

KENNEDALE PLANNING & ZONING COMMISSION AGENDA

COMMISSIONERS REGULAR MEETING | September 20, 2018

CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION - 6:30 PM | REGULAR SESSION – 7:00 PM

I. CALL TO ORDER

NOTE: Pursuant to §551.071, Texas Government Code, the Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the Work Session or the Regular Session to discuss posted Executive Session items or to seek legal advice from the City Attorney on any item posted on the agenda.

II. WORK SESSION

A. Discuss any item on the regular session agenda

III. EXECUTIVE SESSION

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

Pursuant to Sec. 551.071 (2), consultation with its Attorney: The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

IV. REGULAR SESSION

V. ROLL CALL

VI. DECISION ITEMS

A. Consider approval of the minutes from the June 21, 2018 regular meeting

B. **CASE # PZ 18-05** to conduct a public hearing, receive comments, and consider approval on a request by MEO Enterprises LLC to approve an ordinance regarding a zoning change from "C-2" General Commercial District to "I" Industrial District located on approximately 1.73 acres at 7200 IH-20 and 7204 IH-20, legal description of Block 2, Lots 1A and 1B, A & A Addition, David Strickland Survey, Abstract 1376.

1. Staff presentation
2. Applicant presentation
3. Public hearing
4. Applicant response
5. Staff response and summary
6. Action by the Planning & Zoning Commission

- C. **CASE # PZ 18-06** to conduct a public hearing, receive comments, and consider approval on a preliminary plat for Skoburg Retail Corp., for approximately 23.1 acres for a new neighborhood consisting of 92 single-family lots on property located at 1118 and 1132 Kennedale Sublett Road, legal description of Lots 4R1 & 3B1, JM Estes Home Tracts, Tarrant County, Texas.

1. Staff presentation
2. Applicant presentation
3. Public hearing
4. Applicant response
5. Staff response and summary
6. Action by the Planning & Zoning Commission

VISITOR/CITIZENS FORUM

At this time, any person with business before the Planning and Zoning Commission not scheduled on the Agenda may speak to the Commission, provided that an official 'Speaker's Request Form' has been completed and submitted to the Commission Secretary prior to the start of the meeting. All comments must be directed towards the Chair, rather than individual commissioners or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken on these items.

VII.ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989.

CERTIFICATION

I certify that a copy of the September 20, 2018, Planning and Zoning Commission agenda was posted on the bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.



Melissa Dailey, AICP
Director of Planning and Development

PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | June 21, 2018
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL
DRIVE WORK SESSION - 6:00 PM | REGULAR
SESSION – 7:00 PM

I. CALL TO ORDER

Mr.Adkins, called the work session to order at 6:07PM

II. ROLL CALL

PLACE	COMMISSIONER	PRESENT	ABSENT
1	Lary Adkins	X	
2	Chad Wandel	X	
3	VACANT		
4	Kayla Hughes	X	
5	Sheldon Gerron	X	
6	Jadey James	X	
7	John Hivale	X	
8	Bod Gruenhagen (Alt)	X	
9	VACANT		

A quorum was present.

Staff present: Melissa Dailey, Development Director, George Campbell, City Manager and Alicia Santos, Board Secretary.

III. WORK SESSION

A. Discuss any item on the regular session agenda.

The board discussed a recommendation for board chair. It was suggested that Chad Wandel serve as chair and Jadey James as vice chair.

Ms. Dailey gave an overview of the two cases on the regular agenda. Board members asked questions regarding the cases.

Ms. Hughes motioned to end the work session, seconded by Mr. James. The motion passed unanimously.

Mr. Adkins closed the work session at 6:45 pm.

IV. REGULAR SESSION

V. CALL TO ORDER

Mr. Adkins, called the regular session to order at 7:01PM

VI. ROLL CALL

PLACE	COMMISSIONER	PRESENT	ABSENT
1	Lary Adkins	X	
2	Chad Wandel	X	
3	VACANT		
4	Kayla Hughes	X	
5	Sheldon Geron	X	
6	Jadey James	X	
7	John Hivale	X	
8	Bod Gruenhagen (Alt)	X	
9	VACANT		

A quorum was present.

Staff present: Melissa Dailey, Development Director, George Campbell, City Manager and Alicia Santos, Board Secretary.

VII. MINUTES APPROVAL

- A. Review and consider minutes from the April 19, 2018
- B. Ms. Hughes made a motion to approve to the April 19, 2018 minutes, seconded by Mr. Wandel. The motion was passed unanimously with Mr. Adkins abstaining.

VIII. Consider recommendation for Planning & Zoning Commission Chair & Vice-Chair

Ms. Hughes made a motion to recommend to City Council that Chad Wandel to serve as chair and Jadey James serve as vice chair. Mr. Hilvale seconded the motion. The motion passed unanimously.

IX. VISITOR/CITIZENS FORUM

No one registered to speak.

X. REGULAR ITEMS

- A. **CASE # PZ 18-02** to receive comments and consider approval on a request by Francisco Sanchez for a zoning change for an approximately 1 acre from "OT-4" Old Town 4 to "OT-2" Old Town 2 on property located at 400 North Road, legal description of Abstract 1225, Tract 3A, Jacob Prickett

Survey, Tarrant County, Texas.

1. Staff presentation: Ms. Dailey presented information on the application to change the zoning on this single lot from OT-4 to OT-2. The board asked questions regarding the two zoning categories and what is allowed in each.
2. Applicant presentation: Mr. Sanchez advised he and his wife purchased the property and have cleaned brush and debris from the property. He is interested in building a single family home on the property.
3. Public hearing: No one registered. Mr. Atkins closed the public hearing
4. Applicant response: None
5. Staff response and summary. Ms. Dailey recommended approval.
6. Action by the Planning & Zoning Commission: Mr. Wandel made a motion to approve request for rezoning, seconded by Ms. Hughes. The motion passed unanimously.

B. CASE # PZ 18-03 to hold a public hearing and consider approval of amendment to Ordinance 434, Section 3.1, to add to prohibited uses vape stores, to replace all listed permitted uses with the following permitted uses: General retail indoor, General retail with alcohol sales, including package stores, Entertainment (indoor theater, bowling alley, micro-brewery, nightclub with food sales, game hall with food sales, arcade), Athletic/fitness club/services, Merchandise store, Specialty retail stores Restaurants, General offices and services – bank/financial services, General offices and services – business support, General offices and services – services, General offices and services – professional services – laundry and dry cleaners, General offices and services – professional and administrative services and offices, Child care center or facility, Medical/dental Clinic or office, Veterinary clinic, Washeteria (self-service), Library, Museum or art gallery, Police station, School (nursery, kindergarten, trade or business), Boat sales with no outside storage or display, Indoor gun shooting range with special use permit only, Outdoor uses – Farmer's market, Flea market, Heliport or helistop, Snow cone stand, Produce stand, Utility mains, poles and lines, and to modify Section 3.2 to allow for outdoor displays so long as the displays do not obstruct the pedestrian walkway.

1. Staff presentation: Ms. Dailey gave an overview of the application, including current uses allowed by Ordinance 434. The request is to amend the uses to combine the various stores/retail to allow alcohol sales and not vapor stores. The staff does recommend approval.
2. Applicant presentation: Mr. Campbell stated that the Kennedale Economic Development Corporation would like to recommend the various schedule of uses to attract more business. Board members asked questions of Mr. Campbell regarding the application.
3. Public hearing: No one from the public was present to speak. Mr. Adkins closed the public hearing.
4. Applicant response: None.
5. Staff response and summary. Ms. Dailey recommends approval.
6. Action by the Planning & Zoning Commission: Mr. Wandel made a motion to approve the application as submitted, seconded by Ms. Hughes. The motion failed, with Mr. James, Mr. Gerron, Mr. Adkins and Mr. Hivale in opposition. After more discussion, Ms. Hughes made a motion to approve the application without the exclusion of a vapor store. The motion was seconded by Mr. Wandel and passed 4-2 with Mr. Hivale and Mr. James in opposition.

C. CASE # PZ 18-04 to hold a public hearing and consider approval of a request by the Economic Development Corporation for a zoning change to exempt TownCenter, Lot 1, 2, 3 and a portion of lot 4A, Block A of the Kennedale Retail Center Additional, Kennedale, Tarrant County, Texas and containing approximately 6.868 acres and a .781 acre right-of-way known as Municipal Drive and being a strip of land located in the Canzada Rose Survey, Abstract 1285, Tarrant County, Texas, from Section 11.14 of the City of Kennedale Zoning Ordinance, General Retail, Alcohol Sales.

1. Staff presentation: Ms. Dailey presented the application to exempt TownCenter from the UDC code to remove from the 300 feet restriction on alcohol sales. The board

- discussed the case and asked questions of staff.
2. Applicant presentation: Mr. Campbell spoke on behalf of the Kennedale Economic Development Corporation, and indicated that this change would allow for additional uses to come to TownCenter.
 3. Public hearing: no one registered. Mr. Adkins close the public hearing
 4. Applicant response: None.
 5. Staff response and summary: Ms. Dailey recommends approval.
 6. Action by the Planning & Zoning Commission: Mr. James made a motion to deny the application, seconded by Mr. Hivale. The motion to deny passed 4-2 with Mr. Adkins, Mr. Wandel, Ms. Hughes and Mr. Gerron in opposition.

XI. REPORTS/ANNOUNCEMENTS

No reports or announcements at this time.

XII. ADJOURNMENT

Mr. Mr. Hivale made a motion to adjourn, second by Mr. Mr. James. The motion passed unanimously. The regular session adjourned at 7:50 pm.

I. SUBJECT

CASE # PZ 18-05 to conduct a public hearing, receive comments, and consider approval on a request by MEO Enterprises LLC to approve an ordinance regarding a zoning change from “C-2” General Commercial District to “I” Industrial District located on approximately 1.73 acres at 7200 IH-20 and 7204 IH-20, legal description of Block 2, Lots 1A and 1B, A & A Addition, David Strickland Survey, Abstract 1376, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Rezone from C-2 to I
Applicant	MEO Enterprises LLC (H&O Die)
Location	7200 IH-20 and 7204 IH-20, legal description of Block 2, Lots 1A and 1B, A & A Addition, David Strickland Survey, Abstract 1376, Tarrant County, Texas
Surrounding Uses	Primarily industrial, Self-storage, gas well, one residential ranch
Surrounding Zoning	C-2, R-1, AG
Future Land Use Plan Designation	Neighborhood
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is currently a light industrial use in C-2 zoning. H&O Die is a distributor of industrial supplies for the metal stamping and fabricating industrial, and does light manufacturing as well.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is located along the frontage road of Interstate Highway 20. Immediately surrounding uses are a self-storage facility, gas well, and one large lot single family home.

STAFF REVIEW

FUTURE LAND USE PLAN

The property at 7200 and 7204 IH-20 is located in an area designated for Neighborhood. However, it is unlikely that property fronting Interstate 20 will ever be residential. Additionally, the adjacent uses of self-storage facility and gas would likely deter any residential development in this location. Commercial and light industrial uses are more appropriate for property fronting I-20.

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

The comprehensive plan goal related to this rezoning request falls under principle # 2, Economic Prosperity. These goals are: "Promote Access to jobs. Create job opportunities in Kennedale that help stabilize the local tax base and allow residents to work close to home", and "Support sustainable business practices. Encourage businesses to conduct their operations in support of the local economy to maximize growth and available resources."

CITY COUNCIL ENDS STATEMENTS AND GOALS

The City Council Ends Statements and Goals states "Kennedale is economically prosperous with an excellent business climate to support light industrial, employment centers, and distribution facilities that are compatible with the Kennedale vision."

SUMMARY

City staff considers the rezoning in compliance with the comprehensive land use plan.

STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval of the rezoning.

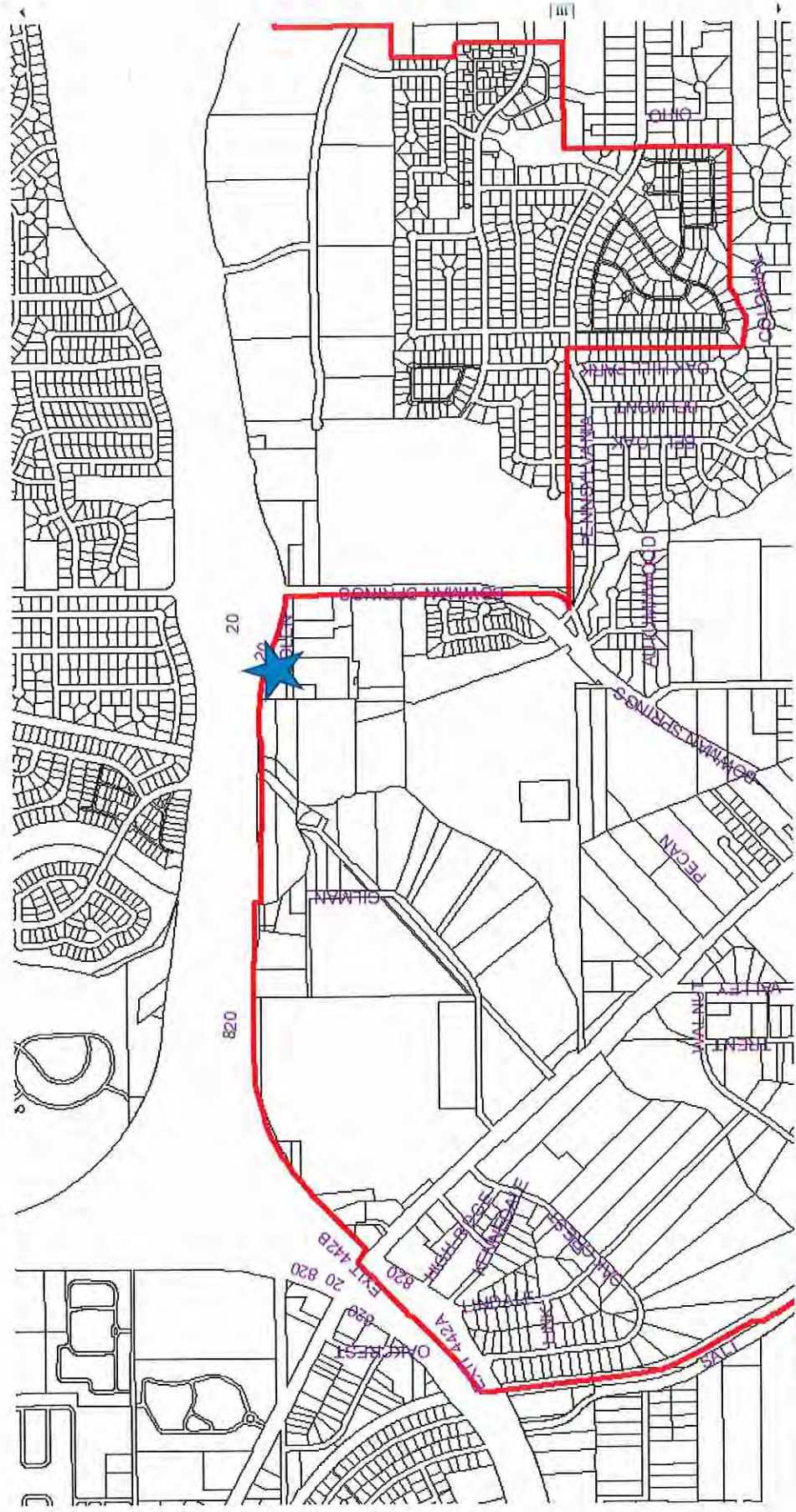
ACTION BY THE PLANNING & ZONING COMMISION

Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

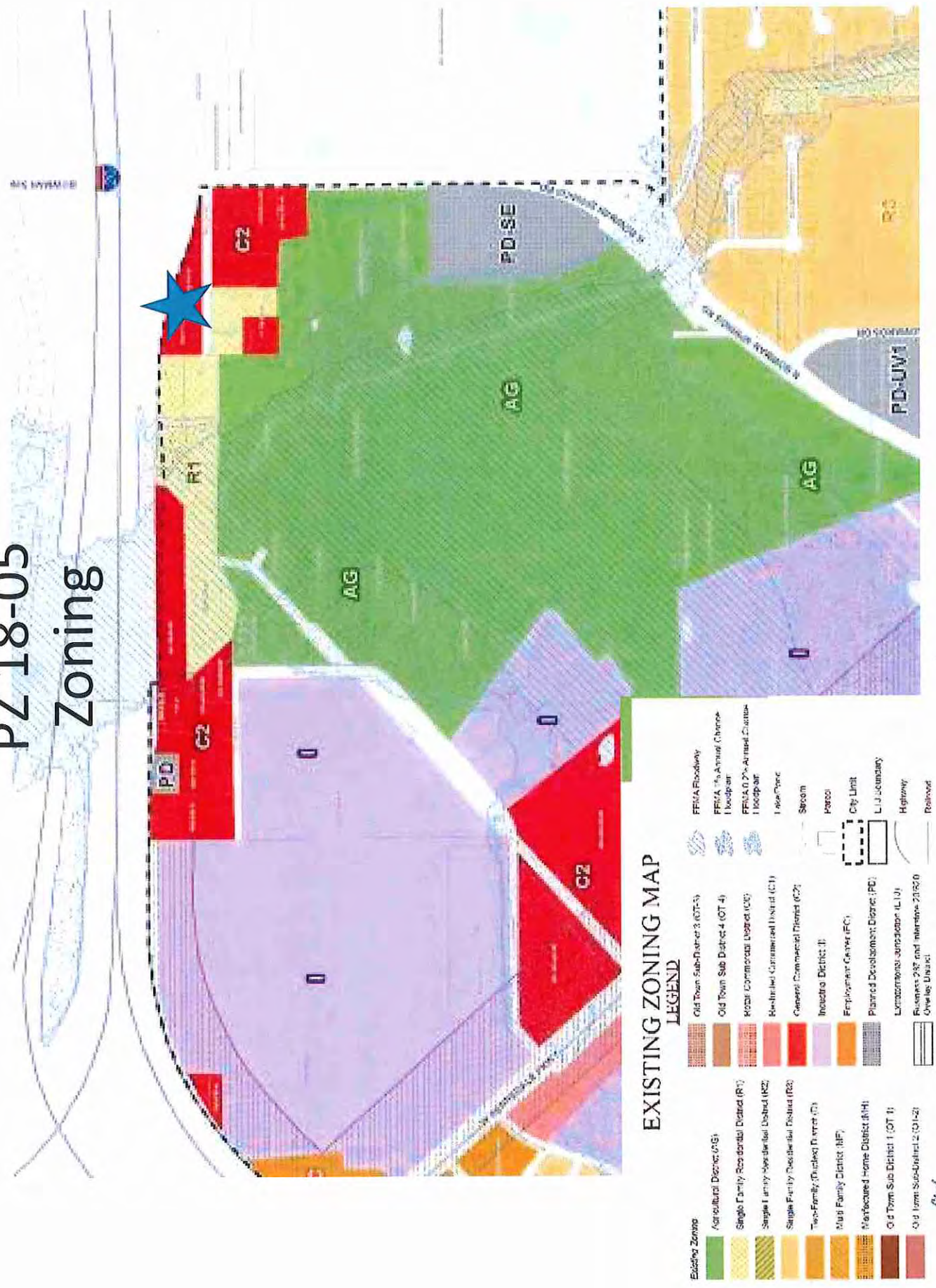
Approval with Conditions: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning with the following conditions [list conditions].

Deny: Based on the information presented, I find that the proposed use does not meet [list standards or requirements not met] and make a motion to deny the request.

PZ 18-05 Location Map



PZ 18-05 Zoning



STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Date: September 20, 2018

Agenda Item No: REGULAR ITEMS (C)

I. SUBJECT

CASE # PZ 18-06 to conduct a public hearing, receive comments, and consider approval on a preliminary plat for Skorburg Retail Corp., for approximately 23.1 acres for a new neighborhood consisting of 92 single-family lots on property located at 1118 and 1132 Kennedale Sublett Road, legal description of Lots 4R1 & 3B1, JM Estes Home Tracts, Tarrant County, Texas

II. SUMMARY

This staff report describes the current status of the property, the requirements for approval, and the staff recommendation.

By state law, plats that comply with the city's comprehensive land use plan and with all applicable regulations for plats must be approved. Staff's assessment, provided below, is that the preliminary plat meets all requirements for approval.

BACKGROUND AND OVERVIEW	
Request	Preliminary Plat
Applicant	Skorburg Retail Corp.
Location	1118 and 1132 Kennedale Sublett Road, legal description of Lots 4R1 & 3B1, JM Estes Home Tracts, Tarrant County, Texas
Surrounding Uses	Primarily ingle family residential
Surrounding Zoning	AG, R-2, PD #3, R-3
Future Land Use Plan Designation	Neighborhood
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property was rezoned "PD" Planned Development in May 2018 for the purposed of developing this land into 92 residential homes. The developer, Skorburg Retail Corp

is submitting a preliminary to ensure all required information has been prepared and considered by the applicant before development may proceed.

SURROUNDING PROPERTIES & NEIGHBORHOOD

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The neighborhood is primarily single family residential in use.

STAFF REVIEW

COMPREHENSIVE LAND USE PLAN

The Future Land Use Plan classifies this property as a **Neighborhood** character district.

The comprehensive plan states that the Neighborhood character district should be primarily residential in nature.

Neighborhoods should have defined boundaries, a clear center, and be easily accessible to day-to-day goods and services...The center of a neighborhood should be a civic, public, or community use in which people can come together—such as a park, school, or neighborhood amenity center.

SUMMARY

Staff recommends approval.

CITY DEVELOPMENT REQUIREMENTS

In addition to conformance to the comprehensive land use plan, plats must also comply with applicable city regulations in order to be approved.

PUBLIC WORKS / INFRASTRUCTURE REQUIREMENTS

The preliminary plat documents have been reviewed by Public Works and the City’s engineering consultant, and meets all requirements.

ZONING DISTRICT REQUIREMENTS

REQUIRED LOT SIZES. The proposed plat meets all lot size requirements for the PD zoning district.

TECHNICAL REQUIREMENTS FOR PLAT DRAWINGS. The plat drawing meets all technical

requirements for plat drawings.

STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval of the preliminary plat.

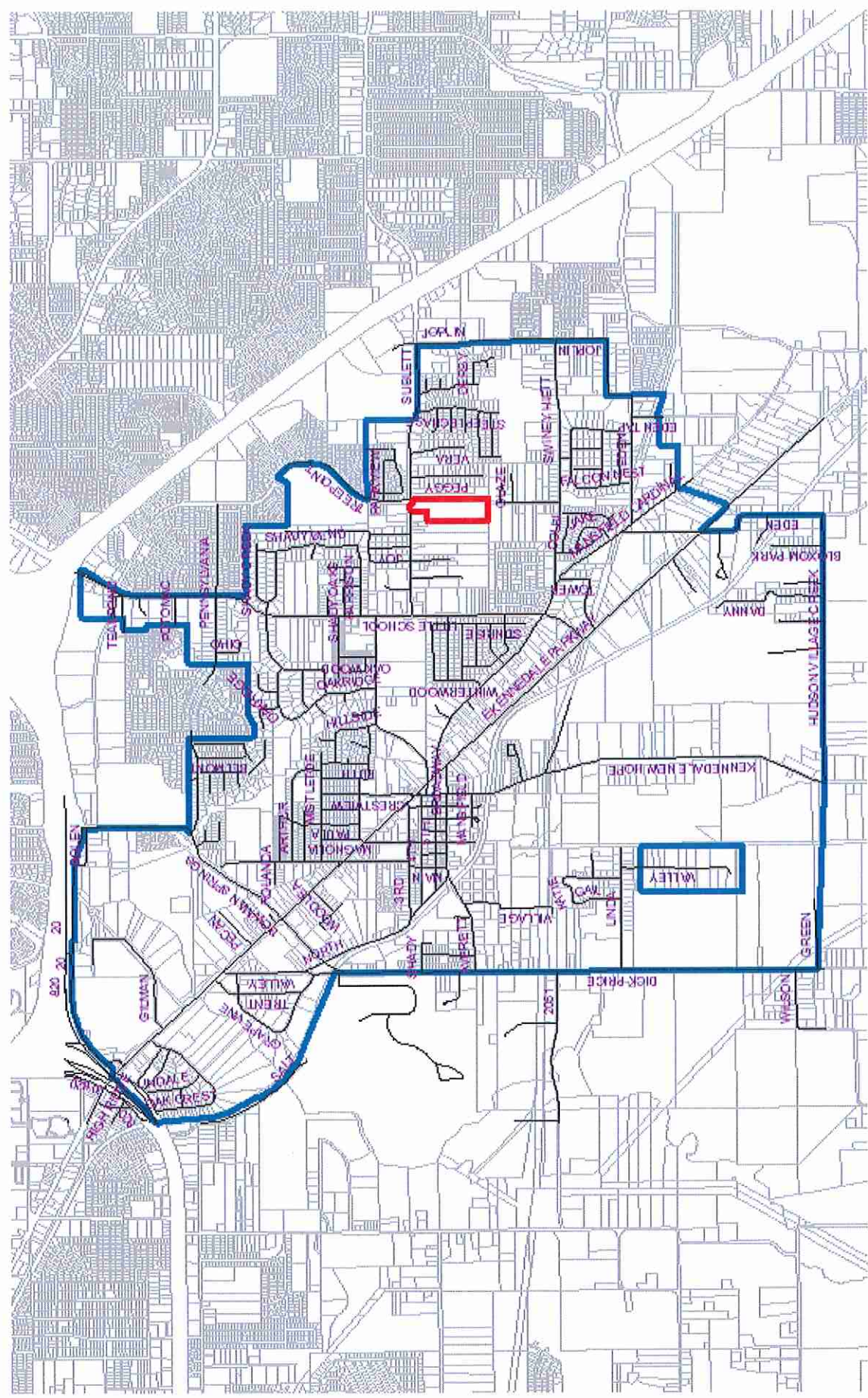
ACTION BY THE PLANNING & ZONING COMMISSION

Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for a final plat.

Approval with Conditions: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for a final plat with the following conditions [list conditions].

Deny: Based on the information presented, I find that the proposed plat does not meet [list standards or requirements not met] and make a motion to deny the request.

PZ 18-06 Magnolia Hills



NOTIFICATION RESPONSE FORM

Case BOA 18-06

Meeting Date: September 20, 2018 at 7:00 p.m.

Your Name: Mark & Christine Williams

Address: 1214 Peggy Lane Kennedale, TX 76060

Please provide completed forms via mail, fax or hand delivery before the start of the scheduled public hearing.

Being the owner(s) of the property so noted above, are hereby

In favor of

opposed to

undecided about

(circle or underline)

the proposed Variance referenced above.

Comments (optional)

Single lane roads unable to handle additional
traffic! Wildlife forced into neighborhoods!
Scenic views destroyed!

Signature

Mark A. Williams

Date:

9-15-2018

Printed Name(s)

Mark & Christine Williams

One form per property

Phone number (optional)

817-271-0332

Direct questions and mail or deliver responses to the address below, call (817) 985-2135, or fax form to (817) 483-0812

NOTIFICATION RESPONSE FORM

Case BOA 18-06

Meeting Date: September 20, 2018 at 7:00 p.m.

Your Name: Jill Conditt

Address: 1224 Peggy Lane

Please provide completed forms via mail, fax or hand delivery before the start of the scheduled public hearing.

Being the owner(s) of the property so noted above, are hereby

In favor of

opposed to

undecided about

(circle or underline)

the proposed Variance referenced above.

Comments (optional)

not sure I want 92 family dwellings so close to
my property.

Signature Jill Conditt

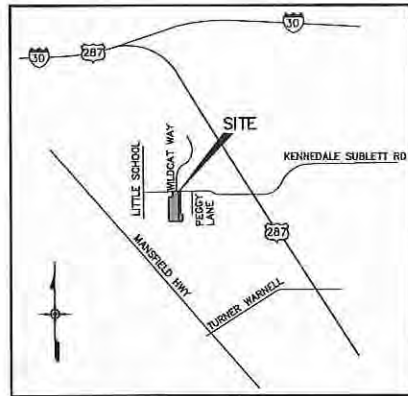
Date: 9-11-18

Printed Name(s) JILL CONDITT

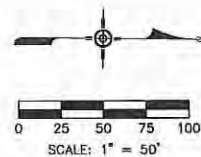
One form per property

Phone number (optional) _____

Direct questions and mail or deliver responses to the address below, call (817) 985-2135, or fax form to (817) 483-0812



* VICINITY MAP *
(NOT TO SCALE)
MAPSCO GRID 108 C

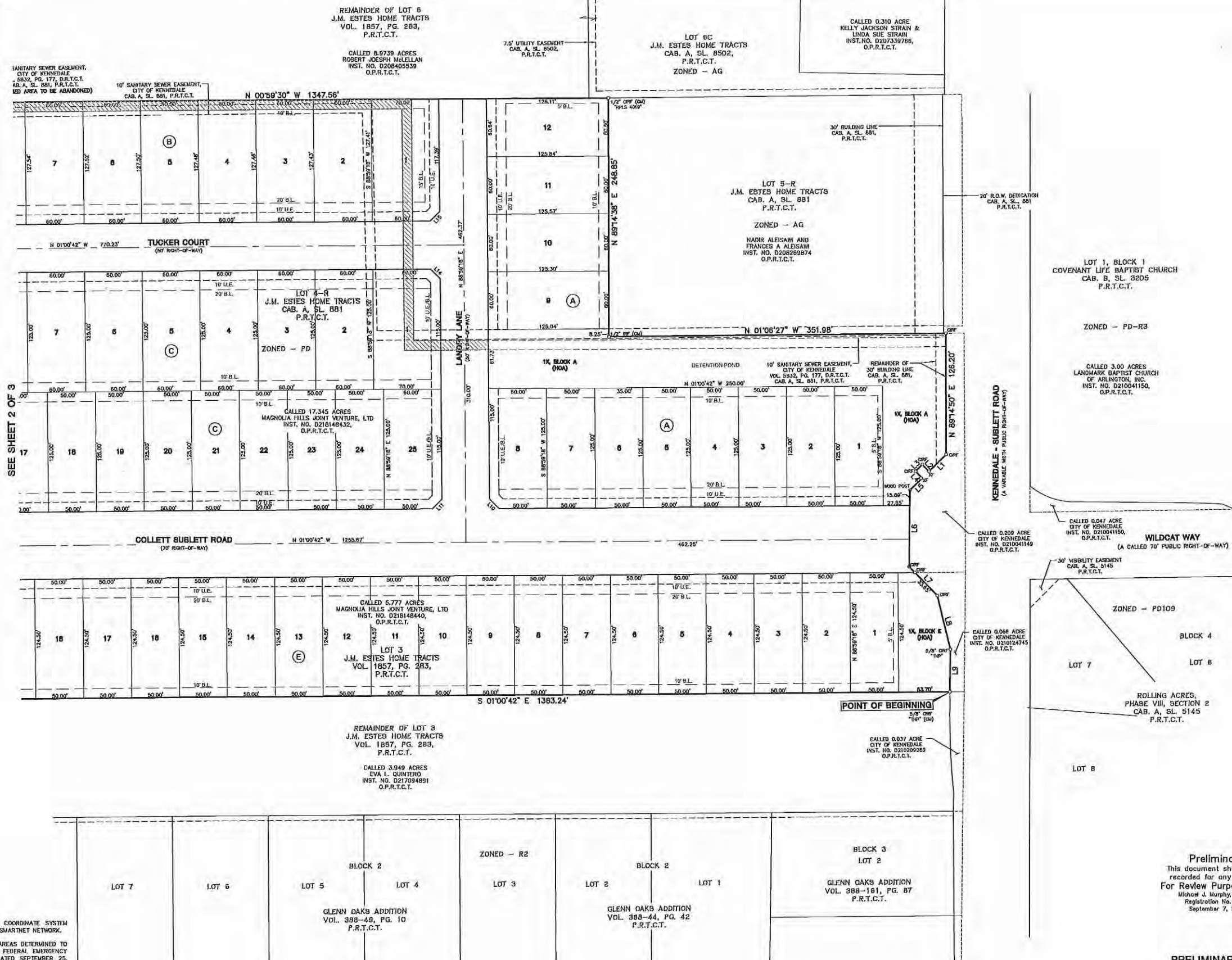


LEGEND

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND UNLESS NOTED OTHERWISE
XF	CUT "X" FOUND
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
CAB., SL.	CABINET, SLIDE
INST. NO.	INSTRUMENT NUMBER
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT

NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK.
- THE SUBJECT TRACT OF LAND LIES WITHIN ZONE "X" UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 45439C0340K, DATED SEPTEMBER 25, 2009, FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE OWNER OR CONTRACTOR MUST CONTACT TEXAS811 TO HAVE UTILITIES LOCATED BEFORE BEGINNING ANY CONSTRUCTION.
- MAINTENANCE OF THE DETENTION POND SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT ON WHICH THE DETENTION POND IS SITUATED.

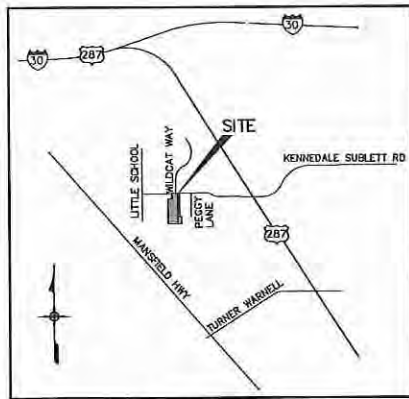


APPLICANT/OWNER:
MAGNOLIA HILLS LOT VENTURE, LTD
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS #10194229

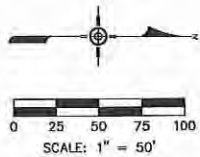
SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS #10194229

Preliminary
This document shall not be
recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5124
September 7, 2018

PRELIMINARY PLAT
MAGNOLIA HILLS
BEING 23.122 ACRES OF LAND SITUATED IN
J.M. LILLY SURVEY, ABSTRACT NO. 985 AND
THE W.E. HALTON SURVEY, ABSTRACT NO. 1791
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
SEPTEMBER 7, 2018



* VICINITY MAP *
(NOT TO SCALE)
MAPSCO GRID 108 C



LEGEND

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND UNLESS NOTED OTHERWISE
XF	CUT "X" FOUND
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
CAB., SL.	CABINET, SLIDE
INST. NO.	INSTRUMENT NUMBER
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 45°01'27" E	25.22'
L2	S 44°58'33" W	10.00'
L3	S 45°01'27" E	10.00'
L4	N 44°58'33" E	10.00'
L5	S 45°01'27" E	18.01'
L6	S 89°58'33" W	79.60'
L7	N 44°59'18" E	42.40'
L8	N 75°43'13" E	57.70'
L9	N 89°57'49" E	44.14'
L10	S 43°59'18" W	14.14'
L11	S 46°00'42" E	14.14'
L12	N 43°59'18" E	14.14'
L14	N 43°59'18" E	14.14'
L15	S 46°00'42" E	14.14'
L16	S 46°00'42" E	14.14'
L17	S 43°59'18" W	14.14'
L18	S 34°52'21" E	13.67'
L19	N 55°24'56" E	14.53'
L20	S 45°28'38" E	14.01'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	90.83'	400.00'	13°00'36"	90.63'
C2	82.75'	400.00'	11°51'12"	82.60'

NOTES

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- THE SUBJECT TRACT OF LAND LIES WITHIN ZONE "X" UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 4843900340K, DATED SEPTEMBER 25, 2009, FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
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ZONED - AG

LOT 11, BLOCK 1
OLIVER ACRES
VOL. 1383, PG. 586
D.R.T.C.T.

LORA DELL FORD
(1/2 INTEREST)
CARL FORD
(1/2 INTEREST)
VOL. 9353, PG. 693
D.R.T.C.T.

COLLETT SUBLETT ROAD
(A CALLED 50' PUBLIC RIGHT-OF-WAY)

ZONED - AG
LOT 1R, BLOCK 2
OLIVER ACRES
SUBDIVISION
CAB. A, SL. 11858
P.R.T.C.T.

CALLED 3.159 ACRES
SHERIDAN GLAZE BREWER
REVOCABLE TRUST
INST. NO. D213229925
O.P.R.T.C.T.

ZONED - AG

1X, BLOCK D (HOA)

CALLED 17.345 ACRES
MAGNOLIA HILLS JOINT VENTURE, LTD
INST. NO. D218148432,
O.P.R.T.C.T.

LOT 4-R
J.M. ESTES HOME TRACTS
CAB. A, SL. 881
P.R.T.C.T.

ZONED 'FD'

REMAINDER OF LOT 6
J.M. ESTES HOME TRACTS
VOL. 1857, PG. 283,
P.R.T.C.T.

CALLED 0.9739 ACRES
ROBERT JOSEPH McLELLAN
INST. NO. D208493339
O.P.R.T.C.T.

10' SANITARY SEWER EASEMENT,
CITY OF KENNEDALE
VOL. 5430, PG. 177, D.R.T.C.T.,
CAB. A, SL. 881, P.R.T.C.T.
(HATCHED AREA TO BE ABANDONED)

10' SANITARY SEWER EASEMENT,
CITY OF KENNEDALE
CAB. A, SL. 881, P.R.T.C.T.

BLOCK A LOT AREA		
LOT #	SQUARE FEET	ACRES
1	6,250	0.1435
2	6,250	0.1435
3	6,250	0.1435
4	6,250	0.1435
5	6,250	0.1435
6	6,250	0.1435
7	6,250	0.1435
8	7,450	0.1710
9	7,510	0.1724
10	7,528	0.1728
11	7,542	0.1731
12	7,636	0.1753

BLOCK D LOT AREA		
LOT #	SQUARE FEET	ACRES
1	10,258	0.2355
2	7,500	0.1722
3	7,500	0.1722
4	7,500	0.1722
5	7,500	0.1722
6	7,500	0.1722
7	9,316	0.2139
8	7,941	0.1823
9	8,242	0.1892

BLOCK E LOT AREA		
LOT #	SQUARE FEET	ACRES
1	6,225	0.1429
2	6,225	0.1429
3	6,225	0.1429
4	6,225	0.1429
5	6,225	0.1429
6	6,225	0.1429
7	6,225	0.1429
8	6,225	0.1429
9	6,225	0.1429
10	6,225	0.1429
11	6,225	0.1429
12	6,225	0.1429
13	6,225	0.1429
14	6,225	0.1429
15	6,225	0.1429
16	6,225	0.1429
17	6,225	0.1429
18	6,225	0.1429
19	6,225	0.1429
20	6,225	0.1429
21	6,225	0.1429
22	6,225	0.1429
23	6,225	0.1429
24	6,225	0.1429
25	6,225	0.1429
26	8,284	0.1445
27	7,314	0.1679
28	7,874	0.1830
29	6,250	0.1435
30	7,498	0.1721
31	9,218	0.2116
32	7,443	0.1709
33	7,495	0.1721
34	7,546	0.1732
35	8,753	0.1995

BLOCK B LOT AREA		
LOT #	SQUARE FEET	ACRES
1	8,868	0.2036
2	7,645	0.1755
3	7,647	0.1755
4	7,648	0.1756
5	7,649	0.1756
6	7,650	0.1756
7	7,652	0.1757
8	7,653	0.1757
9	7,654	0.1757
10	7,656	0.1758
11	7,657	0.1758

BLOCK C LOT AREA		
LOT #	SQUARE FEET	ACRES
1	8,700	0.1997
2	7,500	0.1722
3	7,500	0.1722
4	7,500	0.1722
5	7,500	0.1722
6	7,500	0.1722
7	7,500	0.1722
8	7,500	0.1722
9	7,500	0.1722
10	7,500	0.1722
11	7,500	0.1722
12	7,478	0.1717
13	6,250	0.1435
14	6,250	0.1435
15	6,250	0.1435
16	6,250	0.1435
17	6,250	0.1435
18	6,250	0.1435
19	6,250	0.1435
20	6,250	0.1435
21	6,250	0.1435
22	6,250	0.1435
23	6,250	0.1435
24	6,250	0.1435
25	7,450	0.1710

HOA LOT AREA		
LOT #	SQUARE FEET	ACRES
1X, BLOCK A	33,532	0.7698
1X, BLOCK B	1,914	0.0439
1X, BLOCK C	6,229	0.1430
1X, BLOCK D	84,279	1.9348
1X, BLOCK E	5,787	0.1329
1X, BLOCK F	6,225	0.1429
2X, BLOCK A	6,250	0.1435
2X, BLOCK B	4,447	0.1021
2X, BLOCK C	11,867	0.2724

Preliminary
This document shall not be
recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
September 7, 2018

PRELIMINARY PLAT MAGNOLIA HILLS

BEING 23.122 ACRES OF LAND SITUATED IN
J.M. LILLY SURVEY, ABSTRACT NO. 985 AND
THE W.E. HALTON SURVEY, ABSTRACT NO. 1791
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

SEPTEMBER 7, 2018

APPLICANT/OWNER:
MAGNOLIA HILLS LOT VENTURE, LTD
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PH: (214) 522-4945
CONTACT: JOHN ARNOLD

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS #10194229

OWNERS CERTIFICATE

STATE OF TEXAS 0
COUNTY OF TARRANT 0

WHEREAS MAGNOLIA HILLS LOT VENTURE, LTD, IS THE OWNER OF A 23.122 ACRE TRACT OF LAND SITUATED IN THE J. M. LILLY SURVEY, ABSTRACT NO. 985 AND THE W.E. HALTON SURVEY, ABSTRACT NO. 1791, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 3 OF THE J.M. ESTES HOME TRACTS, AN ADDITION TO THE CITY OF KENNEDALE ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1857, PAGE 283, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING ALL OF THE REMAINING PORTION OF LOT 4-R, J.M. ESTES HOME TRACTS, AN ADDITION TO THE CITY OF KENNEDALE ACCORDING TO PLAT THEREOF RECORDED IN CABINET A, SLIDE 801, P.R.T.C.T., AND BEING ALL OF A CALLED 5.777 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO MAGNOLIA HILLS LOT VENTURE, LTD RECORDED IN INSTRUMENT NUMBER D218148440, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.) AND ALL OF A CALLED 17.354 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO MAGNOLIA HILLS LOT VENTURE, LTD RECORDED IN INSTRUMENT NUMBER D218148432, O.P.R.T.C.T.; SAID 23.122 ACRE TRACT OF LAND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "INP" FOUND FOR THE SOUTHEAST CORNER OF A CALLED 0.068 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF KENNEDALE, RECORDED IN INSTRUMENT NUMBER D210124745, O.P.R.T.C.T. SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.037 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF KENNEDALE, RECORDED IN INSTRUMENT NUMBER D210209889, O.P.R.T.C.T. AND BEING IN THE NORTHWEST CORNER OF A CALLED 3.949 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO EVA L. QUINTERO, RECORDED IN INSTRUMENT NUMBER D217094881, O.P.R.T.C.T. AND SAID 5.777 ACRE TRACT OF LAND AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF KENNEDALE - SUBLETT ROAD, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE COMMON LINE OF SAID 5.777 ACRE TRACT OF LAND AND SAID 3.949 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

SOUTH 01°00'42" EAST, A DISTANCE OF 1,383.24 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 3.949 ACRE TRACT OF LAND;

NORTH 89°44'21" EAST, A DISTANCE OF 123.81 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE SOUTHEAST CORNER OF SAID 3.949 ACRE TRACT OF LAND AND BEING IN THE COMMON LINE OF SAID LOT 3 OF THE J.M. ESTES HOME TRACT ADDITION AND BLOCK 2 OF GLENN OAKS ADDITION, AN ADDITION TO THE CITY OF KENNEDALE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 368-167, PAGE 26, P.R.T.C.T.;

THENCE SOUTH 00°59'12" EAST ALONG THE COMMON LINE OF SAID LOT 3 AND SAID GLENN OAKS ADDITION, A DISTANCE OF 325.00 FEET TO THE SOUTHWEST CORNER OF SAID GLEN OAKS ADDITION, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 3, AND FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS SOUTH 81°30'20" EAST, A DISTANCE OF 1.0 FEET;

THENCE SOUTH 89°48'12" WEST ALONG THE SOUTH LINE OF SAID 5.777 ACRE TRACT OF LAND, AT A DISTANCE OF 247.52 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "STANTEC" FOUND FOR THE SOUTHWEST CORNER OF SAID 5.777 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF SAID 17.354 ACRE TRACT OF LAND CONTINUING ALONG THE SOUTH LINE OF SAID 17.345 ACRE TRACT OF LAND, IN ALL FOR A TOTAL DISTANCE OF 745.83 FEET TO A 2-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4-R, AND THE SOUTHWEST CORNER OF SAID 17.354 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF LOT 6 OF SAID J.M. ESTES HOME TRACTS RECORDED IN VOLUME 1857, PAGE 283, P.R.T.C.T.

THENCE NORTH 00°59'30" WEST ALONG THE COMMON LINE OF SAID LOT 4-R AND LOT 6, AND THE EAST LINE OF LOT 6C OF J.M. ESTES HOME TRACTS, AN ADDITION TO THE CITY OF KENNEDALE ACCORDING TO PLAT THEREOF RECORDED IN CABINET A, SLIDE 8502, P.R.T.C.T., A DISTANCE OF 1,347.68 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 4019" FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 4-R, SAME BEING THE SOUTHWEST CORNER OF LOT 5-R OF SAID J.M. ESTES HOME TRACTS RECORDED IN CABINET A, SLIDE 801, P.R.T.C.T.;

THENCE ALONG THE COMMON LINE OF SAID LOT 4-R AND SAID LOT 5-R, THE FOLLOWING CALLS;

NORTH 89°14'38" EAST, A DISTANCE OF 248.85 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

NORTH 01°06'27" WEST, A DISTANCE OF 351.98 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHWEST CORNER OF SAID 17.345 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID 0.209 ACRE TRACT OF LAND AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAID KENNEDALE-SUBLETT ROAD;

THENCE ALONG THE SOUTH LINE OF SAID 0.209 ACRE TRACT OF LAND AND THE SOUTH RIGHT-OF-WAY LINE OF SAID KENNEDALE-SUBLETT ROAD, THE FOLLOWING CALLS:

NORTH 89°14'50" EAST, A DISTANCE OF 126.20 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 45°01'27" EAST, A DISTANCE OF 25.22 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 44°58'33" WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 45°01'27" EAST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 44°58'33" EAST, A DISTANCE OF 10.00 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 45°01'27" EAST, A DISTANCE OF 18.01 FEET TO A WOODEN FENCE POST FOUND FOR CORNER;

NORTH 89°58'33" EAST, A DISTANCE OF 79.60 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 44°58'19" EAST, AT A DISTANCE OF 8.76 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE SOUTHWEST CORNER OF SAID 0.068 ACRE TRACT OF LAND SAME BEING THE SOUTHEAST CORNER OF SAID 0.209 ACRE TRACT OF LAND THE NORTHEAST CORNER OF SAID 17.354 ACRE TRACT OF LAND AND THE NORTHWEST CORNER OF SAID 5.777 ACRE TRACT OF LAND, CONTINUING ALONG THE SOUTH LINE OF SAID 0.068 ACRE TRACT, A TOTAL DISTANCE OF 42.40 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID 0.068 ACRE TRACT OF LAND AND THE SOUTH RIGHT-OF-WAY LINE OF SAID KENNEDALE-SUBLETT ROAD, THE FOLLOWING CALLS:

NORTH 75°43'13" EAST, A DISTANCE OF 57.70 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "INP" FOUND FOR CORNER;

NORTH 89°57'49" EAST, A DISTANCE OF 44.14 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 1,007,174 SQUARE FEET OR 23.122 ACRES OF LAND, MORE OR LESS.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MAGNOLIA HILLS LOT VENTURE, LTD., DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC FOR PUBLIC USE; THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT

MAGNOLIA HILLS LOT VENTURE, LTD

BY: _____

STATE OF TEXAS 0
COUNTY OF TARRANT 0

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

SURVEYOR'S STATEMENT

STATE OF TEXAS 0
COUNTY OF DALLAS 0

THAT I, MICHAEL J. MURPHY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

MICHAEL J. MURPHY _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5724

Preliminary

This document shall not be recorded for any purpose. For Review Purposes Only

Michael J. Murphy, R.P.L.S.
Registration No. 5724
September 7, 2018

STATE OF TEXAS 0
COUNTY OF DALLAS 0

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

PLANNING & ZONING COMMISSION APPROVAL

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2018, TO APPROVE THIS PRELIMINARY PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION _____

CITY COUNCIL APPROVAL CERTIFICATION

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2018, TO APPROVE THIS PRELIMINARY PLAT.

MAYOR, CITY OF KENNEDALE _____

ATTEST: CITY SECRETARY _____

PRELIMINARY PLAT
MAGNOLIA HILLS

BEING 23.122 ACRES OF LAND SITUATED IN J.M. LILLY SURVEY, ABSTRACT NO. 985 AND THE W.E. HALTON SURVEY, ABSTRACT NO. 1791 CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

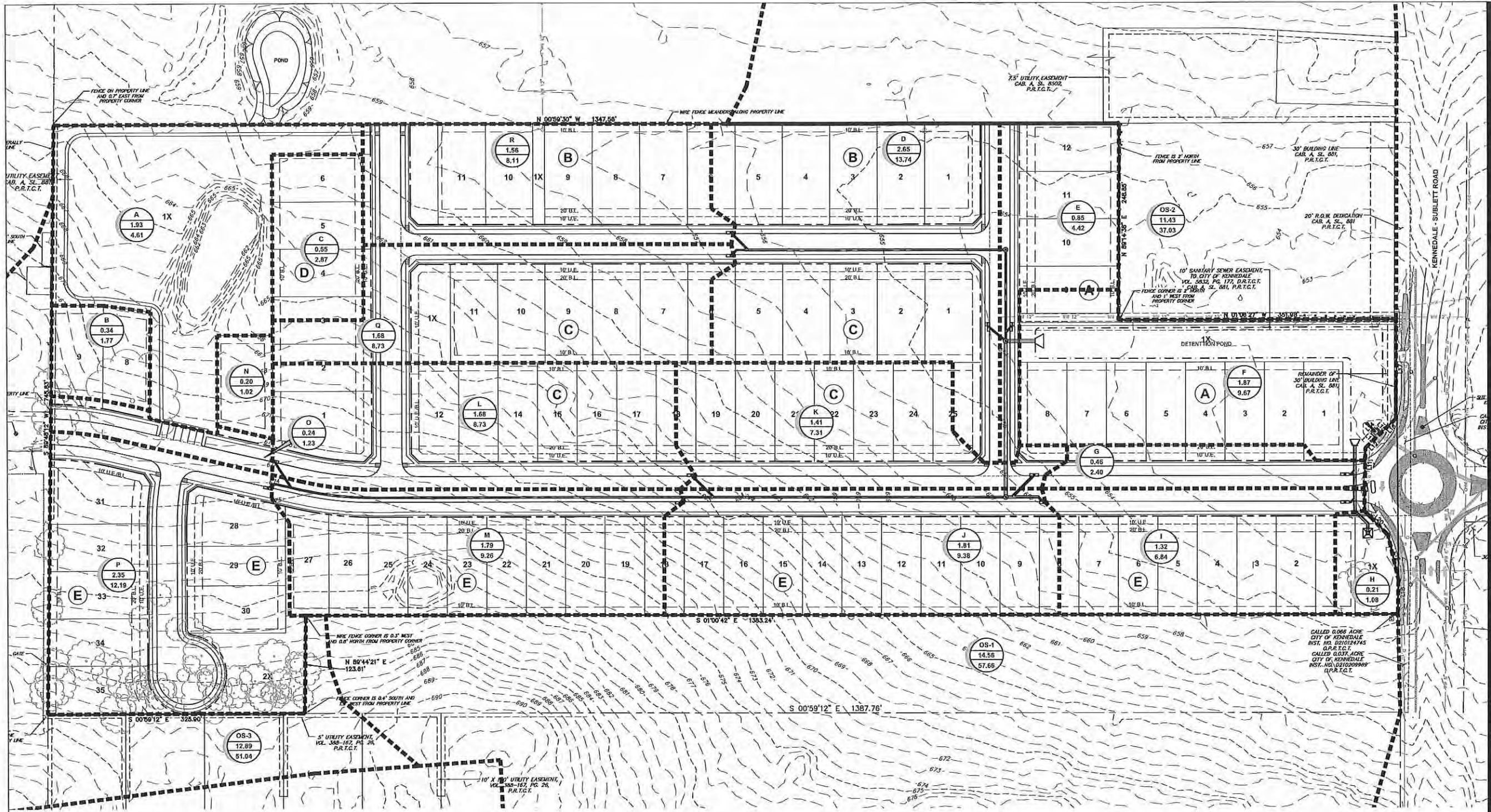
SEPTEMBER 7, 2018

APPLICANT/OWNER:

MAGNOLIA HILLS LOT VENTURE, LTD
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PH: (214) 522-4945
CONTACT: JOHN ARNOLD

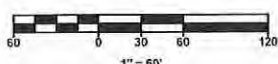
SURVEYOR:

STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS #10194229

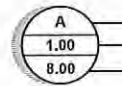


CAUTION !!

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DETERMINING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



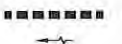
LEGEND



DRAINAGE AREA DESIGNATION

DRAINAGE AREA (ACRES)

Q₁₀₀



DRAINAGE AREA BOUNDARY



DIRECTION OF FLOW

DRAINAGE AREA CALCULATIONS

DRAINAGE AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFFICIENT C	TIME OF CONCENTRATION t _c (MIN)	RAINFALL INTENSITY I ₁ (IN/HR)	RAINFALL INTENSITY I ₅ (IN/HR)	RAINFALL INTENSITY I ₁₀ (IN/HR)	RAINFALL INTENSITY I ₂₅ (IN/HR)	RAINFALL INTENSITY I ₁₀₀ (IN/HR)	RUNOFF Q ₁ (CFS)	RUNOFF Q ₅ (CFS)	RUNOFF Q ₁₀ (CFS)	RUNOFF Q ₂₅ (CFS)	RUNOFF Q ₁₀₀ (CFS)	OUTFALL LOCATION
A	1.93	0.30	15	3.90	4.86	6.46	7.98	2.25	2.81	3.73	4.61			EX. POND
B	0.34	0.65	15	3.90	4.86	6.46	7.98	0.87	1.08	1.44	1.77			SHEET FLOW TO EX. POND
C	0.55	0.65	15	3.90	4.86	6.46	7.98	1.41	1.75	2.33	2.87			SHEET FLOW TO EX. POND
D	2.65	0.65	15	3.90	4.86	6.46	7.98	6.72	8.37	11.13	13.74			10' CURB INLET
E	0.85	0.65	15	3.90	4.86	6.46	7.98	2.16	2.69	3.58	4.42			10' CURB INLET
F	1.87	0.65	15	3.90	4.86	6.46	7.98	4.73	5.89	7.83	9.67			EX. WYE INLET
G	0.46	0.65	15	3.90	4.86	6.46	7.98	1.17	1.46	1.94	2.40			10' CURB INLET
H	0.21	0.65	15	3.90	4.86	6.46	7.98	0.53	0.66	0.87	1.08			AREA DRAIN
I	1.32	0.65	15	3.90	4.86	6.46	7.98	3.34	4.17	5.54	6.84			10' CURB INLET
J	1.81	0.65	15	3.90	4.86	6.46	7.98	4.59	5.72	7.60	9.38			10' CURB INLET
K	1.41	0.65	15	3.90	4.86	6.46	7.98	3.57	4.45	5.92	7.31			10' CURB INLET
L	1.87	0.65	15	3.90	4.86	6.46	7.98	4.75	5.91	7.86	9.71			10' CURB INLET
M	1.79	0.65	15	3.90	4.86	6.46	7.98	4.53	5.64	7.50	9.26			10' CURB INLET
N	0.20	0.65	15	3.90	4.86	6.46	7.98	0.50	0.62	0.83	1.02			SHEET FLOW TO EX. POND
O	0.28	0.65	15	3.90	4.86	6.46	7.98	0.70	0.87	1.16	1.43			10' CURB INLET
P	2.35	0.65	15	3.90	4.86	6.46	7.98	5.95	7.43	9.87	12.19			10' CURB INLET
Q	1.68	0.65	15	3.90	4.86	6.46	7.98	4.27	5.32	7.07	8.73			10' CURB INLET
R	1.56	0.65	15	3.90	4.86	6.46	7.98	3.97	4.94	6.57	8.11			10' CURB INLET
OS-1	14.56	0.55	15	3.90	4.86	6.46	7.98	31.23	38.92	51.73	63.87			EX. WYE INLET
OS-2	11.43	0.45	15	3.90	4.86	6.46	7.98	20.08	25.00	33.22	41.02			AREA DRAIN
OS-3	12.89	0.55	15	3.90	4.86	6.46	7.98	27.65	34.45	45.79	56.55			AREA DRAIN

BENCHMARKS:

CITY OF ARLINGTON GEODETIC CONTROL MONUMENT # AR 45
ELEVATION = 689.30'
CITY OF ARLINGTON GEODETIC CONTROL MONUMENT # AR 28
ELEVATION = 682.38'

SBM#1:
CUT "X" SET IN BRICK ISLAND ALONG THE CENTERLINE OF SUBLET ROAD APPROXIMATELY 75-FOOT WEST FROM THE INTERSECTION OF WILDCAT WAY.
ELEVATION = 683.81'

SBM#2:
5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "STANTEC CONTROL" SET IN THE CENTERLINE OF COLLETT SUBLET ROAD APPROXIMATELY 200-FOOT NORTH FROM THE CENTERLINE OF GLAZE LANE.
ELEVATION = 675.06'



12222 Magnolia Hills Suite 400
Dallas, TX 75244
www.stantec.com
The Company and its employees are not responsible for the accuracy or completeness of the information provided on this drawing. The Company is not responsible for the accuracy or completeness of the information provided on this drawing. The Company is not responsible for the accuracy or completeness of the information provided on this drawing.

Client/Project
MAGNOLIA HILLS LOT VENTURE, LTD.

MAGNOLIA HILLS ADDITION
LOT 4-R

CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

Title
DRAINAGE AREA MAP

Permit/Seal



Project Number: 222011116

File Name: 11116.ctb.dwg

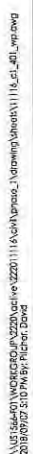
STANTEC KMW KMW 18.07.21
Drawn: CHS Disn: TYM/MSD

Drawing No. C42

Revision Sheet

0

15 of 37





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