

## **NOTICE OF PUBLIC MEETING**

Pursuant to the provisions of Chapter 551, V.T.C.A., Government Code, notice is hereby given of a meeting of the **Planning and Zoning Commission** of the City of Arlington, Texas, to be held in the Council Chamber in City Hall, 101 West Abram Street, Arlington, Texas, on the 3rd day of April 2024 at 5:30 o'clock p.m.

The subject of said meeting is contained in the agenda for said meeting which is attached hereto and made a part thereof.

This notice was posted on the 27th day of March 2024 at 6:00 o'clock p.m.

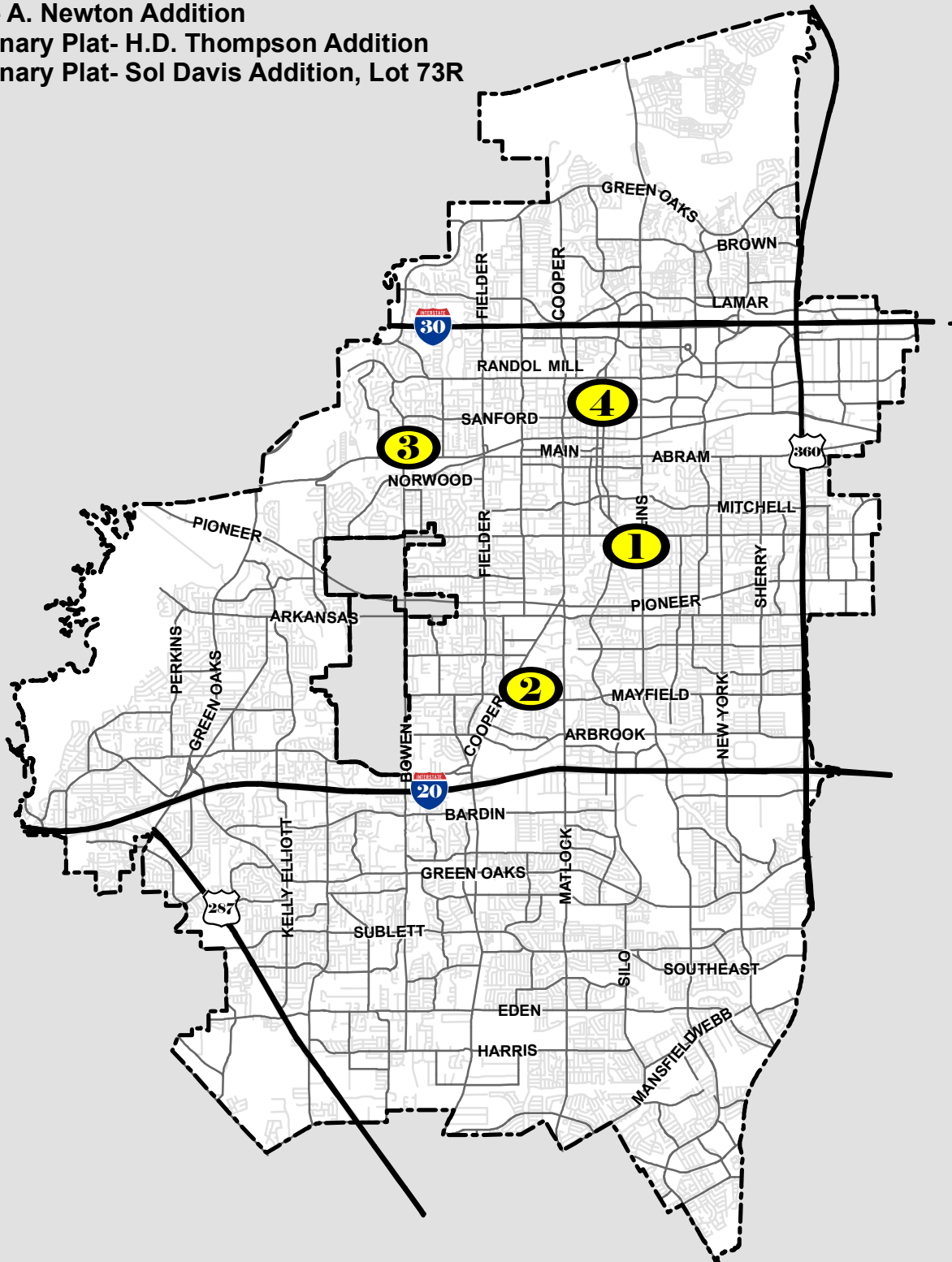
  
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# PLANNING & ZONING

April 3, 2024



1. Final Plat- Marrowbone Spring Park Addition
2. Replat- A. Newton Addition
3. Preliminary Plat- H.D. Thompson Addition
4. Preliminary Plat- Sol Davis Addition, Lot 73R



0 1 2  
Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





## Agenda

**Planning and Zoning Commission -  
Plat Agenda**

**City Hall Council Chamber  
101 W. Abram Street**

**Wednesday, April 3, 2024  
5:30 PM**

**I. CALL TO ORDER**

**II. PLEDGE**

**III. APPROVAL OF MINUTES**

- III.A** Minutes of March 20, 2024 Plat Session Meeting  
[P&Z Plat Session Minutes 3-20-2024](#)

**CONSIDERATION OF CONSENT AGENDAS**

**Approval of the Consent Agenda authorizes the Director or designee to implement each item in accordance with staff recommendations.**

**IV. CONSENT AGENDA-PLATS TO BE APPROVED**

**V. CONSENT AGENDA-PLATS TO BE APPROVED WITH CONDITIONS**

**V.A**

Final Plat - Marrowbone Spring Park Addition, Lot 1, Block 1; zoned Residential Multi-Family-22 (RMF-22), Residential Single-Family-7.2 (RS-7.2), and Residential Medium Density (RM-12); generally located south of West Arkansas Lane and east of Matlock Road, with the addresses being 500 and 510 West Arkansas Lane, 600 West Arkansas Lane, 2703 Matlock Road, 300-325 Hummingbird Lane, 2307 Village Creek Lane, 2300-2318 Village Creek Lane, and 301-317 Silver Meadow Lane.

[Staff Report - Final Plat - Marrowbone Spring Park Addition](#)  
[Location Map - Final Plat - Marrowbone Spring Park Addition](#)  
[11X17 Plat - Final Plat - Marrowbone Spring Park Addition](#)

**V.B**

Replat - A. Newton Addition, Lots 39-R-1 and 40-R-1; zoned General Commercial (GC) and Light Industrial (LI); generally located east of South Cooper Street and south of California Lane, with the addresses being 3001 and 3005 South Cooper Street.

[Staff Report - Replat - A. Newton Addition](#)  
[Location Map - Replat - A. Newton Addition](#)

**VI. CONSENT AGENDA-PLATS TO BE DISAPPROVED OR DENIED**

- VI.A** Preliminary Plat - H.D. Thompson Addition, Lot 6R and 7R; zoned Light Industrial (LI); generally located east of North Bowen Road and north of West Division Street, with the addresses being 343 and 347 North Bowen Road and 2421 and 2423 West Division Street.

[Staff Report - Preliminary Plat - H.D. Thompson Addition](#)  
[Location Map - Preliminary Plat - H.D. Thompson Addition](#)  
[11X17 Plat - Preliminary Plat - H.D. Thompson Addition](#)

**VI.B**

Preliminary Plat - Sol Davis Addition, Lot 73R, zoned Entertainment District Overlay (EDO)-Residential-Medium Density (RM-12); generally located south of East Randol Mill Road and east of North Mesquite Street with the approximate addresses being 201 and 205 Slaughter Street.

[Staff Report - Preliminary Plat - Sol Davis Addition](#)  
[Location Map - Preliminary Plat - Sol Davis Addition](#)  
[11X17 Plat - Preliminary Plat - Sol Davis Addition](#)

**VII. CONSIDER EXTENSION REQUESTS SUBMITTED BY PLAT APPLICANTS PURSUANT TO TEXAS LOCAL GOVERNMENT CODE SECTION 212.009(b-2)**

**VIII. CONSIDER AND VOTE ON PLATS WITHDRAWN FROM THE CONSENT AGENDA**

**IX. ADJOURN**

**Note:**

City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Business Services Division at 817-459-6652 no later than 24 hours in advance.



# Staff Report



## **Final Plat (Marrowbone Spring Park Addition)**

Planning and Zoning Meeting Date: 04-03-24	Document Being Considered: Final Plat
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### **RECOMMENDATION**

CONDITIONALLY APPROVE a Final Plat on the consent agenda.

### **LGC CHAPTER 212 STATUS**

This application is a Shot-Clock plat subject to the requirements of HB3167 and HB3699.

### **PRIOR BOARD OR COUNCIL ACTION**

On October 23, 2023, the Planning and Zoning Commission approved a preliminary plat, by a vote of 9-0-0.

### **ANALYSIS**

A final plat is proposed for approximately 16.49 acres of land to create Lot 1, Block 1 of the Marrowbone Park Addition. This City-owned land consists of several lots and most of the site is currently being used as a city recreation facility. There are also some existing alleys on the site. The purpose of this plat is to abandon the existing alleys on this site and to combine all of the separate lots into one large lot for use as a city recreation facility.

This Final Plat does not meet the requirements of the Unified Development Code, and the ordinances and regulations of the City.

### **ADDITIONAL INFORMATION**

Property Location:

Generally located south of East Bardin Road and north of Southeast Green Oaks Boulevard, with the 500 and 510 West Arkansas Lane, 600 and 602 West Arkansas Lane, 2703 Matlock Road, 300-325 Hummingbird Lane, 2307 Village Creek Lane, 2300-2318 Village Creek Lane, and 301-317 Silver Meadow Lane.

Council District:

3

Current Zoning:

Residential Multi-Family-22 (RMF-22), Residential Single-Family-7.2 (RS-7.2), and Residential Medium Density (RM-12)

### **ATTACHED**

- i. Location Map
- ii. 11x17 Plat
- iii. Statement of Reasons for Conditional Approval

### **STAFF CONTACT(S)**

Richard Gertson, FAICP, CNU-A  
Assistant Director  
Planning and Development Services  
817-459-6527  
[Richard.Gertson@arlingtontx.gov](mailto:Richard.Gertson@arlingtontx.gov)

Clifford Gholston  
Senior Planner  
Planning and Development Services  
817-459-6670  
[Clifford.Gholston@arlingtontx.gov](mailto:Clifford.Gholston@arlingtontx.gov)

**WRITTEN STATEMENT OF REASONS  
FOR CONDITIONAL APPROVAL OF A PLAT APPLICATION**

**Date:** April 3, 2024

**From:** **Planning and Zoning Commission, City of Arlington, Texas**

**To:** Ryan Williams

**Re:** Marrowbone Spring Park Addition, Final Plat

In accordance with Local Government Code Section 212.0091, this written statement sets forth reasons for CONDITIONAL APPROVAL of the above-mentioned plat. All references are to current versions of the Arlington Design Criteria Manual (DCM), the Unified Development Code (UDC), or the Texas Local Government Code (TLGC) unless indicated otherwise.

*The Final Plat shall be revised in accordance with all conditions herein, and the same shall be filed complete in form and substance with the Planning and Development Services Department. Until a revised plat is filed that meets all conditions, the City of Arlington shall not accept any submittal pertaining to development of the property to be platted, including but not limited to, a site plan or public infrastructure plans unless the same were required for completeness of this plat, or submittal of a final plat if this written statement pertains to a preliminary plat. Nor shall the City issue, grant or release any permit, approval, or work of any kind that would authorize early site work, including but not limited to tree removal or grading. (v.1.6.21)*

**Current Planning Analysis** (Clifford Gholston)

1. (Informational): Preliminary and Final Plats are subject to the criteria established in UDC Section 10.3.8, which includes compliance with use and development standards for the property as evidenced by an approved Site Plan(s). (UDC 10.4.14) The Site Plan and Final Plat are linked and shall match as to project scope. Complete Site Plan approval is contingent upon unconditional approval of the Final Plat. Site plans and other related plans will be reviewed during the Final Plat phase.
2. (Informational): Review the City's Unified Development Code (UDC) and other related documents to ensure the intended development is permitted and meets all requirements of the designated zoning district in which it is located.
3. (Informational): Any updated boundaries for the proposed plat will need to be included as part of the application package for the Final Plat submittal.
4. Include the following note on the face of the plat:
 

"Visibility Triangles shall be provided at the intersections of all public and private streets in accordance with City Ordinances. All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the visibility triangle ordinance."  
(Standard Plat Filing and Formatting)

**Engineering** (Ada Pang)

5. The Minimum finish floor shall be provided on the plat based in the latest FEMA study.
6. Based on the 100-year limit delineation on this plat, Stoneridge subdivision Lots 24, 25, 28, and 29 will laid within 100-year floodplain. It is important to provide a tie down of the floodplain limits.
7. Staff is awaiting a response from Oncor and comments may be generated once a response is received. If you have any questions, please contact Jim Conner, [jimmy.conner@oncor.com](mailto:jimmy.conner@oncor.com) Oncor Electric Delivery Co. LLC. 2005 S. Cockrell Hill Rd. Office 214- 330-2916 Cell. 817-470-6399 (Oncor comment)

**Fire** (Kristina Johnson)

8. The location of all existing or proposed fire lanes and fire hydrants needs to be shown on the plan documents.
9. (Informational): Fire lanes and access will need to meet the design requirements of our Design Criteria Manual at time of development. If shared access between lots will be needed, an agreement will need to be put in place. Fire lane/access per section 4.5.6 within the DCM. (Contact COA Engineering for process)

**Street Name Analysis** (Cheryl Howerton)

10. Add the prefix "WEST" or "W" to ARKANSAS LANE and TIMBERVIEW LANE.

**Geoprocessing** (Cheryl Howerton)

11. A deed description shall be shown on the plat document.
12. The distance/direction calls on the deed description shall match the distance/calls on the plat boundary.
13. The plat boundary cuts off the lower area of Lots 9 through 16 on SILVER MEADOW LANE. Please verify the entire area of Lots 9 through 16 is included within the plat boundary.
14. Show the total acres to three significant digits.
15. Show the total acres below the plat title block.

On the 3rd day of April 2024, the Planning and Zoning Commission of the City of Arlington voted to APPROVE WITH CONDITIONS the above-mentioned plat and expressly conditions such approval upon the filing of a revised Final Plat that complies with the conditions enumerated.

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Chair, Planning and Zoning Commission







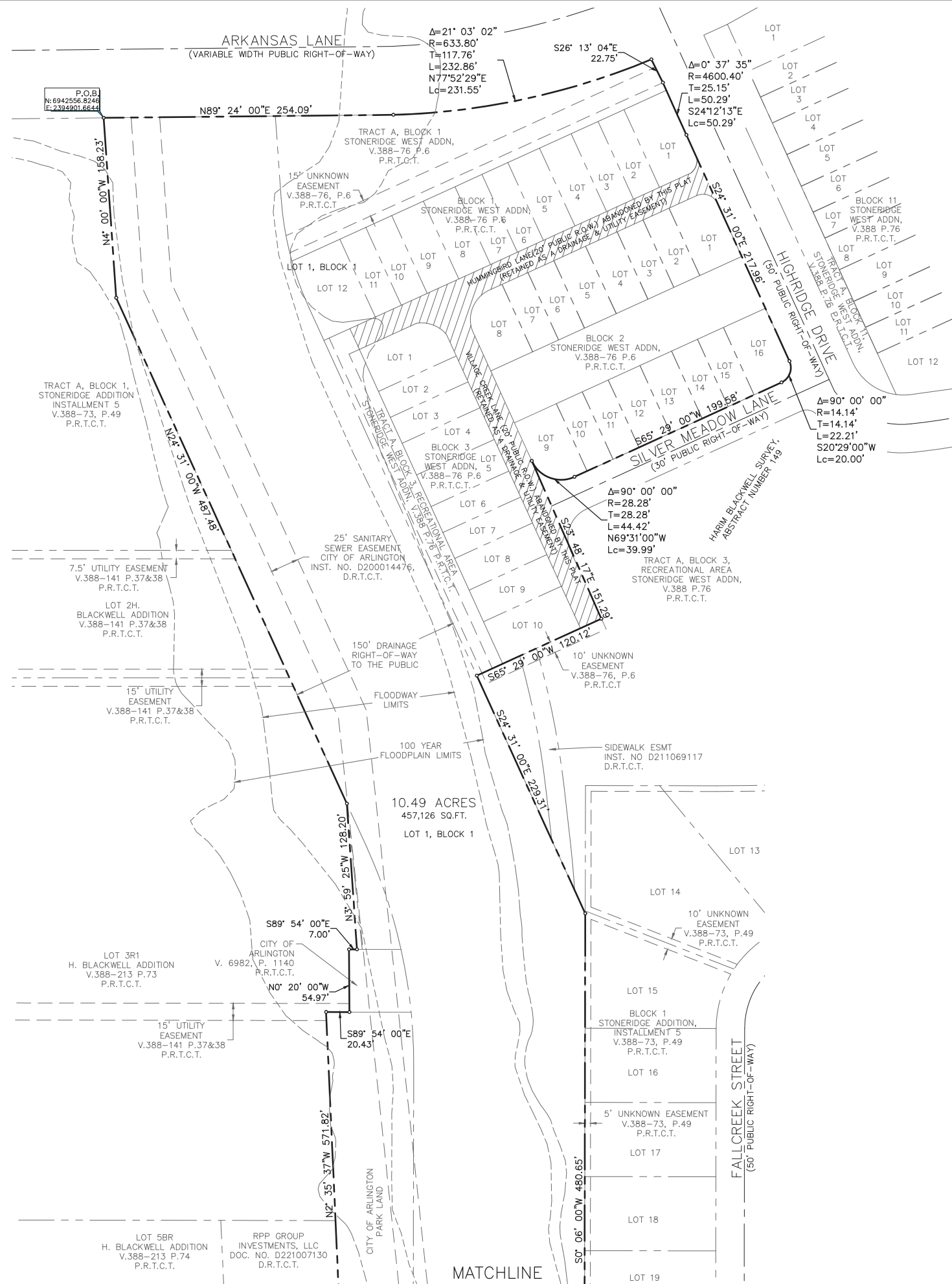
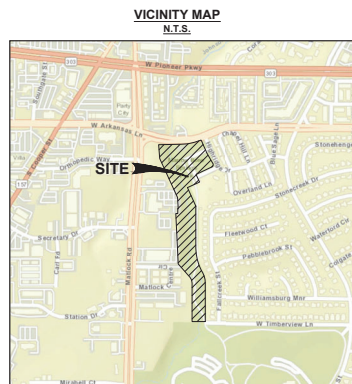
D.R.T.C.T. - DEED RECORDS, TARRANT COUNTY, TEXAS  
P.R.T.C.T. - PLAT RECORDS, TARRANT COUNTY, TEXAS  
INST. NO. - INSTRUMENT NUMBER  
V. - VOLUME  
P. - PAGE  
POB/POC - POINT OF BEGINNING/POINT OF COMMENCING  
ESMT/BL - EASEMENT/BUILDING LINE  
R.O.W. - RIGHT-OF-WAY



GRAPHIC SCALE 1"=50'

A horizontal graphic scale bar. The top part is a single row of alternating black and white squares. The bottom part is a double row of alternating black and white squares. Below the bar, the numbers 50, 0, 50, and 100 are marked at regular intervals.

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48439C0355L, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED: MARCH 21, 2019, A PORTION OF THE SURVEYED PROPERTY SHOWN HEREON LIES WITHIN THE SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE"AE, INUNDAED BY THE 100-YEAR FLOOD. ADDITIONALLY A PORTION LIES WITHIN THE FLOODWAY AREA IN ZONE "AE". THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN THE FLOOD HEIGHT. FURTHER, LOCAL PERMITTING AGENCIES MAY REQUIRE A LOCAL TOPOGRAPHIC SUPPORT DATA FOR FINAL DETERMINATION OF FLOOD LIMITS REGARDING CONSTRUCTION PERMITS.
3. NOTICE: A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
4. UNLESS OTHERWISE NOTED ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH A CAP STAMPED "GRAHAM ASSOC INC."
5. THE PURPOSE OF THIS PLAT TO COMBINE ALL CONTAINED LAND INTO A SINGLE LOT.
6. THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.



BEING ALLURE-PLAT LOTS 1-12 AND TRACT A, BLOCK 1, LOTS 1-16, BLOCK 2,  
AND LOTS 1-10 AND A PORTION OF TRACT A, BLOCK 3  
STONERIDGE WEST ADDITION, VOLUME 388-76, PAGE 6,  
AND BEING ALL OF A 150' DRAINAGE RIGHT-OF-WAY  
STONERIDGE ADDITION, 5TH INSTALMENT, VOLUME 388-73, PAGE 49,  
IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS  
AND BEING ALL OF THE TRACTS OF LAND CONVEYED TO THE  
CITY OF ARLINGTON IN VOLUME 6982, PAGE 1140, AND VOLUME 5903, PAGE 164,  
IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS  
ALSO CONTAIN CITY OF ARLINGTON PARK LAND  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS  
HARM BLACKWELL SURVEY, ABSTRACT NO. 149  
MARCH 2024  
CITY CASE NO: XXXXX-XXXX

**RECORD OWNER**  
City of Arlington  
101 W. Abram St.  
Arlington, TX 76010  
Phone: (817) 265-3311

**SURVEYOR**  
Graham Associates, Inc.  
600 Six Flags Drive, Ste: 500  
Arlington, TX 76011  
Office: (817) 640-8535  
jiribeck@grahamcivil.com





# Staff Report



## Replat - A. Newton Addition, Lots 39R1 & 40R1

Planning and Zoning Meeting Date: 04-03-24 | Document Being Considered: Replat

### **RECOMMENDATION**

APPROVE WITH CONDITIONS a Replat on the consent agenda.

### **LGC CHAPTER 212 STATUS**

This application is a Shot-Clock plat subject to the requirements of HB3167 and HB3699.

### **PRIOR BOARD OR COUNCIL ACTION**

None.

### **ANALYSIS**

A plat is proposed for approximately 0.535 and 1.469 acres of land to create lots 39-R-1 and 40-R-1 of the A. Newton Addition. This plat consists of two lots currently being used as *General Personal Services (Other than Listed)* and *Motor Vehicle Rental*. The purpose of this plat is to reduce the size of lot 39-R-1 and increase the size of lot 40-R-1.

This replat does not meet the requirements of the Unified Development Code, and the ordinances and regulations of the City.

### **ADDITIONAL INFORMATION**

<u>Property Location:</u>	Generally located east of South Cooper Street and south of California Lane, with the approximate addresses being 3001 and 3005 South Cooper Street.
<u>Council District:</u>	4
<u>Current Zoning:</u>	General Commercial (GC) and Light Industrial (LI)

### **ATTACHED**

- i. Location Map
- ii. 11x17 Plat
- iii. Statement of Reasons for Approval with Conditions

### **STAFF CONTACT(S)**

Richard Gertson, FAICP, CNU-A  
Assistant Director  
Planning and Development Services  
817-459-6527  
[Richard.Gertson@arlingtontx.gov](mailto:Richard.Gertson@arlingtontx.gov)

Amy Lopez  
Planner  
Planning and Development Services  
817-459-6655  
[Amy.Lopez@arlingtontx.gov](mailto:Amy.Lopez@arlingtontx.gov)

**WRITTEN STATEMENT OF REASONS  
FOR APPROVAL WITH CONDITIONS OF A PLAT APPLICATION**

**Date:** April 3, 2024

**From:** **Planning and Zoning Commission, City of Arlington, Texas**

**To:** Coombs Land Surveying Inc.

**Re:** A.Newton Addition, Replat

In accordance with Local Government Code Section 212.0091, this written statement sets forth reasons for APPROVAL WITH CONDITIONS of the above-mentioned plat. All references are to current versions of the Arlington Design Criteria Manual (DCM), the Unified Development Code (UDC), or the Texas Local Government Code (TLGC) unless indicated otherwise.

*The Replat shall be revised in accordance with all conditions herein, and the same shall be filed complete in form and substance with the Planning and Development Services Department. Until a revised plat is filed that meets all conditions, the City of Arlington shall not accept any submittal pertaining to development of the property to be platted, including but not limited to, a site plan or public infrastructure plans unless the same were required for completeness of this plat, or submittal of a final plat if this written statement pertains to a preliminary plat. Nor shall the City issue, grant or release any permit, approval, or work of any kind that would authorize early site work, including but not limited to tree removal or grading. (v.1.6.21)*

**Current Planning Analysis** (Amy Lopez)

1. Some of the text is too bold to where the numbers and letters blend into themselves. All data shown on this plat shall be legible and reproducible. (Standard Plat Filing and Formatting)
2. Provide the name of the surveyor within the surveyor contact information. (Standard Plat Filing and Formatting)
3. Provide the following adjoining property information for 3009 South Cooper Street: Name of ownership with deed and recording volume and page. (Standard Plat Filing and Formatting)
4. This statement is only used when revising non-residentially zoned property. It should follow the Dedication Statement because the property owner is certifying the statement:

I do hereby certify that no deed restrictions exist upon the property included within this plat that is in a platted subdivision at the present time wherein a lot thereof is limited by deed restrictions authorizing residential use but restricting same to not more than two residential units per lot. I further certify that this property does not alter or remove existing deed restrictions or covenants, if any, on this property. (Standard Plat Filing and Formatting)

5. The notary statement should read as follows:

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared (Affiant), [of (Corporation name, if applicable),] known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said [partnership -or- individual, as applicable.]

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for

The State of Texas

My Commission expires: NOTARY SEAL (Standard Plat Filing and Formatting)

6. The surveyor's certificate should read as follows:

THIS is to certify that I, [Surveyor's Name], a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Name \_\_\_\_\_

Texas Registration No. \_\_\_\_\_ SEAL (Standard Plat Filing and Formatting)



7. The following note should read as follows: This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due. (Standard Plat Filing and Formatting)
8. Staff is awaiting a response from Oncor and comments may be generated once a response is received. If you have any questions, please contact Joshua Brown, Joshua.Brown2@oncor.com Cell. 682-226-8977 (Oncor comment)

**Engineering** (Ada Pang)

9. Specify if there is any new BMP installed, if not, the BMP maintenance statement on the plat can be removed.
10. If this is a new 24 ft shared access easement, include the following private access easement maintenance statement between these two lots on plat.

Statement for private access easement

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS, HEREIN REFERRED TO AS "IMPROVEMENTS", DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS PREDECESSORS, OR TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT(S)

ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

\_\_\_\_\_  
Developer's/Owner's signature

**Street Name Analysis** (Cheryl Howerton)

11. Please label the street segment "Public" or "Private" Right-of-Way.

**Geoprocessing** (Cheryl Howerton)

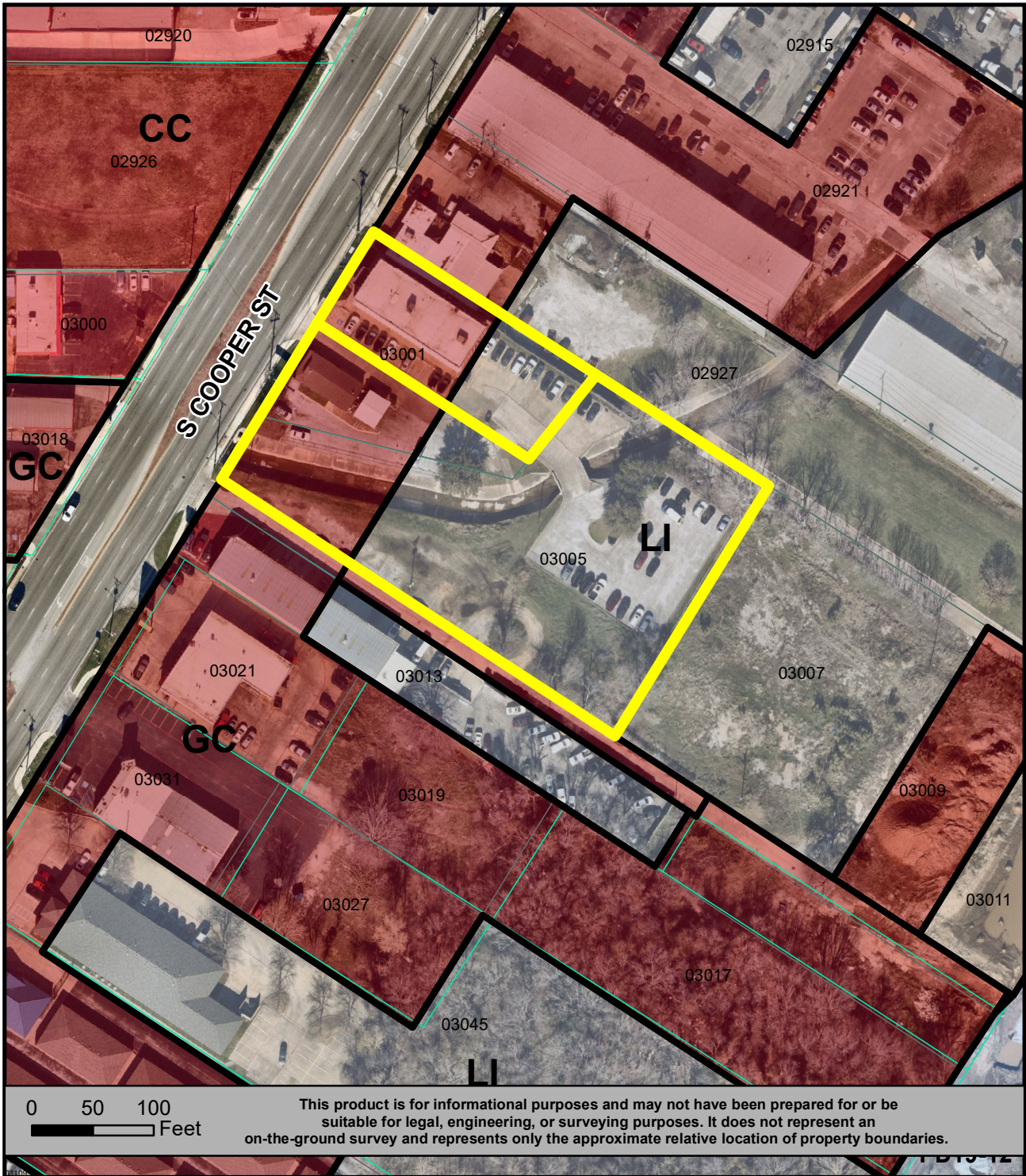
12. The plat shall include GPS coordinates for the Point of Beginning in U.S. feet, State Plane GRID Coordinate System (NAD83) - Texas North Central Zone (4202). Provide scale factor if applicable.
13. Show on the plat any pipeline petroleum product easement within 200 feet of the parcel boundary.

**Fire** (Kristina Johnson)

14. The location of all existing or proposed fire lanes and fire hydrants needs to be shown on the plan documents.
15. (Informational): Fire lanes and access will need to meet the design requirements of our Design Criteria Manual at time of development. If shared access between lots will be needed, an agreement will need to be put in place. Fire lane/access per section 4.5.6 within the DCM. (Contact COA Engineering for process)

On the 3rd day of April 2024, the Planning and Zoning Commission of the City of Arlington voted to APPROVE WITH CONDITIONS the above-mentioned plat and expressly conditions such approval upon the filing of a revised Replat that complies with the conditions enumerated.

\_\_\_\_\_  
Chair, Planning and Zoning Commission



# LOCATION MAP

## A. NEWTON ADDITION REPLAT



\* NOTES \*

1. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS AND COORDINATES SHOWN HEREON ARE GRID COORDINATES, ALL BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) AS DERIVED BY GPS OBSERVATION.

2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT THE CITY ENGINEER REGARDING ANY APPLICABLE FEES DUE.

3. VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS IN ACCORDANCE WITH CITY ORDINANCES. ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE ORDINANCE.

4. A PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE (ZONE "AE") AND FLOODWAY ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0355 L, MAP REVISED MARCH 21, 2019.

5. THE CITY OF ARLINGTON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT WITHIN THIS SUBDIVISION.

6. ANY NEW CONSTRUCTION WILL NEED TO COMPLY WITH CURRENT CITY ORDINANCE.

7. THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.

LOT 100  
A. NEWTON ADDITION  
VOL. 88-48, PG. 008  
P.A.T.G.T.

ARMANDO BLUM  
G.D.P. 100-100  
P.A.T.G.T.

LOT 38  
A. NEWTON ADDITION  
VOL. 388-01, PG. 44  
P.A.T.G.T.

LOT 1-R  
(REMANUENT)  
MAYFIELD TOWN & COUNTRY, L.P.  
VOL. 388-01, PG. 10  
P.A.T.G.T.

LOT 1-BA  
MAYFIELD TOWN & COUNTRY, L.P.  
VOL. 388-01, PG. 08  
P.A.T.G.T.

LOT 7  
A. NEWTON ADDITION  
VOL. 388-01, PG. 008  
P.A.T.G.T.

LOT 39-R-1  
0.535 Ac.  
(23,322 S.F.)  
MIN. F. F. ELEV. = 647.7

LOT 40-R-1  
1.460 Ac.  
(64,002 S.F.)  
MIN. F. F. ELEV. = 647.7

LOT 1, BLOCK 1  
B & J BUSINESS PARK  
VOL. 388-01, PG. 41  
P.A.T.G.T.

MAYFIELD TOWN & COUNTRY, L.P.  
G.D.P. 100-100  
P.A.T.G.T.

* LOT LINE TABLE *	
L1	8 10' 21" E 0.57'
L2	8 86' 19" E 18.89'
L3	8 70' 01" E 0.77'
L4	8 10' 21" E 0.57'
L5	8 70' 01" E 0.77'
L6	8 86' 19" E 18.89'

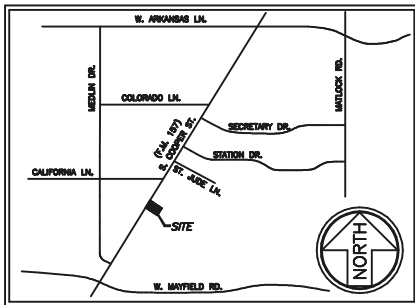
* EASEMENT LINE TABLE *			
L7	S 81°08'55"E 27.04'	L26	N 65°36'20"E 11.40'
L8	N 86°25'30"E 24.99'	L27	N 53°38'50"E 24.41'
L9	N 78°28'04"E 17.89'	L28	S 80°27'46"W 38.34'
L10	N 64°24'08"E 18.95'	L29	S 73°17'41"W 30.33'
L11	N 53°03'50"E 15.84'	L30	S 61°02'17"W 21.32'
L12	N 51°38'18"E 13.91'	L31	S 33°10'04"W 33.90'
L13	N 55°14'17"E 21.63'	L32	S 40°39'18"W 17.83'
L14	N 63°35'15"E 16.78'	L33	S 64°05'43"W 25.17'
L15	N 78°32'29"E 18.28'	L34	S 68°58'37"W 27.21'
L16	N 86°10'36"E 12.10'	L35	S 72°38'53"W 24.03'
L17	S 72°12'38"E 13.47'	L36	S 83°25'13"W 19.77'
L18	S 62°48'22"E 18.28'	L37	N 82°42'53"W 13.72'
L19	S 55°17'40"E 15.72'	L38	N 65°41'27"W 14.85'
L20	S 52°04'36"E 25.73'	L39	N 53°09'43"W 22.84'
L21	S 48°54'57"E 21.78'	L40	N 44°40'06"W 34.37'
L22	S 52°45'44"E 15.22'	L41	N 54°41'20"W 24.08'
L23	S 63°12'28"E 8.62'	L42	N 69°21'00"W 21.19'
L24	S 81°08'05"E 9.23'	L43	N 79°11'44"W 29.49'
L25	N 87°20'11"E 11.80'	L44	S 88°20'01"W 31.61'

* CENTERLINE EASEMENT CURVE TABLE *				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	52.00'	30.85'	33°46'18"	30.21'
C2	52.00'	36.77'	40°31'12"	36.01'

#### MAINTENANCE STATEMENT FOR BMP

The City of Arlington is not responsible for the design, construction, operation, maintenance, or use of any storm water treatment facility (identified as a Best Management Practice(s) (BMP's) for storm water quality and the accepted Storm Water Management Site Plan for this development), hereinafter referred to as "improvements", to be developed and constructed by the developer or successors. Developer will require any successor in interest of all or part of the property, including any property owners association to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. The developer shall impose these covenants upon Lots 39-R-1 and 40-R-1 abutting, adjacent, or served by the "improvements". The covenants shall include the full obligation and responsibility of maintaining and operating said improvements. Access to the improvements is granted to the City for any purpose related to the exercise of governmental services or functions, including but not limited to, fire and police protection, inspection and code enforcement.

Developer/Owner



VICINITY MAP  
NOT TO SCALE

IPF DENOTES IRON PIPE FOUND  
IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET  
W/O RANGE PLASTIC CAP STAMPED  
"R. W. COOMBS RPLS 5294"  
C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.

P.O. Box 6160 Fort Worth, Texas 76115  
(817) 920-7600

T.A.P.L.S. FORM No. 0911000  
C.L.S. JOB No. 23-0085  
C.F. No. NONE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, MMH HOLDINGS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of Lots 39-R and 40-R, A. Newton Addition, an addition to the City of Arlington, Texas, according to the plat recorded in Volume 388-103, Page 781 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the most Westerly corner of said Lot 40-R, lying in the Southeast right-of-way line of F. M. 157 (South Cooper Street, a variable width right-of-way);

THENCE N 31 34' 23" E, 228.28 feet along the said Southeast right-of-way line of South Cooper Street to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Northerly corner of said Lot 39-R;

THENCE S 56 36' 22" E, 383.57 feet to a 1/2-inch iron rod found at the most Easterly corner of said Lot 40-R;

THENCE S 31 30' 50" W, 227.16 feet to an "X" cut in concrete found at the most Southerly corner of said Lot 40-R;

THENCE N 56 46' 15" W, 383.77 feet to the PLACE OF BEGINNING, containing 2.005 acres (87,324 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MMH HOLDINGS, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as A. NEWTON ADDITION, LOTS 39-R-1 AND 40-R-1, an addition to the City of Arlington, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Arlington, Tarrant County, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

MMH HOLDINGS, LLC

By: CHRISTOPHER M. WONG, President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared CHRISTOPHER M. WONG, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

NOTARY PUBLIC  
STATE OF TEXAS

SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.  
Texas Registration No. 5294

Approved by the City of Arlington Planning and Zoning Commission \_\_\_\_\_, 2024

CHAIRMAN - PLANNING AND ZONING COMMISSION

SECRETARY - PLANNING AND ZONING COMMISSION

REPLAT

## A. NEWTON ADDITION LOTS 39-R-1 & 40-R-1

BEING A REVISION OF LOTS 39-R AND 40-R, A. NEWTON ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-103, PG. 781

OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

SURVEYOR:

COOMBS LAND SURVEYING, INC.

P.O. BOX 6160

FORT WORTH, TEXAS 76115

(817) 920-7600

e-mail: ron.coombs@scglobal.net

OWNER:

MMH HOLDINGS, LLC

1703 N. PEYCO DRIVE

ARLINGTON, TEXAS 76001

CC# D214119558

e-mail: jmaibach@peycosouthwest.com

THIS PLAT RECORDED IN INSTRUMENT # \_\_\_\_\_ DATED \_\_\_\_\_ 2 LOTS 2.005 ACRES FEBRUARY 22, 2024



# Staff Report



## **Preliminary Plat (H.D. Thompson Addition)**

Planning and Zoning Meeting Date: 04-03-24

Document Being Considered: Preliminary Plat

### **RECOMMENDATION**

DISAPPROVE a Preliminary Plat on the consent agenda.

### **LGC CHAPTER 212 STATUS**

This application is a Shot-Clock plat subject to the requirements of HB3167 and HB3699.

### **PRIOR BOARD OR COUNCIL ACTION**

On December 07, 2022, the Planning and Zoning Commission disproved the H.D. Thompson Addition plat, by a vote of 8-0-0.

### **ANALYSIS**

A plat is proposed for approximately 0.94 and 3.169 acres of land to create lots 6R and 7R of the H.D. Thompson Addition. This plat consists of four lots and most of the sites are currently being used as Auto Repair Garage, Major and Motor Vehicle Sales, Used. The purpose of this plat is to combine the property into two lots.

This Preliminary Plat does not meet the requirements of the Unified Development Code, and the ordinances and regulations of the City.

### **ADDITIONAL INFORMATION**

Property Location:

Generally located east of North Bowen Road and north of West Division Street, with the approximate addresses being 339 and 347 North Bowen Road and 2421 and 2423 West Division St.

Council District:

1

Current Zoning:

Light Industrial (LI)

### **ATTACHED**

- i. Location Map
- ii. 11x17 Plat
- iii. Statement of Reasons for Disapproval

### **STAFF CONTACT(S)**

Richard Gertson, FAICP, CNU-A  
Assistant Director  
Planning and Development Services  
817-459-6527  
[Richard.Gertson@arlingtontx.gov](mailto:Richard.Gertson@arlingtontx.gov)

Amy Lopez  
Planner  
Planning and Development Services  
817-459-6655  
[Amy.Lopez@arlingtontx.gov](mailto:Amy.Lopez@arlingtontx.gov)

**WRITTEN STATEMENT OF REASONS  
FOR DISAPPROVAL OF A PLAT APPLICATION**

**Date:** April 3, 2024

**From:** **Planning and Zoning Commission, City of Arlington, Texas**

**To:** Ryan Williams

**Re:** H.D. Thompson Addition, Preliminary Plat

In accordance with Local Government Code Section 212.0091, this written statement sets forth reasons for DISAPPROVAL of the above-mentioned plat. All references are to current versions of the Arlington Design Criteria Manual (DCM), the Unified Development Code (UDC), or the Texas Local Government Code (TLGC) unless indicated otherwise.

**Current Planning Analysis** (Amy Lopez)

1. Any increase in the floor area or the land area devoted to a nonconforming use or other enlargement, or extension of a nonconforming use is prohibited. (UDC 11.2.4)
2. Provide an owner certification and disclosure of interest page for each of the five property owners. (Standard Plat Filing and Formatting)  
Add the Surveyor's name to the surveyor contact information at the bottom of the plat. (Standard Plat Filing and Formatting)
3. The Surveyor's Name in the Surveyor's Certificate does not match the surveyor. (Standard Plat Filing and Formatting)
4. The following adjoining property information should be shown on the site addressed as 2315 W Division Street: Subdivision name, Lot #, Block #, and recording information. (Standard Plat Filing and Formatting)
5. The drawing should clearly depict the location and approximate dimensions of all boundary lines (indicated by heavy lines) to the nearest foot. (Standard Plat Filing and Formatting)
6. 410 Lillard Road should be shown as lot 15R instead of lot 19. (Standard Plat Filing and Formatting)
7. 345 N Bowen Road lot information should be shown as an abstract as it is not platted. (Standard Plat Filing and Formatting)
8. Add Harvey S. El-Etoun as one of the owners of 2423 W Division Street. (Standard Plat Filing and Formatting)
9. Your lot line measurements are significantly off from my approximate measurements: Please check the following measurements: The northern and southern property lines at 343 N Bowen Rd are shown as 317ft, but I am measuring approximately 305ft. The property line going north from the northeast corner of 343 N Bowen Rd is shown as 93.28ft, but I am measuring approximately 148 ft. The longest eastern property line for the subject site is shown as 599.03ft, but I am measuring approximately 608ft. (Standard Plat Filing and Formatting)
10. 2344 Kingsway Dr is shown to be too wide. Per your scale, it's 100ft wide, but I am measuring 70ft. (Standard Plat Filing and Formatting)
11. Informational: At the time of final plat, provide a notarized affidavit or add the following language to the face of the plat following the Dedication Statement: "Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office." (Standard Plat Filing and Formatting)

12. The owner's certificate should read as follows:

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, (Name of Individual), and (Name of 2nd Individual, if applicable), is/are the sole owner(s) of a tract of land located in the (Survey Name and Abstract Number), City of Arlington, Tarrant County, Texas, according to the deed recorded in Volume XXX, Page XXX, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

(Continue with Legal Description) (Standard Plat Filing and Formatting)

13. The owner signature line should have the following information under it:

When there are multiple owners, each one should be identified with their individual lots, if applicable.

\_\_\_\_\_  
Owner's Signature (Lot 1) Owner's Signature (Lot 2) (Standard Plat Filing and Formatting)

14. The notary statement should read as Follows:

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared (Affiant), [of (Corporation name, if applicable),] known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said [partnership -or- individual, as applicable.]

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_, 2008.

Notary Public in and for

The State of Texas

My Commission expires: NOTARY SEAL(Standard Plat Filing and Formatting)

15. The title block should read as follows:

Preliminary Plat  
(ADDITION NAME)

Lot(s) \_\_\_\_, Block(s) \_\_\_\_,

BEING XXX.XXX acres of land located in the (Survey Name) Survey, Abstract No. XXX, an addition to the City of Arlington, Tarrant County, Texas.

(Date) (Standard Plat Filing and Formatting)

16. The legal description under the title block shows that this plat is from lots 14, 7, and 6. Lot 7 (2423 W Division St) should not have a lot number as it is an abstract. (Standard Plat Filing and Formatting)

17. Provide the following information on the plat for all owners:

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-mail \_\_\_\_\_

(Standard Plat Filing and Formatting)

18. The surveyor's certificate should read as follows:

THIS is to certify that I, [Surveyor's Name], a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Name \_\_\_\_\_

Texas Registration No. \_\_\_\_\_ SEAL (Standard Plat Filing and Formatting)

19. The approval statement should read as follows:

Approved by the City of Arlington Planning and Zoning Commission on \_\_\_\_\_ (Date)

\_\_\_\_\_  
Chairman - Planning and Zoning Commission

\_\_\_\_\_  
Secretary - Planning and Zoning Commission (Standard Plat Filing and Formatting)

20. Add the following note to the plat: Visibility Triangles shall be provided at the intersections of all public and private streets in accordance with City Ordinances. All landscaping within the visibility triangles shall comply with the visibility triangle ordinance. (Standard Plat Filing and Formatting)

21. Staff is awaiting a response from Oncor and comments may be generated once a response is received. If you have any questions, please contact Joshua Brown, Joshua.Brown2@oncor.com Cell. 682-226-8977 (Oncor comment)

**Engineering** (Ada Pang)

22. Please add AMANDA No. 2024 002691 to the face of the plat.
23. Include recording information for detention basin easement on the face of the plat.
24. Include maintenance statement on the face of the plat. Email don.harrelson@arlingtontx.gov for maintenance statement.
25. Repair existing channel to match approved cross section.
26. Existing channel no longer matches easement alignment.

**Street Name Analysis** (Cheryl Howerton)

27. All street segments on the plat document shall be labeled as "Public" or "Private" Right-of-Way.

**Geoprocessing** (Cheryl Howerton)

28. The plat shall include GPS coordinates for the Point of Beginning in U.S. feet, State Plane GRID Coordinate System (NAD83) - Texas North Central Zone (4202). Provide scale factor if applicable.
29. Show on the plat any pipeline petroleum product easement within 200 feet of the parcel boundary.

**Fire** (Kristina Johnson)

30. The location of all existing or proposed fire lanes and fire hydrants needs to be shown on the plan documents.
31. Informational: Fire lanes and access will need to meet the design requirements of our Design Criteria Manual at time of development. If shared access between lots will be needed, an agreement will need to be put in place. Fire lane/access per section 4.5.6 within the DCM. (Contact COA Engineering for process)

On the 3rd day of April 2024, the Planning and Zoning Commission of the City of Arlington voted to:

- ☐ Disapprove
- ☐ Deny

the above-mentioned plat for the reasons enumerated. If disapproved, the applicant may submit a written response in accordance with (1) LGC Section 212.0093 that remedies each reason for disapproval and (2) established procedures of the Planning and Development Service Department for resubmittal. If the plat is denied, the applicant must file a new plat application in accordance with established procedures of the Department in order to receive further consideration.

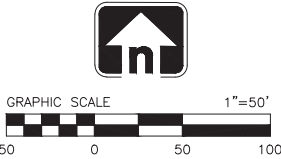
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Chair, Planning and Zoning Commission





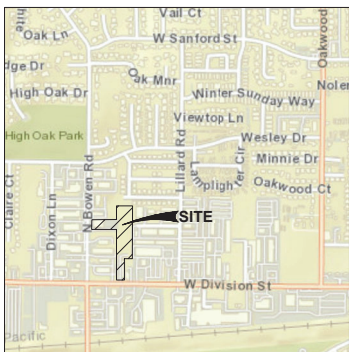
ABBREVIATION LEGEND  
D.R.T.C.T. - DEED RECORDS, TARRANT COUNTY, TEXAS  
P.R.T.C.T. - PLAT RECORDS, TARRANT COUNTY, TEXAS  
INST. - INSTRUMENT  
VOL. - VOLUME  
PG. - PAGE  
POB/POC - POINT OF BEGINNING/POINT OF COMMENCING  
ESMT/BL - EASEMENT/BUILDING LINE  
R.O.W. - RIGHT-OF-WAY  
SIR - SET 1/2" IRON ROD WITH A "GA" CAP  
FIR - FOUND 1/2" IRON ROD  
CM - CONTROLLING MONUMENT



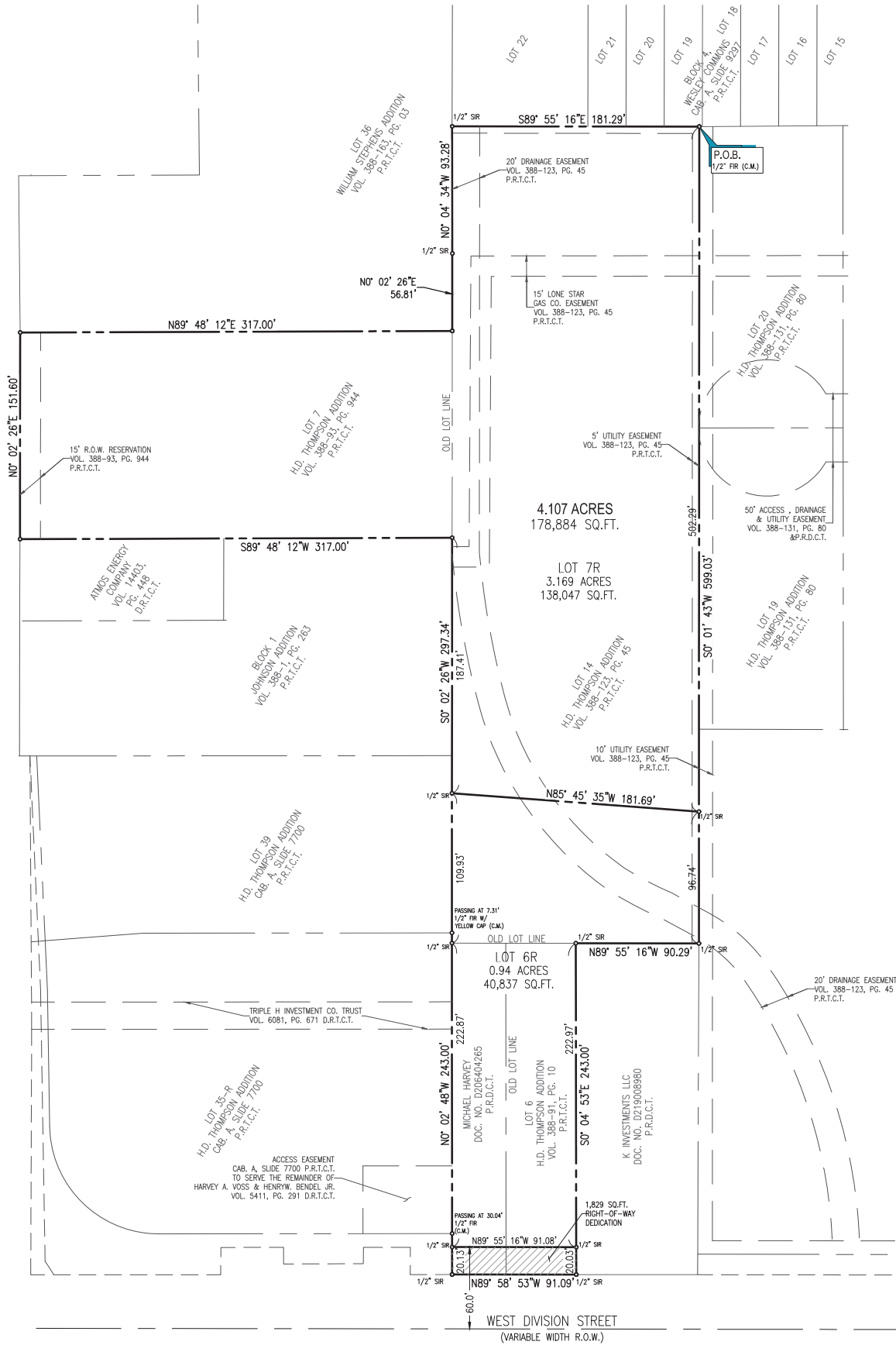
#### NOTES

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48439C0333K, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED: SEPTEMBER 25, 2009, THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA INUNDTATED BY THE 100-YEAR FLOOD.
3. ON THE ISSUE DATE OF THIS SURVEY THE SURVEYED PROPERTY SHOWN HEREON IS ZONED U (LIGHT INDUSTRIAL) ACCORDING TO THE CITY OF ARLINGTON ZONING ORDINANCE MAPS. REFER TO SAID ZONING ORDINANCE FOR MINIMUM AND MAXIMUM SETBACK REQUIREMENTS.
4. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
5. THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.
6. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
7. THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 14 AND 6 WITH AN UNPLATTED TRACT OF LAND INTO TWO LOTS.

#### VICINITY MAP



NORTH BOWEN ROAD  
(VARIABLE WIDTH R.O.W.)



#### LEGAL DESCRIPTION:

Being a 4.107 acres of land situated in H.D. Thompson Survey, Abstract No. 1507, Tarrant County, Texas and being all of Lot 14, H.D. Thompson Addition as recorded in Volume 388-123, Page 45, Lot 6, H.D. Thompson Addition as recorded in Volume 388-91, Page 10, Lot 7 H.D. Thompson Addition as recorded in Volume 388-93, Page 944, in the Plat Records, Tarrant County, Texas and a tract of land described in the deed to Michael Harvey as recorded in Document Number D206404265 in the Deed Records, Tarrant County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod, being in the northwest corner of Lot 20, H.D. Thompson Addition recorded in Volume 388-131, Page 80 in the Plat Records, Tarrant County, Texas, common to a point in the south line of Block 4, Wesley Commons recorded in Cabinet A, Slide 9297 in the Plat Records, Tarrant County, Texas;

THENCE South 00°01'43" West, a distance of 599.03 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC" ("GAI"), being in the northeast corner of a tract of land described in the deed to K Investments, LLC as recorded in Document Number D219008980 in the Plat Records, Tarrant County, Texas, also being in the west line of Lot 12, H.D. Thompson Addition as recorded in 388-123, Page 45, in the Plat Records, Tarrant County, Texas;

THENCE North 89°55'16" West, along the north line of said K Investments, LLC tract, a distance of 90.29 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 00°04'53" East, along the west line of said K Investments, LLC tract, a distance of 243.00 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the north right-of-way line of West Division Street (having a variable width Right-Of-Way);

THENCE North 89°58'53" West, along the north right-of-way line of said West Division Street, a distance of 91.09 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE NORTH 00°02'48" West, passing a t a distance of 30.04 feet a found 1/2 inch iron rod, being in the southeast corner of Lot 35-R, H.D. Thompson Addition as recorded in Cabinet A, Slide 7700 in the Plat Records of Tarrant County, Texas, and continuing along the east line of said Lot 35-R for a total distance of 243.00 feet, to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 00°02'26" East, passing at a distance of 7.31 feet a found 1/2 inch iron rod with a yellow cap, being the northeast corner of said Lot 35-R, also being in the southeast corner of Lot 39, H.D. Thompson Addition as recorded in Cabinet A, Slide 7700 in the Plat Records, Tarrant County, Texas, and continuing for a total distance of 297.34 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the northeast corner of Block 1, Johnson Addition as recorded in Volume 388-1, Page 263, in the Plat Records, Tarrant County, Texas;

THENCE South 89°48'12" West, a distance of 317.00 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the east right-of-way line of North Bowen Road (having a variable width Right-Of-Way), also being in the northwest corner of a tract of land described by deed to Atmos Energy Company, as recorded in Volume 14403, Page 448, in the Deed Records, Tarrant County, Texas;

THENCE North 00°02'26" East, along the said east right-of-way line of North Bowen Road, a distance of 141.60 feet to a set 1/2 inch iron rod with a "GAI" cap, being in southwest corner of Lot 36, William Stephens Addition, as recorded in Volume 388-163, Page 03, in the Plat Records, Tarrant County, Texas;

THENCE North 89°48'12" East, leaving the said east right-of-way line of North Bowen Road, and along the south line of said Lot 36, a distance of 317.00 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the southeast corner of said Lot 36;

THENCE North 00°02'26" East, leaving said south line of Lot 36, and along the east line of said Lot 36, a distance of 56.81 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the southwest corner of Lot 22, of said Block 4, Wesley Commons;

THENCE Sout 89°55'16" East, leaving the said east line of Lot 36, and along the south line of said Block 4, Wesley Commons, a distance of 181.29 feet to the POINT OF BEGINNING and CONTAINING 178,884 square feet, 4.107 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Larry Glover, Michael Harvey & Weelndil Invesments, LLC, does hereby adopt this plat designating the herein above described property as the LOTS 7R & 6R, H.D. THOMPSON ADDITION, an addition to the City of Arlington, Tarrant County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of Arlington,

This plat approved subject to all platting ordinances, rules, regulations of the City of Arlington, Texas.

WITNESS my hand at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Name & Title

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me to that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated, and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

THE PLANNING AND ZONING COMMISSION OF THE CITY OF ARLINGTON, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO APPROVE THIS FINAL PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST:

ADMINISTRATOR, PLANNING AND ZONING COMMISSION

WITNESS my hand at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Name & Title

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me to that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated, and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

WITNESS my hand at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Name & Title

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me to that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated, and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

#### SURVEYOR'S CERTIFICATE

THIS is to certify that I, Michael L. Peterson, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me,

Michael L. Peterson  
Texas Registration No. 5999

Date: \_\_\_\_\_, 20\_\_\_\_.

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael L. Peterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me to that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated, and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

## PRELIMINARY PLAT H.D. THOMPSON ADDITION 4.107 ACRES LOTS 6R & 7R

BEING ALL OF LOTS 14, 7 & 6  
H.D. THOMPSON ADDITION, VOLUME 388-123, PAGE 45,  
H.D. THOMPSON ADDITION, VOLUME 388-91, PG. 10,  
H.D. THOMPSON ADDITION, VOLUME 388-93, PG. 944,  
& ALL OF A TRACT OF LAND CONVEYED TO  
MICHAEL HARVEY, DOC. NO. D206404265  
IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS  
H.D. THOMPSON SURVEY, ABSTRACT NO. 1507  
JANUARY 2024

SURVEYOR  
Graham Associates, Inc.  
600 Six Flags Drive, Ste. 500  
Arlington, TX 76011  
Office: (817) 640-8535  
jirbeck@grahamcivil.com

**GRAHAM ASSOCIATES**  
CIVIL ENGINEERING & SURVEYING

800 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011  
(817) 640-8535 • TOLL FREE: 1-877-640-8535 • FAX: 817-640-8536

SHEET 1 OF 1

# Staff Report



## **Preliminary Plat (Sol Davis Addition, Lot 73R)**

Planning and Zoning Meeting Date: 04-03-2024

Document Considered: Preliminary Plat

### **RECOMMENDATION**

DISAPPROVE a Preliminary Plat on the consent agenda.

### **LGC CHAPTER 212 STATUS**

This application is a Shot-Clock plat subject to the requirements of HB3167 and HB3699.

### **PRIOR BOARD OR COUNCIL ACTION**

None

### **ANALYSIS**

The applicant proposes to plat an approximately 1.279-acre tract within the Solomon Davis Survey, Abstract No. 425, to create Lot 73R of the Solomon Davis Addition. The site consists of two lots, addressed as 201 and 205 Slaughter Street, both of which are undeveloped. The purpose of this plat is to combine these lots to create a developable lot.

This Plat does not meet the requirements of the Unified Development Code, and the ordinances and regulations of the City.

### **ADDITIONAL INFORMATION**

Property Location:

Generally located south of East Randol Mill Road and east of North Mesquite Street.

Council District:

1

Current Zoning:

Entertainment District Overlay (EDO)-Residential Medium Density-12 (RM-12).

### **ATTACHED**

- i. Location Map
- ii. 11x17 Plat
- iii. Statement of Reasons for Disapproval

### **STAFF CONTACT(S)**

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## WRITTEN STATEMENT OF REASONS FOR DISAPPROVAL OF A PLAT APPLICATION

**Date:** April 3, 2024

**From:** Planning and Zoning Commission, City of Arlington, Texas

**To:** Cody Woodruff and Forrest Nance

**Re:** **Sol Davis Addition, Lot 73R, Preliminary Plat**

In accordance with Local Government Code Section 212.0091, this written statement sets forth reasons for DISAPPROVAL of the above-mentioned plat. All references are to current versions of the Arlington Design Criteria Manual (DCM), the Unified Development Code (UDC), or the Texas Local Government Code (TLC), unless indicated otherwise.

### **Current Planning Analysis** (Clifford Gholston)

1. (Informational): Replats and Final Plats are subject to the criteria established in UDC Section 10.3.8, which includes compliance with use and development standards for the property as evidenced by an approved Site Plan(s). (UDC 10.4.14) The Site Plan and Replat are linked and shall match as to project scope. Complete Site Plan approval is contingent upon unconditional approval of the Replat. Plans are not reviewed for an Preliminary Plat. All plans will be reviewed with the Final Plat.
2. (Informational): All development, redevelopment or renovation of the site shall comply in all respects with the conditions of any approved Planned Development. No provision of said ordinance is waived, modified, or varied by the approval of this preliminary plat. The Plat shall comply with any approved Development Plan.
3. The legal description and drawing shall agree. Include the legal description on the face of the plat. (Standard Plat Formatting)
4. The Filing Information should read as follows:  
This plat is recorded in instrument number \_\_\_\_\_, dated \_\_\_\_\_  
(Standard Plat Filing and Formatting)
5. Include the following notes on the face of the plat:
  - a) This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
  - b) Visibility Triangles shall be provided at the intersections of all public and private streets in accordance with City Ordinances. All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the visibility triangle ordinance."
  - c) This plat does not alter or remove deed restrictions or covenants.
  - d) A note describing the reason for amendment (i.e., to cure an encroachment, provide for a more buildable area, to correct an error, etc.) shall be included in the general notes on the plat. (Standard Plat Filing and Formatting)

### **Fire** (Kristina Johnson)

6. The location of all existing or proposed fire lanes and fire hydrants needs to be shown on the plan documents.
7. (Informational): Fire lanes and access will need to meet the design requirements of our Design Criteria Manual at the time of development. If shared access between lots will be needed, an agreement will need to be put in place. Fire lane/access per section 4.5.6 within the DCM. (Contact COA Engineering for process).
8. The location of all existing or proposed fire lanes and fire hydrants needs to be shown on the plan documents.
9. The construction type/square footage of the structure needs to be provided. Section 503 of 2021 International Fire Code

10. The radii for all turns along the fire lane need to be indicated on the plan documents, the minimum inside turning radius is 30 feet with a 54 foot outside radius. | Fire Department Ordinance, Section 503.2.4
11. All buildings or structures shall be constructed such that all ground level, exterior sides of the building are within 150 feet of a dedicated street or fire lane, as shown in Figure 4-3, Hose Lay. The 150 feet is measured along the route necessary to extend fire hose lines around the building (as measured 10 feet off the building). If the 150 feet cannot be reached from a public street, a fire lane will be required on site. DCM 4.5.6, A
12. A fire flow test that has been performed within the past 12 months needs to be provided. Fire Prevention can be contacted at 817-459-5542 to schedule a test or for additional information. | Fire Ord. 507.5.1 | 2021 IFC Appendix B
13. All buildings, facilities or structures shall be constructed in such a way that every part of the first story is within one hundred fifty feet (150?) of an approved street or fire lane as measured by the route necessary to extend firefighting hose lines around the building. The path of measurement shall be along a minimum of a ten-foot (10?) wide unobstructed pathway around the external walls of the structure.
14. All gates across streets or fire lanes must be approved by the City. Design plans shall be submitted to the City and approved prior to filing the plat or a permit being issued, whichever comes first. All gated entries must include turn around facilities to accommodate an AASHTO type "SU" design vehicle and provide ingress for a design fire truck as outlined in Section 4.5.6, Fire Lanes. Placement of gate location and call box may vary based on trip generation for the development. All gated entries must be equipped with a Knox System Gate Access Key Switch and a pre-emptive gate opening system as approved by the Fire Department. Gated entries for apartment complexes must remain open during the hours of 7 to 9 a.m. and 4 to 6 p.m. See Gated Entry Layouts located on the City website for design layouts.
15. AIRSTREAMS ARE REQUIRED TO MEET ALL APPLICABLE REQUIREMENTS.
16. All gates across streets or fire lanes must be approved by the City. Design plans shall be submitted to the City and approved prior to filing the plat or a permit being issued, whichever comes first. All gated entries must include turn around facilities to accommodate an AASHTO type "SU" design vehicle and provide ingress for a design fire truck as outlined in Section 4.5.6, Fire Lanes. Placement of gate location and call box may vary based on trip generation for the development. All gated entries must be equipped with a Knox System Gate Access Key Switch and a pre-emptive gate opening system as approved by the Fire Department. Gated entries for apartment complexes must remain open during the hours of 7 to 9 a.m. and 4 to 6 p.m. See Gated Entry Layouts located on the City website for design layouts

#### **Engineering** (Enrique Tapia)

17. Provide a preliminary storm water management site plan showing the post construction BMPs to be used onsite. (DCM 5.10)
18. The detention pond must be contained within a public drainage easement. (DCM 2.1.2)
19. The post development plan shows detention being needed for the site, but the detention basin is not shown in the site plan. Show the detention area and provide preliminary information such as size, rate of discharge and where will it drain to. The runoff must be carried to an adequate and acceptable outfall. (DCM 5.9)
20. Comments regarding existing and proposed drainage calculations (DCM 5.6):
  - a. Provide time of concentration calculations and update runoff computations accordingly.
  - b. Use the current iSWM intensity values.
  - c. Apply frequency factor for each storm event. The product of the frequency factor and the runoff coefficient shall not exceed 1.0.
  - d. It appears the proposed runoff coefficients may not reflect the proposed conditions. It is recommended to use a weighted C factor to better reflect the proposed conditions.

21. The grading plan shows the ground being raised. This can create conflicts with the adjacent properties with the proposed buildings being so close to the property line. Show how the grading will transition to the existing grade at the property line. The proposed development cannot cause any adverse impacts to the adjacent properties. (DCM 5.3)
22. Is the entry in N. Mesquite an entry/exit or an exit only? The gate must open inward. (DCM 4.9)
23. The gated entry layout requirements must be met. Enough setback needs to be provided between the property line and the gate and a turnaround area must be provided. (DCM 4.9)
24. Show the applicable visibility triangles at the street intersection and the driveways. No obstructions, including fences, signs or structures can be located within the visibility triangle area. (DCM 4.5.2)
25. Show the distance from the driveway to the intersections. The distance and driveway dimensions must meet the DCM Table 4-9. (DCM 4.9)
26. The site layout should be based on the ultimate property line locations after the right of way dedications. (DCM 4.2)
27. Maintenance statements need to be included for the BMPs, access easement and drainage features. Contact Enrique Gonzalez for the maintenance language. (DCM 2.1.3)
28. Include the following note to the face of the plat (DCM 5.3):  
"The City of Arlington reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum finish floor elevations shown are based on the most current information available at the time the plat is filed and may be subject to change."
29. A 25'x25' corner clip needs to be dedicated at the N. Mesquite/Slaughter intersection. (DCM 4.5.3)
30. At least 1' from the edge of the sidewalk needs to be dedicated as part of the pedestrian access easement to allow for future maintenance. (DCM 2.1.1)
31. Staff is awaiting a response from Oncor and comments may be generated once a response is received. If you have any questions, please contact Josh Brown, Joshua>[Brown2@oncor.com@oncor.com](mailto:Brown2@oncor.com@oncor.com). (Oncor comment)

**Street Name Analysis** (Cheryl Howerton)

32. All street segments on the plat document shall be labelled as "Public" or "Private" Right-of-Way.

**Geoprocessing** (Cheryl Howerton)

33. The plat shall include GPS coordinates for the Point of Beginning in U.S. feet, State Plane GRID Coordinate System (NAD83) - Texas North Central Zone (4202). Provide scale factor if applicable.
34. Show the written deed description on the plat document.

On the 3rd day of April 2024, the Planning and Zoning Commission of the City of Arlington voted to:

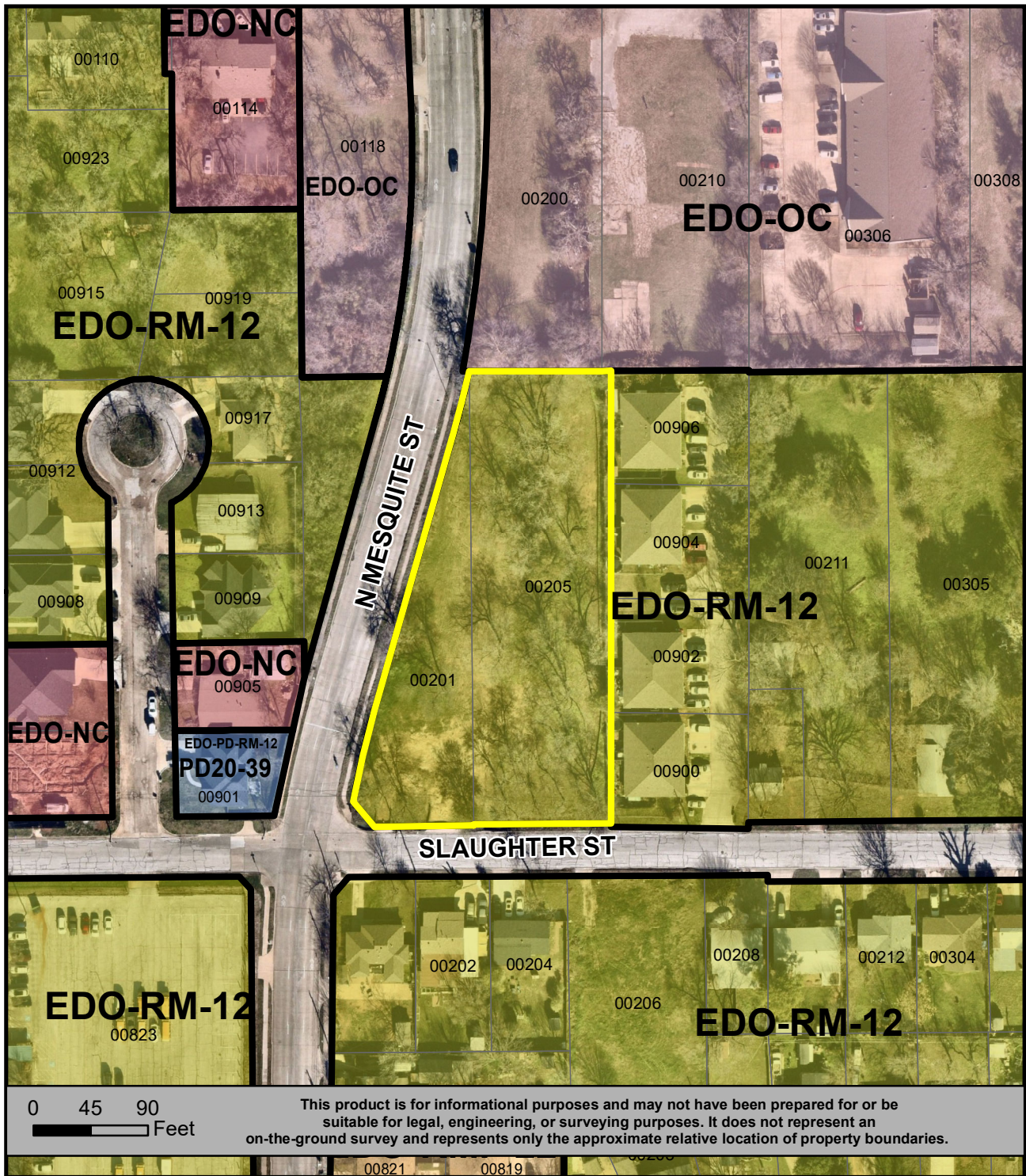
- ☐ Disapprove
- ☐ Deny

the above-mentioned plat for the reasons enumerated. If disapproved, the applicant may submit a written response in accordance with (1) LGC Section 212.0093 that remedies each reason for disapproval and (2) established procedures of the Planning and Development Service Department for resubmittal. If the plat is denied, the applicant must file a new plat application in accordance with established procedures of the Department in order to receive further consideration.

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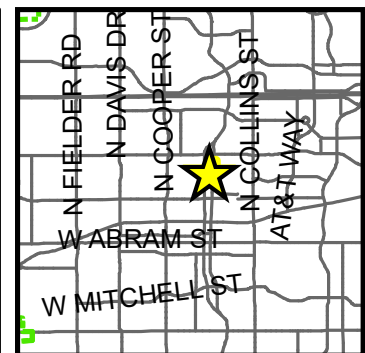
Chair, Planning and Zoning Commission

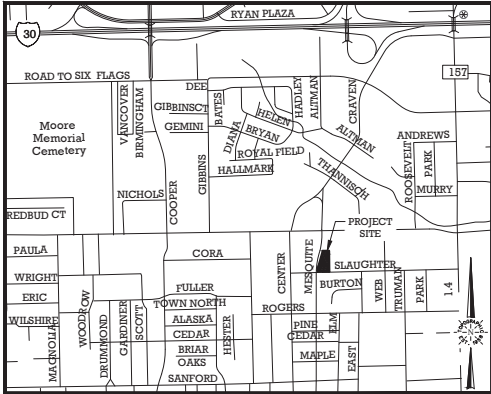




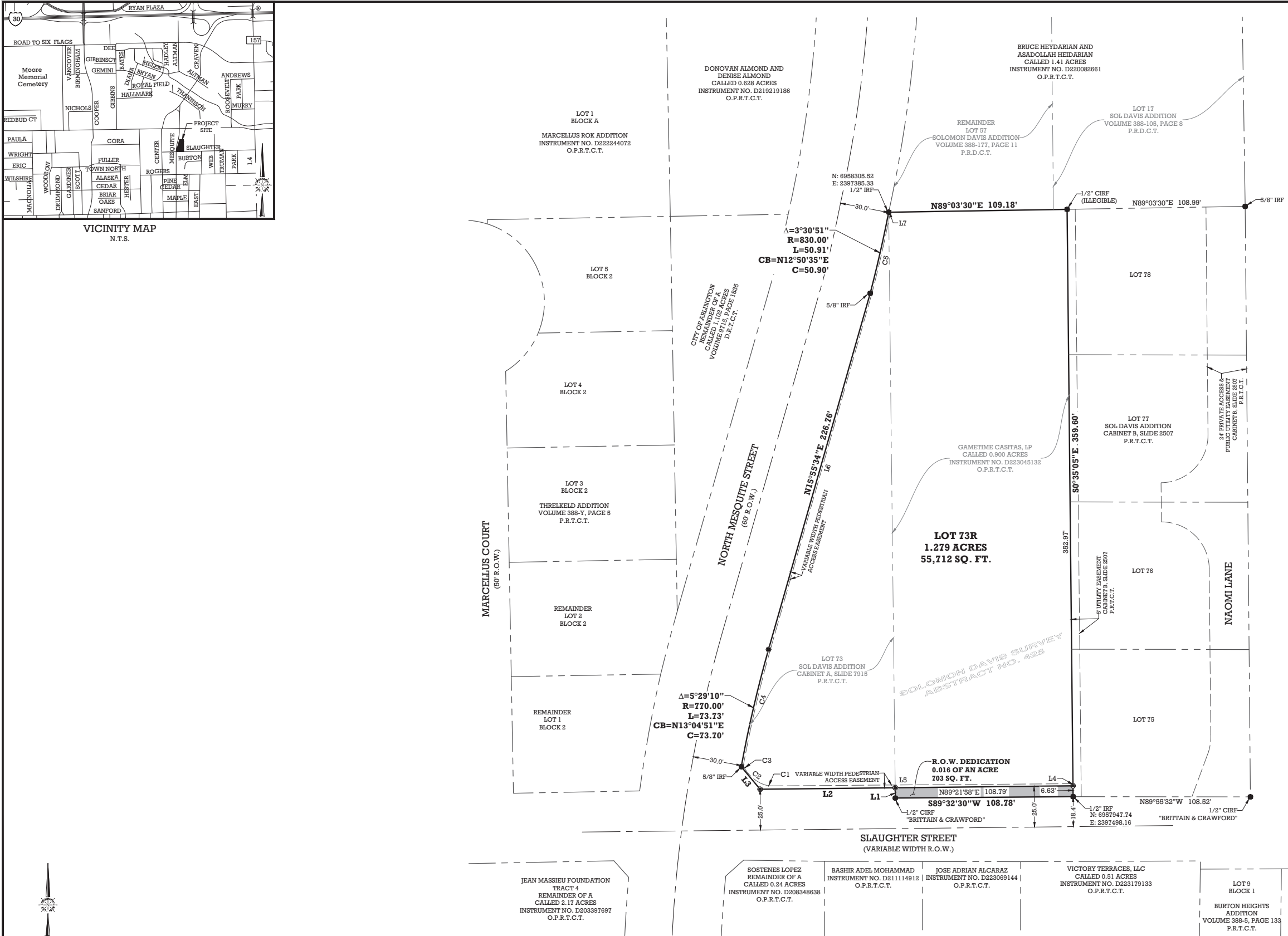
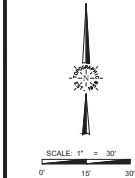
**LOCATION MAP**  
**SOL DAVIS ADDITION, LOT 73R**  
**PRELIMINARY PLAT**

W N S E





VICINITY MAP  
N.T.S.



- GENERAL NOTES:**
1. ORIGINAL DOCUMENT SIZE: 24" X 36"
  2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
  3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
  4. ACCORDING TO THE FEMA FIRM MAP NUMBER 48438C0385L, REVISED MARCH 21, 2019, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X.
  5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
  6. NO EXISTING STRUCTURES ON PROPERTY AT THE TIME OF THIS SURVEY.
  7. PERIMETER FENCING:  
8' WOOD-EAST PROPERTY LINE  
8' MASONRY-MESQUITE  
8' MASONRY-NORTH PROPERTY LINE

LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N00°38'56"W	6.29'	C1	15°54'04"	15.35'	4.26'	N83°08'25"W	4.25'
L2	S89°21'58"W	82.68'	C2	36°35'38"	22.89'	14.62'	N53°33'58"W	14.37'
L3	N39°51'49"W	17.99'	C3	19°12'08"	12.40'	4.16'	N26°26'13"W	4.14'
L4	N00°35'05"W	1.28'	C4	5°23'49"	769.00'	72.44'	N13°07'39"E	72.41'
L5	S89°35'15"W	184.09'	C5	3°31'43"	831.00'	51.18'	N12°49'20"E	51.17'
L6	N15°54'20"E	226.72'						
L7	S89°03'30"W	1.03'						

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.

LEGEND	ABBREVIATIONS	LAND USE TABLE	SURVEYOR	OWNER	PRELIMINARY PLAT																	
<div><div><div></div><div></div><div></div></div><div><div>SUBJECT PROPERTY LINE</div><div>ADJOINER LINE</div><div>EASEMENT</div></div></div> <div><div>● MONUMENT FOUND (AS NOTED)</div><div>● 1/2" CIRS "TOPOGRAPHIC"</div></div>	<p>O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS P.O.B. = PLACE OF BEGINNING CIRS = CAPPED IRON ROD SET CIRF = CAPPED IRON ROD FOUND</p>	<table><tr><th colspan="3">LOT TABLE</th></tr><tr><th>LOT NO.</th><th>ACRES</th><th>SQ. FT.</th></tr><tr><td>73R</td><td>1.279</td><td>55,712</td></tr></table> <table><tr><th colspan="3">R.O.W. DEDICATION TABLE</th></tr><tr><th>R.O.W.</th><th>ACRES</th><th>SQ. FT.</th></tr><tr><td>SLAUGHTER STREET</td><td>0.016</td><td>703</td></tr></table>	LOT TABLE			LOT NO.	ACRES	SQ. FT.	73R	1.279	55,712	R.O.W. DEDICATION TABLE			R.O.W.	ACRES	SQ. FT.	SLAUGHTER STREET	0.016	703	<div><div><div><div><div></div><div>TOPOGRAPHIC</div></div><div>LOYALTY INNOVATION LEGACY</div><div>481 WINSOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126</div><div>TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554</div><div>TEXAS FIRM REGISTRATION NO. 10042504</div><div>WWW.TOPOGRAPHIC.COM</div></div></div></div> <div><div>FILE: PP_ET_GAMETIME CASITAS_20240304</div><div>DRAFT: FCN</div><div>SHEET: 1 OF 1</div></div> <div><div>LANE LOISELLE</div><div>5201 CAMP BOWIE BOULEVARD</div><div>FORT WORTH, TX 76107</div><div>LANE@SIDECARSUITES.COM</div><div>(940) 391-5500</div></div> <div><div>CHECK: SED</div><div>DATE: 03/04/2024</div></div> <div>REVISION <div>0</div></div>	<p><b>LOT 73R</b> <b>SOL DAVIS ADDITION</b> <b>BEING A REPLAT OF LOT 73 OF THE SOL DAVIS ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 7915</b> <b>P.R.T.C.T.</b> <b>AND BEING IN THE SOLOMON DAVIS SURVEY ABSTRACT NO. 425</b> <b>1 LOT</b></p>
LOT TABLE																						
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