

Notice of a Meeting
Dalworthington Gardens Planning and Zoning Commission
April 27, 2020 at 6:00 P.M.
City Hall Council Chambers, 2600 Roosevelt Dr., Dalworthington Gardens, Texas

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

NOTICE

Meeting will be held by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). **There will be no public access to the location described above.**

For this meeting, the presiding officer may be physically present at the location described above. However, one or all other members of the Planning and Zoning Commission may participate in this meeting remotely through telephone conference providing for two-way audio communication for each member of the Planning and Zoning Commission.

Public dial-in number: 469-210-7159; Meeting number (access code): 624 391 866

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

1. Call to Order
2. Approval of minutes:
 - i. August 26, 2019 minutes
 - ii. October 28, 2019 minutes
 - iii. January 27, 2020 minutes
 - iv. February 24, 2020 minutes
3. Consider approval of an application from Cynthia Fulton for a final plat of Lots 2B3 and 2B3A, Block 4, Dalworthington Gardens Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, recorded in instrument No. D208149895, deed records, Tarrant County, Texas, and commonly known as 2912 Texas Drive.
 - i. Public hearing
 - ii. Discussion and possible action
4. Consider approval of an application from Eric Strickland for a final plat of Lot 1, Block 1, Strickland Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded in instrument no. D217254340, plat records, Tarrant County, Texas, commonly known as 3201 Sieber Drive.
 - i. Public Hearing
 - ii. Discussion and possible action
5. Adjourn

CERTIFICATION

This is to certify that a copy of the **April 27, 2020** Planning and Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City’s website, www.cityofdwtg.net, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: _____ TIME OF POSTING: _____ TAKEN DOWN: _____

Lola Hazel, City Administrator/Secretary

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
August 26, 2019 at 6:00 P.M.

1. Call to Order

Chairperson Todd Batiste called the meeting to order at 6:00 p.m. with the following present:

Members Present:

Todd Batiste, Chairperson
Louis Celone
Tim Butler
Johanna Storm
Paul Sweitzer, Alternate

Members Absent:

Maurice Clark, Vice Chair
Brian Colin, Alternate

Staff and Council Present:

Cathy Stein, Council Member
Sherry Roberts, City Administrator
Lola Hazel, City Secretary

2. Minutes

a. Approval of April 22, 2019 minutes

A motion was made by Commissioner Paul Sweitzer and seconded by Commissioner Louis Celone to approve the April 22, 2019 minutes.

Motion carried by the following vote:

Ayes: Members Celone, Butler, Storm, and Sweitzer
Nays: None

b. Approval of July 15, 2019 minutes

A motion was made by Commissioner Louis Celone and seconded by Commissioner Time Butler to approve the July 15, 2019 minutes.

Motion carried by the following vote:

Ayes: Members Celone, Butler, Storm, and Sweitzer
Nays: None

c. Approval of July 22, 2019 minutes

A motion was made by Commissioner Louis Celone and seconded by Commissioner Tim Butler to approve the July 22, 2019 minutes.

Motion carried by the following vote:

Ayes: Members Celone, Butler, Storm, and Sweitzer
Nays: None

3. Consideration to amend the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, regarding accessory dwellings.

- a. Public Hearing**
- b. Discussion and possible action**

Background information on this item: The Commission reviewed this ordinance at the July 15, 2019 meeting and suggested additional changes. The additional changes are as follows:

Section 14.02.092

1. Accessory structure definition: Adds “All accessory structures shall not exceed 15 feet in height”.

Section 14.02.124

1. (c)(3): Removes language about building material for accessory dwelling units needing to match material for primary structure.
2. (n): Changes title to reflect the content of this section.
3. (n)(1): Creates residential regulations for cargo containers.
4. (n)(2): Creates commercial regulations for cargo containers.
5. (n)(2)(i): Creates screening requirement for commercial cargo containers.
6. (n)(3): Changes temporary storage pod regulations

For the nonconforming uses for cargo containers in existence prior to the ordinance change, our zoning ordinance provides the following process:

Sec. 14.02.538 Registration of nonconforming uses

The operator, owner, or occupant of any nonconforming use of land or buildings shall, within six (6) months after the date of this amendment (of [if] nonconforming on such date) or within six (6) months after having been rendered nonconforming by any subsequent amendment hereto, register such nonconforming [use] by obtaining from the zoning enforcement authority of the city a certificate of occupancy bearing the designation “Nonconforming,” even though a previous certificate of occupancy may have been issued. Such certificate (nonconforming) shall be considered as evidence of the legal existence of a nonconforming use, as contrasted with an illegal use or violation of this article. The enforcement authority shall maintain a register of all certificates of occupancy issued for nonconforming uses and shall, on written request and payment of fee, issue a duplicate certificate to anyone having a proprietary interest in the property in question. A nonconforming structure need not be registered. (2005 Code, sec. 17.12.08)

Staff is looking for approval of the ordinance with all changes to include these new changes. The ordinance will then be taken to council for final approval in September.

Chairperson Todd Batiste opened the public hearing at 6:05 p.m.

With no one desiring to speak, Chairperson Todd Batiste closed the public hearing at 6:05 p.m.

A motion was made by Commissioner Louis Celone and seconded by Commissioner Tim Butler to recommend approval of the accessory dwelling ordinance.

Motion carried by the following vote:

Ayes: Members Celone, Butler, Storm, and Sweitzer

Nays: None

4. Consideration to amend the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, regarding sign standards.

- a. Public Hearing
- b. Discussion and possible action

Background information on this item: The sign ordinance still isn't ready, so we will need to continue this item to a future agenda.

Staff recommends no earlier than the October meeting as there isn't a need to meet in September right now. Staff would like to bring the Comprehensive Plan in October as well.

A motion was made by Commissioner Louis Celone and seconded by Commissioner Johanna Storm to continue the sign standards ordinance to October 28, 2019 at 6:00 p.m.

Motion carried by the following vote:

Ayes: Members Celone, Butler, Storm, and Sweitzer

Nays: None

5. Comprehensive Plan: Discussion and possible action regarding inclusion of changes to the Comprehensive Plan.

Background information on this item: You have a copy of the 2005 Comprehensive Plan with redlined changes. Tonight, staff would like to discuss the future land use map and any changes the Commission would like to recommend. There are other text changes needed, but the land use map is the topic for tonight. Staff would like to bring back the text for discussion and changes in October. Then, the goal is to meet again in January to finalize changes before council sees the document.

A synopsis of the survey results are in your packet. Please review this to provide input for changes to the land use map. Staff did want to point out multiple calls received for the house for sale at Bowen and Roosevelt next to Key Elementary. Callers were inquiring about putting commercial businesses there, and it was explained that we're updating the Comprehensive Plan and would discuss that property in conjunction with the land use map updates.

This item was not addressed.

6. Discussion regarding need for special meetings for potential developments.

No action was taken.

7. Adjourn

A motion was made by Commissioner Louis Celone and seconded by Commissioner Tim Butler to adjourn the meeting at 7:54 p.m.

Motion carried by the following vote:

Ayes: Members Celone, Butler, Storm, and Sweitzer

Nays: None

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
October 28, 2019

1. Call to Order

Chairperson Todd Batiste called the meeting to order at 6:00 p.m. with the following present:

Members Present:

Todd Batiste, Chairperson
Maurice Clark, Vice Chair
Louis Celone
Johanna Storm
Paul Sweitzer, Alternate

Members Absent:

Tim Butler
Brian Colin, Alternate

Staff and Council Members Present:

Cathy Stein, Council Member
Lola Hazel, City Administrator

2. Green's Produce Plat

- a. **Consider approval of an application from Green's Produce for a Preliminary Plat of Lot 5, Block A of the Gardens Industrial Park Addition situated in the Nathan Smith Survey, Abstract No. 1432, containing approximately .611 acres of land, locally known as 3001 Arkansas Lane.**
- b. **Consider approval of an application of Green's Produce for a Final Plat of Lot 5, Block A of the Gardens Industrial Park Addition situated in the Nathan Smith Survey, Abstract No. 1432, containing approximately .611 acres of land, locally known as 3001 Arkansas Lane.**

Chairperson Todd Batiste opened the public hearing at 6:00 p.m.

Background information on this item: Green's Produce is looking to add on to their existing building to put in a new cooler. Section 10.02.004 of the City's Code of Ordinances states, "No building permit shall [be] issue[d] for the construction of improvements on any property not platted..." Since Green's Produce has never been platted, they are required to do so before they can add on to their existing structure. When property has never been platted before, it typically requires both a preliminary and final plat to be prepared. As such, you have both a preliminary and final plat on your agenda for consideration. These are allowed to be done jointly and it speeds up the process for the applicant. The preliminary will show setback lines, building locations, and note changes being made to easements. The final plat will show the final changes to easements and other necessary requirements before the document is filed. A requirement of the platting process is for the applicant to contact all utility companies to ensure they do not have utilities in the easement and/or they do not object to abandonment of said easement. Also, because of the desired location for the new building, the easement on the east side of the property will need to be moved.

The builder working on the Green's addition has received letters from AT&T, Atmos, and Charter; and has had discussions with Oncor and the city of Arlington. The two remaining utilities have given verbal confirmations to abandon and/or retain the easement at the new location, but those confirmations cannot be finalized just yet. Those will be forthcoming. The city of Dalworthington Gardens will also need to abandon said easement which will be on City council's November 21 agenda for consideration.

The city engineer has recommended approval subject to the condition of finalizing the outstanding easement issues prior to the November 21, 2019 Council Meeting.

With no one desiring to speak, Chairperson Todd Batiste closed the public hearing at 6:01 p.m.

A motion was made by Commissioner Maurice Clark and seconded by Commissioner Johanna Storm to recommend approval of the preliminary and final plats for Green's Produce, subject to the condition of finalizing the outstanding easement issues prior to the November 21, 2019 Council Meeting.

Motion carried by the following vote:

Ayes: Members Clark, Celone, Storm, and Sweitzer

Nays: None

3. Consideration to amend the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, regarding sign standards.

a. Public Hearing

b. Discussion and possible action

Chairperson Todd Batiste opened the public hearing at 6:09 p.m.

Background information on this item: Staff has been working with the city attorney for some time on updates to the City's sign ordinance. Staff now has edits back from the city attorney for the ordinance and will need to review it before it goes to Council. When first drafting the ordinance, discussion was had on whether or not the ordinance would stay in Chapter 14, Zoning, or move to a different section. Typically ordinances located in the zoning section are there because the Planning and Zoning Commission holds authority over those subjects. In the case of signs, while you do see it in zoning ordinances occasionally, it is usually in the building regulations section. The main reason for removing it from the zoning ordinance is that zoning inherently needs a little discretion and flexibility. When you have an ordinance impacting First Amendment rights (like a sign ordinance) flexibility and discretion are a bad thing constitutionally speaking. It's cleaner to put it in a different ordinance.

With the ordinance edits, a Sign Board of Appeals was created. Because signs would be treated as other matters under the umbrella of the Zoning Board of Adjustments, we're proposing to take sign regulations out of the zoning ordinance, moving it to Chapter 3, Building Regulations, and having the Zoning Board of Adjustments act as the Sign Board of Appeals.

Because we are suggesting to move the ordinance out of Chapter 14, Zoning, we are required to have the Planning and Zoning Commission's approval prior to taking the ordinance to council.

With no one desiring to speak, Chairperson Todd Batiste closed the public hearing at 6:10 p.m.

A motion was made by Commissioner Paul Sweitzer and seconded by Commissioner Louis Celone to approve moving the city's sign standards from Chapter 14, zoning, to Chapter 3, building regulations.

Motion carried by the following vote:

Ayes: Members Clark, Celone, Storm, and Sweitzer

Nays: None

4. Comprehensive Plan: Discussion and possible action to set a date for the next meeting regarding this subject, and discuss the Future Land Use Map and any subsequent changes needed for the map.

Background information on this item: Since the last Planning and Zoning meeting, staff has worked with the city engineer to make edits to the Future Land Use Map. The map is attached for review and discussion, if necessary. No more edits have been compiled to the Comprehensive Plan. Staff and the P&Z Chairperson,

Todd Batiste, will be getting together prior to our regular January meeting date to make final edits. Then, P&Z should meet in January to go over said edits prior to Council's review.

A motion was made by Commissioner Johanna Storm and seconded by Commissioner Louis Celone to make the following changes to the Future Land Use Map: For the second tract from the southeast corner of the city's boundaries at Pleasant Ridge and Bowen Road, mark the west side of this tract for low density residential/garden homes. Second, mark the fourth tract from the southeast corner at Pleasant Ridge and Bowen Road for garden homes.

Motion carried by the following vote:

Ayes: Members Clark, Celone, Storm, and Sweitzer

Nays: None

5. Adjourn

A motion was made by Commissioner Paul Sweitzer and seconded by Commissioner Maurice Clark to adjourn the meeting at 6:43 p.m.

Motion carried by the following vote:

Ayes: Members Clark, Celone, Storm, and Sweitzer

Nays: None

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
January 27, 2020

1. Call to Order

Chairperson Todd Batiste called the meeting to order at 6:00 p.m. with the following present:

Members Present:

Todd Batiste, Chairperson
Louis Celone
Johanna Storm
Tim Butler
Paul Sweitzer, Alternate
Brian Colin, Alternate (present but not voting)

Members Absent:

Maurice Clark, Vice Chair

Staff and Council Present:

Laurie Bianco, Mayor
Cathy Stein, Council Member
Lola Hazel, City Administrator

2. Consideration to recommend approval the City's Comprehensive Zoning Plan.

- a. Public Hearing**
- b. Discussion and possible action**

Chairperson Todd Batiste opened the public hearing at 6:01 p.m.

Background information on this item: The final version of the Comprehensive Zoning Plan was presented. Chairperson Todd Batiste informed the Commission about certain grammatical errors in need of correction to be included with approval of the final Plan.

- 1. Cathy Stein, 2622 Clover Lane: spoke to inclusion of garden homes on the Future Land Use Map
- 2. Laurie Bianco, 2801 W. Pleasant Ridge: spoke to retail and culture of the community.

With no one else desiring to speak, Chairperson Todd Batiste closed the public hearing at 6:05 p.m.

A motion was made by Commissioner Lou Celone and seconded by Commissioner Tim Butler to recommend approval of the Comprehensive Plan to include grammatical changes.

Motion carried by the following vote:

Ayes: Members Celone, Storm, Butler, and Sweitzer
Nays: None

3. Adjourn

The meeting was adjourned at 6:21 p.m.

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
February 24, 2020

1. Call to Order

Chairperson Todd Batiste called the meeting to order at 6:00 p.m. with the following present:

Members Present:

Todd Batiste, Chairperson
Louis Celone
Paul Sweitzer, Alternate

Members Absent:

Maurice Clark, Vice Chair
Johanna Storm
Tim Butler
Brian Colin, Alternate

Council and Staff Present:

Lola Hazel, City Administrator

2. Consideration of an application from Robert Dorazil for a preliminary plat and a concept plan with a proposed zoning change from B-2 commercial with a mixed use overlay to a commercial planned development with an underlying B-3 commercial zoning for property at the west corner of West Arkansas Lane and South Bowen Road, legally described as Lots 6 and 7, Block 2, Dalworthington Gardens Addition, Tarrant County, Texas, Being 8.15 acres of land situated in the Leonard Randal Survey, Abstract No. 1311.

- a. Public Hearing**
- b. Discussion and possible action**

Chairperson Todd Batiste opened the public hearing at 6:00 p.m.

Background information on this item: This item was not yet ready for presentation. Since public notices were sent out and published, the item has to be continued to another meeting date.

With no one desiring to speak, Chairperson Todd Batiste closed the public hearing at 6:00 p.m.

A motion was made by Commissioner Paul Sweitzer and seconded by Commissioner Louis Celone to continue this item to the March 23, 2020 meeting at 6:00 p.m.

Motion carried by the following votes:

Ayes: Members Celone and Sweitzer

Nays: None

3. Adjourn

The meeting was adjourned at 6:03 p.m.

TEXAS DRIVE PLAT

AGENDA INFORMATION SHEET

TO: Planning & Zoning Commission

FROM: Lola Hazel, City Secretary

AGENDA DATE: April 27, 2020

Agenda Caption: Consider approval of an application from Cynthia Fulton for a final plat of Lots 2B3 and 2B3A, Block 4, Dalworthington Gardens Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, recorded in instrument No. D208149895, deed records, Tarrant County, Texas, and commonly known as 2912 Texas Drive.

Background: Section 10.02.004 of the City's Code of Ordinances states, "No building permit shall [be] issue[d] for the construction of improvements on any property not platted..." Ms. Fulton contacted the city about building on the lot south of 2912 Texas Drive, but could not provide documentation on whether the lot had been platted. The applicant has provided a site plan that shows existing structures and their dimensions, and also a final plat.

The city engineer provided comments on April 9, 2020. As noted by the engineer, there are a number of issues that the applicant must still address.

Local Government Code, Chapter 212, states that plats that satisfy all applicable regulations must be approved. The proposed plat does not satisfy the requirements of city ordinances for the reasons stated in the engineer's comments. However, with the exception of showing utility lines, the comments provided are clerical in nature. In these cases, it is appropriate to make a conditional approval of the plat. Therefore, staff recommends conditional approval of the plat such that all engineering comments are addressed by the May 21, 2020 Council Meeting.

Commission Options:

Recommend denial of plat application for Cynthia Fulton, 2912 Texas Drive.

Recommend conditional approval plat application for Cynthia Fulton, 2912 Texas Drive.

Recommend approval of plat application for Cynthia Fulton, 2912 Texas Drive.

Attachments:

Plat application

Plat

Site Plan

Legal Notice

200' Letter

200' Address List

Engineering Comments

Engineering Plat Markup

Letter for Conditional Approval

City of DFW
817-274-7662

REC#: 00195941 4/06/2020 11:16 AM
OPER: CARLA TERM: 002
REF#: MAIL/CK
PAID BY:

TRAN: 155.0000 CHG FOR SRV-PLATTING
2702 PARK PLACE COURT
GEOMATIC SOLUTIONS INC
110-00.4455
Chrg For Service-P1 750.00CR

TENDERED: 750.00 CHECK
APPLIED: 750.00-

CHANGE: 0.00



PLAT Application

2600 Roosevelt
TEL. 817-274-7368 FAX 817-265-4401
www.cityofdmg.net

Plat Revision Preliminary Plat Final Plat

Applicant's Name: Cynthia Fulton

Address: 2702 Park Place Ct.

Surveyor: Geomatic Solutions Inc

Address: 3000 S. Hulen #124-236 F.W. TX 76109

I have purchased or have access to the City of Dalworthington Gardens Subdivision Ordinance (16.1 Article I-Article VI) which specifies requirements for plat submissions.

Yes No

The attached submission complies with all applicable requirements of the City Subdivision Ordinance (16.1 Article I-Article VI). Yes No

[Signature]
Signature

3-26-20
Date

For Office Use Only

Fee: _____ Date Paid: _____ Receipt # _____

P & Z Scheduled _____ Public Hearing Published: _____

Council Scheduled: _____ Public Hearing Published: _____

Pro-Rata Paid: \$ _____ Date: _____

Taxes (Assessments) Paid? Yes _____ Initials _____

Final Plat Filed: Date: _____ Vol. _____ P. _____

Copies of Final Plat Certificate to Utilities (4) Date: _____ Initials: _____

PROPERTY DESCRIPTION

BEING A 1.258 ACRE TRACT OF LAND, BEING LOTS 2B3 AND 2B3A, IN BLOCK 4, OF DALWORTHINGTON GARDENS ADDITION, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, CONVEYED TO CYNTHIA FULTON, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D208149895, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID FULTON TRACT, AT THE SOUTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO HELEN BOYD, IN THE WEST LINE OF TEXAS DR.;

THENCE, WITH THE WEST LINE OF SAID TEXAS DR., THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 1. S 00°04'15" W, A DISTANCE OF 99.90 FEET, TO AN IRON ROD FOUND;
 2. S 00°15'03" E, A DISTANCE OF 136.44 FEET, TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID FULTON TRACT, AT THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO RODNEY BANKS, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 7598000, D.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID FULTON TRACT AND WITH SAID BANKS TRACT, S 89°37'49" W, A DISTANCE OF 151.20 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID FULTON TRACT, IN THE EAST LINE OF A TRACT OF LAND, CONVEYED TO LEIRANA INVESTMENTS, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D214193344, D.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID FULTON TRACT AND WITH SAID LEIRANA INVESTMENTS TRACT, AND WITH THE COMMON LINE BETWEEN SAID FULTON TRACT AND WITH A TRACT OF LAND, CONVEYED TO JAMES ISOM, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 5988, PAGE 306, D.R.T.C.T., THE FOLLOWING THREE (3) COURSES AND DISTANCES:
 3. N 39°19'13" W, A DISTANCE OF 172.00 FEET, TO AN IRON ROD FOUND;
 4. N 38°20'39" W, A DISTANCE OF 16.41 FEET, TO AN IRON ROD FOUND;
 5. N 00°25'39" W, A DISTANCE OF 87.00 FEET, TO THE NORTHWEST CORNER OF SAID FULTON TRACT;

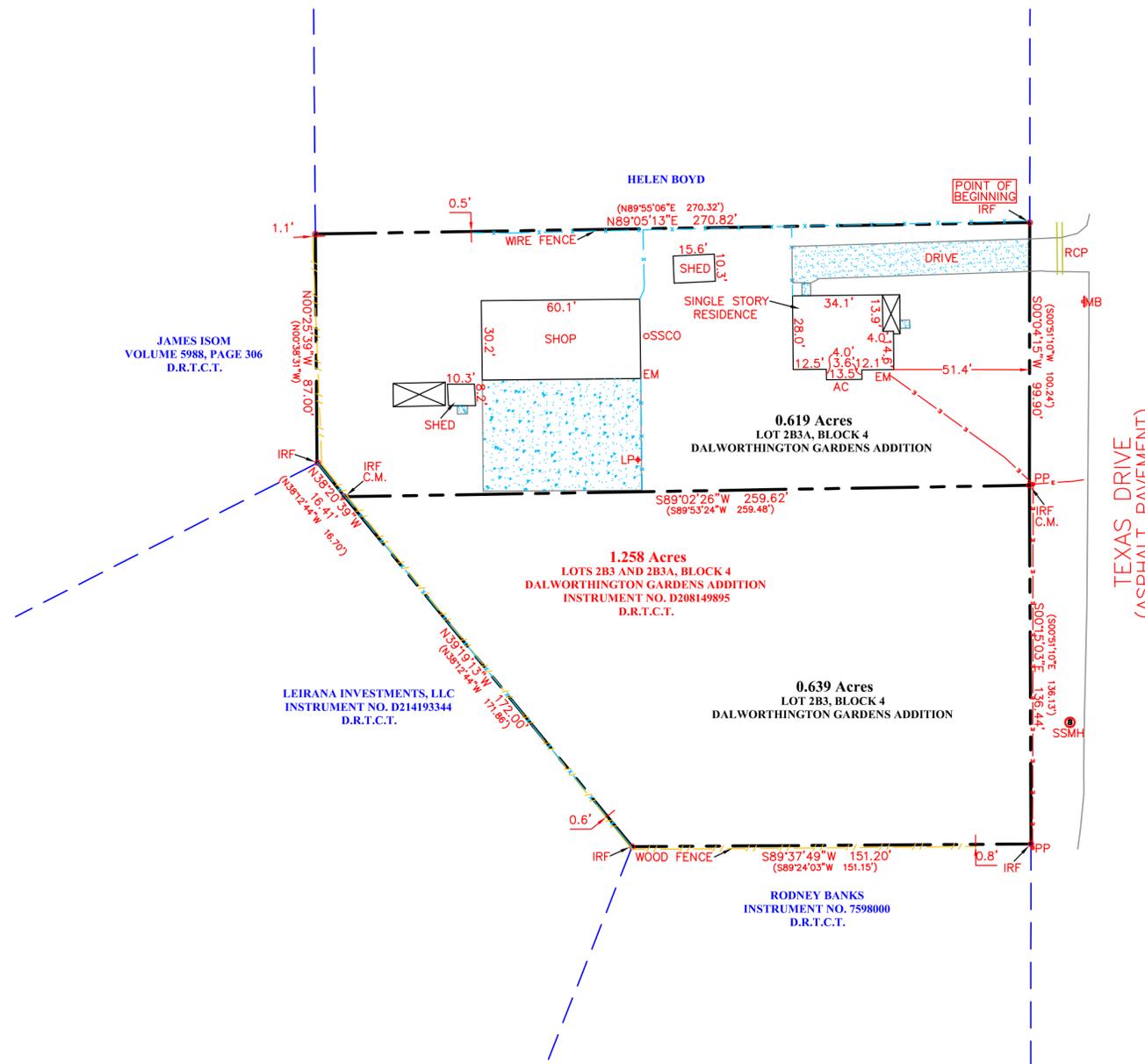
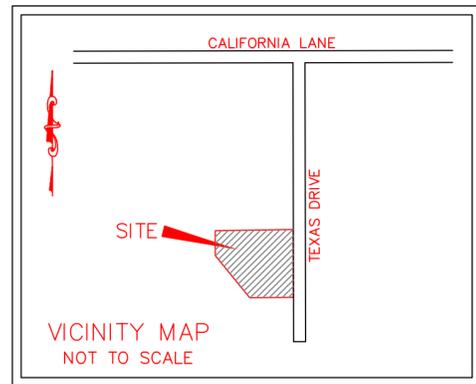
THENCE, WITH THE COMMON LINE BETWEEN SAID FULTON TRACT AND WITH SAID BOYD TRACT, N 89°05'13" E, A DISTANCE OF 270.82 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 1.258 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MARCH 25, 2020.

0' 40' 80' 120'



LEGEND

- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- () DENOTES RECORD DATA
- OHE OVERHEAD ELECTRIC
- AC AIR CONDITIONER
- PP POWER POLE
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- MB MAILBOX
- EM ELECTRIC METER
- LP LIGHT POLE
- RCP REINFORCED CONCRETE PIPE



- GENERAL NOTES:
- BEARINGS, AREAS, AND COORDINATES ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), TEXAS NORTH CENTRAL ZONE.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS, INCORPORATED AREAS, PANEL 335 OF 495, MAP NUMBER 4810130335K, MAP REVISED DATE: SEPTEMBER 25, 2009, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM.
 - THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
 - THE CONTOURS SHOWN HEREON WERE OBTAINED FROM THE NORTH TEXAS COUNCIL OF GOVERNMENT, NO FIELD SURVEYING WAS PERFORMED TO VERIFY THE ACCURACY OF THE CONTOURS.
 - THIS PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

SURVEYOR'S CERTIFICATION
 I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON JULY 18, 2019, AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.



PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6084

**SITE PLAN OF
 LOTS 2B3 AND 2B3A, BLOCK 4, DALWORTHINGTON
 GARDENS ADDITION, AN ADDITION TO THE CITY OF
 DALWORTHING GARDENS, TARRANT COUNTY, TEXAS,
 RECORDED IN INSTRUMENT NO. D208149895, DEED
 RECORDS, TARRANT COUNTY, TEXAS**

GEOMATIC SOLUTIONS, INC.
 3000 S. HULEN, SUITE 124-236, CROWLEY, TEXAS
 OFFICE: 817-487-8916
 TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=40'	Date: 3/26/20	DWG: 2020176-SITE PLAN
Drawn: OF	Checked: SJH	Job: 2020-176

Publisher's Affidavit

STATE OF TEXAS
COUNTY OF TARRANT

I, JOHN M. BONDURANT, JR., PUBLISHER of the **COMMERCIAL RECORDER**, am over the age of 18, have knowledge of the facts stated herein, and am otherwise competent to make this affidavit. The **COMMERCIAL RECORDER**, of Fort Worth, Tarrant County, Texas, is a newspaper of general circulation which has been published in Tarrant County regularly and continuously for a period of over one year prior to the first day of publication of this notice. The **COMMERCIAL RECORDER** is qualified to publish legal notices according to Article 28e, Revised Civil statutes of Texas.

I, solemnly swear that the notice hereto attached was published in the **COMMERCIAL RECORDER**, on the following dates, to-wit:

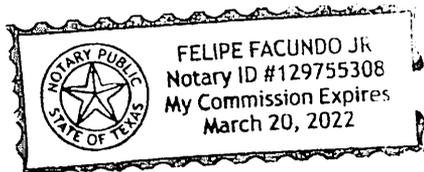
April 10, 2020



Sworn to and subscribed before me this
10th day of April, A.D. 2020



Notary Public, Tarrant County, Texas



LEGAL NOTICE

Notice is hereby given that the Dalworthington Gardens Planning & Zoning Commission will hold a public hearing on April 27, 2020, in the Council Chambers at 6:00 p.m., at 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

Application of Cynthia Fulton for a final plat of Lots 2B3 and 2B3A, Block 4, Dalworthington Gardens Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, recorded in instrument No. D208149895, deed records, Tarrant County, Texas, and commonly known as 2912 Texas Drive.

Application of Eric Strickland for a final plat of Lot 1, Block 1, Strickland Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded in instrument no. D217254340, plat records, Tarrant County, Texas, commonly known as 3201 Sieber Drive.

Notice is also hereby given that the City Council will hold a public hearing on May 21, 2020, in the Council Chambers at 7:00 p.m., at 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the same above.

For more information on this Legal Notice, please contact the City Secretary at 682-330-7418.

Signed this 10th day
of April, 2020.

Lola Hazel, City Secretary

NOTICE OF PUBLIC HEARINGS
CITY OF DALWORTHINGTON GARDENS, TEXAS

200' Letter

P&Z HEARING DATE: April 27, 2020

HEARING TIME: 6:00 p.m.

The Planning & Zoning Commission will hold a public hearing at the above noted date and time in the Council Chambers of the City Hall at 2600 Roosevelt Drive to consider the proposed **Final Plat request for Cynthia Fulton, 2912 Texas Drive, DWG.**



This is not a summons to appear at the hearing, but if you care to provide comments, you will be given an opportunity to be heard.

There will be no public access to the location described above. *For this meeting, the presiding officer may be physically present at the location described above. However, one or all other members of the Planning and Zoning Commission may participate in this meeting remotely through telephone conference providing for two-way audio communication for each member of the Planning and Zoning Commission.*

Public dial-in number: 469-210-7159; Meeting number (access code): 624 391 866

A written statement may also be filed with the City Secretary, which will be presented at the Planning & Zoning Commission meeting. If additional information is desired, please contact the City Secretary at 682-330-7418 (closed weekends and holidays).

The action of the Planning & Zoning Commission is not final, but is a recommendation to the City Council and is reviewed by the Council at the below date and time.

CITY COUNCIL HEARING DATE: May 21, 2020

HEARING TIME: 7:00 p.m.

Written comments are needed by April 24, 2020 to be presented to the Planning & Zoning Commission at their meeting. Comments received after that will be recorded and filed.

COMMENTS: _____

I AM IN FAVOR: _____ I HAVE NO OBJECTIONS: _____ I HAVE OBJECTIONS: _____

(PRINTED NAME)

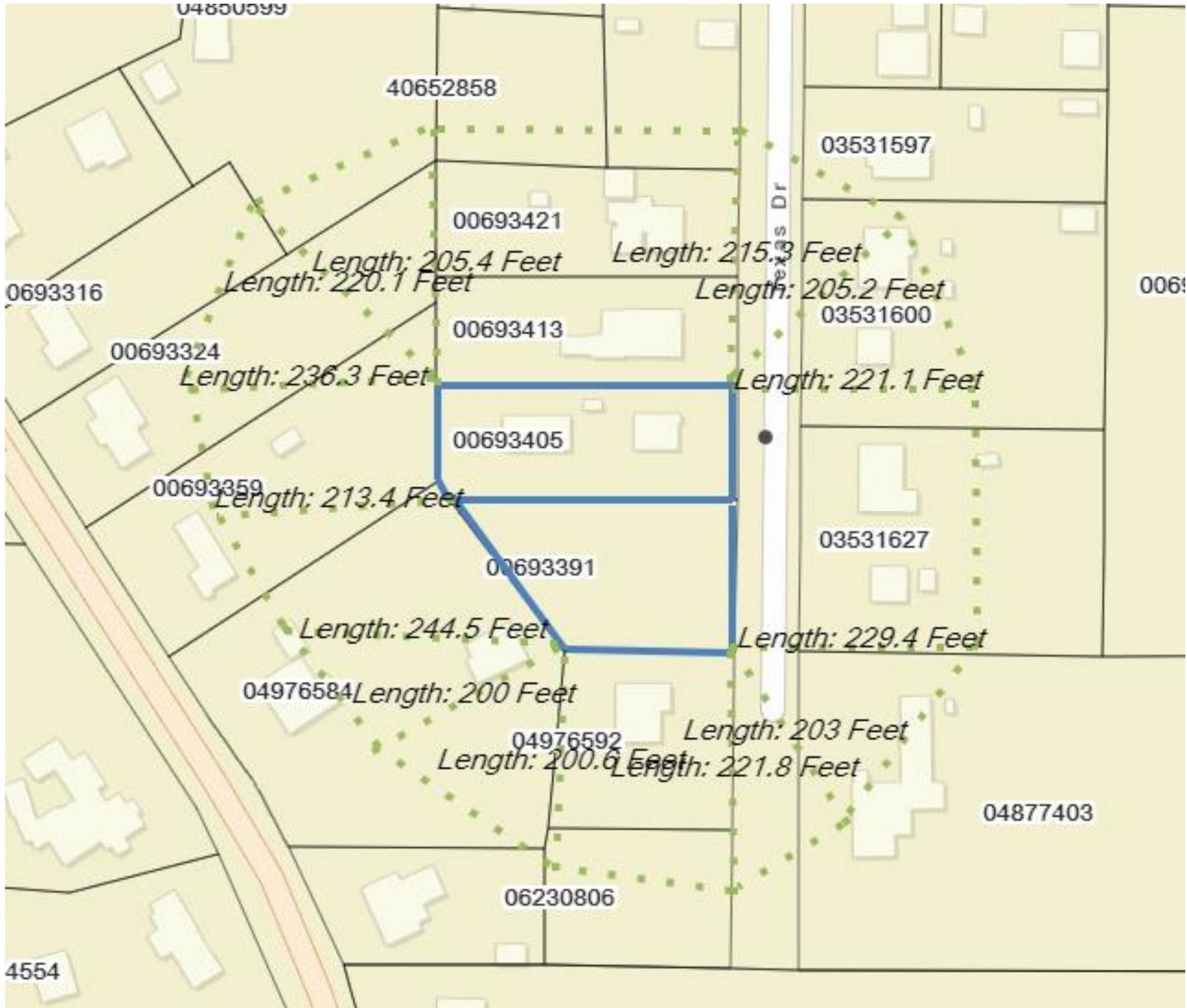
(SIGNATURE)

(ADDRESS)

(CITY, STATE, ZIP)

MAIL TO: CITY OF DWG
CITY SECRETARY
2600 ROOSEVELT DRIVE
DWG, TX 76016
For questions: Tel 682-330-7418

Map for 200' Notices



200' Address List

04976584
2915 ROOSEVELT DR
Current Owner:
LEIRANA INVESTMENTS LLC
2702 PARK PLACE CT
ARLINGTON, TX 76016-5868

05239443
2919 ROOSEVELT DR
Current Owner:
ALEXANDER SR AND S MALDONADO
2919 ROOSEVELT DR
ARLINGTON, TX 76016-5916

06230806
2910 TEXAS DR
Current Owner:
RODNEY AND CAROL BANKS
2918 TEXAS DR
ARLINGTON, TX 76015-1927

04976592
2918 TEXAS DR
Current Owner:
RODNEY D BANKS
5121 FM 1148
GRAHAM, TX 76450

04877403
2915 TEXAS DR
Current Owner:
ALEXANDER B AND ANGE JOHNSON
2915 TEXAS DR
ARLINGTON, TX 76015-1928

03531627
2907 TEXAS DR
Current Owner:
CYNTHIA FULTON A AND MICHAEL E PAIR
2702 PARK PLACE CT
ARLINGTON, TX 76016

00693391
2916 TEXAS DR
Current Owner:
CYNTHIA FULTON
2702 PARK PLACE CT
ARLINGTON, TX 76016-5868

00693405
2912 TEXAS DR
Current Owner:
CYNTHIA FULTON
2702 PARK PLACE CT
ARLINGTON, TX 76016-5868

03531600
2901 TEXAS DR
Current Owner:
CYNTHIA FULTON AND MICHAEL PAIR
2702 PARK PLACE CT
ARLINGTON, TX 76016-5868

03531597
2815 TEXAS DR
Current Owner:
CYNTHIA FULTON
2702 PARK PLACE CT
ARLINGTON, TX 76016-5868

00693367
2700 CALIFORNIA LN
Current Owner:
SHERYL C FANNING
2106 COUNTY ROAD 807
CLEBURNE, TX 76031-7960

04652858
2720 CALIFORNIA LN
Current Owner:
KENT AND D'ANN BESLEY
2800 CALIFORNIA LN
ARLINGTON, TX 76015-1913
04850599
2800 CALIFORNIA LN
Current Owner:
KENT E BESLEY
2800 CALIFORNIA LN
ARLINGTON, TX 76015-1913

00693421
2900 TEXAS DR
Current Owner:
SCOTT E AND MARY P MCCASKEY
2501 CALIFORNIA LN
ARLINGTON, TX 76015

00693413
2906 TEXAS DR
Current Owner:
HELEN LUNDY BOYD
2906 TEXAS DR
ARLINGTON, TX 76015-1927

00693316
2811 ROOSEVELT DR
Current Owner:
GSGM LLC
2005 SAN JACINTO DR
ARLINGTON, TX 76012

00693324
2815 ROOSEVELT DR
Current Owner:
MICHAEL D HENDERSON
2815 ROOSEVELT DR
ARLINGTON, TX 76016-5914

00693359
2911 ROOSEVELT DR
Current Owner:
JAMES E ISOM
2911 ROOSEVELT DR
ARLINGTON, TX 76016-5916

April 9, 2020

Lola Hazel
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, Texas

RE: Part of Lot 2, Block 4, Dalworthington Gardens Final Plat Review

Lola,

We have reviewed the above referenced plat and have the following comments:

1. There is an error of closure in the property description and map.
2. This should actually be a "Replat" and not a "Final Plat".
3. The name and lot numbers need to be revised. This plat appears to be proposing a division of Lot 2, Block 4, Dalworthington Gardens. Revise lot numbers to Lot 2-R-3 and Lot 2-R-4 as shown in the markups. This will necessitate revisions to the title block, dedication statement, etc.
4. Need to show clearly the relationship of the proposed lots to the existing Lot 2. This comment applies to the exhibit area and the property description.
5. The "surveyed on the ground" dates are inconsistent.
6. Need to add property owner address and telephone number.
7. Are there any recorded easements that exist on the subject property?
8. All references to "Dalworthington" need to be one word, not two.
9. The instrument that created Texas Drive needs to be shown, along with the width. Also, the centerline needs to be shown and with offsets to the property dimensioned.
10. Need to show references to recorded subdivision plats of adjoining platted land by record name, county clerk's volume and page numbers and reference by record name of ownership of adjoining unplatted property.
11. Need to show square footage of each lot.
12. The owner's certificate, surveyor's certificate, statement acknowledging visibility triangles and deed restriction statement need to match those provided in the appendices of the Subdivision Ordinance.
13. Replat will need to be printed in black and white since it will be recorded in the County Clerk records.
14. See attached markups.

With regards to the Site Plan, the approximate location of the existing water and sewer lines need to be reflected, as well as the approximate location of the proposed service line connections. Include line sizes of existing and proposed. Once the revisions/additions have been completed, we'll need to review to make sure the new information complies with the city's ordinances.

If there are any questions don't hesitate to contact me.

Thank You,



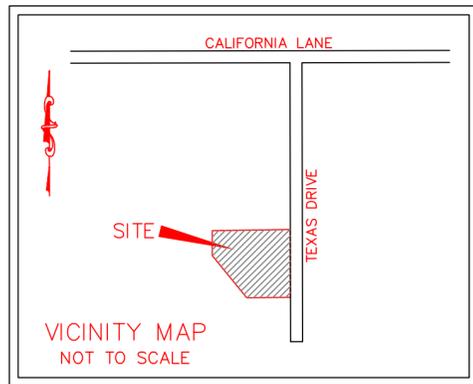
S. Erik Dumas, RPLS
Director of Civil Surveying
Topographic Land Surveyors
TBPLS Firm Reg. No. 10042504

0' 40' 80' 120'



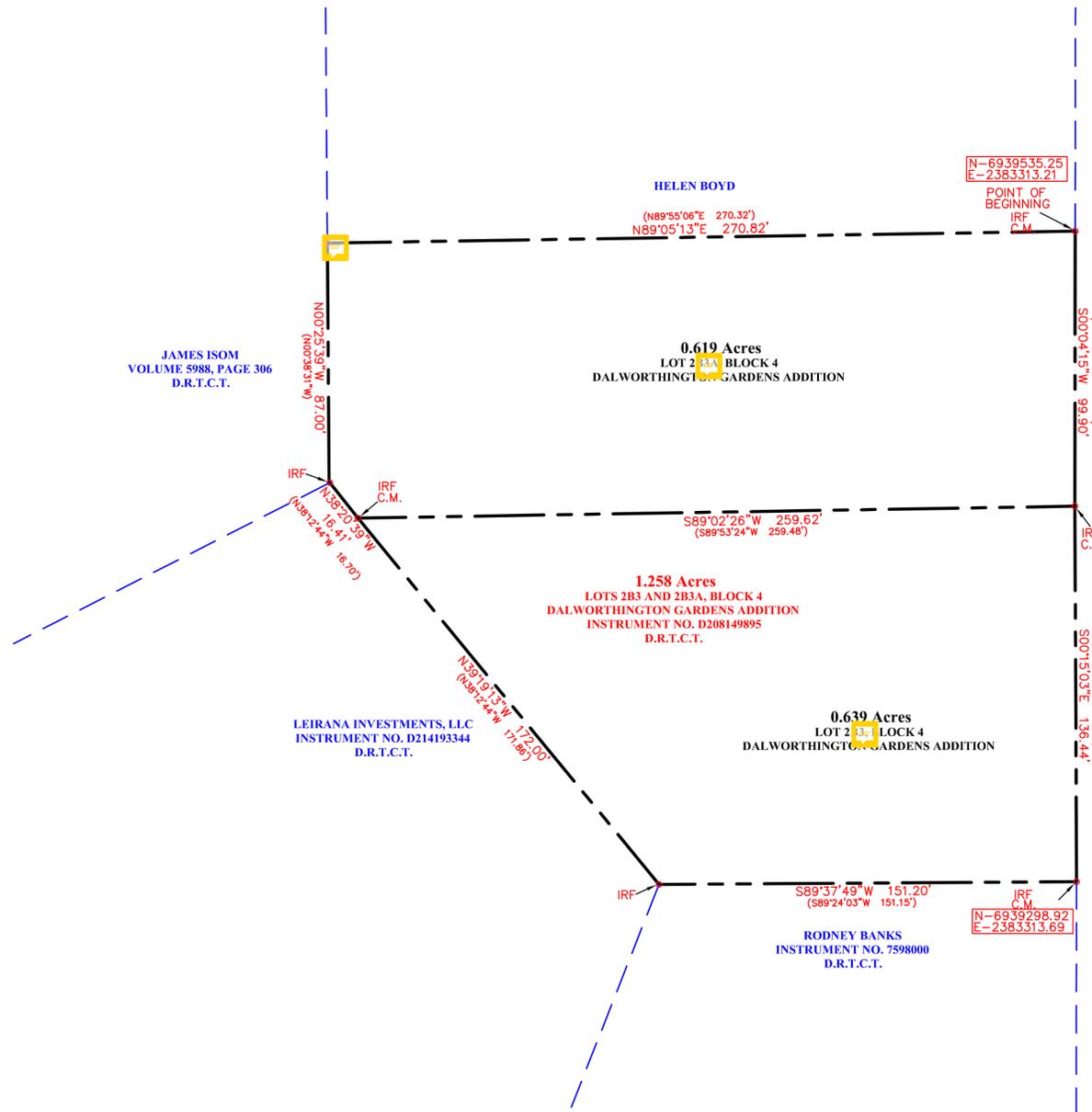
LEGEND

C.M. CONTROLLING MONUMENT
 IRF IRON ROD FOUND
 () DENOTES RECORD DATA



- GENERAL NOTES:
- BEARINGS, AREAS, AND COORDINATES ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), TEXAS NORTH CENTRAL ZONE.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS, INCORPORATED AREAS, PANEL 335 OF 495, MAP NUMBER 4810130335K, MAP REVISED DATE: SEPTEMBER 25, 2009, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM.
 - THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
 - THIS PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

JAMES ISOM
VOLUME 5988, PAGE 306
D.R.T.C.T.



PROPERTY DESCRIPTION

BEING A 1.258 ACRE TRACT OF LAND, BEING LOTS 2B3 AND 2B3A, IN BLOCK 4, OF DALWORTHINGTON GARDENS ADDITION, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, CONVEYED TO CYNTHIA FULTON, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D208149895, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID FULTON TRACT, AT THE SOUTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO HELEN BOYD, IN THE WEST LINE OF TEXAS DR.;

THENCE, WITH THE WEST LINE OF SAID TEXAS DR., THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 1. S 0°04'15" W, A DISTANCE OF 99.90 FEET, TO AN IRON ROD FOUND;
 2. S 0°15'03" E, A DISTANCE OF 136.44 FEET, TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID FULTON TRACT, AT THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO RODNEY BANKS, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 7598000, D.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID FULTON TRACT AND WITH SAID BANKS TRACT, S 89°37'49" W, A DISTANCE OF 151.20 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID FULTON TRACT, IN THE EAST LINE OF A TRACT OF LAND, CONVEYED TO LEIRANA INVESTMENTS, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D214193344, D.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID FULTON TRACT AND WITH SAID LEIRANA INVESTMENTS TRACT, AND WITH THE COMMON LINE BETWEEN SAID FULTON TRACT AND WITH A TRACT OF LAND, CONVEYED TO JAMES ISOM, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 5988, PAGE 306, D.R.T.C.T., THE FOLLOWING THREE (3) COURSES AND DISTANCES:
 3. N 39°19'13" W, A DISTANCE OF 172.00 FEET, TO AN IRON ROD FOUND;
 4. N 38°20'39" W, A DISTANCE OF 16.41 FEET, TO AN IRON ROD FOUND,
 5. N 00°25'39" W, A DISTANCE OF 87.00 FEET, TO THE NORTHWEST CORNER OF SAID FULTON TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID FULTON TRACT AND WITH SAID BOYD TRACT, N 89°05'13" E, A DISTANCE OF 270.82 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.258 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MARCH 25, 2020.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
 THAT I, CYNTHIA FULTON, DO HEREBY ADOPT THIS FINAL PLAT AS LOTS 2B3 AND 2B3A, BLOCK 4, DALWORTHINGTON GARDENS ADDITION, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON;

CYNTHIA FULTON

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 CYNTHIA FULTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 _____, 2020.

NOTARY PUBLIC

TEXAS DRIVE
(ASPHALT PAVEMENT)

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON JULY 18, 2019, AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.



PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, CROWLEY, TEXAS
 OFFICE: 817-487-8916

TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=40'	Date: 3/26/20	DWG: 2020176-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2020-176

FINAL PLAT OF
 LOTS 2B3 AND 2B3A, BLOCK 4, DALWORTHINGTON
 GARDENS ADDITION, AN ADDITION TO THE CITY OF
 DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS,
 RECORDED IN INSTRUMENT NO. D208149895, DEED
 RECORDS, TARRANT COUNTY, TEXAS

CITY APPROVAL STATEMENT
 CITY OF DAL WORTHINGTON GARDENS, TEXAS

APPROVED: CITY COUNCIL, CITY OF DAL WORTHINGTON GARDENS

PLAT APPROVAL DATE: _____

BY: _____ MAYOR



Conditional Approval Letter

April 24, 2020

Dear Applicant:

This letter shall serve as written statement of reasons for conditional approval in accordance with Chapter 212, Local Government Code.

The review of the replat of a portion of Lot 2, Block 4, Dalworthington Gardens was based on the Dalworthington Gardens Subdivision Ordinance. According to Section 10.02.156, a plat revision or replat must satisfy all requirements of divisions 4 and 5 of this article. The specific items in division 4 and 5 that have not been satisfied on the proposed replat as submitted are listed below:

Sec. 10.02.093

(1) Ownership and identification.

(A) Name of subdivider, record owner and volume and page of record ownership in the Tarrant County Deed Records, and land planner, engineer or surveyor.

(G) Names of the owners of contiguous parcels of unsubdivided land, the names of contiguous subdivisions, and the lot patterns of these subdivisions shown by dotted or dashed lines.

(2) Existing conditions.

(A) The location, dimensions, name and description of all existing or recorded public and private right-of-way, including easements, within the subdivision as well as those intersecting or contiguous with its boundaries or forming such boundaries.

(E) Utilities on the tract, specifying size of lines.

(F) Topography shown by contour lines on a basis of five feet vertical interval in terrain with a slope of two percent or more, and on a basis of two feet vertical interval in terrain with a slope of less than two percent; datum shall be that of the United States Coast and Geodetic Survey.

(3) Proposed layout.

(E) All building setback lines on all lots and tracts.

(F) Before consideration of a preliminary plat by the planning and zoning commission, owners of the tract or subdivision shall submit to the city engineer, for his approval, a map or plat showing the location of water and sanitary sewer mains which will be required to insure adequate service and fire protection to the lots specified in such proposed tract or subdivision.

Sec. 10.02.123

(1) Reference and identification.

(C) Primary control points or descriptions and ties to such control points, to which dimensions, angles, bearings and similar data on the plat shall be referred. At least one corner of a subdivision shall be tied by course and distance to one or more of the following:

(i) A corner of the survey in which the property is located;

(ii) A corner of a platted lot; or

(iii) A block corner or subdivision corner of an adjacent or nearby platted subdivision.

(D) Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines.

Conditional Approval Letter

- (F) Approved name and right-of-way width of each street as measured from centerline.
 - (K) Total number of lots and total acreage contained in the subdivision and the area, in square feet, of each lot.
- (2) The final plat shall also include reproducible acknowledgment, endorsements and certifications in the form shown in the appendices to this article, which include the following:
- (A) Owner's certificate - Form of dedication for individual or individuals.
 - (B) Owner's certificate - Form of dedication for corporations.
 - (C) Surveyor's certificate.
 - (D) City approval statement.
 - (E) Statement acknowledging visibility triangle.
 - (F) Deed restriction certification statement.

This list accompanied by the comment letter and markups of the plat should provide a clear picture of the recommendation of conditional approval of the replat as it has been submitted. The engineer did not include a recommendation of approval or denial in the previous documentation as they were anticipating revisions to be submitted by the applicant before the meeting, as is the typical process. The recommendation is usually submitted after the engineer has reviewed those revisions to see whether or not the proposed replat meets or falls short of the requirements in the subdivisions ordinance.

Sincerely,

Lola Hazel
City Administrator

SIEBER PLAT

AGENDA INFORMATION SHEET

TO: Planning & Zoning Commission

FROM: Lola Hazel, City Secretary

AGENDA DATE: April 27, 2020

Agenda Caption: Consider approval of an application from Eric Strickland for a final plat of Lot 1, Block 1, Strickland Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded in instrument no. D217254340, plat records, Tarrant County, Texas, commonly known as 3201 Sieber Drive.

Background: Section 10.02.004 of the City's Code of Ordinances states, "No building permit shall [be] issue[d] for the construction of improvements on any property not platted..." Mr. Strickland is looking to divide his property to sell the eastern portion of the lot, and division of the lot requires a replat. The applicant has provided a site plan that shows existing structures and their dimensions, and also a final plat.

The city engineer provided comments on April 20, 2020 of which were forwarded to the surveyor for correction. Staff asked for clarification regarding connection and access as noted in the engineer's comments. The city engineer then provided clarifying statements in a letter dated April 23, 2020.

As noted by the engineer, there are a number of issues that the applicant must still address including issues related to access to the property. The applicant has submitted documentation regarding access by way of an easement shown on the northeastern portion of the plat. However, the applicant has not provided documentation supporting the fact the property has access to said easement. Also, the applicant would be responsible for construction of said accessway in accordance with Section 10.02.234 of the City's Subdivision Ordinance which states, "All private accessways that provide the primary vehicular access to two or more residential lots to be developed as single-family residences shall have: a minimum pavement width of twenty (20) feet; a minimum pavement thickness of five inches (5") of reinforced Portland cement concrete or six inches (6") hot mix asphaltic concrete over a compacted base; and, a minimum wheel load of five thousand (5000) pounds. (2005 Code, sec. 16.1.58)." In the absence of showing access and providing construction of same, along with the other corrections outlined by the engineer, this plat does not meet the city's ordinances.

Local Government Code, Chapter 212, states that plats that satisfy all applicable regulations must be approved. The proposed plat does not satisfy the requirements of city ordinances for the reasons stated in the engineer's comments; therefore, staff recommends the denial of the proposed plat.

Commission Options:

Recommend denial of plat application for Eric Strickland, 3201 Sieber Lane.

Recommend conditional approval plat application for Eric Strickland, 3201 Sieber Lane.

Recommend approval of plat application for Eric Strickland, 3201 Sieber Lane.

Attachments:

Plat application

Plat Rec. 04.07.2020

Site Plat Rec. 04.07.2020

New Plat Version Rec. 04.17.2020

Legal Notice

200' Letter
200' Map
200' Address List
Engineering Comments
Engineering Plat Markup/Comments
Letter for conditional Approval

Sieber Plat App

City of DWG
817-274-7662

REC#: 00195940 4/06/2020 11:14 AM
OPER: CARLA TERM: 002
REF#: MAIL/CK
PAID BY:

TRAN: 155.0000 CHG FOR SRV-PLATTING
3201 SIEBER DRIVE
GEOMATIC SOLUTIONS INC
110-00.4455
Chrg For Service-P1 750.00CR

TENDERED: 750.00 CHECK
APPLIED: 750.00-

CHANGE: 0.00



PLAT Application

2600 Roosevelt
TEL. 817-274-7368 FAX 817-265-4401
www.cityofdwwg.net

Plat Revision Preliminary Plat Final Plat

Applicant's Name: Eric Strickland

Address: 3201 Sieber Dr Arlington TX 76016

Surveyor: GEOMATIC SOLUTIONS Inc.

Address: 3000 S. Hulen Suite 124-236 F.W. TX 76109

I have purchased or have access to the City of Dalworthington Gardens Subdivision Ordinance (16.1 Article I-Article VI) which specifies requirements for plat submissions.

Yes No

The attached submission complies with all applicable requirements of the City Subdivision Ordinance (16.1 Article I-Article VI). Yes No

[Signature]
Signature

3-11-20
Date

For Office Use Only

Fee: _____ Date Paid: _____ Receipt # _____

P & Z Scheduled _____ Public Hearing Published: _____

Council Scheduled: _____ Public Hearing Published: _____

Pro-Rata Paid: \$ _____ Date: _____

Taxes (Assessments) Paid? Yes _____ Initials _____

Final Plat Filed: Date: _____ Vol. _____ P. _____

Copies of Final Plat Certificate to Utilities (4) Date: _____ Initials: _____

City of Dalworthington Gardens
2600 Roosevelt Drive

April 10, 2020

TO WHOM IT MAY CONCERN:

Please note I have applied for a replat of the property located at 3201 Sieber Drive. The property currently is listed as having 1.9 acres and the replat seeks to divide it as follows:

- 1.2 acres to have the existing residence and associated outbuildings and will be comprised of the west end of the property fronting on Sieber Drive
- .7 acre comprised of the east end of the property fronting on the private road

I have already spent money to have the property surveyed and platted and I have a contract pending on the property, pursuant to plat approval. I will appreciate a timely disposition of this request.

The property can be accessed from the private road as has been the case since at least 1995. (It was probably accessed prior to that as the strand wire gate was already in place in 1995.) According to the previous owner, Evelyn Capps, there was a strand wire gate on the east property fence at the time she and her husband (now deceased) purchased the property. They replaced the strand wire gate with a standard, metal livestock gate. According to Ms. Capps, they used the road occasionally and were never told they could not access the property from the private road. (See attached copies of text messages between Evelyn Capps and me.)

When I purchased the property in 2013, the gate was in place. I maintained it as an access and used it occasionally. In May 2016, I leased the property as pasture for three horses owned by Jordan Mallard. I told Mrs. Mallard she could access the property using the private road gate and Mrs. Mallard and her family accessed the property daily from May, 2016, through September, 2017, to feed and care for the horses. (See attached letter from Jordan Mallard.)

Since the access has been used since 1995 (at least), since there are two other residences which are at the south end of the private road and use the private road for access, and since no denial of access has occurred since at least 1995, I am requesting the City approve the plat and allow construction of a new residence on the back .7 acre portion with access from the private road.

The City will benefit by having a residence there as a higher-value taxable entity than the land itself. Additionally, all residents of Dalworthington Gardens will benefit as there will be one more residence to share property taxation with us in funding programs and initiatives adopted by the City.

Please advise at your earliest convenience regarding plat approval.

Sincerely,



Eric Strickland

ME:

Great. Thanks. So from 1995 until you sold us the property, you had access to the rear gate down the private road whether you chose to use it or not?

EVELYN:

We used it I don't know about the had access part

ME:

I think the way it reads is if you used it and we're not told you could not use it and we're not prevented from using it then you had access.

EVELYN:

Sieber Plat App

OK well I was never told I couldn't use it. So I did use it. But not very often. And generally it was on special occasions like trying to get a trailer in the yard or hauling things out of the yard that kind of thing we never use it as a general way to get in and off the property.

ME:

Yeh, I don't either but there is the occasional use even now.

Fri, Feb 7, 12:47 PM

drplaytxs@att.net

From: Eric Strickland <drplaytxs@att.net>
Sent: Thursday, April 09, 2020 8:22 AM
To: Eric Strickland
Subject: Fwd: Private Road Access DWG Mallard/Strickland

Eric Strickland

Confidentiality Notice: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and/or legally privileged information. This email does not constitute an e-signature and unless specifically stated, no intent to enter into a contract is implied. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Any unauthorized review, use, disclosure or distribution is prohibited.

Begin forwarded message:

From: Jordan Mallard <Jordan@MallardGroup.Net>
Date: March 4, 2020 at 6:59:32 AM CST
To: "drplaytxs@att.net" <drplaytxs@att.net>
Subject: Private Road Access DWG Mallard/Strickland

To Whom It May Concern,

I, Jordan Mallard, accessed the Strickland Property from May 2016 to September 2017, 7 days a week to feed, water and care for my personally owned horses using the private road located at the Park Drive and Sunset Lane intersection in Dalworthington Gardens, Texas. If there are any further questions regarding this matter please feel free to contact me.
Thank you!

MALLARD GROUP

Jordan Mallard | Executive Director of Finance | O. 972-642-6838 F. 972-642-0940
209 West Main Street, Suite 205 Grand Prairie, TX 75050
www.mallardgroup.net

IMPORTANT/CONFIDENTIAL: This message contains information, from the Mallard Group, this may be privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee, or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify Mallard Group immediately at **(972) 642-6838**

March 30, 2020

DWG City Administrator
2600 Roosevelt Drive
Dalworthington Gardens, TX 76016

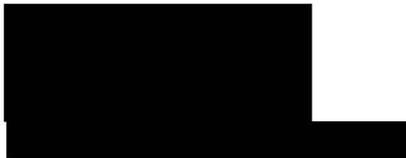
Dear Mrs. Lola Hazel,

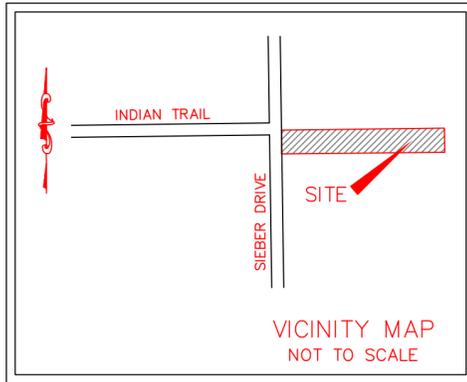
I am writing this letter in response to a conversation that I had with Mr. Todd Batiste in regards to a property that we previously owned Sieber Dr. In 2009 my wife and I purchased the lot located at 3121 Sieber Dr in Dalworthington Gardens. In 2010 we built our house and lived there until we sold the property in October of 2016. The back of our lot was bordered by what I would call a private road that we could access through a gate on the back of our property. During the years that we owned and resided at the Sieber Dr. property we used this private road on multiple occasions to access the back of our lot. No current or prior owner of the road or the City of DWG ever denied or restricted our access to our property through the gate to the private road.

Warm regards,



Jamey Binford





- GENERAL NOTES:
1. BEARINGS, AREAS, AND COORDINATES ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), TEXAS NORTH CENTRAL ZONE.
 2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS, INCORPORATED AREAS, PANEL 335 OF 495, MAP NUMBER 4810130335K, MAP REVISED DATE: SEPTEMBER 25, 2009, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM.
 3. THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
 4. THIS PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

0' 70' 140' 210'



LEGEND

- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- () DENOTES RECORD DATA



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, ERIC V. STRICKLAND AND KRISTI B. STRICKLAND ARE THE OWNERS OF THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN DOC. D215124185, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 3.476 ACRE TRACT OF LAND SITUATED IN THE L. RANDEL SURVEY, ABSTRACT NO. 1311, TARRANT COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO ERIC V. STRICKLAND AND KRISTI B. STRICKLAND AS RECORDED IN COUNTY CLERK'S DOCUMENT NO. D215124185 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.Co.,Tx), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8 INCH IRON PIN FOUND FOR THE SOUTHEAST CORNER OF SAID STRICKLAND TRACT OF LAND AND BEING AN INTERIOR ALL CORNER IN THE WEST LINE OF LOT 1R, BLOCK 1-R OF BROOKSIDE PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TEXAS AS RECORDED IN VOLUME 388-90, PAGE 57 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.Co.,Tx);

THENCE, SOUTH 89 DEGREES 23 MINUTES 47 SECONDS WEST, WITH THE SOUTH LINE OF SAID STRICKLAND TRACT OF LAND AND THE WEST LINE OF SAID LOT 1R AND WITH THE NORTH LINE OF BLOCK 1-R OF BROOKSIDE PARK ADDITIONS TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-120, PAGE 81 AND VOLUME 388-82, PAGE 57 (P.R.,T.Co.,Tx), PASSING AT 754.86 FEET A 1/2 INCH IRON PIN FOUND, IN ALL A DISTANCE OF 788.29 FEET TO A POINT IN SIEBER DRIVE.

THENCE, NORTH 00 DEGREES 50 MINUTES 26 SECONDS WEST, WITH SIEBER DRIVE, A DISTANCE OF 109.78 FEET TO A POINT IN SIEBER DRIVE;

THENCE, NORTH 89 DEGREES 18 MINUTES 25 SECONDS EAST, PASSING AT 34.56 FEET A 5/8 INCH PIN SET WITH CAP STAMPED "SEMPCO SURVEYING" SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID SIEBER, FROM WHICH A 1/2 INCH IRON PIN FOUND BEARS SOUTH 89 DEGREES 18 MINUTES 25 SECONDS WEST, A DISTANCE OF 4.81 FEET, CONTINUING WITH THE NORTH LINE OF SAID STRICKLAND TRACT OF LAND AND THE SOUTH LINE OF GORGANO ESTATES, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-125, PAGE 70 (P.R.,T.Co.,Tx), PASSING AT 754.86 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID STRICKLAND TRACT OF LAND AND THE BEING IN THE WEST LINE OF LOT 1-R 2B OF DALWORTHINGTON GARDENS, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS AS RECORDED IN COUNTY CLERK'S DOCUMENT NO. D21200619 (O.P.R.,Co.,Tx);

THENCE, SOUTH 00 DEGREES 52 MINUTES 22 SECONDS EAST, WITH THE EAST LINE OF SAID STRICKLAND TRACT OF LAND AND THE WEST LINE OF SAID LOTS 1-R 2B AND LOR 1R, A DISTANCE OF 111.01 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 1.998 ACRES, MORE OR LESS;

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
THAT I, ERIC STRICKLAND, DO HEREBY ADOPT THIS FINAL PLAT AS LOTS 1R1 AND 1R2, BLOCK 1, STRICKLAND ADDITION, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON;

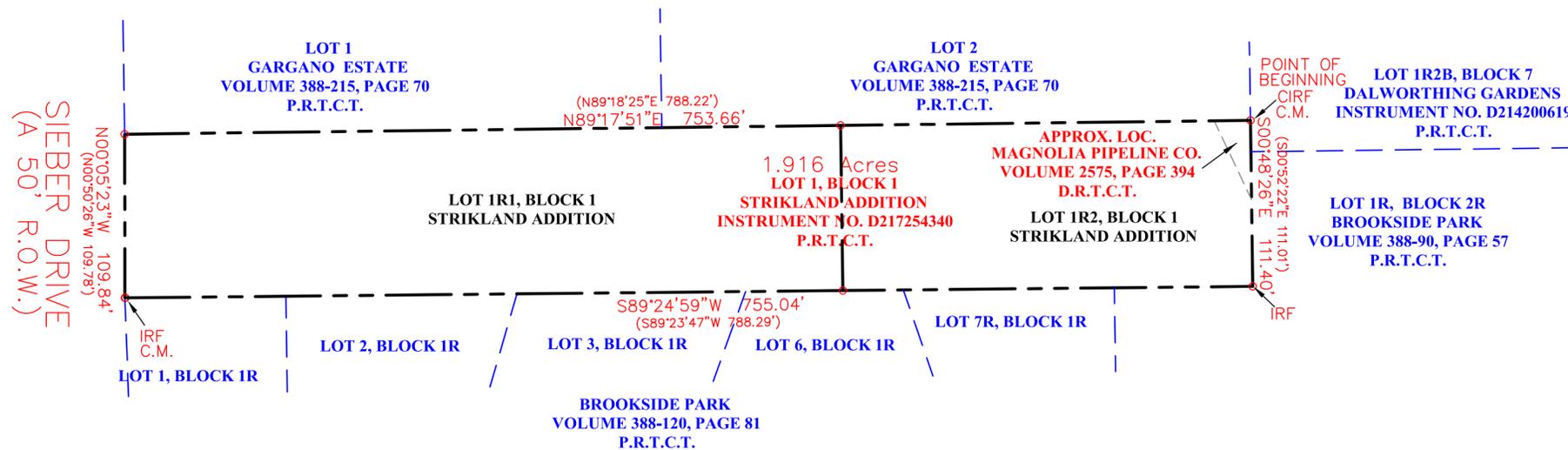
STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ERIC STRICKLAND, 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

ERIC STRICKLAND



CITY APPROVAL STATEMENT
CITY OF DAL WORTHINGTON GARDENS, TEXAS

APPROVED: CITY COUNCIL, CITY OF DAL WORTHINGTON GARDENS

PLAT APPROVAL DATE: _____

BY: _____ MAYOR

FINAL PLAT OF
LOT 1, BLOCK 1, STRICK LAND ADDITION, AN
ADDITION TO THE CITY OF DALWORTHING GARDENS,
TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT
RECORDED IN INSTRUMENT NO. D217254340, PLAT
RECORDS, TARRANT COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON JULY 18, 2019, AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

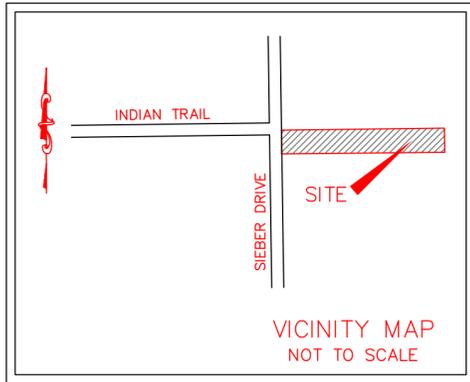


PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, CROWLEY, TEXAS
OFFICE: 817-487-8916
TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=70'	Date: 3/13/20	DWG: 2019050-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2019-050



- GENERAL NOTES:
1. BEARINGS, AREAS, AND COORDINATES ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), TEXAS NORTH CENTRAL ZONE.
 2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS, INCORPORATED AREAS, PANEL 335 OF 495, MAP NUMBER 4810130335K, MAP REVISED DATE: SEPTEMBER 25, 2009, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM.
 3. THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
 4. THE CONTOURS SHOWN HEREON WERE OBTAINED FROM THE NORTH TEXAS COUNCIL OF GOVERNMENT, NO FIELD SURVEYING WAS PERFORMED TO VERIFY THE ACCURACY OF THE CONTOURS.
 5. THIS PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

0' 70' 140' 210'



LEGEND

- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- () DENOTES RECORD DATA
- OHE OVERHEAD ELECTRIC
- AC AIR CONDITIONER
- PP POWER POLE
- TPD TELEPHONE PEDESTAL
- GUY ANCHOR GUY
- MB MAILBOX
- EM ELECTRIC METER
- GM GAS METER
- RCP REINFORCED CONCRETE PIPE

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, ERIC V. STRICKLAND AND KRISTI B. STRICKLAND ARE THE OWNERS OF THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN DOC. D215124185, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 3.476 ACRE TRACT OF LAND SITUATED IN THE L. RANDEL SURVEY, ABSTRACT NO. 1311, TARRANT COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO ERIC V. STRICKLAND AND KRISTI B. STRICKLAND AS RECORDED IN COUNTY CLERK'S DOCUMENT NO. D215124185 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.Co.,Tx), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

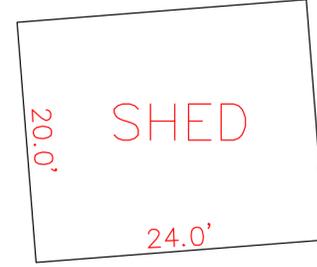
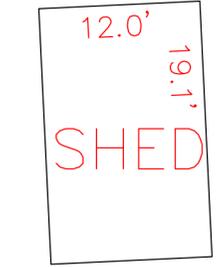
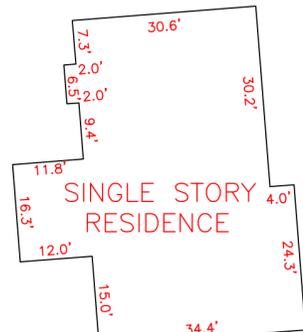
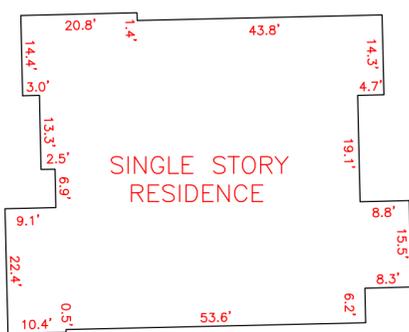
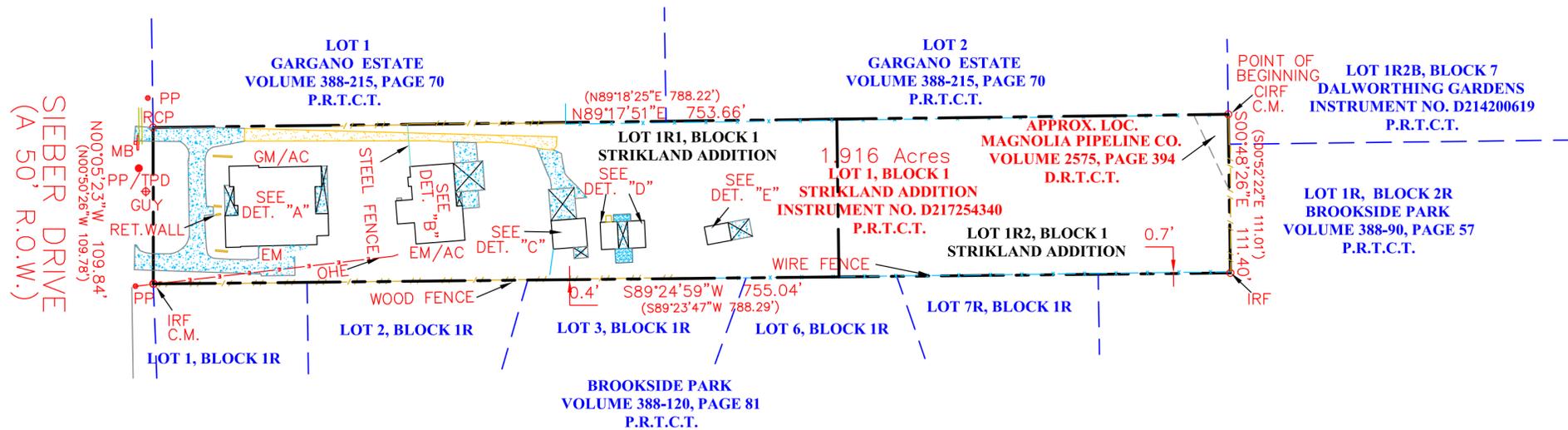
BEGINNING, AT A 5/8 INCH IRON PIN FOUND FOR THE SOUTHEAST CORNER OF SAID STRICKLAND TRACT OF LAND AND BEING AN INTERIOR ALL CORNER IN THE WEST LINE OF LOT 1R, BLOCK 1-R OF BROOKSIDE PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TEXAS AS RECORDED IN VOLUME 388-90, PAGE 57 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.Co.,Tx);

THENCE, SOUTH 89 DEGREES 23 MINUTES 47 SECONDS WEST, WITH THE SOUTH LINE OF SAID STRICKLAND TRACT OF LAND AND THE WEST LINE OF SAID LOT 1R AND WITH THE NORTH LINE OF BLOCK 1-R OF BROOKSIDE PARK ADDITIONS TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-120, PAGE 81 AND VOLUME 388-82, PAGE 57 (P.R.,T.Co.,Tx), PASSING AT 754.86 FEET A 1/2 INCH IRON PIN FOUND, IN ALL A DISTANCE OF 788.29 FEET TO A POINT IN SIEBER DRIVE.

THENCE, NORTH 00 DEGREES 50 MINUTES 26 SECONDS WEST, WITH SIEBER DRIVE, A DISTANCE OF 109.78 FEET TO A POINT IN SIEBER DRIVE;

THENCE, NORTH 89 DEGREES 18 MINUTES 25 SECONDS EAST, PASSING AT 34.56 FEET A 5/8 INCH PIN SET WITH CAP STAMPED "SEMPCO SURVEYING" SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID SIEBER, FROM WHICH A 1/2 INCH IRON PIN FOUND BEARS SOUTH 89 DEGREES 18 MINUTES 25 SECONDS WEST, A DISTANCE OF 4.81 FEET, CONTINUING WITH THE NORTH LINE OF SAID STRICKLAND TRACT OF LAND AND THE SOUTH LINE OF GORGANO ESTATES, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-125, PAGE 70 (P.R.,T.Co.,Tx), PASSING AT 754.86 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID STRICKLAND TRACT OF LAND AND THE BEING IN THE WEST LINE OF LOT 1-R 2B OF DALWORTHINGTON GARDENS, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS AS RECORDED IN COUNTY CLERK'S DOCUMENT NO. D21200619 (O.P.R.,Co.,Tx);

THENCE, SOUTH 00 DEGREES 52 MINUTES 22 SECONDS EAST, WITH THE EAST LINE OF SAID STRICKLAND TRACT OF LAND AND THE WEST LINE OF SAID LOTS 1-R 2B AND LOR 1R, A DISTANCE OF 111.01 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 1.998 ACRES, MORE OR LESS;



SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON JULY 18, 2019, AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.



PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

**SITE PLAN OF
LOT 1, BLOCK 1, STRICK LAND ADDITION, AN
ADDITION TO THE CITY OF DALWORTHING GARDENS,
TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT
RECORDED IN INSTRUMENT NO. D217254340, PLAT
RECORDS, TARRANT COUNTY, TEXAS.**

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, CROWLEY, TEXAS
OFFICE: 817-487-8916
TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=70'	Date: 3/13/20	DWG: 2019050-SITE PLAN
Drawn: OF	Checked: SJH	Job: 2019-050

NOW, THEREFORE, KNOWN ALL BY THESE PRESENTS:

THAT I, ERIC STRICKLAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 1R1 AND 1R2, BLOCK 1, STRICKLAND ADDITION, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON EXCEPT PRIVATE EASEMENTS SHOWN THEREON.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, AS AMENDED, WE 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 SUBJECT OF THE PLAT OR REPLAT WE HAVE SUBMITTED TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS MY HAND AT _____ THIS THE ____ DAY OF _____, 2020.

FOR: ERCK STRICKLAND
STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIC STRICKLAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, THE STATE OF _____
MY COMMISSION EXPIRES _____

GENERAL NOTES:

- BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4202, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
- ADJOINING INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 4810130335K REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PLAT NOTES:

- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES BY LAW.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

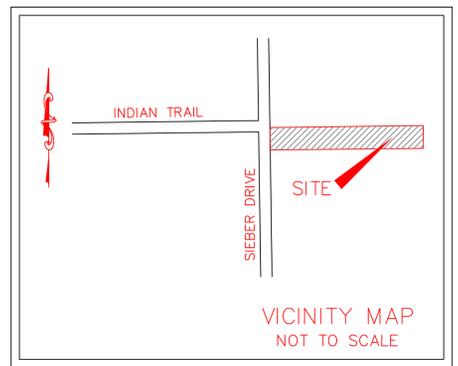


0' 70' 140' 210'



LEGEND

- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- () DENOTES RECORD DATA



PROPERTY DESCRIPTION

BEING A 1.916 ACRE TRACT OF LAND, BEING LOT 1, BLOCK 1, OF STRICKLAND ADDITION, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D217254340, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

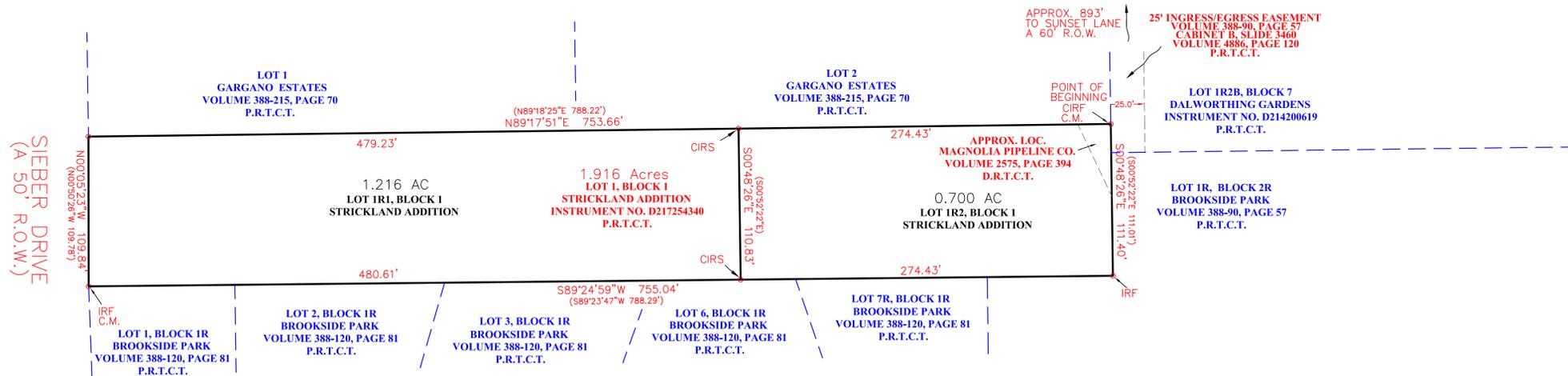
BEGINNING. AT A CAPPED IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID LOT 1, IN THE WEST LINE OF LOT 1R2, BLOCK 7, DALWORTHINGTON GARDENS, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, RECORDED IN INSTRUMENT NO. D201200619, P.R.T.C.T.;

THENCE. WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH SAID LOT 1R2B, AND WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH LOT 1R, BLOCK 2R, BROOKSIDE PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-90, PAGE 57, P.R.T.C.T., S 00°48'26" E, A DISTANCE OF 111.40 FEET, TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE. WITH THE COMMON LINE BETWEEN SAID LOT 1, AND WITH SAID LOT 1R, AND WITH THE COMMON LINE BETWEEN SAID LOT 1, AND WITH LOTS 7R, 6, 3, 2 AND 1, BLOCK 1R, OF BROOKSIDE PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-120, PAGE 81, P.R.T.C.T., CONSECUTIVELY, S 89°24'59" W, A DISTANCE OF 755.04 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 1, IN THE EAST LINE OF SIEBER DRIVE;

THENCE. WITH THE EAST LINE OF SAID SIEBER DRIVE, N 00°05'23" W, A DISTANCE OF 109.84 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1, AT THE SOUTHWEST CORNER OF GARGANO ESTATES, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-215, PAGE 70, P.R.T.C.T.;

THENCE. WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH LOT 1, AND WITH LOT 2, OF SAID GARGANO ESTATES, CONSECUTIVELY, N 89°17'51" E, A DISTANCE OF 753.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.916 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON FEBRUARY 7, 2019.



CITY APPROVAL STATEMENT
CITY OF DAL WORTHINGTON GARDENS, TEXAS

APPROVED: CITY COUNCIL, CITY OF DAL WORTHINGTON GARDENS

PLAT APPROVAL DATE: _____

BY: _____ MAYOR

REPLAT
LOTS 1R1 AND 1R2, BLOCK 1, STRICKLAND ADDITION,
BEING A REPLAT OF LOT 1, BLOCK 1, STRICKLAND
ADDITION, AN ADDITION TO THE CITY OF
DALWORTHING GARDENS, TARRANT COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN INSTRUMENT
NO. D217254340, PLAT RECORDS, TARRANT
COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON _____, 2020, AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.



PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, CROWLEY, TEXAS
OFFICE: 817-487-8916
TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=50'	Date: 3/13/20	DWG: 2019050-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2019-050

Legal Notice

Publisher's Affidavit

STATE OF TEXAS
COUNTY OF TARRANT

I, JOHN M. BONDURANT, JR., PUBLISHER of the **COMMERCIAL RECORDER**, am over the age of 18, have knowledge of the facts stated herein, and am otherwise competent to make this affidavit. The **COMMERCIAL RECORDER**, of Fort Worth, Tarrant County, Texas, is a newspaper of general circulation which has been published in Tarrant County regularly and continuously for a period of over one year prior to the first day of publication of this notice. The **COMMERCIAL RECORDER** is qualified to publish legal notices according to Article 28e, Revised Civil statutes of Texas.

I, solemnly swear that the notice hereto attached was published in the **COMMERCIAL RECORDER**, on the following dates, to-wit:

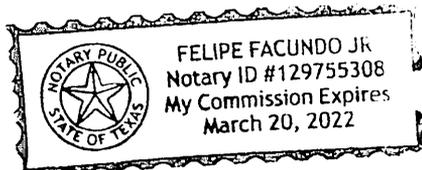
April 10, 2020



Sworn to and subscribed before me this
10th day of April, A.D. 2020



Notary Public, Tarrant County, Texas



LEGAL NOTICE

Notice is hereby given that the Dalworthington Gardens Planning & Zoning Commission will hold a public hearing on April 27, 2020, in the Council Chambers at 6:00 p.m., at 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

Application of Cynthia Fulton for a final plat of Lots 2B3 and 2B3A, Block 4, Dalworthington Gardens Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, recorded in instrument No. D208149895, deed records, Tarrant County, Texas, and commonly known as 2912 Texas Drive.

Application of Eric Strickland for a final plat of Lot 1, Block 1, Strickland Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded in instrument no. D217254340, plat records, Tarrant County, Texas, commonly known as 3201 Sieber Drive.

Notice is also hereby given that the City Council will hold a public hearing on May 21, 2020, in the Council Chambers at 7:00 p.m., at 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the same above.

For more information on this Legal Notice, please contact the City Secretary at 682-330-7418.

Signed this 10th day
of April, 2020.

Lola Hazel, City Secretary

4-10

**NOTICE OF PUBLIC HEARINGS
CITY OF DALWORTHINGTON GARDENS, TEXAS**

P&Z HEARING DATE: April 27, 2020

HEARING TIME: 6:00 p.m.

The Planning & Zoning Commission will hold a public hearing at the above noted date and time in the Council Chambers of the City Hall at 2600 Roosevelt Drive to consider the proposed **Final Plat request for Eric Strickland, 3201 Sieber Lane, DWG.**



This is not a summons to appear at the hearing, but if you care to provide comments, you will be given an opportunity to be heard.

There will be no public access to the location described above. For this meeting, the presiding officer may be physically present at the location described above. However, one or all other members of the Planning and Zoning Commission may participate in this meeting remotely through telephone conference providing for two-way audio communication for each member of the Planning and Zoning Commission.

Public dial-in number: 469-210-7159; Meeting number (access code): 624 391 866

A written statement may also be filed with the City Secretary, which will be presented at the Planning & Zoning Commission meeting. If additional information is desired, please contact the City Secretary at 682-330-7418 (closed weekends and holidays).

The action of the Planning & Zoning Commission is not final, but is a recommendation to the City Council and is reviewed by the Council at the below date and time.

CITY COUNCIL HEARING DATE: May 21, 2020

HEARING TIME: 7:00 p.m.

Written comments are needed by April 24, 2020 to be presented to the Planning & Zoning Commission at their meeting. Comments received after that will be recorded and filed.

COMMENTS: _____

I AM IN FAVOR: _____ I HAVE NO OBJECTIONS: _____ I HAVE OBJECTIONS: _____

(PRINTED NAME)

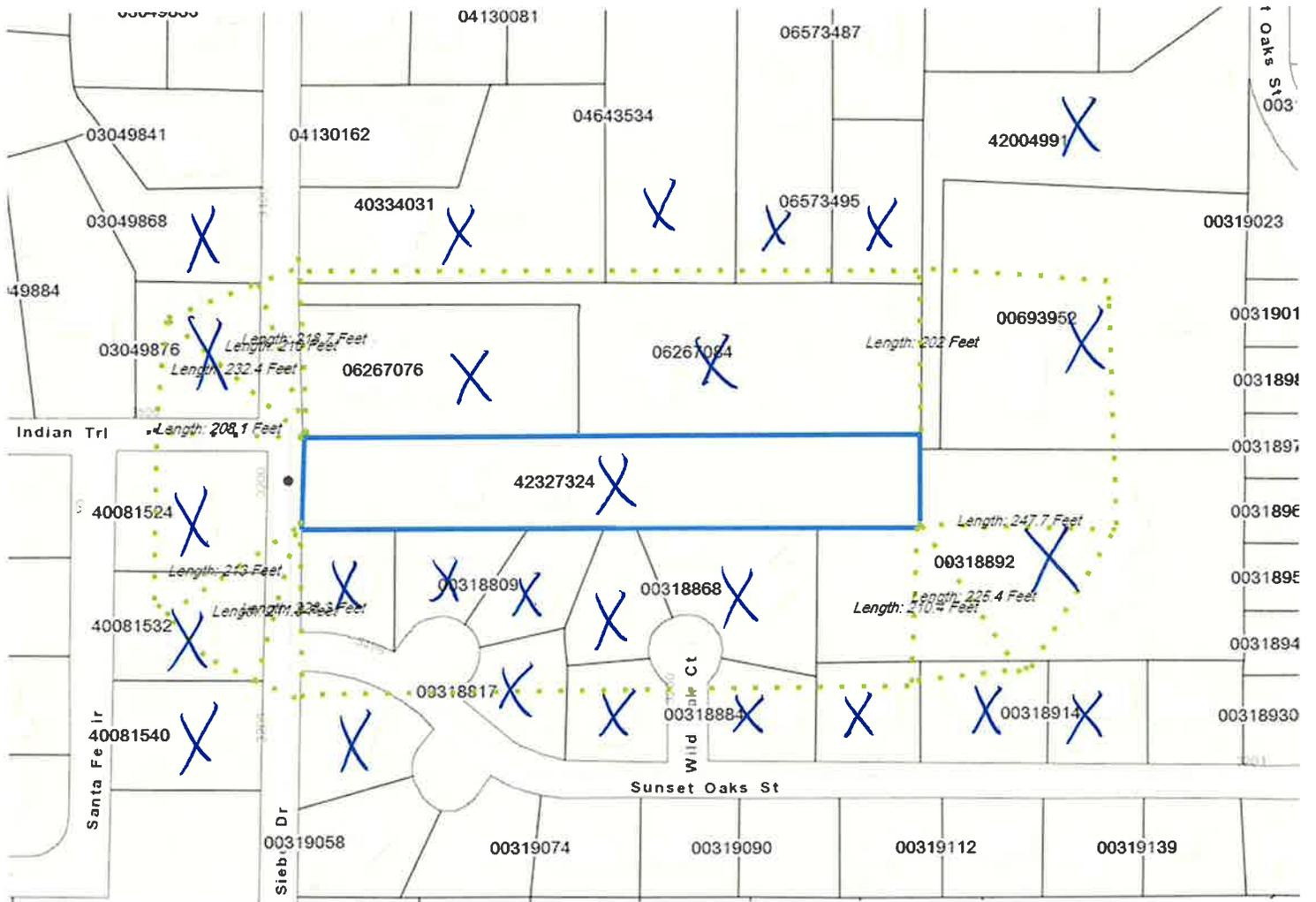
(SIGNATURE)

(ADDRESS)

(CITY, STATE, ZIP)

MAIL TO: CITY OF DWG
CITY SECRETARY
2600 ROOSEVELT DRIVE
DWG, TX 76016
For questions: Tel 682-330-7418

200' Map



200' Address List

42327324
3201 SIEBER DRIVE
Current Owner:
ERIC AND KRISTI B STRICKLAND
3201 SIEBER DR
ARLINGTON, TX 76016

40081532
3206 SIEBER DR
Current Owner:
SIDHU AND SUKHIJINDER S HARPREET
3206 SIEBER DR
ARLINGTON, TX 76016

40081540
3210 SIEBER DR
Current Owner:
ERICA LYNN AND JEREMY FRANK WILSON
3601 SHADY PARK
ARLINGTON, TX 76013

00319031
3412 SUNSET OAKS ST
Current Owner:
MANUEL J SANCHEZ
3412 SUNSET OAKS ST
ARLINGTON, TX 76016

00318787
3411 SUNSET OAKS ST
Current Owner:
GEORGE L BELTON JR
3411 SUNSET OAKS ST
ARLINGTON, TX 76016-2419

00318817
3403 SUNSET OAKS ST
Current Owner:
CALVIN M AND LISETH P SHIRLEY
3403 SUNSET OAKS ST
ARLINGTON, TX 76016-2419

00318795
3409 SUNSET OAKS ST
Current Owner:
MICHELLE AND DONALD FINNIN
3409 SUNSET OAKS ST
ARLINGTON, TX 76016

00318809
3405 SUNSET OAKS ST
Current Owner:
JAMIE MATHEWS MORTON
PO BOX 14161
ARLINGTON, TX 76094

00318825
3206 WILD OAK CT
Current Owner:
JAMES H SEWELL
3206 WILD OAK CT
ARLINGTON, TX 76016-5947

00318833
3204 WILD OAK CT
Current Owner:
JOHN N III AND LAURA STEWART
3204 WILD OAK CT
ARLINGTON, TX 76016-5947

00318884
3207 WILD OAK CT
Current Owner:
ROBERT MCCLELLAND
3207 WILD OAK CT
ARLINGTON, TX 76016

00318868
3205 WILD OAK CT
Current Owner:
BILL G AND ESTHER BRAY
3205 WILD OAK CT
ARLINGTON, TX 76016-5947

00319007
3301 SUNSET OAKS ST
Current Owner:
CONNIE MACK AND DONNA J PECK
3301 SUNSET OAKS ST
ARLINGTON, TX 76016-5946

00318906
3209 SUNSET OAKS ST
Current Owner:
CURTIS VON DER AHE
3209 SUNSET OAKS ST
ARLINGTON, TX 76016-5944

00318892
3216 SUNSET LN
Current Owner:
LARRY D AND PAULA S CARLTON
3216 SUNSET LN
ARLINGTON, TX 76016-5935

00318914
3207 SUNSET OAKS ST
Current Owner:
DEBORAH MEEK
PO BOX 153053
ARLINGTON, TX 76015

200' Address List

00693952
3212 SUNSET LN
Current Owner:
MICHAEL A AND NICOLE AUSTIN
3212 SUNSET LN
ARLINGTON, TX 76016

42004991
3106 SUNSET OAKS
Current Owner:
NICOLLE AND KENNETH BLOCK
3106 OAK BOURNE DR
ARLINGTON, TX 76016

06267084
3121 SIEBER DR
Current Owner:
CATHY S AND WILLIAM R VAHRENKAMP
3121 SIEBER DR
DAL WORTHINGTON GARDENS, TX 76016

06267076
3131 SIEBER DR
Current Owner:
DENNIS PAT PACE
3131 SIEBER DR
ARLINGTON, TX 76016

06573495
3302 SUNSET LN
Current Owner:
HELEN L BRADDOCK
2179 N HOLLAND RD
MANSFIELD, TX 76063

04643526
3302 SUNSET LN
Current Owner:
HELEN L BRADDOCK
2179 N HOLLAND RD
MANSFIELD, TX 76063

04643534
3312 SUNSET LN
Current Owner:
HELEN L BRADDOCK
2179 N HOLLAND RD
MANSFIELD, TX 76063

40334031
3111 SIEBER DR
Current Owner:
LOUIS M AND MICHELLE REDDEN
3111 SIEBER DR
ARLINGTON, TX 76016

03049868
3112 SIEBER DR
Current Owner:
SHERYL SUE HOWELL
3112 SIEBER DR
ARLINGTON, TX 76016-2408

03049876
3501 INDIAN TR
Current Owner:
ROBERT R AND PAMELA K WEBER
3501 INDIAN TR
ARLINGTON, TX 76016-2426

40081524
3202 SIEBER DR
Current Owner:
SANJAY K JAISWAL
NAYNA S JAISWAL
KANTILAL H JAISWAL
SUDHA K JAISWAL
VIRSHANK JAISWAL
3202 SIEBER DR
ARLINGTON, TX 76016

April 20, 2020

Lola Hazel
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, Texas

RE: Strickland Addition Re-Plat Review

Lola,

We have reviewed the above referenced re-plat and have the following comments:

1. Revise the lot numbers to Lot 1-R-1 and Lot 1-R-2. This will necessitate revisions to the title block, dedication statement, etc.
2. The written scale and the graphic scale do not match. 1"=50' is an acceptable scale, 1"=70' is not.
3. The name in the dedication statement is spelled incorrectly. Also, TAD indicates this property to be owned by two individuals. All owners must sign dedication statements. If ownership has changed, documentation will be required to reflect same.
4. Show the location, dimensions, name and description of all existing or recorded public and private right-of-way, including easements, within the subdivision as well as those intersecting or contiguous with its boundaries or forming such boundaries.
5. All references to "Dalworthington" need to be one word, not two.
6. The instrument that created Sieber Drive needs to be shown, along with the width. Also, the centerline needs to be shown with offsets to the property dimensioned.
7. Show connection to Sunset Lane. This can be done in the Vicinity Map.
8. Show a dimension for the frontage along the 25' ingress/egress easement.
9. Show square footage of each lot.
10. Recording reference in the Beginning paragraph does not match the recording on the map.
11. P.R.T.C.T. is not defined in the description.
12. The word "consecutively" is used improperly in the second call of the description.
13. Add name of subdivider, record owner and volume and page of record ownership in the Tarrant County Deed Records, and land planner, engineer or surveyor.
14. The owner's certificate, surveyor's certificate, statement acknowledging visibility triangles and deed restriction statement need to match those provided in the appendices of the Subdivision Ordinance.
15. Replat will need to be printed in black and white since it will be recorded in the County Clerk records.
16. See attached markups.

We have reviewed the Site Plan for the above referenced re-plat and have the following comments:

1. Show the approximate location of the existing water and sewer lines, as well as the approximate location and size of the proposed service line connections for both lots.
2. Show topography by contour lines on a basis of five feet vertical interval in terrain with a slope of two percent or more, and on a basis of two feet vertical interval in terrain with a slope of less than two percent. There is a note regarding the contours, but none are shown.
3. Show dimensions from the existing structures to the property lines.
4. Show setback lines.
5. Use a standard scale for the drawing.
6. Property description needs to match that of the re-plat, including revisions noted above.
7. Show connection to Sunset Lane, and show a dimension for the frontage along the 25' ingress/egress easement.

Once the revisions/additions have been completed, we'll need to review to make sure the new information complies with the city's ordinances.

If there are any questions don't hesitate to contact me.
Thank You,



S. Erik Dumas, RPLS
Director of Civil Surveying
Topographic Land Surveyors
TBPLS Firm Reg. No. 10042504

April 23, 2020

Lola Hazel
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, Texas

RE: Strickland Addition Re-Plat Review

Lola,
I apologize for not making it clear in my initial review letter. I should have communicated my concern regarding the use of the access easement much better. In my opinion, there are three factors that I have found that need to be given consideration.

1. **Construction** – According to Section 10.02.234 of the Subdivision Ordinance “All private accessways that provide the primary vehicular access to two or more residential lots to be developed as single-family residences shall have: a minimum pavement width of twenty (20) feet; a minimum pavement thickness of five inches (5”) of reinforced Portland cement concrete or six inches (6”) hot mix asphaltic concrete over a compacted base; and, a minimum wheel load of five thousand (5000) pounds. (2005 Code, sec. 16.1.58).” There are currently two or more residential lots utilizing the access easement in question, and the current construction of the driving surface does not appear to meet the specifications in Section 10.02.234.
2. **Right of Access** – The surveyor has referenced the adjoining 25’ Ingress/Egress Easement by two other prior plats and an easement document. I would recommend asking the City Attorney whether or not the rights contained in the plats and document referenced actually convey the right of ingress/egress to the proposed Lot 1-R-2. In my opinion there is a possibility that those recorded easements conveyed access rights to specific individuals that may or may not include the owners of the proposed Lot 1-R-2.
3. **Utilities** – The means by which the proposed Lot 1-R-2 will be served by utilities will need to be demonstrated by the applicant. The rights contained in the easement and plat documents referenced above may play a part in that as well.

If there are any other questions don’t hesitate to contact me.
Thank You,



S. Erik Dumas, RPLS
Director of Civil Surveying
Topographic Land Surveyors
TBPLS Firm Reg. No. 10042504

NOW, THEREFORE, KNOWN ALL BY THESE PRESENTS:

THAT I, ERICK STRICKLAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 1R1 AND 1R2, BLOCK 1, STRICKLAND ADDITION, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON EXCEPT PRIVATE EASEMENTS SHOWN THEREON.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, AS AMENDED, WE 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 SUBJECT OF THE PLAT OR REPLAT WE HAVE SUBMITTED TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS MY HAND AT _____ THIS THE ____ DAY OF _____, 2020.

FOR: ERCK STRICKLAND

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERICK STRICKLAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, THE STATE OF _____
MY COMMISSION EXPIRES _____

GENERAL NOTES:

- BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4202, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
- ADJOINING INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 4810130335K REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

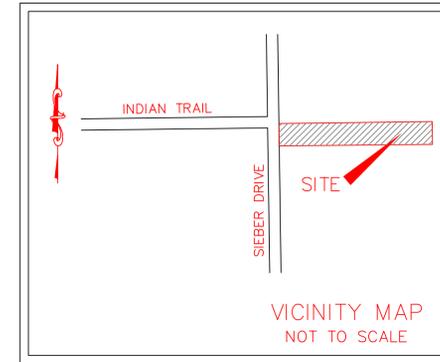
PLAT NOTES:

- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES BY LAW.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

0' 70' 140' 210'

LEGEND

- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- () DENOTES RECORD DATA



PROPERTY DESCRIPTION

BEING A 1.916 ACRE TRACT OF LAND, BEING LOT 1, BLOCK 1, OF STRICKLAND ADDITION, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D217254340, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

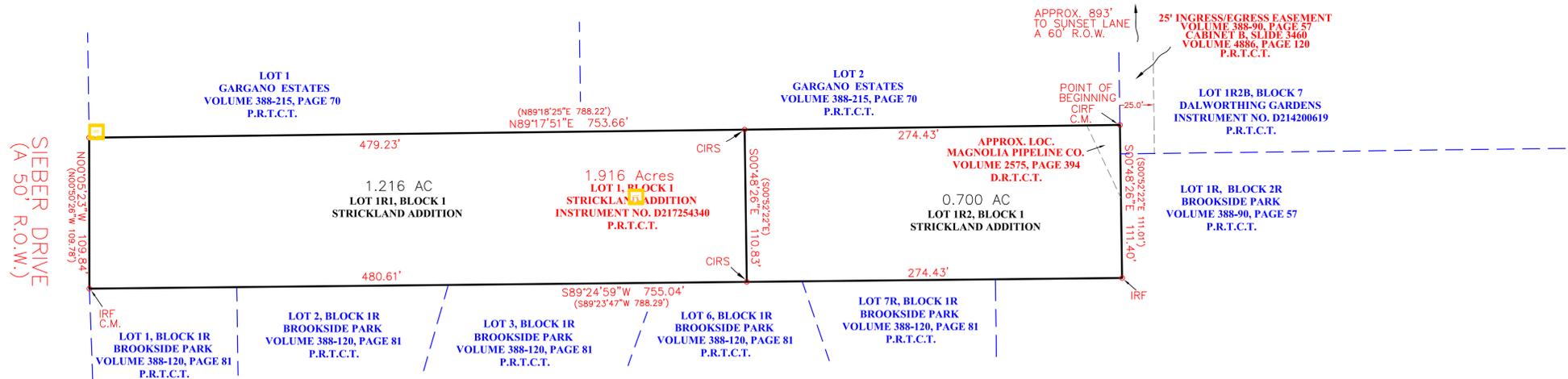
BEGINNING. AT A CAPPED IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID LOT 1, IN THE WEST LINE OF LOT 1R2, BLOCK 7, DALWORTHINGTON GARDENS, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, RECORDED IN INSTRUMENT NO. D201200619, P.R.T.C.T.;

THENCE. WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH SAID LOT 1R2B, AND WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH LOT 1R, BLOCK 2R, BROOKSIDE PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-90, PAGE 57, P.R.T.C.T., S 00°48'26" E, A DISTANCE OF 111.40 FEET, TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE. WITH THE COMMON LINE BETWEEN SAID LOT 1, AND WITH SAID LOT 1R, AND WITH THE COMMON LINE BETWEEN SAID LOT 1, AND WITH LOTS 7R, 6, 3, 2 AND 1, BLOCK 1R, OF BROOKSIDE PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-120, PAGE 81, P.R.T.C.T., CONSECUTIVELY, S 89°24'59" W, A DISTANCE OF 755.04 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 1, IN THE EAST LINE OF SIEBER DRIVE;

THENCE. WITH THE EAST LINE OF SAID SIEBER DRIVE, N 00°05'23" W, A DISTANCE OF 109.84 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1, AT THE SOUTHWEST CORNER OF GARGANO ESTATES, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-215, PAGE 70, P.R.T.C.T.;

THENCE. WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH LOT 1, AND WITH LOT 2, OF SAID GARGANO ESTATES, CONSECUTIVELY, N 89°17'51" E, A DISTANCE OF 753.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.916 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON FEBRUARY 7, 2019.



CITY APPROVAL STATEMENT
CITY OF DAL WORTHINGTON GARDENS, TEXAS

APPROVED: CITY COUNCIL, CITY OF DAL WORTHINGTON GARDENS

PLAT APPROVAL DATE: _____

BY: _____ MAYOR

REPLAT
LOTS 1R1 AND 1R2, BLOCK 1, STRICKLAND ADDITION,
BEING A REPLAT OF LOT 1, BLOCK 1, STRICKLAND
ADDITION, AN ADDITION TO THE CITY OF
DALWORTHING GARDENS, TARRANT COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN INSTRUMENT
NO. D217254340, PLAT RECORDS, TARRANT
COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON _____, 2020, AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, CROWLEY, TEXAS
OFFICE: 817-487-8916
TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=50'	Date: 3/13/20	DWG: 2019050-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2019-050

Denial Letter



April 24, 2020

Dear Applicant:

This letter shall serve as written statement of reasons for disapproval in accordance with Chapter 212, Local Government Code.

The Strickland Addition Replat review was based on the Dalworthington Gardens Subdivision Ordinance. According to Section 10.02.156, a plat revision or replat must satisfy all requirements of divisions 4 and 5 of this article. The specific items in division 4 and 5 that have not been satisfied on the proposed replat of Strickland Addition as submitted are listed below:

Sec. 10.02.093

(1) Ownership and identification.

(A) Name of subdivider, record owner and volume and page of record ownership in the Tarrant County Deed Records, and land planner, engineer or surveyor.

(2) Existing conditions.

(A) The location, dimensions, name and description of all existing or recorded public and private right-of-way, including easements, within the subdivision as well as those intersecting or contiguous with its boundaries or forming such boundaries.

(E) Utilities on the tract, specifying size of lines.

(F) Topography shown by contour lines on a basis of five feet vertical interval in terrain with a slope of two percent or more, and on a basis of two feet vertical interval in terrain with a slope of less than two percent; datum shall be that of the United States Coast and Geodetic Survey.

(3) Proposed layout.

(E) All building setback lines on all lots and tracts.

(F) Before consideration of a preliminary plat by the planning and zoning commission, owners of the tract or subdivision shall submit to the city engineer, for his approval, a map or plat showing the location of water and sanitary sewer mains which will be required to insure adequate service and fire protection to the lots specified in such proposed tract or subdivision.

Sec. 10.02.123

(1) Reference and identification.

(D) Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines.

(F) Approved name and right-of-way width of each street as measured from centerline.

(K) Total number of lots and total acreage contained in the subdivision and the area, in square feet, of each lot.

(2) The final plat shall also include reproducible acknowledgment, endorsements and certifications in the form shown in the appendices to this article, which include the following:

(A) Owner's certificate - Form of dedication for individual or individuals.

(B) Owner's certificate - Form of dedication for corporations.

(C) Surveyor's certificate.

(D) City approval statement.

(E) Statement acknowledging visibility triangle.

(F) Deed restriction certification statement.

Denial Letter

This list accompanied by the comment letters and markups of the plat will provide a clear picture of the recommendation of denial of the replat as it has been submitted. The engineer didn't include a recommendation of approval or denial in the previous documentation as it was anticipated revisions would be submitted by the applicant before the meeting, which is the typical process. The recommendation is usually submitted after the engineer has reviewed those revisions to see whether or not the proposed replat meets or falls short of the requirements in the subdivisions ordinance.

Sincerely,

Lola Hazel
City Administrator