



PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | JULY 24, 2025 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060

I. CALL TO ORDER

A. ROLL CALL

II. PUBLIC COMMENT

The Planning and Zoning Commission welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The Planning and Zoning Commission cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

III. REGULAR SESSION

A. CONSENT AGENDA

These matters have appeared on previous agendas, require little or no deliberation, or are considered routine or ministerial tasks. If discussion is desired, items may be removed for separate consideration.

1. Approval of the May 22, 2025 Regular Meeting minutes.

B. PUBLIC HEARINGS

1. **PZ CASE# 25-09** To conduct a public hearing and consider a proposed zoning change from "C-2 GENERAL COMMERCIAL DISTRICT" and "R-3 SINGLE FAMILY RESIDENTIAL DISTRICT" to an "I – INDUSTRIAL DISTRICT" for the properties located at 426 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53S CITY BOUNDARY SPLIT; 500 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53H & 53N CITY BOUNDARY SPLIT; 516 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53Q CITY BOUNDARY SPLIT; 520 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53F, 53F1, 53F2, 53L & 53 P; 606 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53E, 53E1, 53H1, 53M & 53M1 of the CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

IV. ADJOURNMENT

Tina Cox,
Board Secretary

CERTIFICATION: I DO HEREBY CERTIFY THAT THE JULY 24, 2025 PLANNING AND ZONING COMMISSION AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA

WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF KENNEDALE WILL PROVIDE FOR REASONABLE ACCOMMODATIONS FOR PERSONS ATTENDING MEETINGS. THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR SIGN INTERPRETER SERVICES MUST BE MADE FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING BY CALLING 817-985-2104 OR (TTY) 1-800-735-2989.

A QUORUM OF THE KENNEDALE EDC, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

**STAFF REPORT
TO THE PLANNING AND ZONING COMMISSION**

MEETING DATE: JULY 24, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.A.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: JULY 24, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.A.1.

SUBJECT

Approval of the May 22, 2025 Regular Meeting minutes.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2025.05.22 - Meeting Minutes	2025.05.22 - Meeting Minutes.docx
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**PLANNING AND ZONING COMMISSION
REGULAR MEETING | MAY 22, 2025 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

MEETING MINUTES

I. CALL TO ORDER

Board Chair Michael Brown called the meeting to order at 6:00 p.m.

A. ROLL CALL

Board Chair Michael Brown, Vice Chair Andrew Malkowski, and Place 4 Elfreda Jones were in attendance, thus constituting a quorum.

Place 5 Socorro Martinez was not present.

The Community Development Director and Board Secretary were also present.

II. PUBLIC COMMENT

No comments were made at this time.

III. REGULAR SESSION

A. CONSENT AGENDA

1. Approval of the minutes from the April 24, 2025 Regular Meeting.

Place 4 Jones motioned to approve the meeting minutes.

Vice-Chair Malkowski seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 3-0

B. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. **PZ CASE #25-02** To consider approval of a Preliminary Plat creating Lot 1-R1, Lots 2-39, Block 1, Lot 40 HOA, Lot 41 POND, Block 1, Kennedale Oaks Addition, being 6.180 acres of land situated within the Jesse B. Renfro Survey, Abstract No. 1260, City of Kennedale, Tarrant County, Texas.

Chairman Brown opened the public hearing at 6:08 PM.

No one spoke in favor of or against the preliminary plat request.

Chairman Brown closed the public hearing at 6:08 PM.

Director Gonzales briefed the Commissioners on the case by stating that the preliminary plat for Harris Hills establishes the lot design for a new townhome planned development. Zoning had already been approved by Kennedale City Council. Director Gonzales continued by

explaining that the preliminary plat meets all zoning requirements; however, the site detention will need to be expanded to accommodate pre-development levels of run off. As such, the preliminary civil engineering approval is conditional and because it is still under design, approvals will be forthcoming once the final engineering review has been completed. Mr. Gonzales concluded by stating that staff recommends that the preliminary plat be approved with conditions stated in the City's engineering approval letter that is attached.

Edward Arshouk, with MA Engineering and Construction was present to answer the Commissioners questions.

Place 4 Jones made a motion to approve with conditions as stated PZ Case #25-02 Preliminary Plat creating Lot 1-R1, Lots 2-39, Block 1, Lot 40 HOA, Lot 41 POND, Block 1, Kennedale Oaks Addition, being 6.180 acres of land situated within the Jesse B. Renfro Survey, Abstract No. 1260, City of Kennedale, Tarrant County, Texas.

Vice-Chair Malkowski seconded the motion.
No oppositions, No abstentions.

Vote: The motion carried unanimously: 3-0

2. **PZ CASE #25-07** To consider a proposed Conditional Use Permit as required by Section 24.29C) of the Unified Development Code for "BATTERY ENERGY STORAGE SYSTEMS", a new land use located at 509 S. New Hope Rd., Cannon, E C Survey Abstract 378 TRACT 1 EE & A1327 TRS 2B01 & 2 B04 of the City of Kennedale, Tarrant County, Texas, 76060.

Chairman Brown opened the public hearing at 6:17 PM.

David McMillan, 3830 Kennedale New Hope, Kennedale spoke in opposition of the request.

David Murray, 407 Kevin Miller Rd, Kennedale spoke in favor of the request.

Stephanie Yori, 325 Spring Branch, Kennedale spoke in favor of the request.

Chairman Brown closed the public hearing at 6:28 PM.

Director Nathan Gonzales gave a brief history of the case for Vice-Chair Malkowski. The property at 509 S New Hope Rd is approximately 48 acres, not platted, and currently split-zoned. The western acreage with frontage off a S New Hope Rd carries R-2 Single-Family Residential District zoning (+/- 8.65 ac), with the larger acreage to the east zoned I-Industrial District. Aside from an accessory structure near the road, the property is undeveloped, with a floodplain running through a portion of the lot.

Since May of 2023, staff has met with the Cypress Creek Renewables team on many occasions to discuss their proposal of developing the eastern acreage of 509 S New Hope for a Battery Energy Storage System, which they've named Fort Watt. Staff's understanding of the operation is that the proposed system utilizes large grid-connected batteries to store energy, and then releases it back onto the grid when demand is high. The batteries are built upon a slab or pier and can be removed as needed. Cypress Creek Renewables provided photos to help illustrate the type of equipment they plan to use. Director Gonzales provided figures for the Commissioners review.

Mr. Gonzales brought to the Commissioner's remembrance that in April 2024, P&Z considered a request for a Conditional Use Permit by Cypress Creek Renewables. The case passed by a vote of 3-2. City Council later considered the same request, but the case failed to receive approval by a vote of 2-3. As noted in the previous case before P&Z, the proposal includes a new land use involving battery energy storage systems. This proposed development would not only be new

and unique to Kennedale, but to the region overall. Given the need for resiliency of the state's electrical power grid, alternative energy systems provide a feasible solution. Cypress Creek has provided an in- depth F.A.Q. regarding their battery systems and estimated tax benefits for the community. Staff recommends that both P&Z and City Council review these submittal documents for consideration.

Continuing, Director Gonzales shared that these types of projects are usually situated in industrial areas. The site location is currently zoned "I-Industrial" and is remote in nature, making the site itself an appropriate location. However, there are long-standing plans to see the western part of town develop into new residential communities. The updated Future Land Use Plan (FLUP) reflects this type future development for the area. Furthermore, the Moderno Development, located southwest of the project location, is currently going through engineering review. This development brings 35 new single-family lots closer to the project site when compared to existing structures in the area. Granted, the east side of the Moderno Development will be utilized for site detention. The exhibit provided depicted a measurement of 366 linear feet taken from the corner of the Moderno property line and the eastern limits of the existing floodplain. It is likely that the distance from any residential structure and the nearest battery module will be greater than 500 linear feet. Similarly, the existing gas well site on the Harrison Jet property just east of the Moderno Development has similar distance requirements.

In summary, Community Development Director Gonzales stated that battery energy storage systems may be appropriate in industrial-zoned property, but the proposal is not consistent with the adopted Future Land Use Plan. Given the ongoing residential development nearby, P&Z and the City Council should consider the adjacent property and developments, and the potential impact of this project. Staff does not recommend approval for a Conditional Use Permit.

Ethan Agrawal with Cypress Creek Renewables gave a presentation and was available to answer the Commissioner's questions.

Vice-Chair Malkowski made a motion to recommend approval to City Council regarding PZ Case #25-07 a proposed Conditional Use Permit as required by Section 24.29C) of the Unified Development Code for "BATTERY ENERGY STORAGE SYSTEMS", a new land use located at 509 S. New Hope Rd., Cannon, E C Survey Abstract 378 TRACT 1 EE & A1327 TRS 2B01 & 2 B04 of the City of Kennedale, Tarrant County, Texas, 76060.

Place 4 Jones seconded the motion.

No oppositions, No abstentions.

Vote: The motion carried unanimously: 3-0

3. Discussion of the updated Unified Development Code draft.

Director Gonzales was pleased to present to the Commissioners a formal draft of the UDC updates. The updates derived from goals that were established by the recently adopted Comprehensive Plan update, as well as input that P&Z had provided over the past few months. Updates included the following:

- Revised spatial requirements for residential and townhome districts
- Revised residential lot areas to provide more consistency with existing lot width and depths
- Revised land use definitions

- Expanded residential offering in the OT Districts
- Allowing ADU'S by right in most residential districts
- Codified lighting and short-term rental requirements
- Established Transit-Oriented District development standards
- Established requirements for vape, tobacco, and hookah establishments
- Expanded mixed-use offerings in commercial districts
- Revised commercial design standards for mixed-use development
- Revised vehicle-barrier and guard requirements for elevated parking surfaces
- Simplified platting and site plan approval

Mr. Gonzales also informed the Planning and Zoning Commission of the upcoming Town Hall Meeting that was scheduled for June 16, 2025. At the time of the meeting, Director Gonzales anticipated that he would be returning to the Commissioners in June for a final public hearing and subsequent action being taken by the City Council in July.

VI. ADJOURNMENT

Vice-Chair Malkowski made a motion to adjourn the meeting.
Place 4 Jones seconded the motion.

There being no further business, Chair Brown adjourned the meeting at 7:21 p.m.

APPROVED:

ATTEST:

PLANNING AND ZONING CHAIR

BOARD OR COMMISSION SECRETARY



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: JULY 24, 2025

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.B.

SUBJECT
PUBLIC HEARINGS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

**STAFF REPORT
TO THE PLANNING AND ZONING COMMISSION**

MEETING DATE: JULY 24, 2025

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.B.1.

SUBJECT

PZ CASE# 25-09 To conduct a public hearing and consider a proposed zoning change from “C-2 GENERAL COMMERCIAL DISTRICT” and “R-3 SINGLE FAMILY RESIDENTIAL DISTRICT” to an “I – INDUSTRIAL DISTRICT” for the properties located at 426 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53S CITY BOUNDARY SPLIT; 500 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53H & 53N CITY BOUNDARY SPLIT; 516 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53Q CITY BOUNDARY SPLIT; 520 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53F, 53F1, 53F2, 53L & 53 P; 606 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53E, 53E1, 53H1, 53M & 53M1 of the CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Zoning Change
Applicant	Charles Marsh for Texas Regional Landfill Company
Location	606 S Dick Price Rd
Surrounding Uses	Industrial and Residential
Surrounding Zoning	I, R-1, AG
Future Land Use Designation	Industrial
Staff Recommendation	Recommended Approval

I. CURRENT STATUS OF THE PROPERTIES

The properties operated by the Texas Regional Landfill Company consist of (5) separate parcels, currently zoned C-2 and R-3 (See Exhibit A). These parcels will be replatted into one lot, following a successful zoning change. Although the current zoning of C-2 and R-3 exists, the site operates as an entrance and staging area, with scales and a small operations office. The operators have plans to expand the landfill further into the ETJ and Tarrant County areas. This future expansion, however, is not planned to occur within the corporate city limits, and the operators do not have any plans to annex their property into the city. The portion of their property that falls within the city limits may later be used as a customer drop-off station, or transfer station, in the future. A zoning change to Industrial would permit this specific use under a Special Exception, if granted by the Board of Adjustment. The operators plan to relocate their entrance further north, while also removing one entrance to the south. By doing so, traffic

visibility in the area would be improved as the current entrance is located near a slope in the road with limited visibility.



Exhibit A- 606 S Dick Price Rd, Kennedale, TX 76060

II. SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject properties are surround by similar land uses. There is an industrial-zoned property to the east (Old Castle), a construction and material company directly north, and undeveloped land to southeast, currently zoned R-1 but operates as a quarry.

The proposed zoning change is compatible with adjacent uses and zoning.

III. ZONING REVIEW FOR PROPOSED LAND USE

The city's adopted Future Land Use Plan envisions the specific area of town to support existing and future industrial uses (See Exhibits B & C).

Staff has reviewed the city's Comprehensive Plan and Future Land Use Plan and has found that the proposed zoning change is consistent with adopted plans.

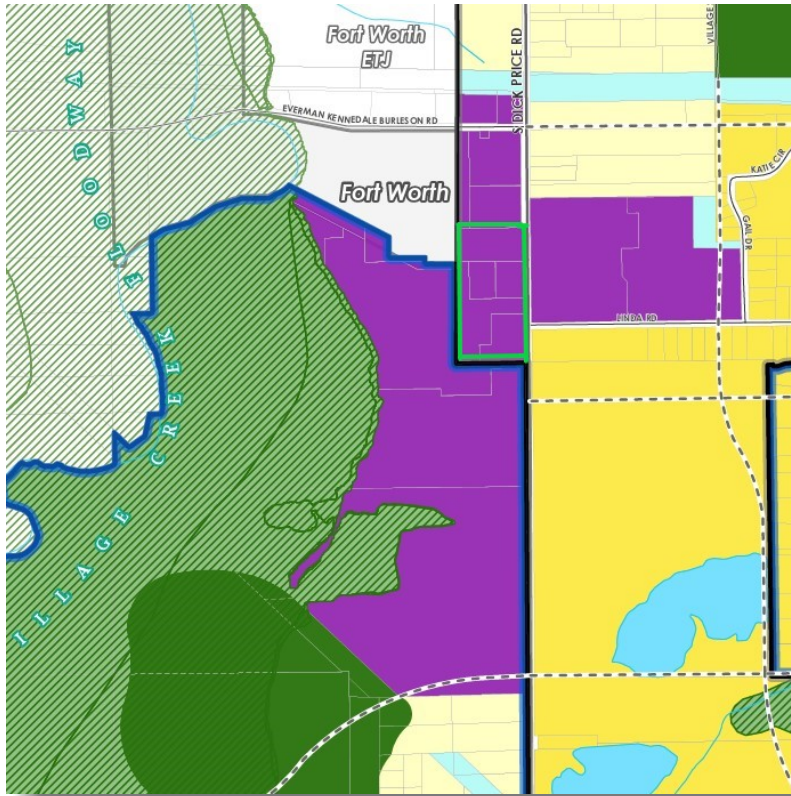


Exhibit B- Future Land Use Plan @ 606 S Dick Price Rd

ECONOMIC DEVELOPMENT GOAL: Kennedale will have a strong and resilient economic base.

OBJECTIVE 1: Continue to capitalize on a strong industrial employment workforce to leverage demand for more destination-based retail and restaurant opportunities.

Exhibit C- Economic Development Goal, Objective 1

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

1.	PZ Owner Affidavit	PZ Owner Affidavit.pdf
2.	Publisher's Affidavit - P&Z Case 25-	Publisher's Affidavit - P&Z Case 25-.pdf
3.	200' Buffer Map	200' Buffer Map.png
4.	Address Labels	Address Labels.docx
5.	PZ Case 25-09 200' Buffer Letter	PZ Case 25-09 200' Buffer Letter.docx
6.	19922_Deed Parcel 1 - D202153007	19922_Deed Parcel 1 - D202153007.pdf
7.	19926_Deed Parcel 2 and half of 3 - D202134488	19926_Deed Parcel 2 and half of 3 - D202134488.pdf
8.	19932_Deed Parcel 2 and half of 3 - D202134488	19932_Deed Parcel 2 and half of 3 - D202134488.pdf
9.	Deed other half of Parcel 3 - D202134486	Deed other half of Parcel 3 - D202134486.pdf
10.	Deed Parcel 4 and 5 - D202040557	Deed Parcel 4 and 5 - D202040557.pdf
11.	19942_FIG 1 - EXISTING SITE MAP FIG 1 1	19942_FIG 1 - EXISTING SITE MAP FIG 1 1.pdf
12.	19943_FIG 2- PROPOSED SITE MAP FIG 2 1	19943_FIG 2- PROPOSED SITE MAP FIG 2 1.pdf
13.	FIG 3- VICINITY MAP-Layout1	FIG 3- VICINITY MAP-Layout1.pdf



KENNEDALE
Planning Department
www.cityofkennedale.com

CITY OF KENNEDALE
PLANNING & ZONING
OWNER AFFIDAVIT (Only required if applicant is applying on behalf of the owner)

Case # PZ 25 - 000476, 477, 478, 479, and 480

Property Address: 520, 426, and 606 South Dick Price Road

Legal Description: SHELBY COUNTY SCHOOL LAND SURV Abstract 1375 Tract 53F 53F1 53F2 53L & 53P

Applicant: Texas Regional Landfill Company, LP f/k/a IESI TX Landfill, LP

Type of PZ request: Rezoning

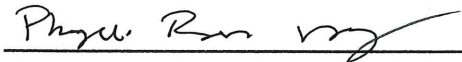
I, Gary Bartels, current owner of above mentioned property, authorize the applicant or his authorized representative to make application for the Kennedale Planning & Zoning Commission to consider granting the above reference request on my behalf and to appear before the Commission.

Owner Signature: 

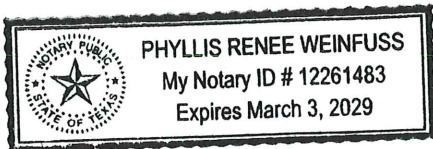
Date: JUNE 30 2025

SWORN TO and Subscribed before me by Gary Bartels

ON THIS 30th DAY OF June, 2025



Notary Public, Tarrant County, Texas



AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	IPL0249980	Legal Ad - IPL0249980		1.0	93.0L

ATTENTION: CITY OF KENNEDALE IP
 405 MUNICIPAL DR
 KENNEDALE, TX 76060-2249
 citysecretary@cityofkenneale.com

THE STATE OF TEXAS
 COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1.0 insertion(s) published on:
 06/29/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before
 me on



**CITY OF KENNEDALE
 NOTICE OF PUBLIC HEARING**
 The Kennedale PLANNING AND ZONING COMMISSION will hold a public hearing ON THURSDAY, JULY 24, 2025 AT 6:00 PM for the following case in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060, WITH A SUBSEQUENT PUBLIC HEARING for the case WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON AUGUST 19, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE# 25-09 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "C-2 GENERAL COMMERCIAL DISTRICT" AND "R-3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO AN "I - INDUSTRIAL DISTRICT" FOR 426 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53S CITY BOUNDARY SPLIT; 500 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53H & 53N CITY BOUNDARY SPLIT; 516 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53Q CITY BOUNDARY SPLIT; 520 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53F, 53F1, 53F2, 53L & 53 P; 606 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53E, 53E1, 53H1, 53M & 53M1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

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PZ CASE #25-11 to conduct a public hearing and consider a replat of the property located at 625 GRAPEVINE TR, OAK CREST ADDITION, BLOCK 13, LOT BR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-12 to conduct a public hearing and consider a replat of the property located at 220 SPRING BRANCH, RIJZ ADDITION, BLOCK A, LOT 1R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

Interested persons are encouraged to attend the public hearings to offer public comments or provide written comments prior to the meeting to: community development department, 405 Municipal Drive, Kennedale, TX, 76060. For more information, please call (817) 985-2135.
 IPL0249980
 Jun 29 2025

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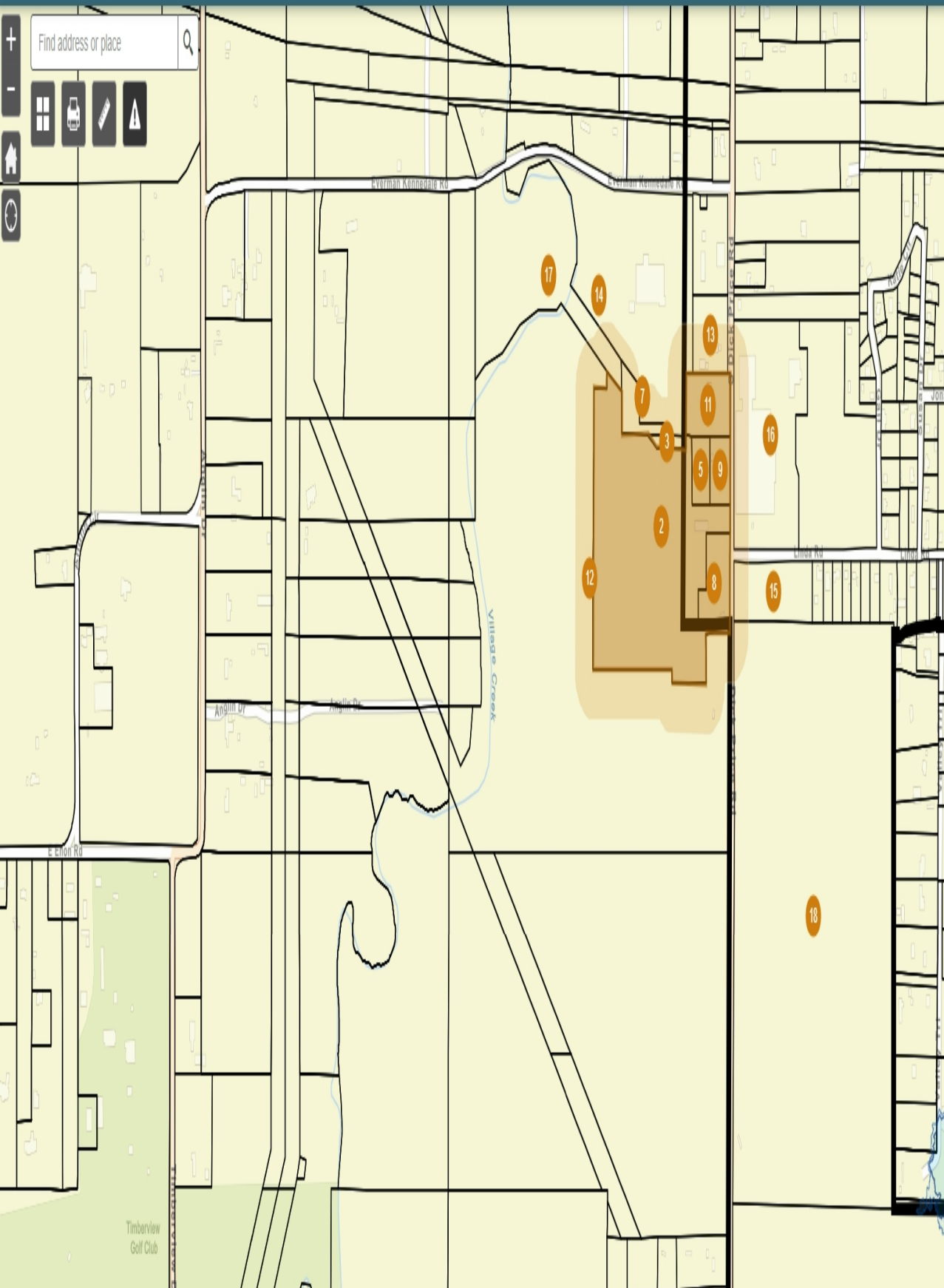
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IPL0249980
Jun 29 2025

City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)



Layer List

- Overlay Districts - Floodplain
- Overlay Districts - Business 287 and Interstate 20/820 Loop
- Zoning (View)
- KennedaleCityLimits
- TAD Parcels
- Aerials2019

1 Feet: 7.05 IESI TX LANDFILL LP 500 S DICK PRICE RD	2 Feet: 7.05 IESI TX LANDFILL LP 500 S DICK PRICE RD	3 Feet: 347.34 IESI TX LANDFILL LP 5820 EVERMAN KENNEDALE ...	4 Feet: 479.32 IESI TX LANDFILL LP 516 S DICK PRICE RD	5 Feet: 479.32 IESI TX LANDFILL LP 516 S DICK PRICE RD	6 Feet: 558.7 IESI TX LANDFILL LP 5754 EVERMAN KENNEDALE ...	7 Feet: 558.7 IESI TX LANDFILL LP 5754 EVERMAN KENNEDALE ...	8 Feet: 603.91 IESI TX LANDFILL LP 606 S DICK PRICE RD
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IESI TX LANDFILL LP
3 WATERWAY SQUARE PL STE 110
THE WOODLANDS, TX 77380

MARTIN AIMEE A
1575 WALLIS RD
ALEDO, TX 76008-3896

ARK CONTRACTING SERVICES LLC
420 S DICK PRICE RD
KENNEDEALE , TX 76060

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 76060

OLDCASTLE INFRASTRUCTURE INC
900 ASHWOOD PKWY STE 600
ATLANTA, GA 30338

KENNEDALE ISD
120 W KENNEDALE PKWY
KENNEDEALE, TX 76060



NOTICE OF PUBLIC HEARING

July 2, 2025

The Kennedale Planning and Zoning Commission will hold a specially called public hearing for the following case on Thursday, July 24, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE# 25-09 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "C-2 GENERAL COMMERCIAL DISTRICT" AND "R-3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO AN "I – INDUSTRIAL DISTRICT" FOR 426 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53S CITY BOUNDARY SPLIT; 500 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53H & 53N CITY BOUNDARY SPLIT; 516 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53Q CITY BOUNDARY SPLIT; 520 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53F, 53F1, 53F2, 53L & 53 P; 606 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53E, 53E1, 53H1, 53M & 53M1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

A second public hearing for this case will be held before City Council on Tuesday, August 19, 2025, at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact Nathan Gonzales at 817-985-2135 or ngonzales@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal.

Sincerely,

Nathan Gonzales
Director of Community Development
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
ngonzales@cityofkennedale.com
(817)985-2135

15

FILED
TARRANT COUNTY TEXAS

GENERAL WARRANTY DEED

2002 JUN -5 PM 1:46

STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL PERSONS BY THESE PRESENTS:
SUZANNE HENDERSON

BY _____

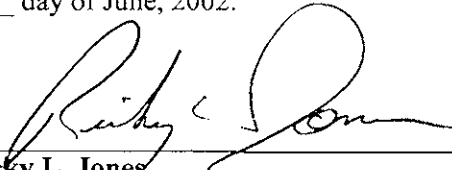
That Ricky L. Jones and wife, Patricia O. Jones (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by **TESI TX LANDFILL LP**, a Texas limited partnership ("Grantee"), whose mailing address is 6125 Airport Freeway, Suite 202, Haltom City, Texas 76117, the receipt of which is hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Tarrant County, Texas, and more particularly described on EXHIBIT "A" which is attached hereto and incorporated herein by reference for all purposes, together with any improvements, rights, interests and appurtenances thereon or in any way appertaining thereto ("Property").

This conveyance is given and accepted subject only to those restrictions, reservations, covenants, conditions, rights-of-way and easements listed on Exhibit "B" attached hereto (herein called the "Permitted Encumbrances").

TO HAVE AND HOLD the Property unto Grantee, and Grantee's successors and assigns forever, together with all and singular the rights, interests and appurtenances thereunto belonging unto Grantor, and Grantor does hereby bind Grantor, and Grantor's successors and assigns to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, and further subject to the Permitted Encumbrances.

The payment of all ad valorem taxes and assessments on the Property for calendar years 2002 and thereafter is assumed by Grantee.

EXECUTED to be effective as of the 5th day of June, 2002.



Ricky L. Jones



Patricia O. Jones

Unofficial Copy

STATE OF TEXAS)
COUNTY OF Tarrant)

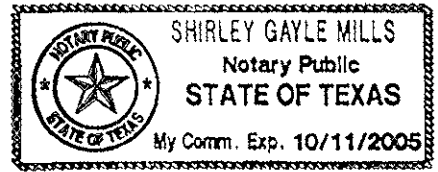
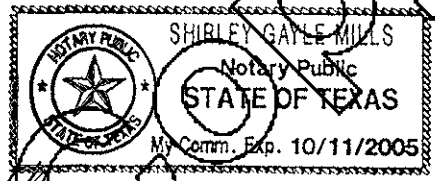
This instrument was acknowledged before me on the 5th day of June 2002, by Ricky L. Jones.

Shirley Gayle Mills
Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF Tarrant)

This instrument was acknowledged before me on the 5th day of May 2002, by Patricia O. Jones.

Shirley Gayle Mills
Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:
MICHAEL C. LOWDER
KELLY, HART & HALLMAN
201 MAIN STREET, SUITE 2500
FORT WORTH, TEXAS 76102

EXHIBIT "A"

2.813 ACRES OF LAND OUT OF BLOCK 53, SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1375, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 57.692 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2604, PAGE 61 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO JAMES TYNER BY DONALD MEYERS AND BETTY MEYERS IN VOLUME 10021, PAGE 584 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK 53, IN THE CENTERLINE OF DICK PRICE ROAD, FROM WHICH THE NORTHEAST CORNER OF SAID BLOCK 53 BEARS NORTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, 727.64 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST - 250.10 FEET, WITH THE CENTERLINE OF DICK PRICE ROAD AND THE EAST LINE OF SAID BLOCK 53 TO A POINT CORNER;

THENCE NORTH 89 DEGREES 42 MINUTES 41 SECONDS WEST, AT 25.0 FEET PASS A 5/8" IRON ROD FOUND IN THE WEST LINE OF SAID DICK PRICE ROAD, CONTINUING IN ALL FOR A DISTANCE OF 490.21 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 20 MINUTES 51 SECONDS EAST - 249.90 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 44 MINUTES 08 SECONDS EAST, AT 465.0 FEET PASS A 1/2" IRON ROD FOUND IN THE WEST LINE OF SAID DICK PRICE ROAD, CONTINUING IN ALL FOR A DISTANCE OF 490.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.813 ACRES OF LAND.

Unofficial Copy

EXHIBIT "B"

Permitted Encumbrances

1. Easement for right-of-way granted to Texas Utilities Electric Company by instrument recorded in Volume 10047, Page 1631, Deed Records of Tarrant County, Texas.
2. Easement for right-of-way granted to Southwestern Bell Telephone Company by instrument recorded in Volume 14223, Page 515, Deed Records of Tarrant County, Texas.
3. Portion of property lying in Dick Price Road as shown on survey dated March 1, 1995, by Jarrell L. Moore, Registered Professional Land Surveyor No. 4854

Unofficial Copy

D202153007
KELLY HART HALLMAN
201 MAIN ST 2500
FT WORTH TX 76102

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

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : R A T T I K I N T I T L E C O

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202295447	DR92	DW	06/05/2002	13:42

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D202153007	WD	20020605	13:42	CK 6517

T O T A L : D O C U M E N T S : 01 F E E S : 15.00

B Y: _____

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

FILED
TARRANT COUNTY TEXAS

GENERAL WARRANTY DEED

2002 MAY 16 AM 9:04

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TRAVIS

§

BY _____
COUNTY CLERK

That Lynn Hommel aka Lynn Ashley Hommel, and wife, Paula Hommel aka Paula Jean Hommel (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by **IESI TX LANDFILL LP**, a Texas limited partnership ("Grantee"), whose mailing address is 6125 Airport Freeway, Suite 202, Haltom City, Texas 76117, the receipt of which is hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Travis County, Texas, and more particularly described on **EXHIBIT "A"** which is attached hereto and incorporated herein by reference for all purposes, together with any improvements, rights, interests and appurtenances thereon or in any way appertaining thereto ("Property").

This conveyance is given and accepted subject only to those restrictions, reservations, covenants, conditions, rights-of-way and easements listed on **Exhibit "B"** attached hereto (herein called the "Permitted Encumbrances").

TO HAVE AND HOLD the Property unto Grantee, and Grantee's successors and assigns forever, together with all and singular the rights, interests and appurtenances thereunto belonging unto Grantor, and Grantor does hereby bind Grantor, and Grantor's successors and assigns to **WARRANT and FOREVER DEFEND**, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, and further subject to the Permitted Encumbrances.

The payment of all ad valorem taxes and assessments on the Property for calendar years 2002 and thereafter is assumed by Grantee.

EXECUTED to be effective as of the 15 day of May, 2002.

Lynn Hommel

Lynn Hommel aka Lynn Ashley Hommel

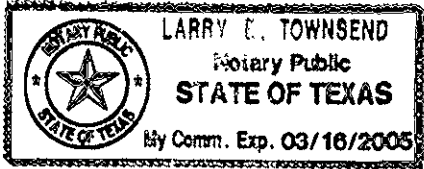
Paula Hommel

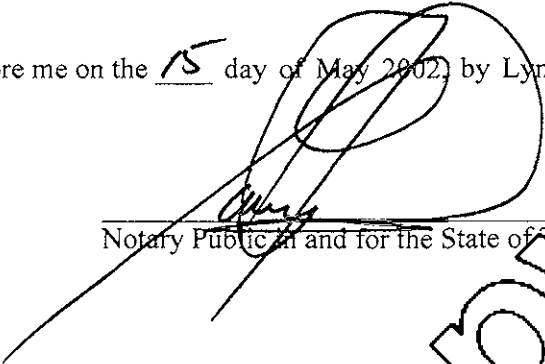
Paula Hommel aka Paula Jean Hommel

Unofficial Copy

STATE OF TEXAS)
)
COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Lynn Hommel aka Lynn Ashley Hommel.

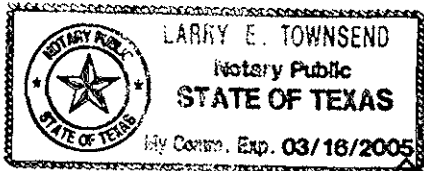


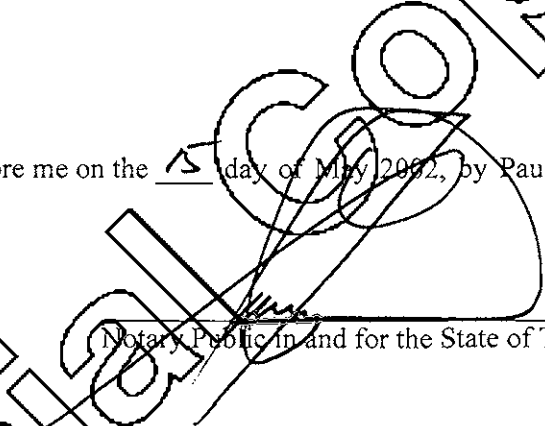


Notary Public in and for the State of Texas

STATE OF TEXAS)
)
COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Paula Hommel aka Paula Jean Hommel.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
MICHAEL C. LOWDER
KELLY, HART & HALLMAN
201 MAIN STREET, SUITE 2500
FORT WORTH, TEXAS 76102

EXHIBIT "A"

Parcel 1

BEING A TRACT OR PARCEL OF LAND OUT OF BLOCK 53, SHELBY COUNTY SCHOOL LAND SURVEY, ABST. NO. 1375, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 57.692 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOL. 2604, PAGE 61, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin at the Southwest corner of a 0.272 acre tract of land described in a deed recorded in Vol. 5720, Page 485, Deed Records, Tarrant County, Texas, said point being South 0 deg. 18 min. 00 sec. West 1262.44 feet and North 89 deg. 44 min. 00 sec. West 236.30 feet from the Northeast corner of said Block 53;

THENCE North 89 deg. 44 min. 00 sec. West 200.00 feet to an iron pin for corner;

THENCE North 0 deg. 18 min. 00 sec. East 283.80 feet to an iron pin for corner;

THENCE South 89 deg. 44 min. 00 sec. East 200.00 feet to an iron pin for corner;

THENCE South 0 deg. 18 min. 00 sec. West 283.80 feet to the POINT OF BEGINNING and containing 1.303 acres of land more or less.

Parcel 2

Being a tract of land out of Block 53 of the SHELBY COUNTY SCHOOL LAND SURVEY, Abstract No. 1375, Tarrant County, Texas, and being all of the tract conveyed to Lynn Ashley Hommel and Paula Hommel by deed recorded in Volume 6979, Page 2113, and a portion of the tract conveyed to Crystal V. Hommel and J. W. Hommel by deed recorded in Volume 5927, Page 728, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East line of Block 53, said point being South 0 degrees 18 minutes 00 seconds West 978.64 feet from its Northeast corner and in the centerline of Dick Price Road;

THENCE South 0 degrees 18 minutes 00 seconds West with the East line of Block 53 and the centerline of Dick Price Road 134.62 feet to a point for corner;

THENCE North 89 degrees 44 minutes 00 seconds West at 25 feet passing an iron pin in the West line of Dick Price Road, in all 236.30 feet to a point for corner;

THENCE North 0 degrees 18 minutes 00 seconds East 134.62 feet to a point for corner;

THENCE South 89 degrees 44 minutes 00 seconds East at 211.3 feet passing an iron pin in the West line of Dick Price Road, in all 236.30 feet to the Point of Beginning.

EXHIBIT "B"

Permitted Encumbrances

1. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 1328, Page 633, Deed Records of Tarrant County, Texas.
2. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 3226, Page 287, Deed Records of Tarrant County, Texas.
3. Easement for water main and sewer lines granted to F. H. Culton and wife, Beulah Culton, recorded in Volume 3848, Page 202, Deed Records of Tarrant County, Texas.
4. Easement awarded to Texas Electric Service Company by judgment entered in Cause No. 66,851, County Court at Law of Tarrant County, a certified copy of which is recorded in Volume 4711, Page 869, Deed Records of Tarrant County, Texas.
5. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 96-6784-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5096, Page 407, Deed Records of Tarrant County, Texas.
6. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 67-6783-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5465, Page 344, Deed Records of Tarrant County, Texas.
7. Easement for roadway granted to Tarrant County, State of Texas, recorded in Volume 5759, Page 148, Deed Records of Tarrant County, Texas.
8. Easement for water line conveyed by grantors in warranty deed recorded in Volume 6345, Page 599, Deed Records of Tarrant County, Texas.

D202134488
KELLY HART & HALLMAN
201 MAIN ST #2500
FT WORTH TX 76102

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

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : R A T T I K I N T I T L E

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202271696	DR91	CAP	05/16/2002	09:03

	INSTRUMENT FEES	INDEXED	TIME	
1	D202134488 WD	20020516	09:03	CK 8112

T O T A L : D O C U M E N T S : 01 F E E S : 15.00

B Y: _____

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

FILED
TARRANT COUNTY TEXAS

GENERAL WARRANTY DEED

2002 MAY 16 AM 9:04

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TRAVIS

§

BY _____

That Lynn Hommel aka Lynn Ashley Hommel, and wife, Paula Hommel aka Paula Jean Hommel (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by **IESI TX LANDFILL LP**, a Texas limited partnership ("Grantee"), whose mailing address is 6125 Airport Freeway, Suite 202, Haltom City, Texas 76117, the receipt of which is hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Travis County, Texas, and more particularly described on **EXHIBIT "A"** which is attached hereto and incorporated herein by reference for all purposes, together with any improvements, rights, interests and appurtenances thereon or in any way appertaining thereto ("Property").

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The payment of all ad valorem taxes and assessments on the Property for calendar years 2002 and thereafter is assumed by Grantee.

EXECUTED to be effective as of the 15 day of May, 2002.

Lynn Hommel

Lynn Hommel aka Lynn Ashley Hommel

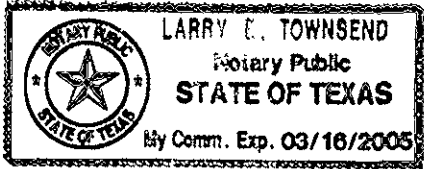
Paula Hommel

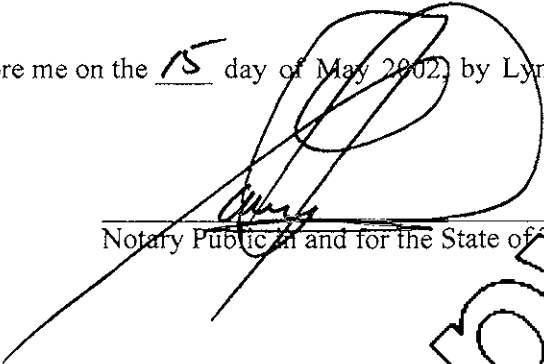
Paula Hommel aka Paula Jean Hommel

Unofficial Copy

STATE OF TEXAS)
)
COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Lynn Hommel
aka Lynn Ashley Hommel.

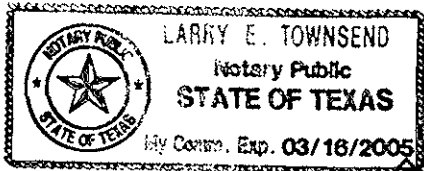


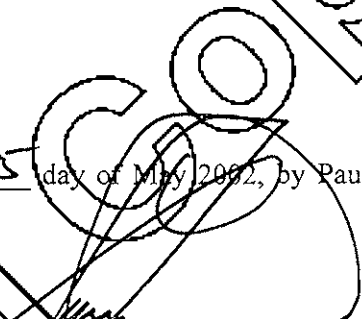


Notary Public in and for the State of Texas

STATE OF TEXAS)
)
COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Paula Hommel
aka Paula Jean Hommel.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
MICHAEL C. LOWDER
KELLY, HART & HALLMAN
201 MAIN STREET, SUITE 2500
FORT WORTH, TEXAS 76102

EXHIBIT "A"

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THENCE North 89 deg. 44 min. 00 sec. West 200.00 feet to an iron pin for corner;

THENCE North 0 deg. 18 min. 00 sec. East 283.80 feet to an iron pin for corner;

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6. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 67-6783-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5465, Page 344, Deed Records of Tarrant County, Texas.
7. Easement for roadway granted to Tarrant County, State of Texas, recorded in Volume 5759, Page 148, Deed Records of Tarrant County, Texas.
8. Easement for water line conveyed by grantors in warranty deed recorded in Volume 6345, Page 599, Deed Records of Tarrant County, Texas.

D202134488
KELLY HART & HALLMAN
201 MAIN ST #2500
FT WORTH TX 76102

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

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : R A T T I K I N T I T L E

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202271696	DR91	CAP	05/16/2002	09:03

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D202134488	WD	20020516	09:03	CK 8112

T O T A L : D O C U M E N T S : 01 F E E S : 15.00

B Y: _____

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

DT-02C 99819-LET

FILED
TRAVIS COUNTY TEXAS

2002 MAY 15 AM 9:03
GENERAL WARRANTY DEED

SUZANNE HENDERSON
COUNTY CLERK

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL PERSONS BY THESE PRESENTS:

BY _____

That Vicki G. Lamb and Susan Nichols (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by IESI TX LANDFILL LP, a Texas limited partnership ("Grantee"), whose mailing address is 6125 Airport Freeway, Suite 202, Haltom City, Texas 76117, the receipt of which is hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Travis County, Texas, and more particularly described on EXHIBIT "A" which is attached hereto and incorporated herein by reference for all purposes, together with any improvements, rights, interests and appurtenances thereon or in any way appertaining thereto ("Property").

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The payment of all ad valorem taxes and assessments on the Property for calendar years 2002 and thereafter is assumed by Grantee.

EXECUTED to be effective as of the 15 day of May, 2002.

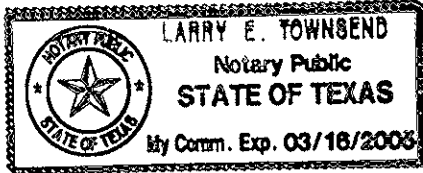
Vicki G. Lamb
Vicki G. Lamb

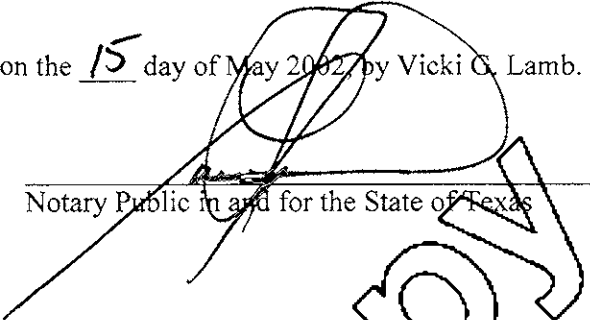
Susan Nichols
Susan Nichols

Unofficial Copy

STATE OF TEXAS)
)
COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Vicki G. Lamb.

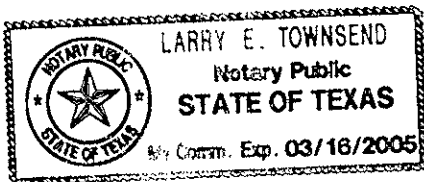


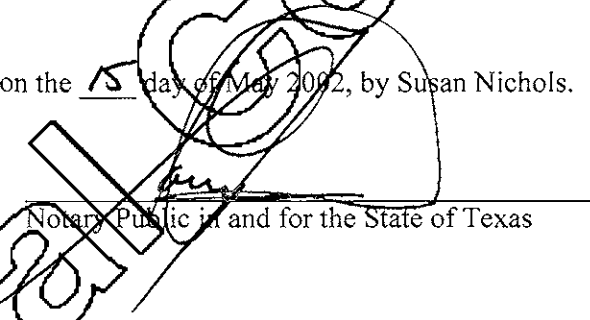


Notary Public in and for the State of Texas

STATE OF TEXAS)
)
COUNTY OF TARRANT)

This instrument was acknowledged before me on the 15 day of May 2002, by Susan Nichols.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO
MICHAEL C. LOWDER
KELLY, HART & HALLMAN
201 MAIN STREET, SUITE 2500
FORT WORTH, TEXAS 76102

EXHIBIT "A"

Legal Description

A tract of land out of Block 53 of the SHELBY COUNTY SCHOOL LAND SURVEY, Abstract No. 1375, Tarrant County, Texas, being all of the tract conveyed to Crystal V. Hommel and J. W. Hommel by deed recorded in Volume 5720, Page 485, and a portion of the tract conveyed to Crystal V. Hommel and J. W. Hommel by deed recorded in Volume 5623, Page 228, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East line of Block 53, said point being South 0 degrees 18 minutes 00 seconds West 1113.26 feet from its Northeast corner and in the centerline of Dick Price Road;

THENCE South 0 degrees 18 minutes 00 seconds West with the East line of Block 53 and the centerline of Dick Price Road 149.18 feet to a point for corner;

THENCE North 89 degrees 44 minutes 00 seconds West at 25 feet passing an iron pin in the West line of Dick Price Road, in all 236.3 feet to a point for corner;

THENCE North 0 degrees 18 minutes 00 seconds East 149.18 feet to a point for corner;

THENCE South 89 degrees 44 minutes 00 seconds East at 211.3 feet passing an iron pin in the West line of Dick Price Road, in all 236.3 feet to the Point of Beginning.

EXHIBIT "B"

Permitted Encumbrances

1. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 1328, Page 633, Deed Records of Tarrant County, Texas.
2. Easement for right-of-way granted to Texas Electric Service Company by instrument recorded in Volume 3226, Page 287, Deed Records of Tarrant County, Texas.
3. Easement for water main and sewer lines granted to F. H. Culton and wife, Beulah Culton, recorded in Volume 3848, Page 202, Deed Records of Tarrant County, Texas.
4. Easement awarded to Texas Electric Service Company by judgment entered in Cause No. 66,851, County Court at Law of Tarrant County, a certified copy of which is recorded in Volume 4711, Page 869, Deed Records of Tarrant County, Texas.
5. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 96-6784-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5096, Page 407, Deed Records of Tarrant County, Texas.
6. Easement awarded to Tarrant County Water Control and Improvement District Number One by judgment entered in Cause No. 67-6783-71, Tarrant County District Court, a certified copy of which is recorded in Volume 5465, Page 344, Deed Records of Tarrant County, Texas.
7. Easement for roadway granted to Tarrant County, State of Texas, recorded in Volume 5759, Page 143, Deed Records of Tarrant County, Texas.
8. Easement for water line conveyed by grantors in warranty deed recorded in Volume 6345, Page 599, Deed Records of Tarrant County, Texas.

D202134486
KELLY HART & HALLMAN
201 MAIN ST #2500
FT WORTH TX 76102

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

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : R A T T I K I N T I T L E

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202271694	DR91	CAP	05/16/2002	09:01

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D202134486	WD	20020516	09:01	CK 8110

T O T A L : D O C U M E N T S : 01 F E E S : 17.00

B Y: _____

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

2/30

SPECIAL WARRANTY DEED

Date: January 31, 2002

Grantor: Will Kari d/b/a Kari Excavating and Construction Company,
Christine Louise Lamb and Jerome Stock

Grantor's Mailing Address:

4041 Diamond Loch West
Fort Worth, Tarrant County, Texas 76180

Grantee: IESI TX Landfill, LP

Grantee's Mailing Address:

6125 Airport Freeway
Suite 202
Haltom City, Tarrant County, Texas 76117

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed.

Property (including any improvements): 163.13 acre tract in Tarrant County, Texas, part of Blocks 53 and 54, SHELBY COUNTY SCHOOL LAND SURVEY, A-1375 more particularly described in Exhibit "A" attached hereto and incorporated herein.

Reservations from and Exceptions to Conveyance and Warranty: Those exceptions shown on Exhibit "B" attached hereto and incorporated herein; and taxes for 2002, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part

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TARRANT COUNTY TEXAS
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SUZANNE HENDERSON
COUNTY CLERK

UNOFFICIAL COPY

thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

This Conveyance by Grantor to Grantee is made on an "AS-IS WHERE-IS" basis. Except as specifically provided herein, Grantor **MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.**

When the context requires, singular nouns and pronouns include the plural.

Will Kari

WILL KARI
d/b/a KARI EXCAVATING AND
CONSTRUCTION COMPANY

Christine Louise Lamb Stock

CHRISTINE LOUISE LAMB STOCK
a/k/a CHRISTINE LOUISE LAMB

J. Stock

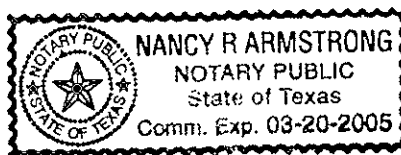
JEROME STOCK

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Will Kari, 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.

Given under my hand and seal of office this 30th day of January, 2002.

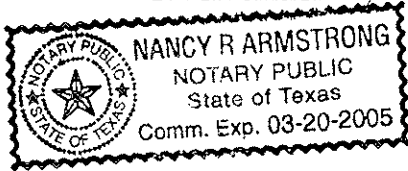
Nancy R. Armstrong
Notary Public-State of Texas



STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Christine Louise Lamb Stock a/k/a Christine Louise Lamb, 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.

Given under my hand and seal of office this 30th day of January, 2002.

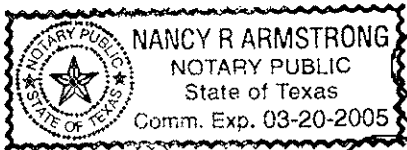


Nancy R. Armstrong
Notary Public-State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Jerome Stock, 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.

Given under my hand and seal of office this 30th day of January, 2002.



Nancy R. Armstrong
Notary Public-State of Texas

AFTER RECORDING RETURN TO:
Mr. John Frazier
201 Main Street, Suite 2500
Fort Worth, Texas 76102

Exhibit "A"

Being a 133.13 acre tract comprising all of that certain Christine Louise Lamb 0.878 acre tract (Vol. 12431, Pg. 681, Tarrant County Deed Records) and all of Tracts 1, 4 and 5; part of Tracts 3 and 4 of that certain Will Kari property (Vol. 09469, Pg. 1878, TCDR) and being part of Blocks 53 and 54, in the Shelby County School Land Survey, A-1375, Tarrant County, Texas. The 133.13 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike set in Dick Price Road at the Southeast corner of said Will Kari Tract 5 and the Northeast corner of that certain IESI 38.107 acre tract (Vol. 12748, Pg. 132 TCDR);

Thence S. 89 degrees 14 minutes 39 seconds W. (Call N. 89 degrees 58 minutes 52 seconds W) along the North boundary line of said IESI tract a distance of 2537.76 feet to a Tesco monument found for the Southwest corner of said Will Kari Tract 1;

Thence N. 46 degrees 48 minutes 59 seconds W. (Call N. 45 degrees 56 minutes W); along the Northeasterly TESCO right-of-way line and the Southwesterly line of said Will Kari Tract 1; passing at 324.90 feet (Call 325.54') a 1/2 inch iron rod found on line; for a total distance of 410.90 feet to the centerline of Village Creek.

Thence along the centerline of Village Creek as follows:

N. 39 degrees 23 minutes 43 seconds E a distance of 183.99 feet;
N. 05 degrees 23 minutes 37 seconds E a distance of 248.14 feet;
N. 06 degrees 35 minutes 46 seconds W a distance of 271.25 feet;
N. 22 degrees 45 minutes 38 seconds W a distance of 203.92 feet;
N. 33 degrees 05 minutes 28 seconds W a distance of 223.00 feet to a point for corner;

Thence N. 89 degrees 35 minutes 07 seconds E (Call S. 89 degrees 04 minutes E) along said Will Kari Tract 3 a distance of 158.98 feet (Call 158.3') to a iron rod with cap found for a point for corner;

Thence N 00 degrees 38 minutes 35 seconds W (Call N 00 degrees 11 minutes) along the West boundary line of said Will Kari Tract 3 a distance of 1352.60 to a PK nail set for the Northwest corner of this 133.13 acre tract;

Thence N 83 degrees 44 minutes 07 seconds E (Call N 84 degrees 32 minutes East) along Everman-Kennedale Road a distance of 89.87 feet to a PK nail set for a point for corner;

Thence N 76 degrees 51 minutes 09 seconds E (Call N 77 degrees 39 minutes E) along Everman-Kennedale Road a distance of 220.38 feet to a PK nail set for a point for corner;

Thence along the centerline of Village Creek as follows:

S 18 degrees 32 minutes 48 seconds E a distance of 111.31 feet;
S 82 degrees 52 minutes 48 seconds E a distance of 130.00 feet;
N 57 degrees 58 minutes 17 seconds E a distance of 180.00 feet;
S 89 degrees 34 minutes 11 seconds E a distance of 267.59 feet;
S 57 degrees 32 minutes 48 seconds E a distance of 160.00 feet;
S 28 degrees 44 minutes 51 seconds E a distance of 136.44 feet;
S 01 degrees 57 minutes 56 seconds E a distance of 144.68 feet;
S 35 degrees 47 minutes 12 seconds W a distance of 110.67 feet to a point for corner.

Thence S 63 degrees 03 minutes 25 seconds E along the Southerly boudary line of that certain Waste Management of Texas, Inc. tract (Vol. 10986, Pg. 609 TCDR) a distance of 845.08 feet to a iron rod with cap

set for a point for corner and from which a 1" iron rod found for the Northeast corner of said Waste Mgmt tract bears N 00 degrees 29 minutes 43 seconds W 770.92.

Thence S 00 degrees 29 minutes 43 seconds E along said Will Kari Tract 2 a distance of 143.87 feet to a iron rod with cap found for a point for corner;

Thence N 89 degrees 40 minutes 49 seconds E (Call S 89 degrees 16 seconds E) along said Will Kari Tract 2 a distance of 260.10 feet (Call 259.47 feet) to a wood post found for a point for corner and from which a iron rod with cap bears 0.8' N & 1.6' E.

Thence S 00 degrees 47 minutes 02 seconds E (Call S 00 degrees 17 minutes W) along said Will Kari Tract 2 a distance of 45.19 feet (Call 45.0') to a wood post found for a point for corner.

Thence N 89 degrees 19 minutes 46 seconds E (Call S 89 degrees 46 minutes E) along said Will Kari Tract 2; passing at 239.12 feet to a 1/2 inch rod found on line; for a total distance of 292.82 feet (Call 293.24) to a iron rod with cap set for a point for corner.

Thence S 00 degrees 33 minutes 18 seconds E (Call S 00 degrees 14 minutes W) along said Will Kari Tract 2 a distance of 283.19 feet (Call 283.2') to a iron rod with cap found for a point for corner;

Thence N 89 degrees 31 minutes 52 seconds E (Call S 89 degrees 40 minutes 24 seconds E) along said Will Kari Tract 2, passing at 411.23 feet a one inch iron rod found on the West line of Dick Price Road; for a total distance of 436.83 feet (Call 436.9') to a PK nail set for a point for corner;

Thence S 00 degrees 31 minutes 33 seconds E (Call S 00 degrees 19 minutes 35 seconds W) along Dick Price Road a distance of 303.42 feet to a PK nail set for the Northeast corner of said Lamb 0.878 acre tract and from which a found 1/2 inch iron rod bears S 88 degrees 44 minutes 31 seconds W 24.23 feet;

Thence S 00 degrees 26 minutes 05 seconds E (Call S 00 degrees 19 minutes 35 seconds W) along Dick Price Road a distance of 181.30 feet to a PK nail set for the Southeast corner of said Lamb 0.878 acre tract and from which a found 1/2 inch iron rod bears S 85 degrees 55 minutes 29 seconds W 25.22 feet;

S 00 degrees 27 minutes 58 seconds E (Call S 00 degrees 19 minutes 35 seconds W) along Dick Price Road a distance of 197.53 feet to a PK nail set for the Southeast corner of said Will Kari Tract 3 and the Northeast corner said Will Kari Tract 4 and from which a found 1/2 inch iron rod bears S 89 degrees 29 minutes 48 seconds W 25.48 feet;

Thence S 00 degrees 08 minutes 16 seconds E (Call S 00 degrees 38 minutes 42 seconds W) along Dick Price Road, a distance of 698.26 feet (Call 698.14); to the POINT OF BEGINNING.

Exhibit "B"

Easement Rights, Terms, Conditions and Stipulations as set out in "Quit-Claim Deed with Reservation of Pipeline Easement":

Grantor: Tarrant County Water Control and Improvement District Number One

To: Elvis C. Culton, recorded in Volume 5707, Page 717, Deed Records, Tarrant County, Texas.

Easement, Rights, Terms, Conditions and Stipulations as set out in Suit 67-103463-87, District Court styles: "Tarrant County Water Control and Improvement District Number One vs. Elvis C. Culton and wife, Mary J. Culton", recorded District Court, Tarrant County, Texas.

Memorandum of Purchase Option:

Parties: Will Kari d/b/a Kari Excavating and Construction Company and Independent Environmental Services, Inc.

Recorded: April 28, 1997, Volume 12748, Page 133, Real Records, Tarrant County, Texas.

Rights, Terms, Conditions and Stipulations as set out in Certified Copy of Judgment #67-6783-71, styles: "Tarrant County Water Control and Improvement District Number One vs. Floyd Henry Culton, et al, recorded in Volume 5465, Page 344, Deed Records, Tarrant County, Texas.

Matters as disclosed by the examination of survey prepared by Kevin A. Olsen, Registered Public Surveyor No. 4524, dated September-December, 2001:

- 1). Encroachment or protrusion of fence along the South and Southeast portion of property.
- 2). Encroachment or protrusion of Village Creek along the Southwest, West, Northwest and Northerly property lines.
- 3). Manholes and Power Poles located within the easement described in Volume 5465, Page 344, Deed Records, Tarrant County, Texas.
- 4). Power Poles located on a portion of the East property line.

5. Pond, and Shed located within the Easement recorded in Volume 5465, Page 344, Deed Records, Tarrant County, Texas.

Unofficial Copy

D202040557
MR JOHN FRAZIER
201 MAIN ST #2500
FT WORTH TX 76102

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

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T O : F I R S T A M E R I C A N T I T L E C O

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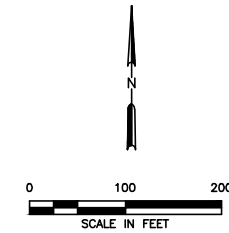
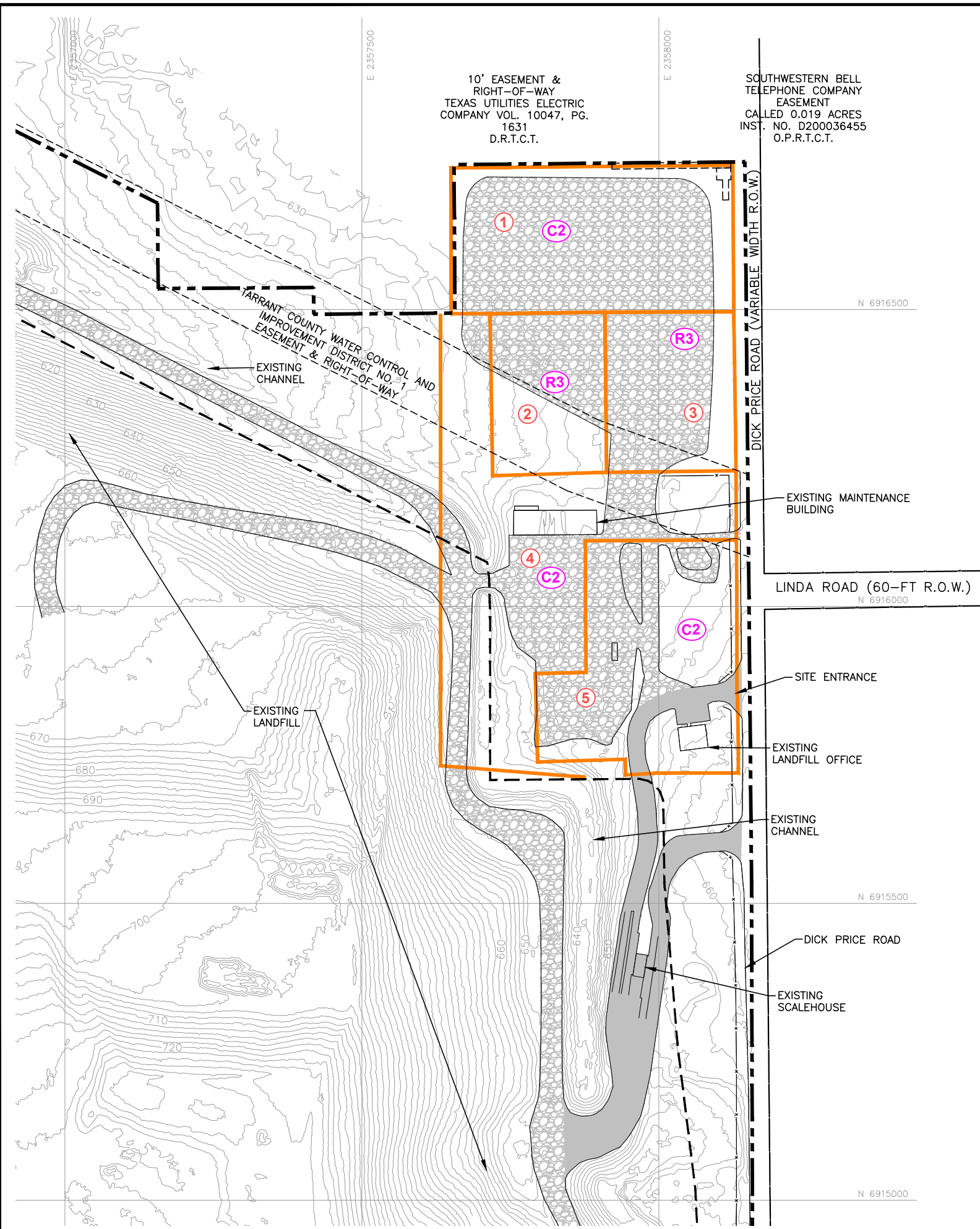
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T O T A L D O C U M E N T S : 0 1 F E E S : 2 1 . 0 0

B Y : _____

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

F:\Solid waste\WC\Dick Price Road TS\Zoning\FIG 1 - EXISTING SITE MAP.dwg, emar-sh, 1:2



LEGEND

- LANDFILL PERMIT BOUNDARY
- PROPOSED INDUSTRIAL ZONING
- PERMITTED LIMITS OF WASTE
- EXISTING CONTOUR
- STATE PLANE COORDINATE
- PARCEL ID
- EXISTING BORING
- EXISTING GRAVEL/DIRT ROAD
- EXISTING CONCRETE ROAD

CITY OF KENNEDALE ZONING INFORMATION

- GENERAL COMMERCIAL
- SINGLE FAMILY RESIDENTIAL

PARCEL ADDRESS

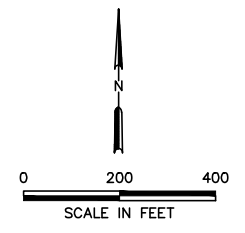
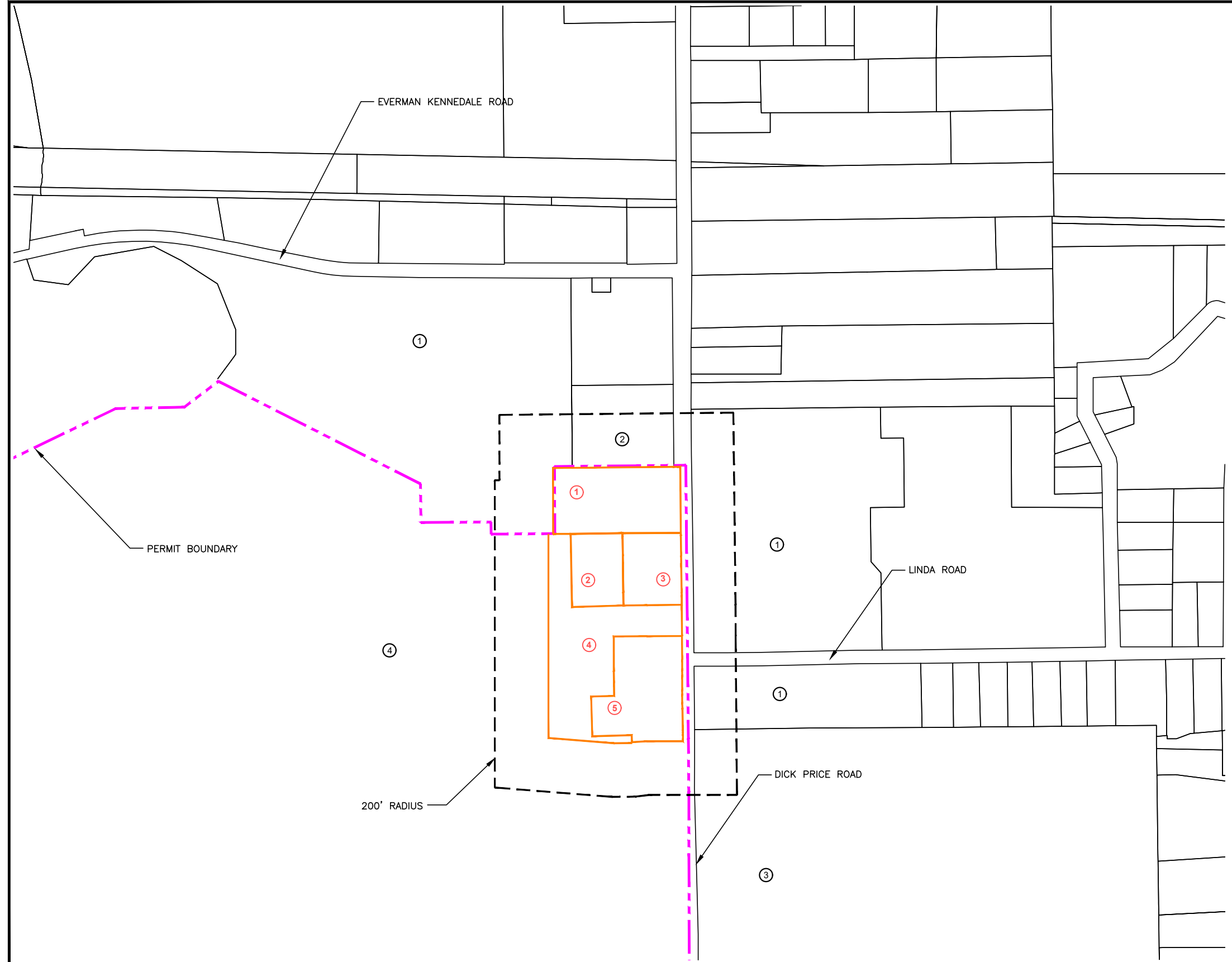
- 426 S DICK PRICE RD
- 516 S DICK PRICE RD
- 520 S DICK PRICE RD
- 500 S DICK PRICE RD
- 606 S DICK PRICE RD

NOTES:
 1. EXISTING CONTOURS AND ELEVATIONS PROVIDED BY FIRMATEK FROM AERIAL PHOTOGRAPHY FLOWN ON 02-17-2022. THE GRID SYSTEM IS TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 1983.

<input type="checkbox"/> DRAFT <input checked="" type="checkbox"/> FOR PERMITTING PURPOSES ONLY <input type="checkbox"/> ISSUED FOR CONSTRUCTION	PREPARED FOR TEXAS REGIONAL LANDFILL COMPANY, LP		ZONING APPLICATION EXISTING SITE MAP		
	DATE: 05/2025 FILE: 0771-356-11 CAD: 1- EXISTING SITE PLAN.DWG	DRAWN BY: RAA DESIGN BY: SSM REVIEWED BY: CMW			REVISIONS
Weaver Consultants Group TBPE REGISTRATION NO. F-3727		NO.	DATE	DESCRIPTION	FORT WORTH C&D LANDFILL TARRANT COUNTY, TEXAS

FIGURE 1

F:\Solid_waste\WC\Dick Price Road TS\Zoning\Fig 3- VICINITY MAP.dwg, emarsh, 1:2



LEGEND

--- LANDFILL PERMIT BOUNDARY

--- PROPOSED INDUSTRIAL ZONING

PARCEL ADDRESS

① 426 S DICK PRICE RD

② 516 S DICK PRICE RD

③ 520 S DICK PRICE RD

④ 500 S DICK PRICE RD

⑤ 606 S DICK PRICE RD

LANDOWNERS WITHIN 200'

① OLDCASTLE INFRASTRUCTURE INC.

② ARK CONTRACTING SERVICES LLC.

③ MARTIN AIMEE A

④ IESI TX LANDFILL LP

NOTES:

1. PROPERTY LINES REPRODUCED FROM TARRANT COUNTY APPRAISAL DISTRICT DEEDS BOUNDARY MAP.

<input type="checkbox"/> DRAFT	PREPARED FOR	TEXAS REGIONAL LANDFILL COMPANY, LP												
<input checked="" type="checkbox"/> FOR PERMITTING PURPOSES ONLY														
<input type="checkbox"/> ISSUED FOR CONSTRUCTION														
DATE: 05/2025	DRAWN BY: RAA	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS			NO.	DATE	DESCRIPTION						
REVISIONS														
NO.	DATE		DESCRIPTION											
FILE: 0771-356-11	DESIGN BY: SSM													
CAD: 3-VICINITY MAP.DWG	REVIEWED BY: CMW													

TBPE REGISTRATION NO. F-3727		

ZONING APPLICATION VICINITY MAP	
FORT WORTH C&D LANDFILL TARRANT COUNTY, TEXAS	
WWW.WCGRP.COM	FIGURE 3