE CONSTRUCTION MANAGER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
14. THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.
15. THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
16. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.
17. ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE.

GENERAL NOTES -- SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.
2. PIPE SHALL HAVE CL. B (5-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
4. A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.
5. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
6. RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.
7. MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER.
8. ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
9. ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS .300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCH WORK.
10. ALL MANHOLES SHALL BE VACUUMED TESTED.
11. CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

GENERAL NOTES -- PAVING IMPROVEMENTS

1. ALL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST NINETY-FIVE (95%) PERCENT STANDARD PROCTOR AS PER ASTM D 698 AT OR ABOVE OPTIMUM MOISTURE CONTENT. LIFTS SHALL BE AS SPECIFIED PER THE SOIL'S LAB RECOMMENDATION AND AS APPROVED BY THE CITY. ALL FILL SHALL BE TESTED AS INSTALLED AND CERTIFIED BY AN APPROVED SOILS LABORATORY.
2. ALL STREETS, UNLESS ALTERNATIVE DESIGN IS SUBMITTED BY LAB, DESIGNED BY THE TRIAXIAL METHOD AS SPECIFIED IN TEXAS HIGHWAY DEPARTMENT REQUIREMENTS AND APPROVED BY THE CITY OF COLLEYVILLE, AND SHALL BE CONSTRUCTED ON A MINIMUM OF (8") INCHES OF STABILIZED SUBGRADE (LIME AND/OR CEMENT) AS SOIL TESTS INDICATE. COMPACTION SHALL BE NINETY-FIVE (95%) PERCENT DENSITY AS PER AASHTO DESIGNATION T150. DENSITY TESTS SHALL BE TAKEN EVERY 1,000 SQUARE YARDS OR LESS, AS REQUIRED BY CITY INSPECTOR.

TABLE 1 -- RECOMMENDED % AND QUANTITIES OF LIME/CEMENT PLASTICITY INDEX (PI) ASSUMED UNIT DRY WEIGHT (PCF)

TABLE 1 -- RECOMMENDED % AND QUANTITIES OF LIME/CEMENT				
Plasticity Index (PI)	Assumed Unit Dry Weight (pcf)	% Lime	Quantity of Lime (lbs./sy)	Quantity of Cement (lbs./sy)
0-15	120	0	0	36*
16-25	116	3	21	35
26-35	112	4	27	34
36-45	100	5	30	36

3. THE SUB--GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-- GRADE STABILIZATION.
4. CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH AND THIRTY (30") INCHES WIDE.
5. THE PARKWAYS AND STREETS SHALL BE ROUGH CUT TO A PLUS OR MINUS ONE--TENTH (0.1') FEET OF THEIR RESPECTIVE FINAL GRADES.
6. CONSTRUCTION OF WHEEL CHAIR RAMPS WILL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR AT THE TIME OF PUBLIC IMPROVEMENTS.
7. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL HAVE A SUITABLE MARKER ("W") FOR WATER, ("S" FOR SANITARY SEWER AND "V" FOR VALVES) STAMPED ON THE FACE OF THE CURB, OR IF NO CURB IS CONSTRUCTED, ON THE TOP OF THE PAVEMENT. THE MARKS SHALL BE A MINIMUM OF TWO (2") INCHES IN HEIGHT AND WIDTH. WATER SERVICES SHALL BE LOCATED 10' UPSTREAM FROM THE SANITARY SEWER SERVICE, WITH THE SEWER SERVICE AT THE CENTER OF THE FRONT OF THE LOT.
8. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY--TWO (72) HOURS AFTER DENSITY I MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY THE CITY' S TESTING FIRM. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY--TWO--(72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
9. MANHOLE RIM ELEVATIONS, CLEAN--OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED

TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING. NO BLOCK OUTS ALLOWED.

10. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "PERMANENT SURVEY REFERENCE MONUMENTS" AS DESCRIBED IN THE SUBDIVISION ORDINANCE INCLUDING CONCRETE MONUMENTS AT ALL BOUNDARY CORNERS. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET CENTERLINE AT THE LOCATION ON EACH FIRE HYDRANT.
11. HVAC PAVING-- BINDER SHALL HAVE NO MORE THAN 15% RAP. ALL SURFACE MIX SHALL BE VIRGIN. NO RAS IS ALLOWED. MIX DESIGN SHALL BE SUBMITTED TO CITY PRIOR FOR APPROVAL.
12. CONCRETE PAVING-- NO MANUFACTURED SAND IS ALLOWED.
13. ALL RE--ENFORCING STILL SHALL BE DOMESTIC AND MEET THE TxDOT STEEL MILL GUIDE LINES.

GENERAL NOTES -- STORM DRAINAGE IMPROVEMENTS

1. ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.
2. BACKFILL SHALL BE ¾ TO 1" ROCK, 6 " MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
3. AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
4. INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
5. ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON--SHRINK GROUT AFTER INSPECTION AND APPROVAL.
6. NO PRE--CAST INLETS ARE ALLOWED.

GENERAL NOTES -- WATER IMPROVEMENTS

1. THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
2. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
3. ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY THE CONTRACTOR. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY A CITY OF COLLEYVILLE REPRESENTATIVE.
4. FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
5. ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7) WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.
6. SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED.
7. WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
8. WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LIN. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
9. WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
10. CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
11. ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE PAINTED KEMULSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATES OF PAINT OR UNTIL APPROVED BY THE CITY.
12. ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.
13. FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
14. WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
15. ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
16. FOR VALVES WITH OPERATING NUTS 6' BELOW GROUND SHALL BE INSTALLED WITH A 1 AND ¼" SOLID STEM EXTENSION (DETAIL W-1).



REVISIONS	
NO.	DATE

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEYVILLE, TEXAS

SAVANNAH D. RENZ
REGISTERED PROFESSIONAL ENGINEER
NO. 114504
EXPIRED 06/2018
STATE OF TEXAS
CIVIL ENGINEERING

General Notes

SCALE:	N.T.S.
DRAWN BY:	RAL
DESIGNED BY:	RAL
CHECKED BY:	SDR
PROJECT NO.:	20160801
DATE:	AUGUST 24, 2016
SHEET:	2 OF 28



1. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED AND REPLACED WITH NEW CONSTRUCTION AS NECESSARY. UNLESS OTHERWISE NOTED, ALL COST SHALL BE INCLUDED IN BASE BID.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION (UNLESS OTHERWISE NOTED) OF ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS, & POLES ETC. AS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION. ALL CITY ENGINEER'S AND CITY PLANNING DEPARTMENT'S REQUIREMENTS AND PROJECT SITE-SPECIFIC SPECIFICATIONS AND CONDITIONS SHALL BE APPROVED BY SDCM. ALL COST SHALL BE INCLUDED IN BASE BID.
3. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM THE CITY OF CHICAGO SHALL BE USED FOR THE PROJECT.
4. THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF CHICAGO STANDARD DETAILS. ALL DETAILS SHOULD BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
5. CONTRACTOR TO PROVIDE DEVELOPER CUTS FOR EACH LOT BASED ON COORDINATION WITH THE DRIVEN AND THEIR PREFERENCES.
6. THE CITY'S GEOTECHNICAL PLAN SHALL BE RESPONSIBLE FOR TESTING FOR ALL SOILS TO BE EXCAVATED AND REPLACED WITH FILL TO THE CITY OF CHICAGO BEFORE INSTALLING LIME SUBGRADE.

PROPOSED CONC. PAVEMENT

SIDEWALKS

PROPOSED CURB

PROPERTY BOUNDARY / RIGHT-OF-WAY

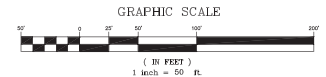
RIGHT-OF-WAY DEDICATION

STREET LIGHTS

PROPERTY SETBACK LINE

PROPOSED EASEMENT

EXISTING TREES TO REMAIN



BEFORE YOU DIG

1-800-245-4545 (TEXAS ONE),
660.8311 (LONESTAR NOTIFICATION)

TOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE

IS NOT TO BE RELIED ON AS BEING EXACT OR THE RESPONSIBILITY OF THE CONTRACTOR TO

SALE: 1" = 50'

DRAWN BY: RAL

DESIGNED BY: RAL

CHECKED BY: SDR

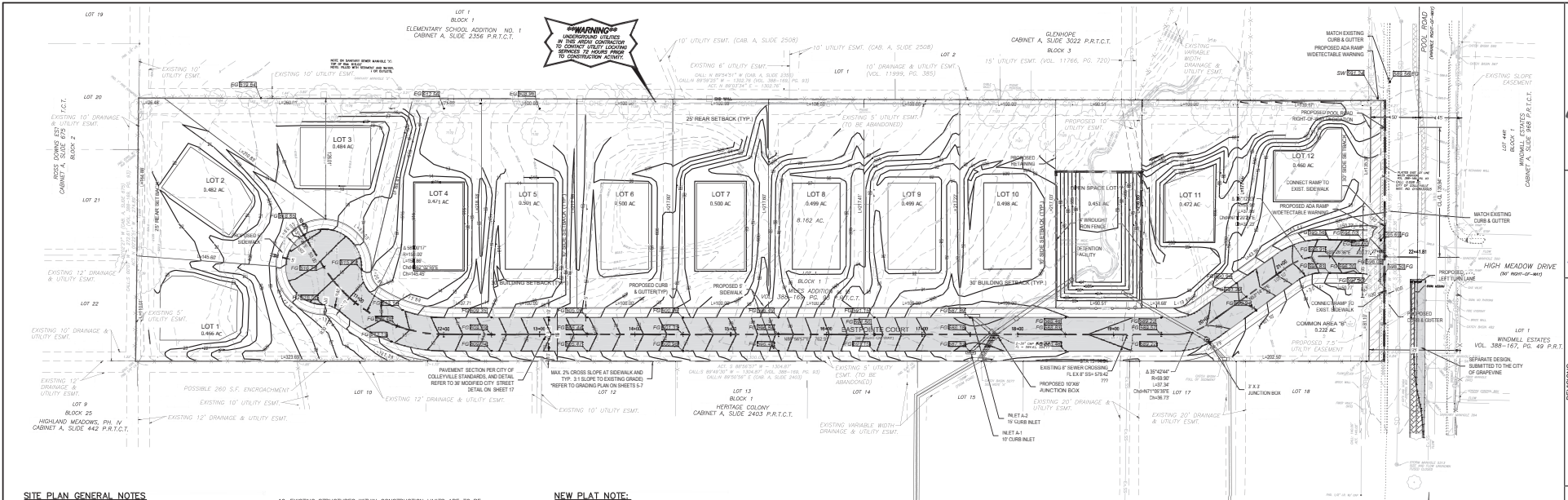
PROJECT NO. 2016081

DATE: AUGUST 24, 2016

SHEET:

3 OF 28

Construction Plans



SITE PLAN GENERAL NOTES

- 1. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY CONFLICTS TO OWNER'S ENGINEER.
- 2. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
- 3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AS WELL AS O.S.H.A. STANDARDS.
- 4. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
- 6. ALL SIGNS SHALL BE PER M.U.C.D.
- 7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.C.D.
- 8. ALL CURBING SHALL BE STANDARD 6" CURB AND GUTTER, UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

NEW PLAT NOTE:

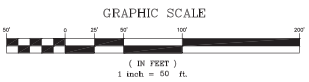
- 1. IN ORDER TO COMPLY WITH RESOLUTION 8-18-4220, INSTALL A 6" WOOD PRIVACY FENCE TO PROVIDE CONTINUOUS SCREENING LOCATED WITHIN THE 2' LANDSCAPE BUFFER AS SHOWN ON THE SOUTH PROPERTY LINE OF THIS SUBDIVISION.

LEGEND

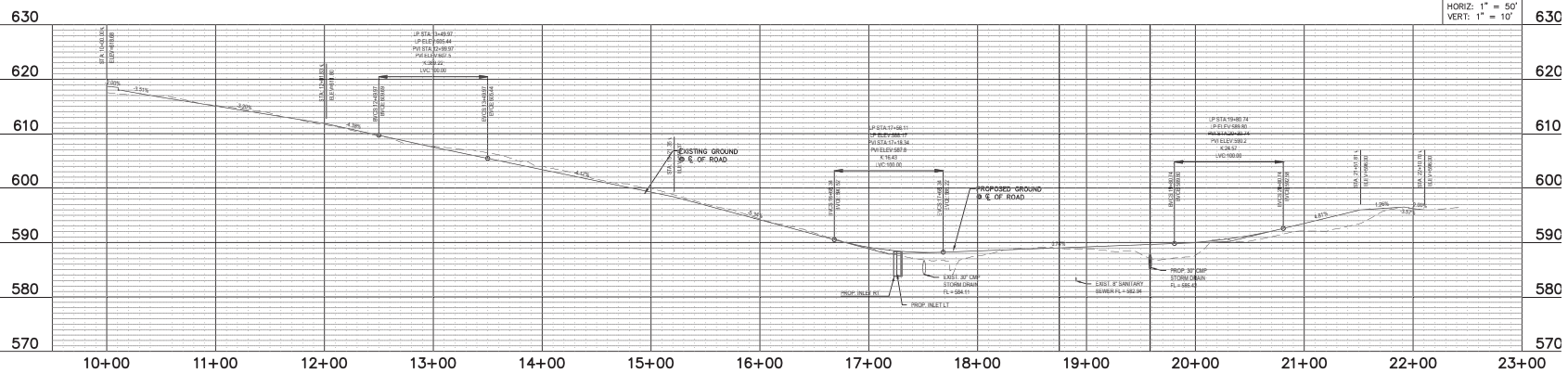
- PROPOSED CURB
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY SETBACK LINE
- PROPOSED EASEMENT
- FINISHED GROUND
- EXISTING GROUND
- SIDEWALK
- FLOW LINE
- FLOW ARROW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION

CALL 72 HOURS BEFORE YOU DIG
1-800-344-8377 (DIG-TESS) OR 811
1-800-245-4545 (TEXAS ONE)
1-800-669-8344 (LONESTAR NOTIFICATION)
OR OTHER UTILITY LOCATING SERVICES

NOTICE TO CONTRACTOR:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



PROFILE SCALE
HORIZ: 1" = 50'
VERT: 1" = 10'



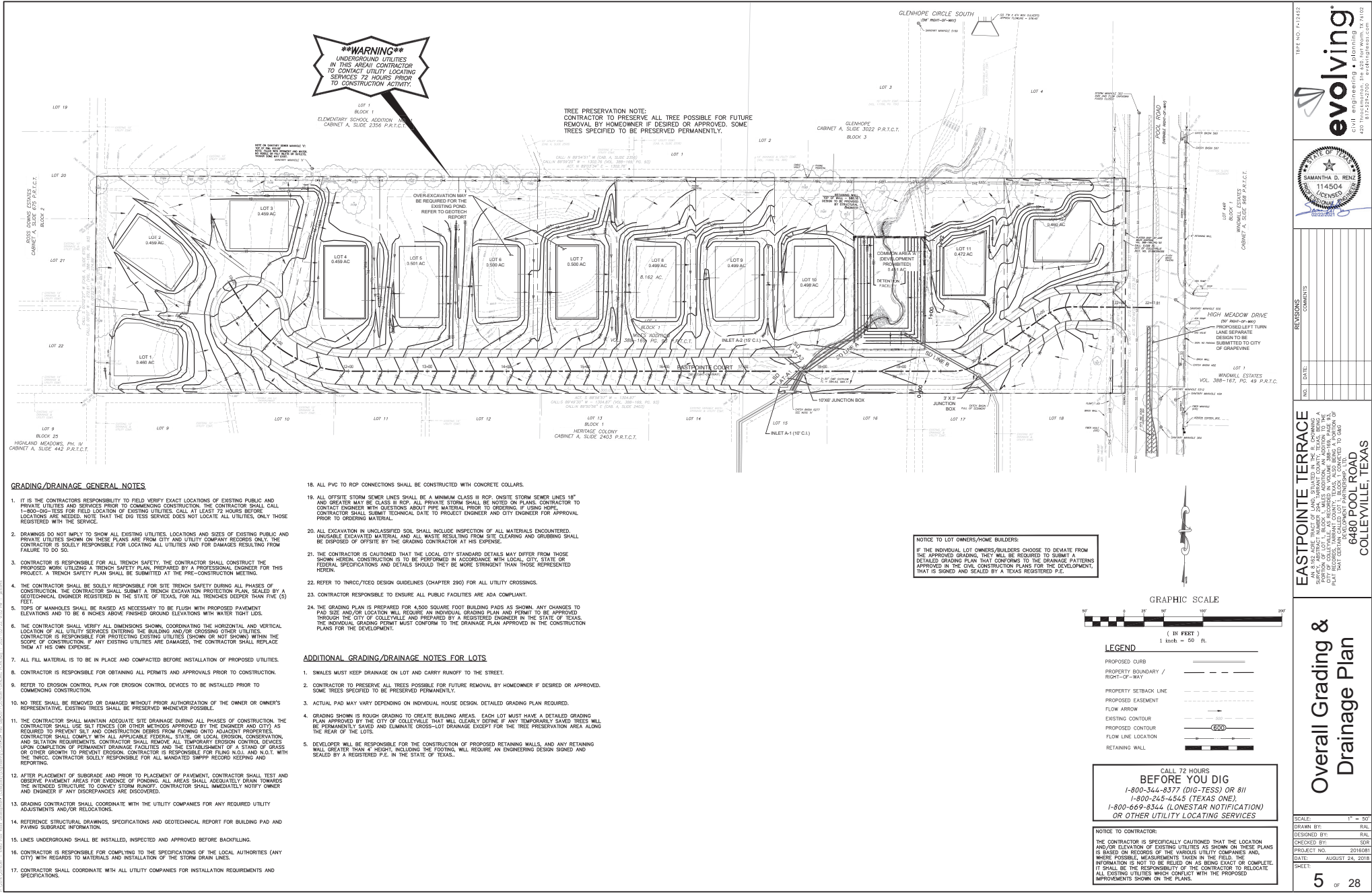
NO.	DATE	REVISIONS	COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEEVILLE, TEXAS

Eastpointe Court
Plan and Profile

SCALE: 1" = 50'
DRAWN BY: RAL
DESIGNED BY: RAL
CHECKED BY: SDP
PROJECT NO.: 2016081
DATE: AUGUST 24, 2016
SHEET: 4 OF 28

Construction Plans



LEGEND

PROPOSED CURB	_____
PROPERTY BOUNDARY	_____
RIGHT-OF-WAY	_____
PROPERTY SETBACK LINE	_____
PROPOSED EASEMENT	_____
FINISHED GROUND	FG
HIGH POINT	HP
LOW POINT	LP
FLOW ARROW	→
EXISTING CONTOUR	500
PROPOSED CONTOUR	500
SPOT ELEVATION	500
FLOW LINE LOCATION	FLOW LINE

NOTICE TO CONTRACTOR:

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EASTPOINTE TERRACE
 AN 8162 ACRE TRACT OF LAND, SITUATED IN THE S. CHOWING
 SURVEY, T. 10 N., R. 10 E., S. 10 E., CO. 10 N., S. 10 E.,
 PORTION OF LOT 1, BLOCK 1, LOTS ADDITION, AN ADDITION TO THE
 CITY OF COLLEVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93,
 PLAT RECORDED IN VOLUME 388-169, PAGE 93, CO. 10 N., S. 10 E.,
 THAT CERTAIN CALLED LOT 1, BLOCK 1, CONSISTED TO 680
 DEVELOPMENT PARTNERSHIP, LTD.
6480 POOL ROAD
COLLEVILLE, TEXAS

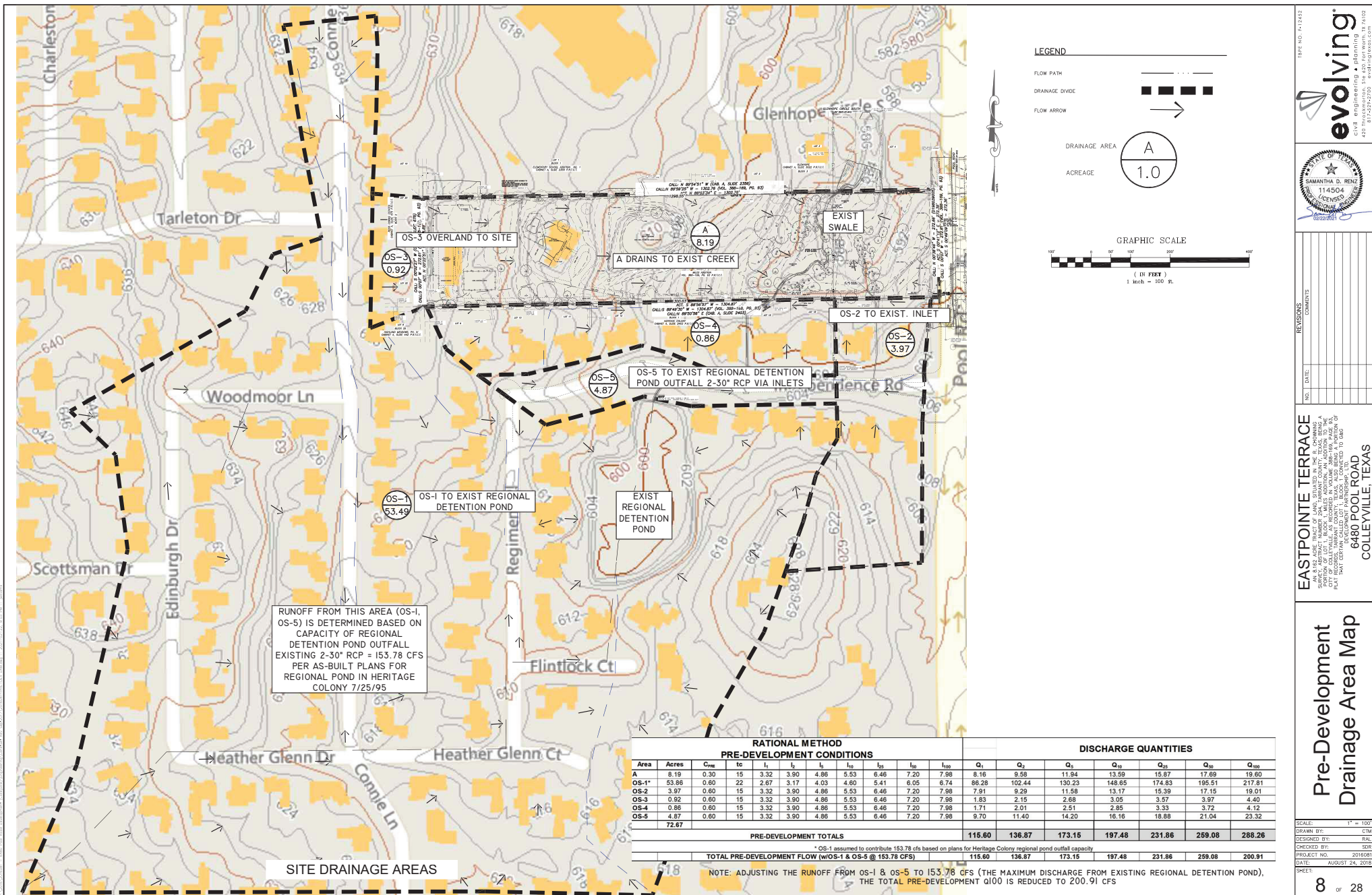
SCALE:	1" = 30'
DRAWN BY:	RAL
DESIGNED BY:	RAL
CHECKED BY:	SOR
PROJECT NO.	2015081
DATE:	AUGUST 24, 2018
SHEET:	

6

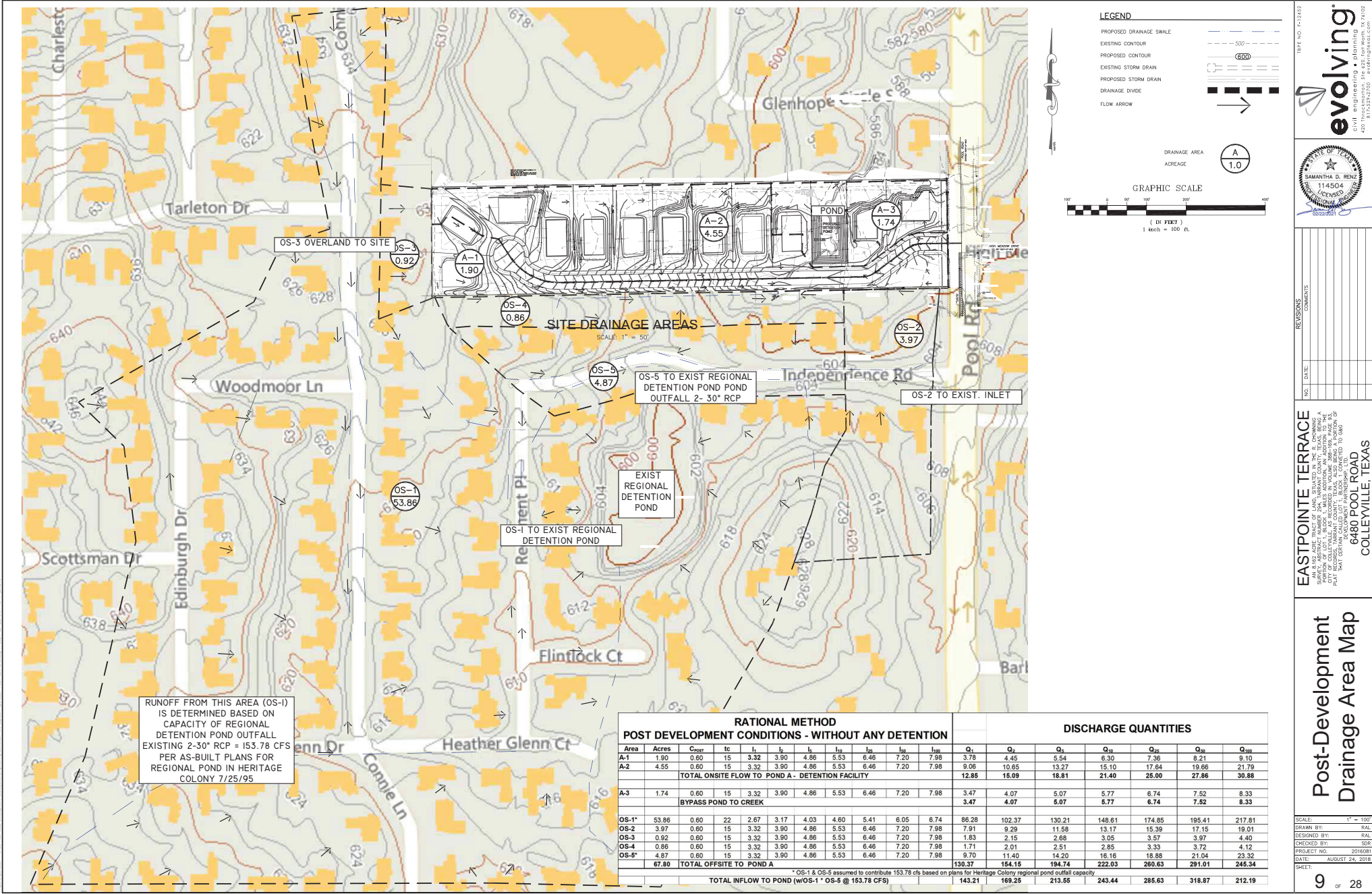
OF

28

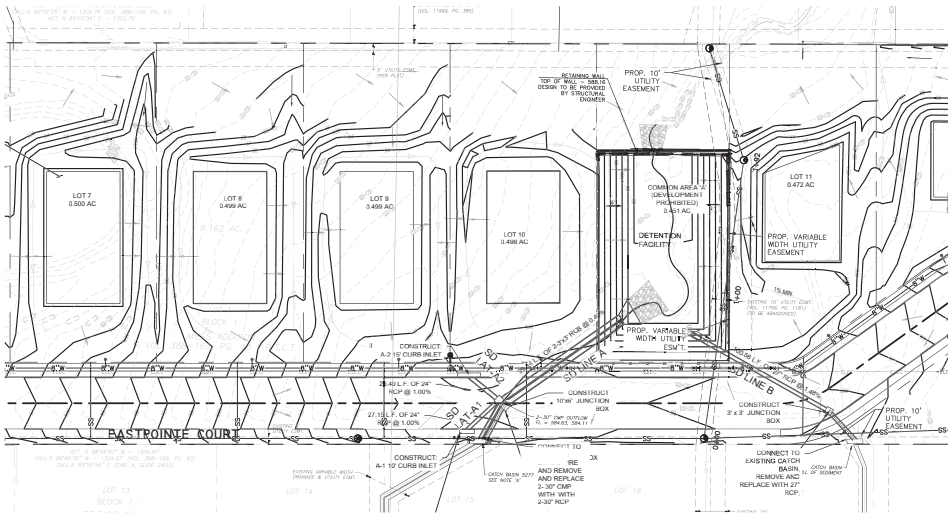
Construction Plans



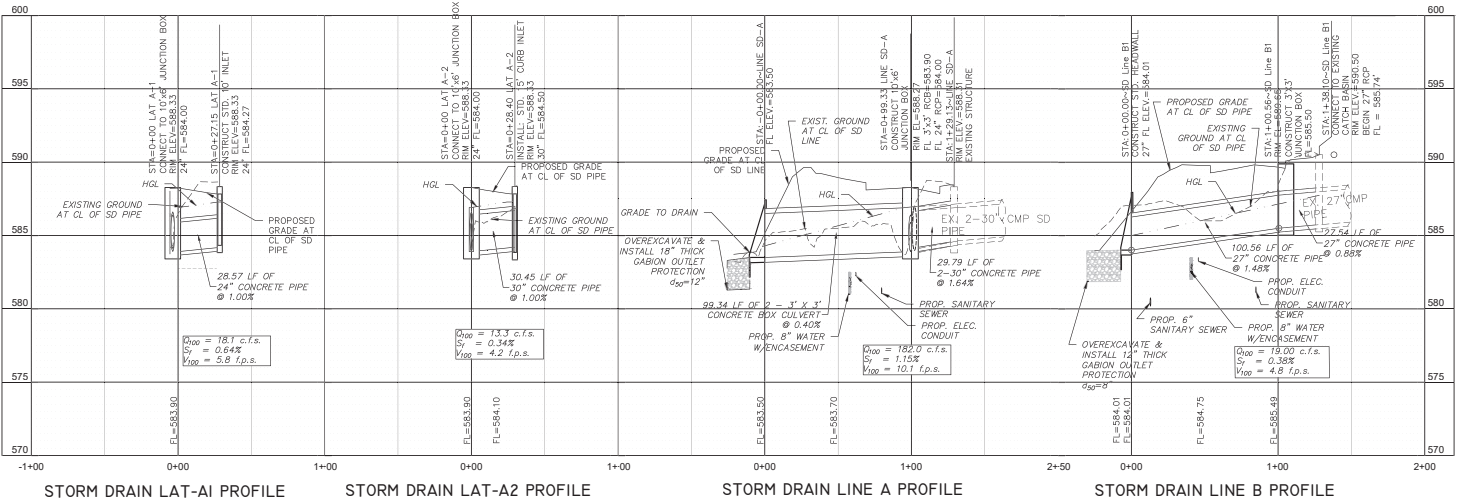
Construction Plans



Construction Plans



STORM DRAIN PLAN



STORM DRAIN LAT-A1 PROFILE

STORM DRAIN LAT-A2 PROFILE

STORM DRAIN LINE A PROFILE

STORM DRAIN LINE B PROFILE

GRAPHIC SCALE
1 inch = 40' ft.

CALL 72 HOURS
BEFORE YOU DIG
1-800-344-8377 (DIG-TESS) OR 811
1-800-245-4345 (TEXAS ONE)
1-800-669-8344 (LONESTAR NOTIFICATION)
OR OTHER UTILITY LOCATING SERVICES

NOTICE TO CONTRACTOR:
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LEGEND

EXISTING SANITARY SEWER & MH
EXISTING WATER
EXISTING GAS
EXISTING OVERHEAD ELECTRIC
EXISTING CABLE TV
EXISTING TREE
PROPOSED GAS
PROPOSED SANITARY SEWER
PROPOSED SANITARY SEWER SERVICE
PROPOSED WATER
PROPOSED WATER SERVICE
PROPOSED PUBLIC STORM DRAIN
PROPOSED WATER MAIN
PROPOSED PUBLIC STORM DRAIN INLET
PROPOSED SD JUNCTION BOX

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817-222-2222
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STATE OF TEXAS
SAMANTHA D. RENZ
114504
C.E.C.
Professional Engineer

REVISIONS

NO. DATE COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEVILLE, TEXAS

PLAN & PROFILE
Storm Drain

SCALE: 1" = 40'
DRAWN BY: RAL
DESIGNED BY: RAL
CHECKED BY: SDP
PROJECT NO.: 2016081
DATE: AUGUST 24, 2016
SHEET: 10 OF 28

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civil engineering • planning
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817-525-2700 evolvingtexas.com



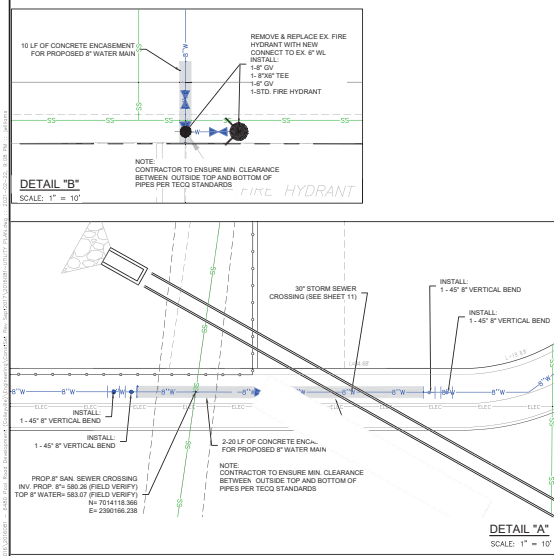
EASIPONTE TERRACE
 AN 8,160 ACRE TRACT OF LAND, SITUATED IN THE BROWNS-
 SURVEY, ABSTRACT NUMBER 294, TARRANT COUNTY, TEXAS, BEING A
 PORTION OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION TO THE
 CITY OF COLLEYVILLE, AS IS INSURED IN VOLUME 2881-1601 PAGE 93,
 OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, WHERE IT IS
 STATED THAT CERTAIN CALLED LOT 1, BLOCK 1, CONVERTED TO 6480
 DEVELOPMENT PARTNERSHIP, LTD.
6480 POOL ROAD
COLLEYVILLE, TEXAS

SCALE:	NTS
DRAWN BY:	TJW
DESIGNED BY:	RAL
CHECKED BY:	SDR
PROJECT NO.	2016081
DATE:	AUGUST 24, 2018

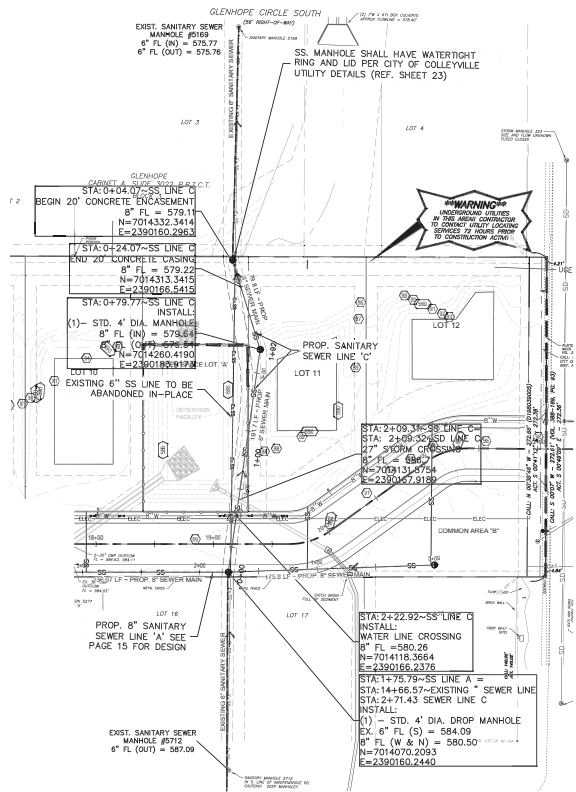
11a OF 28



SCALE:	1" = 50'
DRAWN BY:	RAL
DESIGNED BY:	RAL
CHECKED BY:	SDR
PROJECT NO.	2016081
DATE:	AUGUST 24, 2018
SHEET:	
13 OF 28	



Construction Plans



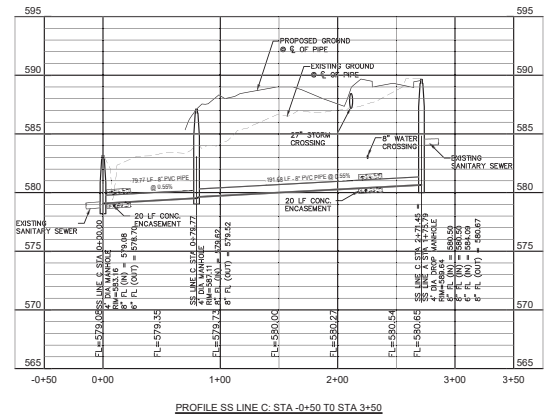
GRAPHIC SCALE
1 inch = 50 ft.

CALL 72 HOURS BEFORE YOU DIG
1-800-344-8377 (DIG-TESS) OR 811
1-800-245-4545 (TEXAS ONE)
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LEGEND

EXISTING SANITARY SEWER	—E-S—
EXISTING STORM DRAIN	—SD—
EXISTING WATER	—E-W—
EXISTING GAS	—GAS—
PROPOSED SANITARY SEWER	—S—S—
PROPOSED WATER	—W—W—
PROPOSED PUBLIC STORM DRAIN	—P-S—
PROPOSED PRIVATE STORM DRAIN	—P-R—
PROPOSED SS MANHOLE	—M—



TYPE NO. 1-12452

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SAMANTHA D. RENZ
114504
C.E. 114504
Professional Engineer
State of Texas

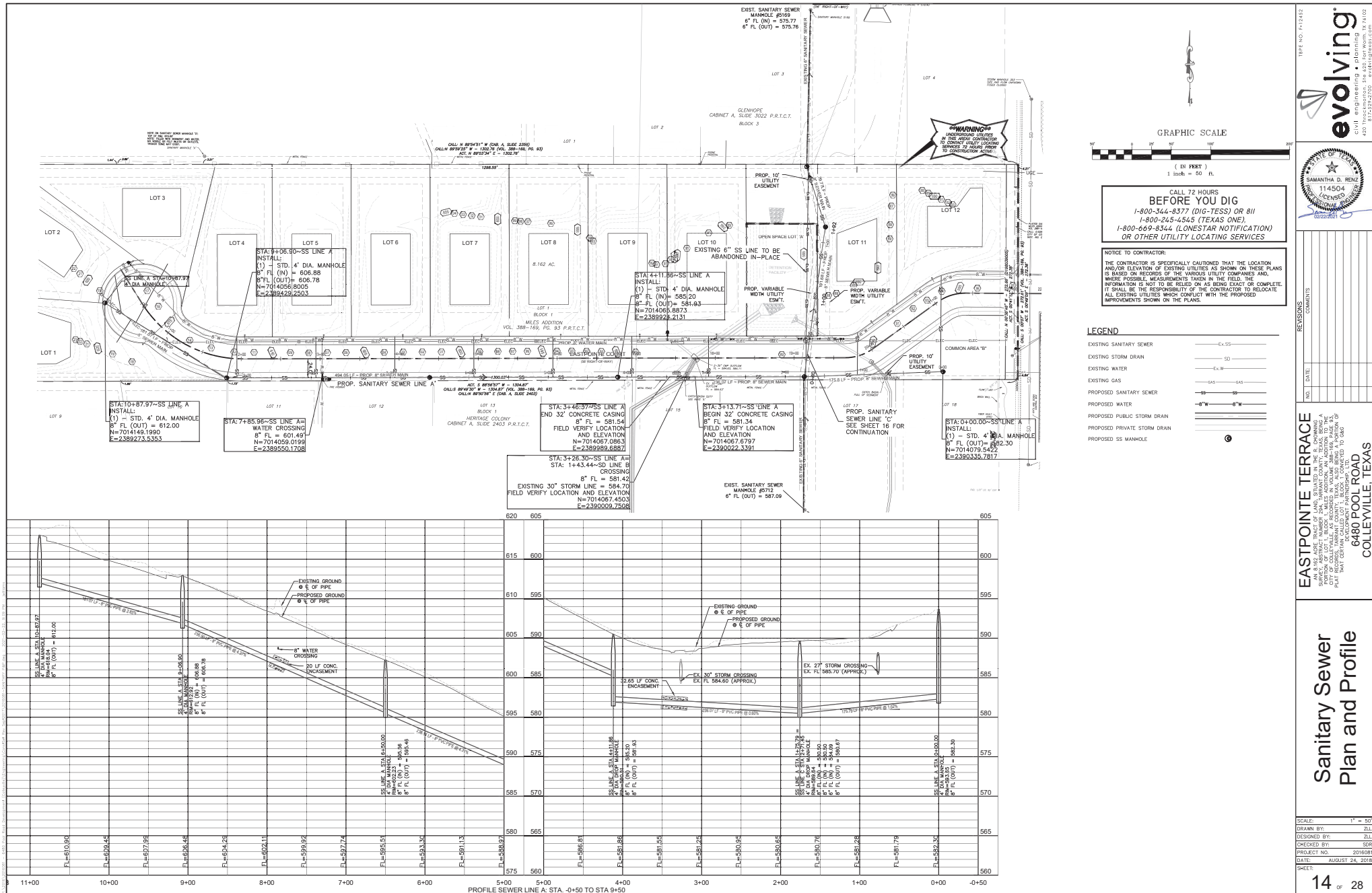
NO. DATE COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEEVILLE, TEXAS

Sanitary Sewer Plan and Profile

SCALE: 1" = 50'
DRAWN BY: ZLL
DESIGNED BY: ZLL
CHECKED BY: SDR
PROJECT NO.: 2016081
DATE: AUGUST 24, 2016
SHEET: 15 OF 28

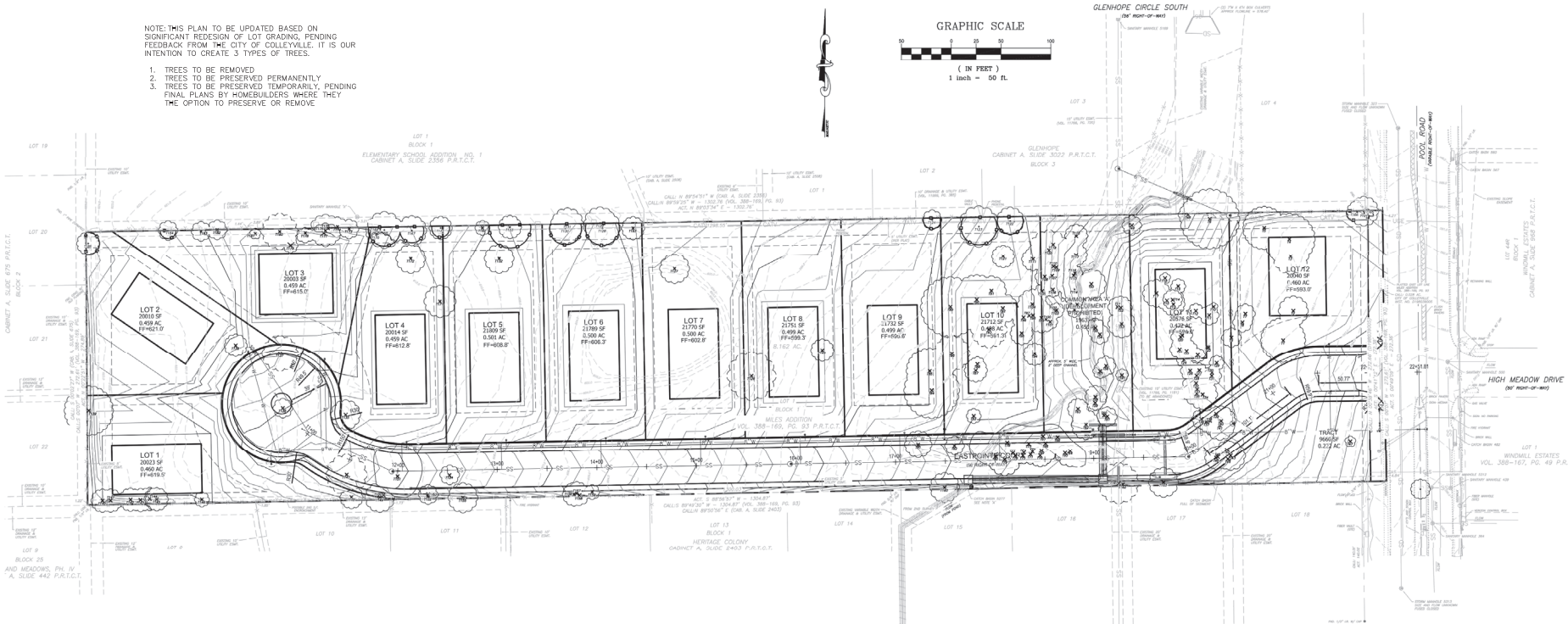
Construction Plans



Construction Plans

NOTE: THIS PLAN TO BE UPDATED BASED ON SIGNIFICANT REDUCTION OF LOT GRADING, PENDING FEEDBACK FROM THE CITY OF COLLEYSVILLE. IT IS OUR INTENTION TO CREATE 3 TYPES OF TREES.

1. TREES TO BE REMOVED
2. TREES TO BE PRESERVED PERMANENTLY
3. TREES TO BE PRESERVED TEMPORARILY, PENDING FINAL PLANS BY HOMEBUILDERS WHERE THEY THE OPTION TO PRESERVE OR REMOVE



TREE #	CALIPER (INCHES)	TREE SPECIES	CANOPY (SF)	STATUS	EXCLUSIONS	EXEMPTIONS
1	28	PECAN	2463	REMOVE		
2	12	PECAN	452	REMOVE	RSE	
3	15	ELM	707	REMOVE	RSE	
4	12	ELM	452	REMOVE	RSE	
5	14	BLACKJACK OAK	636	REMOVE	RSE	
6	14	CEDAR ELM	636	REMOVE	RSE	
7	7	ELM	154	REMOVE	RSE	
8	9	ELM	254	REMOVE	RSE	
9	12	ELM	452	REMOVE	RSE	
10	7	ELM	154	REMOVE	RSE	
11	8	ELM	201	REMOVE	RSE	
12	8	ELM	201	REMOVE	RSE	
13	12	CEDAR ELM	452	REMOVE	RSE	
14	15	UNKNOWN HARDWOOD	707	REMOVE	RSE	
15	8	ELM	201	REMOVE	RSE	
16	7	ELM	154	REMOVE	RSE	
17	17	ELM	908	REMOVE	RSE	
18	14	BLACKJACK OAK	636	REMOVE	DECLINE	
19	9	CEDAR ELM	254	REMOVE	RSE	
20	9	CEDAR ELM	254	REMOVE	RSE	
21	8	CEDAR ELM	201	REMOVE	RSE	
22	10	CEDAR ELM	314	REMOVE	RSE	
23	7	ELM	154	REMOVE	RSE	
24	6	ELM	113	REMOVE	RSE	
25	7	ELM	154	REMOVE	DECLINE	
26	8	ELM	201	REMOVE	RSE	
27	9	SMOOTH ELM	254	REMOVE	RSE	
28	12	BLACKJACK OAK	452	REMOVE	RSE	
29	7	ELM	154	REMOVE	RSE	
30	8	ELM	201	REMOVE	RSE	
31	7	ELM	154	REMOVE	RSE	
32	9	ELM	254	REMOVE	RSE	
33	16	ELM	404	REMOVE	RSE	
34	12	BLACKJACK OAK	452	REMOVE	RSE	
35	7	CEDAR ELM	154	REMOVE	RSE	
36	12	EASTERN REDCEDAR	452	REMOVE	ROW	
37	8	EASTERN REDCEDAR	201	REMOVE	ROW	
38	6	PECAN	154	REMOVE	ROW	
39	6	BLACKJACK OAK	113	REMOVE	ROW	
40	12	POST OAK	452	REMOVE	ROW	
41	10	BLACKJACK OAK	314	REMOVE	ROW	
42	6	UNKNOWN HARDWOOD	154	REMOVE	ROW	
43	12	POST OAK	452	REMOVE	ROW	
44	9	UNKNOWN HARDWOOD	254	REMOVE	ROW	
45	12	CEDAR ELM	452	REMOVE	ROW	
46	10	CEDAR ELM	314	REMOVE	ROW	
47	7	LIVE OAK	154	REMOVE	RSE	
48	6	MONYER LOCUST	113	REMOVE	RSE	
49	17	SMOOTH ELM	908	REMOVE	RSE	
50	15	ELM	707	REMOVE	RSE	

51	7	HACKBERRY	154	REMOVE	NP	
52	9	CEDAR ELM	254	REMOVE		
53	7	EASTERN REDCEDAR	154	REMOVE	NP	ERC
54	7	HACKBERRY	154	REMOVE		
55	10	ELM	314	REMOVE		
56	8	CEDAR ELM	201	REMOVE		
57	7	PECAN	154	REMOVE		
58	10	UNKNOWN HARDWOOD	254	REMOVE		
59	8	CEDAR ELM	201	REMOVE		
60	10	CEDAR ELM	314	REMOVE		
61	13	CEDAR ELM	314	REMOVE		
62	12	ELM	452	REMOVE	DECLINE	
63	11	CEDAR ELM	380	REMOVE		
64	9	CEDAR ELM	254	REMOVE	ROW	
65	11	CEDAR ELM	380	REMOVE	ROW	
66	6	CEDAR ELM	113	REMOVE	ROW	
67	8	CEDAR ELM	201	REMOVE	ROW	
68	16	CEDAR ELM	804	REMOVE	ROW	
69	13	CEDAR ELM	831	REMOVE	ROW	
70	10	CEDAR ELM	314	REMOVE	ROW	
71	8	CEDAR ELM	201	REMOVE	ROW	
72	10	CEDAR ELM	314	REMOVE	ROW	
73	10	CEDAR ELM	314	REMOVE	ROW	
74	11	CEDAR ELM	380	REMOVE	ROW	
75	6	CEDAR ELM	113	REMOVE	ROW	
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77	11	CEDAR ELM	380	REMOVE	ROW	
78	11	CEDAR ELM	380	REMOVE	ROW	
79	12	CEDAR ELM	452	REMOVE	ROW	
80	11	CEDAR ELM	380	REMOVE	ROW	
81	17	SMOOTH ELM	908	REMOVE	RSE	
82	10	PECAN	314	REMOVE	RSE	
83	9	CEDAR ELM	254	REMOVE	RSE	
84	27	SMOOTH ELM	2290	REMOVE	RSE	
85	14	PECAN	154	REMOVE	RSE	
86	18	PECAN	3058	REMOVE	RSE	
87	14	SMOOTH ELM	616	REMOVE	RSE	
88	10	PECAN	154	REMOVE	RSE	
89	27	SMOOTH ELM	2290	REMOVE	RSE	
90	15	PECAN	154	REMOVE	RSE	
91	13	PECAN	531	REMOVE	RSE	
92	13	CEDAR ELM	531	REMOVE	RSE	
93	15	PECAN	154	REMOVE	RSE	
94	14	SMOOTH ELM	616	REMOVE	RSE	
95	9	PECAN	254	REMOVE	RSE	
96	8	CEDAR ELM	201	REMOVE	RSE	
97	8	CEDAR ELM	201	REMOVE	RSE	
98	7	CEDAR ELM	254	REMOVE	RSE	
99	10	POST OAK	314	REMOVE	RSE	
100	10	POST OAK	314	REMOVE	RSE	
101	8	CEDAR ELM	201	REMOVE	RSE	
102	7	CEDAR ELM	154	REMOVE	DECLINE	

103	6	CEDAR ELM	113	REMOVE	RSE	
104	12	CEDAR ELM	452	REMOVE	RSE	
105	7	CEDAR ELM	154	REMOVE	RSE	
106	7	CEDAR ELM	154	REMOVE	RSE	
107	10	POST OAK	314	REMOVE	RSE	
108	8	POST OAK	201	REMOVE	ERC	
109	11	EASTERN REDCEDAR	380	REMOVE	ERC	
110	11	EASTERN REDCEDAR	380	REMOVE	ERC	
111	14	EASTERN REDCEDAR	616	REMOVE	ERC	
112	6	CEDAR ELM	113	REMOVE	ERC	
113	6	CEDAR ELM	113	REMOVE	ERC	
114	10	ELM	314	REMOVE	ERC	
115	6	HACKBERRY	113	REMOVE	NP	
116	8	HACKBERRY	201	REMOVE	NP	
117	10	HACKBERRY	314	REMOVE	NP	
118	13	MULBERRY	531	REMOVE	NP	
119	14	EASTERN REDCEDAR	616	REMOVE	NP	
120	18	ELM	1018	REMOVE	NP	
121	12	EASTERN REDCEDAR	452	REMOVE	NP	
122	13	BLACKJACK OAK	531	PRESERVE	ERC	
123	18	BLACKJACK OAK	1018	PRESERVE	ERC	
124	9	SMOOTH ELM	254	PRESERVE	ERC	
125	18	EASTERN REDCEDAR	1018	PRESERVE	ERC	
126	25	COTTONWOOD	1963	REMOVE	RSE	
127	9	WILLOW	254	REMOVE	RSE	
128	17	LIVE OAK	908	PRESERVE	RSE	
129	12	COTTONWOOD	452	PRESERVE	RSE	
130	14	LIVE OAK	804	PRESERVE	RSE	
131	16	COTTONWOOD	804	PRESERVE	RSE	
132	16	LIVE OAK	804	PRESERVE	RSE	
133	21	LIVE OAK	1380	PRESERVE	RSE	
134	9	LIVE OAK	254	PRESERVE	RSE	
135	22	EASTERN REDCEDAR	1521	REMOVE	DECLINE	
136	13	EASTERN REDCEDAR	531	REMOVE	ROW	
137	22	PECAN	154	REMOVE	ROW	
138	18	PECAN	3058	REMOVE	ROW	
139	18	SMOOTH ELM	1018	REMOVE	ROW	
140	10	PECAN	154	REMOVE	ROW	
141	12	EASTERN REDCEDAR	452	REMOVE	ROW	
142	13	EASTERN REDCEDAR	452	REMOVE	ROW	
143	12	EASTERN REDCEDAR	452	REMOVE	ROW	
144	10	EASTERN REDCEDAR	314	REMOVE	ROW	
145	10	EASTERN REDCEDAR	314	REMOVE	ROW	
146	9	AMERICAN HOLLY	254	REMOVE	ROW	
147	30	BAIRD ORNITH	2537	REMOVE	ROW	
148	10	AMERICAN HOLLY	314	REMOVE	ROW	
149	8	MULBERRY	201	REMOVE	ROW	
150	7	MULBERRY	154	REMOVE	ROW	
151	29	LIVE OAK	2642	REMOVE	NP	
152	8	HACKBERRY	201	REMOVE	ROW	
153	8	PECAN	201	REMOVE	ROW	
154	10	SMOOTH ELM	314	REMOVE	ROW	

155	11	MULBERRY	380	REMOVE	ROW	
156	8	HACKBERRY	201	REMOVE	ROW	
157	8	MULBERRY	201	REMOVE	ROW	
158	6	MULBERRY	113	REMOVE	ROW	
159	8	AMERICAN HOLLY	201	REMOVE	ROW	
160	18	EASTERN REDCEDAR	1018	REMOVE	ROW	
161	17	ELM	968	REMOVE	ROW	
162	11	ELM	380	REMOVE	ROW	
163	18	ELM	1018	REMOVE	ROW	
164	8	REDBUD	201	PRESERVE	ROW	
165	14	ELM	616	PRESERVE	ROW	
166	10	ELM	314	PRESERVE	ROW	
167	12	BUR OAK	452	PRESERVE	ROW	
168	16	LIVE OAK	804	PRESERVE	DECLINE	
169	10	COTTONWOOD	314	PRESERVE	DECLINE	
170	7	EASTERN REDCEDAR	154	PRESERVE	DECLINE	
171	13	EASTERN REDCEDAR	531	REMOVE	ERC	
172	10	EASTERN REDCEDAR	314	REMOVE	ERC	
173	10	ORNAMENTAL PEACH	314	REMOVE	ERC	
174	6	EASTERN REDCEDAR	113	REMOVE	ERC	
175	10	COTTONWOOD	314	REMOVE	COT	
176	12	LIVE OAK	452	REMOVE	ROW	
177	10	COTTONWOOD	314	REMOVE	ROW	
178	7	EASTERN REDCEDAR	154	REMOVE	ERC	
179	7	EASTERN REDCEDAR	154	REMOVE	ERC	
180	16	ORNAMENTAL PEACH	804	REMOVE	ERC	
181	7	EASTERN REDCEDAR	154	REMOVE	ERC	
182	10	EASTERN REDCEDAR	314	REMOVE	ERC	
183	8	EASTERN REDCEDAR	201	REMOVE	DECLINE	
184	8	LIVE OAK	201	PRESERVE	ROW	
185	11	PECAN	380	PRESERVE	ROW	
186	7	EASTERN REDCEDAR	154	REMOVE	ERC	
187	7	EASTERN REDCEDAR	154	REMOVE	ERC	
188	7	EASTERN REDCEDAR	154	REMOVE	ERC	

NUMBER OF TREES ON	TOTAL CALIPER	NUMBER OF EXEMPT TREES	CALIPER INCHES EXEMPT TREES	NUMBER OF EXEMPT TREES	CALIPER INCHES EXEMPT TREES	NUMBER OF EXEMPT TREES	CALIPER INCHES EXEMPT TREES	PRESERVATION CREDITS	MITIGATION REQUIRED	REPLACEMENT TREES TO BE PLANTED BY CALPERS
100	1111	103	1170	38	170	589	4	61	61	61 TREES

* TREES REQUIRED DUE TO MITIGATION SHALL BE PROVIDED IN COMMON AREAS AND EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT TO THE EXTENT PRACTICAL.

GENERAL TREE PROTECTION PLAN NOTES:
1. TREE FENCING SHOWN MUST BE IN PLACE AT ALL TIMES DURING CONSTRUCTION AND NO TRENCHES FOR DOMESTIC WATER, IRRIGATION, ELECTRIC, TELECOMMUNICATIONS, OR GAS MAY BE WITHIN THESE AREAS WITHOUT REVIEWING IF POST WITH THE JEROME FORESTERS. SUCH DAMAGE TO TREES MAY CONSTITUTE REMOVAL WITHOUT A PERMIT.

SHEET SCALED AT 24 x 36 SCALE 5/8"



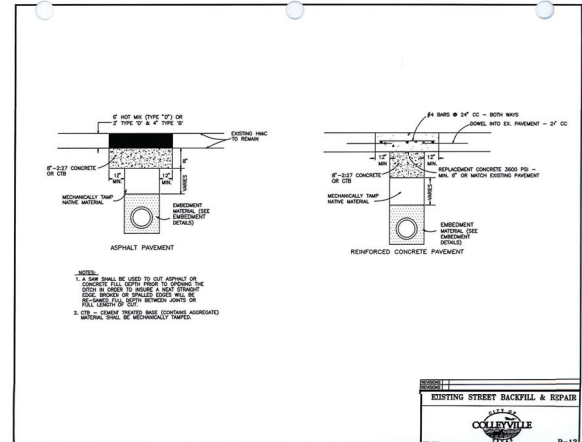
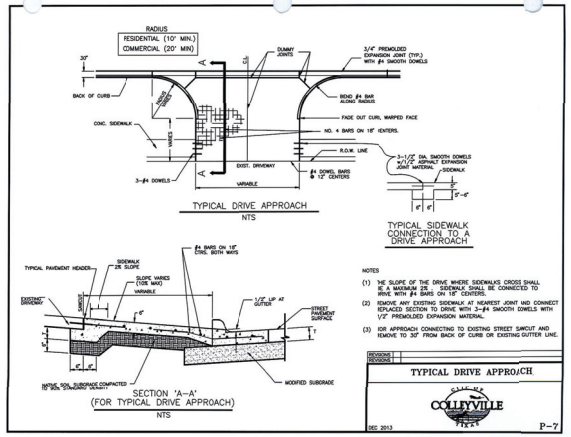
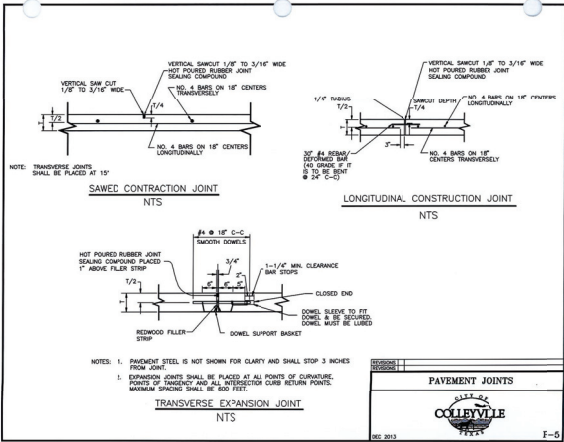
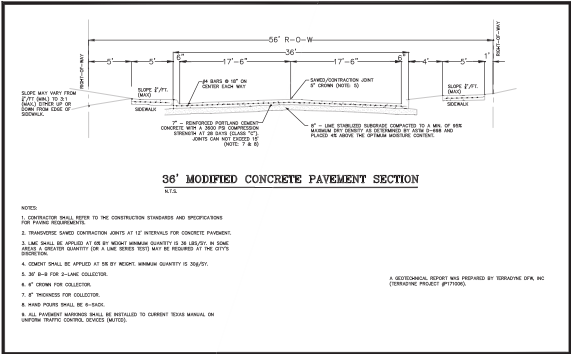
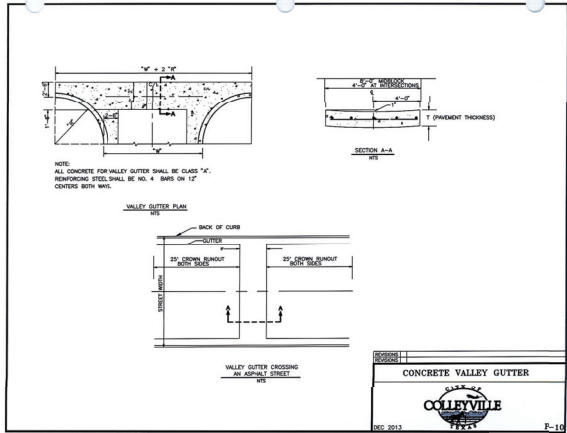
EASTPOINTE TERRACE
6480 POOL RD
COLLEYSVILLE, TX



ISSUE	REVISION	DATE	BY	TO
03-17-17	RESUBMITAL TO CITY			
08-15-17	RESUBMITAL TO CITY			
08-15-17	RESUBMITAL TO CITY			

SHEET
L1.1
TREE
PRESERVATION

Construction Plans



TYPE NO. E-12437

evolving

Civil Engineering • Planning
420 Transportation 514-422-6100 Fort Worth, TX 76102
817-292-2726
evolvingtx.com

SAMANTHA D. RENZ
114504
LICENSED
Professional Engineer

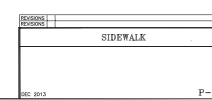
REVISIONS
NO. DATE COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEEVILLE, TEXAS

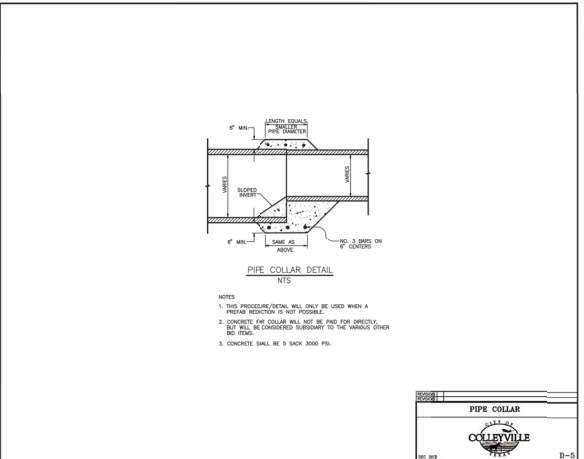
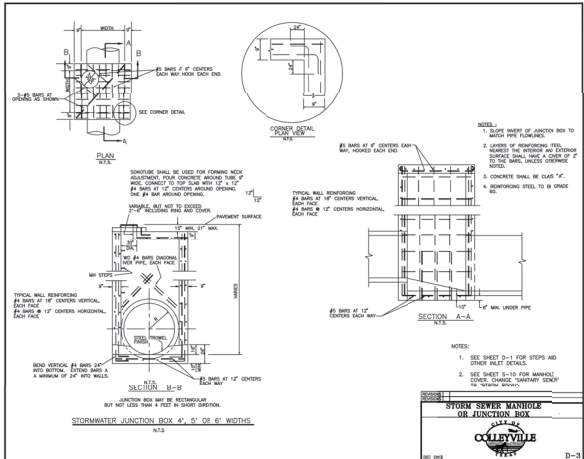
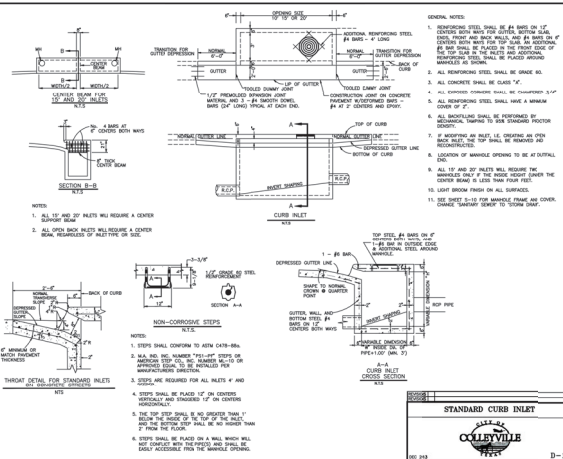
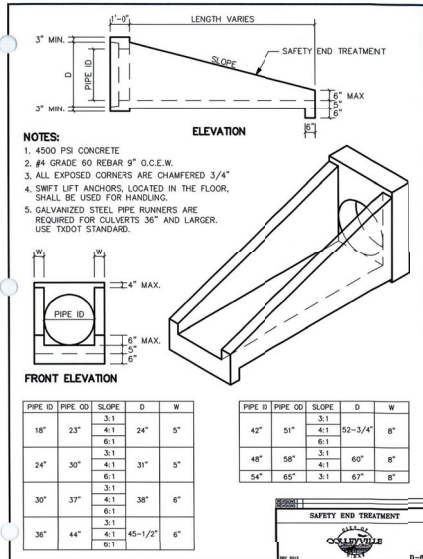
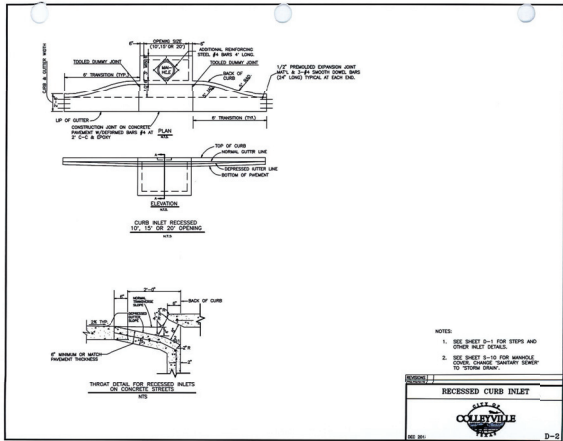
Construction Details 1

SCALE: N.T.S.
DRAWN BY: RAL
DESIGNED BY: RAL
CHECKED BY: SDR
PROJECT NO. 2016080
DATE: AUGUST 24, 2016
SHEET: 17 OF 28

E:\2016\20160801 - EAO Pool Post Development\Codeville\Engineering\Cons\Sat_Riv_Sep_2017\20160801-CONSTRACTION_DETAL.S.dwg :: 2021-02-22, 9:11 PM :: William



Construction Plans



TYPE NO. 11452

evolving

civil engineering • planning

114504

11/12/2012

11/12/2012

STATE OF TEXAS

AMANTHA D. RYAN

114504

LICENSED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	COMMENTS
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EASTPOINTE TERRACE

6480 POOL ROAD

COLLEGEVILLE, TEXAS

Storm Drain Details 1

SCALE: N.T.S.

DRAWN BY: RAL

DESIGNED BY: RAL

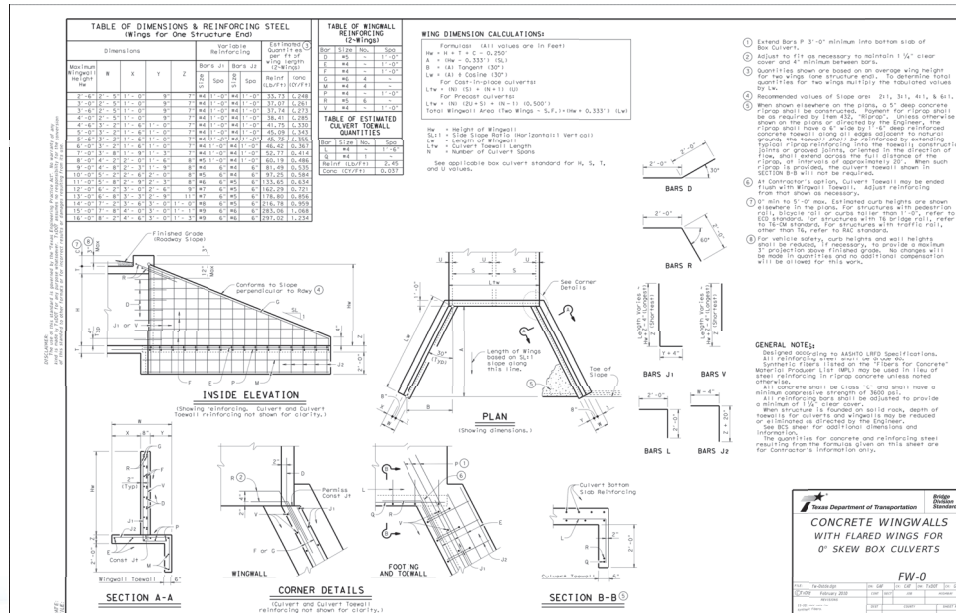
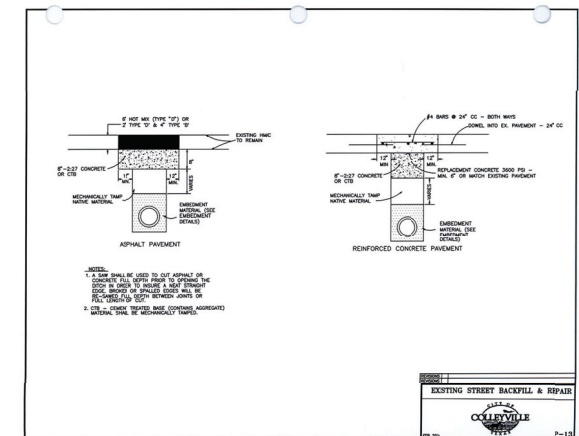
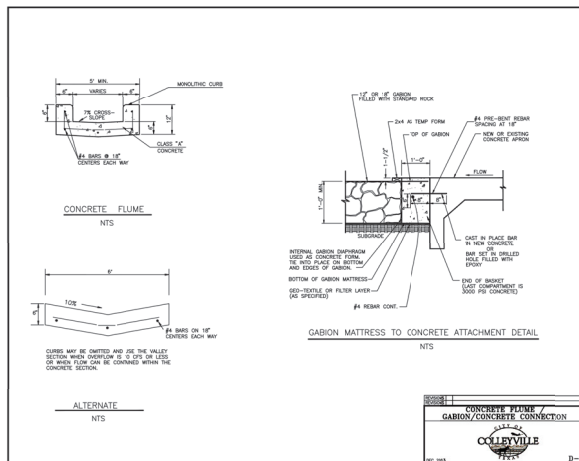
CHECKED BY: RAL

PROJECT NO. 2016081

DATE: AUGUST 24, 2016

SHEET: 19 OF 28

Construction Plans



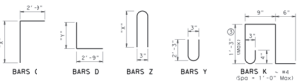


Deformed welded wire reinforcement (WWR) meeting the requirements of ASTM A1064 may be used to replace conventional reinforcement shown on the Contractor's option. The area of required reinforcement may be reduced by the ratio of 60 ksl / 70 ksl. Spacing of WWR is limited to 4" Min and 18" Max. When required, provide lap splices in the WWR of the same length required for the equivalent bar size, rounded up for wire sizes between conventional bar sizes.

GENERAL NOTES:

GENERAL NOTES:

Designed according to AISI 1018 Steel Specifications.
Subject to the maximum fill height shown.
All reinforcing steel shall be Grade 60.
All surface steel shall be Class "A".
Compacted aggregate shall be placed and finished.
The use of permanent forms is not allowed.
The bottom edge of the top slab shall be
chamfered at the corners.
Reinforcing bars shall be adjusted to provide
a minimum of 1" clear cover.
Consistent jointing in the rip line may
be applied a maximum of 6" at the Contractor's
option. This option is used. Bars may be
placed or raised for a maximum of 6".
Bars 1 and 2 may be reversed.
See Standard Details for skewers, angle
sections and lengthening details.



HL93 LOADING		SHEET 1 OF 2	
 Texas Department of Transportation		Bridge Division Standards	
MULTIPLE BOX CULVERTS CAST-IN-PLACE 6'-0" SPAN 2' TO 20' FILL MC-6-20			
FILE	nd\Shane.gip	IN C&G	IN USE
DATE	February 2002	DATE	DATE
REVISIONS		DATE	DATE
10-11, NORTH SIDE		DATE	DATE

[illegible]

Deformed weld wire reinforcement (WWR) meets the requirements of ASTM A186 and may be used to replace conventional reinforcement shown on the Contractor's drawings. The maximum spacing of WWR shall be reduced by the ratio of 60 ksi / 70 ksi. Spacing of WWR is limited to 4" min and 16" max. When required, provide WWR in the same length and lap length as required for the equivalent bar size, rounded up for wire sizes between conventional bar sizes.

Example Conversion: Replacement of No. 6 Gr 60 at 6" spacing with WWR.
WWR required = $(0.44 \text{ sq in/ft} \cdot 0.5' \cdot 160 \text{ ksi/70 ksi})$
= 0.51 sq. in./ft.
If D50, a 12" lap is required. The 0.754 sq in/ftt required in this example, the required spacing is:
 $0.754 \text{ sq in/ftt} \div 0.51 \text{ sq in/ftt} \times 12 \text{ in/ft} = 17.8"$
Max spacing.
Required lap length for the provided D50 wire is:
 $12 \text{ in} \cdot 2 = 24 \text{ in}$ required for uncoated No. 5 bars, as shown in Item 401.

HL 93 LOADING SHEET 2 OF 2

 TEXAS Department of Transportation

Bridge Division

**MULTIPLE BOX CULVERTS
CAST-IN-PLACE
6'-0" SPAN
2' TO 20' FILL**

MC-6-20

FILE: mchla93r
DATE: February 2002

REVISED

10-12 ROADWAY

TYPE NO. F-12452

[illegible]

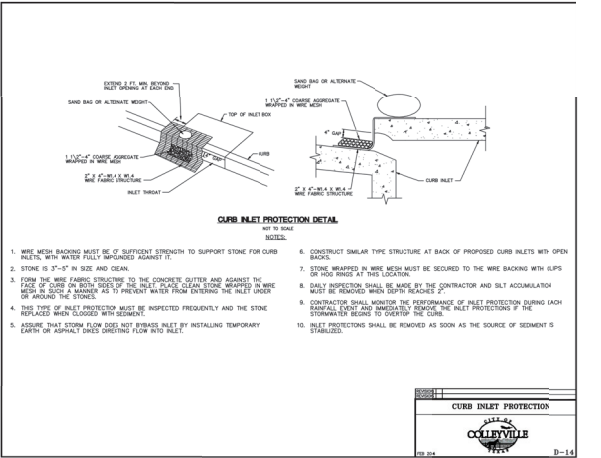
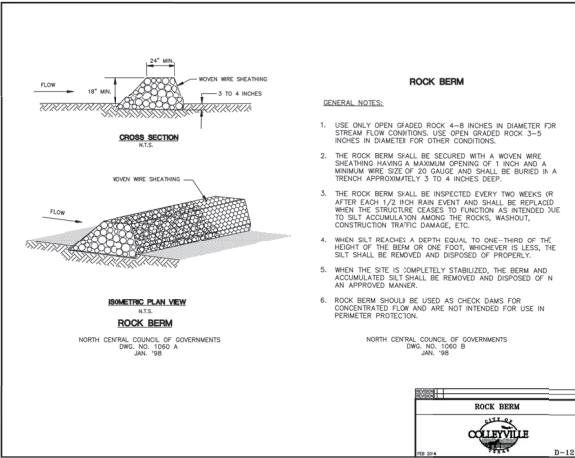
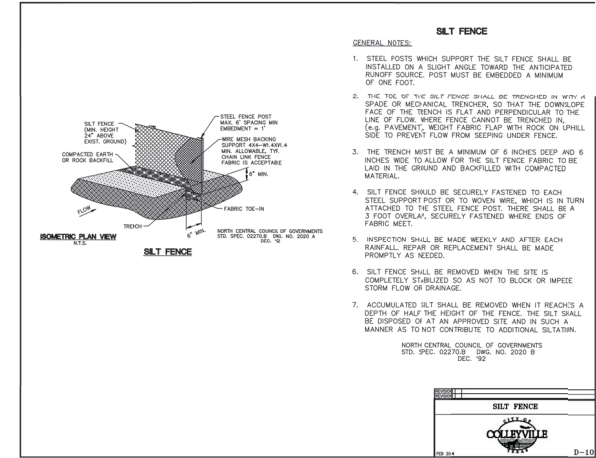
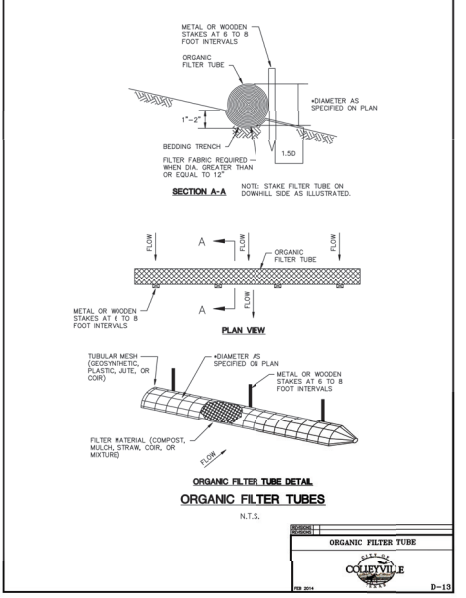
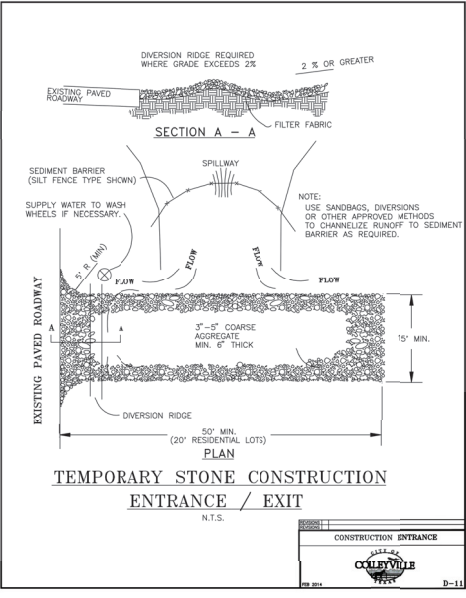
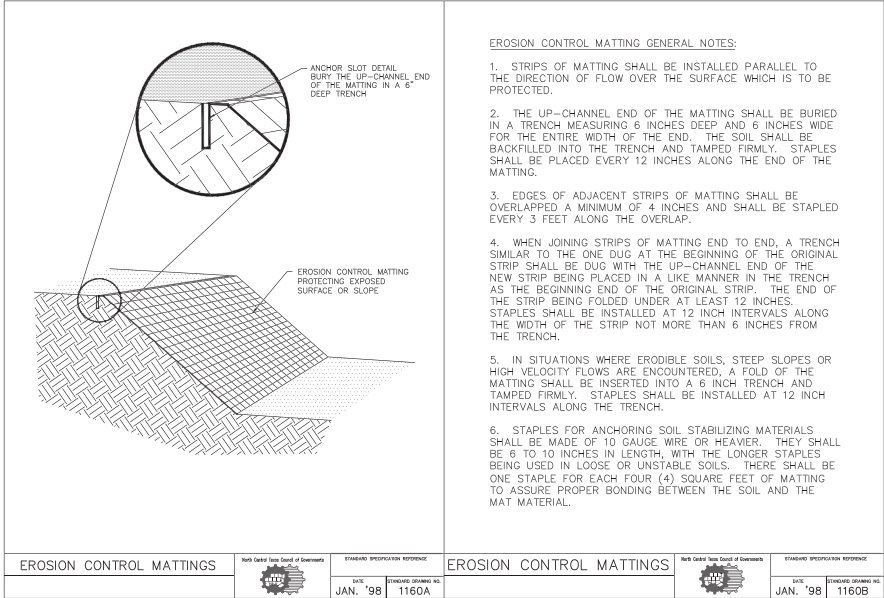
EASTPOINTE TERRACE
AN 8,162 ACRE TRACT OF LAND, SITUATED IN THE E. SHOWING
SURVEY, ACREAGE NUMBER 294, TARRANT COUNTY, TEXAS, BEING
THE PORTION OF LOT 1, BLOCK 1, MALES ADDITION, A PORTION TO THE
CITY OF COLLETTVILLE, AS RECORDED IN VOLUME 380--169, PAGE 93,
PLAT RECORDS, TARRANT COUNTY, TEXAS, ALSO BEING A PART
THAT CURRENTLY BELONGS TO THE DEVELOPMENT PARTNERSHIP, LTD.

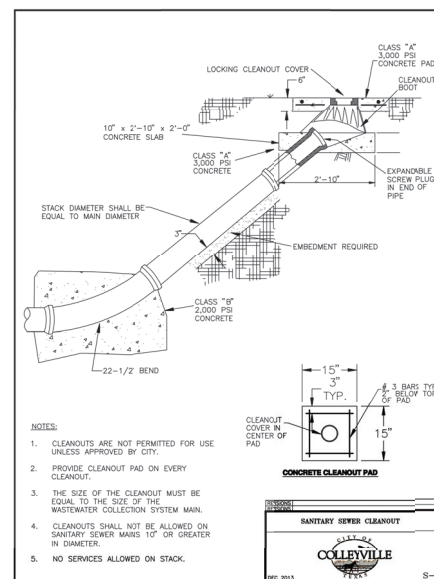
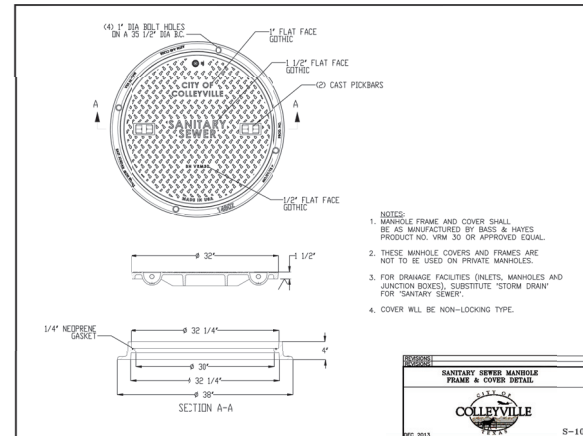
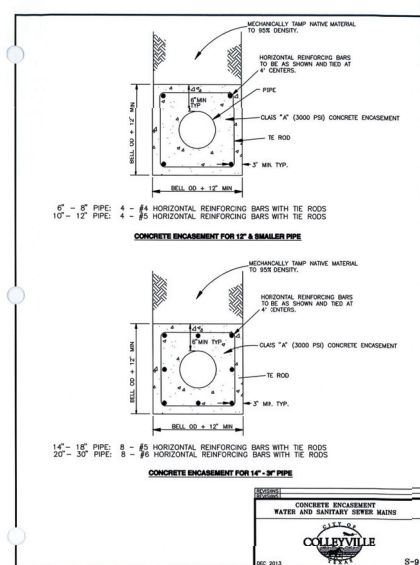
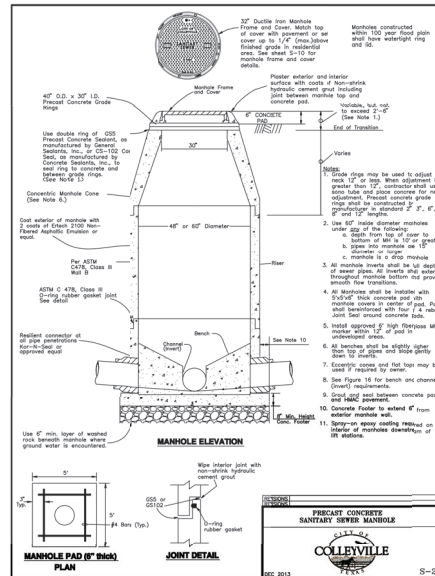
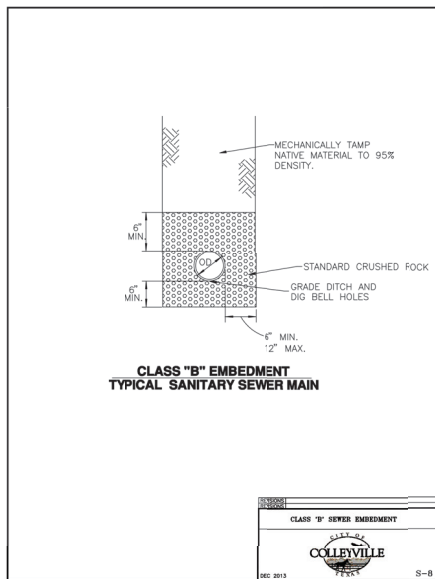
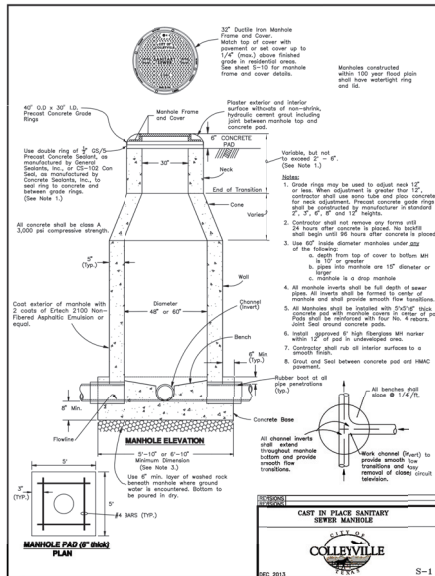
6480 POOL ROAD
COLLETTVILLE, TEXAS

Storm Drain Details 3

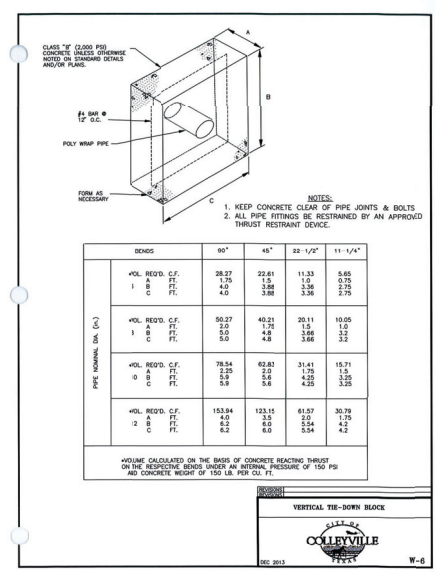
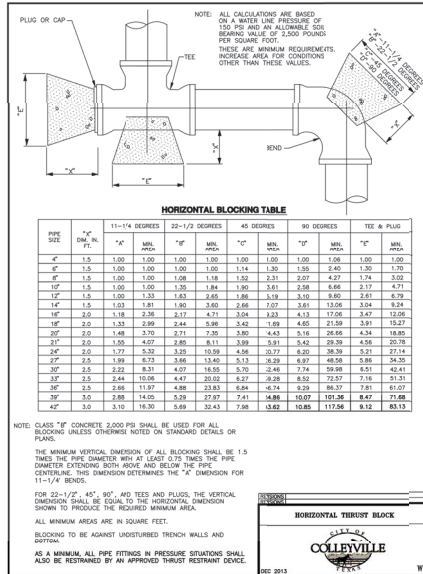
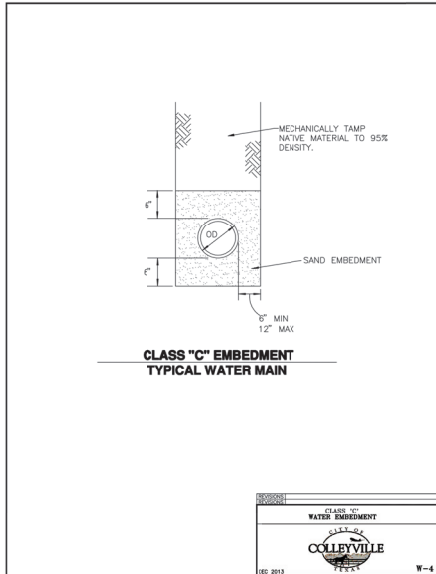
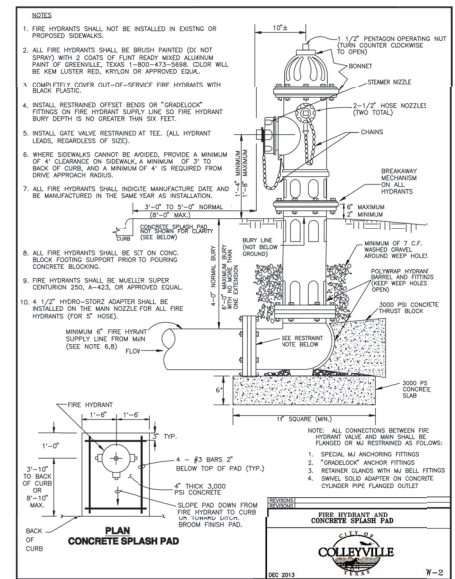
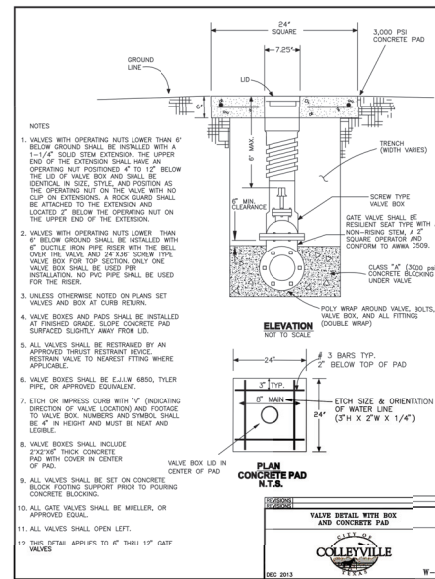
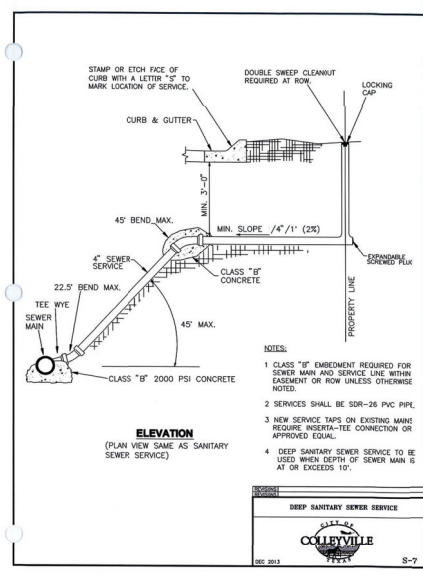
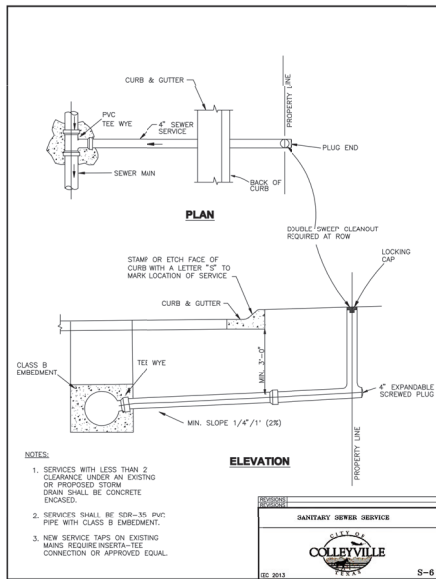
SCALE:	N.T.S.
DRAWN BY:	RAI
DESIGNED BY:	RAI
CHECKED BY:	SDR
PROJECT NO.	2016081
DATE:	AUGUST 24, 2018
SHEET:	

Construction Plans





Construction Plans



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817-229-0200, 817-229-0200

SAMANTHA D. RENZ
114504
CENEX
0022401

EASTPOINTE TERRACE
SURVEY, ABSTRACT NUMBER 284, TARRANT COUNTY, TEXAS, BEING A PART OF THE EASTPOINTE TERRACE SUBDIVISION, AS RECORDED IN VOLUME 380-188 PAGE 145, OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING A PART OF CERTAIN LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 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UTILITY DETAILS 2

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DRAWN BY: RAL

DESIGNED BY: RAL

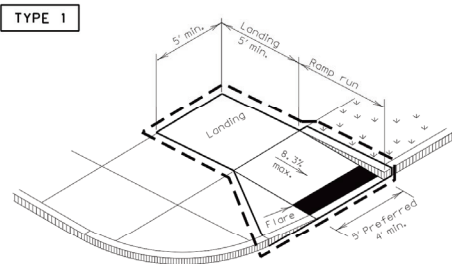
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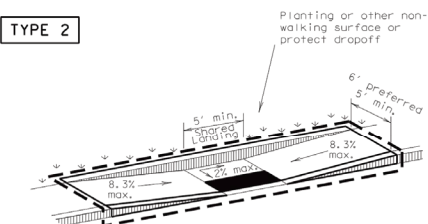
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SHEET: 24 OF 28

Construction Plans

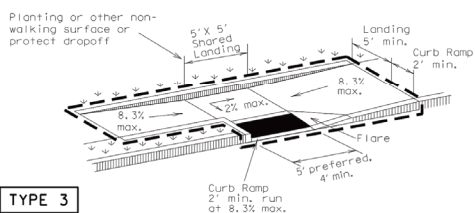


PERPENDICULAR CURB RAMP

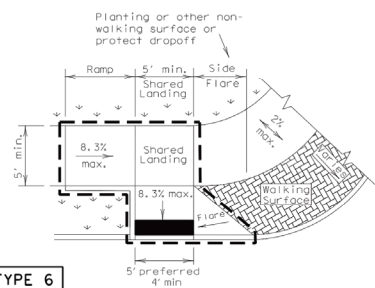


PARALLEL CURB RAMP

(Use only where water will not pond in the landing.)

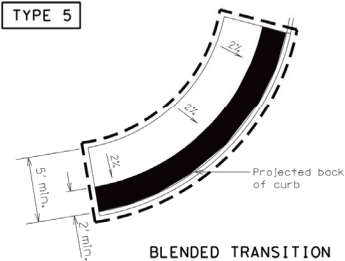


TYPE 3

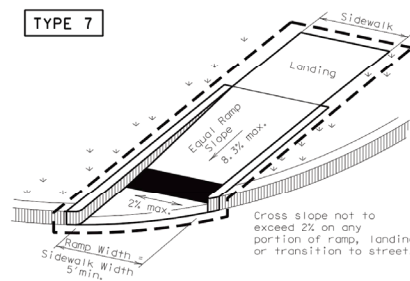


TYPE 6

COMBINATION CURB RAMPS

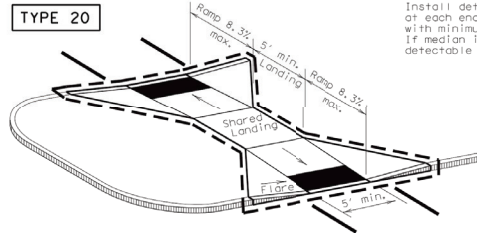


BLENDING TRANSITION

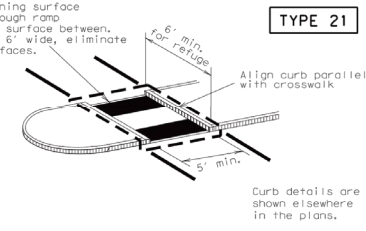


(Sidewalk set back from curb)

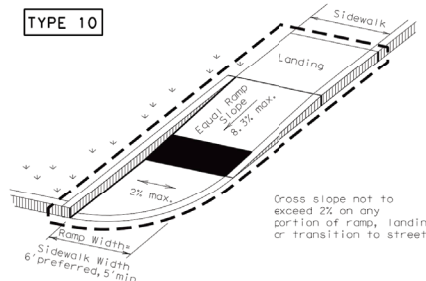
DIRECTIONAL RAMPS WITHIN RADIUS



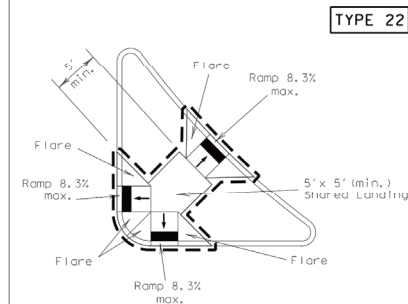
CURB RAMPS AT MEDIAN ISLANDS



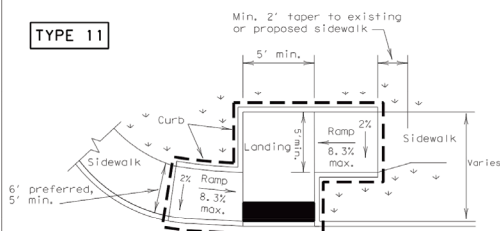
Curb details are shown elsewhere in the plans.



(Sidewalk adjacent to curb)



COMBINATION ISLAND RAMPS



OFFSET PARALLEL CURB RAMP

NOTES / LEGEND:

See General Notes on sheet
2 of 4 for more information.


 Denotes planting or non-walking surface not part of pedestrian circulation path.

— Ramp Limits of Payment

■ Detectable Warning Surface

SHEET 1 OF 4

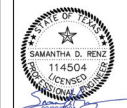
Design
Division
Standard

PEDESTRIAN FACILITIES
CURB RAMPS

PED-12A

FILE:	ped12a.dgn		DW: TxDOT	CK: PK	DW: TxDOT	CK: HD
© TxDOT	March 2002		CONT	SECT	JOB	HIGHWAY
REVISONS						
VP	June 13, 2012		DIST	COUNTY		SHEET NO


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 817-539-2700 evolvingtxas.com

[illegible]

EASTPOINTE TERRACE
AN 8.162 ACRE TRACT OF LAND, SITUATED IN THE R. CROWNING
SUBDIVISION, BEING A PORTION OF LOT 1, BLOCK 1, MEAS. AN ADDITION TO THE
CITY OF COLLEYSVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93,
PLAT 1, IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON,
THAT CERTAIN CALLED LOT 1, BLOCK 1, CONNECTED TO C&G
DEVELOPMENT PARTNERSHIP, LTD.
6480 POOL ROAD
COLLEYSVILLE, TEXAS

TXDOT Details 1 of 4

General Notes

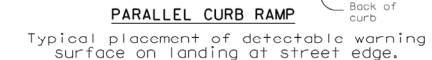
3. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5' x 5' passing areas at intervals not to exceed 200' are required.
4. Landings shall be 5' x 5' minimum with a maximum 2% slope in any direction.
7. Maneuvering space at the bottom of curb ramps shall be a minimum of 4' x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
6. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the current edition of the Texas Accessibility Standards (TAS) and 16 TAC 68.102.
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5' x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Handrails are not required on curb ramps. Provide curb ramps wherever on accessible route crosses (penetrates) a curb.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Provide a smooth transition where the curb ramps connect to the street.
16. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
17. Existing features that comply with TAS may remain in place unless otherwise shown on the plans.

18. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the IAS. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
19. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
20. Detectable warning surfaces must be slip resistant and not allow water to accumulate.
21. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
22. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb. Align the rows of domes to be perpendicular to the grade break between the ramp run and the street. Detectable warning surfaces may be curved along the corner radius.
23. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.



DIRECTIONAL CURB RAMP

Typical placement of detectable
warning surface on sloping ramp run.

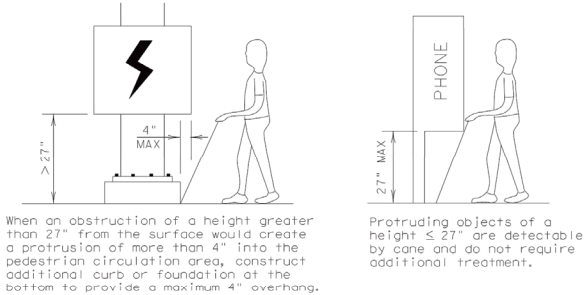
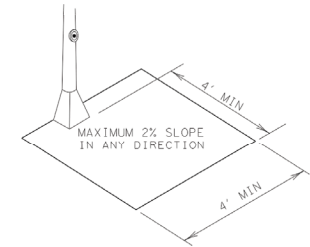
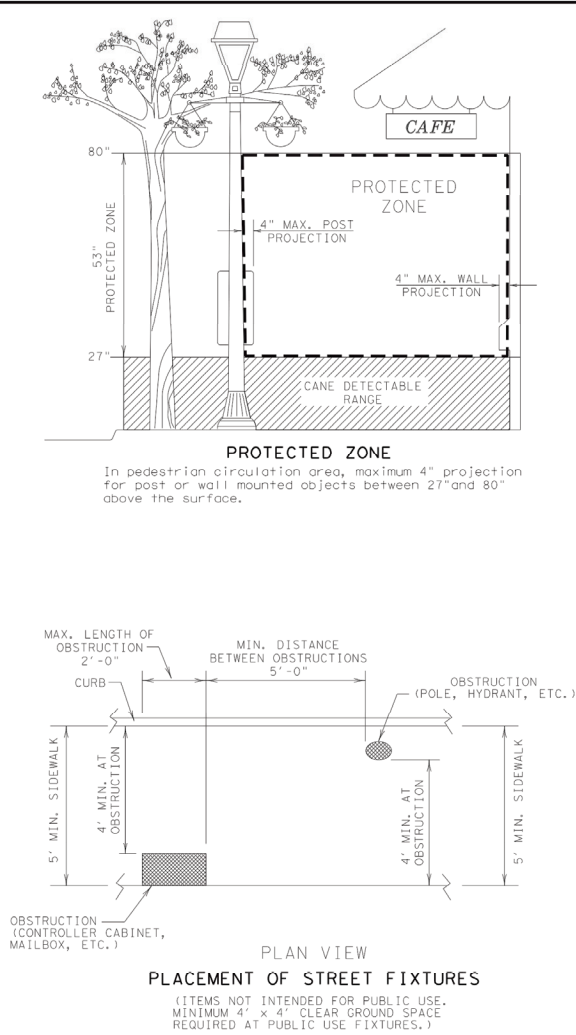
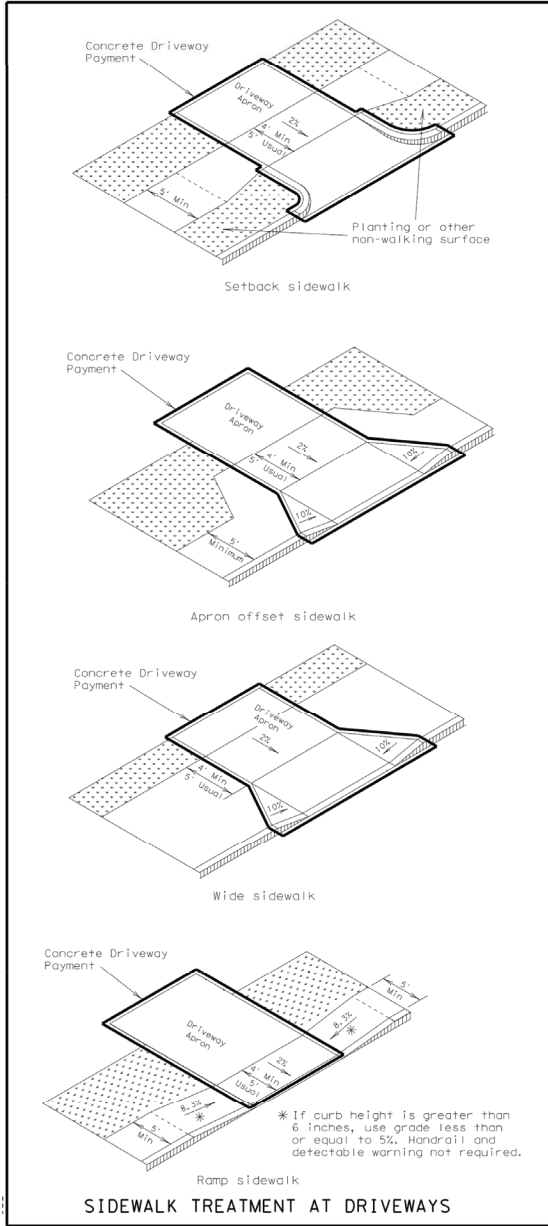


24. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
25. Lay full-size units first followed by closure units consisting of at least 25 percent of a full unit. Cut detectable warning paver units using a power saw.

26. Provide clear ground space of operable parts, including pedestrian push buttons. Operable parts shall be placed within one or more reach ranges specified in TAS 308.
27. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, signage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
28. Street grades and cross slopes shall be as shown elsewhere in the plans.
29. Changes in level greater than 1/4 inch are not permitted.
30. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than 5% must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with TAS 505.
31. Handrail extensions shall not protrude into the usable loading area or into intersecting pedestrian routes.
32. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
33. Sidewalk details are shown elsewhere in the plans.

SHEET 2 OF 4		 <i>Design Innovation Standard</i>															
 <i>Texas Department of Transportation</i>																	
PEDESTRIAN FACILITIES CURB RAMPS PED-12A																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">FILE: ped12a.dgn</td> <td style="width: 10%;">DTH TXDOT</td> <td style="width: 10%;">CHK PK</td> <td style="width: 10%;">DTH TXDOT</td> <td style="width: 10%;">CHK HD</td> </tr> <tr> <td>⑥ TXDOT Moran 2002</td> <td>CONT</td> <td>SECT</td> <td>JOB</td> <td>HIGHWAY</td> </tr> <tr> <td>VP 12/13/02</td> <td colspan="2">DIST</td> <td>COUNTY</td> <td>SHEET NO.</td> </tr> </table>			FILE: ped12a.dgn	DTH TXDOT	CHK PK	DTH TXDOT	CHK HD	⑥ TXDOT Moran 2002	CONT	SECT	JOB	HIGHWAY	VP 12/13/02	DIST		COUNTY	SHEET NO.
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⑥ TXDOT Moran 2002	CONT	SECT	JOB	HIGHWAY													
VP 12/13/02	DIST		COUNTY	SHEET NO.													

Construction Plans



SHEET 3 OF 4

Texas Department of Transportation

Design Division Standard

PEDESTRIAN FACILITIES

CURB RAMPS

PED-12A

FILE: ped12a.dgn	DN: TxDOT	CHK: PK	DN: TxDOT	CHK: HD
© TxDOT March 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
VP June 13, 2012	DIST	COUNTY	SHEET NO.	

TYPE NO. 1-12422

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817-291-2700

evolvingmax.com

SAMANTHA D. RENZ

114504

PROFESSIONAL ENGINEER

EXPIRATION DATE: 08/24/2018

EASTPOINTE TERRACE

TXDOT Details 3 of 4

6480 POOL ROAD

COLLEEVILLE, TEXAS

SCALE: N.T.S.

DRAWN BY: RAL

DESIGNED BY: RAL

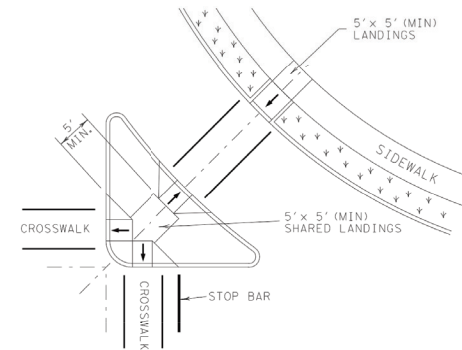
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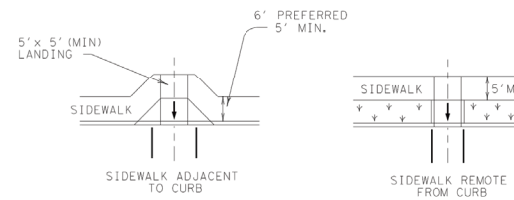
DATE: AUGUST 24, 2018

SHEET: 27 OF 28

10.1016/j.constr.construction.2020.02.001



AT INTERSECTION
W/FREE RIGHT TURN & ISLAND



MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS



 Texas Department of Transportation	Design Division Standard	
	PEDESTRIAN FACILITIES CURB RAMPS PED-12A	

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REVISED							
VP	June 13, 2012			BIST	COUNTY		SHEET NO.

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civil engineering • planning
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817-527-2700 evolvingtxa.com

[illegible]

EASTPOINTE TERRACE
AN 8162 ACRE TRACT OF LAND, SITUATED IN THE R. CHOWNING SURVEY, ABSTRACT NUMBER 274, TARRANT COUNTY, TEXAS, BEING A PART OF THE 10000 ACRE TRACT, SITUATED IN THE 10000 ACRE CITY OF COLLEYSVILLE, AS RECORDED IN VOLUME 388-160, PAGE 93, TARRANT COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN CALLED LOT BLOCK 1 CONVEYED TO O&G DEVELOPMENT COMPANY, L.P.

6480 POOL ROAD
COLLEYSVILLE, TEXAS

TXDOT Details 4 of 4



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 3/22/2021**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Replat for Lot 1, Block A, Kety Addition, being Lots B1A & B2A, Reagan Estates West (City Boundary Split), located at 7720 Precinct Line Road, Case PC21-007

Explanation

Roman Figueroa, the applicant, has submitted a request for Replat for Lot 1, Block A, Kety Addition, being Lots B1A & B2A, Reagan Estates West (City Boundary Split); and being approximately 3.42 acres & zoned R-40 Single Family Residential on the Colleyville boundary side. The purpose is to combined the two lots into one single commercial lot and allow for the development of commercial offices & showroom buildings.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit

Aerial Map

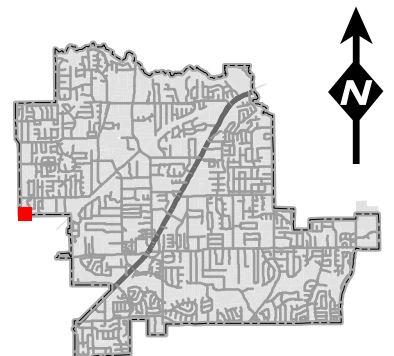


PC21-007

7720 Precinct Line Road



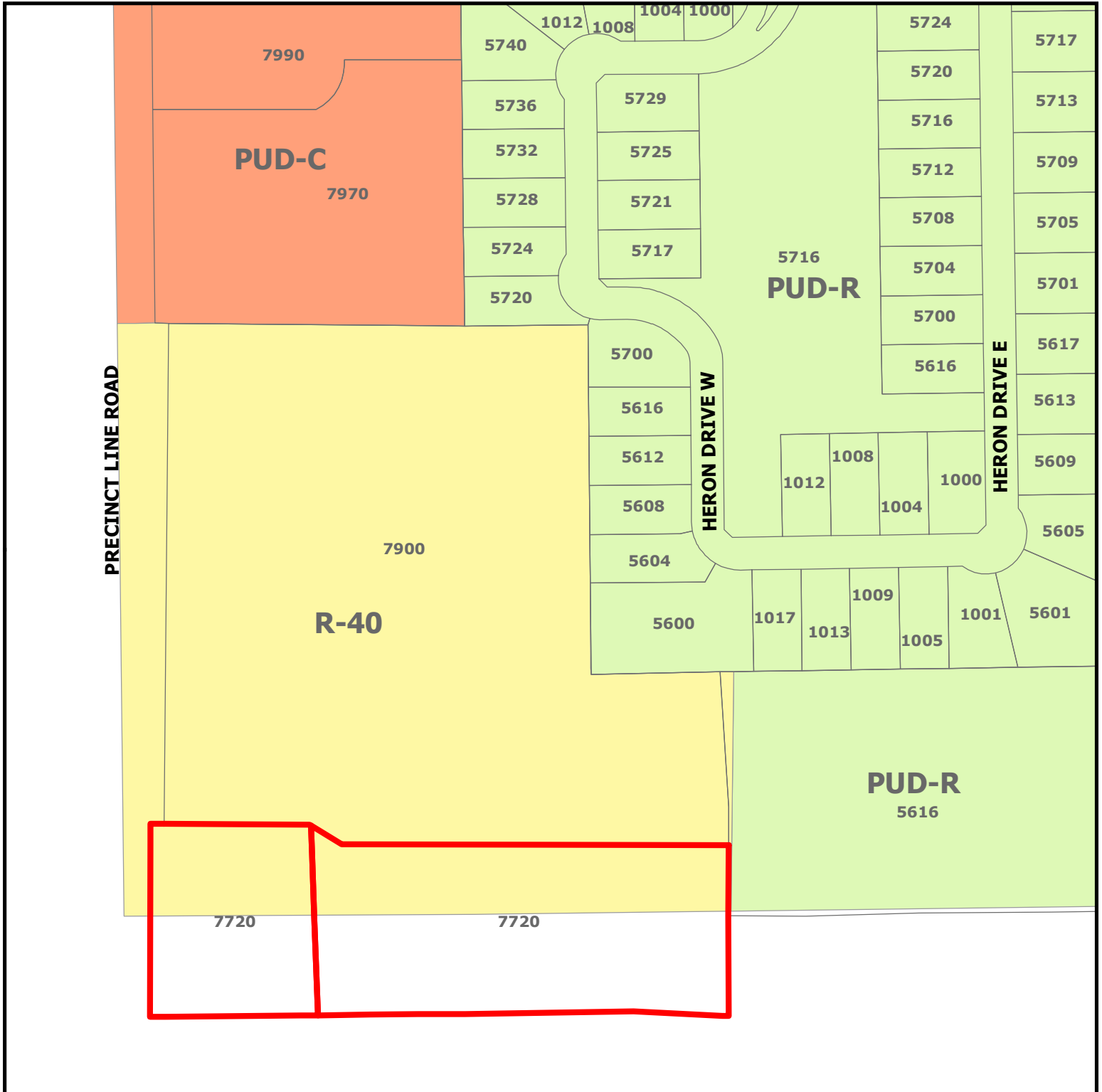
Subject Property



DISCLAIMER:

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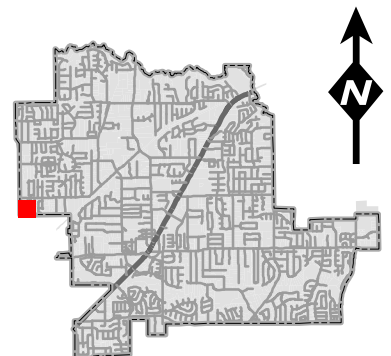
Zoning Map



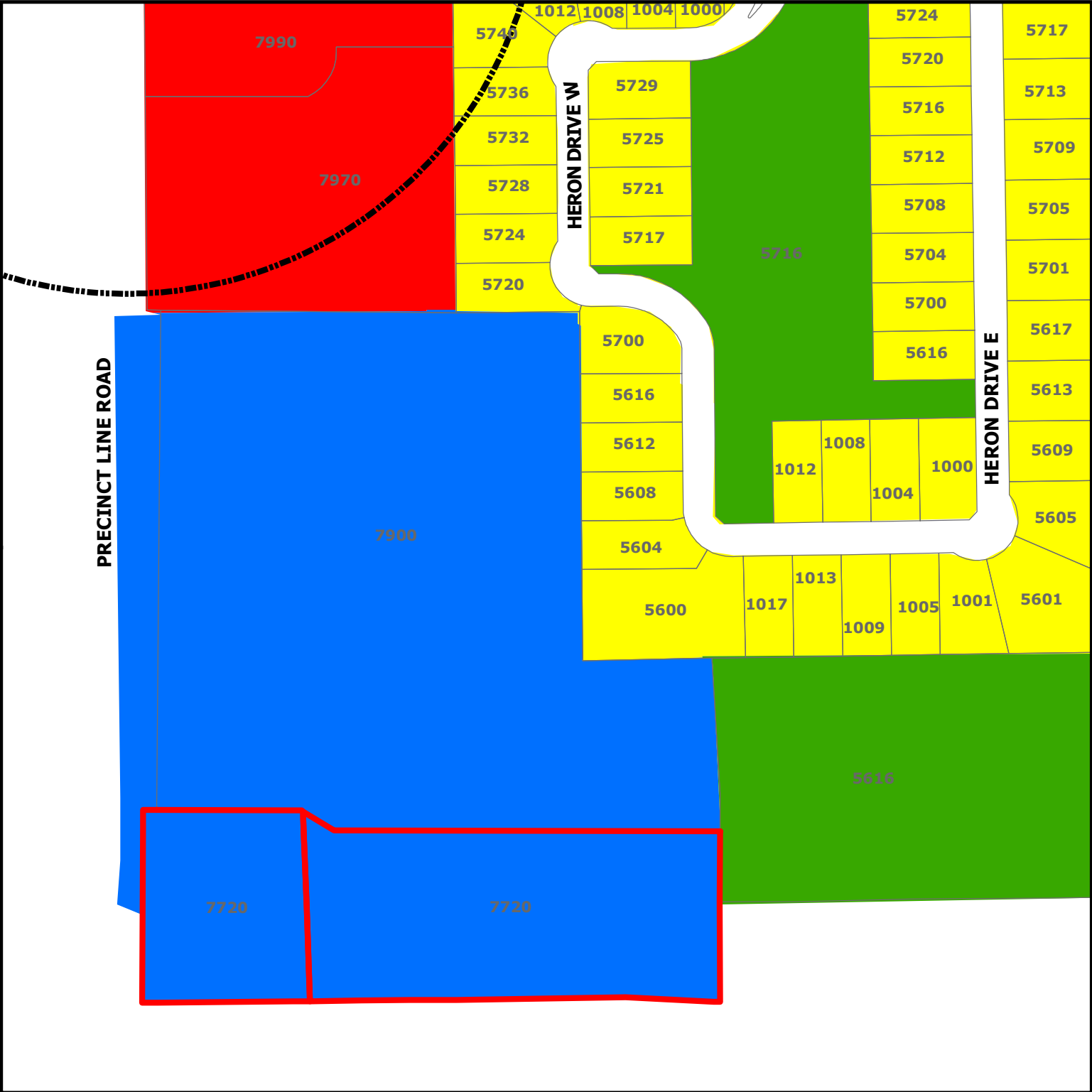
PC21-007
7720 Precinct Line Road

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 Subject Property



Future Land Use Map

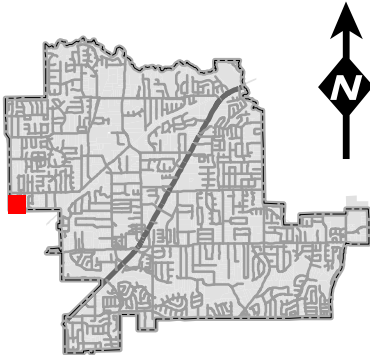


PC21-007

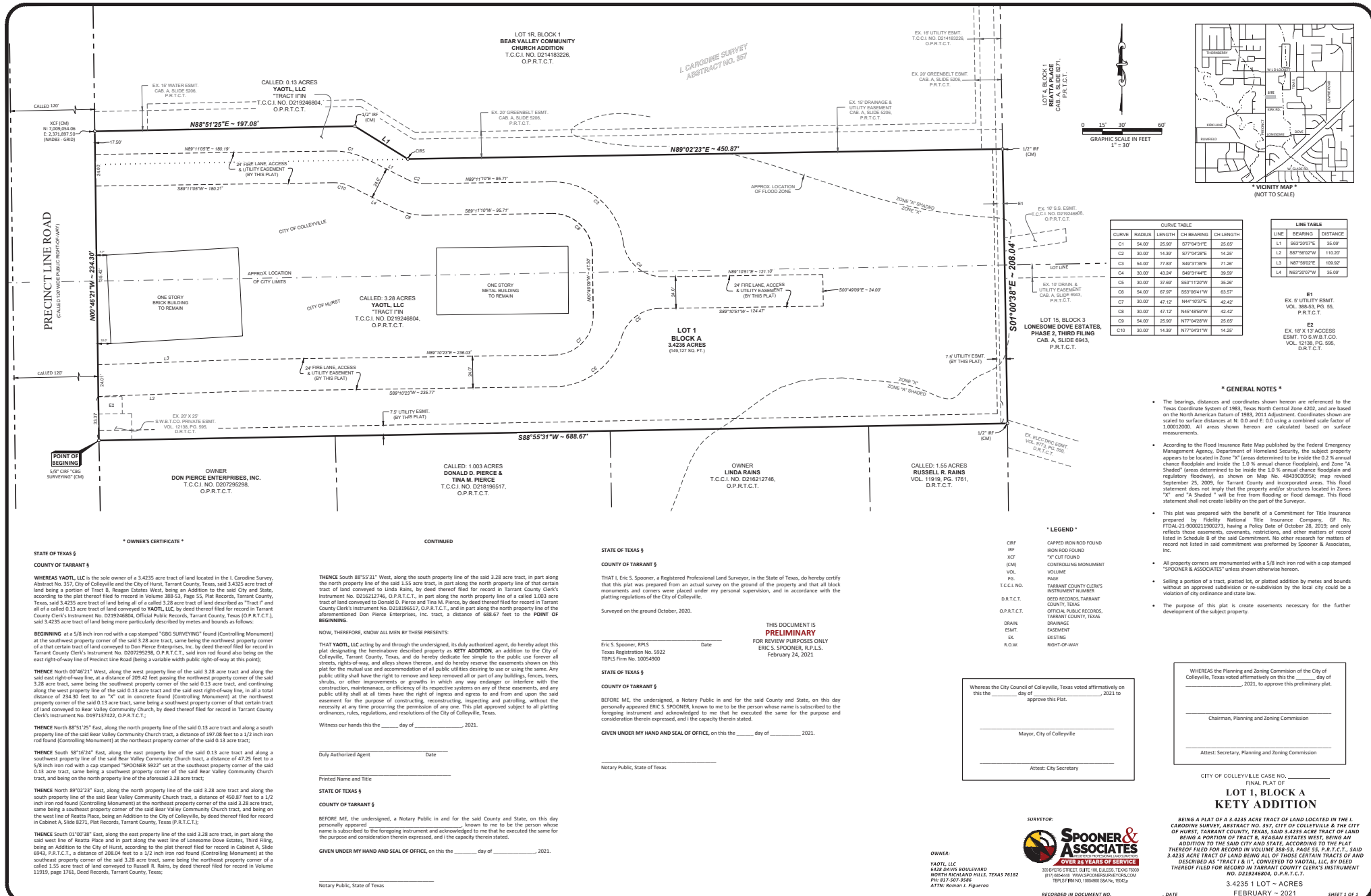
7720 Precinct Line Road

- Subject Property
- Sales Tax Preferred Intersection
- Residential
- Commercial
- Institutional
- Open Space; Parks

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Plat Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 3/22/2021**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008

Explanation

Tamara L Spicer, the applicant, has submitted a request for Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court; and being approximately 1.93 acres & zoned PUD-C Planned Unit Development-Commercial. The purpose is to combine the two lots into one single family residential lot and allow for the development of a new home. No new lots are proposed.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map

Aerial Map

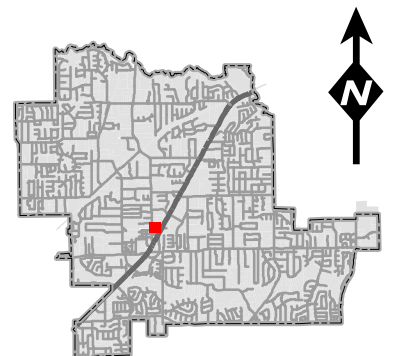


PC21-008

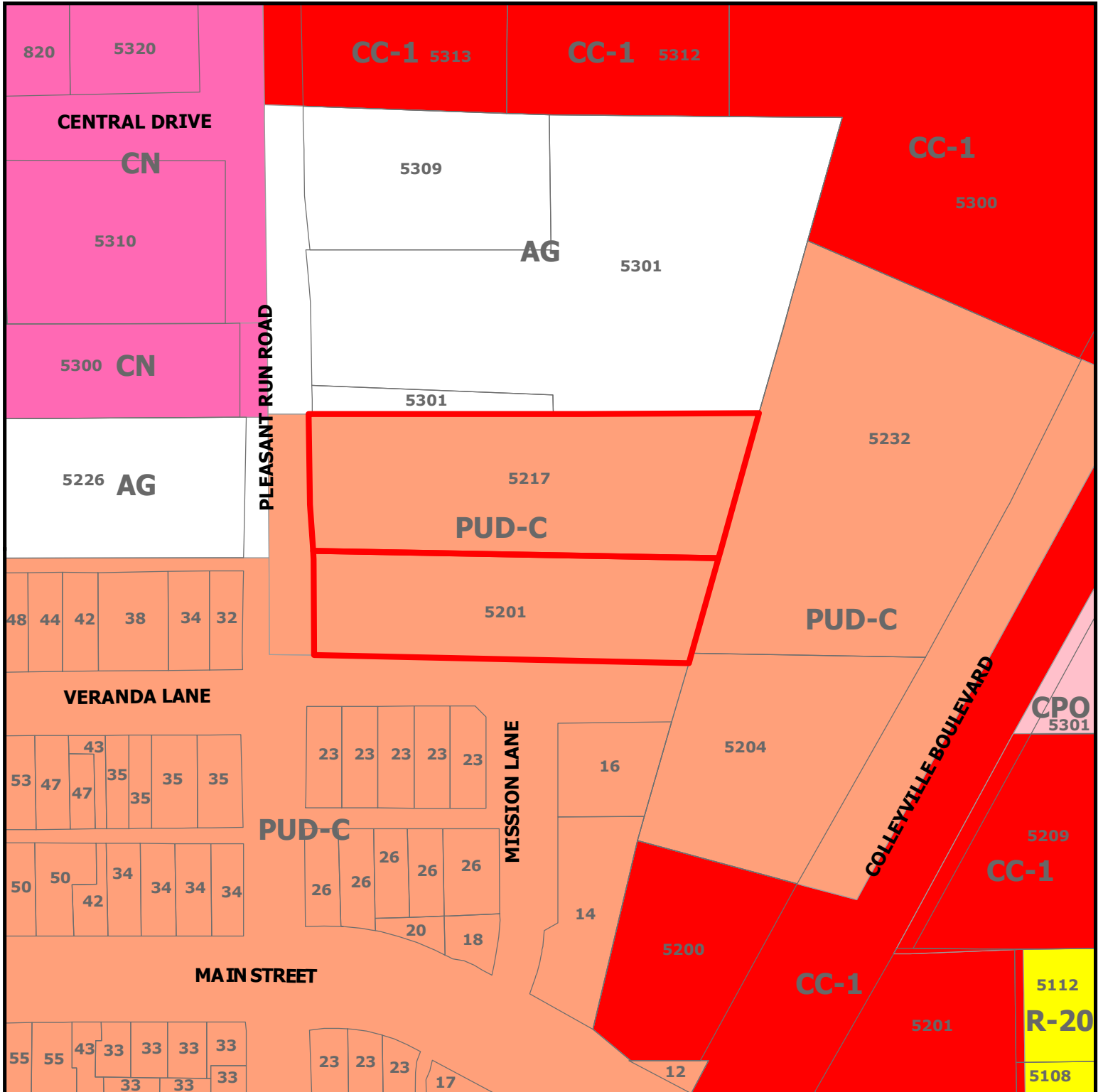
5217 and 5201 Pleasant Run Road

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 Subject Property



Zoning Map



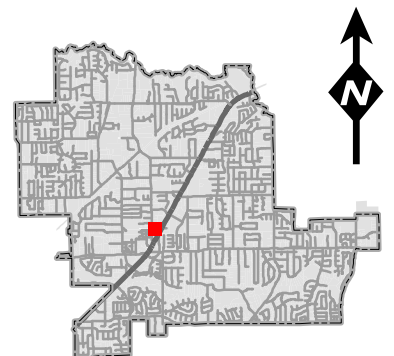
PC21-008

5217 and 5201 Pleasant Run Road

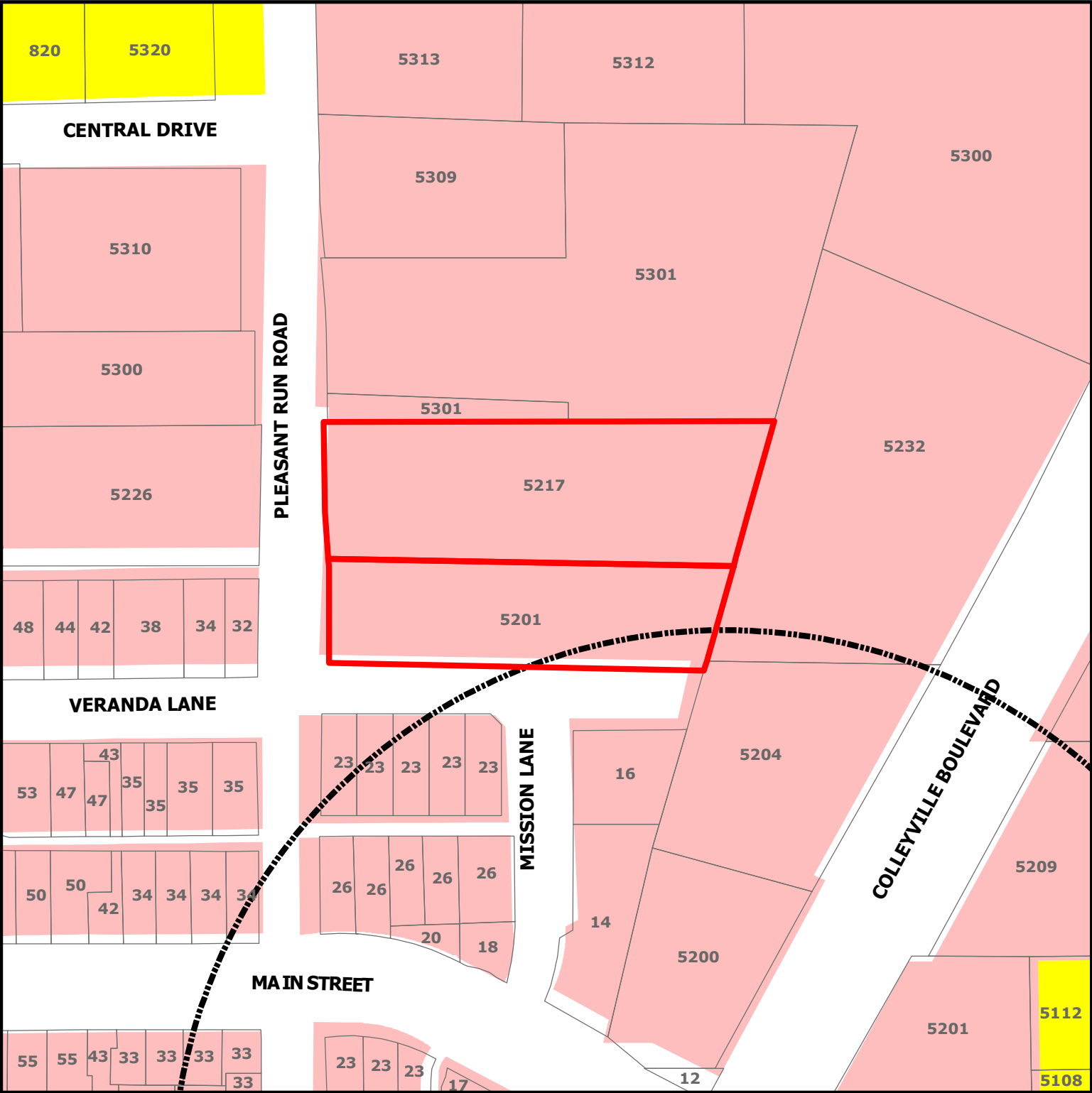


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 Subject Property



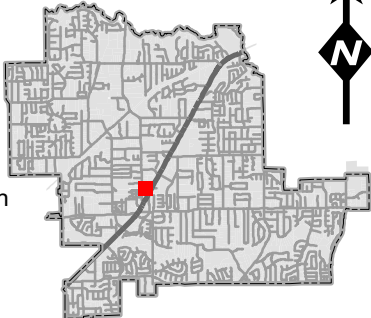
Future Land Use Map



PC21-008

5217 and 5201 Pleasant Run Road

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor



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City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 3/22/2021**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit for Veterinarian Clinic on Lot 1, Block A, 170 Players Addition, located at 3825 Glade Road, Suite 140, Case ZC21-006

Explanation

Dervish Krasnic, the applicant, has submitted a request for a Special Use Permit for Veterinarian Clinic for Lot 1, Block A, 170 Players Addition, being approximately 1.35 acres, and zoned PUD-R Planned Unit Development-Residential. The purpose of the request is to allow for veterinary clinic services at the business of truBOND Veterinary Center.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Floor Plan
7. Building Elevations

Aerial Map



ZC21-006

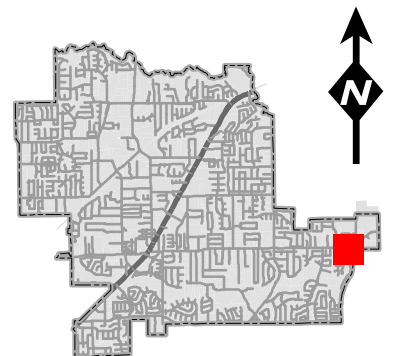
3825 Glade Rd

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Subject Property



Zoning Map



ZC21-006

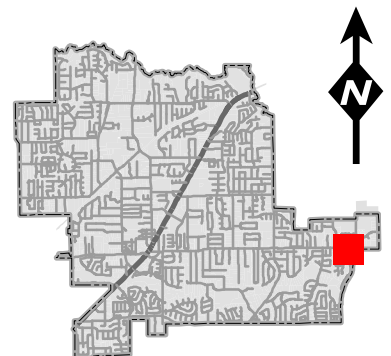
3825 Glade Rd

DISCLAIMER:

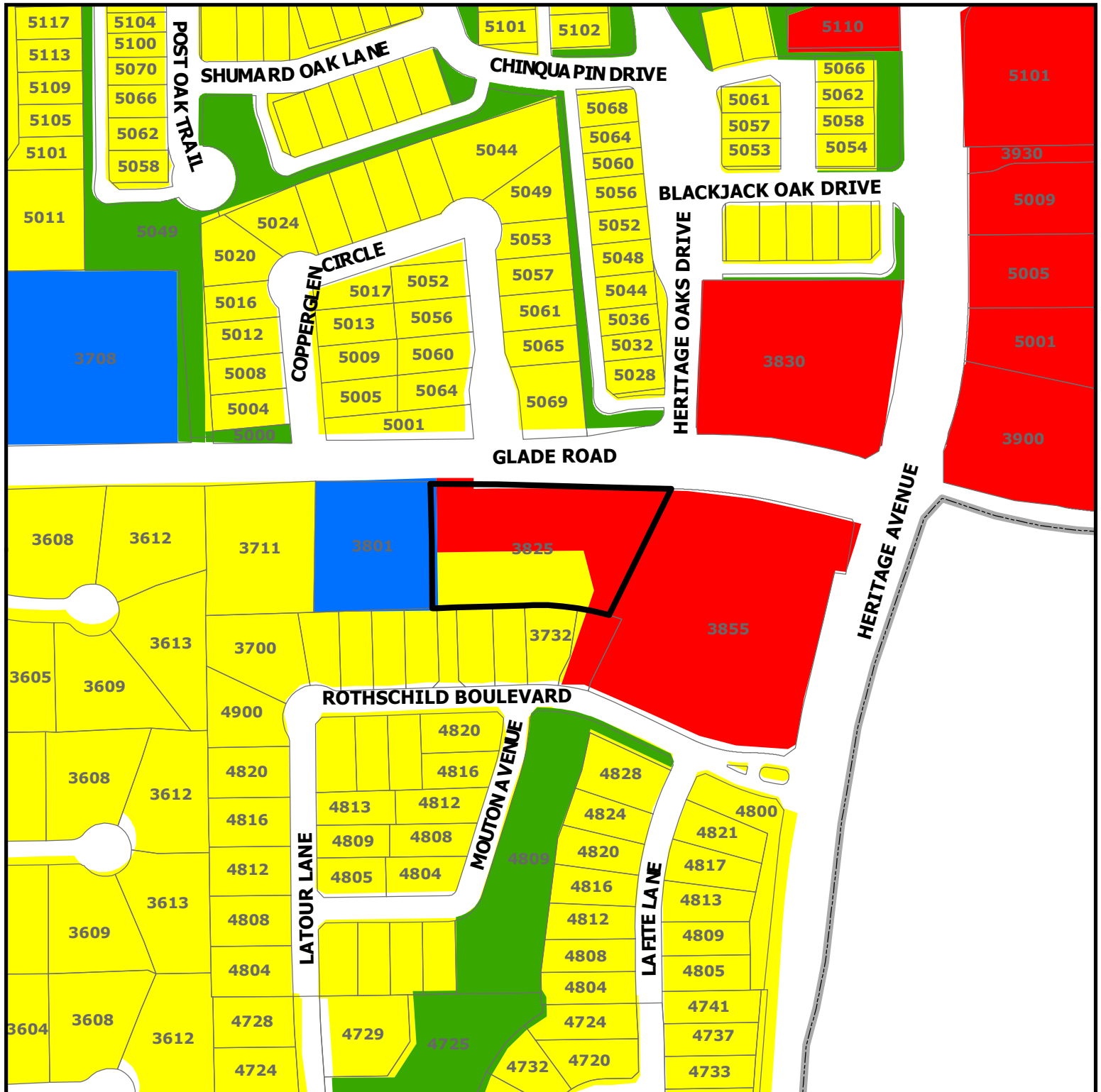
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Subject Property



Future Land Use Map

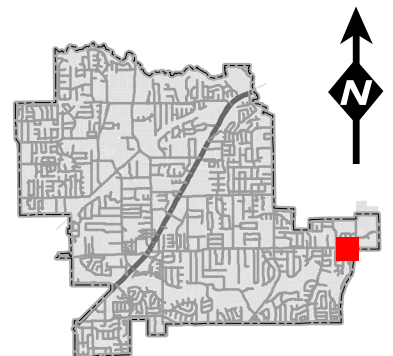


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ZC21-006

3825 Glade Rd

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



Statement of Planning Objectives

February 18th, 2021

Statement of Planning Objectives - truBOND Veterinary Center

My name is Dr. Chris Dietrich, and I'm the owner of truBOND Veterinary Center. My wife, Michelle Dietrich, and I have been Colleyville residents since 2016. We live in the Thornbury subdivision at Glade and Jackson. We have 2 sons at Colleyville Heritage High School, a senior and junior, and another son at Colleyville Middle School, 7th grade. We are actively involved in school activities, and in the youth/community groups at Compass Christian Church. I have extensive experience in veterinary hospital operations from my prior experience leading 180 hospitals and over 600 veterinarians as a Vice President within Mars Veterinary Services (Mars is the world leader in veterinary practice ownership/operation).

In 2020, I decided to start a veterinary practice focused on educating clients to ensure their pets get the gold standard in care, and after looking at many locations/cities in DFW, we decided to open in Colleyville. We love this area and want to help pets and their families in our own community. The pet owning population has been booming for many years, and COVID-19 has accelerated this growth in every community including Colleyville. With this significant rise in pet ownership, many pets are not getting the care they need due to shortages of veterinarians and/or lack of education on needed preventive care. Our mission is to help the residents of Colleyville, and the surrounding cities, gain access to excellent quality, comprehensive care at a conveniently located, locally owned veterinary hospital. We also have a strong desire to partner with local groups on volunteer projects helping shelters or similar non-profit groups. The location at Glade and Heritage is ideal for many reasons. Home values/annual income are high, and traffic counts are strong due to proximity to schools, Glade Parks Shopping Center, Walgreens, Albertsons, and HWY-121.

truBOND Veterinary Center will be a high quality and technologically advanced small animal veterinary hospital. We are a general practice focused on comprehensive preventive care as well as primary care for acute illness and management of chronic conditions. We will operate during daytime hours, 6 days a week (8am-6pm M-F, 9am-5pm Sa, closed Su). We will refer true emergencies to the local veterinary emergency hospitals, and we will not offer vacation boarding. We will partner closely with local referral veterinary hospitals for advanced specialty care. We have no outdoor kennels or runs, and the indoor pet enclosures are designated for pets hospitalized for anesthesia or dropped off for treatment/preventive care. We will be well equipped with modern aesthetic, high-end finishes, and sound-proof walls. We will also offer spa-style pet grooming services to our clients and patients.

We have many goals at truBOND, but the first goal is to be an excellent place to work. We know that providing great care starts with having a great team, so we will select a team of veterinary professionals, or aspiring veterinary professionals, that exhibit a strong motivation toward helping people and their pets. I enjoy training and mentoring, and while people we hire will be highly experienced in veterinary medicine, we will also have opportunities for those that are new to the field or aspiring to be veterinarians. Our initial team will be approximately 10 people including 2 veterinarians and 1 groomer. In addition to managing the office, I will work in the hospital providing care along-side a full-time associate veterinarian. Our business plan is written for truBOND Veterinary Center to grow into a 4 doctor practice in 2 years.

We look forward to the opportunity to serve our community and appreciate your consideration of our special use permit.

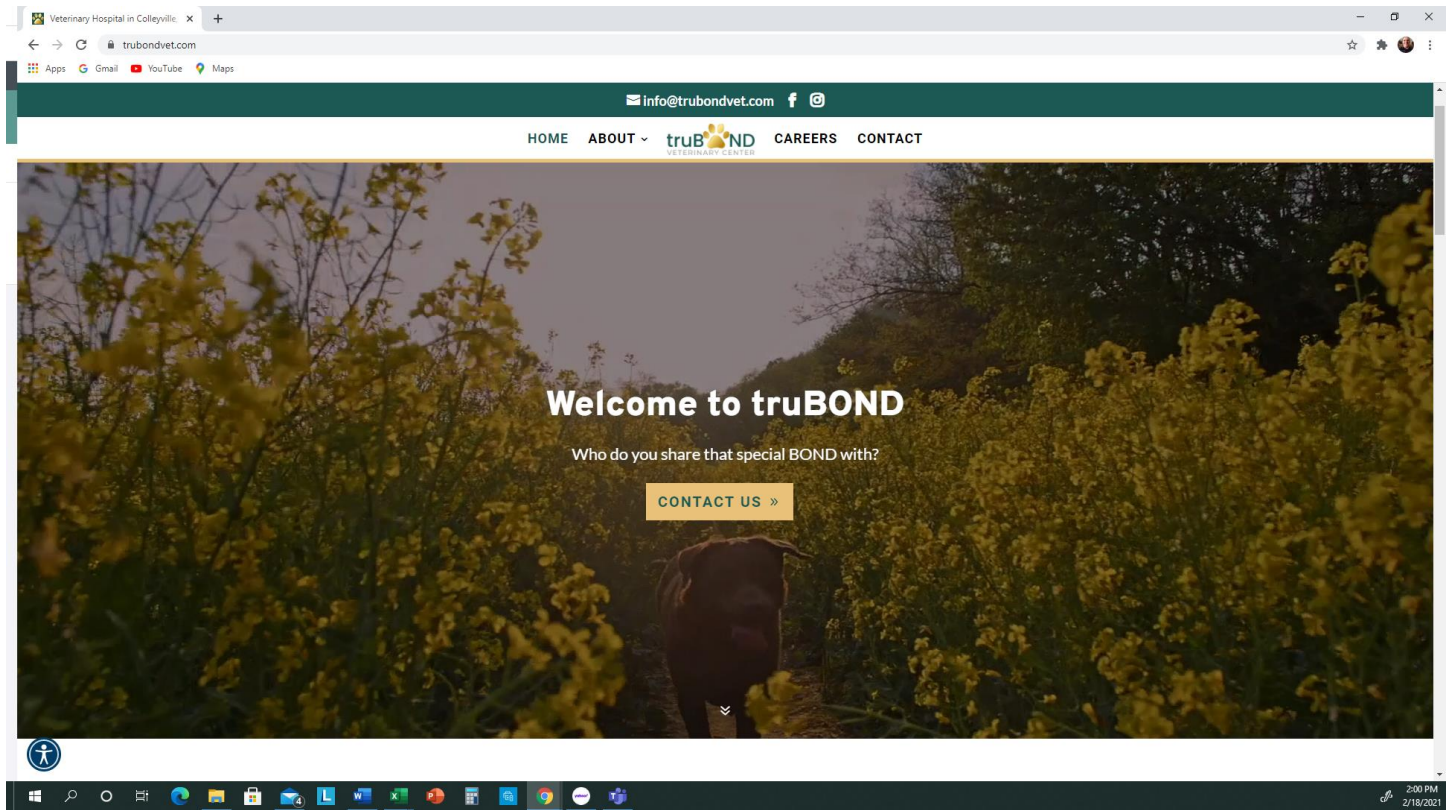
Thank you,



Chris Dietrich, DVM
truBOND Veterinary Center – President
817-713-4790

Statement of Planning Objectives

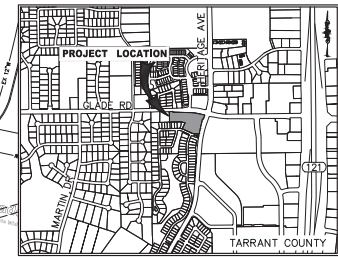
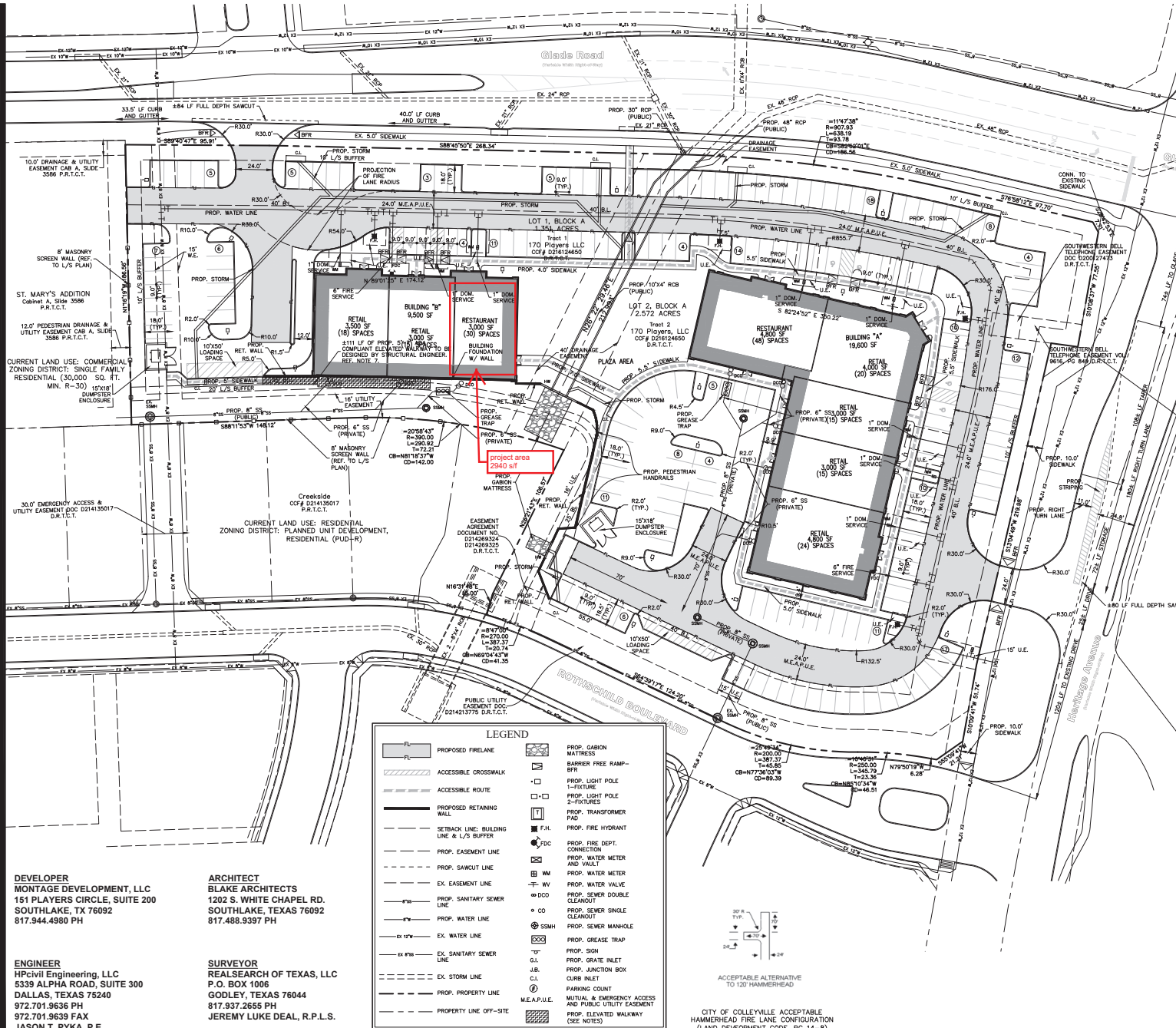
Website:



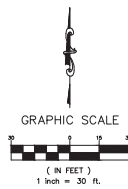
Logo:



Site Plan



VICINITY MAP
(NOT TO SCALE)



- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO SHEET C0.1 FOR GENERAL NOTES AND LEGEND.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
 4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 5. ALL DRIVEWAY APPROACHES, FIRE HYDRANTS, AND FIRE LINES ARE REQUIRED TO BE INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
 6. ALL LIGHTS SHALL BE SHIELDED FROM ANY RESIDENTIAL USES. ELEVATED SIDEWALK/WALKWAY BEHIND BUILDING 2 TO BE DESIGNED BY A LICENSED ENGINEER PROFICIENT IN STRUCTURAL ENGINEERING DESIGN PRIOR TO INSTALLATION. SIDEWALK TO COMPLY WITH ALL ADA REQUIREMENTS.

SITE DATA SUMMARY TABLE	
ZONING	PUD-R
PROPOSED LAND USE	RESTAURANT / RETAIL
LOT AREA	170,890.32 SF / 3.92 AC
BUILDING AREA	19,600 SF
BLDG. A	9,500 SF
BLDG. B	10,100 SF
BUILDING HEIGHT	30'-0" (1 STORY)
LANDSCAPE AREA REQUIRED:	34,181 SF / 0.78 AC
PARKING REQUIRED	78 SPACES
RETAIL - 1 SP / 200 SF	102 SPACES
TOTAL	180 SPACES
TOTAL PARKING PROVIDED	191 SPACES

- BENCHMARKS**
- BM-1: 2" BRASS DISC IN TOP OF CURB AT SOUTH END OF MEDIAN IN CENTERLINE OF MARTIN STREET LOCATED 23' EAST OF WEST BACK OF CURB. ALSO LOCATED 52' NORTH OF ST. ALBANS FROM THE CENTERLINE.
- NORTHING=7,006,375.864'
EASTING=2,394,116.850'
(ELEVATION=587.18')
- BM-2: 2" BRASS DISC IN THE SOUTHWEST CORNER OF A CONCRETE PAD IN THE SOUTHWEST QUADRANT OF GLADE ROAD AND HERITAGE ROAD. LOCATED 9' SOUTHWEST OF A TRAFFIC LIGHT POLE, 60' WEST OF THE CENTERLINE OF HERITAGE ROAD AND 42.5' SOUTH OF GLADE ROAD.
- NORTHING=7,006,498.192'
EASTING=2,396,465.156'
(ELEVATION=584.19')
- BM-3: 2" BRASS DISC ON EAST BACK OF CURB OF WINWOOD COURT, LOCATED 6' SOUTH OF THE POINT OF CURVATURE IN THE CUL-DE-SAC 46.4' NORTHEAST OF THE RADIUS POINT.
- NORTHING=7,004,542.182'
EASTING=2,395,257.402'
(ELEVATION=578.69')

Engineer of Record: JAL
Drawn by: AA
Date Plotted: 5/16/2019
Issue for Pricing / Bidding
Issue for Permit Application
Issue for Construction

#	DATE	COMMENTS
1	05/13/2019	PHASING PLAN

CREEKSIDE COMMERCIAL - NORTH
LOT 1 AND 2, BLOCK A
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

civil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
TX REGISTERED ENGINEERING FIRM F-12600
www.civilsolutions.com

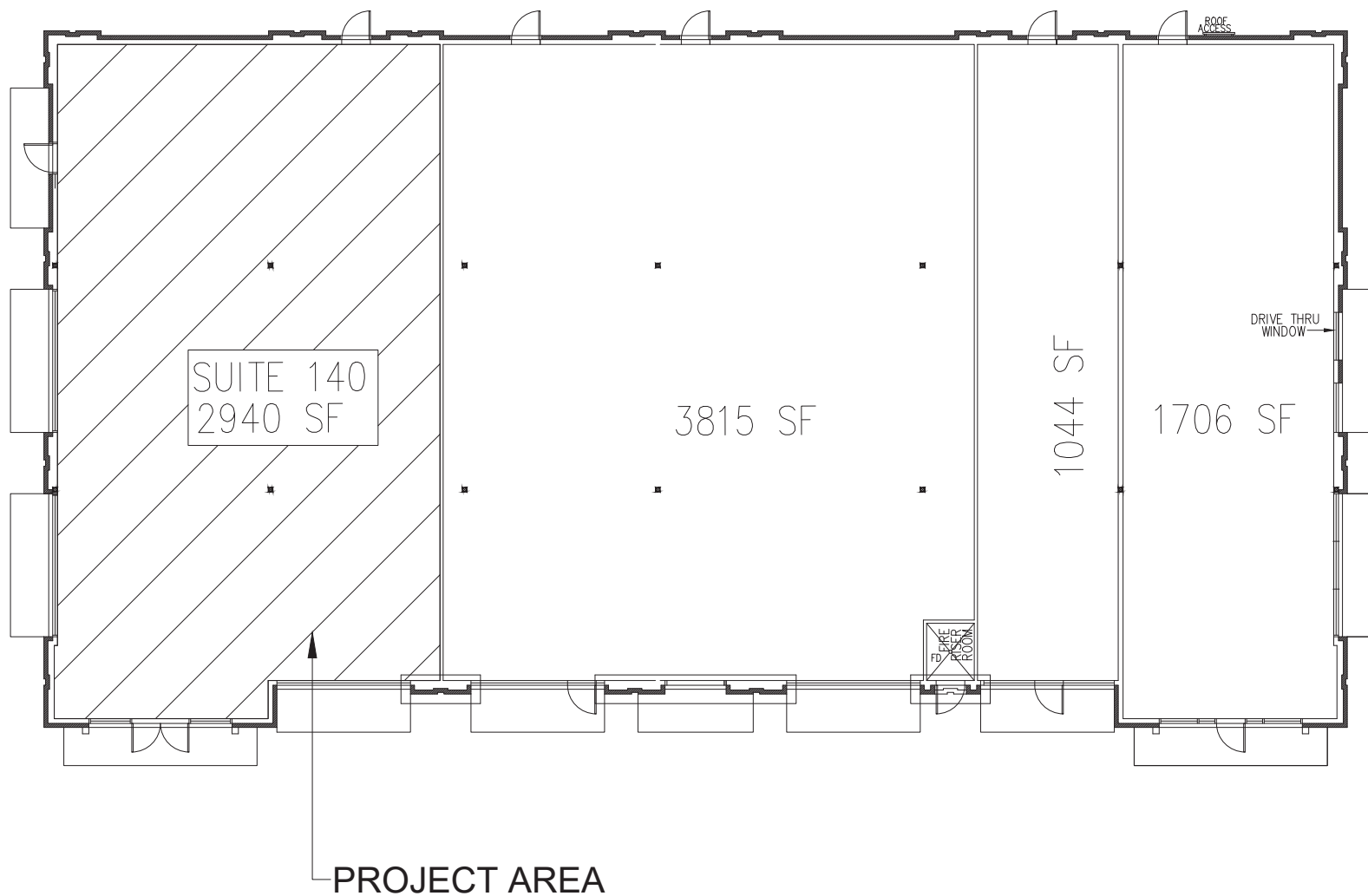
JOSHUA A. LINCOLN
114389
5/15/2019
"Fire Construction"

SHEET TITLE
SITE PLAN

SHEET NO.
C0.4

HPCE #17-316

Site Plan

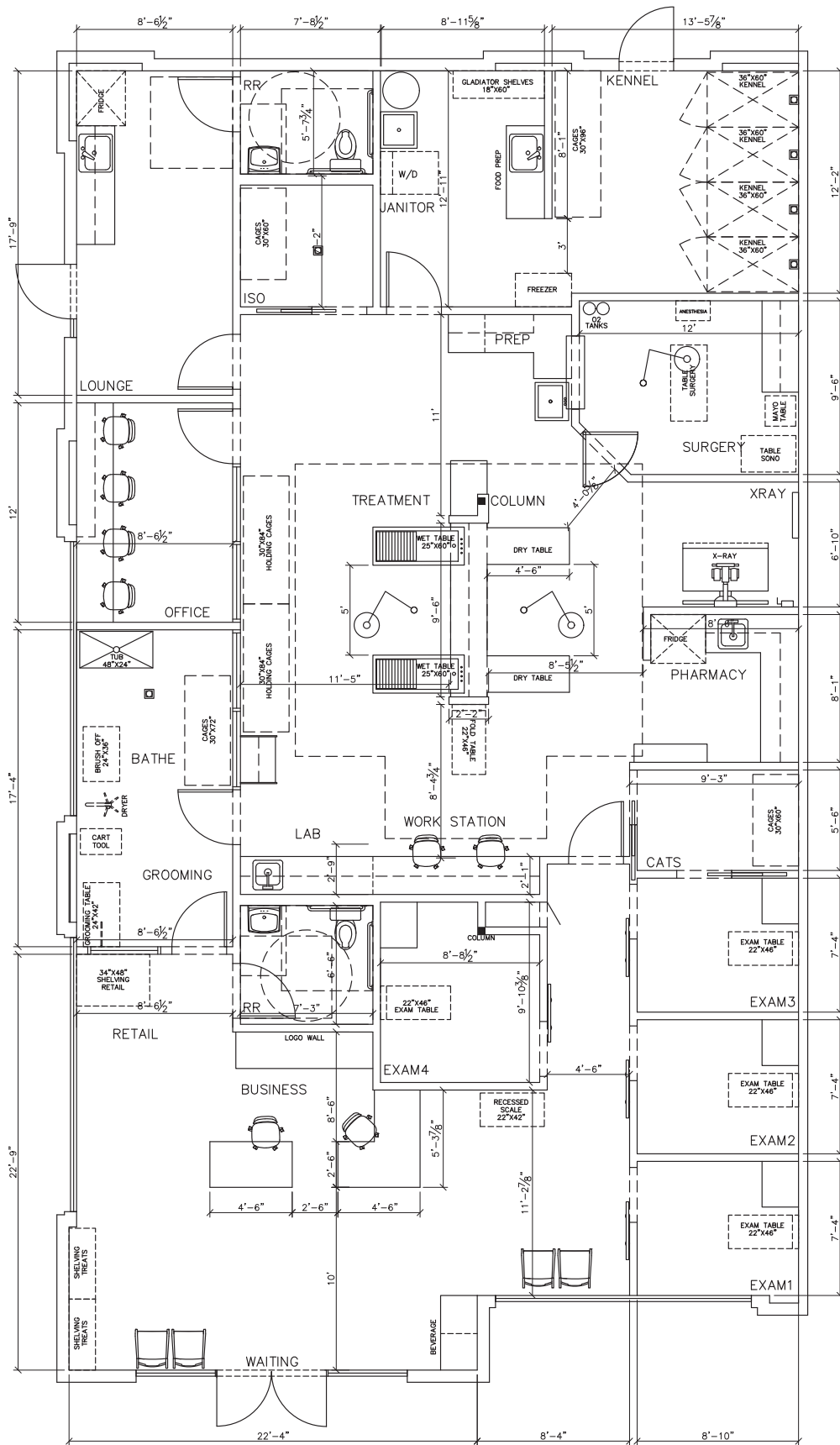


SITE PLAN

SCALE: 3/16" = 1'-0"

[illegible]

Floor Plan

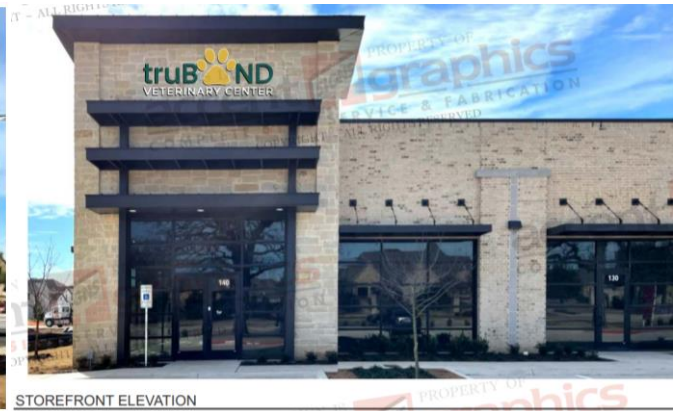


Building Elevations

Building:



Proposed signage:



Logo Wall in Lobby:





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 3/22/2021**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit for Fence on Lot 14, Block 1, Kingston Addition, located at 6516 Kingston Drive, Case ZC21-007

Explanation

Maria Gonzalez, the applicant, has submitted a request for a Special Use Permit for Fence on Lot 14, Block 1, Kingston Addition, being approximately 0.4007 acres, and zoned R-20 Single Family Residential. The purpose of the request is to allow for a 6 ft. wood or wrought iron fence to encroach in to the 30 ft. street side yard setback of a corner lot.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan

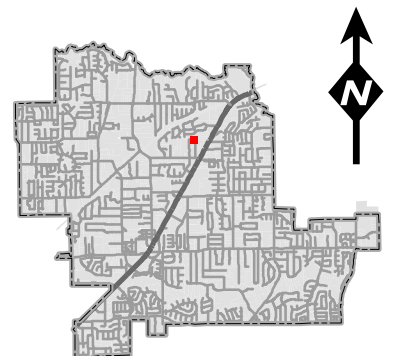
Aerial Map



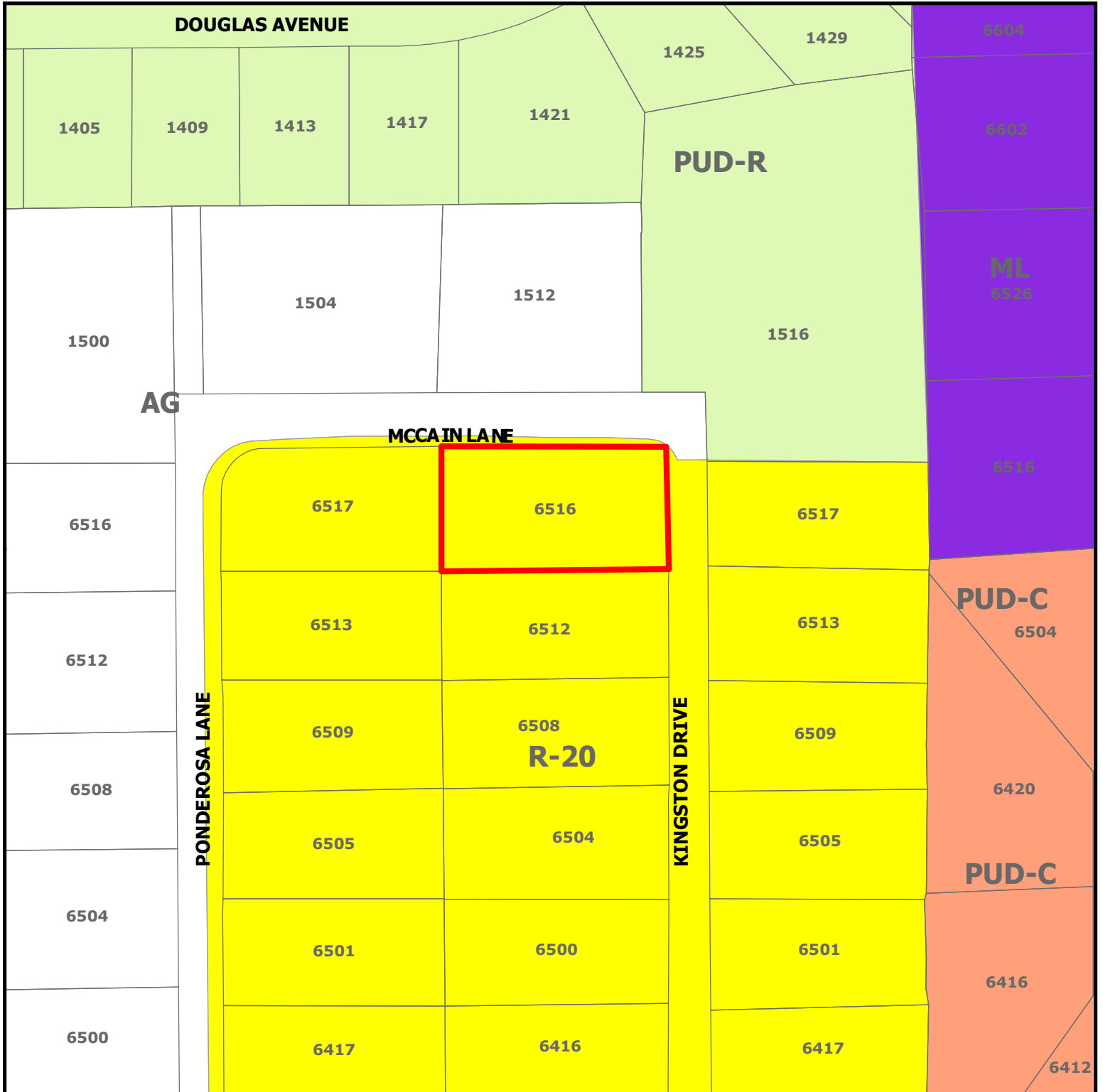
ZC21-007
6516 Kingston Drive

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 Subject Property



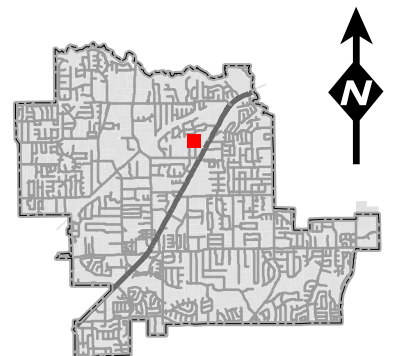
Zoning Map



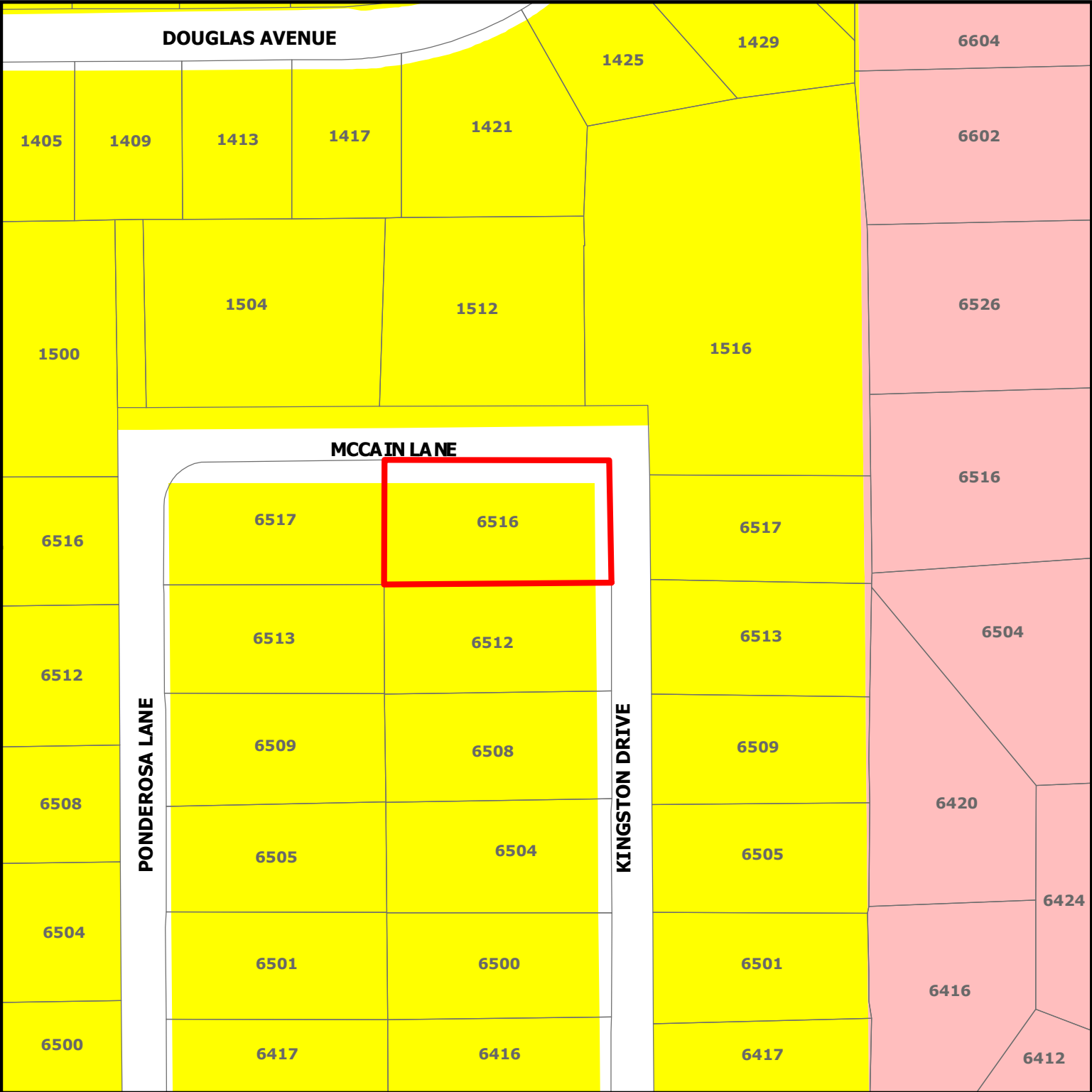
ZC21-007
6516 Kingston Drive

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 Subject Property



Future Land Use Map

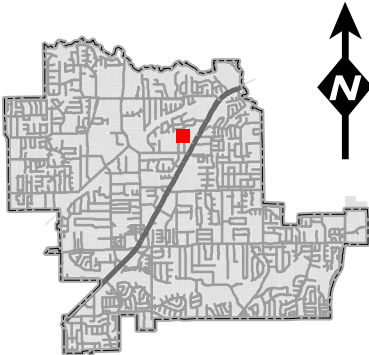


ZC21-007

6516 Kingston Drive

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



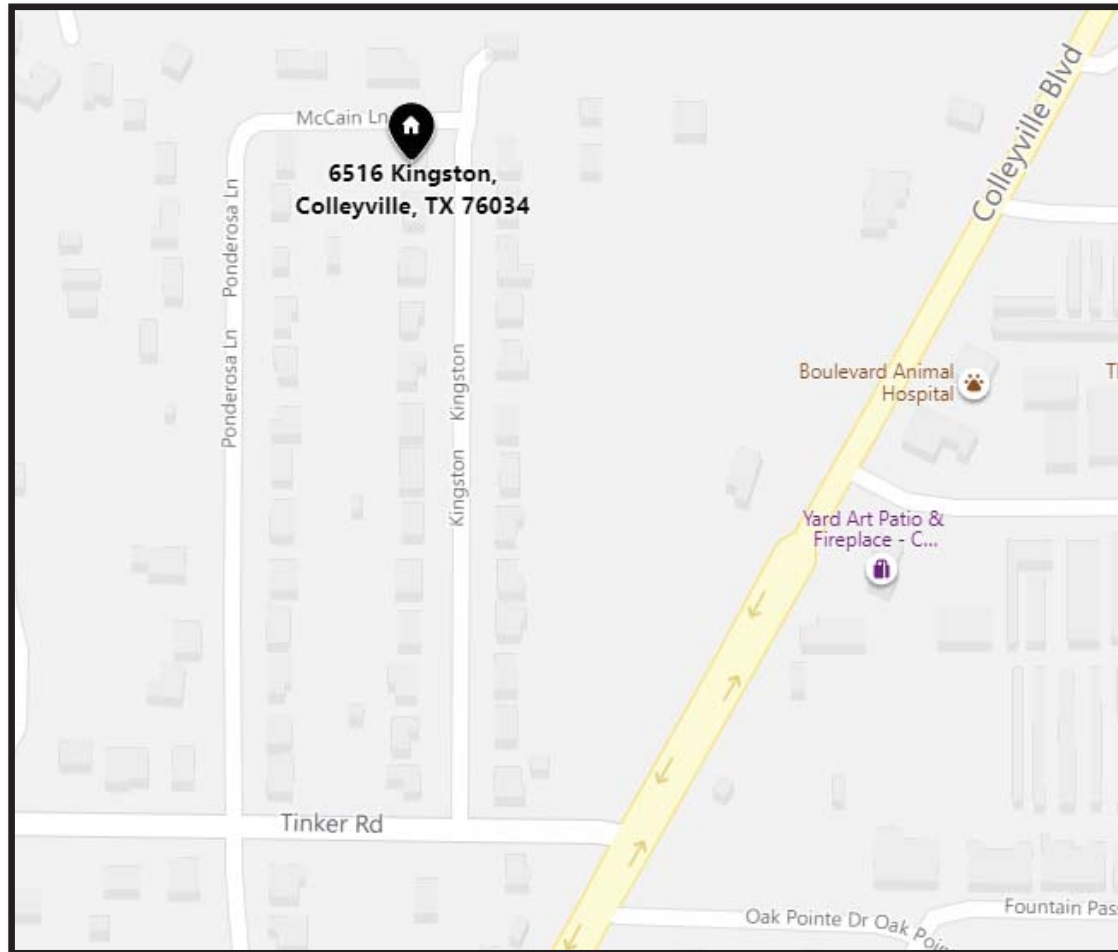
Fence Project- Special Use Permit

Alejandro Gonzalez & Maria D. Gonzalez
6516 Kingston Dr. Colleyville



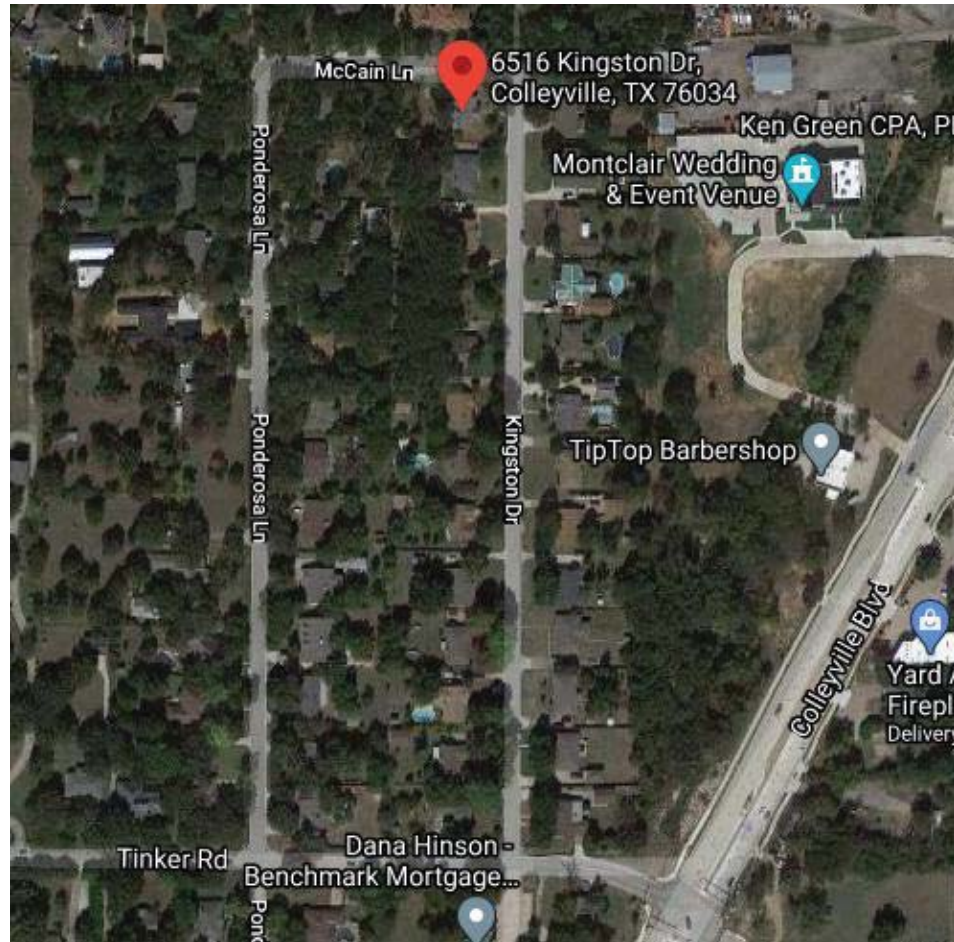
Statement of Planning Objectives

Map of area



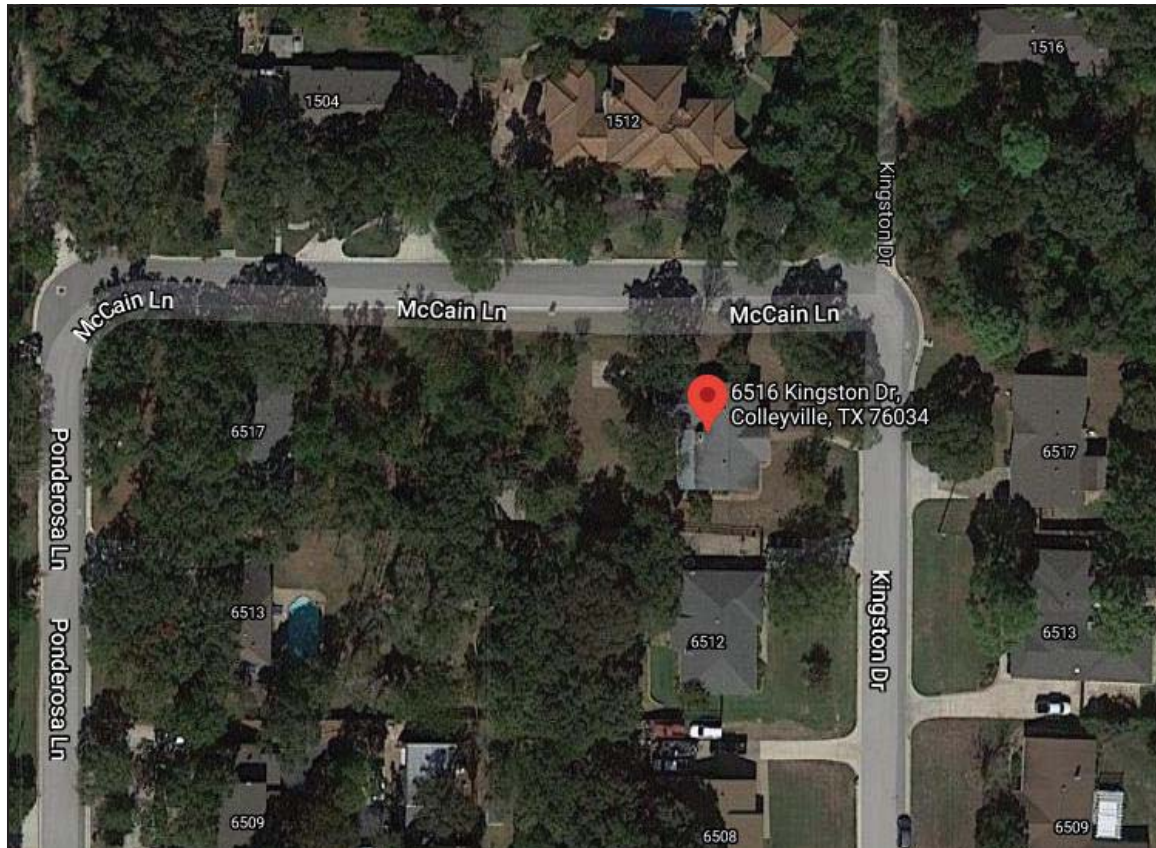
Statement of Planning Objectives

Live arial map of area



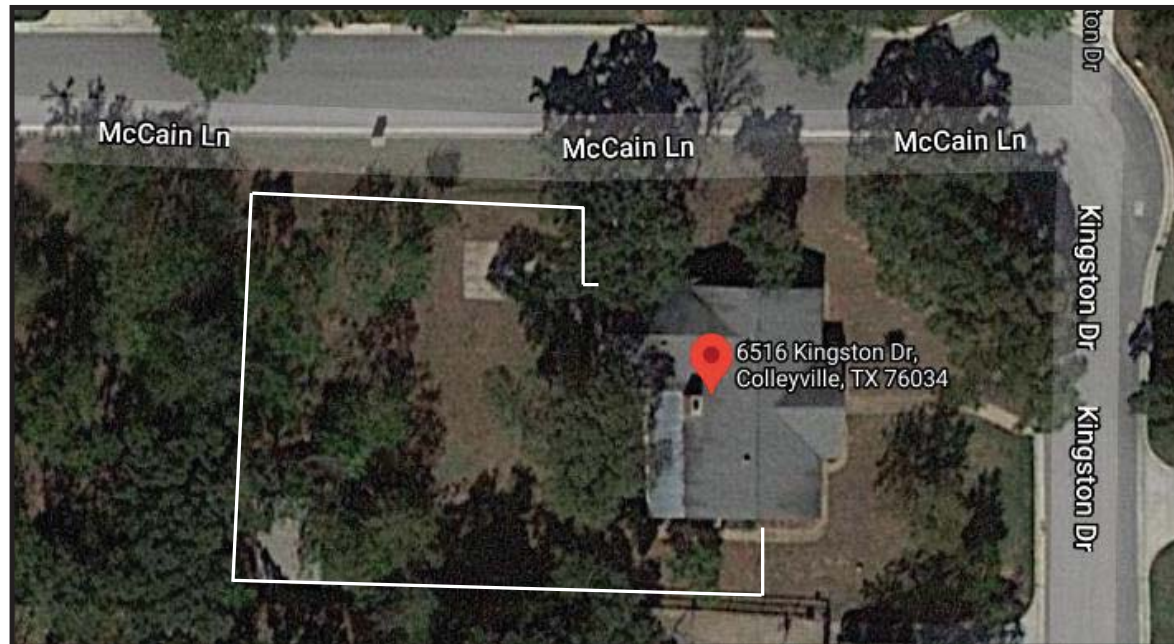
Statement of Planning Objectives

Live arial view of neighborhood



Statement of Planning Objectives

Fence layout live arial view – Not to Scale



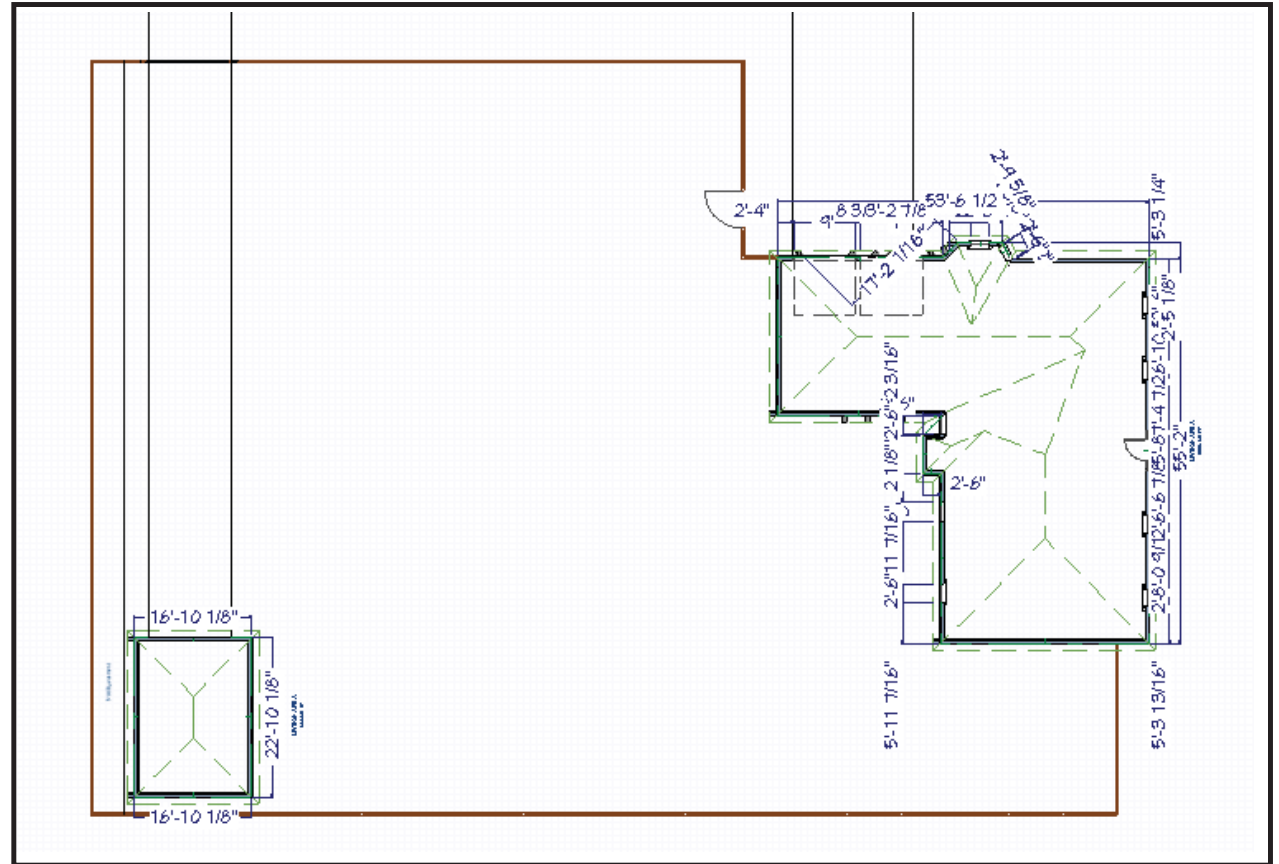
Statement of Planning Objectives

Survey draft-Not to Scale

*Special Use Permit is being requested to build wood or wrought iron fence on property line.

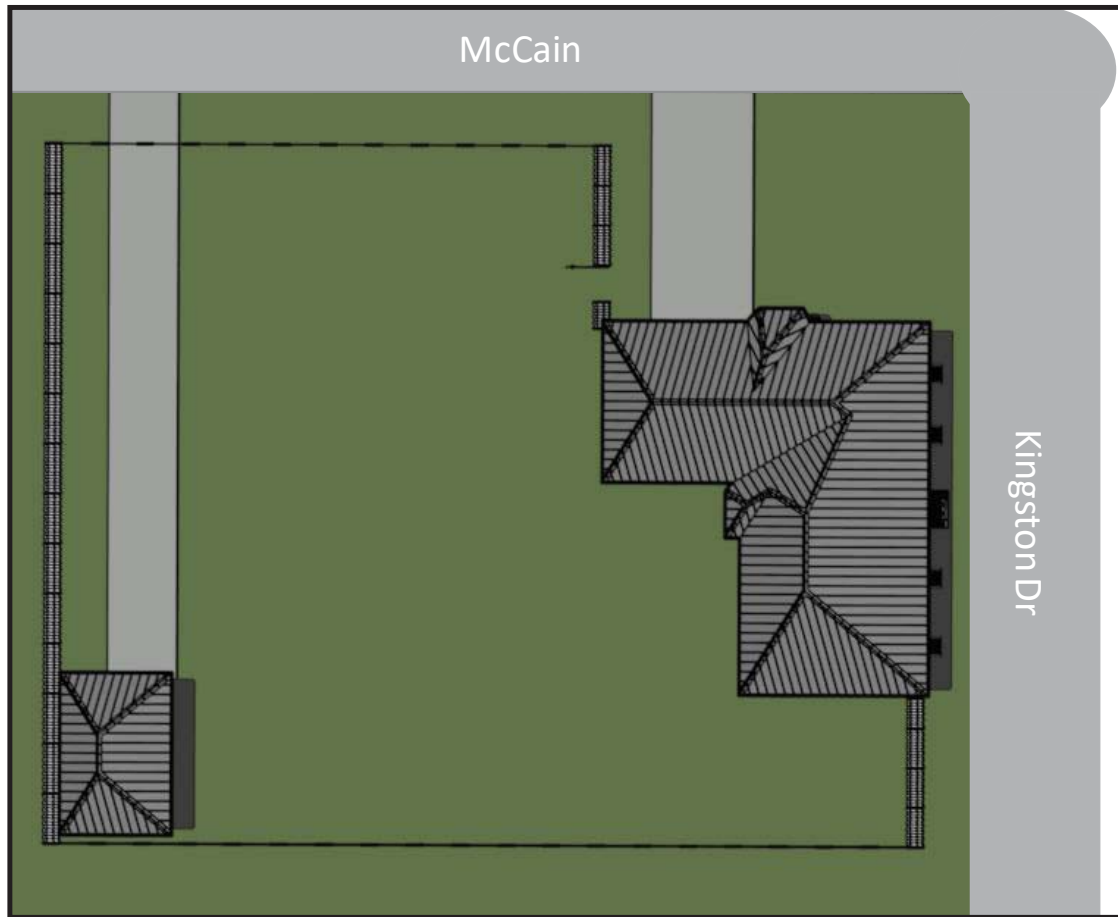
*Property is a corner lot located on McCain and Kingston Dr.

*Property requires Special Use Permit to build on property/build line



Statement of Planning Objectives

Special Use Permit Request - Reasons

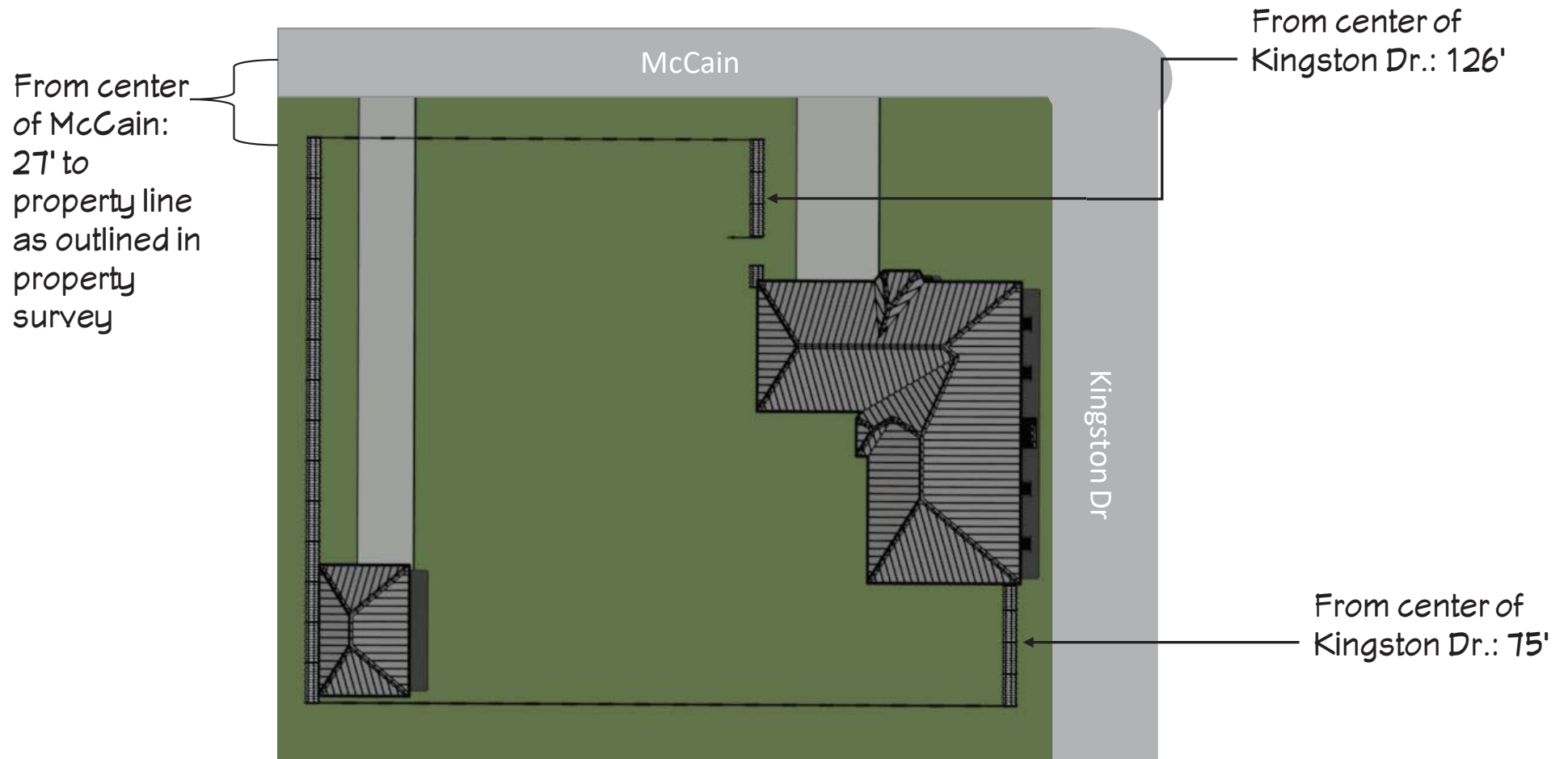


Reasons:

- *Security for our children & pets
- *Privacy
- *Optimize the use of the large yard for family & friend engagements
- *Future plans of an outdoor office & underground pool

Statement of Planning Objectives

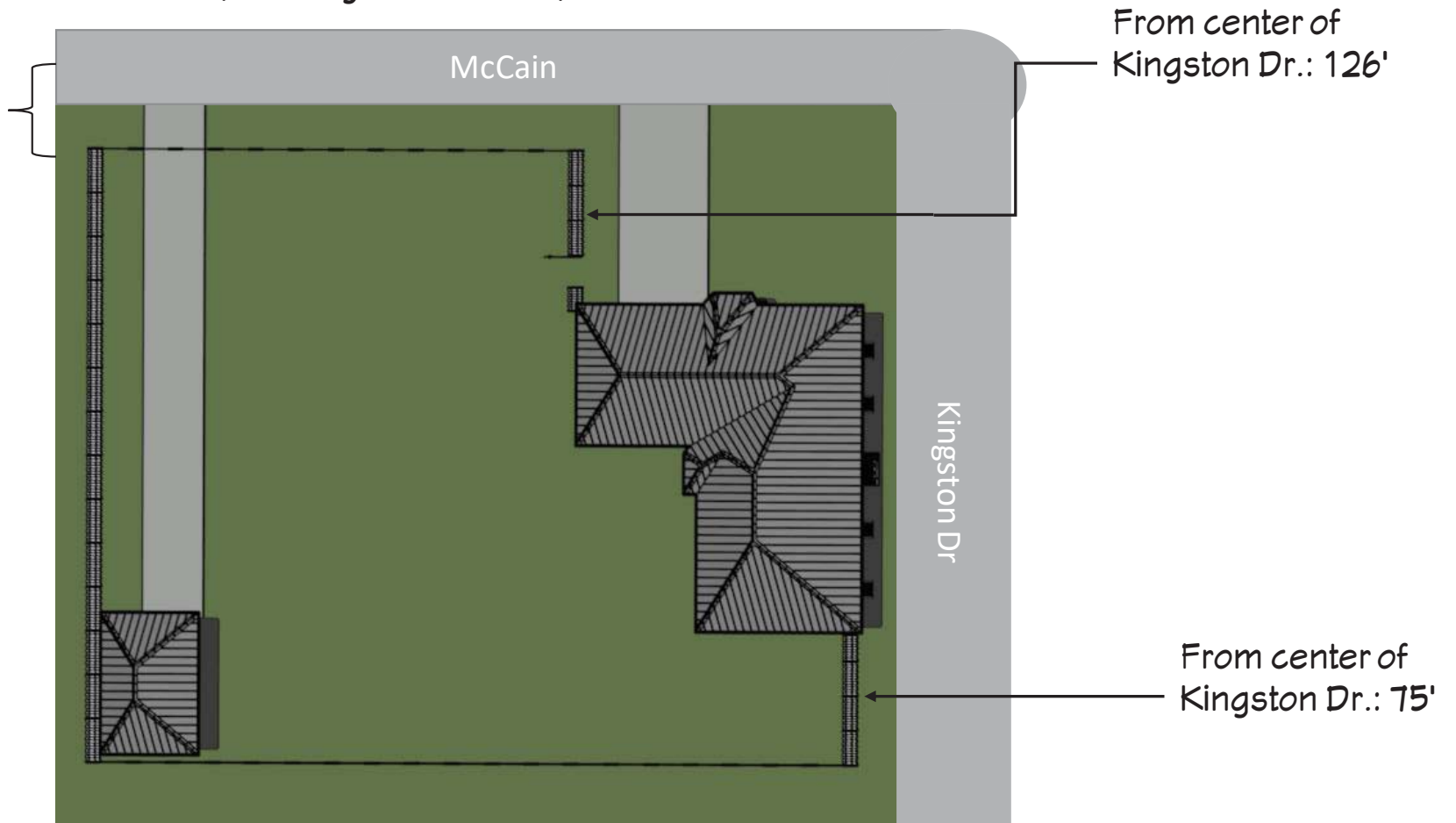
Opt. 1 - Build fence on property line (Drawing not to scale)



Statement of Planning Objectives

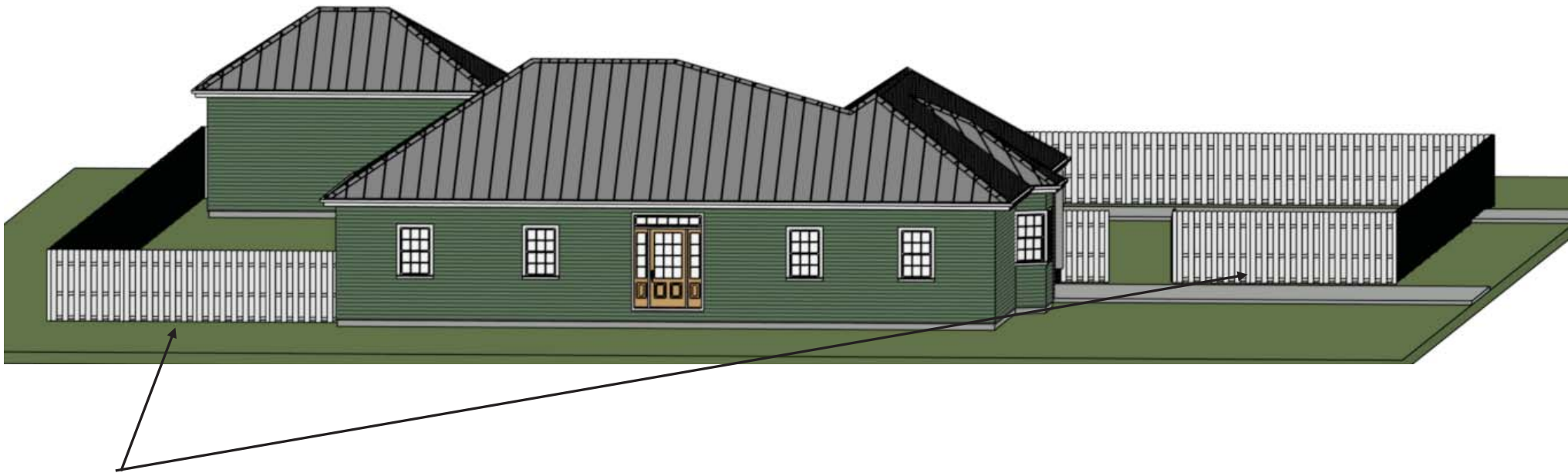
Opt. 2 - Build fence on building line
(Drawing not to scale)

From center
of McCain:
40' to
building line



Statement of Planning Objectives

Front view - not to scale

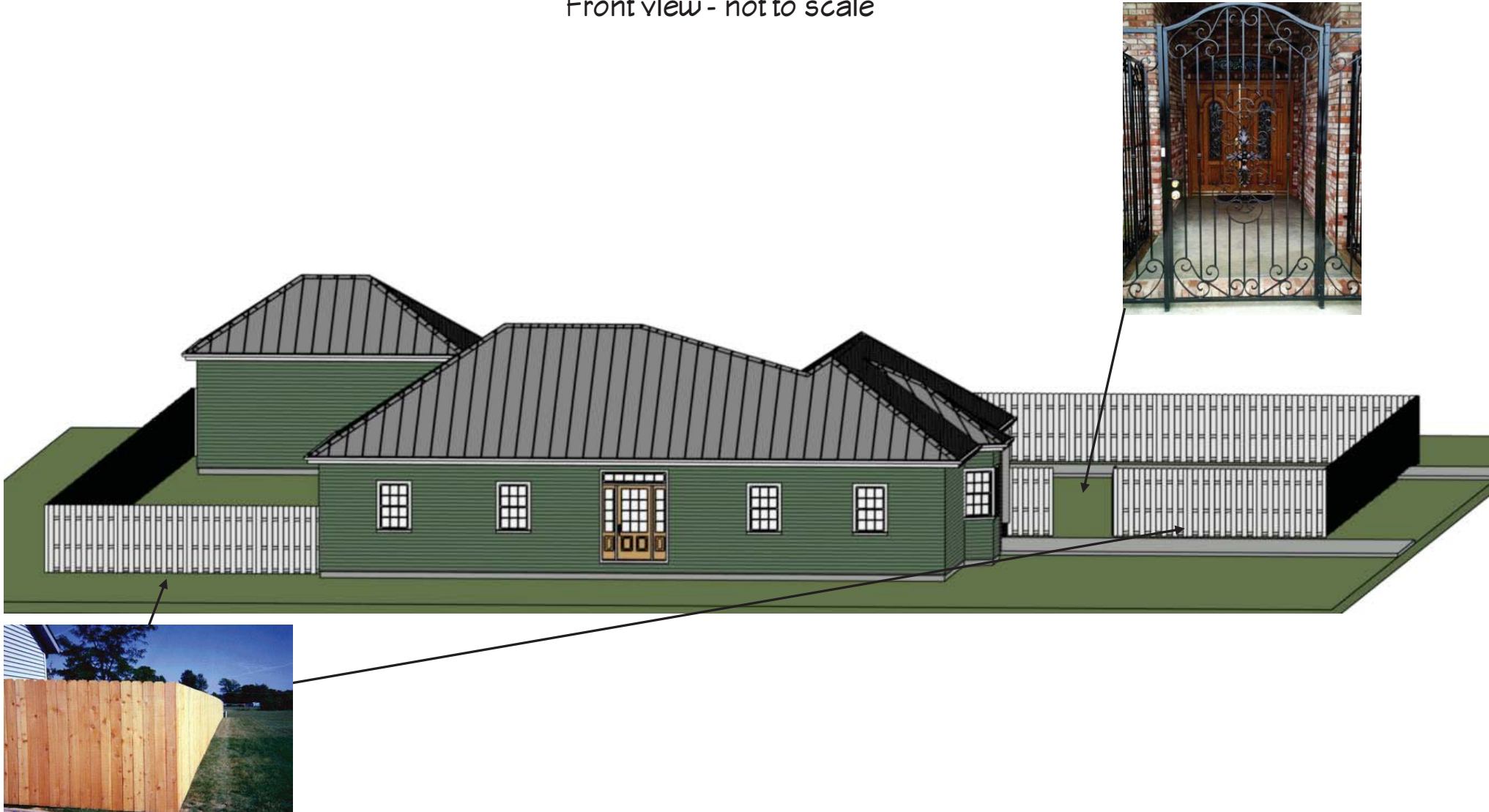


-6'H, Stained Wood fence

-Neighbors adjacent to the left from front view, Neighbors across the street on Kingston Dr

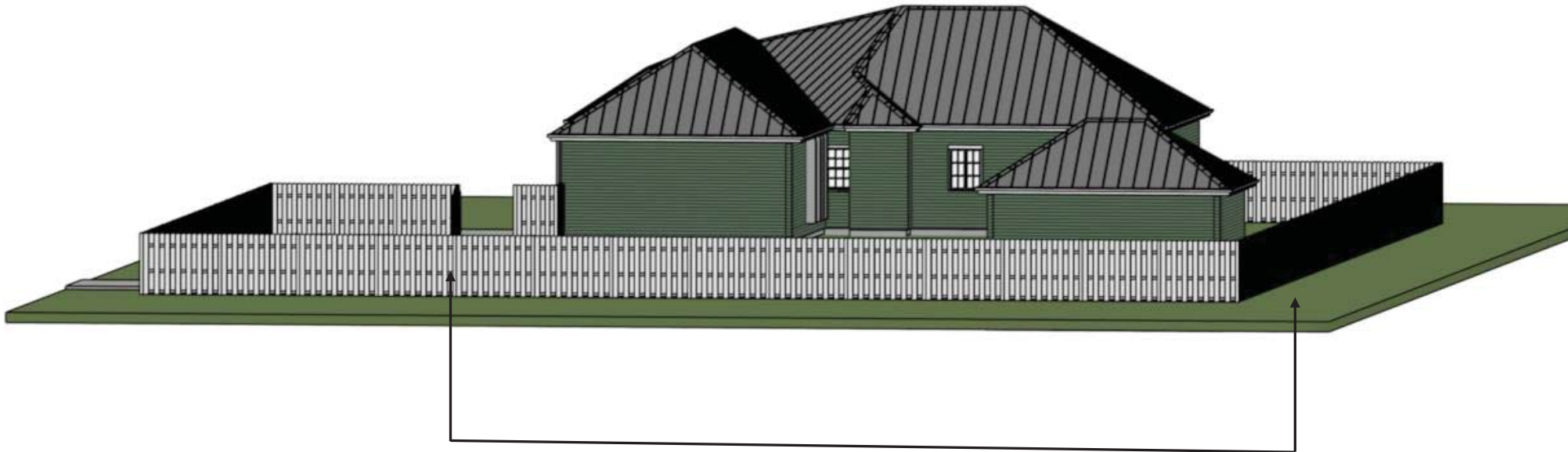
Statement of Planning Objectives

Front view - not to scale



Statement of Planning Objectives

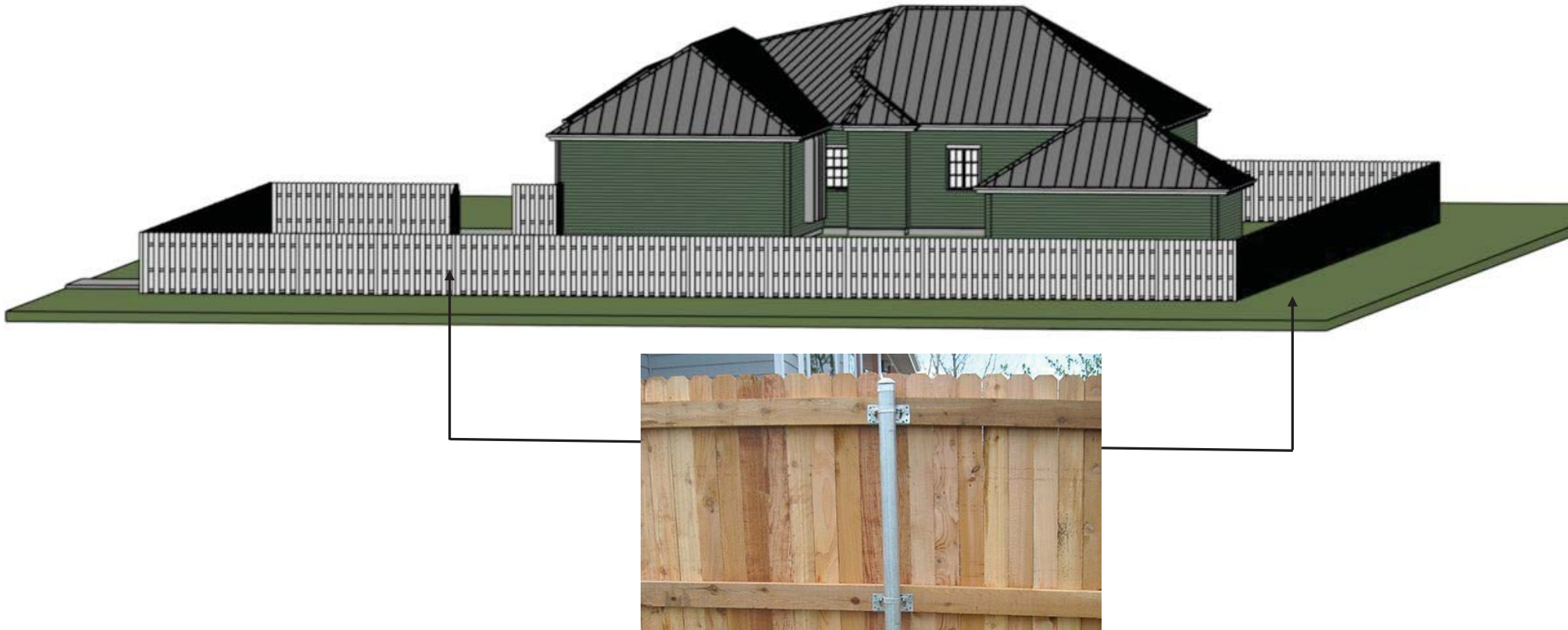
Rear view not to scale



- 6'H Stained wood Fence
- 8' Metal post w/2' in ground w/concrete, every eight feet
- Neighbors adjacent to the rear of home

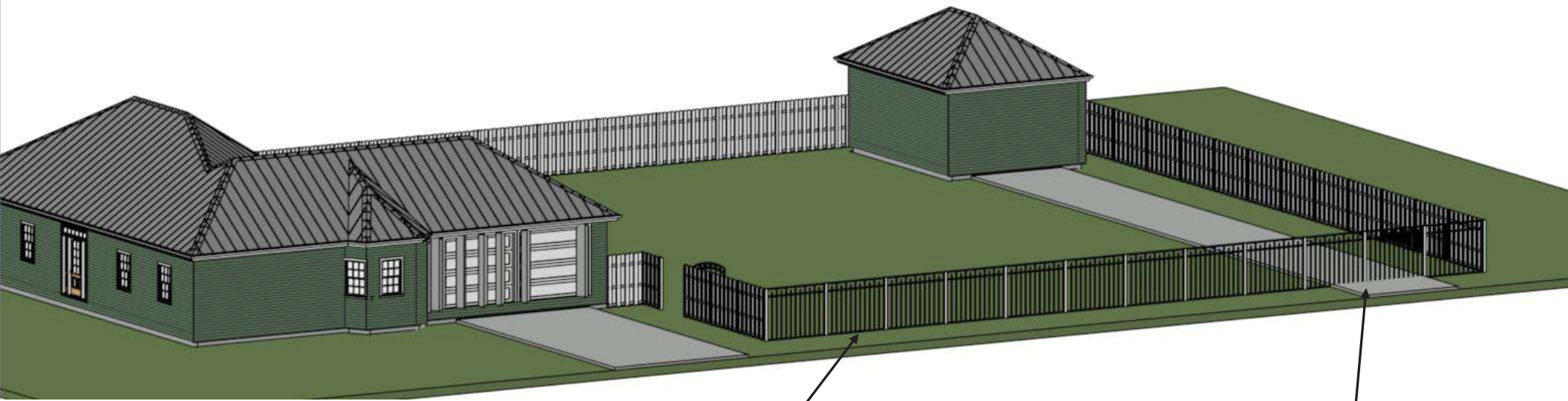
Statement of Planning Objectives

Rear view not to scale



Statement of Planning Objectives

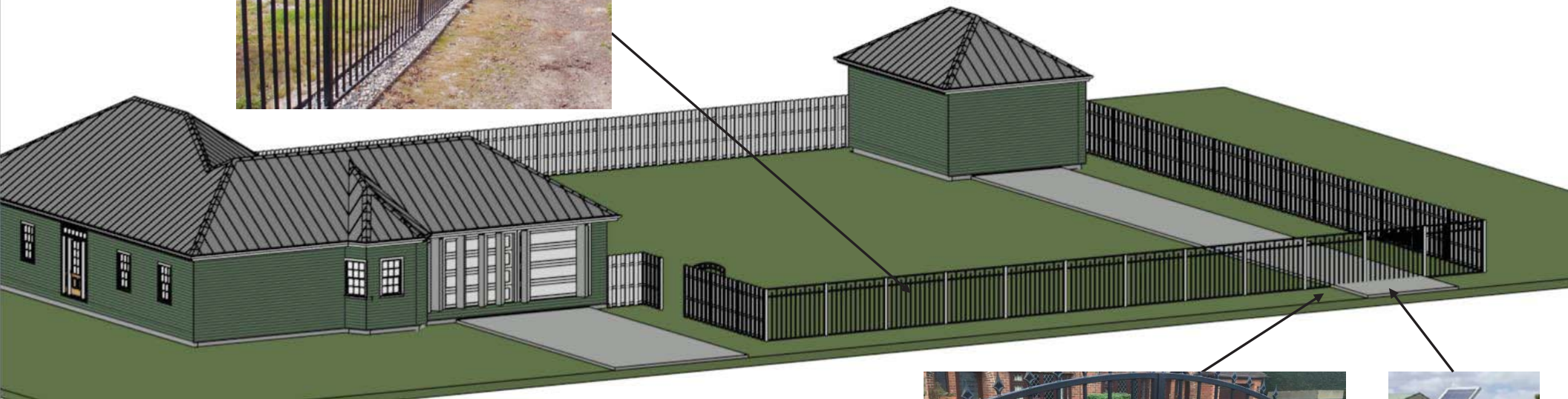
Right Side View Facing McCain opt. 1 with wrought iron fence— Not to Scale (Opt. 1)



- 6' Wrought iron fence
- Side opening gate solar paneled, two brick columns for gate support
2' LX2W' X6H'
- Neighbors across the street from McCain

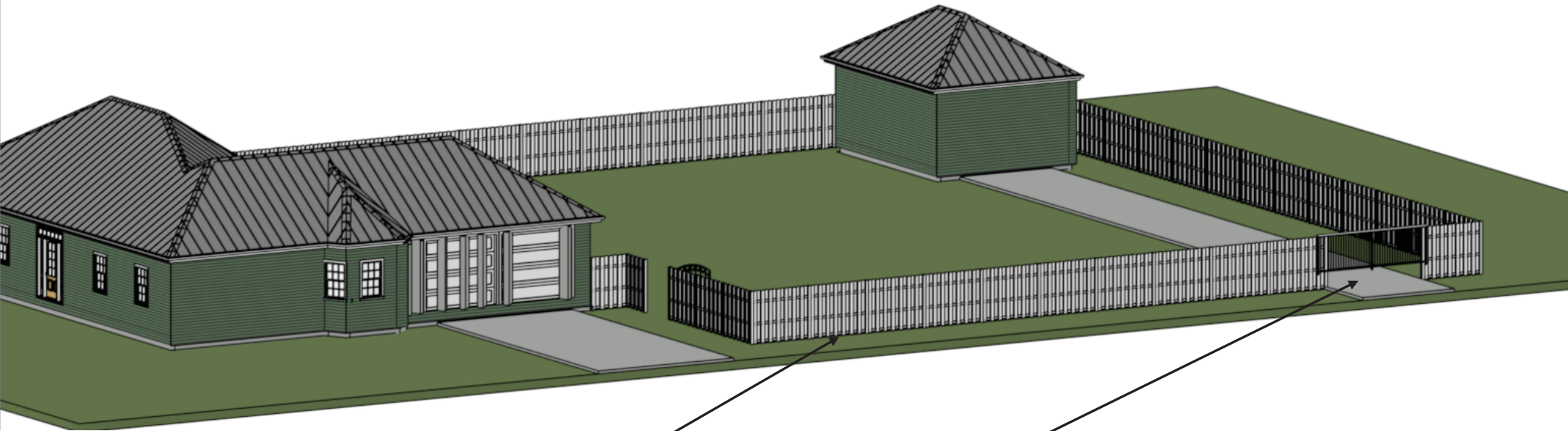
Statement of Planning Objectives

Right Side View Facing McCain – Not to Scale (Opt. 1-Material for wrought iron fence & gate)



Statement of Planning Objectives

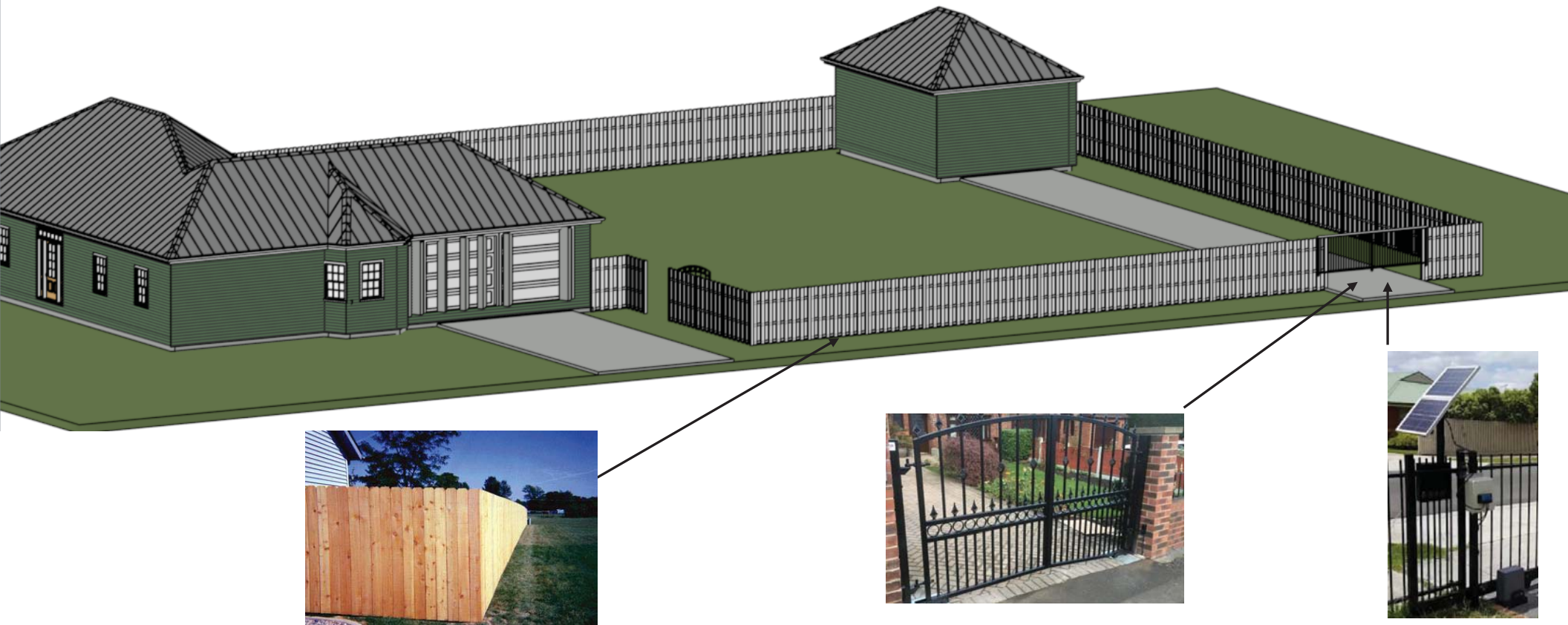
Right Side View Facing McCain with wood fence – Not to Scale (Opt. 2)



- 6'H Stained wood fence
- Solar powered wrought iron gate (opens to side)
- two brick columns to support gate

Statement of Planning Objectives

Right Side View Facing McCain – Not to Scale (Opt. 2-Material)



SURVEY PLAT

Being Lot 14, Block 1, of KINGSTON ADDITION, an Addition to the City of COLLEYVILLE, TARRANT County, Texas, according to the Map or Plat thereof recorded in VOLUME 388-32, PAGE 71, of the Map or Plat Records of TARRANT County, Texas.



By: [Signature] Date: 08/26/2019

Bearing Source: All bearings are based on Texas State Plane Coordinate System, North Central Zone.

JOB # 1911076 SCALE 1:30 DRAWN BY WSS CHECKED BY SC

C.M. 5/8 IRF in the SW corner of Lot 10 Block 2

LEGEND OF SYMBOLS & ABBREVIATIONS		
CIRS	Capped Iron Rod Set	Electric Meter
Water Meter		Electric Control Box
Fire Hydrant		Property Line
Once Underground Elec.		Asper Property Line
Light Pole		Iron Fence
Power Pole		Wood Fence
Sanitary Sewer Manhole		Chain Link Fence
Clean Out		Barbed Wire Fence
Gas Meter		Overhead Powerline

2154 W. Northwest Highway
Dallas, Texas 75220
PH: (214) 919-7883
Texas Firm Registration No. 10014600
www.ssctx.net





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 3/22/2021**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit for Massage Therapy on Lot 1R1, Block 1, Foster Addition, located at 5200 Colleyville Boulevard, Suite C, Case ZC21-008

Explanation

Yan Luo, the applicant, has submitted a request for a Special Use Permit for Massage Therapy on Lot 1R1, Block 1, Foster Addition, being approximately 0.5270 acres, and zoned CC-1. The purpose is to allow for massage therapy services at the business of Galaxy Massage.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Property and Lease Information

Aerial Map



ZC21-008

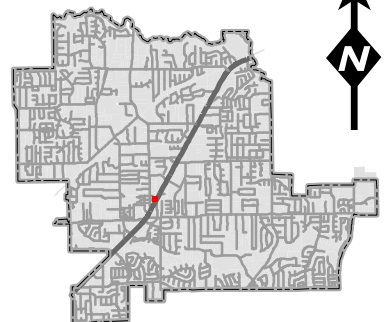
5200 Colleyville Blvd, Suite C

DISCLAIMER:

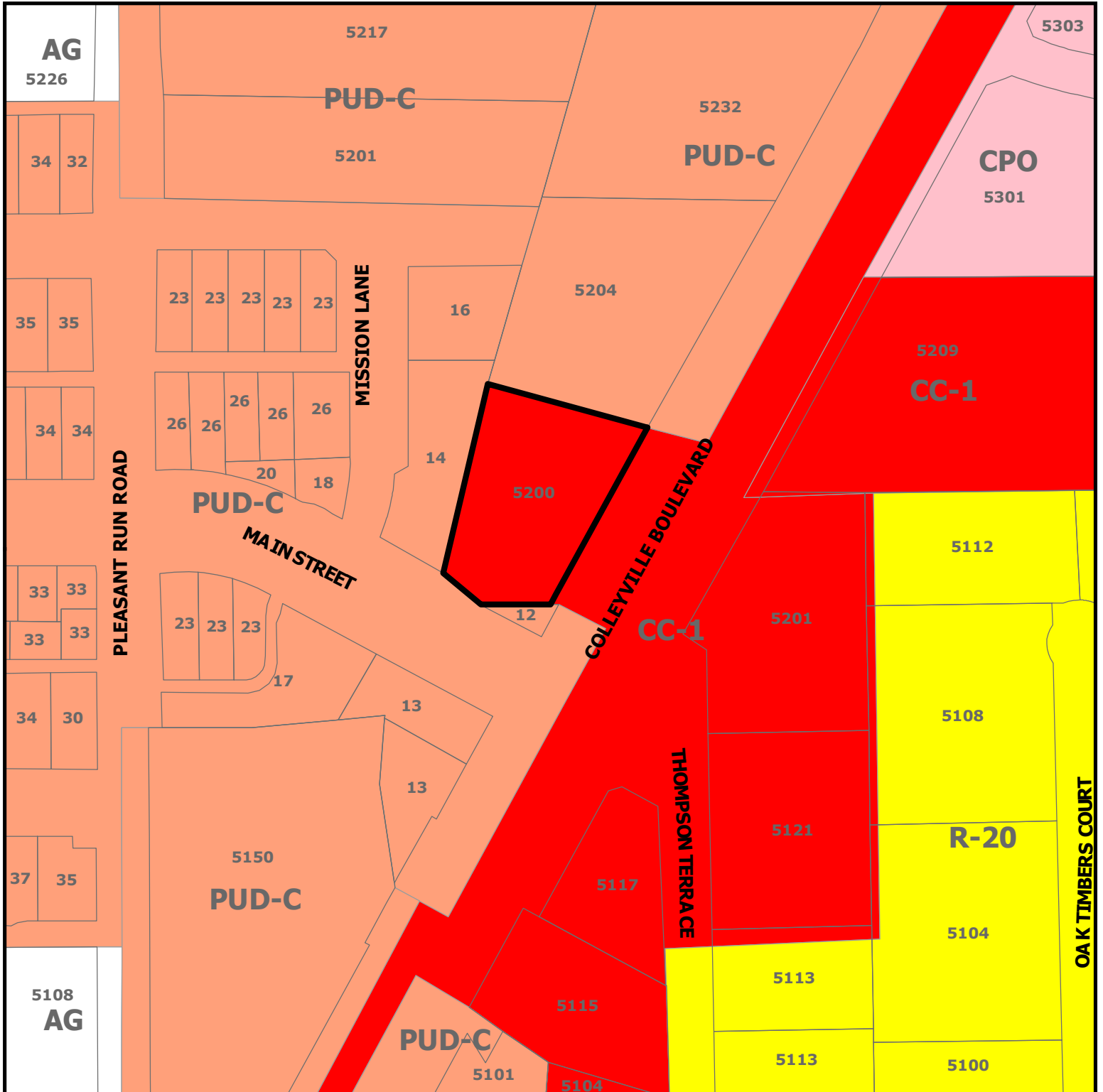
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Subject Property



Zoning Map



ZC21-008

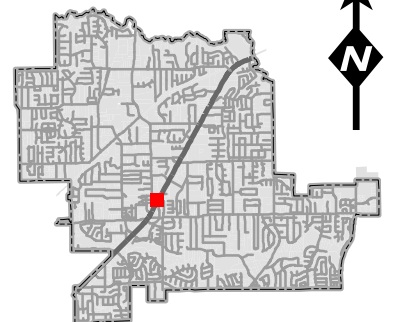
5200 Colleyville Blvd, Suite C

DISCLAIMER:

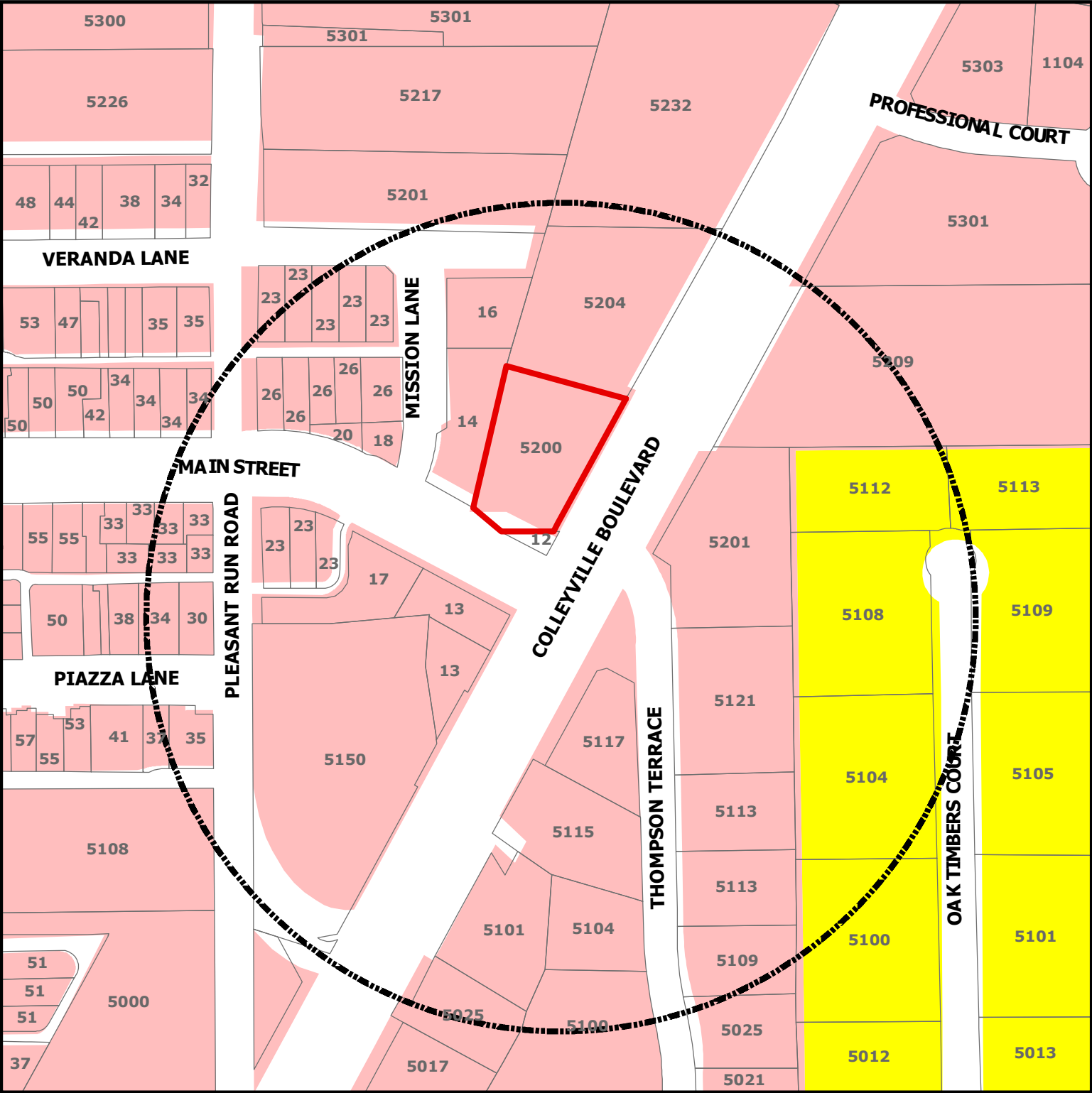
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Subject Property



Future Land Use Map



ZC21-008

5200 Colleyville Blvd, Suite C

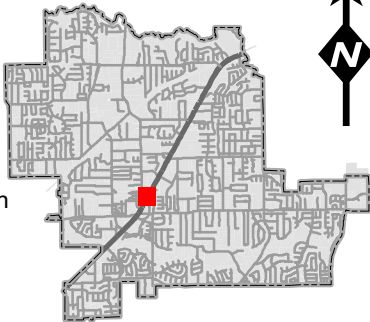


Subject Property

Sales Tax Preferred Intersection

Residential

Colleyville Blvd Corridor



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Statement of Planning Objectives

Galaxy Massage

5200 Colleyville Blvd. Ste. C
Colleyville , TX 76034

Date: March 09, 2021

Statement of Planning Objectives

Our mission is to run a profitable business by providing high-end therapeutic massage in professional environment. we offer massage in a variety of styles- traditional Swedish Massage, Sports Massage, Deep Tissue Work, Hot Stone Massage, and Reflexology.

Our Goal is to tailor the client's experience based on initial interview information, as well as feedback during the treatments, to ensure the client's comfort and satisfaction, and to increase repeat business. we are mindful of the overall experience - using only the finest oils and lotions, special lighting, music, décor, and textiles are used throughout the spa to complete the comfortable, plush environment and enhance the client's overalls spa experience.

We are going to open daily from 10:00am to 9:00pm.

Sincerely,

YanLuo

The owner of *Galaxy Massage*



Rick Figueroa
Chair

Thomas F. Butler
Vice Chair

Gerald R. Callas, M.D., F.A.S.A.

Helen Callier

Nora Castañeda

Joel Garza

Gary F. Wesson, D.D.S., M.S.

Licensed Massage Therapist

JIAQI LIANG

License Number: MT128968

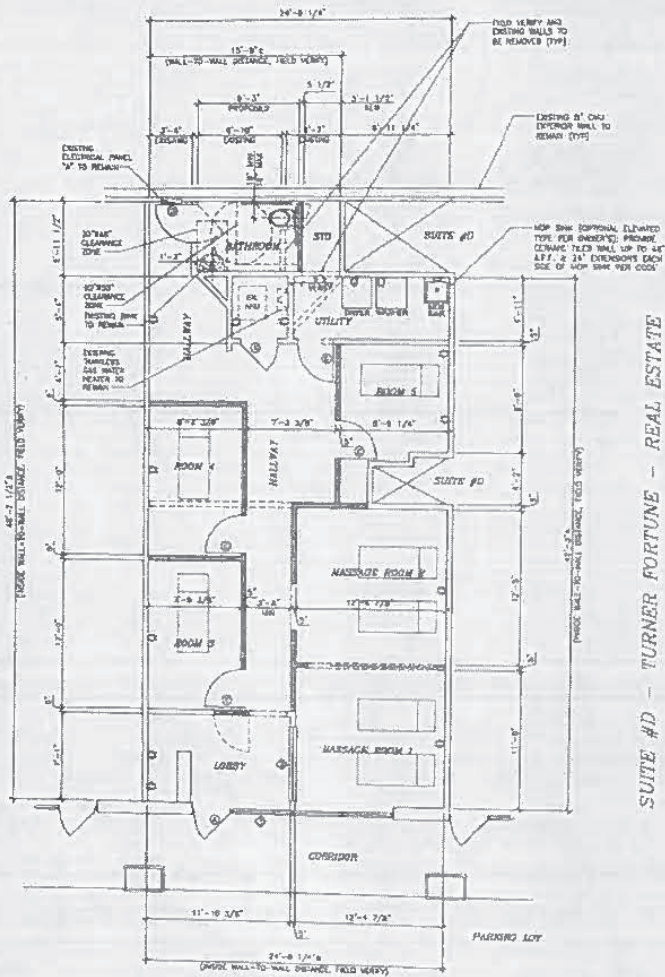
Attach a
Current
Photograph
Here

The person named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: May 31, 2021

Brian E. Francis
Executive Director

Site Plan



01 PROPOSED FLOOR PLAN - SUITE #C

SUITE #B - BEUTOPIA

SUITE #D - TURNER FORTUNE - REAL ESTATE

FLAME SPREAD

1. VERIFY SITE SITUATION AND ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION AT THIS PROJECT.
2. ALL NEW EXTERIOR PARTITION WALLS WILL BE FRAMED W/ 4" JOIST-GAGE METAL STUDS AT 16" O.C. MAXIMUM PER CURRENT LOCAL BUILDING CODES.

3. LECTURE

- | | |
|--|---|
| | EXISTING WALL TO REMAIN |
| | EXISTING STONE FRONT WALL TO REMAIN |
| | EXISTING WINDOW WALL TO BE DEMOLISHED IF ANY |
| | PROPOSED INTERIOR PARTITION WALL 1/2 TO BACK EGRESS |
| | PROPOSED HALF-WALL, 42\"/> |
| | EXISTING DOOR TO REMAIN |
| | NEW DOOR |
| | FLOOR DRAINS, 3/4\"/> |

DOOR OPEN VERSION 2 - 05081625				
HAZID	DOOR	ENVIRONMENT	REMARKS	PERFORMED
1	2/F ST-1	1	ENTRY ENTRANCE 2 - ENTRY ENTRY-ENTRY DOOR TO REMAIN	LOCK CHANGES
2	2/F ST-1	1	ENTRY ENTRY DOOR - ENTRY PROGRAMMED PASS DOOR TO REMAIN	
3	2/F ST-1	1	ENTRANCE - ENTRY ENTRY PASS-ENTRY PROGRAMMED PASS DOOR	
4	2/F ST-1	1	ENTRANCE - ENTRY ENTRY PASS-ENTRY PROGRAMMED PASS DOOR	
TOTAL		8	INTERIOR, EXTERIOR, SECURITY, PASS, ENTRY, PROGRAMMED PASS DOOR	PRIVATE LOCK
1	2/F ST-1	1	ENTRY ENTRY DOOR - ENTRY PROGRAMMED PASS DOOR TO REMAIN	
2	2/F ST-1	1	ENTRANCE - ENTRY ENTRY PASS-ENTRY PROGRAMMED PASS DOOR	
TOTAL		2	INTERIOR, EXTERIOR, SECURITY, PASS, ENTRY, PROGRAMMED PASS DOOR	PRIVATE LOCK

40279

1. SUBMITTER TO VERIFY/PROVIDE SAFETY GLASSES FOR ALL WORKING AND GLASS BOARDS PER LOCAL CODE.
2. FIELD VERIFICATION PPMC HANDING ON CALL CORRESPONDENCE PER CITY'S REQUIREMENTS AND SUBMIT MANUFACTURER ON-SITE TO CITY FOR APPROVAL.

BIRMINGHAM PROJECTS					
ROOM NAME	FLOOR	BASE	WALL	CEILING	REMARKS
UNREFFERENCED	CEILING TILE	1" GYPSUM TILE	ORIGINAL TEXTURE	BURNISHED PRE-ACQUANTAL GYPSUM PLBS AT 8'x8' 4-1/2"	
HALLWAY	CEILING TILE	1" GYPSUM TILE	ORIGINAL TEXTURE	BURNISHED PRE-ACQUANTAL GYPSUM PLBS AT 8'x8' 4-1/2"	
SURFACE ROOMS	1" GYPSUM TILE	1" GYPSUM TILE	ORIGINAL TEXTURE	1" BURNISHED PRE-ACQUANTAL GYPSUM PLBS AT 8'x8' 4-1/2"	
UTILITY ROOM	CEILING TILE	CEILING TILE	CEILING TILE	REPLACEMENTS TO 10'x10' SQUARE TILE AT 10'x10' 4-1/2"	1.5
RESTROOM	CEILING TILE	1" GYPSUM TILE	1" GYPSUM TILE	BURNISHED PRE-ACQUANTAL GYPSUM PLBS AT 8'x8' 4-1/2"	1.5
UTILITY CLOSET	CEILING TILE	CEILING TILE	ORIGINAL TEXTURE	8'x8' GYPSUM TO 10'x10' SQUARE	

67
1.4

1. CHANGING TILE FLOORING WITH TILE BACK SHOWN ARE REQUIRED IN ALL WET AREAS, NO GRADES CONCRETE IN THE ABOVE AREAS.
2. GYTY-COATED CEMENT TILES OR SOLID EPXY/AN EPOXY COATING ARE REQUIRED IN ALL WET ROOMS, SUCH AS RESTROOM.
3. NON-SLIP BATH FLOORS 1/4" MINIMUM THICK WALL WITH 2"X6" EXPOSED EACH LINE OF WET BATH FLOOR, CEILING.

NOTES PER IBC 2012 SECTIONS:

710.3.1.1 FIRE-RESISTANCE-RATED ASSEMBLIES.
PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN
APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.

714.3.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM.
THROUGH PENETRATIONS SHALL BE PROTECTED BY AN
APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS
TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479,
WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF
0.01 INCH (2.49 Pa) OF WATER AND SHALL HAVE AN F
RATING OF NOT LESS THAN THE REQUIRED
FIRE-RESISTANCE RATING OF THE WALL PENETRATED.



WINDTUNNEL, LLC
WINDTUNNEL, LLC
WINDTUNNEL, LLC

- Capability
- Planning
- Design
- Security Evaluation
- Construction Support

1. 姓名: 李小明
 2. 性别: 男
 3. 年龄: 25
 4. 职业: 教师
 5. 地址: 北京市朝阳区

COPYRIGHT RESERVES

Firm's stock price rose from \$10.75 to \$11.87 1/2 after the company reported Q3 earnings of \$1.69 per share.

INTERIOR FINISHOUT FOR:

JM MESSAGE

5200 COLLEYVILLE BLVD., SUITE #C, TEXAS, COLLEYVILLE, TEXAS 75034



REVISIONS		
NO.	DATE	DESCRIPTION

RECEIVED DATE FOR FORM 15
06-24-2017

2017-BD71-01

FLOOR PLAN

2451

A-1

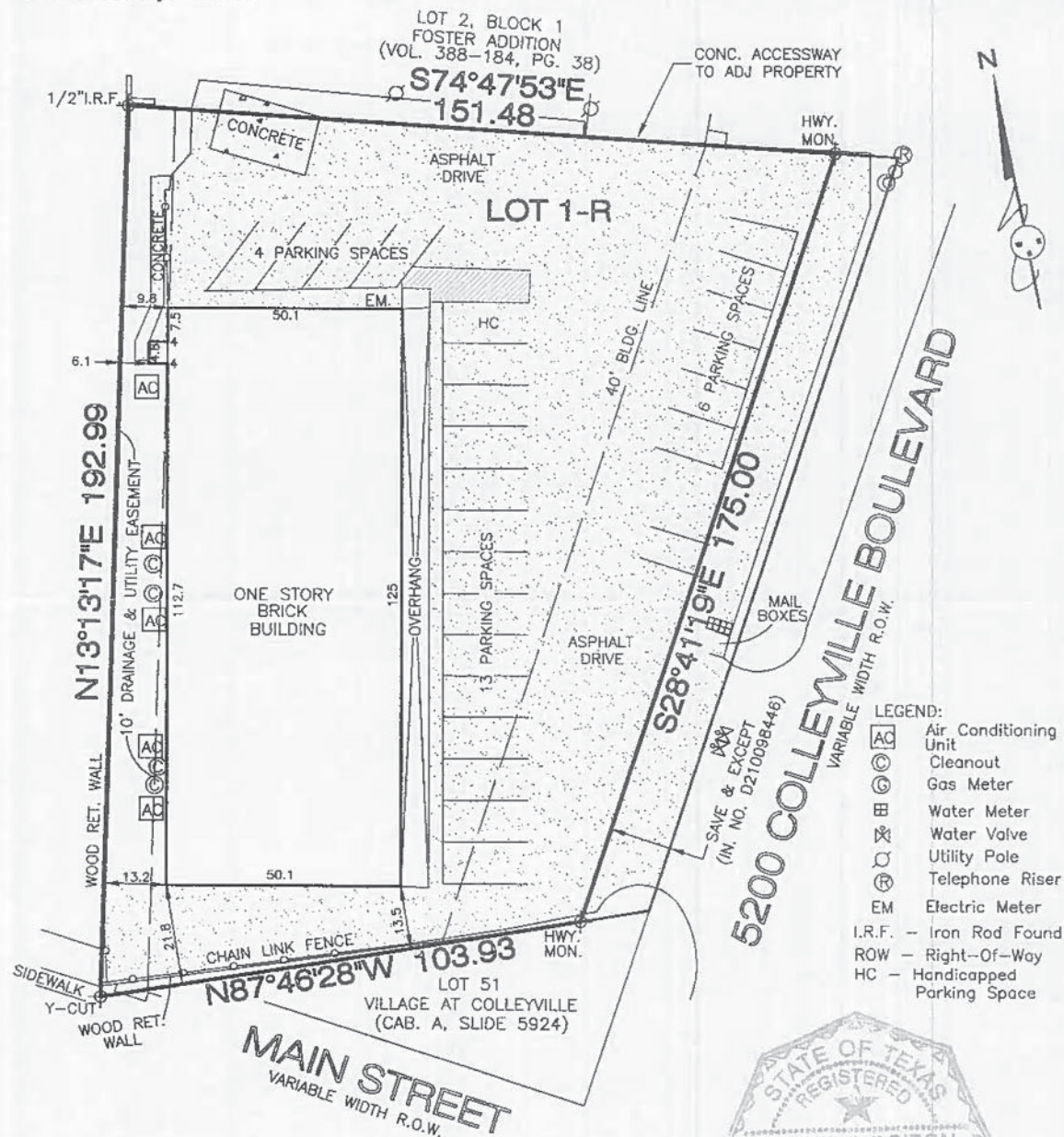
Site Plan

SURVEY PLAT

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 5200 COLLEYVILLE BOULEVARD IN THE CITY OF COLLEYVILLE, TEXAS. DESCRIBED AS FOLLOWS:

Being Lot 1-R, Block 1 of Foster Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-184, Page 38, Plat Records, Tarrant County, Texas.

SAVE AND EXCEPT that portion of subject property awarded to the State of Texas by Agreement Judgement under Cause No. 07-54137-1, County Court At Law No. 1, Tarrant County, Texas, filed 04/28/2010, recorded under cc# D210098456, Real Property Records of Tarrant County, Texas.



TO: FIRST AMERICAN TITLE INSURANCE CO. AND BEAM REAL ESTATE, LLC

THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER AND TITLE COMPANY ONLY AND IS MADE RELYING ON THE INFORMATION PROVIDED BY SAID TITLE COMPANY IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F.11R05473 #MC6 USE OF THIS SURVEY BY ANY OTHER PARTIES AND/OR FOR OTHER PURPOSES SHALL BE AT USER'S OWN RISK AND ANY LOSS RESULTING FROM OTHER USE SHALL NOT BE THE RESPONSIBILITY OF THE UNDERSIGNED. THE PLAT HEREON IS A CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY LINES AND DIMENSIONS ARE AS INDICATED; LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN; AND EXCEPT AS SHOWN, ALL IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES AND THE DISTANCES INDICATED, AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND. THIS SURVEY IS ONLY VALID WITH ORIGINAL SIGNATURE AND DATE. UNAUTHORIZED USE IS NOT PERMITTED WITHOUT WRITTEN PERMISSION OF THE SURVEYOR. SURVEY IS PROTECTED BY UNITED STATES COPYRIGHT LAW. ALL RIGHTS RESERVED.

THIS PROPERTY APPEARS TO LIE WITHIN ZONE X & X-SHADED
ACCORDING TO FLOOD INSURANCE RATE MAP FOR
TARRANT COUNTY, TEXAS, COMMUNITY PANEL NO.
48439C0095 K, DATED SEPTEMBER 25, 2009

SCALE: 1"=30'
DATE: 3/21/2011
JOB NO: 31511
DRAWN BY: DRD

VEACH LAND SURVEYING CO.
(972) 790-5581
FAX (214) 204-9222
109 N. MacARTHUR BLVD.
IRVING, TX. 75061



3/23/11
Dennis R. Doiron

Property and Lease Information

Account #: 05878381

Location

Property Address: 5200 COLLEYVILLE BLVD [Interactive Map](#)

City: COLLEYVILLE

Zipcode: 76034

Georeference: [14585-1-1R1](#)

Neighborhood Code: [RET-The Villages of Colleyville](#)

Latitude: 32.8851457291

Longitude: -97.1531489707

TAD Map: [2102-440](#)

MAPSCO: [TAR-039M](#)

Property Data

Legal Description: FOSTER ADDITION Block 1
Lot 1R1

Jurisdictions: 005 CITY OF COLLEYVILLE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE
ISD
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [14280715](#)

Agent: [HEGWOOD GROUP \(00813\)](#)

Site Number: [80504108](#)

Site Name: STRIP CENTER / MT

Site Class: RETNBHD - Retail-Neighborhood
Shopping Center

of Parcels: 1

Primary Building:

Building Name: STRIP CENTER / 05878381

Building Type: Commercial

Year Built: 1981

Gross Building Area †††: 6,250

Net Leasable Area †††: 6,250

Land Sqft ♦: 22,683

Land Acres ♦: 0.5207

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Property and Lease Information



Owner Information

Current Owner:BEAM REAL ESTATE LLC14455 WEBB CHAPEL RDFARMERS BRANCH, TX 75234-2240**Deed Date:** 04-21-2011**Deed Page:** 0000000**Deed Volume:** 0000000**Instrument:** D211096927**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
DAVIDSON CHARLES W;DAVIDSON VELMA	03-06-2009	<u>D212103452</u>	0000000	0000000
DAVIDSON CHARLES	01-01-1985	0000000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$616,584	\$260,854	\$877,438	\$877,438
2019	\$616,584	\$260,854	\$877,438	\$877,438
2018	\$539,146	\$260,854	\$800,000	\$800,000
2017	\$539,146	\$260,854	\$800,000	\$800,000
2016	\$573,691	\$260,854	\$834,545	\$834,545

A zero value indicates that the property record has not yet been completed for the indicated tax year
† Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

Property and Lease Information

Beam Real Estate LLC

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

ADDENDUM "F" TO LEASE

GUARANTY

Address of the Premises: 5200 Colleyville Blvd, Ste C, Colleyville, TX 76034-5865

1. In order to induce Beam Real Estate LLC
("Landlord") to execute the Commercial Lease Agreement (the "Lease") with Yan Luo
("Tenant") for the Premises
described above in Tarrant County, State of Texas, the undersigned (the
"Guarantor," whether one or more than one) has guaranteed and by this instrument does hereby
guarantee the full payment and performance of all liabilities, obligations, and duties (including but not
limited to maintenance and the payment of Rent) imposed upon Tenant under the terms of the Lease,
as if Guarantor had executed the Lease as Tenant.

2. Guarantor hereby waives notice of acceptance, modification, extension and default of this
Guaranty and all other notices in connection with this Guaranty or in connection with the liabilities, obligations,
and duties guaranteed hereby, including notices of default by Tenant under the Lease, and waives diligence,
presentment, and suit on the part of Landlord in the enforcement of any liability, obligation, or duty guaranteed
hereby. Guarantor waives all rights arising under Chapter 34 of the Texas Business and Commerce Code.
Guarantor waives all rights to claim any defense arising out of lack of diligence; any failure to pursue Tenant;
loss or impairment of any right of subrogation or reimbursement; release of any other guarantor or collateral;
death, insolvency, or lack of corporate authority of Tenant; and waiver, release, or election, based on
Landlord's or Tenant's rights and obligations under the Lease and the enforcement of its terms.

3. Landlord will not be first required to enforce against Tenant or any other person any liability,
obligation, or duty guaranteed hereby before seeking enforcement thereof against Guarantor. This Guaranty
is a primary, irrevocable, and unconditional guaranty of payment and performance and not of collection and is
independent of Tenant's obligations under the Lease. Suit may be brought and maintained against
Guarantor by Landlord to enforce any liability, obligation, or duty guaranteed hereby without joinder of Tenant
or any other person. The liability of Guarantor will not be affected by any indulgence, compromise, settlement,
or variation of terms that may be extended to Tenant by Landlord or agreed upon by Landlord and Tenant,
and will not be impaired, modified, changed, released, or limited in any manner whatsoever by any
impairment, modification, change, release, or limitation of the liability of Tenant or its estate in bankruptcy, or
of any remedy for the enforcement thereof, resulting from the operation of any present or future provision of
the United States Bankruptcy Code, or any similar law or statute of the United States or any state thereof.
Guarantor will not be released by any extensions, amendments, assignments, subleases, or other
modifications of the Lease that Landlord and Tenant may enter into at any time without notice to or consent
by Guarantor. Guarantor will remain fully liable for the payment and performance of all liabilities, obligations,
and duties of Tenant under the Lease as so extended, amended, assigned, subleased, or otherwise
modified.

4. Other agreements similar to this Guaranty may, at Landlord's sole option and discretion, be executed
by other persons with respect to the Lease. This Guaranty will be cumulative of any such agreements and the
liabilities and obligations of Guarantor under this Guaranty will not be affected or diminished by reason of
such other agreements. Moreover, if Landlord obtains signatures of more than one guarantor on this
Guaranty, or Landlord obtains additional guaranty agreements, or both, Guarantor agrees that Landlord, in
Landlord's sole discretion, may (i) bring suit against all guarantors of the Lease, jointly and severally, or
against any one or more of them, (ii) settle with any one or more of the guarantors for such consideration as
Landlord may choose, and (iii) release one or more of the guarantors from liability. No such action will impair
the rights of Landlord to enforce this Guaranty against any Guarantor.



Property and Lease Information

COMMERCIAL LEASE AGREEMENT

[Throughout this Lease, complete all blanks and check all boxes that apply. Blanks not completed and boxes not checked do not apply.]

For good and valuable consideration, the parties to this Commercial Lease Agreement (the "Lease") agree as follows:

ARTICLE ONE

DEFINED TERMS

As used in this Lease, the terms set forth in this Article One have the following meanings:

1.01 Effective Date: The last date beneath the signatures of Landlord and Tenant on this Lease.

1.02 Landlord: Beam Real Estate LLC

Address: Beam Real Estate LLC

1455 Webb Chapel RD

Telephone: (972)484-6644

Fax: (972)484-6677

Email: _____

1.03 Tenant: Yan Luo

Address: 4009 Linwood Drive

Aledo, TX 76008

Telephone: (415)722-2758

Fax: _____

Email: _____

1.04 Premises [include Suite or Unit No., if applicable]: Suite C

A. Building Name: _____

B. Street address: 5200 Colleyville Blvd, Ste C

Colleyville, TX 76034-5865

_____ in Tarrant County, Texas.

C. Legal description: The property on which the Premises are situated is described as: _____

FOSTER ADDITION Block 1 Lot 1R1

and may be more particularly described on the attached Exhibit "A", Survey or Legal Description (the "**Property**"). The term "**Property**" includes the land described on Exhibit "A", and any improvements on the land (including the Premises).

D. Floor Plan or Site Plan: Being a floor area of approximately 1200 square feet, or a land area of approximately N/A square feet or approximately N/A acres, and being more particularly shown in outline form on the attached Exhibit "B", Floor Plan or Site Plan.

Property and Lease Information

E. Tenant's Pro Rata Share: _____ %.

1.05 Term: 5 years and 0 months beginning on February 1, 2021 (the "Commencement Date") and ending on January 31, 2026 (the "Expiration Date"). Unless the context requires otherwise, references in this Lease to the "Term" include any renewal or extension of this Lease. [See **Addendum "A", Renewal Options**, if applicable].

1.06 **Base Rent:** Base Rent is due and payable in monthly installments during the Term of this Lease as set forth in this Section. Base Rent and all other sums due or payable by Tenant to Landlord under this Lease are collectively referred to in this Lease as the "Rent."

Base Rent Payment Schedule

On or before the first day of each month during the Term of this Lease, Tenant shall pay monthly installments of Base Rent as follows:

<u>Dates</u>	<u>Monthly Base Rent</u>
From <u>February 1, 2021</u> to <u>September 30, 2022</u>	\$ <u>1,800.00</u> ;
From <u>October 1, 2022</u> to <u>September 30, 2024</u>	\$ <u>1,900.00</u> ;
From <u>October 1, 2024</u> to <u>January 31, 2026</u>	\$ <u>2,000.00</u> ;
From _____ to _____	\$ _____ ;
From _____ to _____	\$ _____ ;
From _____ to _____	\$ _____ .

[Rent for any Renewal Term is determined pursuant to a separate Addendum, if applicable, and should not be set forth here.]

1.07 **Percentage Rental Rate:** _____ %. [See **Addendum "D", Percentage Rental and Gross Sales Reports**, if applicable]

1.08 **Security Deposit:** \$ 2,729.16 (due upon execution of this Lease). [See **Section 3.04**]

1.09 **Expense Reimbursements:**

A. Tenant shall pay Landlord as additional Rent (or pay the charges directly to the service provider, if applicable) the following expenses (or a portion of the expenses, if applicable) (each an "Expense Reimbursement" and collectively the "Expense Reimbursements") that are incurred by or assessed against the Premises (as each of these terms is defined in this Lease)

[check all boxes that apply]:

- ☒ Real Estate Taxes;
- ☒ Insurance Premiums;
- ☒ Common Area Maintenance (CAM) Expenses;
- ☒ Operating Expenses;
- ☐ Roof and Structural Maintenance Expenses;
- ☐ Electricity;
- ☐ Cable;
- ☐ Gas;
- ☐ Internet Access;

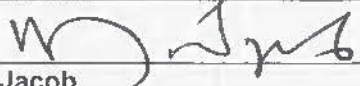
Property and Lease Information

16.18 Consult an Attorney. This Lease is an enforceable, legally binding agreement. Read it carefully. The Brokers involved in the negotiation of this Lease cannot give you legal advice. Landlord and Tenant acknowledge that they have been advised by the Brokers to have this Lease reviewed by competent legal counsel of their choice before signing this Lease. By executing this Lease, Landlord and Tenant each agree to the provisions contained in this Lease.

This Lease has been executed as of the Effective Date (as defined in Section 1.01).

LANDLORD:

Beam Real Estate LLC

By [Signature]: 
Name: Mani P. Jacob
Title: Managin Member
Date of Execution: _____

LANDLORD:

By [Signature]: _____
Name: _____
Title: _____
Date of Execution: _____

TENANT:

Yan Luo

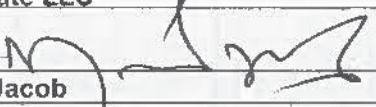
By [Signature]: _____
Name: Yan Luo
Title: _____
Date of Execution: _____

TENANT:

By [Signature]: _____
Name: _____
Title: _____
Date of Execution: _____

PRINCIPAL BROKER:

Beam Real Estate LLC

By [Signature]: 
Name: Mani P. Jacob
Title: Agent / Broker
Address: 1455 Webb Chapel RD., Farmers Branch, TX 75234
Broker's License No.: 0480204
Tax ID No.: _____

COOPERATING BROKER:

By [Signature]: _____
Name: _____
Title: _____
Address: _____
Broker's License No.: _____
Tax ID No.: _____

PERMISSION TO USE: This form is provided for the use of members of the North Texas Commercial Association of REALTORS®, Inc. ("NTCAR"), members of the North Texas Commercial Association of Real Estate Professionals, Inc. and other licensed users of an NTCAR electronic forms system. Permission is given to make limited copies of the current version of this form for use in a particular Texas real estate transaction. Please contact the NTCAR office to confirm that you are using the current version of this form. Mass production, or reproduction for resale, is not allowed without express permission. Any changes to this form must be made in a manner that is obvious. If any words are deleted, they must be left in the form with a line drawn through them. If changes are made that are not obvious, the person who made the change could be subject to a claim of fraud or misrepresentation for passing off an altered form as if it were the genuine NTCAR form.





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 3/22/2021**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit for Carport on Lot 5A, Sand Oak Acres Addition, located at 4508 Jim Mitchell Trail Drive, Case ZC21-009

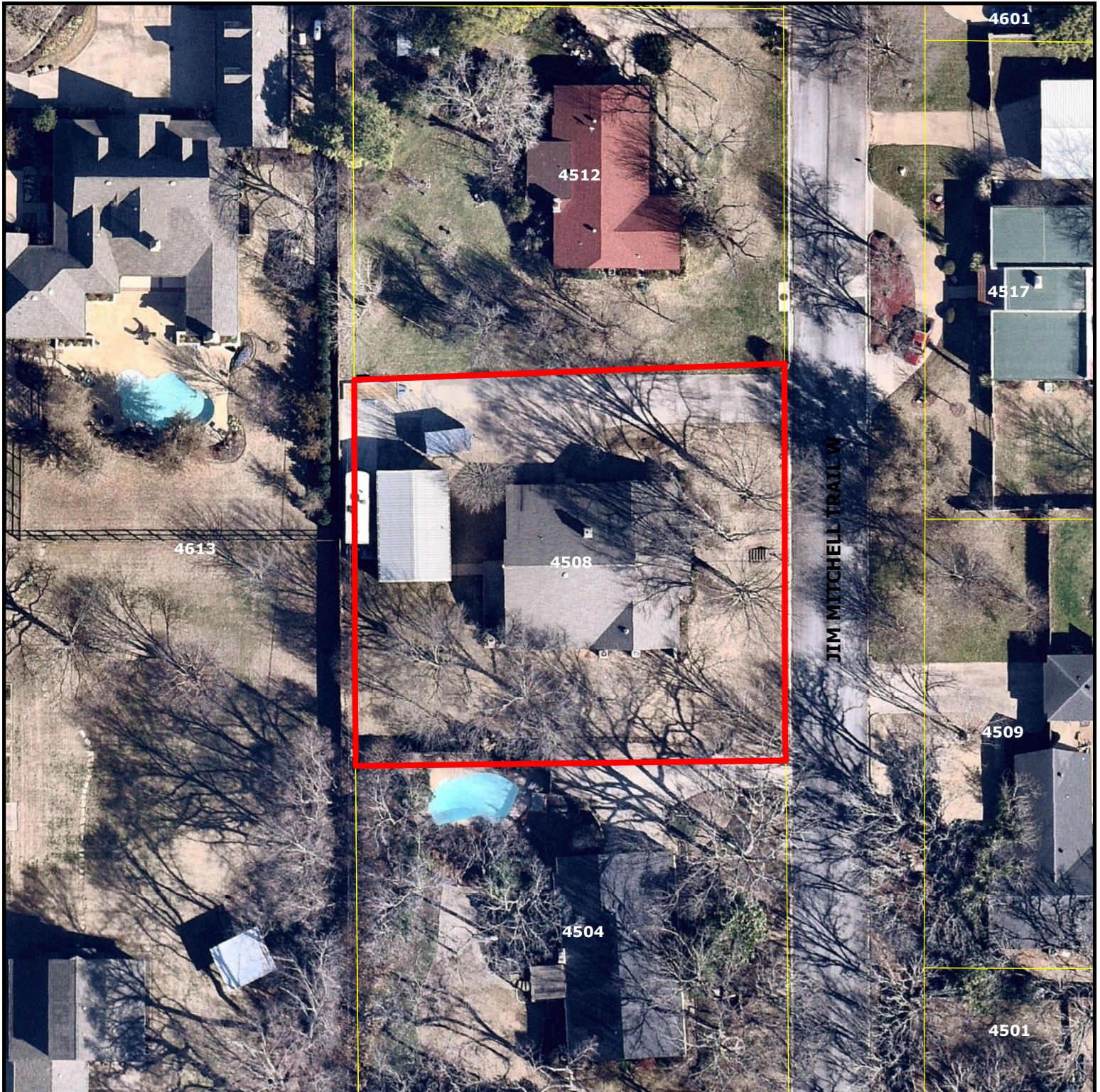
Explanation

John J. Janovetz, the applicant, has submitted a request for a Special Use Permit for Carport for Lot 5A, Sand Oak Acres Addition, being approximately 0.5192 acres, and zoned R-20 Single Family Residential. The purpose of the request is to allow for the construction of carport which encroaches into the 25ft. rear yard setback at a height of about 12ft. tall.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Building Elevations

Aerial Map



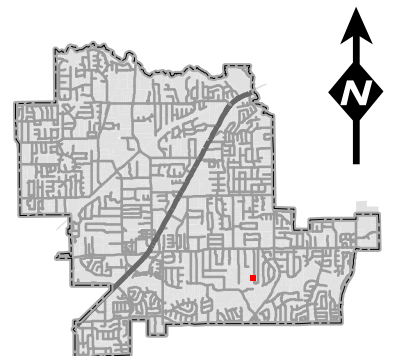
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

ZC21-009

4508 Jim Mitchell Trail W



Subject Property



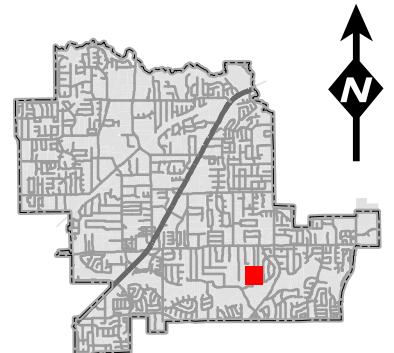
Zoning Map



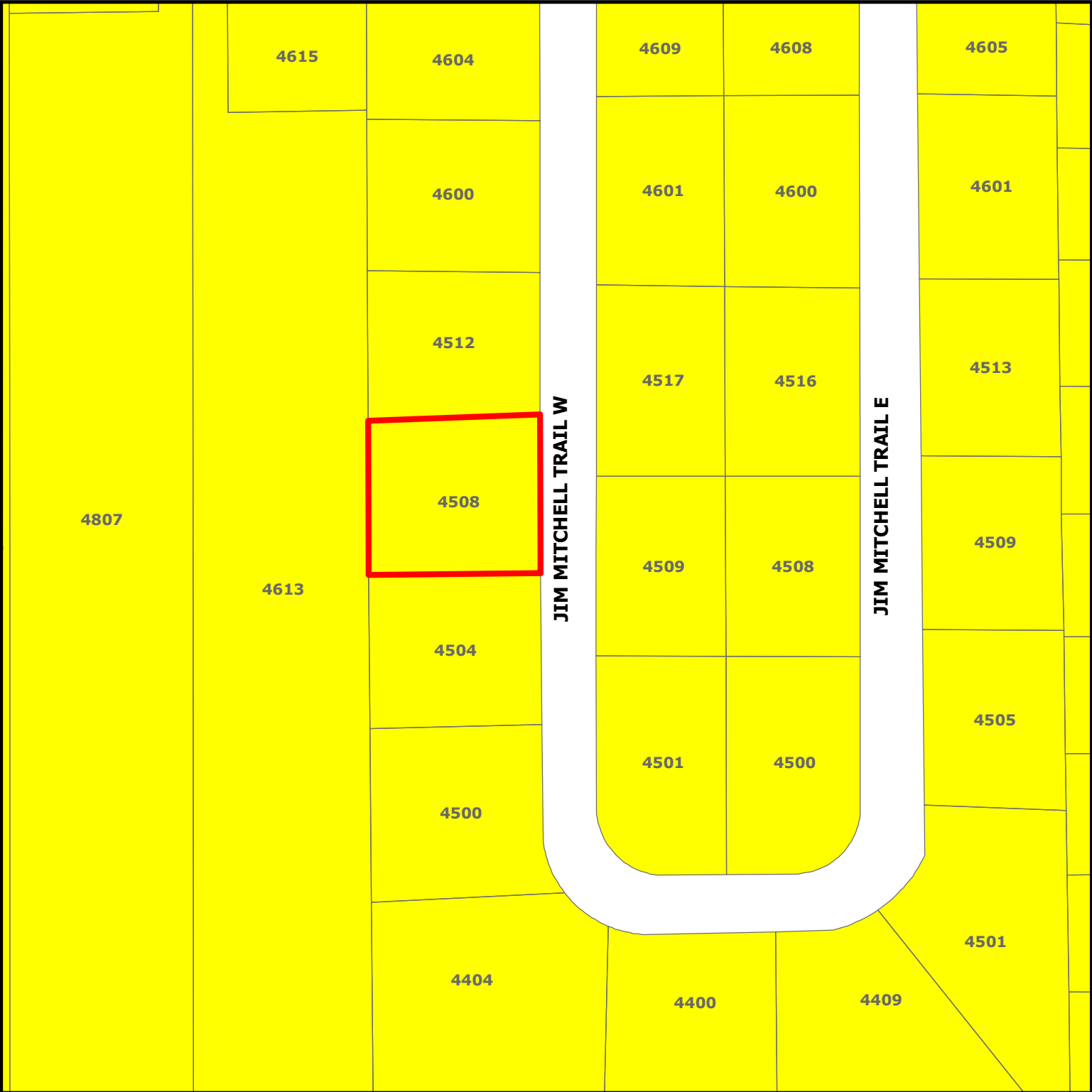
ZC21-009
4508 Jim Mitchell Trail W

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 Subject Property



Future Land Use Map

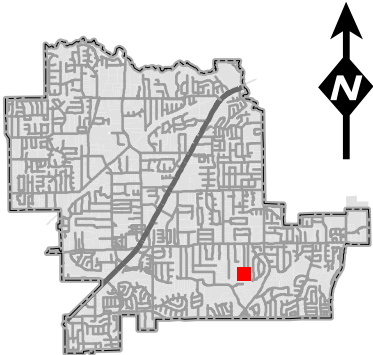


ZC21-009

4508 Jim Mitchell Trail W

DISCLAIMER:
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-  Subject Property
-  Residential



Statement of Planning Objectives

Motor Home Carport @ 4508 Jim Mitchell Trl. W.

Planning and Zoning,

Due to the fact that I will not be able to continue renting a hangar that I have rented for the last thirteen years, I need a place to keep my motor home out of the sun. I have plenty of room to keep it on my driveway and at present it is resting between my accessory building and our rear fence.

I'm asking for a variance to allow me to have a carport built between my accessory building and my fence. Knowing that it doesn't meet city code and not trying to slide one by the city, I pray that you can have some leniency to keep the hot Texas sun off the roof of my motor home. The carport can not be seen from the street. My neighbors to the rear of my property have told me they don't have a problem with the carport.

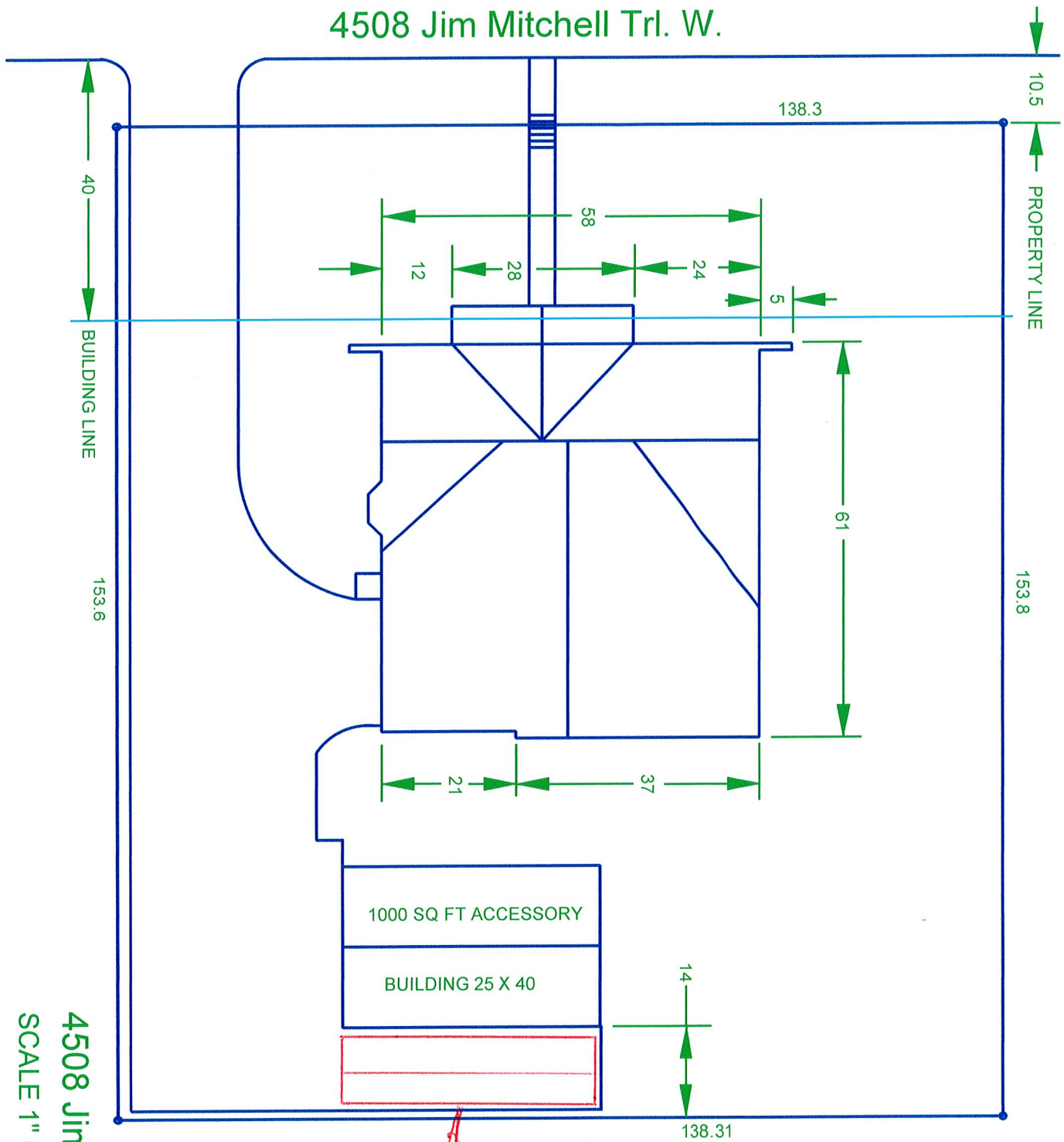
Thank you for your consideration,

JJ and Barb Janovetz

817-994-2554 cell

Site Plan

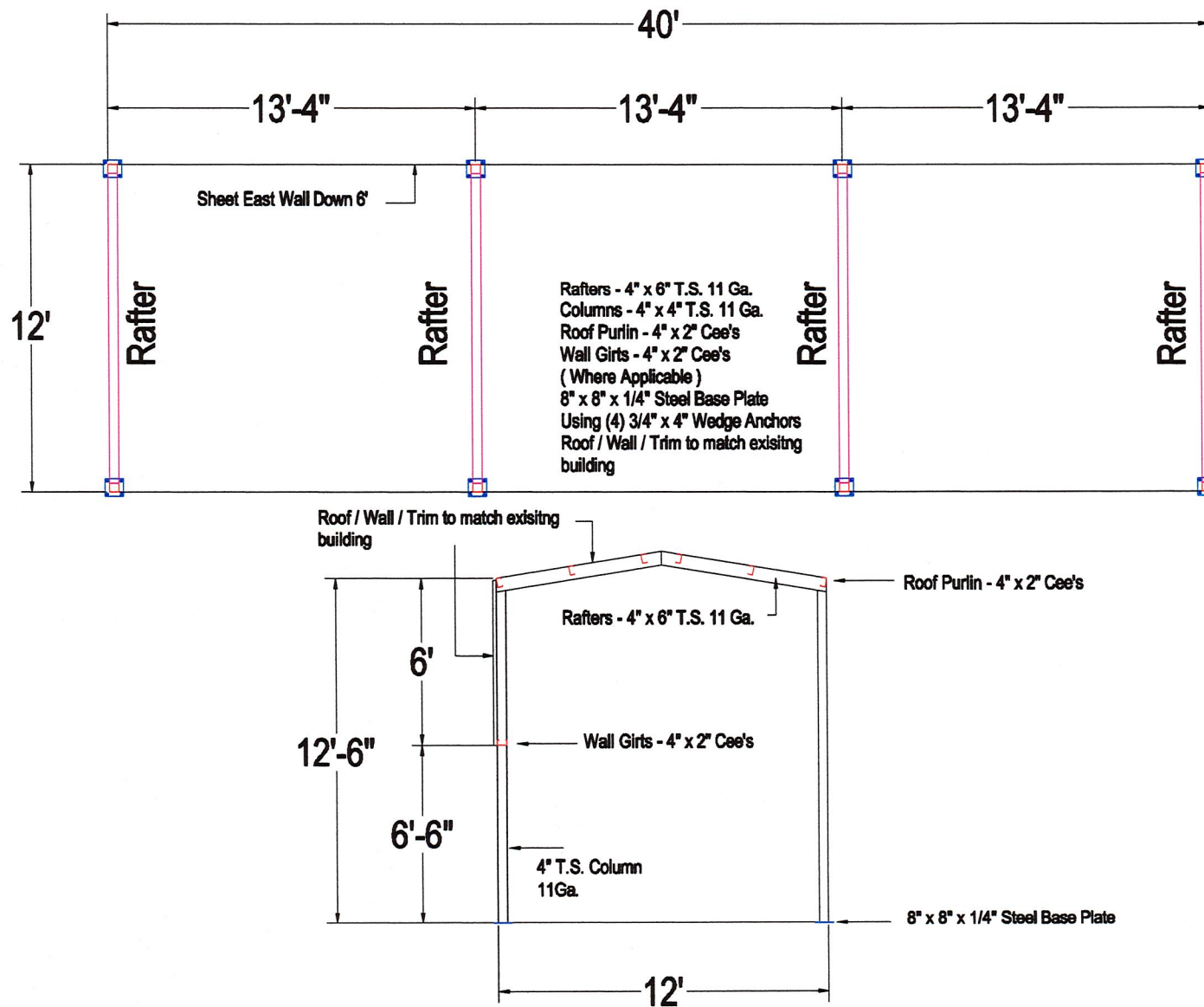
4508 Jim Mitchell Trl. W.



4508 Jim Mitchell Trl. W.
SCALE 1" = 10'

PROPOSED CARPORT FOR OWNER'S
MOTOR HOME BY COZART METAL
BUILDINGS

Building Elevations



Proposed Steel Building For

J.J. Janovetz

No.	Revision/Issue	Date

File Name and Address
 Cozart Metal Bldg. Systems
 P.O. Box 1196
 Azle, Texas
 817-237-2282

Project Name and Address
 J.J. Janovetz
 4508 Jim Mitchell Trail W.
 Colleyville, Texas 76034
 817.994.2554
 jjjanovetz@hotmail.com

Project	Sheet
Date 03/01/2021	S-1



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 3/22/2021**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to RE Residential Estate zoning district on Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010

Explanation

Tamara L Spicer, the applicant, has submitted a request for zoning change on Lot A1 & A2, Block 1, Village Court; and being approximately 1.93 acres & zoned PUD-C Planned Unit Development-Commercial. The request is for a zoning change from PUD-C Planned Unit Development-Commercial to RE Residential Estate in order to allow for development of a new single-family residential home. No new are lots proposed.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit

Aerial Map

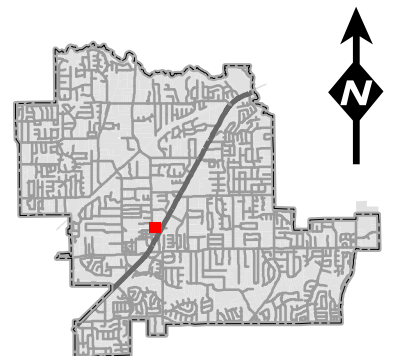


ZC21-010

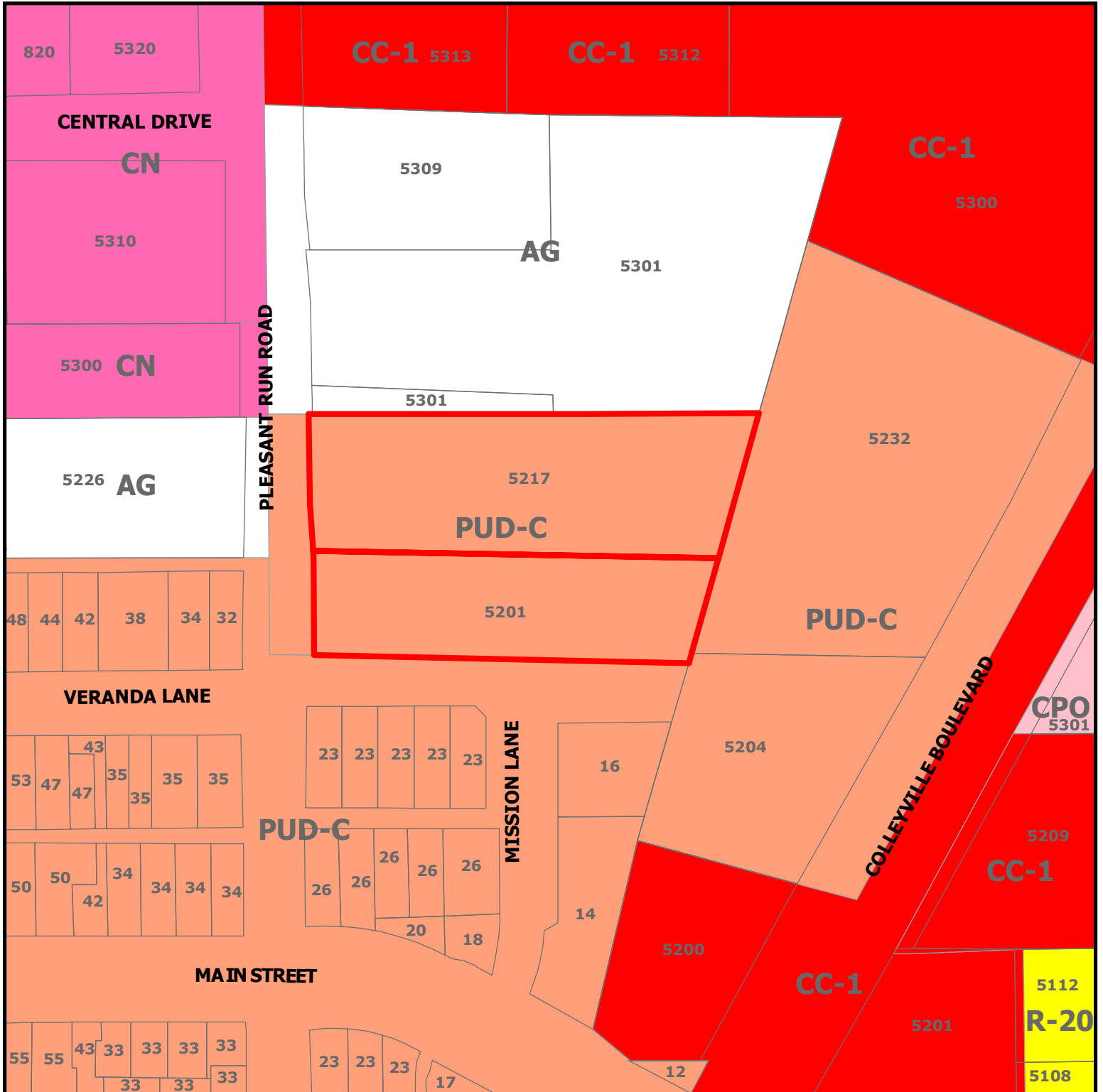
5217 and 5201 Pleasant Run Road

DISCLAIMER:
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 Subject Property



Zoning Map



ZC21-010

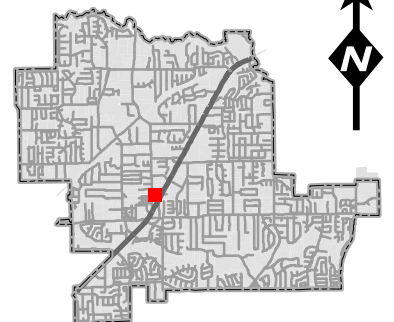
5217 and 5201 Pleasant Run Road

DISCLAIMER:

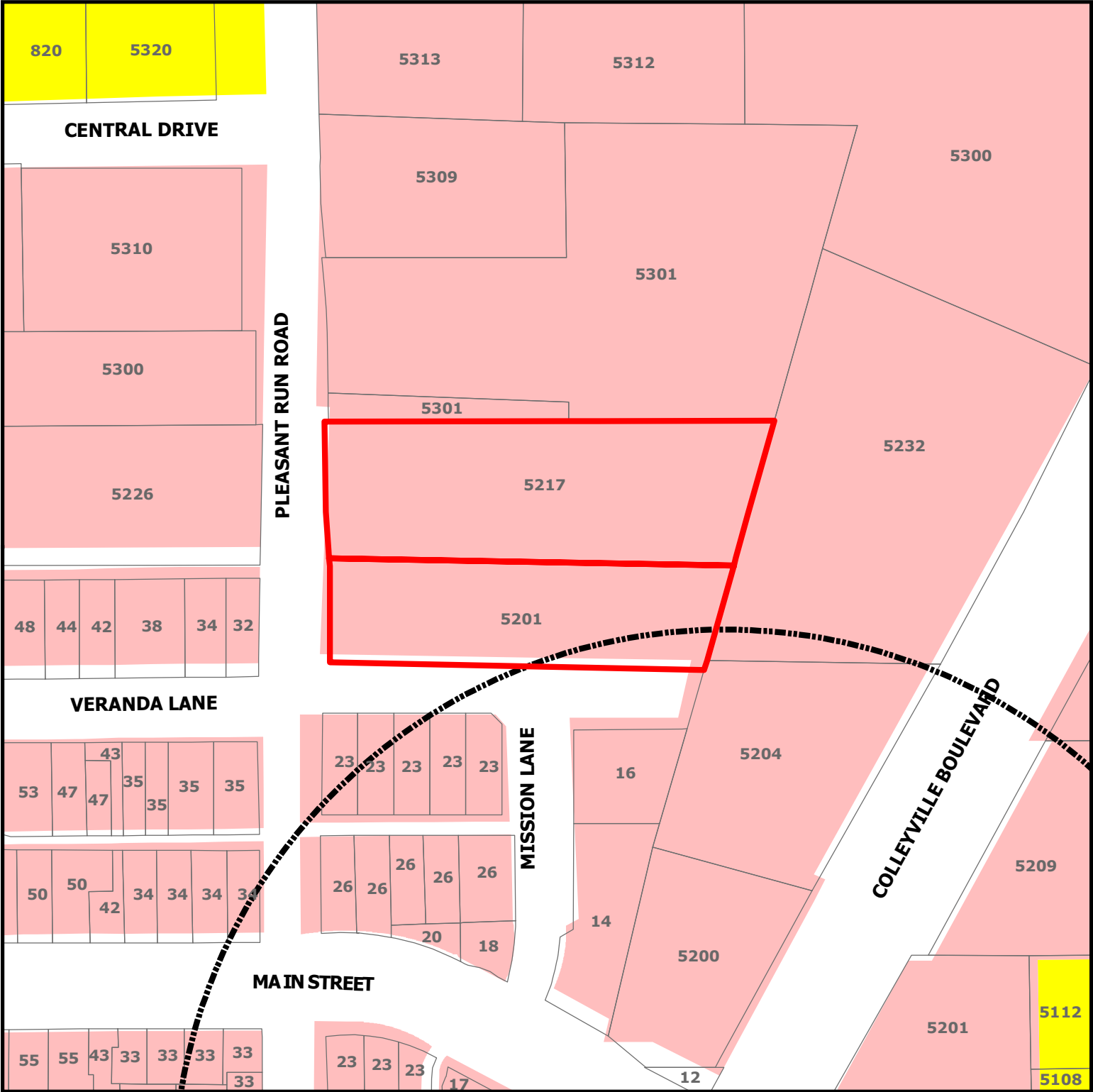
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Subject Property



Future Land Use Map

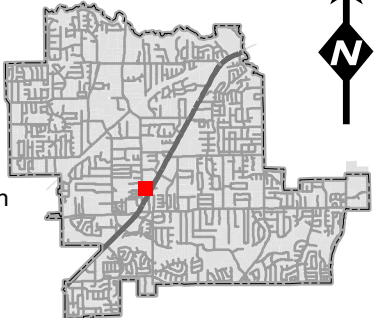


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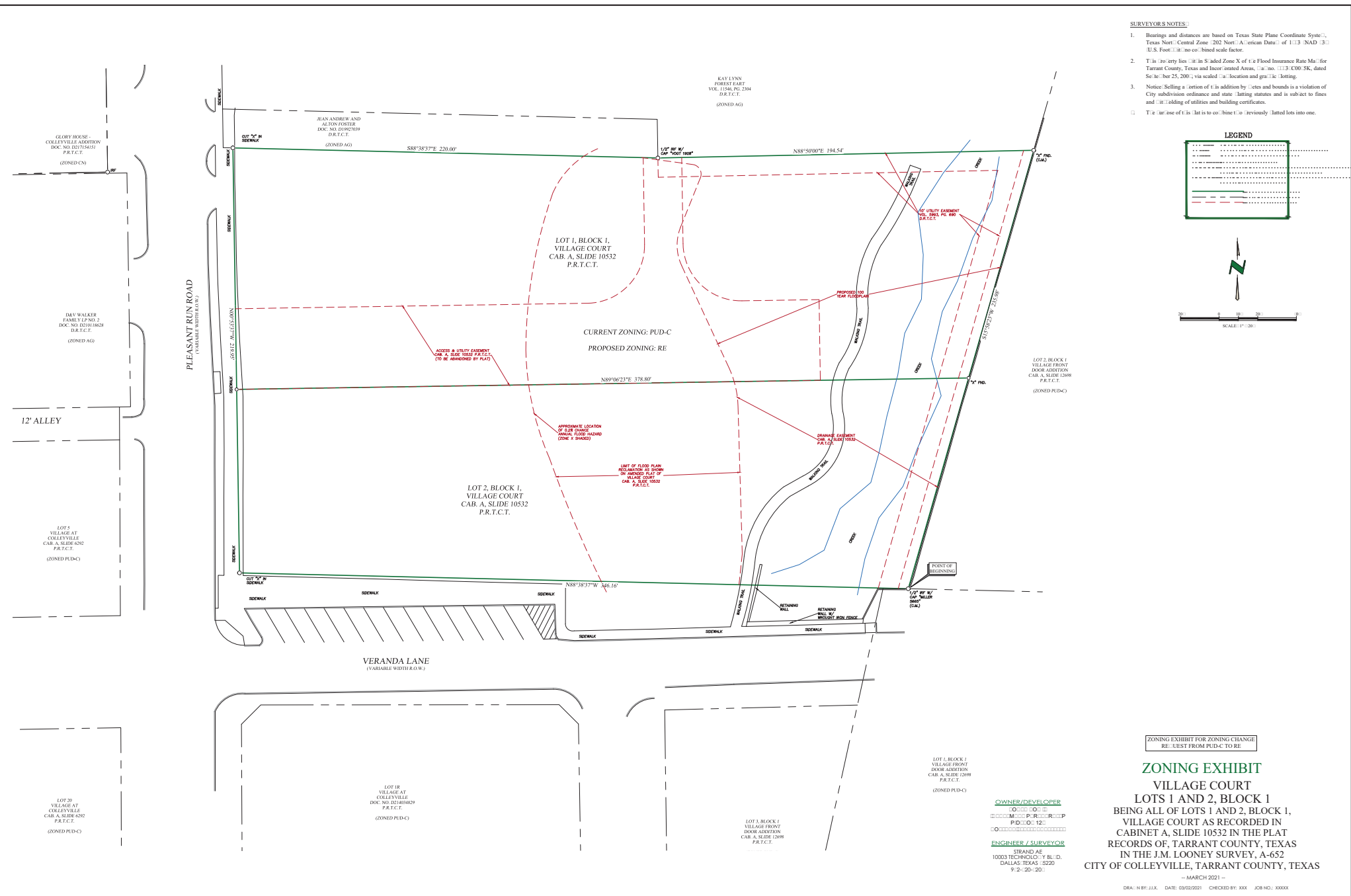
5217 and 5201 Pleasant Run Road

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-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor



Zoning Exhibit



Zoning Exhibit

ZONING EXHIBIT

Lots 1 and 2, Block 1, Village Court
J.M. Looney Survey, Abstract No. 652
City of Colleyville, Tarrant County, Texas

PROPERTY DESCRIPTION:

WHEREAS, South Bowie Investment Partners, LP, is the owner of all that certain 1.93 acres tract of land, by the Deed recorded in Document Number D215006002 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), which is known as all of Lots 1 & 2, Block 1, Amended Plat of Village Court, as recorded in Cabinet A, Slide 10532 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the J.M. Looney Survey, Abstract Number-652, City of Colleyville, Tarrant County, Texas and more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a cap stamped "MILLER 5665" found for the southeast corner of the herein described tract, common to the southwest corner of Lot 2, Block 1, Village Front Door Addition recorded in Cabinet A, Slide 12698 P.R.T.C.T., being a point in the North line of Lot 1, of said Block 1, Village Front Door Addition;

THENCE North 88° 38' 37" West - 346.16' along the North line of said Village Front Door Addition and with the North line of Veranda Lane (Variable Width Right-Of-Way) and along the South line of the herein described tract to an "X" cut in concrete for the southwest corner of the herein described tract, which is at the intersection of the East line Pleasant Run Road (Variable Width Right-Of-Way), and the North line of Veranda Lane;

THENCE North 00° 53' 39" West - 219.95' with the East right-of-way line of said Pleasant Run Road, to an "X" cut in concrete for the northwest corner of the herein described tract, common to a point in the South line of a tract of land conveyed to Jean Andrew and Alton Foster by the Deed recorded in Document Number D19927039 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

THENCE South 88° 38' 37" East - 220.00' along the South line of said Jean Andrew and Alton Foster tract, to a 1/2" iron rod with a cap stamped "VOGT 1928" found for a point for corner of the herein described tract, common to the southern most southwest corner of a tract of land conveyed to Kaylynn Forest Eart by the Deed recorded in Volume 11546, Page 2304 D.R.T.C.T.;

THENCE North 88° 50' 00" East - 194.54' along the South line of said Kaylynn Forest Eart tract, to an "X" found for the northeast corner of the herein described tract, being a point in the West line of said Lot 2, Block 1, Village Front Door Addition;

THENCE South 15° 58' 23" West along the West line of said Lot 2, Block 1, Village Front Door Addition, passing at 122.56' an "X" found and continuing for a total distance of 235.98', to the POINT OF BEGINNING and containing 1.93 acres of land.

RPLS No. 6459

ZONING EXHIBIT

VILLAGE COURT

LOTS 1 AND 2, BLOCK 1

BEING ALL OF LOTS 1 AND 2, BLOCK 1,
VILLAGE COURT AS RECORDED IN
CABINET A, SLIDE 10532 IN THE PLAT
RECORDS OF, TARRANT COUNTY, TEXAS
IN THE J.M. LOONEY SURVEY, A-652
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

-- MARCH 2021--



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 3/22/2021**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit for Veterinarian Clinic on Lot 2R2A, Block 1, Brown Trail Commons West, located at 4401 Colleyville Boulevard, Case ZC21-011

Explanation

Judd Johnson, the applicant, has submitted a request for a Special Use Permit for Veterinarian Clinic for Lot 2R2A, Block 1, Brown Trail Commons West, being approximately 5.74 acres, and zoned CC-2 Shopping Center. The purpose of the request is to allow for a veterinary clinic and indoor boarding services at the business of Towne Center Animal Hospital.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Floor Plan
7. Building Elevations
8. Deed Restrictions

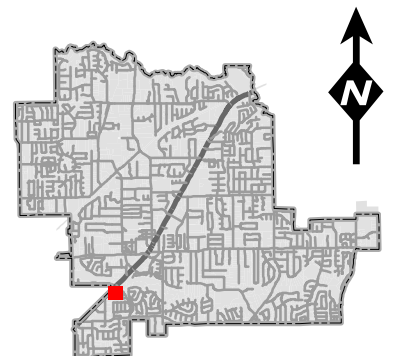
Aerial Map



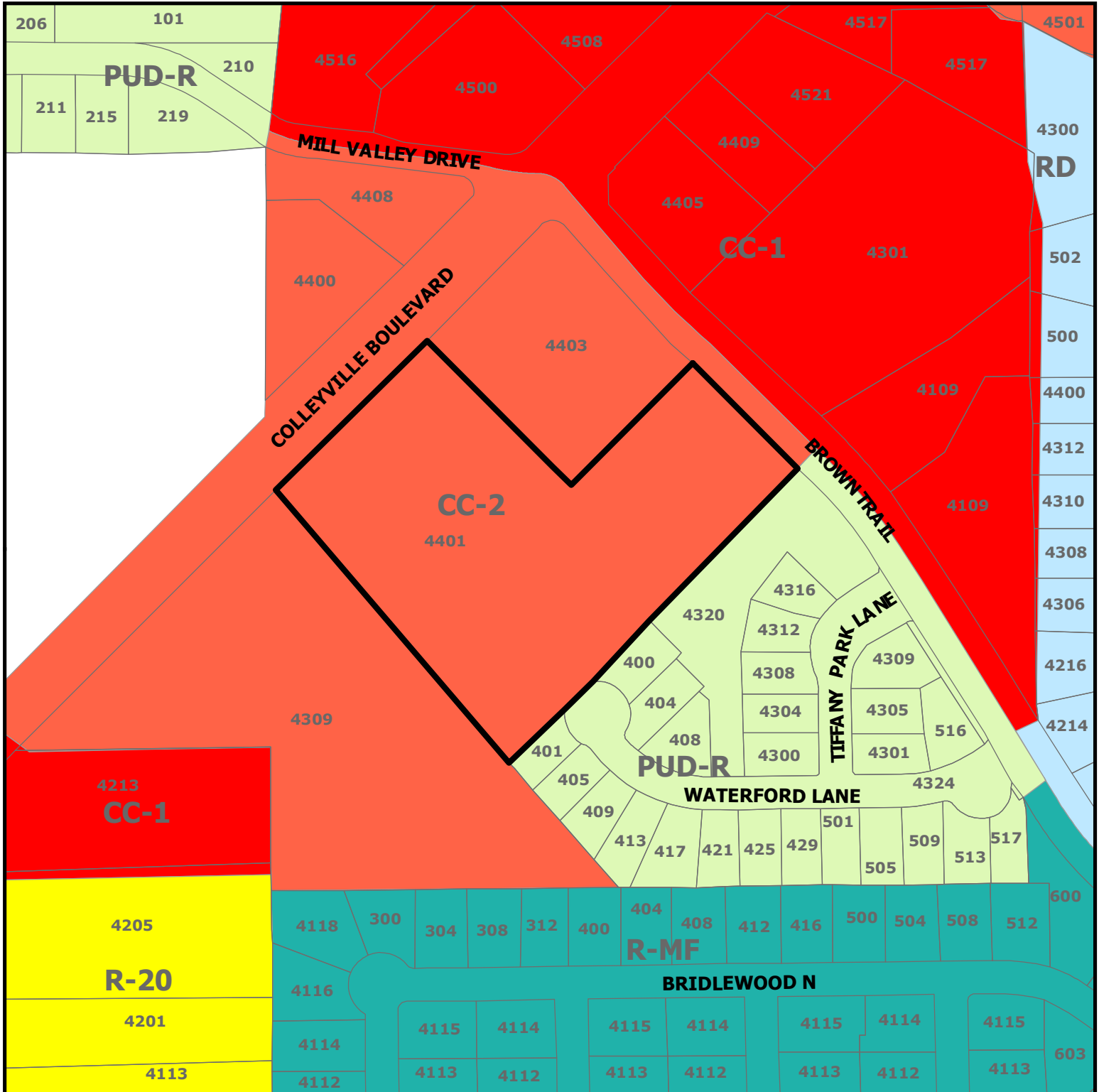
ZC21-011
4401 Colleyville Blvd

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 Subject Property



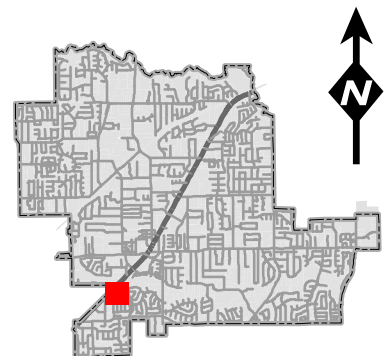
Zoning Map



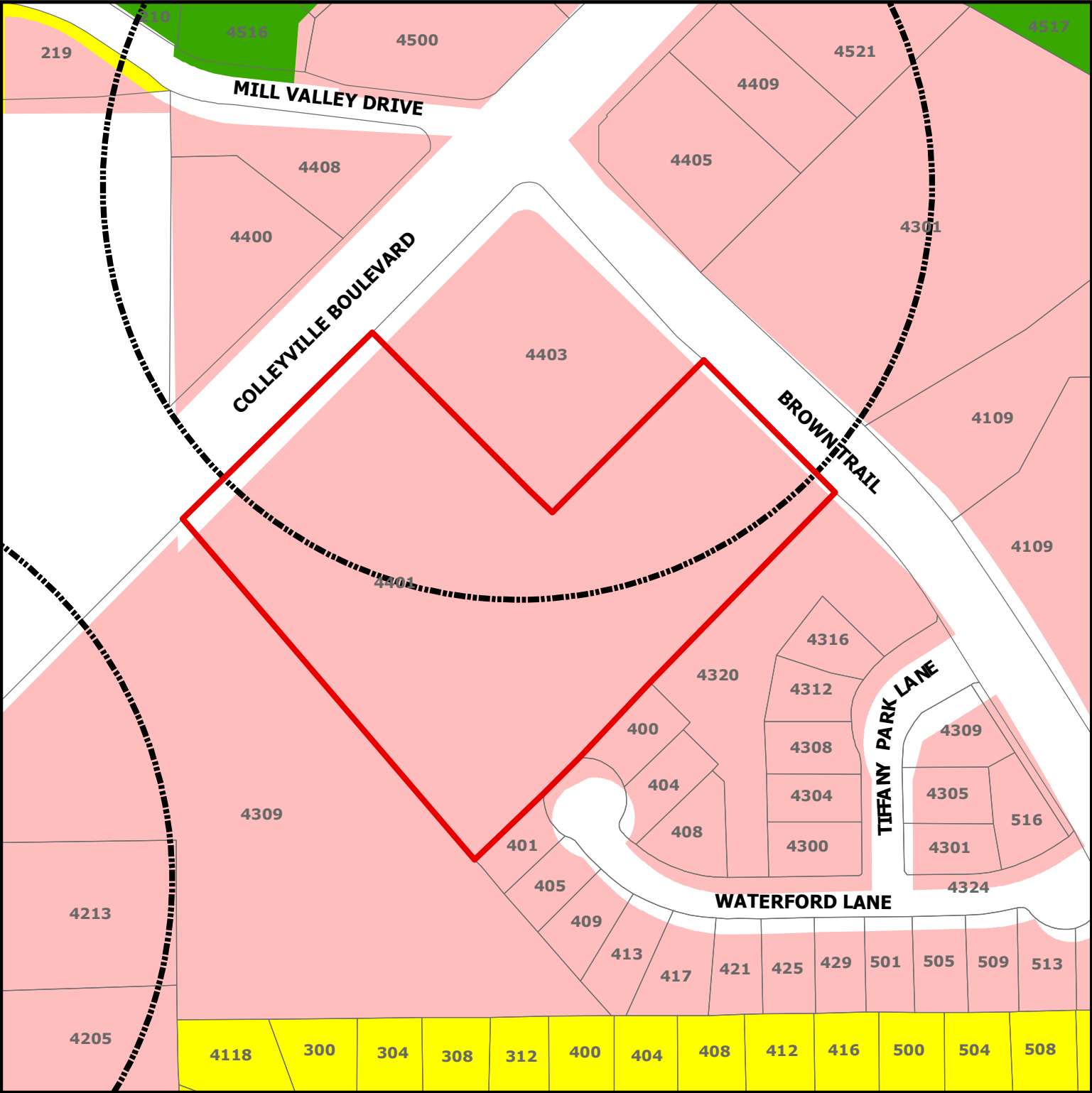
ZC21-011
4401 Colleyville Blvd

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 Subject Property



Future Land Use Map

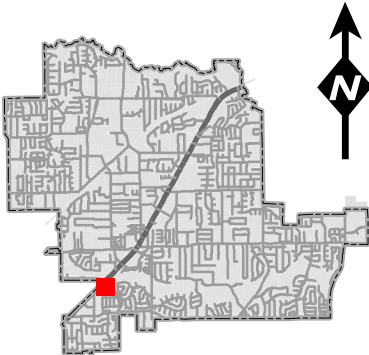


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ZC21-011

4401 Colleyville Blvd

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor
-  Open Space; Parks



Statement of Planning Objectives

Ward Architecture, PLLC

STATEMENT OF PLANNING OBJECTIVES – SUP APPLICATION

Ward Architecture PLLC
Gerald Ward
5004 Thompson Terrace, Suite 107
Colleyville, TX 76034
817-281-5600

Date: March 15, 2021

TO: The City of Colleyville – Planning Services Department
100 Main Street
Colleyville, Texas 76034

Project Name: Towne Center Animal Hospital
Project Address: 4401 Colleyville Blvd. Colleyville, Texas 76034

To whom it may concern:

Towne Center Animal Hospital is a state of the art veterinary hospital focusing on providing the best care for dogs and cats in the Colleyville area. Opening in early 2022 the Towne Center Animal Hospital also will offer indoor boarding facilities and supervised dog exercise areas, making boarding a positive and stress-free experience for both people and their pets. This veterinary facility will bring a much needed skill set to the community of Colleyville. As the population of Colleyville increases so does its population of pets and people are constantly on the lookout for the very best care of their furry companions.

The building is a modern one story building offering a clean sleek style. The color pallet and materials used on this building lend to a tailored rustic industrial charm that enhances the strong modern lines in the black anodized aluminum glass windows while keeping the exterior warm, inviting, and approachable. The mixture of brick accents and stucco give visual interest to the building keeping the eye moving around the structure while also subtly reinforcing the rectangular themes repeated throughout the building. The articulation of the building enhances the rectangular theme and provides opportunities for contrast of textures through materials. The flat awnings over the windows add another element to provide contrast to the vertical rectangular patterns seen reoccurring through the architectural features of the structure. The large expanse of glass and black anodized aluminum store front at the corner tower element provides a strong visual cue leading visitors to the entry. The abundance of natural light and high ceilings in the public space leaves visitors in a relaxed open and airy environment. Ample parking is provided around the building for guests and the veterinary staff of the animal hospital. Greenery and complementing landscaping will be provided to anchor the building within the site and provides an organic visual interest that lends to a softer welcoming aesthetic to the site overall. The fire lane will adjoin to the existing fire lane of the Walgreens on the corner of Brown Trail and Highway 26 Colleyville Boulevard. This shared access of the fire lane will provide an adequate approach for all emergency vehicles.

Overall, the Towne Center Animal Hospital provides a modern and brilliant display of architectural features and visual interest to the everchanging landscape of Colleyville along Highway 26 Colleyville Boulevard. With its warm rustic color pallet, it will complement existing buildings in the area in a seamless transition between old and new structures around the city. Town Center Animal clinic is dedicated to providing state of the art care in a state of the art facility for all Colleyville residents and their pets.

Please contact our office if you have any questions. Thank you for your time.

Sincerely,



Gerald A. Ward
Architect, No. 11748

Ward Architecture PLLC.

PO BOX 1230 (5004 Thompson Terrace, Suite 107) Colleyville, Texas 76034
Office: (817) 281-5600 Cell: (817) 522-8752

www.wardarchitecturepllc.com

Zoning Exhibit

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule 1 of the current impact fee ordinance. The amount in this Exhibit is determined under Schedule B then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system. Private P.U.V.'s will be required; water pressure exceeds 80 P.S.I..

Utility Easements

Any public or private utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat, and may shall have the right at all times to ingress and egress 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 of any notice of procuring the permission of anyone.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CPA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements, and approval is obtained from the City of Fort Worth.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CPA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any lot is issued. The current owner will inform each buyer of the name.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per City Development Design Standards.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the recordation date of this application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of this plat. The amount to be collected is determined under Schedule 2 of said ordinance and is due on the date a building permit is issued.

Parkway Permit

Parkway improvements such as curb & gutter, pavement base, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drains, emergency access easements, recreation areas, open spaces and drainage basins, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Floodplain Restriction

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvement, satisfactory to the director, will be prepared and submitted by the party(ies) seeking to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Floodplain/Drainageway Maintenance

The existing street, stream, river or drainage channel traversing along or across portions of this addition, will remain undisturbed at all times and all be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth shall not be responsible for the maintenance, erosion control and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other obstructions, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damage resulting from the occurrence of those phenomena, nor the failure of any structure within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, XXXX does hereby adopt this plat as BROWN TRAIL COMMONS WEST, on addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this ____th day of _____, 2021.

By:
Name: Dave Harrison
Title: President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Dave Harrison, 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 purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____th day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

I, Dustin C. Pusztajewsky, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on July 6, 2020 and that all corners are shown hereon.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 2/11/21.
Dustin C. Pusztajewsky
Registered Professional Land Surveyor
No. 6680

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on February 26, 2020 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0450C, Community-Name: Jct. 480506 (420) K, Map Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said flood zones is based on said map, is approximate and is not located on the ground. Flood zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside 0.2% annual chance floodplain.

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Dustin C. Pusztajewsky, known to me to be the person and officer who is subscribing to the foregoing instrument and acknowledged to me that the name was the act of said Dustin C. Pusztajewsky and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____th day of _____, 2020.

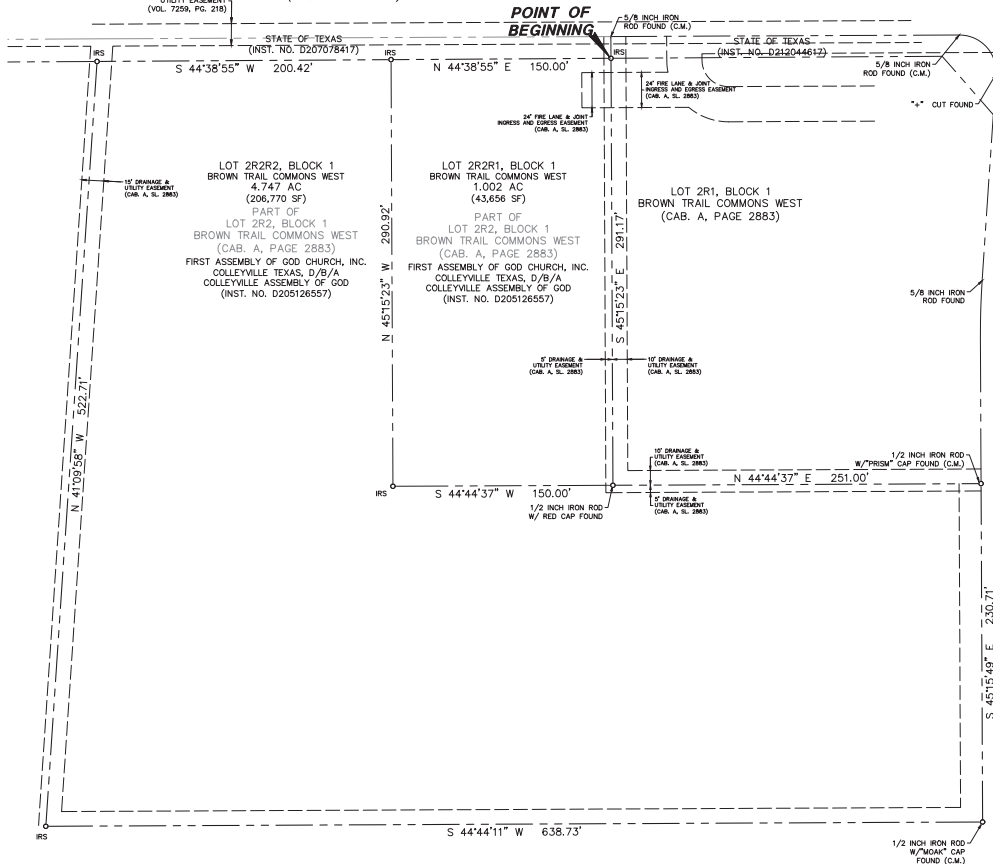
Notary Public in and for the State of Texas
My Commission Expires: _____

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____

COLLEYVILLE BOULEVARD

(A 120' RIGHT-OF-WAY)

POINT OF BEGINNING



BROWN TRAIL

(A 60' RIGHT-OF-WAY)

OWNER'S CERTIFICATION

STATE OF TEXAS

COUNTY OF TARRANT

DESCRIPTION: of a 73,399 acre (3,197,265 square foot) tract of land situated in the George Hamilton Survey, Abstract No. 751, City of Fort Worth, Tarrant County, Texas, sold tract being all of that tract of land described in Special Warranty Deed to Fort Worth Everman/Ridger Development, LLC recorded in instrument No. 020707644 of the Official Public Records of Tarrant County, Texas, sold 73,399 acre (3,197,265 square foot) tract being more particularly described as follows:

BEGINNING, at a 1-inch iron pipe found at the northeast corner of said Di Fort Worth Logistics Hub Phase I, LP tract; said point being in the south line of that tract of land described in Special Warranty Deed to Fort Worth Everman/Ridger Development, LLC recorded in instrument No. 021718440 of the Official Public Records; said point being in the north line of County Road No. 1078 (a generally recognized public road, no record of dedication found);

THENCE, South 00 degrees, 14 minutes, 09 seconds East, with the east line of said Di Fort Worth Logistics Hub Phase I, LP tract and along the approximate center of County Road 1078, a distance of 2,203.80 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap found for the southeast corner of said Di Fort Worth Logistics Hub Phase I, LP tract; said point being in the north future 110-foot right-of-way line of Ridger South (a variable width right-of-way);

THENCE, South 09 degrees, 30 minutes, 49 seconds West, along the south line of said Di Fort Worth Logistics Hub Phase I, LP tract and the said north future 110-foot wide right-of-way line of Ridger Road, a distance of 1,296.56 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap set for the southwest corner of said Di Fort Worth Logistics Hub Phase I, LP tract; said point being in the east right-of-way line of Technology Boulevard (a variable width right-of-way) delineated by the plat of Lot 2, Block 1, Ridger Road Industrial Complex, an addition to the City of Fort Worth, Texas according to the plat recorded in District A, Sheet 87 of the Plat Records of Tarrant County, Texas;

THENCE, with the said east line of Technology Boulevard and the west line of said Di Fort Worth Logistics Hub Phase I, LP tract, the following four (4) calls:

North 00 degrees, 16 minutes, 18 seconds West, a distance of 10.35 feet to a point for corner; from said point a "x" cut in concrete found bears South 64 degrees, 28 minutes East, a distance of 1.7 feet;

North 08 degrees, 43 minutes, 52 seconds East, a distance of 256.70 feet to a 1/2-inch iron rod with "SMLS 4224" cap found for corner;

North 11 degrees, 41 minutes, 22 seconds West, a distance of 116.26 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap set for corner;

North 08 degrees, 43 minutes, 52 seconds West, a distance of 737.39 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap set for corner; said point being in the most southerly south line of that called 12,864 acre tract of land described in Special Warranty Deed to Barnett Dairymen, LP recorded in instrument No. 0208163428 of the said Official Public Records;

THENCE, North 89 degrees, 32 minutes, 53 seconds East, departing the said east line of Technology Boulevard, a distance of 30.21 feet to point for corner at the most southerly southeast corner of said 12,864 acre tract; from said point a 5/8-inch iron rod found bears North 08 degrees, 12 minutes, 53 seconds West, a distance of 0.3 feet;

THENCE, North 09 degrees, 13 minutes, 43 seconds West, with the east line of said 12,664 acre tract, a distance of 1,102.61 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap found for the northwest corner of said Di Fort Worth Logistics Hub Phase I, LP tract; said point being in the south line of that tract of land described in Special Warranty Deed to Fort Worth Everman/Ridger Development, LLC tract recorded in instrument No. 021718440 of the said Official Public Records; from said point a 5/8-inch iron rod with "XIA" red cap found for corner bears South 09 degrees, 22 minutes, 41 seconds West, a distance of 443.61 feet;

THENCE, North 89 degrees, 22 minutes, 41 seconds East, with the north line of said Di Fort Worth Logistics Hub Phase I, LP tract and the said south line of the Fort Worth Everman/Ridger Development, LLC tract, a distance of 1,608.07 feet to the POINT OF BEGINNING;

CONTAINING: 3,197,265 square feet or 73,399 acres of land, more or less.

SHEET 1 OF 1

FINAL PLAT

LOT 2R2R2, BLOCK 1 BROWN TRAIL COMMONS WEST

LOCATED IN THE CITY OF COLLEYVILLE

AND BEING OUT OF THE

BBB & C RR CO SURVEY, ABSTRACT NO. 228,

TARRANT COUNTY, TEXAS

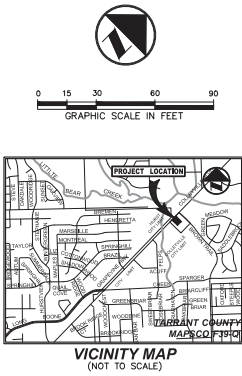
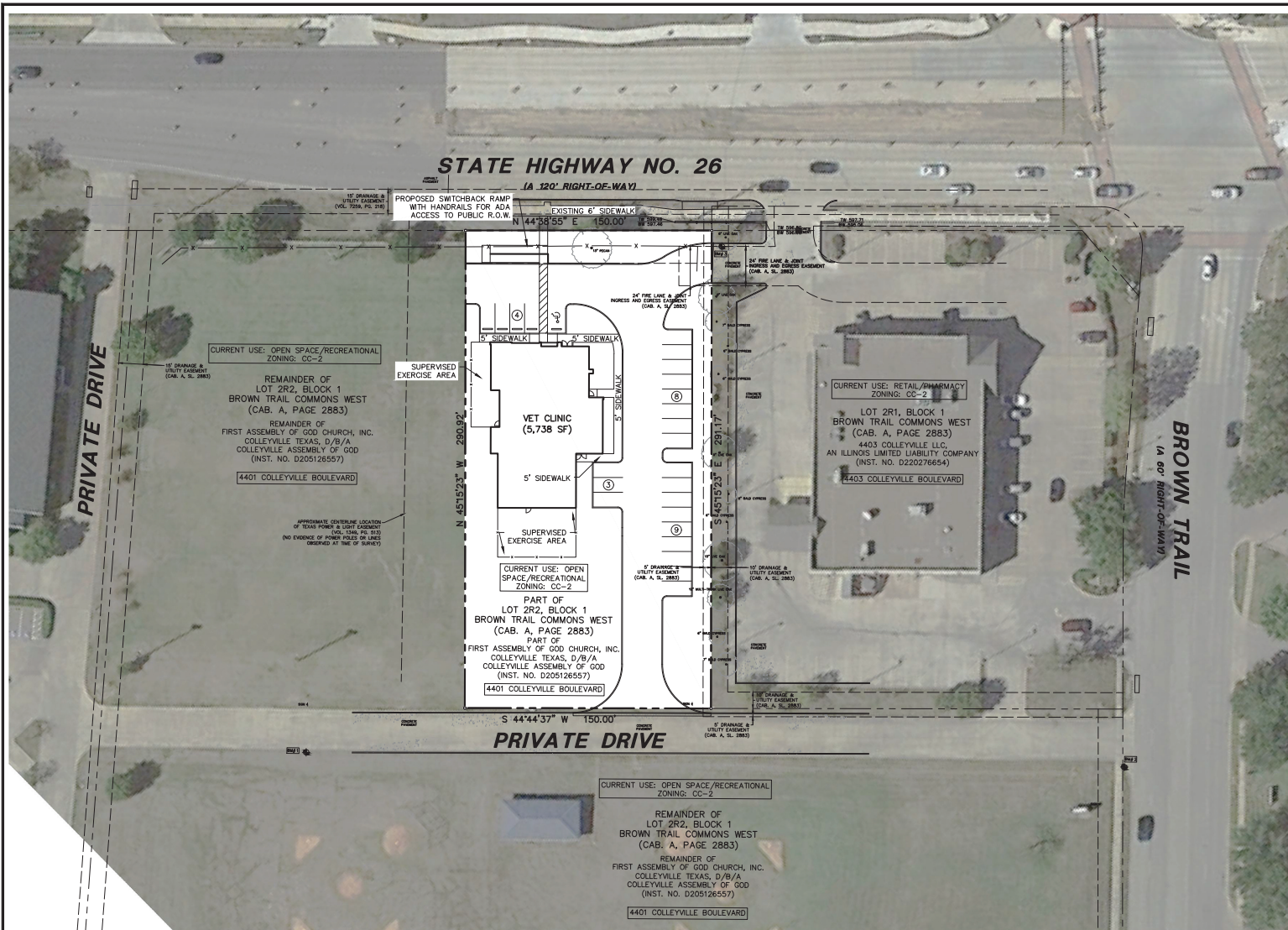
Pacheco Koch		4080 DEYANT BURN ROAD FORT WORTH, TX 76109 817.412.7155 TX REG. ENGINEERING FIRM F-469 TX RES. SURVEYING FIRM LS-10020801	
DRAWN BY DEW	CHECKED BY DCP	SCALE 1"=20'	DATE 01/07/2021
JOB NUMBER 4828-20-660			

LOT 2R2R1, BLOCK 1
BROWN TRAIL COMMONS WEST
REF. CASE NO. FP-21-

FINAL PLAT: NEW ANIMAL CLINIC

PREPARED BY: DUSTIN C. PUSZTAJEWSKY, RPLS, No. 6680
DATE: 01/07/2021
PROJECT: LOT 2R2R2, BLOCK 1 BROWN TRAIL COMMONS WEST, ABSTRACT NO. 228, TARRANT COUNTY, TEXAS

Zoning Exhibit



SITE DATA TABLE		
	AREA	% OF TOTAL AREA
LOT	43,656 SF	-
PAVED AREA	16,525 SF	38%
OPEN SPACE	21,393 SF	49%
BUILDING	5,738 SF	13%

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 1.002 acre (43,656 square foot) tract of land situated in the BBB & C RR Co Survey, Abstract No. 228, City of Colleyville, Tarrant County, Texas; said tract being a part of Lot 2R2, Block 1, Brown Trail Commons West, an addition to the City of Colleyville according to the plat recorded in Cabinet A, Slide 2883 of the Plat Records of Tarrant County, Texas; said tract also being a part of that tract of land described in Special Warranty Deed to First Assembly of God Church, Inc., Colleyville Texas, D/B/A Colleyville Assembly of God recorded in Instrument No. D205126557 of the Official Public Records of Tarrant County, Texas; said 1.002 acre (43,656 square foot) tract being more particularly described as follows:

COMMENCING, at a 5/8-inch iron rod found for the north corner of said Lot 2R2 and the west corner of Lot 2R1 of said Block 1;

THENCE, South 45 degrees, 15 minutes, 23 seconds East, along the northeast line of said Lot 2R2 and the southwest line of said Lot 2R1, a distance of 14.84 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the POINT OF BEGINNING;

THENCE, South 45 degrees, 15 minutes, 23 seconds East, continuing along the said northeast line of Lot 2R2 and the said southwest line of Lot 2R1, a distance of 291.17 feet to a 1/2-inch iron rod found for an inner corner of said Lot 2R2 and the south corner of said Lot 2R1; from said point a 1/2-inch iron rod with "PRISM" cap found bears North 44 degrees, 44 minutes, 37 seconds East, a distance of 251.00 feet for the east corner of said Lot 2R1;

THENCE, South 44 degrees, 44 minutes, 37 seconds West, a distance of 150.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 45 degrees, 15 minutes, 23 seconds West, a distance of 290.92 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the southeast line of that tract of land described in Deed to the State of Texas recorded in Instrument No. D207078417 of the said Official Public Records;

THENCE, North 44 degrees, 38 minutes, 55 seconds East, along the said southeast line of said State of Texas tract, a distance of 150 feet to the POINT OF BEGINNING;

CONTAINING: 43,656 square feet or 1.002 acres of land, more or less.

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

APPLICANT: JUDD JOHNSTON
ADDRESS: 82 GRAPEVINE HWY
HURST, TX 76054

OWNER OF RECORD: FIRST ASSEMBLY OF GOD CHURCH, INC.
ADDRESS: PO BOX 98
COLLEYVILLE, TX 76034

SURVEYOR: DUSTIN PUSTEJOVSKY, RPLS
ADDRESS: 4060 BRYANT IRVIN RD
FORT WORTH, TX 76109

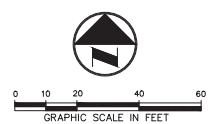
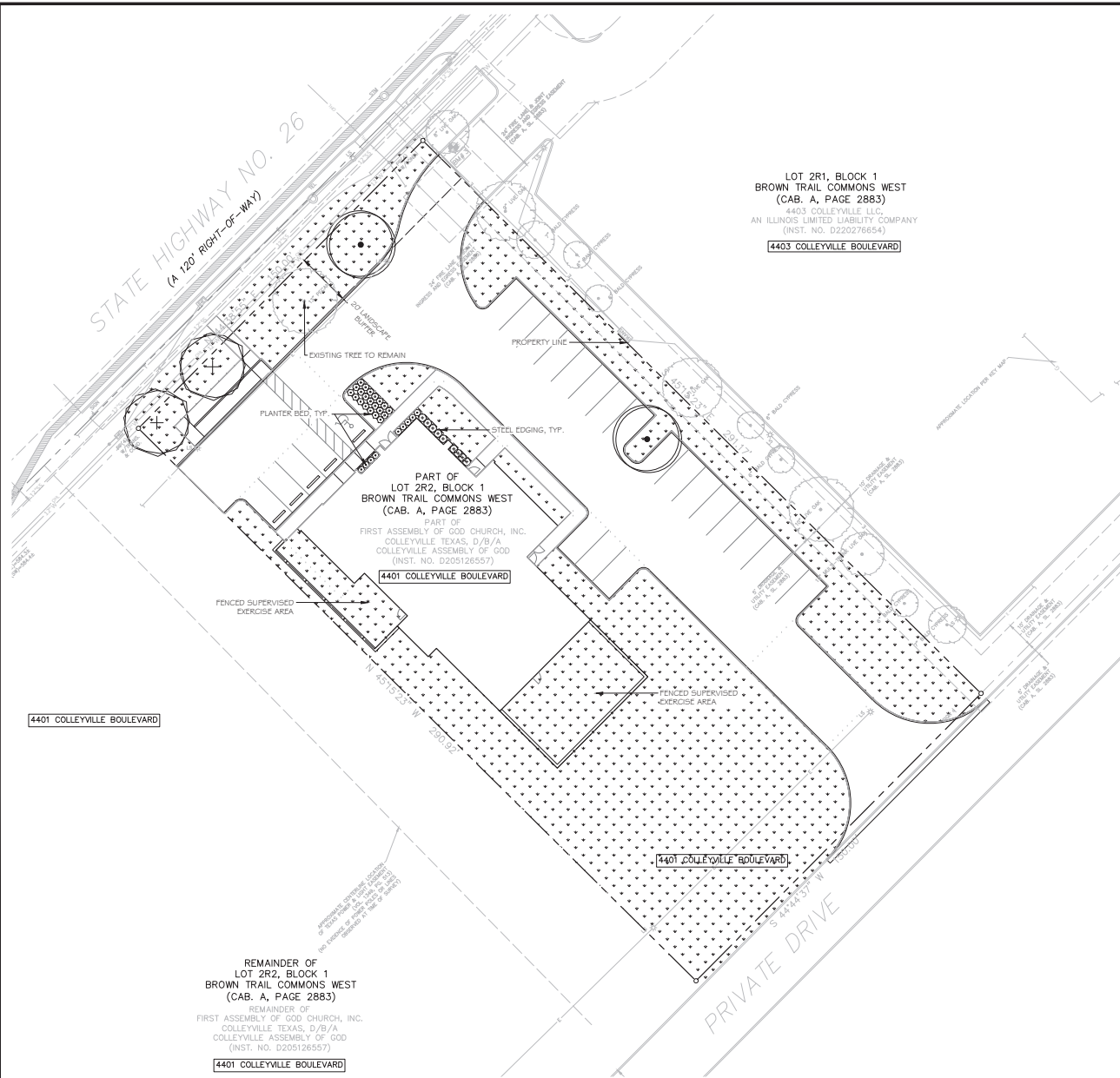


4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000800

TOWNE CENTER ANIMAL HOSPITAL
ZONING EXHIBIT FOR SUP

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
----	HPB	MAR 2021	1"=30'			EXHB

Zoning Exhibit



PLANTING GENERAL NOTES

- 1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- 2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- 3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- 4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- 5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- 6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTORS EXPENSE.
- 7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- 8. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

PLANT SCHEDULE

	CANOPY TREE 1	2
	CANOPY TREE 2	2
	5 GAL SHRUB 1	15
	5 GAL SHRUB 2	14
	5 GAL SHRUB 3	9
	BERMUDA SOD	

LANDSCAPE TABULATIONS - CHAPTERS 4 (COLLEYVILLE) -NEW ANIMAL CLINIC

STREET YARD LANDSCAPING			
STANDARD	TOTAL LAND AREA SF	REQUIRED	PROVIDED
MIN. 20% SHALL BE LANDSCAPED	21,848 SF	21,848 ± 20% = 4,370	22,852 SF
NOTE: 80% OF THE TOTAL LANDSCAPED AREA SHALL BE LOCATED IN THE STREET YARD			
REQUIRED LANDSCAPE MIXTURE			
STANDARD	RIGHT-OF-WAY LF	REQUIRED	PROVIDED
	150 LF		
SHRUBS: 18" OR 5 GAL MUST BE PLANTED FOR EACH 5 LF OF R-O-W ADJACENT TO PROPERTY		150 / 5 = 30	38
TREES: 1 TREE PER 40 LF OF STREET FRONTAGE		150/40 = 3.75	3 NEW, 1 EXISTING
NOTE: ALL IMPERMEABLE SPACES MUST BE PLANTED. TREES SHALL BE A MINIMUM 3" CAL AND BE PLANTED ALONG STREET FRONTAGE			
PARKING AREA LANDSCAPING			
STANDARD	NUMBER OF PARKING SPACES	REQUIRED	PROVIDED
140 SF LANDSCAPE ISLAND PER EACH 18 CONTIGUOUS SPACES	25	1	1
NOTE: LANDSCAPE ISLAND MUST CONTAIN ONE 3" CAL. MINIMUM TREE. NO PARKING SHALL BE LOCATED FURTHER THAN 90' TO A TREE WITHIN A LANDSCAPED ISLAND			
LANDSCAPING ADJACENT TO COLLEYVILLE BOULEVARD			
STANDARD		REQUIRED	PROVIDED
20' MINIMUM LANDSCAPE BUFFER		YES	YES
TREE MITIGATION			
STANDARD	CANOPY SF REMOVED	CANOPY SF REPLACED	DIFFERENCE
	256 SF	8,000 SF	7744 SF SURPLUS

NO.	DATE	ISSUE
NO.	DATE	REVISION

4080 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM E-469
TX REG. SURVEYING FIRM LS-10080001

SUP PLANTING PLAN
NEW ANIMAL CLINIC
TOWNE CENTER ANIMAL HOSPITAL
4401 COLLEYVILLE BOULEVARD
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	AJW	MARCH 2021	AS SHOWN			C8.1

1 PLANTING PLAN
1" = 20'-0"

INTERIM REVIEW
THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION.
REVISIONS: 1. TOTAL
SCALE REGISTRATION NUMBER 2069

NEW ANIMAL CLINIC

Zoning Exhibit

PROPERTY DESCRIPTION

1.002 Acre Tract

Part of Lot 2R2, Block 1, Brown Trail Commons West
BBB & C RR Co Survey, Abstract No. 228
City of Colleyville, Tarrant County, Texas

DESCRIPTION, of a 1.002 acre (43,656 square foot) tract of land situated in the BBB & C RR Co Survey, Abstract No. 228, City of Colleyville, Tarrant County, Texas; said tract being a part of Lot 2R2, Block 1, Brown Trail Commons West, an addition to the City of Colleyville according to the plat recorded in Cabinet A, Slide 2883 of the Plat Records of Tarrant, County, Texas; said tract also being a part of that tract of land described in Special Warranty Deed to First Assembly of God Church, Inc., Colleyville Texas, D/B/A Colleyville Assembly of God recorded in Instrument No. D205126557 of the Official Public Records of Tarrant, County, Texas; said 1.002 acre (43,656 square foot) tract being more particularly described as follows:

COMMENCING, at a 5/8-inch iron rod found for the north corner of said Lot 2R2 and the west corner of Lot 2R1 of said Block 1;

THENCE, South 45 degrees, 15 minutes, 23 seconds East, along the northeast line of said Lot 2R2 and the southwest line of said Lot 2R1, a distance of 14.84 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the POINT OF BEGINNING;

THENCE, South 45 degrees, 15 minutes, 23 seconds East, continuing along the said northeast line of Lot 2R2 and the said southwest line of Lot 2R1, a distance of 291.17 feet to a 1/2-inch iron rod found for an inner ell corner of said Lot 2R2 and the south corner of said Lot 2R1; from said point a 1/2-inch iron rod with "PRISM" cap found bears North 44 degrees, 44 minutes, 37 seconds East, a distance of 251.00 feet for the east corner of said Lot 2R1;

THENCE, South 44 degrees, 44 minutes, 37 seconds West, a distance of 150.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 45 degrees, 15 minutes, 23 seconds West, a distance of 290.92 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the southeast line of that tract of land described in Deed to the State of Texas recorded in Instrument No. D207078417 of the said Official Public Records;

THENCE, North 44 degrees, 38 minutes, 55 seconds East, along the said southeast line of said State of Texas tract, a distance of 150 feet to the POINT OF BEGINNING;

CONTAINING: 43,656 square feet or 1.002 acres of land, more or less.

5738 SF TOTAL BUILDING

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

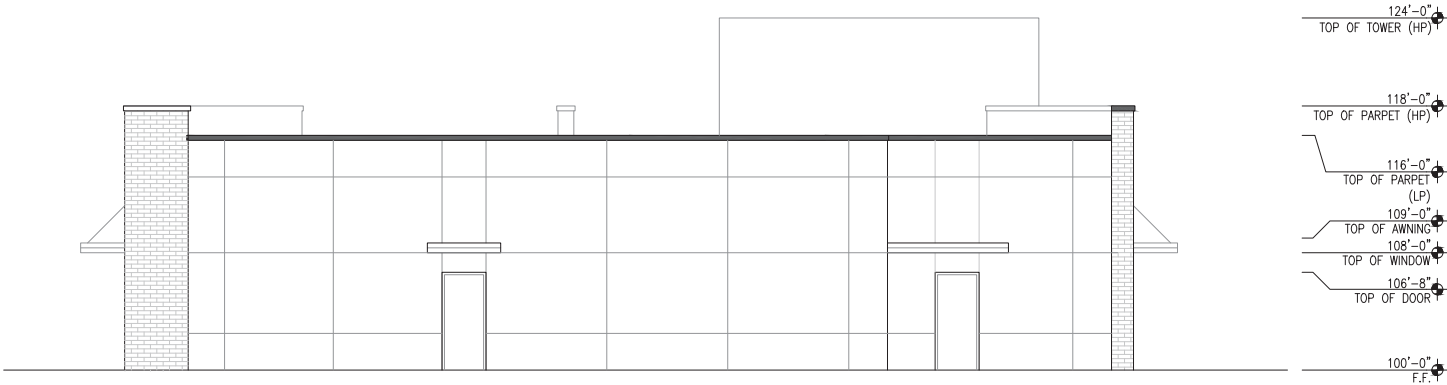
NORTH

FOR REVIEW 01-28-2021

Sheet Number

FOR REVIEW 01-28-2021

Building Elevations



04 SOUTH-EAST ELEVATION (BACK)
SCALE: 1/4"=1'0"



01 NORTH-WEST ELEVATION (PRIMARY)
SCALE: 1/4"=1'0"



WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE
COLLEVILLE, TEXAS 76034
(817) 281-5800
WARDARCHITECTURE@SBICGLOBAL.NET

ISSUED FOR INTERIM REVIEW
THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA
DATE: 01-06-2021

TOWNE CENTER ANIMAL HOSPITAL
NEW VETERINARY FACILITY
XXXX HWY 26
COLLEVILLE, TX 76034

Drawn By	MLP	
Checked By	GLB	
Project No:	20-09	
Issue Date		
Revisions		
No.	Date	Description

Sheet Title
EXTERIOR
ELEVATIONS

A3.00

Sheet Number

FOR REVIEW 01-28-2021

Deed Restrictions

MUTUAL DEVELOPMENT AGREEMENT

This Mutual Development Agreement ("Agreement") is made and entered into to be effective as of the 5TH day of DECEMBER, 1991, between BROWN TRAIL WEST JOINT VENTURE, a Texas joint venture ("Venture"), acting by and through its duly authorized venturer, and H-E-B HOSPITAL PROFESSIONAL BUILDING CORPORATION, a Texas non-profit corporation ("HPBC"), acting by and through its duly authorized officer.

W I T N E S S E T H:

WHEREAS, on the date hereof Venture has sold and conveyed to HPBC that certain tract of land described as Lot 1, Block 1, of Brown Trail Commons West, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof duly recorded in Cabinet A, Slide 855, of the Plat Records of Tarrant County, Texas (hereinafter sometimes referred to as "Lot 1" or the "HPBC Tract") pursuant to that certain Contract of Sale, as amended, between Venture and HPBC; and

WHEREAS, the HPBC Tract is contiguous to properties owned by Venture, more particularly described as (i) Lot 2, Block 1, of Brown Trail Commons West Addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof duly recorded in Cabinet A, Slide 855, of the Plat Records of Tarrant County, Texas ("Lot 2"), and (ii) Tract A, Block 1, of the Brown Trail Commons West Addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof duly recorded in Cabinet A, Slide 855, of the Plat Records of Tarrant County, Texas ("Tract A") (Lot 2 and Tract A are hereinafter collectively referred to as the "Venture Tracts"); and

WHEREAS, Venture acknowledges that it, as an investor, does not have any immediate construction plans for the Venture Tracts, but to enhance the future investment value of the Venture Tracts, Venture has agreed to enter into this Agreement; and

WHEREAS, as a material inducement to HPBC to purchase the HPBC Tract, Venture and HPBC have agreed to enter into this Agreement.

NOW, THEREFORE, for and in consideration of the premises and of the agreements contained herein, Venture and HPBC agree as follows:

1. Fill Agreement. Until July 1, 1992 (the "Fill Completion Date"), HPBC shall have the non-exclusive right, but not the obligation, to excavate fill material from the Venture Tracts and to place and grade such fill material upon the HPBC Tract and the

Deed Restrictions

Venture Tracts. Such excavation, placing and grading of the fill material shall be performed without material deviation from that certain Preliminary Grading Plan dated October 23, 1991, prepared by Washington & Associates, Inc, as Job No. 018-015 (the "Grading Plan") and previously furnished to Venture by HPBC. In performing such excavation work, HPBC shall not excavate fill material on the Venture Tracts below the minimum elevation levels as shown on the Grading Plan. Upon completion of HPBC's excavation and fill work, upon the Venture Tracts, if any, HPBC shall rough-grade the Venture Tracts so that such Venture Tracts shall not have any "cuts" or abrupt grade changes. Further, upon completion of the excavation, fill work and grading as contemplated by this Development Agreement, HPBC agrees to execute and deliver to Venture a partial release of its excavation and grading rights hereunder by an instrument in form and content as described and attached hereto as Exhibit "A". HPBC agrees to indemnify and hold Venture harmless from any claims, liability or damages for personal injuries and/or personal property damages arising out of HPBC's excavation, filling and grading upon the Venture Tracts. The foregoing notwithstanding if at any time prior to the Fill Completion Date, Venture executes a bona fide contract of sale for the sale of Lot 2, Venture may terminate HPBC's excavation and grading rights under this Agreement by providing HPBC with ninety (90) days' prior written notice of Venture's (i) execution of a bona fide contract of sale of said Lot 2, and (ii) Venture's election to exercise its termination rights as set forth herein. Such 90-day notice of termination shall be accompanied by an executed copy of the bona fide contract of sale for the sale of said Lot 2. Provided, however, during such 90-day period of time HPBC's rights of excavation, grading and filling shall not be restricted or limited but shall continue in full force and effect, including HPBC's obligation to rough-grade the Venture Tracts upon completion of its grading of the subject property.

2. Restrictive Covenants - Screening Fence. Venture does hereby declare that Lot 2 shall be held, sold, transferred, conveyed, and occupied subject to the following covenants, conditions and restrictions which shall be binding upon all parties having or acquiring any right, title or interest in or to any portion of said Lot 2, and which shall inure to the benefit of HPBC or any successor owner of the fee simple title to Lot 1. The purpose of the covenants, conditions and restrictions contained herein is to protect said Lot 1, and any owner of all or any part thereof, from the potential visual blight created by the rear elevation of future development upon said Lot 2. Accordingly, Venture does hereby covenant and agree that no building shall be constructed upon the aforesaid Lot 2 unless and until a Screening Fence (herein so called) is constructed along the common property line of said Lot 1 and Lot 2 (or inside such common property line upon Lot 2) as provided herein. Such Screening Fence shall be constructed of masonry pillars no greater than 30 feet apart with a suitable and durable wood infill between such masonry pillars.

Deed Restrictions

Such Screening Fence shall be a minimum of 8 feet in height and shall run along the common property line between Lot 1 and Lot 2 (or inside such common property line upon Lot 2) beginning at the common point which constitutes the most westerly corner of Lot 1 and the most southerly corner of Lot 2 (terminus a quo) (or, if the Screening Fence is constructed inside such common property line upon Lot 2, then beginning at a point in the common property line of Lot 2 and Tract A northwesterly of the terminus a quo) and shall extend in a northeasterly direction along the common property line (or inside such common property line upon Lot 2) between said Lot 1 and Lot 2 for such a length (at a minimum) as is equal to, and coextensive with, the length of any building or buildings to be constructed upon Lot 2 having rear elevations facing towards Lot 1. The eastern terminal point (terminus ad quem) of such Screening Fence shall be (at a minimum) a point determined by the intersection at a 90-degree angle of an imaginary line running from the easternmost corner of the proposed buildings to be constructed upon Lot 2 to the common property line between said Lots 1 and 2. Exhibits "B-1" and "B-2" attached hereto set forth examples of the determination of the minimum length of such Screening Fence.

3. Access Easement. HPBC hereby covenants and agrees to execute and deliver an access easement to the First Assembly of God of Colleyville in form and content as is described in Exhibit "C" attached hereto and made a part hereof, concurrently with Venture's conveyance of Tract A, to the said First Assembly of God of Colleyville in order to provide said church with access across the HPBC Tract to Brown Trail Boulevard.

4. Enforcement. If Venture or HPBC breaches any of the duties or obligations imposed upon the applicable party under the terms, provisions, conditions, covenants, and agreements contained herein (the applicable party, the "Defaulting Party"), the other party (the "Non-Defaulting Party") shall have the right to: (i) seek injunctive relief to require the Defaulting Party to perform such duties or obligations, (ii) seek compensation for damages arising or resulting from the failure of the Defaulting Party to perform such duties or obligations, (iii) cause such duties or obligations to be performed in which event all sums expended by the Non-Defaulting Party in causing such duties or obligations to be performed shall become a demand obligation owed by the Defaulting Party to the Non-Defaulting Party from the dates such sums are expended by the Non-Defaulting Party, shall bear interest at the lesser of the highest lawful contractual rate of interest or eighteen percent (18%) per annum from the date expended by the Non-Defaulting Party until repaid by the Defaulting Party, and shall be subject to collection by suit in any court of competent jurisdiction, or (iv) exercise all rights or remedies otherwise available at law, in equity or by statute. All rights and remedies shall be cumulative and not exclusive. In any legal or equitable proceeding for the enforcement of any of the terms, provisions,

Deed Restrictions

conditions, covenants, or agreements contained herein or for damages for the breach of any of the terms, provisions, conditions, covenants, or agreements contained herein, the losing party shall pay the attorneys' fees and court costs of the prevailing party.

5. Covenants Running with Land. As used herein, Venture means and includes Venture and all subsequent parties who from time to time own or hold legal or equitable title to all or portions of the Venture Tracts. As used herein, HPBC means and includes HPBC and all subsequent parties who from time to time own or hold legal or equitable title to all or portions of the HPBC Tract. The terms, provisions, conditions, covenants, and agreements contained in this Agreement are covenants running with the land and shall bind and inure to the benefit of Venture and HPBC and their respective heirs, devisees, personal representatives, successors, or assigns who from time to time own or hold legal or equitable title to all or portions of the HPBC Tract or the Venture Tracts.

6. Expiration of Agreement. This Agreement shall expire on December 31, 2011. Upon the expiration of this Agreement, all rights, duties, obligations, and liabilities imposed by this Agreement shall lapse and become null and void.

7. Severability. If any term, provision, condition, covenant, or agreement contained herein is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remaining terms, provisions, conditions, covenants, and agreements contained herein shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term, provision, condition, covenant, or agreement, there shall be added to this Agreement a legal, valid and enforceable term, provision, condition, covenant, or agreement as similar as possible to the term, provision, condition, covenant, or agreement declared illegal, invalid or unenforceable.

8. No Waiver. No waiver of any of the terms, provisions, conditions, covenants, or agreements contained herein shall be effective unless in writing and executed by the party for whose benefit the applicable term, provision, condition, covenant, or agreement is intended. No waiver of any term, provision, condition, covenant, or agreement contained herein under a particular circumstance shall be deemed a waiver of such term, provision, condition, covenant, or agreement under a different circumstance.

9. Captions. The captions contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof.

10. Gender. Within this Agreement words of any gender shall be held and construed to include any other gender, and words in the

Deed Restrictions

singular number shall be held and construed to include the plural and vice versa, unless the context otherwise requires.

11. Exhibits. All exhibits attached hereto are incorporated herein by reference for all purposes wherever reference is made to the same.

12. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and Venture and HPBC both irrevocably agree that venue for any dispute involving this Agreement shall be in any court of competent jurisdiction in Tarrant County, Texas.

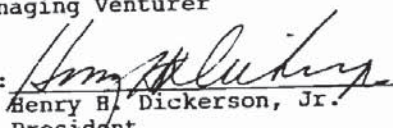
13. Complete Agreement. This Agreement embodies the entire agreement between Venture and HPBC with respect to the subject matter hereof and supersedes all prior agreements, written or oral, with respect to the subject matter hereof.

14. Amendment. This Agreement may not be amended, varied or terminated except by an agreement in writing executed by all parties then owning or holding a legal or equitable interest in the HPBC Tract and the Venture Tracts.

EXECUTED to be effective as of the day, month and year first above written.

BROWN TRAIL WEST JOINT VENTURE

By: Dickerson Investments, Inc.
Managing Venturer

By: 
Henry B. Dickerson, Jr.
President

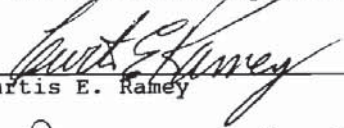
H-E-B HOSPITAL PROFESSIONAL
BUILDING CORP.

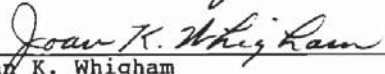
By: 
Printed Name: R. W. Wineman
Title: President

Deed Restrictions

RATIFICATION OF LIENHOLDERS

CURTIS E. RAMEY and JOAN K. WHIGHAM, the owners and holders of liens covering the Venture Tracts, have executed this Development Agreement to evidence their joinder in, consent to, and ratification of the imposition of the foregoing terms, covenants, conditions, and restrictions of this Mutual Development Agreement.


Curtis E. Ramey

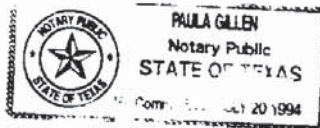

Joan K. Whigham

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 5th day of Dec, 1991, by Henry B. Dickerson, Jr., President of Brown Trail West Joint Venture, a Texas joint venture, on behalf of said joint venture.


Notary Public, State of Texas

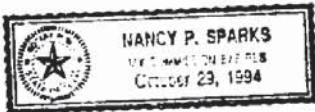
Printed Name: Paula Gillen
My Commission Expires: 7-20-94



Deed Restrictions

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 4th day of December, 1991, by R. William Whitman, President of H-E-B Hospital Professional Building Corporation, a Texas non-profit corporation, on behalf of said corporation.

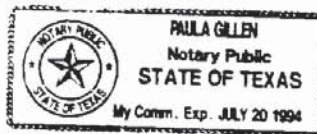


Nancy P. Sparks
Notary Public, State of Texas
Printed Name: Nancy P. Sparks
My Commission Expires: 10/29/94

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 5th day of Dec, 1991, by Curtis E. Ramey.

Paula Gillen
Notary Public, State of Texas
Printed Name: Paula Gillen
My Commission Expires: 7-20-94



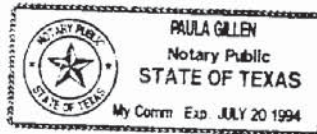
Deed Restrictions

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 5th day
of Dec, 1991, by Joan K. Whigham.

Paula Gillen
Notary Public, State of Texas

Printed Name: PAULA Gillen
My Commission Expires: 7-20-94



jws\hmhs-heb.da

Deed Restrictions

RELEASE OF FILL AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This Release of Fill Agreement is entered into by and between H-E-B HOSPITAL PROFESSIONAL BUILDING CORPORATION, a Texas non-profit corporation ("HBPC"), acting by and through its duly authorized officer, and BROWN TRAIL WEST JOINT VENTURE, a Texas joint venture ("Venture"), acting by and through its duly authorized venturer.

W I T N E S S E T H:

WHEREAS, on _____, 1991, Venture and HPBC entered into that certain Mutual Development Agreement (herein so called) duly recorded in Volume _____, Page _____, of the Real Property Records of Tarrant County, Texas; and

WHEREAS, HPBC has completed its excavation and fill work upon the Venture Tracts (as defined in said Mutual Development Agreement) and has completed its rough grading of the Venture Tracts so that same do not have any "cuts" or abrupt grade changes; and

WHEREAS, Venture desires HPBC to execute this instrument to evidence HPBC's release of the excavation and grading rights granted to it pursuant to Section 1 of the Mutual Development Agreement entitled "Fill Agreement."

NOW, THEREFORE, for good and valuable consideration, being the completion of the excavation, fill work and grading by HPBC upon the Venture Tracts as contemplated by the Mutual Development Agreement, the receipt and sufficiency of which are hereby acknowledged, HPBC does hereby release and discharge the Venture Tracts from the excavation and grading rights granted to HPBC by Venture as more particularly set forth in Section 1 of the Mutual Development Agreement. Provided, however, it is expressly agreed and understood that this is a release of the "Fill Agreement" rights as set forth in Section 1 of the Mutual Development Agreement only, and that the same shall in no wise release, affect or impair the other terms, provisions, duties, obligations, requirements, covenants, and/or other matters contained in the Mutual Development Agreement against any other properties covered by said instrument.

EXHIBIT A

- 1 -

10454 0933

EXHIBIT A
10454

Deed Restrictions

EXECUTED this _____ day of _____, 199__.

H-E-B HOSPITAL PROFESSIONAL
BUILDING CORPORATION

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of H.E.B. Hospital Professional Building Corporation, a Texas non-profit corporation, 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 purposes and consideration therein expressed, and in the capacity therein stated.

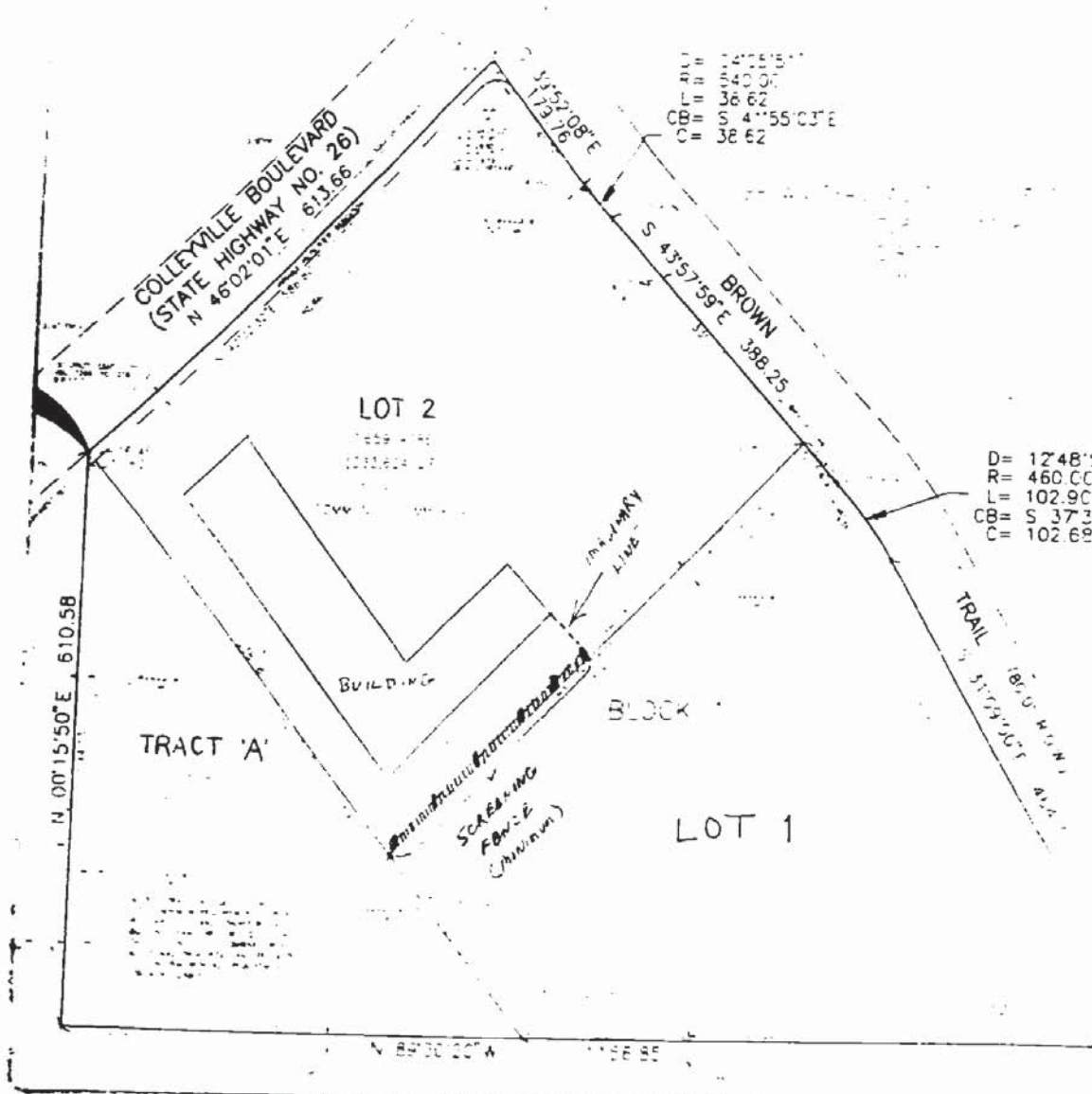
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 1991.

Notary Public, State of Texas

Printed Name: _____
My Commission Expires: _____

jws\hmhs-heb.pr

CONFIDENTIAL
FOR EYES ONLY
NOT LEGAL ATTORNEY



10464 0935

Deed Restrictions

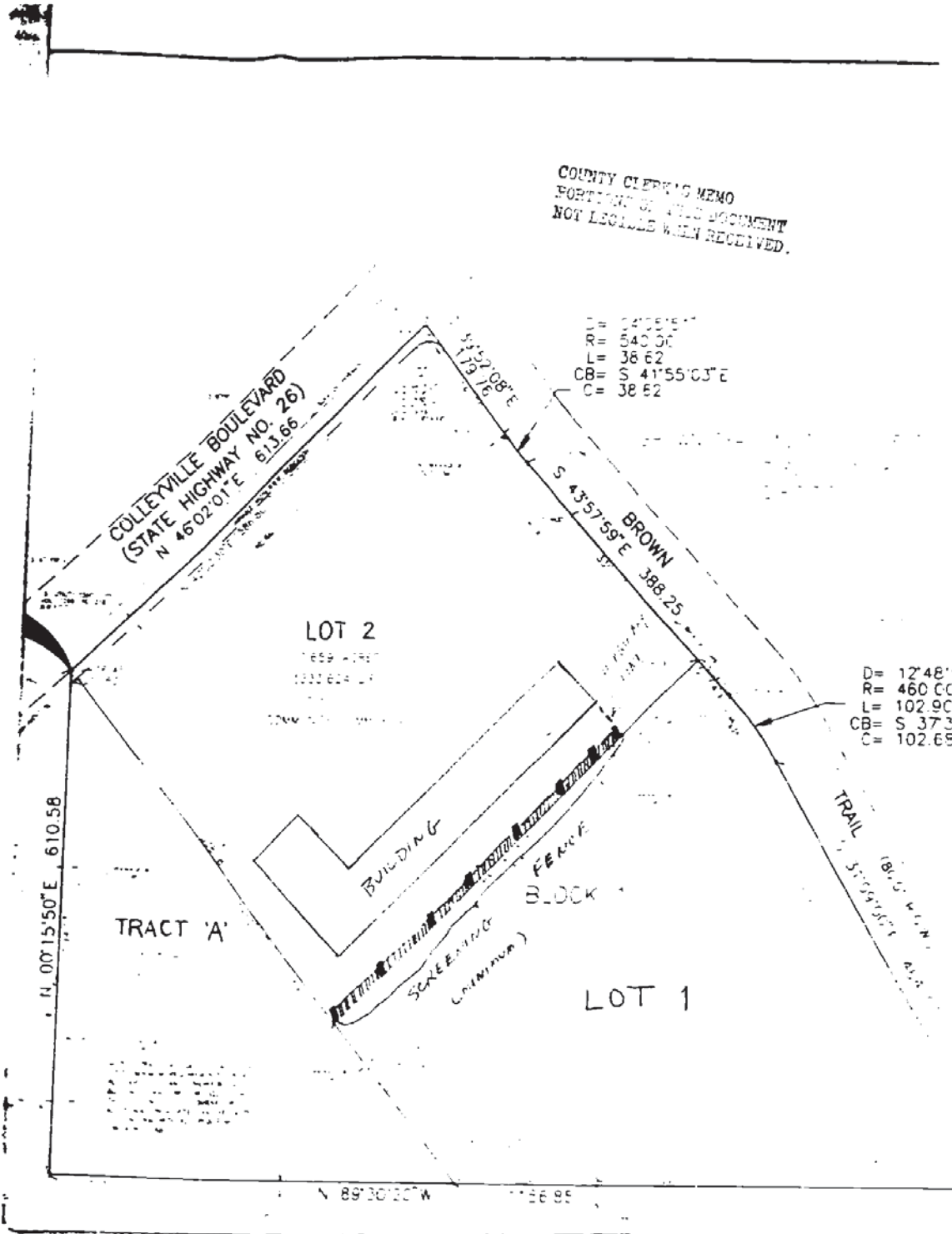


EXHIBIT B-2

10464 0936

Deed Restrictions

ACCESS EASEMENT

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

THAT H-E-B HOSPITAL PROFESSIONAL BUILDING CORPORATION, a Texas non-profit corporation ("Grantor"), acting by and through its duly authorized officer, for good and valuable consideration, to Grantor in hand paid by FIRST ASSEMBLY OF GOD OF COLLEYVILLE ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey unto Grantee a non-exclusive easement for the passage and accommodation of vehicular and pedestrian traffic over and upon that certain strip of land 24 feet in width more particularly described in Addendum A attached hereto and made a part hereof for all purposes (hereinafter called the "Access Easement").

TO HAVE AND TO HOLD the above-described Access Easement together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns.

This Access Easement is granted, and accepted (a) subject to all encumbrances, liens, and other matters (i) of record in Tarrant County, Texas, and/or (ii) visible and on the ground or that a correct survey would reveal, to the full extent same exist and affect the Access Easement herein granted; and (b) without express, implied or statutory warranties, which are hereby excluded; and/or (c) all rules, regulations, ordinances, and laws of any and all governmental authorities, if any, relating to the Access Easement.

The Access Easement shall be utilized by Grantee and Grantee's congregation, guests, employees, and other invitees to provide access, ingress and egress to and from Brown Trail Boulevard and Grantee's property, which includes a certain 3.618-acre tract of land owned or to be owned by Grantee, to be known as Tract A, Block 1, of the Brown Trail Commons West Addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof duly recorded in Cabinet A, Slide 855, of the Plat Records of Tarrant County, Texas.

Grantor expressly reserves unto itself and its successors and assigns the right to use and enjoy the land covered by the Access Easement for any purposes whatsoever, including, without limitation, the right to grant additional easements or rights-of-way upon or across the Access Easement to such other persons or entities and for such purposes as Grantor may desire, provided said use, enjoyment, and additional easements do not unreasonably interfere with the Access Easement hereby granted to Grantee.

Deed Restrictions

Grantor further hereby grants to Grantee permission to construct a concrete driveway (the "Driveway") within the boundaries of the Access Easement, provided (i) such Driveway does not interfere with Grantor's development of Grantor's property, being Lot 1, Block 1, of Brown Trail Commons West Addition to the City of Colleyville, Tarrant County, Texas; (ii) Grantee obtains Grantor's prior written approval of the plans, design, materials, and specifications of such Driveway (which approval will not be unreasonably withheld by Grantor); and (iii) the construction of such Driveway does not interfere with any work, construction, or development of Grantor's property.

In addition to the Access Easement herein granted, during the initial construction of the Driveway only, Grantee shall have a temporary right to use a temporary work area consisting of a strip of land not to exceed 20 feet in width located parallel to and adjacent to the Access Easement upon Grantor's land to allow adequate operation of equipment and workmen for the construction of the Driveway. Upon completion of the Driveway, all rights granted within the above-described temporary work area shall cease, and all operations, maintenance, and repairs conducted by Grantee shall be confined to the Access Easement. After construction of the Driveway, Grantee shall promptly remove any and all trash, material, and debris from the Access Easement and Grantor's property, and shall restore Grantor's property within the temporary work area to the same level and condition that it was in prior to Grantee's entry upon same. In the event that any such entry should cause or produce damage to any improvements that may be situated on Grantor's land, or cause or produce damages to the surface of the land of Grantor, Grantee shall promptly pay to Grantor any and all damages that may be caused by reason of such entry. Said Driveway shall be constructed at Grantee's sole expense and, at a minimum, in accordance with construction standards, rules, and regulations of the City of Colleyville, Texas, and in accordance with engineering plans prepared at the sole expense of Grantee and approved by Grantor, as set forth hereinabove. Further, Grantee, by acceptance of the Access Easement, shall and hereby agrees to indemnify, defend, and hold harmless Grantor, its successors, and assigns from and against all liabilities, claims, damages, suits, actions, costs, and expenses of whatsoever nature (including reasonable attorneys' fees) to persons or property caused by or arising, directly or indirectly, out of Grantee's construction of the Driveway and use of the Access Easement granted herein by Grantee, Grantee's congregation, guests, employees, and other invitees, and by Grantee's agents, contractors, or subcontractors.

After construction of the Driveway as aforesaid, Grantee agrees to repair and maintain, as reasonably required, said Driveway constructed by Grantee, at Grantee's sole cost and expense.

Deed Restrictions

All persons entering upon the Access Easement under this grant shall confine themselves to the purposes contemplated herein, and no trespassing or other uses shall be permitted by Grantee or its agents.

It is understood and agreed that this agreement is an easement only and in no way grants or conveys any part of the underlying fee simple estate of any lands owned by Grantor.

The Access Easement herein granted shall terminate upon the abandonment or non-usage of same by Grantee, unless sooner terminated in writing by recorded instrument executed by Grantor and Grantee.

The Access Easement granted herein is an Easement appurtenant to the real property of Grantee adjoining said Easement, and all of the terms and conditions herein shall be covenants running with the land, and shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed and delivered this instrument the _____ day of _____, 199__.

H-E-B HOSPITAL PROFESSIONAL
BUILDING CORPORATION

By: _____
Printed Name: _____
Title: _____

All of the terms and conditions of the hereinbefore-specified Access Easement are hereby expressly accepted and approved as written.

FIRST ASSEMBLY OF GOD OF COLLEYVILLE

By: _____
Printed Name: _____
Title: _____

Deed Restrictions

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of H-E-B HOSPITAL PROFESSIONAL BUILDING CORPORATION, a Texas non-profit corporation, 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 purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 1991.

Notary Public, State of Texas

Printed Name: _____
My Commission Expires: _____

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of FIRST ASSEMBLY OF GOD OF COLLEYVILLE, 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 purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 1991.

Notary Public, State of Texas

Printed Name: _____
My Commission Expires: _____

jws\hmhs-heb.ae

Deed Restrictions

AFTER RECORDING RETURN TO:

MR. JIM SHELL
POPE, HARDWICKE, CHRISTIE
901 FT. WORTH CLUB BUILDING
FT. WORTH, TEXAS 76102-4995

10464 0941

Deed Restrictions

D191209527
POPE HARDWICKE CHRISTIE
901 FT WORTH CLUB BLDG
MR JIM SHELL
FT WORTH, TX 76102 4995

-W A R N I N G-THIS IS PART OF THE OFFICIAL RECORD--D O N O T D E S T R O Y

FILED -- TARRANT COUNTY TEXAS
SUZANNE HENDERSON -- COUNTY CLERK
OFFICIAL RECEIPT
TO: COMMONWEALTH LAND TITLE CO

RECEIPT NO	REGISTER	PRINTED DATE	TIME
192052289	DR93	12/06/91	13:16

	INSTRUMENT	FEECD	AMOUNT	FILED	TIME	
1	D191209527	WD	33.00	911206	13:16	CK 1040

T O T A L : DOCUMENTS: 01 F E E S: 36.00

B Y: 

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNFORCEABLE UNDER FEDERAL LAW.

10464 0942