



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION AGENDA

COMMISSIONERS MEETING | October 3, 2018
KENNEDALE LIBRARY, COMMUNITY CENTER, 316 W 3RD ST
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 September 20, 2018 regular meeting
- B. **CASE # PZ 18-06** to 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.

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 October 3, 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.

A handwritten signature in black ink, appearing to read 'Melissa Dailey', followed by a horizontal line.

Melissa Dailey, AICP
Director of Planning and Development



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION MINUTES
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

Mr. Wandel, called the work session to order at 6:30 PM

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 Melinda Middleton, Board Secretary.

III. WORK SESSION

A. Discuss any item on the regular session agenda.

Ms. Dailey gave an overview of the two cases on the regular agenda. Board members asked questions regarding the cases. Mr. Wandel suggested that the applicant for case PZ18-05 check with TXDOT regarding plans for modifications to SH 287, including the access road that runs in front of the building.

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

IV. REGULAR SESSION

V. CALL TO ORDER

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

VI. 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 Melinda Middleton, Board Secretary.

VII. MINUTES APPROVAL

- A. Review and consider minutes from the June 21, 2018
- B. Ms. Hughes made a motion to approve to the June 21, 2018 minutes with a correction of the spelling of Larry Adkins' name, seconded by Mr. Mr. James. The motion passed unanimously.

XIII. VISITOR/CITIZENS FORUM

No one registered to speak.

IX. REGULAR ITEMS

A. 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.

1. Staff presentation: Ms. Dailey presented information on the application to change the zoning on the two contiguous lots from C-2 to I. There is an existing building on the site that houses a company, H&O Die, and the applicant would like to expand the business. The business fronts Interstate 20, and this is an appropriate use for the site.
2. Applicant presentation: Mr. Gary Grossman spoke for MEO Enterprises, LLC and

stated their intent to expand the business and comply with required zoning for the business.

3. Public hearing: No one registered. Mr. Wandel 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. Adkins made a motion to approve request for rezoning, seconded by Ms. Hughes. The motion passed unanimously.

B. CASE # PZ 18-06 to 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.

1. Staff presentation: Ms. Dailey gave an overview of the application for preliminary plat. The preliminary plat has undergone staff review and meets all city requirements and requirements of the approved Planned Development. The staff recommends approval.
2. Applicant presentation: Mr. Rich Darragh indicated that the preliminary plat has met all requirements and offered to answer any questions.
3. Public hearing: Mr. Bob Gruenhagen spoke, expressing concern about sidewalks, street lights, street width and right-of-way. Mr. Laura Ford spoke, expressing concern about traffic on Collett Sublett, in the Beacon Hill neighborhood and traffic going to Kroger. Ms. Susan Lewandowski spoke about concerns of integrity of old neighborhoods, drainage, elevation, and widening of Collett Sublett Road, as well as cars parking along the sides of the street, impacting traffic. Ashley Pearce stated she felt these were starter homes, that people would not care for the properties, that they would likely be renters, and that the cars would not be nice and would be parked on the street. Mr. Wandel closed the public hearing.
4. Applicant response: Mr. Darragh stated that they had worked with the city's engineer consultant to address any traffic issues and had met all requirements, that the engineers had approved the drainage plan, that Collett Sublett by law cannot remain a dead end for safety reasons, and that the price range of these homes would not indicate starter homes.
5. Staff response and summary. Ms. Dailey stated that the preliminary plat meets all requirements and recommends approval.
6. Action by the Planning & Zoning Commission: After discussion, Ms. Hughes made a motion to approve the application as submitted. The motion did not received a second and failed. After more discussion and a request to review the City's transportation plan, Ms. James made a motion to table consideration of the application. The motion was seconded by Mr. Gerron and passed 3-2 with Mr. Wandel and Ms. Hughes in opposition.

X. REPORTS/ANNOUNCEMENTS

No reports or announcements at this time.

XI. ADJOURNMENT

Mr. James made a motion to adjourn, second by Mr. Adkins. The motion passed unanimously. The regular session adjourned at 7:53 pm.



STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Date: October 3, 2018

Agenda Item No: REGULAR ITEMS (A)

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

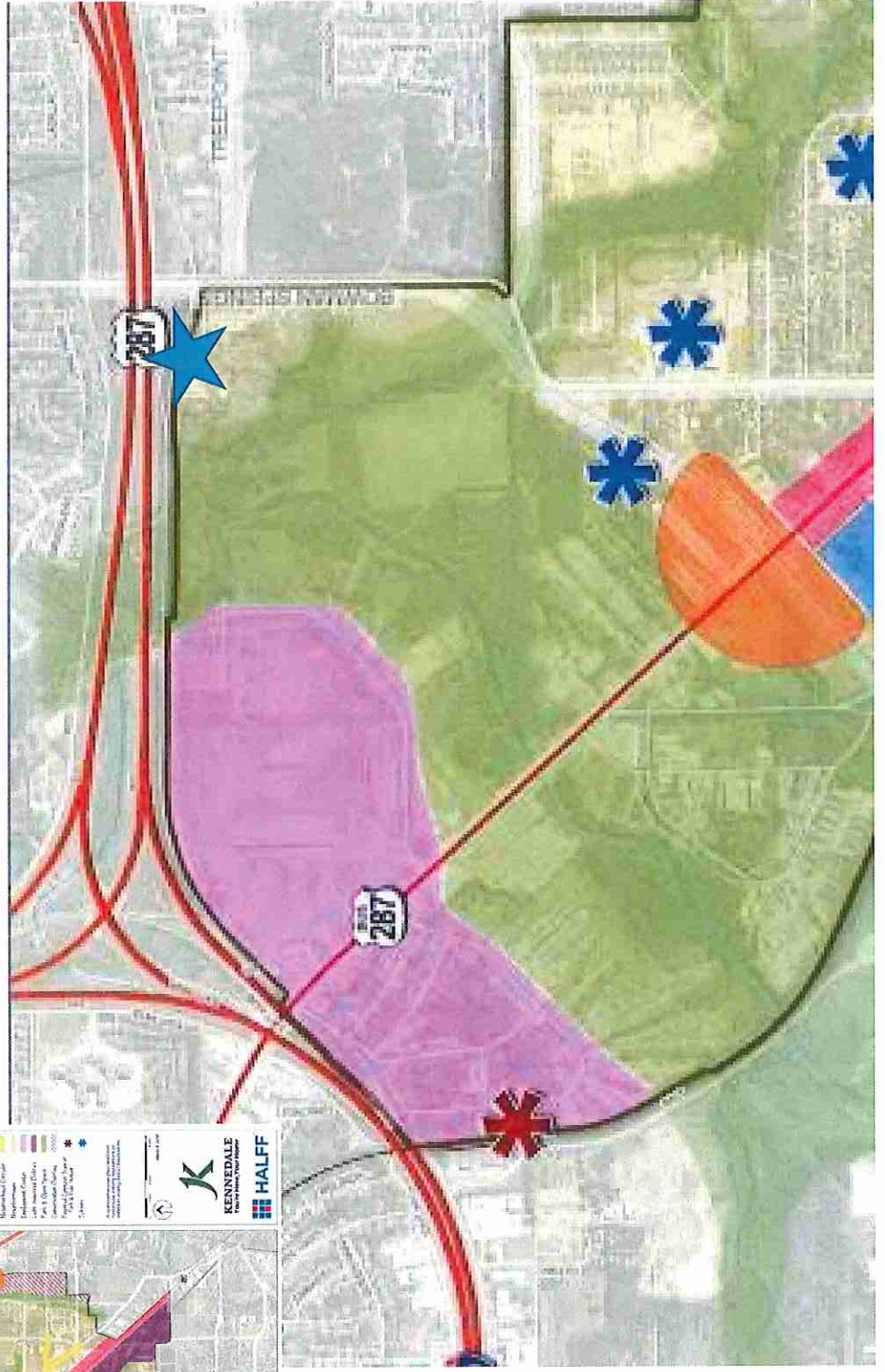
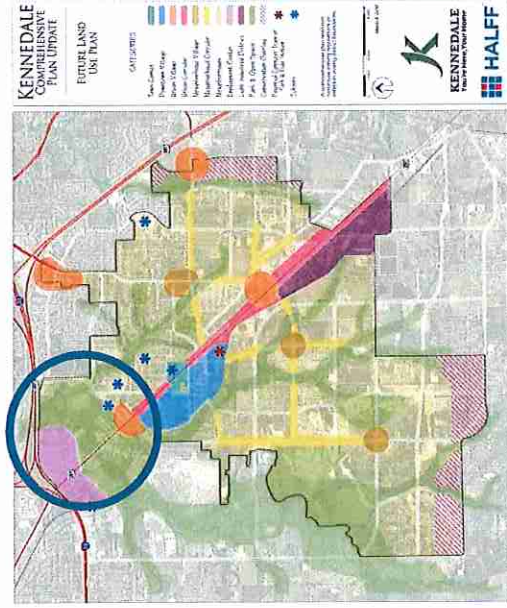
Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for a final plat.

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.

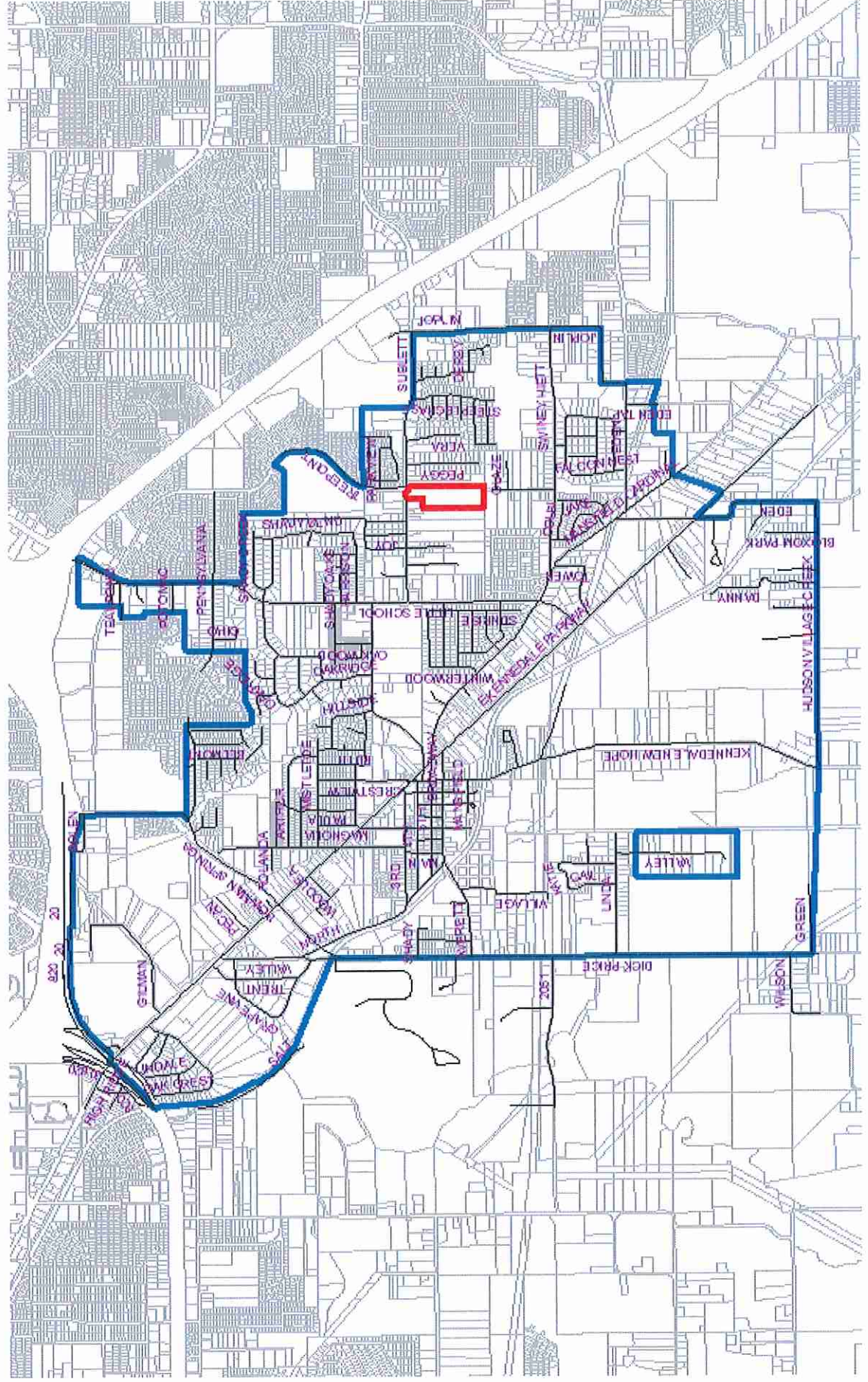
PZ 18-05

Future Land Use Plan



PZ 18-06

Magnolia Hills





KENNEDALE
Planning Department
www.cityofkennedale.com

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
traffice. Wildlife forced into neighborhoods!
Scenic views destroyed!

Signature Mark & Christine 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: 1324 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



KENNEDALE
Planning Department
www.cityofkennedale.com

NOTIFICATION RESPONSE FORM

Case BOA 18-06

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

Your Name: Lora Ford

Address: 305 Collett Sublett

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)

Concerns regarding:
Traffic
Drainage
Stress on Schools & First Responders

Signature

Lora Ford

Date:

9-20-2018

Printed Name(s)

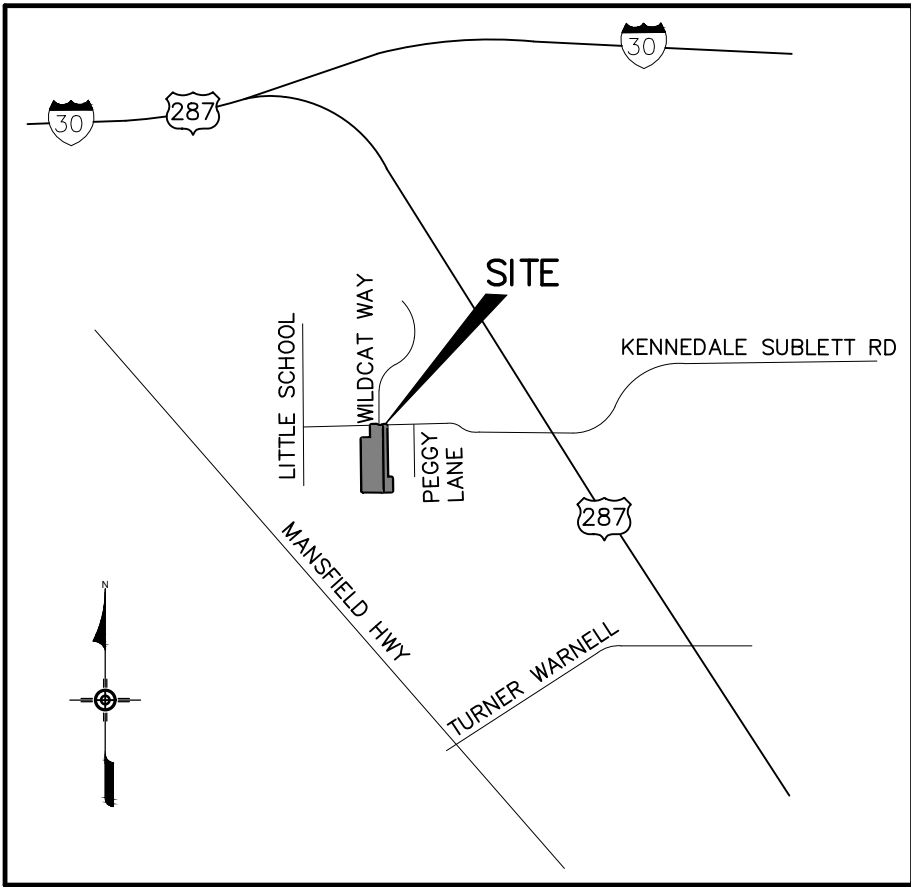
LORA FORD

One form per property

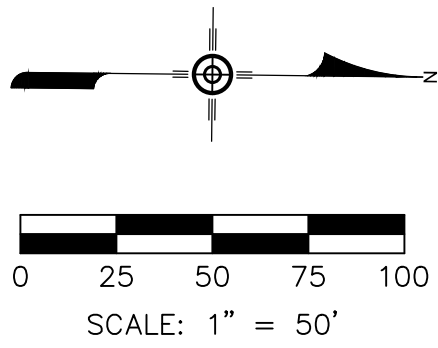
Phone number (optional)

817-229-1467

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



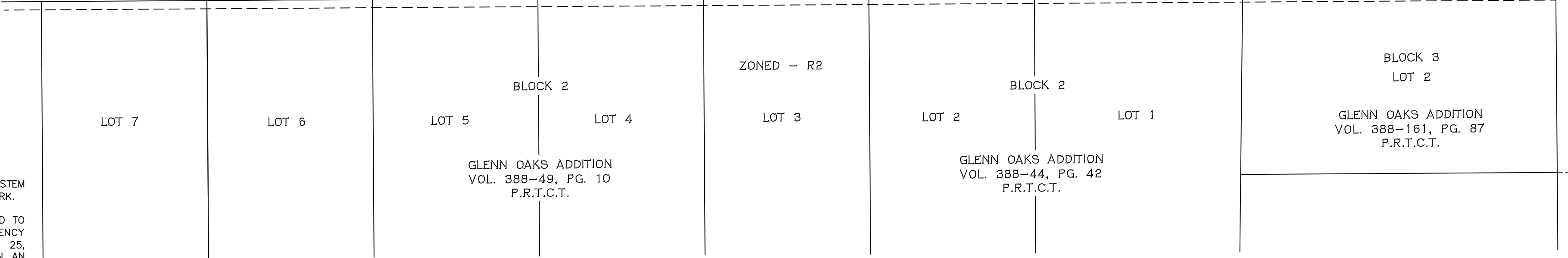
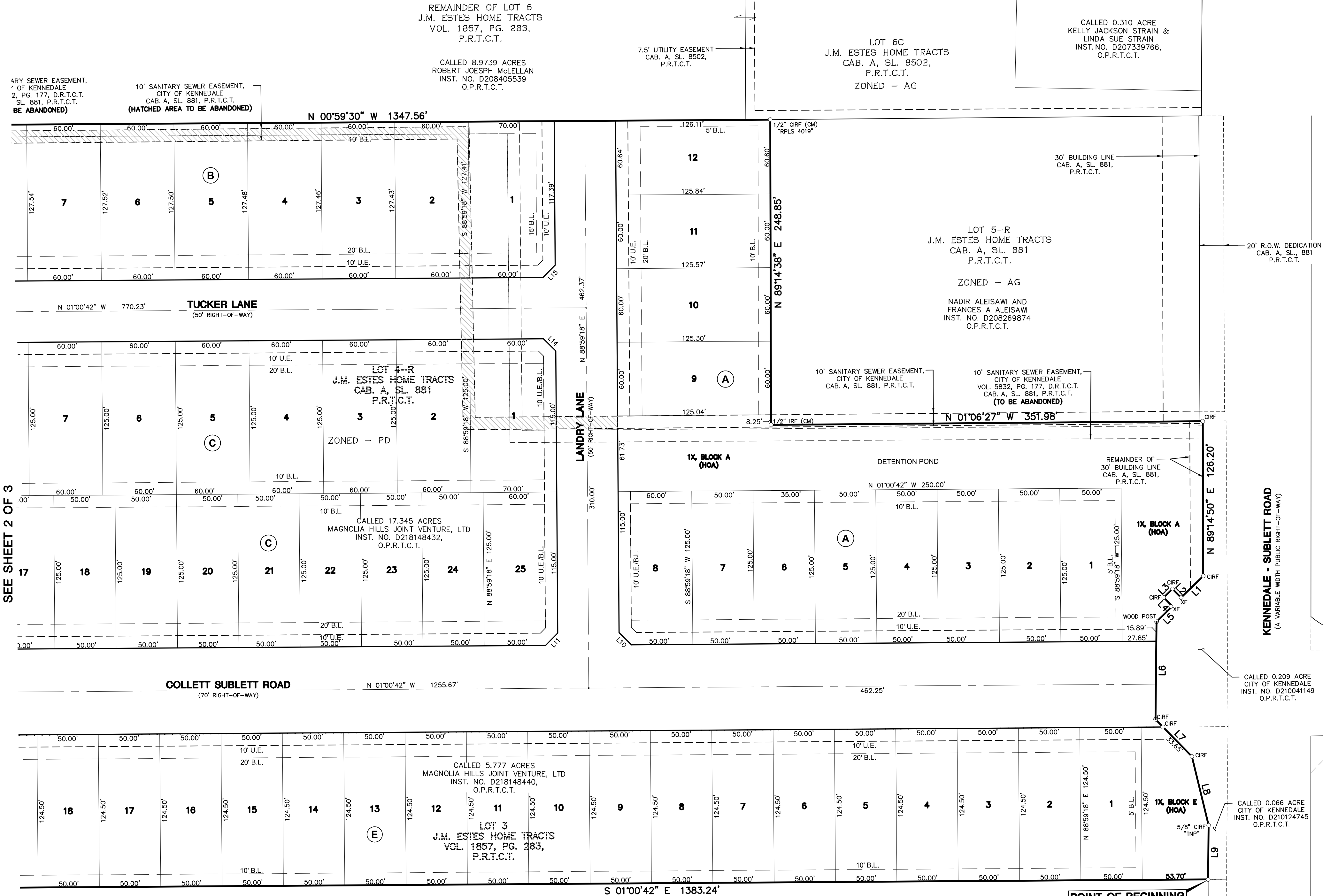
* VICINITY MAP *
(NOT TO SCALE)
MAPSCO GRID 108 C



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. 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.
- 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: (214) 522-4945
CONTACT: JOHN ARNOLD

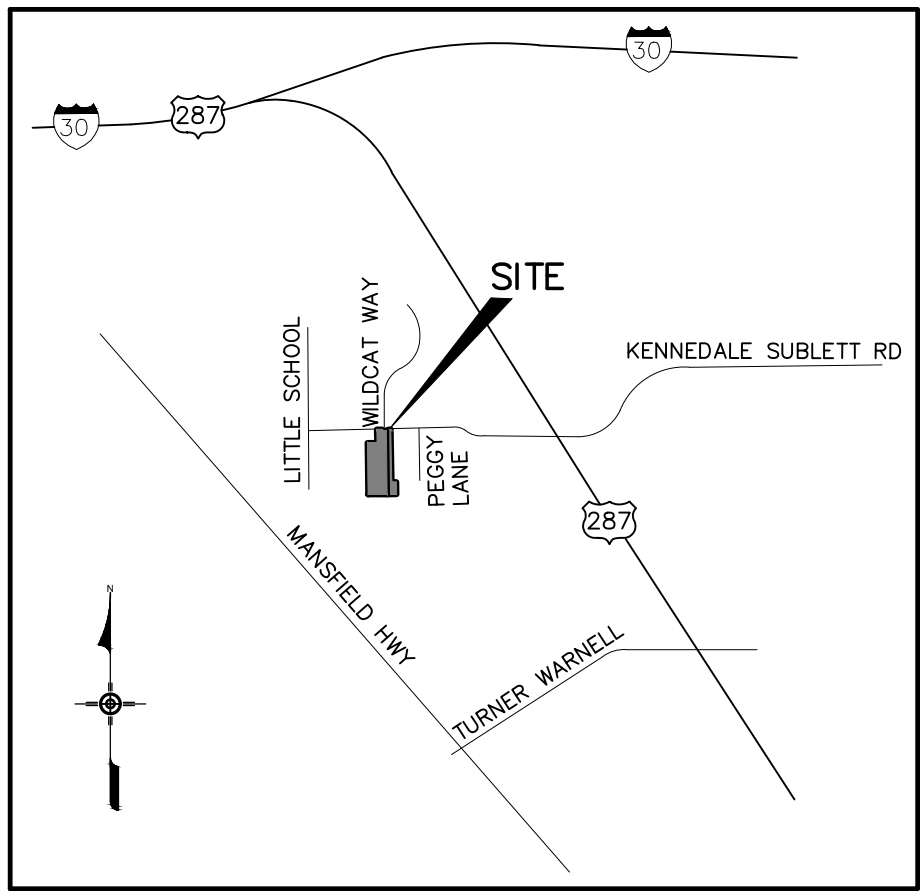
SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS #10194229

PRELIMINARY PLAT MAGNOLIA HILLS

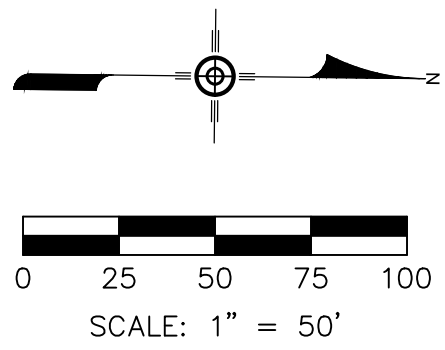
BEING 23.122 ACRES OF LAND SITUATED IN
J.M. LILLY SURVEY, ABSTRACT NO. 985 AND
THE W.E. HALTON SURVEY, ABSTRACT NO. 1791
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

SEPTEMBER 11, 2018

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 11, 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
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(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°59'15" 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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ZONED - AG

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. 893
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. D213228925
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 "PD"

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. D213228925
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 "PD"

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.

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ZONED - AG

1X, BLOCK D (HOA)

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

ZONED "PD"

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

ZONED - AG

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OLIVER ACRES
SUBDIVISION
CAB. A, SL. 11858
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ZONED - AG

1X, BLOCK D (HOA)

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

ZONED "PD"

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

ZONED - AG

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OLIVER ACRES
SUBDIVISION
CAB. A, SL. 11858
P.R.T.C.T.

CALLED 3.159 ACRES
SHERIDAN GLAZE BREWER
REVOCABLE TRUST
INST. NO. D213228925
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 "PD"

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. D213228925
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 "PD"

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

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SHERIDAN GLAZE BREWER
REVOCABLE TRUST
INST. NO. D213228925
O.P.R.T.C.T.

ZONED - AG

1X, BLOCK D (HOA)

CALLED 17.345 ACRES
MAGNOLIA HILLS JOINT VENTURE

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

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 881, 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 "TNP" FOUND FOR THE SOUTHEAST CORNER OF A CALLED 0.066 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 D21020989, 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 D217094891, 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 123.61 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 388--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 325.90 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 51°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 1,347.56 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 881, 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°59'15" 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 0.066 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 0.066 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 0.066 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 "TNP" 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 §
COUNTY OF TARRANT §

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 §
COUNTY OF DALLAS §

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 11, 2018

STATE OF TEXAS §
COUNTY OF DALLAS §

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 11, 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