

Notice of a Meeting
Dalworthington Gardens Planning and Zoning Commission

May 1, 2025 at 6:00 p.m.

City Hall Council Chambers, 2600 Roosevelt Drive, 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).
--

1. Call to Order
2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.
3. Approval of Minutes
 - i. 3.6.2025 Minutes
 - ii. 4.3.2025 Minutes
4. Discussion and possible recommendation on an application for a preliminary plat submitted by Aldriedge Building Corp for Lot 19, Block A, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.
 - i. Conduct a public hearing
 - ii. Discussion and action
5. Discussion and possible recommendation on an application for a final plat submitted by Aldriedge Building Corp for Lot 19, Block A, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.
 - i. Conduct a public hearing
 - ii. Discussion and action
6. Future agenda items.
7. Adjourn

CERTIFICATION

This is to certify that a copy of the May 1, 2025 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: _____

Sandra Ma, City Secretary

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
March 6, 2025 at 6:00 p.m.

While the order of some agenda items may have been changed, the following represents all items discussed and acted upon by the Planning and Zoning Commission.

1. Call to Order

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

Members Present

Todd Batiste, Chairperson
Johanna Storm
Tracy Dodson, Alternate

Members Absent:

Maurice Clark, Vice Chairperson
Brian Colin
Anthony Parker
Tom McCarty, Alternate

Staff Present:

Will Fike

- 2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.**

None

- 3. Discussion and possible recommendation on an application for a preliminary plat submitted by Aldriedge Building Corp for Lot 19, Block A, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.**

- i. Conduct a public hearing**
- ii. Discussion and action**

Background Information:

Application for a Preliminary Plat was received from Aldriedge Building Corp – Randy Aldriedge on 1/17/2025. Per city ordinance 10.02.004 Platting Required. No building permit shall be issued for the construction of improvement on any property not platted.

Plat application was forwarded to the City engineer for review.

The city has notified all property owners within 200 feet and included information on how to provide public comments at both the planning and zoning meeting , as well as publishing the meeting in the Commercial Recorder. At the February 6, 2025 this topic was continued to March 6, 2025 at 6:00 p.m.

Local Government Code, Chapter 212, states plats that satisfy all applicable regulations must be approved. The proposed plat after review from the engineer does not satisfy all requirement of city ordinance. As such, staff does not recommend approval of this preliminary plat.

Chairperson Todd Batiste opened a public hearing at 6:04 p.m.

With no one desiring to speak, Chairperson Todd Batiste closed the public hearing at 6:04 p.m.

A motion was made by Commissioner Johanna Storm and seconded by Commissioner Tracy Dodson to continue this topic to April 3, 2025 at 6:00 p.m. to allow applicant more time to provide drainage and utility easement documents for the engineer to review.

Motion carried by the following vote:

Ayes: Members Batiste, Storm, and Dodson

Nays: None

4. Discussion and possible recommendation on an application for a final plat submitted by Aldriedge Building Corp for Lot 19, Block A, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.

i. Conduct a public hearing

ii. Discussion and action

Chairperson Todd Batiste opened a public hearing at 6:10 p.m.

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

A motion was made by Commissioner Johanna Storm and seconded by Commissioner Tracy Dodson to continue this topic to April 3, 2025 at 6:00 p.m.

Motion carried by the following vote:

Ayes: Members Batiste, Storm, and Dodson

Nays: None

5. Discussion and possible recommendation on an ordinance for commercial properties requiring cross lot access when our existing ordinance regarding driveway separations cannot be met.

During the discussion of the concept plan along Bowen Road at the November regular city council meeting, driveway separation and safety along the Bowen Road corridor was discussed. The city attorney said that neither the city's current ordinance regarding driveway separation nor the planned development process was sufficient to require cross lot access to ensure that driveway spacing on adjacent commercial lots meets the ordinance. She said a cross lot access ordinance would need to be added to ensure driveway separations could be enforced on certain lot configurations.

At the January 16, 2025 council meeting, Council directed Planning and Zoning Commission to investigate and make recommendations on adding an ordinance for commercial properties requiring cross lot access when our existing ordinance regarding driveway separations cannot be met.

However, any submissions submitted prior to an ordinance change will not be effected.

The following study information is provided for your reference to help investigate this.

Chapter 8 of the comprehensive plan begins with the following. "Implementation Strategies" Implementation measure will be critical to the success of the Dalworthington Gardens Comprehensive Plan. There are many methods and tools that may be used to implement a plan. Some of these include, but may not be limited to, the following:

- Planned Development Site Plan Procedures;
- Urban Design Standards;
- Ordinance Revisions;
- Official Maps; and

- The Planning Program.

Our comprehensive plan is a guideline, but does not have the power of ordinance. If the comprehensive plan with regards to cross lot access is going to be enforced, this would need to be codified. (See pages 23-27 of the comprehensive plan where the concept of increasing commercial driveway spacing with increased speed limits to ensure safe commercial development can be found.)

Staff noticed that * Minimum distance from drive to intersection on Arterial for commercial is listed as 1880 feet. This is likely a typo. Do you want to suggest a correction?

Chairperson Todd Batiste opened a public hearing at 6:21 p.m.

With no one desiring to speak Chairperson, Todd Batiste closed the public hearing at 6:21 p.m.

A motion was made by Commissioner Johanna Storm and seconded by Commissioner Tracy Dodson for City Attorney to draft a preliminary ordinance to bring back next month for review.

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Storm, McCarty, and Dodson

Nays: None

6. Future Agenda Items

None

7. Adjourn

Meeting was adjourned at 6:48 p.m.

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
April 3, 2025 at 6:00 p.m.

While the order of some agenda items may have been changed, the following represents all items discussed and acted upon by the Planning and Zoning Commission.

1. Call to Order

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

Members Present

Todd Batiste, Chairperson
Maurice Clark, Vice Chairperson
Johanna Storm
Tom McCarty, Alternate

Members Absent:

Brian Colin
Anthony Parker
Tracy Dodson, Alternate

Staff Present:

Sandra Ma, City Secretary

- 2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.**

None

3. Approval of Minutes
i. 2.6.2025 Minutes

A motion was made by Commissioner Tom McCarty and seconded by Commissioner Johanna Storm to approve 2.6.2025 Minutes.

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Storm, and McCarty

Nays: None

- 4. Discussion and possible recommendation on an application for a preliminary plat submitted by Aldriedge Building Corp for Lot 19, Block A, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.**

i. Conduct a public hearing

ii. Discussion and action

A motion was made by Commissioner Tom McCarty and seconded by Vice Chairperson Maurice Clark to continue this topic to May 1, 2025 at 6:00 p.m.

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Storm, and McCarty

Nays: None

5. Discussion and possible recommendation on an application for a final plat submitted by Aldriedge Building Corp for Lot 19, Block A, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.

i. Conduct a public hearing

ii. Discussion and action

A motion was made by Commissioner Tom McCarty and seconded by Commissioner Johanna Storm to continue this topic to May 1, 2025 at 6:00 p.m.

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Storm, and McCarty

Nays: None

6. Discussion and possible recommendation on an ordinance for commercial properties requiring cross lot access when our existing ordinance regarding driveway separations cannot be met.

i. Conduct a public hearing

ii. Discussion and action

During the discussion of the concept plan along Bowen Road at the November regular city council meeting, driveway separation and safety along the Bowen Road corridor was discussed. The city attorney said that neither the city's current ordinance regarding driveway separation nor the planned development process was sufficient to require cross lot access to ensure that driveway spacing on adjacent commercial lots meets the ordinance. She said a cross lot access ordinance would need to be added to ensure driveway separations could be enforced on certain lot configurations.

At the January 16, 2025 council meeting, Council directed Planning and Zoning Commission to investigate and make recommendations on adding an ordinance for commercial properties requiring cross lot access when our existing ordinance regarding driveway separations cannot be met.

However, any submissions submitted prior to an ordinance change will not be effected.

The following study information is provided for your reference to help investigate this.

Chapter 8 of the comprehensive plan begins with the following. "Implementation Strategies" Implementation measure will be critical to the success of the Dalworthington Gardens Comprehensive Plan. There are many methods and tools that may be used to implement a plan. Some of these include, but may not be limited to, the following:

- Planned Development Site Plan Procedures;
- Urban Design Standards;
- Ordinance Revisions;
- Official Maps; and
- The Planning Program.

Our comprehensive plan is a guideline, but does not have the power of ordinance. If the comprehensive plan with regards to cross lot access is going to be enforced, this would need to be codified. (See pages 23-27 of the comprehensive plan where the concept of increasing commercial driveway spacing with increased speed limits to ensure safe commercial development can be found.)

Staff noticed that * Minimum distance from drive to intersection on Arterial for commercial is listed as 1880 feet. This is likely a typo. Do you want to suggest a correction?

Chairperson Todd Batiste opened a public hearing at 6:03 p.m.

With no one desiring to speak Chairperson, Todd Batiste closed the public hearing at 6:03 p.m.

A motion was made by Commissioner Tom McCarty and seconded by Commissioner Johanna Storm to approve the ordinance as written with the addition of substantial improvement definition and for staff to work with engineer to get a clarification of the Arterial for commercial distance.

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Storm, McCarty, and Dodson

Nays: None

7. Future Agenda Items

None

8. Adjourn

Meeting was adjourned at 6:24 p.m.

Agenda Subject:

Discussion and possible recommendation on an application for a preliminary plat submitted by Aldriedge Building Corp for Lot 19, Block A, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.

Background Information:

Application for a Preliminary Plat was received from Aldriedge Building Corp – Randy Aldriedge on 1/17/2025. Per city ordinance 10.02.004 Platting Required. No building permit shall be issued for the construction of improvement on any property not platted.

In accordance with Section 10.02.094, the plat application was then forwarded to the city engineer for review. On April 21, 2025, the city engineer conducted his final review of the preliminary plat, determined the plat conforms with the City's subdivision ordinance, and recommends approval of the plat.

The city has notified all property owners within 200 feet and included information on how to provide public comments at both the planning and zoning meeting and council meeting, as well as publishing the meeting in the Commercial Recorder.

Local Government Code, Chapter 212, states plats that satisfy all applicable regulations must be approved. The proposed plat satisfies all requirement of city ordinance. As such, staff recommends approval of this plat.

Recommended Action/Motion:

Motion to recommend approval of the preliminary plat for Lot 19, Block 1, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, locally known as 3815 Kelly Perkins Road.

Attachments:

Application

Plat – Final 4/8/2025

Drainage Plan – Final 4/8/2025

Engineer Review – Final 4/21/2025

Plat submitted 1/17/2025

Engineer Review #1 with comments

Revised plat 3/3/2025

Engineer Review #2 with comments

Revised plat 3/24/2025

Engineer Review #3 with comments

Revised plat 3/28/2025

Engineer Review #4 with comments

Commercial Recorder – Publication



PLAT Application

CITY OF DALWORTHINGTON GARDENS

2600 Roosevelt

TEL. 817-274-7368 FAX 817-265-4401

www.cityofdwa.net

-3815 Kelly Perkins-

☐ Replat ☐ Amending Plat ☒ Preliminary Plat ☒ Final Plat

Applicant's Name: ALDRIDGE BUILDING CORP

Address: 1305 SYLVAN CT. ARLINGTON, TX 76012

Applicant Contact Number: (817) 975-2676

Applicant Email: RANDY@RTAHOMEBUILDERS.COM

Surveyor: TEXTERRA SURVEYING

Address: P.O. Box 202165, Arlington, TX 76006

I have purchased or have access to the City of Dalworthington Gardens Subdivision Ordinance which specifies requirements for plat submissions.

☒ Yes ☐ No

The attached submission complies with all applicable requirements of the City Subdivision Ordinance.

☒ Yes ☐ No

Signature

01/06/2025

Date

For Office Use Only

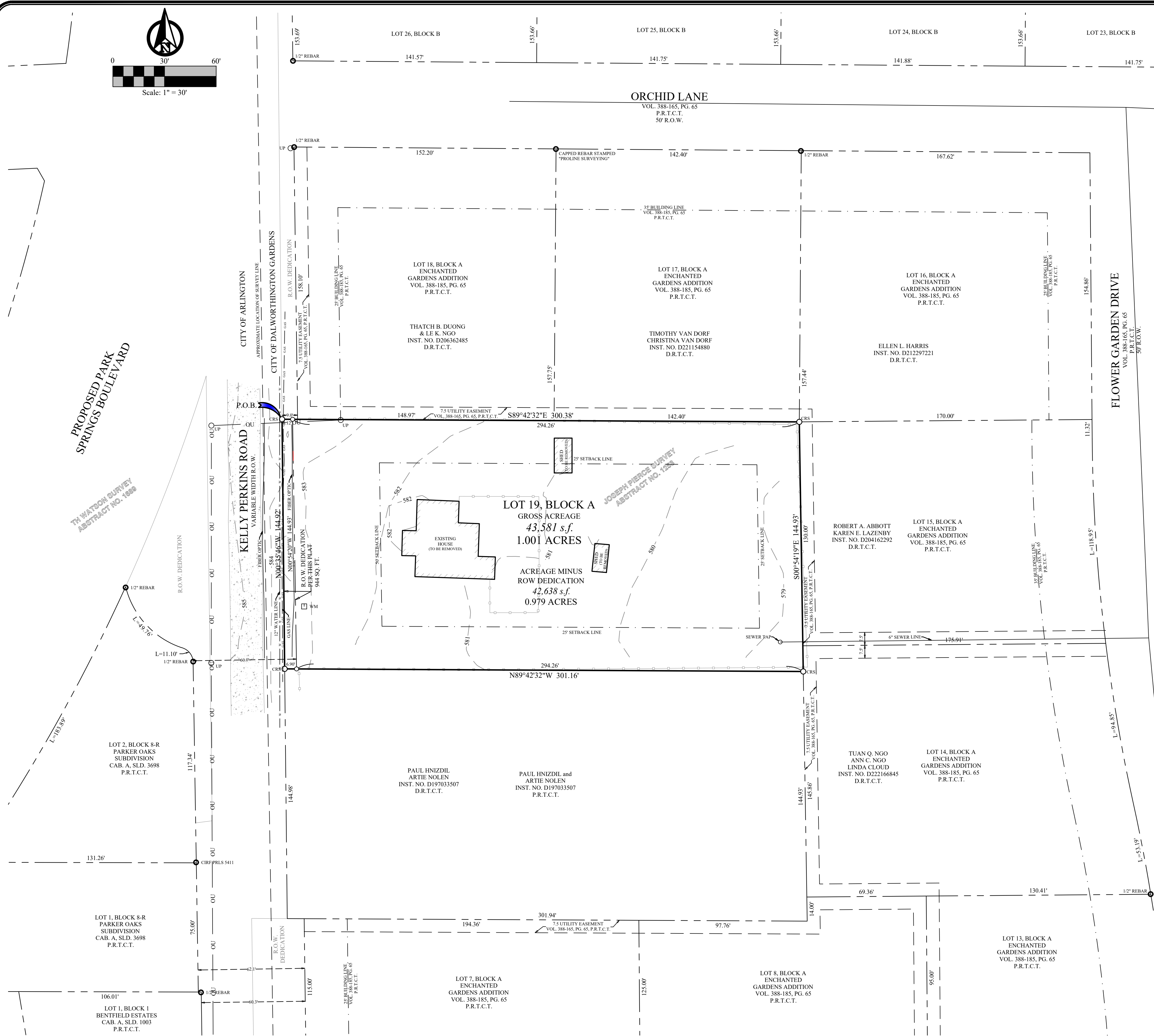
Fee: 6076 Date Paid: 1/17/25 Receipt # CK 265699

P & Z Scheduled 2/16/25 Public Hearing Published: 1/21/25

Council Scheduled: 2/20/25 Public Hearing Published: 1/21/25

Pro-Rata Paid: \$ Date:

plat transaction code 155



OWNER'S CERTIFICATE - DEDICATION FOR INDIVIDUALS

STATE OF TEXAS }
COUNTY OF TARRANT }
WHEREAS, we, **Richard Bliss and Wendy Bliss**, are all of the owners of a tract of land situated in the Joseph Pierce Survey, Abstract No. 1253, County of Tarrant, according to the deed recorded in Instrument Number D225030574, DRTCT and more particularly described as follows:

BEGINNING 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northwest property corner of the said *Bliss* tract, being a point on the east right-of-way line of Kelly Perkins Road, being a variable width public right-of-way, from said POINT OF BEGINNING the southwest lot corner of Lot 18, Block A, of **ENCHANTED GARDENS ADDITION**, an addition in the City of Dalworthington Gardens, Tarrant County, Texas according to the plat thereof recorded in Volume 388-185, Page 65, Plat Records, Tarrant County, Texas, bears SOUTH 89° 42' 32" EAST, a distance of 9.00 feet;

THENCE SOUTH 89° 42' 32" EAST, departing the said right-of-way line, with the north property line of the said *Bliss* tract, at a distance of 9.00 feet passing the southwest lot corner of Lot 18, continuing with the south lot line of Lot 18 and with the south lot line of Lot 17, of the said **ENCHANTED GARDENS ADDITION**, a total distance of 300.38 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northeast property corner of the *Bliss* tract, being the southeast lot corner of said Lot 17, same being the northwest lot corner of Lot 15 of said **ENCHANTED GARDENS ADDITION**;

THENCE SOUTH 00° 54' 19" EAST, with the east property of the *Bliss* tract and with the west lot line of said Lot 15, at a distance of 130.00 feet passing the southwest lot corner of said Lot 15, being the northwest lot corner of Lot 14 of said **ENCHANTED GARDENS ADDITION**, continuing with the west lot line of said Lot 14, a total distance of 144.93 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southeast property corner of the *Stevens* tract, being the northeast property corner of the tract being described in the deed to *Paul Hnizdil and Arrie Nolen*, recorded in Instrument Number D197033507, P.R.T.C.T.;

THENCE NORTH 89° 42' 32" WEST, departing the said lot line, with the south property line of the *Bliss* tract, same being the north property line of the said *Hnizdil* tract, a distance of 301.16 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southwest property corner of the *Bliss* tract, being the northwest property corner of the *Hnizdil*, tract, and being a point on the aforementioned east right-of-way line of Kelly Perkins Road;

THENCE NORTH 00° 35' 46" WEST, with the west property line of the *Bliss* tract and with the said right-of-way line, a distance of 144.92 feet to the **POINT OF BEGINNING** and enclosing 1.001 acres (43,581 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, **Richard Bliss and Windy Bliss**, being all the owners, do hereby adopt this plat designating the hereinabove-described property as the BLISS ADDITION, Addition to the City of Dalworthington Gardens, Texas and we do hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hands this ____ day of _____, 2025.

Richard Bliss

Windy Bliss

STATE OF TEXAS }
COUNTY OF TARRANT }

This instrument was acknowledged before me on the ____ day of _____, 2025, by _____.

Notary Public, State of Texas
Notary name (printed) _____
My commission expires: _____

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

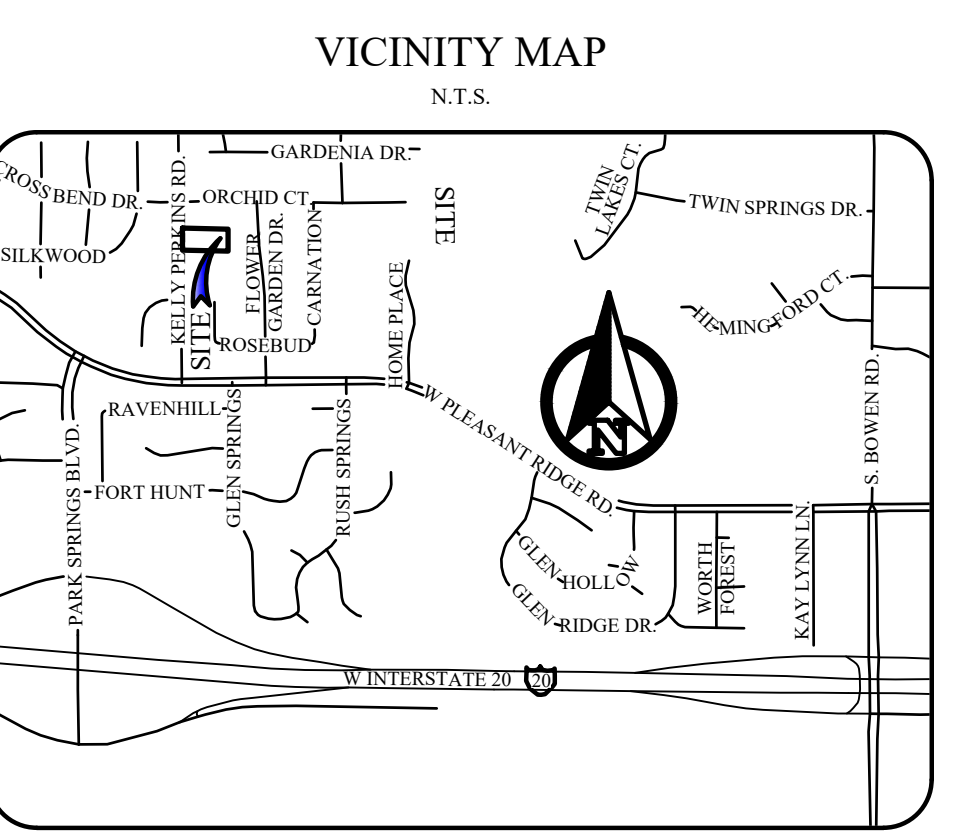
Owner

Notary Public, State of Texas
Notary name (printed) _____
My commission expires: _____

SWORN TO AND SUBSCRIBED before me this ____ day of _____, 2025.

BENCHMARKS
CITY OF ARLINGTON NETWORK CONTROL DATA

AR 99 Position: NAD83 (2007) Standard Deviation State: TEXAS Zone: NORTH CENTRAL Code: 4202 Grid Data Coordinates (U.S. Survey Feet) State: TEXAS Zone: NORTH CENTRAL Code: 4202 N: 6933734.47 E: 2376020.03 Elevation (Feet) NAVD88 Calculated using Geoid 09 : 575.16'	AR 37 Position: NAD83 (2007) Standard Deviation State: TEXAS Zone: NORTH CENTRAL Code: 4202 Grid Data Coordinates (U.S. Survey Feet) State: TEXAS Zone: NORTH CENTRAL Code: 4202 N: 6931177.72 E: 2383683.90 Elevation (Feet) NAVD88 Calculated using Geoid 09 : 619.74'
---	---



FLOOD ZONE CLASSIFICATION
This property lies within ZONE X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0345K, dated September 25, 2009, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

LEGEND OF ABBREVIATIONS
U.S.SyFt. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/Pg/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS 1/2" rebar stamped "TEXTERRA SURVEYING" set
MNS Mag nail & washer stamped "TEXTERRA SURVEYING" set
TBM Site benchmark (see vicinity map for general location)
Vertex or common point (not a monument)
Coordinate values, if shown, are U.S.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,NCZ)

NOTES:

- The purpose of this plat is to create a one lot plat of the tract being described in the deed to *Martha Linda Stevens and James Virgle Stevens*, recorded in Volume 6313, Page 842, Deed Records, Tarrant County, Texas.
- This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.
- Visibility triangles shall be provided at the intersections of all public or private streets in accordance with City ordinances. All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the Visibility Triangle Ordinance (Section 10.02.227).
- Maximum building coverage of the lot shall be 25%.
- Maximum impervious coverage of the lot shall be 40%.

SURVEYOR'S CERTIFICATE

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

Jose B. Najarro III
Texas Registration No. 6736

CITY APPROVAL STATEMENT

APPROVED: City (Secretary), City of Dalworthington Gardens
_____, 2025.
By: _____
(City Secretary)

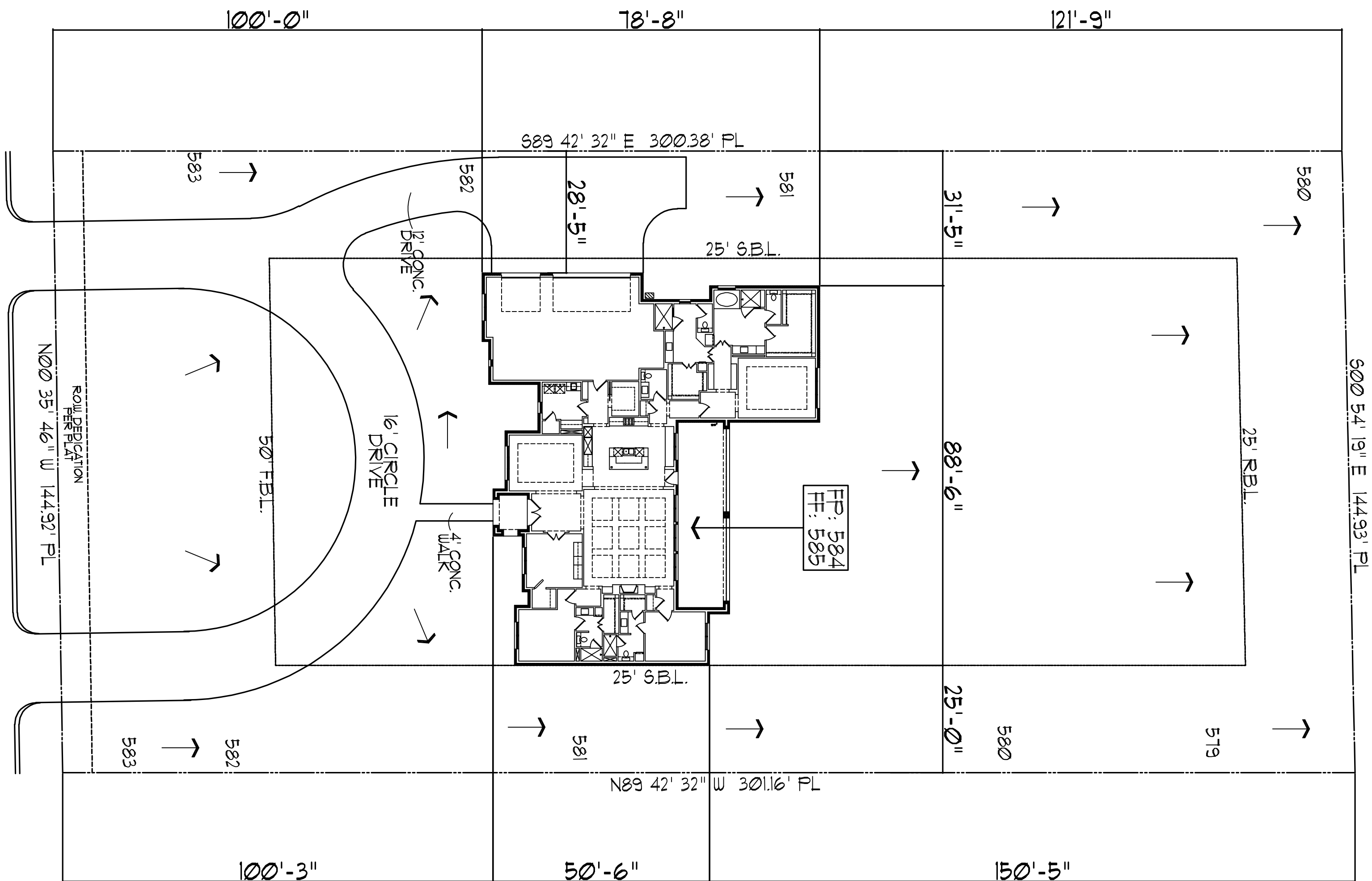
**PRELIMINARY PLAT
BLISS ADDITION
LOT 19, BLOCK A**
BEING 1.001 ACRES OF LAND LOCATED IN
THE JOSEPH PIERCE SURVEY, ABSTRACT NO. 1253
AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS,
TARRANT COUNTY, TEXAS

DATE : April, 2025
Scale : 1" = 30'

TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TX 76006
Telephone (817) 235-7326
TBPELS Firm # 10194685
www.texterrasurveying.com

OWNER:
RICHARD BLISS &
WENDY BLISS
3815 KELLY PERKINS RD.
DAL WORTHINGTON, TX

SURVEYOR:
TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TEXAS 76006
PHONE: (817) 235-7326



DRAINAGE PLAN

$$\overline{111} = 20\text{--}011$$

385 KELLY PECKINS RD.

CONTOURS SHOWN ON SITE
PLAN ARE EXISTING

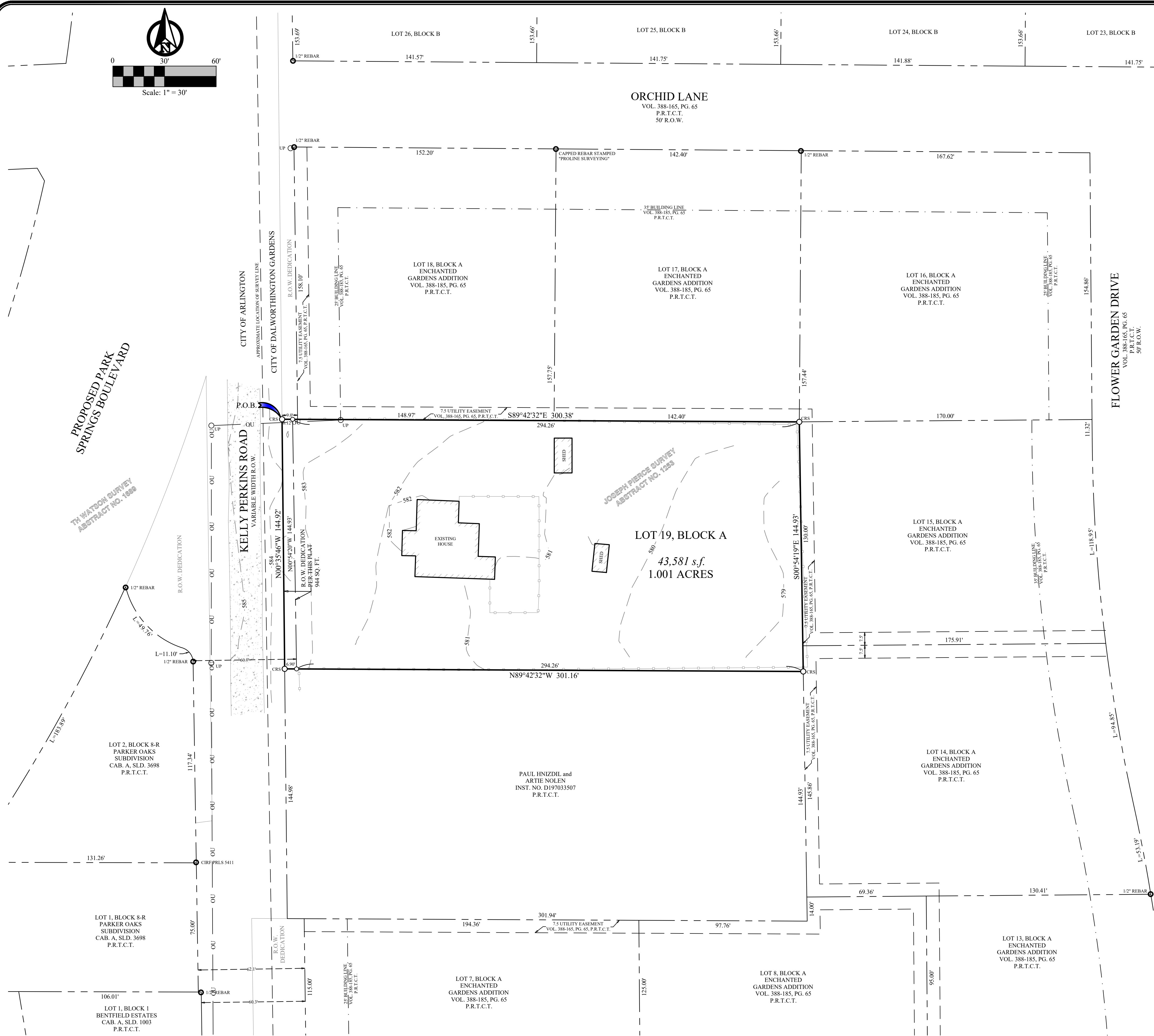
TOTAL LOT AREA: 43,581 #
TOTAL SLAB AREA: 5,263 #
COVERAGE PERCENTAGE: 12.07%
FLATWORK: 4216 #
PERCEN. w/ FLATWORK: 218%

BLISS RESIDENCE
LOT 19 BLOCK A BLISS ADDITION
R.J. ALDRIDGE CUSTOM HOMES
3815 KELLY PERKINS RD. D.W. GARDENS, TX

DATE:	12-26-24
REVISION 1	
DATE:	-----
REVISION 2	
BY:	-----
DATE:	-----
CHECKED BY	
BY:	-----
DATE:	-----

Builder/Owner shall verify and check all aspects prior to any construction. Any jobsite changes will void Designer's liability. Designer's liability not to exceed fee paid for plans

These plans are the property of Crest Residential Design, and are not to be reproduced or reused for construction without the written permission of Crest Residential Design. The purchase of these plans grants a license to build this structure one time only.



TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TX 76006
Telephone (817) 235-7326
TBPELS Firm # 10194685
www.texterrasurveying.com

OWNER:
MARTHA LINDA STEVENS and JAMES VIRGLE STEVENS
3815 KELLY PERKINS RD.
DALWORTHINGTON, TX

SURVEYOR:
TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TEXAS 76006
PHONE: (817) 235-7326

Approved by the Director of Planning and Development Services on _____ (Date)

Director of Planning and Development Services

THIS PLAT IS RECORDED IN INSTRUMENT NUMBER _____, DATED _____

OWNERS CERTIFICATE:

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Martha Linda Stevens and James Virgle Stevens, are the owners of that certain tract of land situated in the Joseph Pierce Survey, Abstract No. 1253, City of Dalworthington Gardens, Tarrant County, Texas; said tract being described in the deed to *Martha Linda Stevens and James Virgle Stevens*, recorded in Volume 6313, Page 842, Deed Records, Tarrant County, Texas (D.R.T.C.T.); the subject tract is more particularly described as follows:

BEGINNING 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northwest property corner of the said *Stevens* tract, being a point on the east right-of-way line of Kelly Perkins Road, being a variable width public right-of-way, from said POINT OF BEGINNING the southwest lot corner of Lot 18, Block A, of **ENCHANTED GARDENS ADDITION**, an addition in the City of Dalworthington Gardens, Tarrant County, Texas according to the plat thereof recorded in Volume 388-185, Page 65, Plat Records, Tarrant County, Texas, bears SOUTH 89° 42' 32" EAST, a distance of 9.00 feet;

THENCE SOUTH 89° 42' 32" EAST, departing the said right-of-way line, with the north property line of the said *Stevens* tract, at a distance of 9.00 feet passing the said southwest lot corner of Lot 18, continuing with the south lot line of Lot 18 and with the south lot line of Lot 17, of the said **ENCHANTED GARDENS ADDITION**, a total distance of 300.38 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northeast property corner of the *Stevens* tract, being the southeast lot corner of said Lot 17, same being the northwest lot corner of Lot 15 of said **ENCHANTED GARDENS ADDITION**;

THENCE SOUTH 00° 54' 19" EAST, with the east property of the *Stevens* tract and with the west lot line of said Lot 15, at a distance of 130.00 feet passing the southwest lot corner of said Lot 15, being the northwest lot corner of Lot 14 of said **ENCHANTED GARDENS ADDITION**, continuing with the west lot line of said Lot 14, a total distance of 144.93 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southeast property corner of the *Stevens* tract, being the northeast property corner of the tract being described in the deed to *Paul Hnizdil and Artie Nolen*, recorded in Instrument Number D197033507, P.R.T.C.T.;

THENCE NORTH 89° 42' 32" WEST, departing the said lot line, with the south property line of the *Stevens* tract, same being the north property line of the said *Hnizdil* tract, a distance of 301.16 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southwest property corner of the *Stevens* tract, being the northwest property corner of the *Hnizdil*, tract, and being a point on the aforementioned east right-of-way line of Kelly Perkins Road;

THENCE NORTH 00° 35' 46" WEST, with the west property line of the *Stevens* tract and with the said right-of-way line, a distance of 144.92 feet to the **POINT OF BEGINNING** and enclosing 1.001 acres (43,581 square feet).

DEDICATION STATEMENT:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, *Martha Linda Stevens*, does hereby adopt this plat designating the herein above described property as Lot 19, Block A, BLISS ADDITION, an addition in the City of Dalworthington Gardens, Tarrant County, Texas, and does hereby dedicate to the public's use, the right of way's and easements shown hereon.

IN WITNESS THEREFORE, I have hereunto set my hand this _____ day of _____, 2025.

MARTHA LINDA STEVENS

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MARTHA LINDA STEVENS, the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

Notary Public in and for the State of Texas

DEDICATION STATEMENT:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, *James Virgle Stevens*, does hereby adopt this plat designating the herein above described property as Lot 19, Block A, BLISS ADDITION, an addition in the City of Dalworthington Gardens, Tarrant County, Texas, and does hereby dedicate to the public's use, the right of way's and easements shown hereon.

IN WITNESS THEREFORE, I have hereunto set my hand this _____ day of _____, 2025.

JAMES VIRGLE STEVENS

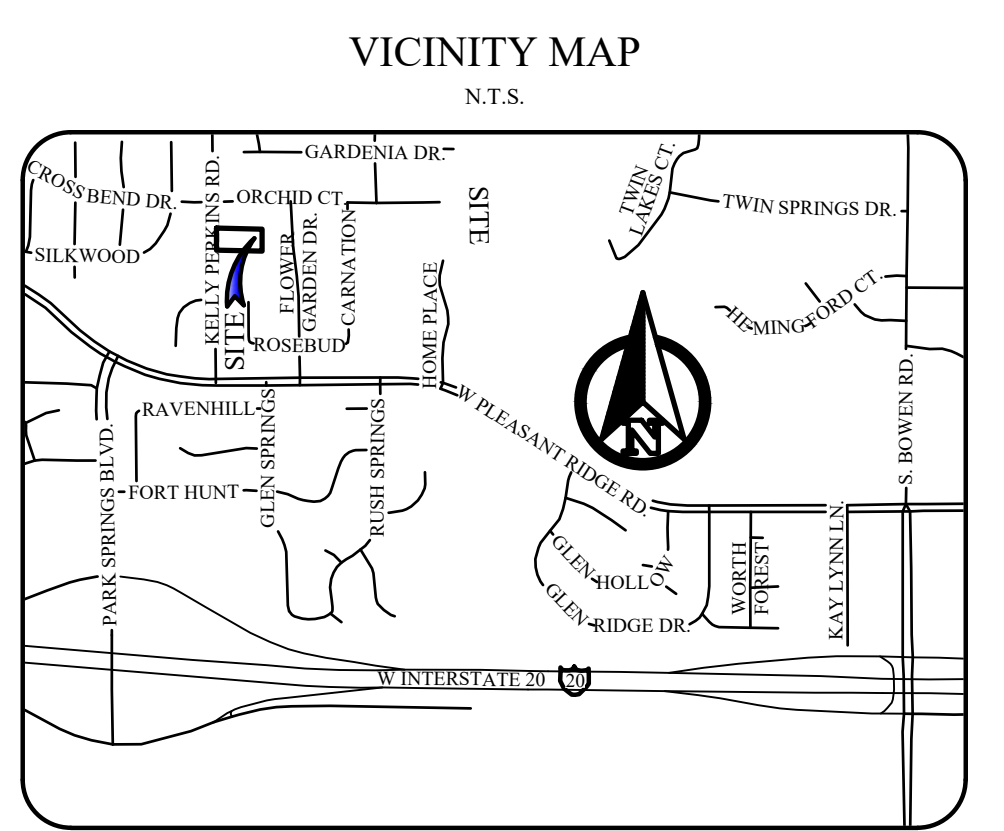
STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES VIRGLE STEVENS, the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

Notary Public in and for the State of Texas

DATE : January, 2025
Scale : 1" = 30'



FLOOD ZONE CLASSIFICATION

This property lies within ZONE X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0345K, dated September 25, 2009, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS ○ 1/2" rebar stamped "TEXTERRA SURVEYING" set
MNS ○ Mag nail & washer stamped "TEXTERRA SURVEYING" set
TBM ○ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,NCZ)

- NOTES:**
- The purpose of this plat is to create a one lot plat of the tract being described in the deed to *Martha Linda Stevens and James Virgle Stevens*, recorded in Volume 6313, Page 842, Deed Records, Tarrant County, Texas.
 - This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
 - This plat does not alter or remove deed restrictions or covenants, if any, on this property.
 - This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
 - Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.
 - Visibility triangles shall be provided at the intersections of all public or private streets in accordance with City ordinances. All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the Visibility Triangle Ordinance.

STATE OF TEXAS §
COUNTY OF TARRANT §

THIS is to certify that I, Jose B. Najarro, III, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jose B. Najarro III
Registered Professional Land Surveyor No. 6736
texterrasurveying@gmail.com
DATE: TBD

PRELIMINARY AND FINAL PLAT
BLISS ADDITION
LOT 19, BLOCK A
BEING 1.001 ACRES OF LAND LOCATED IN
THE JOSEPH PIERCE SURVEY, ABSTRACT NO. 1253
AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS,
TARRANT COUNTY, TEXAS



January 27, 2025

Sandra Ma
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, TX 76016

RE: First Preliminary & Final Plat Submittal Review
3815 Kelly Perkins
KHA No. 068302514

Dear Sandra:

We have completed our review of the first submittal of the Preliminary and Final Plat for the above referenced project.

The property lies within the corporate boundary of the City of Dalworthington Gardens. The proposed land use complies with the current zoning requirements and is allowed by the Future Land Use Map.

We offer the following comments which are based on the requirements outlined in the City of Dalworthington Gardens Code of Ordinances:

- 1) Provide the names of all adjacent property owners and match descriptions with the Appraisal District records.
- 2) Show and label all building setbacks per section 14.02.171 or the Code of Ordinances.
- 3) Show and label all existing utilities on and adjacent to the property and label the line sizes.
- 4) Note benchmarks used.
- 5) Any major proposed changes in topography shall be shown by labeled contour lines.
- 6) Provide a preliminary water and sewer exhibit that shows how water and sewer service will be provided to the lot.
- 7) Label the lot acreage minus the ROW dedication.
- 8) Provide a preliminary drainage plan to show how the property will drain.
- 9) Label the right of way width for all roadways.
- 10) Include the certifications and statements listed in section 10.02.123/2 and verify that they match the ordinance exactly. These certifications and statements can be found as attachments to Chapter 10 of the online Code of Ordinances.

Modifications to the documents may result in additional comments not noted in this letter.

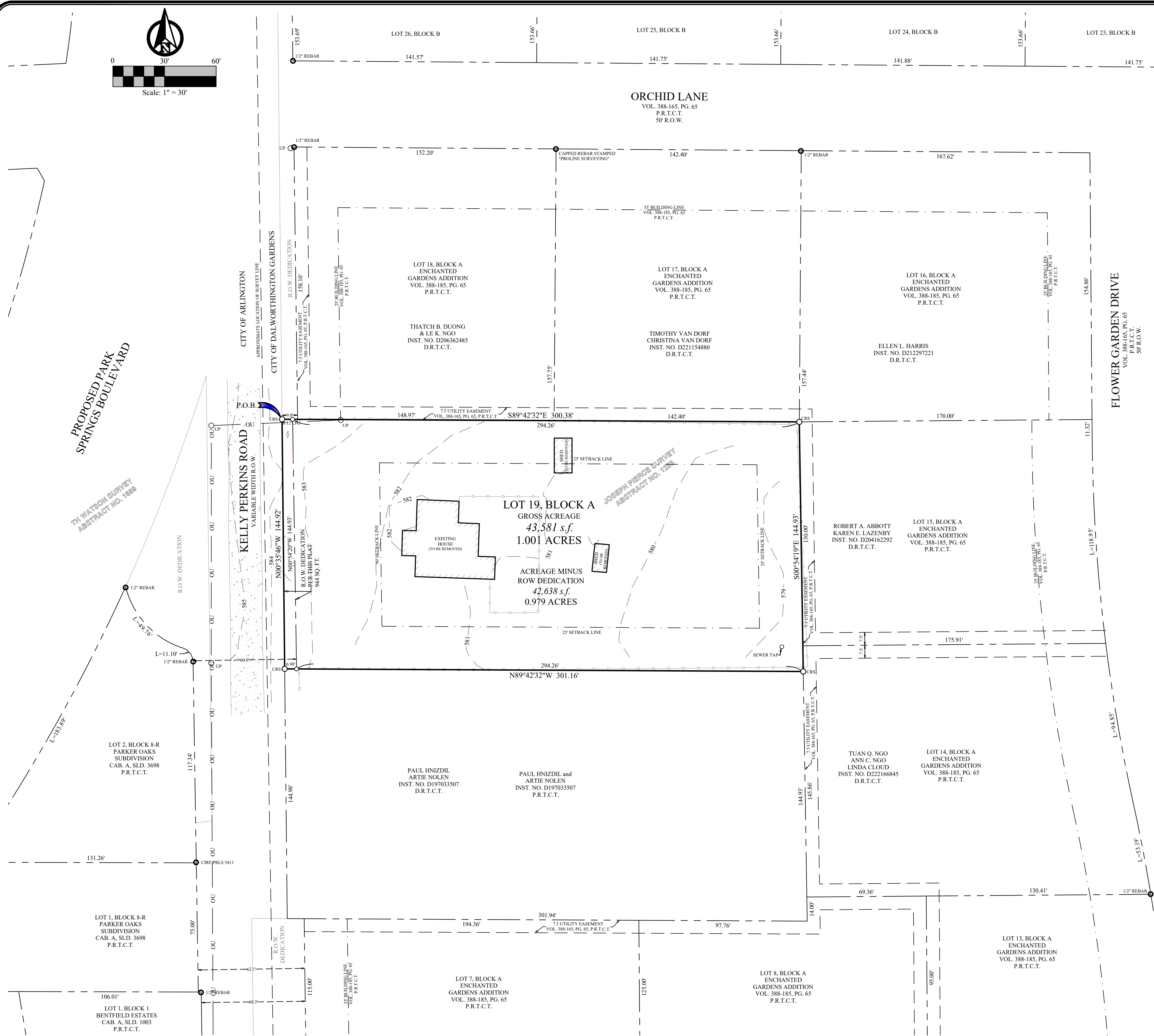
Please remember that the adequacy of the design work reflected in the plans reviewed remains with the design engineer and that the responsibility to adhere to all applicable ordinances and codes remains as well.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Brandon Bell, P.E.

Brandon Bell, P.E.



OWNER'S CERTIFICATE - DEDICATION FOR INDIVIDUALS

STATE OF TEXAS }
COUNTY OF TARRANT }

WHEREAS, I, **Martha Linda Stevens**, am the sole owner of a tract of land situated in the Joseph Pierce Survey, Abstract No. 1253, County of Tarrant, according to the deed recorded in Volume 6313, Page 842, DRCT and more particularly described as follows:

BEGINNING 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northwest property corner of the said Stevens tract, being a point on the east right-of-way line of Kelly Perkins Road, being a variable width public right-of-way, from said POINT OF BEGINNING the southwest lot corner of Lot 18, Block A, of **ENCHANTED GARDENS ADDITION**, an addition in the City of Dalworthington Gardens, Tarrant County, Texas according to the plat thereof recorded in Volume 388-185, Page 65, Plat Records, Tarrant County, Texas, bears SOUTH 89° 42' 32" EAST, a distance of 9.00 feet;

THENCE SOUTH 89° 42' 32" EAST, departing the said right-of-way line, with the north property line of the said Stevens tract, at a distance of 9.00 feet passing the said southwest lot corner of Lot 18, continuing with the south lot line of Lot 18 and with the south lot line of Lot 17, of the said **ENCHANTED GARDENS ADDITION**, a total distance of 300.38 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northeast property corner of the Stevens tract, being the southeast lot corner of said Lot 17, same being the northwest lot corner of Lot 15 of said **ENCHANTED GARDENS ADDITION**;

THENCE SOUTH 00° 54' 19" EAST, with the east property of the Stevens tract and with the west lot line of said Lot 15, at a distance of 130.00 feet passing the southwest lot corner of said Lot 15, being the northwest lot corner of Lot 14 of said **ENCHANTED GARDENS ADDITION**, continuing with the west lot line of said Lot 14, a total distance of 144.93 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southeast property corner of the Stevens tract, being the northeast property corner of the tract being described in the deed to *Paul Hnizdil and Arrie Nolen*, recorded in Instrument Number D197033507, P.R.T.C.T.;

THENCE NORTH 89° 42' 32" WEST, departing the said lot line, with the south property line of the Stevens tract, same being the north property line of the said *Hnizdil* tract, a distance of 301.16 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southwest property corner of the Stevens tract, being the northwest property corner of the *Hnizdil*, tract, and being a point on the aforementioned east right-of-way line of Kelly Perkins Road;

THENCE NORTH 00° 35' 46" WEST, with the west property line of the Stevens tract and with the said right-of-way line, a distance of 144.92 feet to the **POINT OF BEGINNING** and enclosing 1.001 acres (43,581 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, **Martha Linda Stevens**, being the sole owner, do hereby adopt this plat designating the hereinabove-described property as the BLISS ADDITION, Addition to the City of Dalworthington Gardens, Texas and I do hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hands this ____ day of _____, 2025.

Martha Linda Stevens

STATE OF TEXAS }
COUNTY OF TARRANT }

This instrument was acknowledged before me on the ____ day of _____, 2025, by _____

Notary Public, State of Texas

Notary name (printed)

My commission expires: _____

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner

SWORN TO AND SUBSCRIBED before me this ____ day of _____, 2025.

Notary Public, State of Texas

Notary name (printed)

My commission expires: _____

BENCHMARKS

CITY OF ARLINGTON NETWORK CONTROL DATA

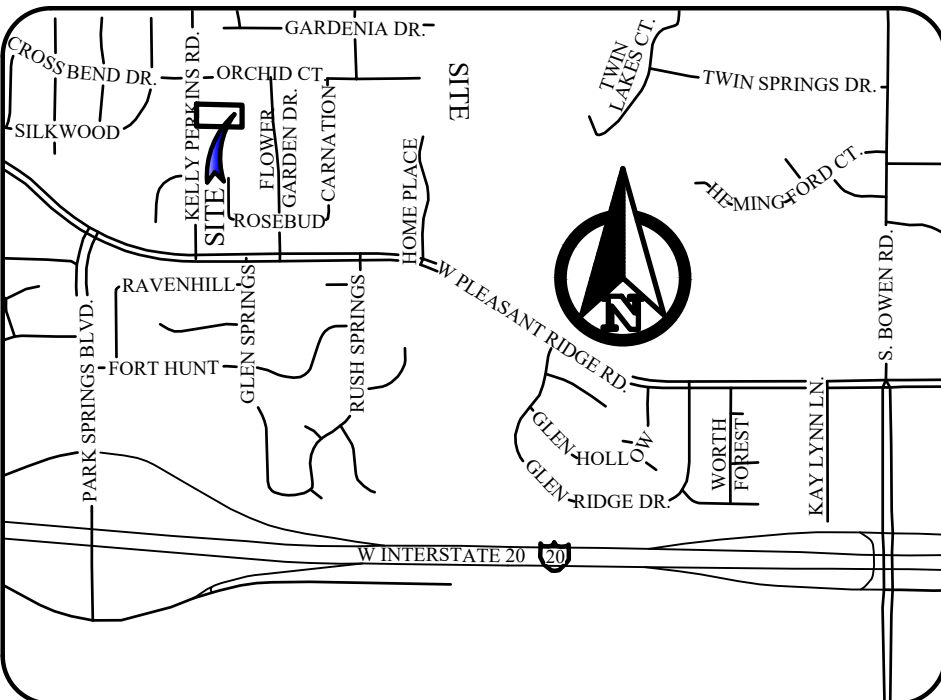
AR 99

Position: NAD83 (2007) Standard Deviation
State: TEXAS
Zone: NORTH CENTRAL
Code: 4202
Grid Data
Coordinates
(U.S. Survey Feet)
State: TEXAS
Zone: NORTH CENTRAL
Code: 4202
N: 6933734.47
E: 2376020.03
Elevation (Feet) NAVD88
Calculated using Geoid 09 : 575.16'

AR 37

Position: NAD83 (2007) Standard Deviation
State: TEXAS
Zone: NORTH CENTRAL
Code: 4202
Grid Data
Coordinates
(U.S. Survey Feet)
State: TEXAS
Zone: NORTH CENTRAL
Code: 4202
N: 6931177.72
E: 2383683.90
Elevation (Feet) NAVD88
Calculated using Geoid 09 : 619.74'

VICINITY MAP



FLOOD ZONE CLASSIFICATION

This property lies within ZONE X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0345K, dated September 25, 2009, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

LEGEND OF ABBREVIATIONS

U.S.SyFt. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/Pg/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.
CRS 1/2" rebar stamped "TEXTERRA SURVEYING" set
MNS Mag nail & washer stamped "TEXTERRA SURVEYING" set
TBM 5" pipe benchmark (see vicinity map for general location)
Vertex or common point (not a monument)
Coordinate values, if shown, are U.S.SyFt/TxCS,'83,NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,NCZ)

NOTES:

- The purpose of this plat is to create a one lot plat of the tract being described in the deed to *Martha Linda Stevens* and *James Virgle Stevens*, recorded in Volume 6313, Page 842, Deed Records, Tarrant County, Texas.
- This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.
- Visibility triangles shall be provided at the intersections of all public or private streets in accordance with City ordinances. All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the Visibility Triangle Ordinance (Section 10.02.227).
- Maximum building coverage of the lot shall be 25%.
- Maximum impervious coverage of the lot shall be 40%.

SURVEYOR'S CERTIFICATE

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

Jose B. Najarro III

Texas Registration No. 6736

CITY APPROVAL STATEMENT

APPROVED: City (Secretary), City of Dalworthington Gardens
_____, 2025.

By: _____
(City Secretary)

PRELIMINARY PLAT
BLISS ADDITION
LOT 19, BLOCK A
BEING 1.001 ACRES OF LAND LOCATED IN
THE JOSEPH PIERCE SURVEY, ABSTRACT NO. 1253
AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS,
TARRANT COUNTY, TEXAS

DATE : February, 2025
Scale : 1" = 30'



TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TX 76006
Telephone (817) 235-7326
TBPELS Firm # 10194685
www.texterrasurveying.com

OWNER:
MARTHA LINDA STEVENS
3815 KELLY PERKINS RD.
DAL WORTHINGTON, TX

SURVEYOR:
TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TEXAS 76006
PHONE: (817) 235-7326



February 5, 2025

Sandra Ma
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, TX 76016

RE: Second Preliminary & Final Plat Submittal Review
3815 Kelly Perkins
KHA No. 068302514

Dear Sandra:

We have completed our review of the second submittal of the Preliminary and Final Plat for the above referenced project.

The property lies within the corporate boundary of the City of Dalworthington Gardens. The proposed land use complies with the current zoning requirements and is allowed by the Future Land Use Map.

We offer the following comments which are based on the requirements outlined in the City of Dalworthington Gardens Code of Ordinances:

- 1) In order to properly address all requirements of both preliminary and final plat, split the document into two separate submittals.

Preliminary Plat

- 1) Revise the name of the plat to be only "Preliminary Plat".
- 2) Add a note stating that the maximum building coverage of the lot shall be 25%.
- 3) Add a note stating that the maximum impervious coverage of the lot shall be 40%.
- 4) Accessory buildings such as shed cannot be within the building setbacks. Label all existing structures as either to remain or to be removed.
- 5) Show and label all existing utilities on and adjacent to the property and label the line sizes.
- 6) Provide a preliminary water and sewer exhibit that shows how water and sewer service will be provided to the lot.
- 8) Any major proposed changes in topography shall be shown by labeled contour lines.
- 9) Provide a preliminary drainage plan to show how the property will drain.
- 10) Renumber notes so that number 4 is not skipped.
- 11) Revise the "Owner's Certificate" so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances.
- 12) Revise the "Surveyor's Certificate" so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances.
- 13) Revise the "City Approval Statement" so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances. The preliminary plat shall use "City Secretary"

instead of “Council” and “Mayor”.

- 14) In note 7, add a reference to section 10.02.227 of the subdivision ordinance.
- 15) Remove note 3 and add the deed restriction certification statement provided as an attachment to Chapter 10 of the online Code of Ordinances.

Final Plat

- 1) Revise the name of the plat to be only “Final Plat”.
- 2) Remove the preliminary statement above the title block.
- 3) Add a note stating that the maximum building coverage of the lot shall be 25%.
- 4) Add a note stating that the maximum impervious coverage of the lot shall be 40%.
- 5) Remove topography and all existing fences, pavement linework, structures, utilities, etc.
- 8) Renumber notes so that number 4 is not skipped.
- 9) Revise the “Owner’s Certificate” so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances.
- 10) Revise the “Surveyor’s Certificate” so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances.
- 11) Revise the “City Approval Statement” so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances. The final plat shall use “Council” and “Mayor” instead of “City Secretary”.
- 12) In note 7, add a reference to section 10.02.227 of the subdivision ordinance.
- 13) Remove note 3 and add the deed restriction certification statement provided as an attachment to Chapter 10 of the online Code of Ordinances.

Modifications to the documents may result in additional comments not noted in this letter.

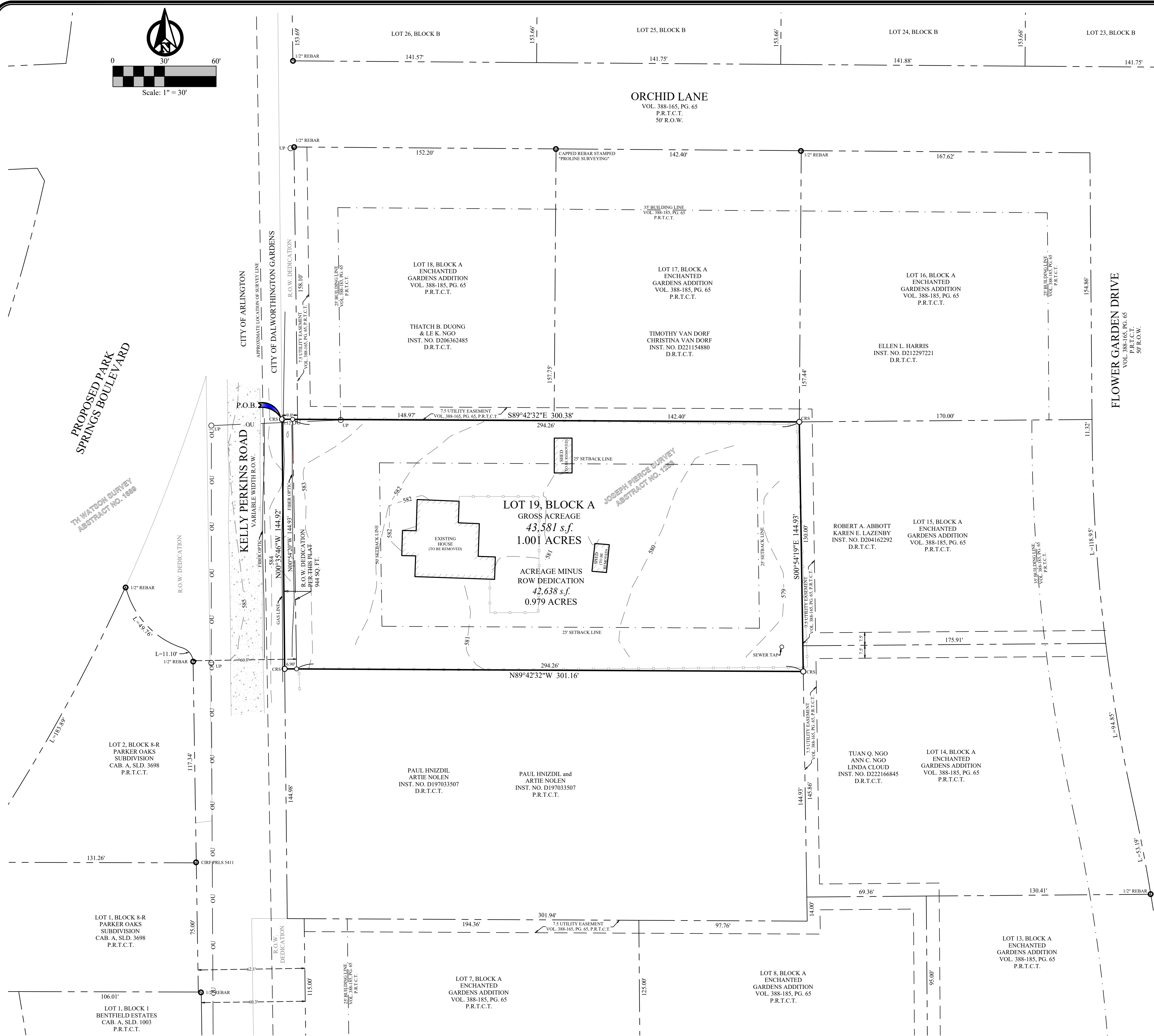
Please remember that the adequacy of the design work reflected in the plans reviewed remains with the design engineer and that the responsibility to adhere to all applicable ordinances and codes remains as well.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brandon Bell, P.E.



OWNER'S CERTIFICATE - DEDICATION FOR INDIVIDUALS

STATE OF TEXAS }
COUNTY OF TARRANT }
WHEREAS, we, **Richard Bliss and Wendy Bliss**, are all of the owners of a tract of land situated in the Joseph Pierce Survey, Abstract No. 1253, County of Tarrant, according to the deed recorded in Instrument Number D225030574, DRTCT and more particularly described as follows:
BEGINNING 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northwest property corner of the said Bliss tract, being a point on the east right-of-way line of Kelly Perkins Road, being a variable width public right-of-way, from said POINT OF BEGINNING the southwest lot corner of Lot 18, Block A, of **ENCHANTED GARDENS ADDITION**, an addition in the City of Dalworthington Gardens, Tarrant County, Texas according to the plat thereof recorded in Volume 388-185, Page 65, Plat Records, Tarrant County, Texas, bears SOUTH 89° 42' 32" EAST, a distance of 9.00 feet;
THENCE SOUTH 89° 42' 32" EAST, departing the said right-of-way line, with the north property line of the said Bliss tract, at a distance of 9.00 feet passing the said southwest lot corner of Lot 18, continuing with the south lot line of Lot 18 and with the south lot line of Lot 17, of the said **ENCHANTED GARDENS ADDITION**, a total distance of 300.38 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northeast property corner of the Bliss tract, being the southeast lot corner of said Lot 17, same being the northwest lot corner of Lot 15 of said **ENCHANTED GARDENS ADDITION**;
THENCE SOUTH 00° 54' 19" EAST, with the east property of the Bliss tract and with the west lot line of said Lot 15, at a distance of 130.00 feet passing the southwest lot corner of said Lot 15, being the northwest lot corner of Lot 14 of said **ENCHANTED GARDENS ADDITION**, continuing with the west lot line of said Lot 14, a total distance of 144.93 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southeast property corner of the Stevens tract, being the northeast property corner of the tract being described in the deed to Paul Hnizdil and Arrie Nolen, recorded in Instrument Number D197033507, P.R.T.C.T.;
THENCE NORTH 89° 42' 32" WEST, departing the said lot line, with the south property line of the Bliss tract, same being the north property line of the said Hnizdil tract, a distance of 301.16 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southwest property corner of the Bliss tract, being the northwest property corner of the Hnizdil, tract, and being a point on the aforementioned east right-of-way line of Kelly Perkins Road;
THENCE NORTH 00° 35' 46" WEST, with the west property line of the Bliss tract and with the said right-of-way line, a distance of 144.92 feet to the **POINT OF BEGINNING** and enclosing 1.001 acres (43,581 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, **Richard Bliss and Windy Bliss**, being all the owners, do hereby adopt this plat designating the hereinabove-described property as the BLISS ADDITION, Addition to the City of Dalworthington Gardens, Texas and we do hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hands this ____ day of _____, 2025.

Richard Bliss

Windy Bliss

STATE OF TEXAS }
COUNTY OF TARRANT }

This instrument was acknowledged before me on the ____ day of _____, 2025, by _____.

Notary Public, State of Texas
Notary name (printed)

My commission expires: _____

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

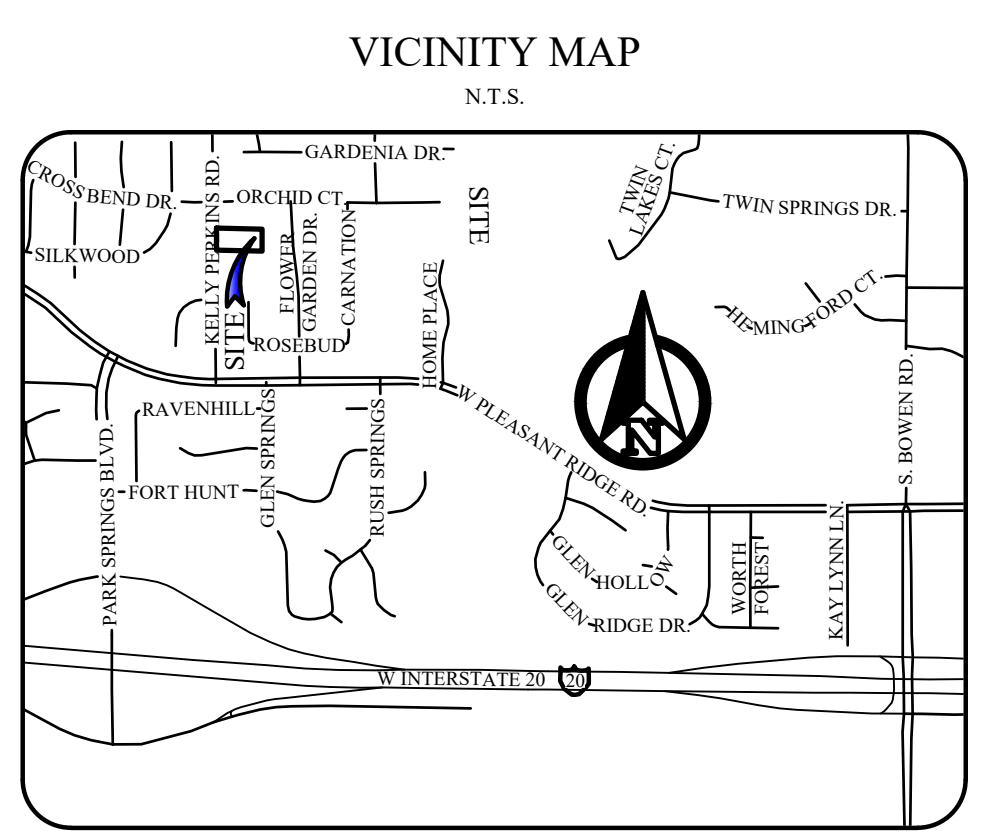
Owner

Notary Public, State of Texas
Notary name (printed)

My commission expires: _____

BENCHMARKS
CITY OF ARLINGTON NETWORK CONTROL DATA

AR 99 Position: NAD83 (2007) Standard Deviation State: TEXAS Zone: NORTH CENTRAL Code: 4202 Grid Data Coordinates (U.S. Survey Feet) State: TEXAS Zone: NORTH CENTRAL Code: 4202 N: 6933734.47 E: 2376020.03 Elevation (Feet) NAVD88 Calculated using Geoid 09 : 575.16'	AR 37 Position: NAD83 (2007) Standard Deviation State: TEXAS Zone: NORTH CENTRAL Code: 4202 Grid Data Coordinates (U.S. Survey Feet) State: TEXAS Zone: NORTH CENTRAL Code: 4202 N: 6931177.72 E: 2383683.90 Elevation (Feet) NAVD88 Calculated using Geoid 09 : 619.74'
---	---



FLOOD ZONE CLASSIFICATION
This property lies within ZONE X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0345K, dated September 25, 2009, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

LEGEND OF ABBREVIATIONS
U.S. Survey Feet
TxCS, '83, NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/PAGE/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS 1/2" rebar stamped "TEXTERRA SURVEYING" set
MNS Mag nail & washer stamped "TEXTERRA SURVEYING" set
TBM Site benchmark (see vicinity map for general location)
Vertex or common point (not a monument)
Coordinate values, if shown, are U.S. Survey Feet, TxCS, '83, NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS, '83, NCZ)

- NOTES:**
- The purpose of this plat is to create a one lot plat of the tract being described in the deed to *Martha Linda Stevens and James Virgil Stevens*, recorded in Volume 6313, Page 842, Deed Records, Tarrant County, Texas.
 - This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
 - This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
 - Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.
 - Visibility triangles shall be provided at the intersections of all public or private streets in accordance with City ordinances. All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the Visibility Triangle Ordinance (Section 10.02.227).
 - Maximum building coverage of the lot shall be 25%.
 - Maximum impervious coverage of the lot shall be 40%.

SURVEYOR'S CERTIFICATE
THIS is to certify that I, Jose B. Najarro III, a Registered Professional Licensed Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Jose B. Najarro III
Texas Registration No. 6736

CITY APPROVAL STATEMENT
APPROVED: City (Secretary), City of Dalworthington Gardens
_____, 2025.
By: _____
(City Secretary)

**PRELIMINARY PLAT
BLISS ADDITION
LOT 19, BLOCK A**
BEING 1.001 ACRES OF LAND LOCATED IN
THE JOSEPH PIERCE SURVEY, ABSTRACT NO. 1253
AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS,
TARRANT COUNTY, TEXAS

DATE: March, 2025
Scale: 1" = 30'

TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TX 76006
Telephone (817) 235-7326
TBPELS Firm # 10194685
www.texterrasurveying.com

OWNER:
RICHARD BLISS &
WENDY BLISS
3815 KELLY PERKINS RD.
DAL WORTHINGTON, TX

SURVEYOR:
TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TEXAS 76006
PHONE: (817) 235-7326



March 3, 2025

Sandra Ma
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, TX 76016

RE: Third Preliminary Plat Submittal Review
3815 Kelly Perkins
KHA No. 068302514

Dear Sandra:

We have completed our review of the third submittal of the Preliminary Plat for the above referenced project.

The property lies within the corporate boundary of the City of Dalworthington Gardens. The proposed land use complies with the current zoning requirements and is allowed by the Future Land Use Map.

We offer the following comments which are based on the requirements outlined in the City of Dalworthington Gardens Code of Ordinances:

- 1) Show and label all existing utilities on and adjacent to the property and label the line sizes.
- 2) Provide a preliminary water and sewer exhibit that shows how water and sewer service will be provided to the lot.
- 3) Any major proposed changes in topography shall be shown by labeled contour lines.
- 4) Provide a preliminary drainage plan to show how the property will drain.

Modifications to the documents may result in additional comments not noted in this letter.

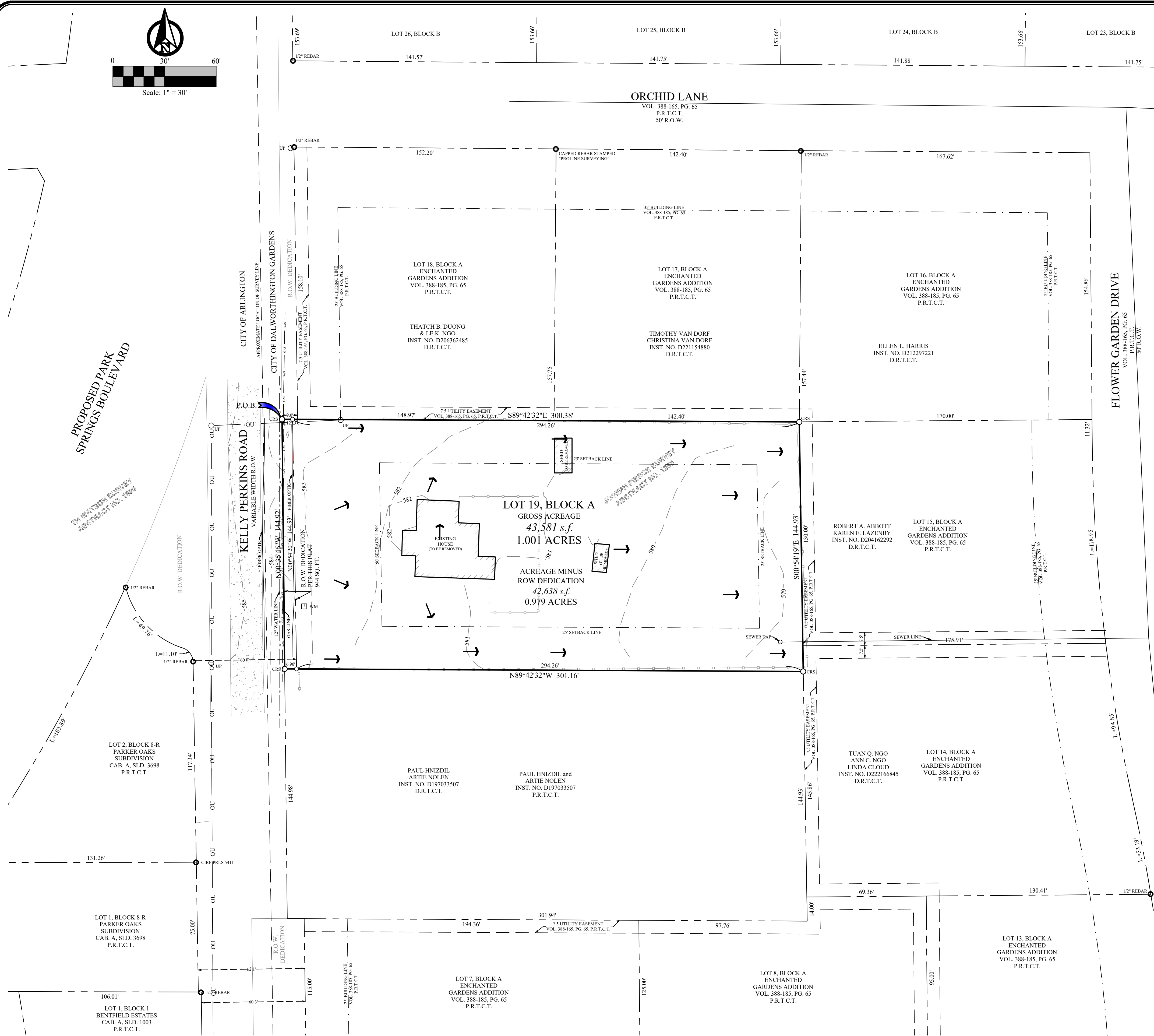
Please remember that the adequacy of the design work reflected in the plans reviewed and the responsibility to adhere to all applicable ordinances and codes remains with the design engineer.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Brandon Bell, P.E." in a cursive script.

Brandon Bell, P.E.



OWNER'S CERTIFICATE - DEDICATION FOR INDIVIDUALS

STATE OF TEXAS }
COUNTY OF TARRANT }
WHEREAS, we, **Richard Bliss and Wendy Bliss**, are all of the owners of a tract of land situated in the Joseph Pierce Survey, Abstract No. 1253, County of Tarrant, according to the deed recorded in Instrument Number D225030574, DRTCT and more particularly described as follows:
BEGINNING 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northwest property corner of the said Bliss tract, being a point on the east right-of-way line of Kelly Perkins Road, being a variable width public right-of-way, from said POINT OF BEGINNING the southwest lot corner of Lot 18, Block A, of **ENCHANTED GARDENS ADDITION**, an addition in the City of Dalworthington Gardens, Tarrant County, Texas according to the plat thereof recorded in Volume 388-185, Page 65, Plat Records, Tarrant County, Texas, bears SOUTH 89° 42' 32" EAST, a distance of 9.00 feet;
THENCE SOUTH 89° 42' 32" EAST, departing the said right-of-way line, with the north property line of the said Bliss tract, at a distance of 9.00 feet passing the said southwest lot corner of Lot 18, continuing with the south lot line of Lot 18 and with the south lot line of Lot 17, of the said **ENCHANTED GARDENS ADDITION**, a total distance of 300.38 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northeast property corner of the Bliss tract, being the southeast lot corner of said Lot 17, same being the northwest lot corner of Lot 15 of said **ENCHANTED GARDENS ADDITION**;
THENCE SOUTH 00° 54' 19" EAST, with the east property of the Bliss tract and with the west lot line of said Lot 15, at a distance of 130.00 feet passing the southwest lot corner of said Lot 15, being the northwest lot corner of Lot 14 of said **ENCHANTED GARDENS ADDITION**, continuing with the west lot line of said Lot 14, a total distance of 144.93 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southeast property corner of the Stevens tract, being the northeast property corner of the tract being described in the deed to Paul Hnizdil and Arie Nolen, recorded in Instrument Number D197033507, P.R.T.C.T.;
THENCE NORTH 89° 42' 32" WEST, departing the said lot line, with the south property line of the Bliss tract, same being the north property line of the said Hnizdil tract, a distance of 301.16 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southwest property corner of the Bliss tract, being the northwest property corner of the Hnizdil, tract, and being a point on the aforementioned east right-of-way line of Kelly Perkins Road;
THENCE NORTH 00° 35' 46" WEST, with the west property line of the Bliss tract and with the said right-of-way line, a distance of 144.92 feet to the **POINT OF BEGINNING** and enclosing 1.001 acres (43,581 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, **Richard Bliss and Windy Bliss**, being all the owners, do hereby adopt this plat designating the hereinabove-described property as the BLISS ADDITION, Addition to the City of Dalworthington Gardens, Texas and we do hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hands this ____ day of _____, 2025.

Richard Bliss

Windy Bliss

STATE OF TEXAS }
COUNTY OF TARRANT }

This instrument was acknowledged before me on the ____ day of _____, 2025, by _____.

Notary Public, State of Texas
Notary name (printed) _____
My commission expires: _____

DEED RESTRICTION CERTIFICATION STATEMENT

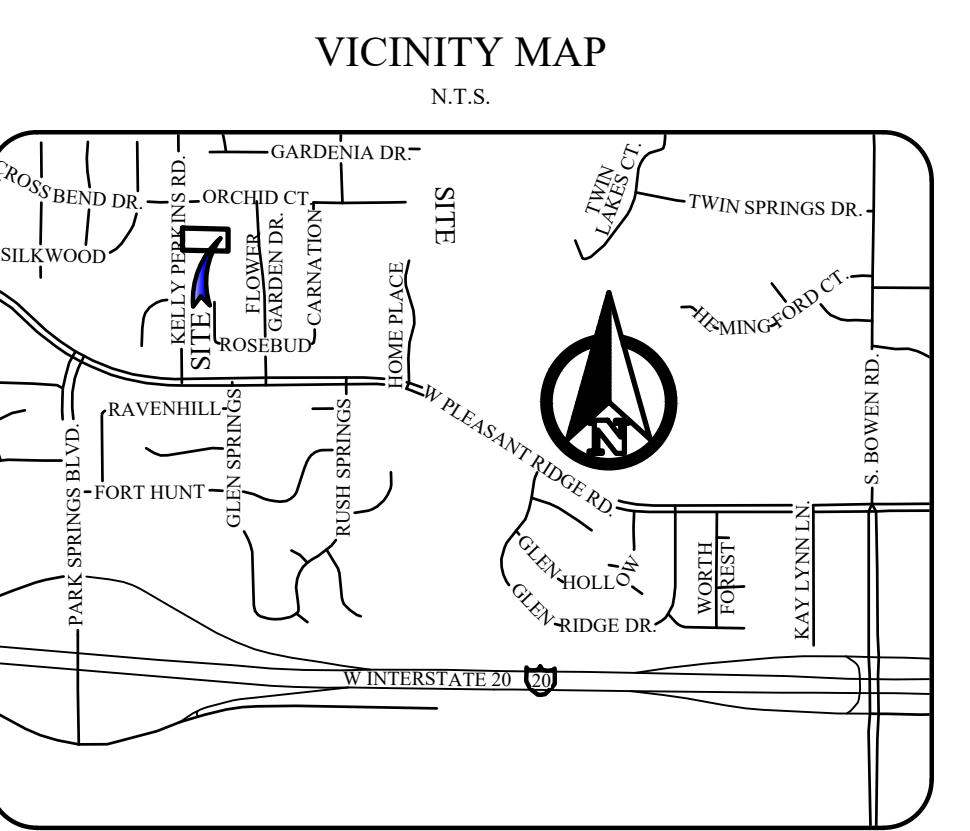
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner

Notary Public, State of Texas
Notary name (printed) _____
My commission expires: _____

BENCHMARKS
CITY OF ARLINGTON NETWORK CONTROL DATA

AR 99 Position: NAD83 (2007) Standard Deviation State: TEXAS Zone: NORTH CENTRAL Code: 4202 Grid Data Coordinates (U.S. Survey Feet) State: TEXAS Zone: NORTH CENTRAL Code: 4202 N: 6933734.47 E: 2376020.03 Elevation (Feet) NAVD88 Calculated using Geoid 09 : 575.16'	AR 37 Position: NAD83 (2007) Standard Deviation State: TEXAS Zone: NORTH CENTRAL Code: 4202 Grid Data Coordinates (U.S. Survey Feet) State: TEXAS Zone: NORTH CENTRAL Code: 4202 N: 6931177.72 E: 2383683.90 Elevation (Feet) NAVD88 Calculated using Geoid 09 : 619.74'
---	---



FLOOD ZONE CLASSIFICATION
This property lies within ZONE X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0345K, dated September 25, 2009, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

LEGEND OF ABBREVIATIONS
U.S. Survey Feet
TxCS, '83, NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/P.G./INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS 1/2" rebar stamped "TEXTERRA SURVEYING" set
MNS Mag nail & washer stamped "TEXTERRA SURVEYING" set
TBM Site benchmark (see vicinity map for general location)
Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFl/TxCS, '83, NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS, '83, NCZ)

- NOTES:**
- The purpose of this plat is to create a one lot plat of the tract being described in the deed to *Martha Linda Stevens and James Virgle Stevens*, recorded in Volume 6313, Page 842, Deed Records, Tarrant County, Texas.
 - This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
 - This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
 - Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.
 - Visibility triangles shall be provided at the intersections of all public or private streets in accordance with City ordinances. All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the Visibility Triangle Ordinance (Section 10.02.227).
 - Maximum building coverage of the lot shall be 25%.
 - Maximum impervious coverage of the lot shall be 40%.

SURVEYOR'S CERTIFICATE
THIS is to certify that I, Jose B. Najarro III, a Registered Professional Licensed Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Jose B. Najarro III
Texas Registration No. 6736

CITY APPROVAL STATEMENT
APPROVED: City (Secretary), City of Dalworthington Gardens
_____, 2025.
By: _____
(City Secretary)

**PRELIMINARY PLAT
BLISS ADDITION
LOT 19, BLOCK A**
BEING 1.001 ACRES OF LAND LOCATED IN
THE JOSEPH PIERCE SURVEY, ABSTRACT NO. 1253
AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS,
TARRANT COUNTY, TEXAS

DATE : March, 2025
Scale : 1" = 30'

TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TX 76006
Telephone (817) 235-7326
TBPELS Firm # 10194685
www.texterrasurveying.com

OWNER:
RICHARD BLISS &
WENDY BLISS
3815 KELLY PERKINS RD.
DAL WORTHINGTON, TX

SURVEYOR:
TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TEXAS 76006
PHONE: (817) 235-7326



March 28, 2025

Sandra Ma
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, TX 76016

RE: Preliminary Plat Submittal Review
3815 Kelly Perkins
KHA No. 068302514

Dear Sandra:

We have completed our review of the Preliminary Plat for the above referenced project that was submitted for review on March 24, 2025.

The property lies within the corporate boundary of the City of Dalworthington Gardens. The proposed land use complies with the current zoning requirements and is allowed by the Future Land Use Map.

We offer the following comments which are based on the requirements outlined in the City of Dalworthington Gardens Code of Ordinances:

- 1) Show and label all existing utilities on and adjacent to the property and label the line sizes. **Partially addressed. Label the sanitary sewer line sizes for the lateral that extends to the property and for the main in Flower Garden Drive.**
- 2) Provide a preliminary drainage plan to show how the property will drain. **Not addressed. The preliminary drainage plan shall be a separate exhibit that shows the proposed improvements and proposed grading.**
- 3) Any major proposed changes in topography shall be shown by labeled contour lines. **Not addressed. If there are major proposed changes in topography that are shown on the preliminary drainage plan, these will need to be included on the face of the plat.**

Modifications to the documents may result in additional comments not noted in this letter.

Please remember that the adequacy of the design work reflected in the plans reviewed and the responsibility to adhere to all applicable ordinances and codes remains with the design engineer.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Brandon Bell, P.E." in a cursive style.

Brandon Bell, P.E.

COMMERCIAL RECORDER PROOF

EMAIL ADDRESS: recorder@flash.net

Deadline for submitting legal notices is 11:00 (am) the business day before

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

Public Hearing Notices

Notice is hereby given that the City of Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on February 6, 2025 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on February 20, 2025 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

* Application of Aldriedge Building Corp for a preliminary and final plat in accordance with Subdivision Regulation Ordinance Section 10.02.091 and 10.02.121 for Lot 19, Block A, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.

1-21

Agenda Subject:

Discussion and possible recommendation on a final plat submitted by Aldriedge Building Corp for Lot 19, Block A, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.

Background Information:

Application for Final Plat was received from Aldriedge Building Corp – Randy Aldriedge on 1/17/2025. Per city ordinance 10.02.004 Platting Required. No building permit shall be issued for the construction of improvement on any property not platted.

In accordance with Section 10.02.094, the plat application was forwarded to the city engineer for review. On March 3, 2025, the city engineer conducted his final review of the final plat and determined the plat conforms with the City's subdivision ordinance, and recommended approval of the plat.

The city has notified all property owners within 200 feet and included information on how to provide public comments at both the planning and zoning meeting tonight and City Council Meeting as well as publishing the meeting in the Commercial Recorder.

Local Government Code, Chapter 212, states plats that satisfy all applicable regulations must be approved. The proposed plat satisfies all requirements of city ordinances. As such, staff recommends approval of this plat.

Recommended Action/Motion:

Motion to approve final plat

Attachments:

Engineer Review #3 with comments
Application with revised final plat
Original plat submitted 1/17/2025
Engineer Review #1 with comments
Engineer Review #2 with comments
Commercial Recorder – Publication



PLAT Application

CITY OF DALWORTHINGTON GARDENS

2600 Roosevelt

TEL. 817-274-7368 FAX 817-265-4401

www.cityofdwa.net

-3815 Kelly Perkins-

☐ Replat ☐ Amending Plat ☒ Preliminary Plat ☒ Final Plat

Applicant's Name: ALDRIDGE BUILDING CORP

Address: 1305 SYLVAN CT. ARLINGTON, TX 76012

Applicant Contact Number: (817) 975-2676

Applicant Email: RANDY@RTAHOMEBUILDERS.COM

Surveyor: TEXTERRA SURVEYING

Address: P.O. Box 202165, Arlington, TX 76006

I have purchased or have access to the City of Dalworthington Gardens Subdivision Ordinance which specifies requirements for plat submissions.

☒ Yes ☐ No

The attached submission complies with all applicable requirements of the City Subdivision Ordinance.

☒ Yes ☐ No

Signature

01/06/2025

Date

For Office Use Only

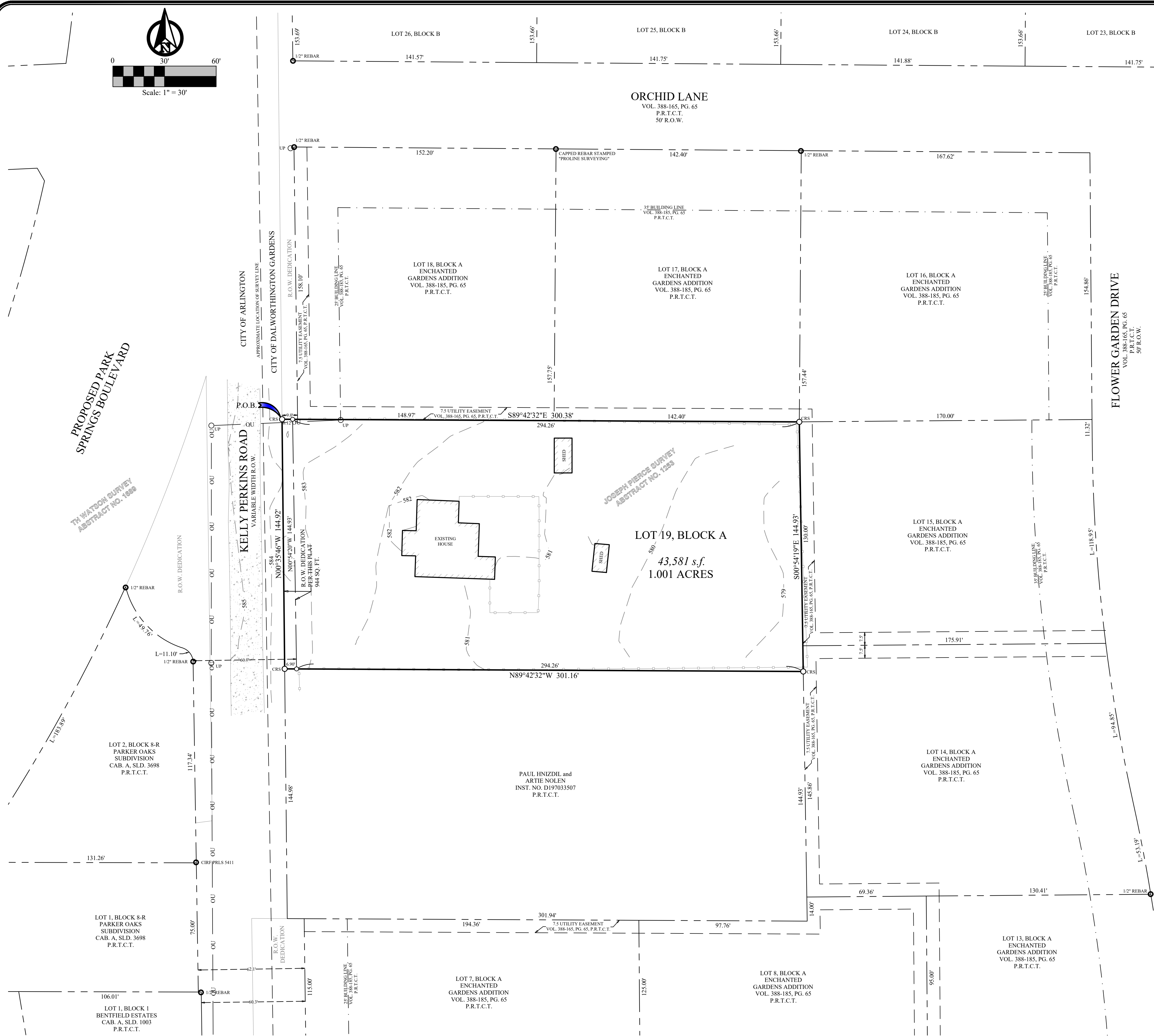
Fee: 6076 Date Paid: 1/17/25 Receipt # CK 265699

P & Z Scheduled 2/16/25 Public Hearing Published: 1/21/25

Council Scheduled: 2/20/25 Public Hearing Published: 1/21/25

Pro-Rata Paid: \$ Date:

plat transaction code 155



TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TX 76006
Telephone (817) 235-7326
TBPELS Firm # 10194685
www.texterrasurveying.com

OWNER:
MARTHA LINDA STEVENS and JAMES VIRGLE STEVENS
3815 KELLY PERKINS RD.
DALWORTHINGTON, TX

SURVEYOR:
TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TEXAS 76006
PHONE: (817) 235-7326

Approved by the Director of Planning and Development Services on _____ (Date)

Director of Planning and Development Services

THIS PLAT IS RECORDED IN INSTRUMENT NUMBER _____, DATED _____

OWNERS CERTIFICATE:

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Martha Linda Stevens and James Virgle Stevens, are the owners of that certain tract of land situated in the Joseph Pierce Survey, Abstract No. 1253, City of Dalworthington Gardens, Tarrant County, Texas; said tract being described in the deed to *Martha Linda Stevens and James Virgle Stevens*, recorded in Volume 6313, Page 842, Deed Records, Tarrant County, Texas (D.R.T.C.T.); the subject tract is more particularly described as follows:

BEGINNING 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northwest property corner of the said *Stevens* tract, being a point on the east right-of-way line of Kelly Perkins Road, being a variable width public right-of-way, from said POINT OF BEGINNING the southwest lot corner of Lot 18, Block A, of **ENCHANTED GARDENS ADDITION**, an addition in the City of Dalworthington Gardens, Tarrant County, Texas according to the plat thereof recorded in Volume 388-185, Page 65, Plat Records, Tarrant County, Texas, bears SOUTH 89° 42' 32" EAST, a distance of 9.00 feet;

THENCE SOUTH 89° 42' 32" EAST, departing the said right-of-way line, with the north property line of the said *Stevens* tract, at a distance of 9.00 feet passing the said southwest lot corner of Lot 18, continuing with the south lot line of Lot 18 and with the south lot line of Lot 17, of the said **ENCHANTED GARDENS ADDITION**, a total distance of 300.38 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northeast property corner of the *Stevens* tract, being the southeast lot corner of said Lot 17, same being the northwest lot corner of Lot 15 of said **ENCHANTED GARDENS ADDITION**;

THENCE SOUTH 00° 54' 19" EAST, with the east property of the *Stevens* tract and with the west lot line of said Lot 15, at a distance of 130.00 feet passing the southwest lot corner of said Lot 15, being the northwest lot corner of Lot 14 of said **ENCHANTED GARDENS ADDITION**, continuing with the west lot line of said Lot 14, a total distance of 144.93 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southeast property corner of the *Stevens* tract, being the northeast property corner of the tract being described in the deed to *Paul Hnizdil and Artie Nolen*, recorded in Instrument Number D197033507, P.R.T.C.T.;

THENCE NORTH 89° 42' 32" WEST, departing the said lot line, with the south property line of the *Stevens* tract, same being the north property line of the said *Hnizdil* tract, a distance of 301.16 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southwest property corner of the *Stevens* tract, being the northwest property corner of the *Hnizdil*, tract, and being a point on the aforementioned east right-of-way line of Kelly Perkins Road;

THENCE NORTH 00° 35' 46" WEST, with the west property line of the *Stevens* tract and with the said right-of-way line, a distance of 144.92 feet to the **POINT OF BEGINNING** and enclosing 1.001 acres (43,581 square feet).

DEDICATION STATEMENT:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, *Martha Linda Stevens*, does hereby adopt this plat designating the herein above described property as Lot 19, Block A, BLISS ADDITION, an addition in the City of Dalworthington Gardens, Tarrant County, Texas, and does hereby dedicate to the public's use, the right of way's and easements shown hereon.

IN WITNESS THEREFORE, I have hereunto set my hand this _____ day of _____, 2025.

MARTHA LINDA STEVENS

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MARTHA LINDA STEVENS, the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

Notary Public in and for the State of Texas

DEDICATION STATEMENT:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, *James Virgle Stevens*, does hereby adopt this plat designating the herein above described property as Lot 19, Block A, BLISS ADDITION, an addition in the City of Dalworthington Gardens, Tarrant County, Texas, and does hereby dedicate to the public's use, the right of way's and easements shown hereon.

IN WITNESS THEREFORE, I have hereunto set my hand this _____ day of _____, 2025.

JAMES VIRGLE STEVENS

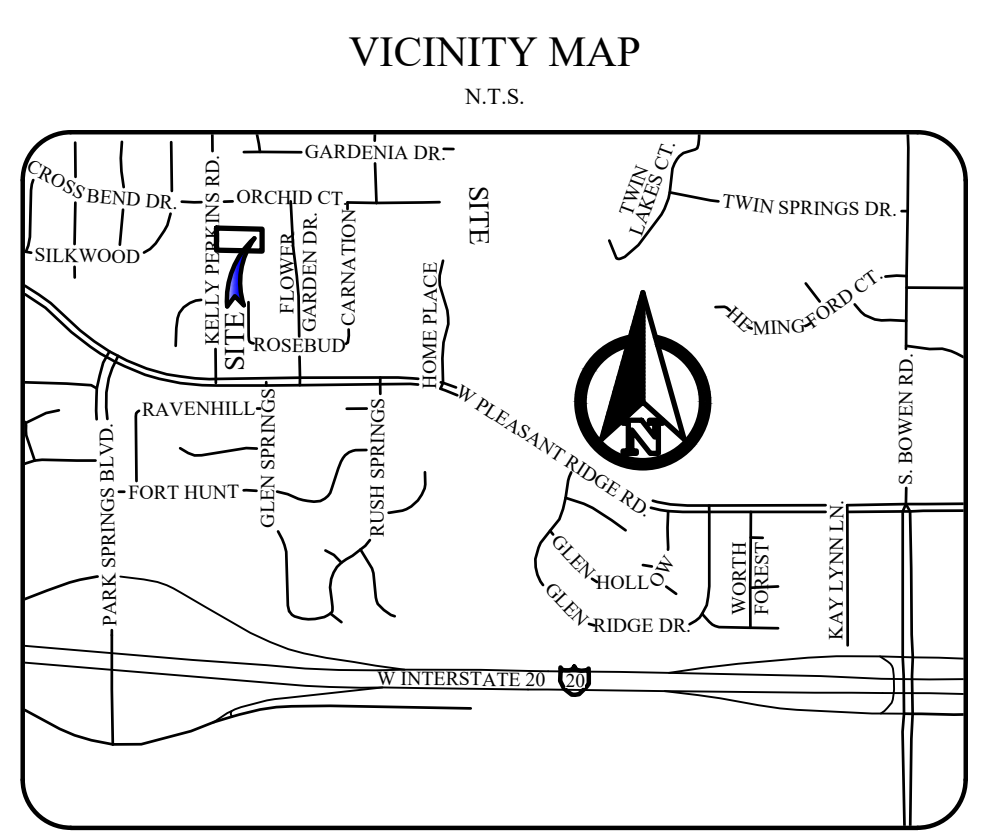
STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES VIRGLE STEVENS, the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

Notary Public in and for the State of Texas

DATE : January, 2025
Scale : 1" = 30'



FLOOD ZONE CLASSIFICATION

This property lies within ZONE X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0345K, dated September 25, 2009, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS ○ 1/2" rebar stamped "TEXTERRA SURVEYING" set
MNS ○ Mag nail & washer stamped "TEXTERRA SURVEYING" set
TBM ○ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,NCZ)

- NOTES:**
- The purpose of this plat is to create a one lot plat of the tract being described in the deed to *Martha Linda Stevens and James Virgle Stevens*, recorded in Volume 6313, Page 842, Deed Records, Tarrant County, Texas.
 - This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
 - This plat does not alter or remove deed restrictions or covenants, if any, on this property.
 - This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
 - Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.
 - Visibility triangles shall be provided at the intersections of all public or private streets in accordance with City ordinances. All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the Visibility Triangle Ordinance.

STATE OF TEXAS §
COUNTY OF TARRANT §

THIS is to certify that I, Jose B. Najarro, III, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jose B. Najarro III
Registered Professional Land Surveyor No. 6736
texterrasurveying@gmail.com
DATE: TBD

PRELIMINARY AND FINAL PLAT
BLISS ADDITION
LOT 19, BLOCK A
BEING 1.001 ACRES OF LAND LOCATED IN
THE JOSEPH PIERCE SURVEY, ABSTRACT NO. 1253
AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS,
TARRANT COUNTY, TEXAS



January 27, 2025

Sandra Ma
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, TX 76016

RE: First Preliminary & Final Plat Submittal Review
3815 Kelly Perkins
KHA No. 068302514

Dear Sandra:

We have completed our review of the first submittal of the Preliminary and Final Plat for the above referenced project.

The property lies within the corporate boundary of the City of Dalworthington Gardens. The proposed land use complies with the current zoning requirements and is allowed by the Future Land Use Map.

We offer the following comments which are based on the requirements outlined in the City of Dalworthington Gardens Code of Ordinances:

- 1) Provide the names of all adjacent property owners and match descriptions with the Appraisal District records.
- 2) Show and label all building setbacks per section 14.02.171 or the Code of Ordinances.
- 3) Show and label all existing utilities on and adjacent to the property and label the line sizes.
- 4) Note benchmarks used.
- 5) Any major proposed changes in topography shall be shown by labeled contour lines.
- 6) Provide a preliminary water and sewer exhibit that shows how water and sewer service will be provided to the lot.
- 7) Label the lot acreage minus the ROW dedication.
- 8) Provide a preliminary drainage plan to show how the property will drain.
- 9) Label the right of way width for all roadways.
- 10) Include the certifications and statements listed in section 10.02.123/2 and verify that they match the ordinance exactly. These certifications and statements can be found as attachments to Chapter 10 of the online Code of Ordinances.

Modifications to the documents may result in additional comments not noted in this letter.

Please remember that the adequacy of the design work reflected in the plans reviewed remains with the design engineer and that the responsibility to adhere to all applicable ordinances and codes remains as well.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Brandon Bell, P.E.

Brandon Bell, P.E.



February 5, 2025

Sandra Ma
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, TX 76016

RE: Second Preliminary & Final Plat Submittal Review
3815 Kelly Perkins
KHA No. 068302514

Dear Sandra:

We have completed our review of the second submittal of the Preliminary and Final Plat for the above referenced project.

The property lies within the corporate boundary of the City of Dalworthington Gardens. The proposed land use complies with the current zoning requirements and is allowed by the Future Land Use Map.

We offer the following comments which are based on the requirements outlined in the City of Dalworthington Gardens Code of Ordinances:

- 1) In order to properly address all requirements of both preliminary and final plat, split the document into two separate submittals.

Preliminary Plat

- 1) Revise the name of the plat to be only "Preliminary Plat".
- 2) Add a note stating that the maximum building coverage of the lot shall be 25%.
- 3) Add a note stating that the maximum impervious coverage of the lot shall be 40%.
- 4) Accessory buildings such as shed cannot be within the building setbacks. Label all existing structures as either to remain or to be removed.
- 5) Show and label all existing utilities on and adjacent to the property and label the line sizes.
- 6) Provide a preliminary water and sewer exhibit that shows how water and sewer service will be provided to the lot.
- 8) Any major proposed changes in topography shall be shown by labeled contour lines.
- 9) Provide a preliminary drainage plan to show how the property will drain.
- 10) Renumber notes so that number 4 is not skipped.
- 11) Revise the "Owner's Certificate" so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances.
- 12) Revise the "Surveyor's Certificate" so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances.
- 13) Revise the "City Approval Statement" so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances. The preliminary plat shall use "City Secretary"

instead of “Council” and “Mayor”.

- 14) In note 7, add a reference to section 10.02.227 of the subdivision ordinance.
- 15) Remove note 3 and add the deed restriction certification statement provided as an attachment to Chapter 10 of the online Code of Ordinances.

Final Plat

- 1) Revise the name of the plat to be only “Final Plat”.
- 2) Remove the preliminary statement above the title block.
- 3) Add a note stating that the maximum building coverage of the lot shall be 25%.
- 4) Add a note stating that the maximum impervious coverage of the lot shall be 40%.
- 5) Remove topography and all existing fences, pavement linework, structures, utilities, etc.
- 8) Renumber notes so that number 4 is not skipped.
- 9) Revise the “Owner’s Certificate” so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances.
- 10) Revise the “Surveyor’s Certificate” so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances.
- 11) Revise the “City Approval Statement” so that it matches the template provided as an attachment to Chapter 10 of the online Code of Ordinances. The final plat shall use “Council” and “Mayor” instead of “City Secretary”.
- 12) In note 7, add a reference to section 10.02.227 of the subdivision ordinance.
- 13) Remove note 3 and add the deed restriction certification statement provided as an attachment to Chapter 10 of the online Code of Ordinances.

Modifications to the documents may result in additional comments not noted in this letter.

Please remember that the adequacy of the design work reflected in the plans reviewed remains with the design engineer and that the responsibility to adhere to all applicable ordinances and codes remains as well.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brandon Bell, P.E.

COMMERCIAL RECORDER PROOF

EMAIL ADDRESS: recorder@flash.net

Deadline for submitting legal notices is 11:00 (am) the business day before

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

Public Hearing Notices
Notice is hereby given that the City of Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on February 6, 2025 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on February 20, 2025 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:
* Application of Aldriedge Building Corp for a preliminary and final plat in accordance with Subdivision Regulation Ordinance Section 10.02.091 and 10.02.121 for Lot 19, Block A, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.

1-21