



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING | JULY 16, 2020
REGULAR SESSION AT 6:00 PM
VIA VIDEOCONFERENCE

MEMBERS OF THE PUBLIC MAY JOIN BY VISITING
<https://us02web.zoom.us/j/7732695410> AND/OR BY DIALING 877 853 5257 AND
USING MEETING ID Meeting ID: 773 269 5410

I. CALL TO ORDER

NOTE: Pursuant to Texas Government Code §551.071, 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. REGULAR SESSION

III. ROLL CALL

IV. VISITOR AND CITIZEN FORUM

At this time, any person may address the board or governing body, provided that an official 'Speaker's Request Form' has been submitted to the secretary prior to the start of the meeting. All comments must be directed towards the body as a whole, rather than individual members 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 nor discussion held regarding these items.

V. REPORTS AND ANNOUNCEMENTS

VI. MINUTES APPROVAL

- A. Consider approval of minutes for May 21, 2020 regular meeting

VII. DECISION ITEMS

- A. **CASE # PZ 20-03** to conduct a public hearing and consider a request by William Franks for a rezoning from "C1" Commercial to "R3" Residential for approximately .5 acres located at 612 N. Little School Road, Block 4, Lots 1A and 2A, Hilddale Addition, City of Kennedale, Tarrant County, Texas.
- B. **CASE # PZ 20-04** to consider action on a request by Oak's Court Ltd for final plat of approximately 2 acres of land at 921 Kennedale Sublett Road, legal description of Block 1, Lots 3-16, Oak's Court Addition, Kennedale, Tarrant County, Texas.

VIII. EXECUTIVE SESSION

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to §551.071(2) 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.

IX. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

X. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending public 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. Please contact the City Secretary at 817-985-2104 or (TTY) 1-800-735-2989.

CERTIFICATION



MELISSA DAILEY, AICP
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT

CREATED 7/13/2020 1:21 PM

POSTED _____ (DATE) _____ (TIME)

PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | MAY 21, 2020
REGULAR MEETING AT 6:00 PM
VIA VIDEOCONFERENCE

I. CALL TO ORDER Martha Dibella called the meeting to order at 6:00 PM

Staff present – Melissa Dailey, Meghan Riddlespurger

II. REGULAR SESSION

Martha Dibella called the meeting to order at 6:00 PM

III. ROLL CALL

Attendance was noted at time of meeting.

PLANNING & ZONING COMMISSION				
PLACE	MEMBER	PRESENT	ABSENT	VOTING
1	GREG ADAMS	X		X
2	MARTHA DIBELLA	X		X
3	AUSTIN DEGENHART	X		X
4	KAYLA HUGHES	X		X
5	DAVID GREEN	X		X
6	BILLY DON GILLEY		X	
7	MARK PERKINS	X		X
8	BRENT JONES (Alt)	X		
9	PERRY CLEMENTI (Alt)		X	

A QUORUM WAS PRESENT

IV. VISITOR AND CITIZEN FORUM

There were no speakers.

V. REPORTS AND ANNOUNCEMENTS

There were no reports or announcements.

VI. MINUTES APPROVAL

Consider approval of minutes for regular meeting on January 16, 2020.

Kayla Hughes made a motion to approve the minutes with a correction regarding the number of voters.

Austin Degenhart seconded the motion. The motion passed 6-0.

VII. DECISION ITEMS

- A. Case # PZ 20-02 to conduct a public hearing and consider a request by Ahmad and Theresa Khammash for a rezoning from "R2" to "R3" Residential for approximately 8 acres located at 5869 Eden Road, Jesse Russell Survey, Abstract 1361, Tracts 9F Improvement, 9F01A, 9F01 and 9D02, City of Kennedale, Tarrant County, Texas.

Staff Presentation: Ms. Dailey reviewed the property zoning, surrounding land uses, and a history of uses on the property. Adjacent residential subdivisions include Beacon Hill and Falconwood. Ms. Dailey reviewed differences between R-2 and R-3 zoning categories. She stated that the slightly smaller lot requirement of R-3 is more conducive to allowing development of the parcel.

Board Discussion: Mr. Degenhart stated that changing the zoning from R-2 to R-3 would cause an increase in traffic. Greg Adams stated that approving a zoning change from R-3 to R-2 would set a negative precedent. The board discussed setback requirements related to Oncor utility easement locations.

Public Hearing: No speakers were in attendance.

Mr. Adams made a motion to recommend approval of the zoning change request. Mr. Degenart seconded the motion. The motion passed 6-0.

VIII. EXECUTIVE SESSION

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to §551.071(2) 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.

IX. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

X. ADJOURNMENT

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Date: July 16, 2020

P&Z STAFF REPORT Case PZ 20-03

I. SUBJECT

CASE # PZ 20-03 to conduct a public hearing and consider a request by William Franks for a rezoning from “C1” Commercial to “R3” Residential for approximately .5 acres located at 612 N. Little School Road, Block 4, Lots 1A and 2A, Hilldale Addition, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Rezone from C1 Commercial to R3 Single Family Residential
Applicant	William Franks
Location	612 N Little School Road
Surrounding Uses	Single-Family Residential, Church, Neighborhood Retail
Surrounding Zoning	R3, C1
Future Land Use Plan Designation	Neighborhood Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is ½ acre vacant land adjoining the Hilldale Neighborhood, a single family neighborhood built in the early 1960's. A new single family home has just been built on the lot adjacent to the east.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is on the corner of N. Little School Road and Harrison Drive. It is a corner lot of the Hilldale Neighborhood, which has N. Little School road as a western boundary. N. Little School Road is characterized by a combination of single family homes, some neighborhood commercial, and a church. Given that this lot is on the edge of the neighborhood, it could be either residential or commercial. The lot across the street is also vacant and currently zoned commercial (C1). Although the future land use plan calls for the area to be a Neighborhood Village, the City initiated rezoning some years ago to C1 for many of the properties fronting N. Little School Road.

STAFF REVIEW

FUTURE LAND USE PLAN

The Future Land Use Plan indicates this property as Neighborhood Village.

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

The comprehensive plan goal related to this rezoning request falls under:

Principle #2 – Economic Prosperity: Promote access to housing – The 1949 Housing Act promised a “decent home...for every American family.” This necessitates providing housing options for people of varying financial means and residential preferences. Provide the regularly framework and developer support to provide quality housing for residents. Create a stable and equitable tax base.

Principle #3 – Thriving Community: Create vibrant centers –Promote social integration and economic activity throughout the development of different-scale centers throughout the community.

CITY COUNCIL ENDS STATEMENTS AND GOALS

Business uses are compatible with residential areas.

Financially responsible and sustainable.

Well planned community based on principles of a connected city, economic prosperity, and a thriving community.

SUMMARY

This property is currently zoned C1 Commercial, but is only a ½ acre site, a size that would be challenging to develop with a commercial building that would meet setback and parking requirements and without combining it with other adjacent properties. Properties that are contiguous are all single family residential uses. The owner intends to build or sell to have built a single family home that would be part of the Hilldale neighborhood. This single family use appears to be the most feasible given the location and size of the lot.

STAFF RECOMMENDATION

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

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 rezoning.

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 20-03

612 N. Little School Rd



PZ 20-03

612 N. Little School Rd



PZ 20-03 612 N. Little School Rd

Future Land Use Plan



KENNEDALE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN

CATEGORIES

Town Center	
Downtown Village	
Urban Village	
Urban Corridor	
Neighborhood Village	
Neighborhood Corridor	
Neighborhoods	
Employment Center	
Light Industrial District	
Park & Open Space	
Conservation Overlay	
Potential Commuter Train or Park & Ride Station	
Schools	



Date: July 16, 2020

Agenda Item No: DECISION ITEM B, PZ 20-04

I. Subject:

CASE # PZ 20-04 To consider action on a request by Oak's Court Ltd for final plat of approximately 2 acres of land at 921 Kennedale Sublett Road, legal description of Block 1, Lots 3-16, Oak's Court Addition, Kennedale, Tarrant County, Texas.

II. Originated by: Melissa Dailey

III. Summary: The applicant is requesting approval of the final plat for the Oak's Court development. This is a development of 14 single family homes in Neighborhood Village zoning. Construction of the public infrastructure is largely complete, and the final plat has been reviewed by City staff and engineers and is deemed to have met all requirements.

IV. Recommendation:

Approve plat as presented

V. Alternative Actions:

Approve with conditions (must reference regulations related to conditions)

Disapprove (must reference regulations not met)

PLOTTED BY: JENNIFER STORZ DATE: 7/20/2020 10:55 AM PATH: F:\3031-00-01000 Land Survey\3031-00-01 Final Plat.dwg

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	39.50'	10.32'	14° 57' 54"	S 06°36'54" W
C2	24.00'	10.59'	25° 17' 15"	S 13°04'47" E
C3	39.50'	10.32'	14° 57' 54"	N 08°21'00" W
C4	117.00'	75.36'	36° 54' 08"	N 17°57'59" W
C5	24.50'	13.91'	32° 31' 38"	N 17°07'51" W
C6	26.50'	8.99'	19° 26' 28"	N 23°40'26" W
C7	26.50'	6.05'	13° 05' 10"	N 07°24'38" W
C8	26.50'	6.05'	13° 05' 10"	S 05°40'32" W
C9	26.50'	8.99'	19° 26' 28"	S 21°56'21" W
C10	24.50'	13.91'	32° 31' 38"	S 15°23'46" W
C11	24.50'	2.01'	4° 42' 03"	S 03°13'04" E
C12	39.50'	17.25'	25° 01' 22"	S 43°02'14" E
C13	18.50'	19.48'	60° 20' 30"	S 60°41'48" E
C14	39.50'	17.25'	25° 01' 22"	N 41°18'09" E
C15	24.50'	21.37'	49° 58' 23"	N 28°52'46" E
C16	24.50'	2.04'	4° 45' 38"	N 01°30'46" E
C17	14.50'	45.55'	180° 00' 00"	S 89°07'57" W
C18	14.50'	45.55'	180° 00' 00"	N 89°07'57" E
C19	17.50'	27.44'	89° 49' 30"	N 44°13'13" E
C20	18.50'	29.06'	90° 00' 00"	S 44°07'57" W
C21	17.50'	27.48'	89° 59' 07"	S 44°08'24" W
C22	17.50'	27.54'	90° 10' 30"	N 45°46'47" W
C23	24.50'	23.36'	54° 37' 50"	N 28°10'57" W
C24	39.50'	37.70'	54° 40' 52"	S 28°12'29" E
C25	39.50'	124.09'	180° 00' 00"	S 89°07'57" W
C26	39.50'	37.70'	54° 40' 52"	N 26°28'24" E
C27	24.50'	23.40'	54° 44' 01"	S 26°29'57" W
C28	26.50'	15.04'	32° 31' 38"	S 15°23'46" W
C29	26.50'	15.04'	32° 31' 38"	N 17°07'51" W
C30	760.00'	83.88'	6° 19' 26"	N 87°42'19" W

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C31	117.00'	98.27'	48° 07' 31"	N 60°28'51" W
C32	18.50'	19.48'	60° 20' 30"	N 58°57'42" E
C33	18.50'	29.06'	90° 00' 00"	N 45°52'03" W
C34	17.50'	27.49'	90° 00' 53"	S 45°51'36" E
C35	27.00'	84.82'	180° 00' 00"	S 89°07'57" W
C36	27.00'	42.41'	90° 00' 00"	S 45°52'03" E
C37	27.00'	42.41'	90° 00' 00"	N 44°07'57" E
C38	24.50'	21.35'	49° 55' 47"	S 30°31'58" E

LINE TABLE		LENGTH
LINE	BEARING	
L1	S 89°07'57" W	10.00'
L2	S 00°52'03" E	18.05'
L3	S 87°04'26" W	26.56'
L4	N 88°48'32" W	26.56'
L5	N 00°52'03" W	18.05'
L6	S 89°07'57" W	10.00'
L7	N 36°25'07" W	6.91'
L8	N 00°29'10" E	13.45'

* GENERAL NOTES *

- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 – TEXAS COORDINATE SYSTEM – NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012913990, BASE POINT 0,0,0.
- ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MMA 817-469-1671".
- THE CENTERLINE OF THE PRIVATE STREETS WILL BE MARKED WITH CUT "X" IN CONCRETE.
- ALL LOTS DESIGNATED WITH "X" ARE COMMON AREA LOTS.
- THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48439C0340K, MAP REVISED: SEPTEMBER 25, 2009, ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL PRIVATE OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THE CITY OF KENNEDALE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF KENNEDALE, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

THAT I, STEPHEN H. ROBERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

STEPHEN H. ROBERSON

REGISTERED PROFESSIONAL

LAND SURVEYOR NO. 4090

DATE

PHONE NUMBER: 817-469-1671

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEPHEN H. ROBERSON, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____ COUNTY, TEXAS

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 2020, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

BY: _____

CHAIRMAN, PLANNING AND ZONING COMMISSION

BY: _____

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS)
 COUNTY OF TARRANT)

WHEREAS OAK'S COURT, LTD. IS THE SOLE OWNER OF A 1.958 ACRE TRACT OF LAND LOCATED IN THE J.M. LILLY SURVEY, ABSTRACT NO. 980, TARRANT COUNTY, TEXAS, AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO OAK'S COURT, LTD., FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. (CC#) D219127660, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), BEING ALL OF LOT 1, BLOCK 1, OAK'S COURT, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CC# D219059001, OPRTCT, SAID 1.958 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, BEING COMMON WITH THE NORTHEAST CORNER OF A CALLED 1.165 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO WAYNE FRANCIS SALVANT AND BEVERLY B. SALVANT, FILED FOR RECORD IN CC# D21824964, OPRTCT, AND BEING ON THE SOUTH LINE OF A CALLED 1.72 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO TERRY R. WILSON AND SPOUSE, CHRISTINA M. WILSON, FILED FOR RECORD IN VOLUME 15781, PAGE 47, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), HAVING A NAD83 – TEXAS COORDINATE SYSTEM POSITION (GRID) OF N: 6921063.5 E: 2366292.2 (BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE NAD83 – TEXAS COORDINATE SYSTEM – CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012913990, BASE POINT OF 0,0,0);

THENCE NORTH 89 DEGREES 17 MINUTES 25 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 1, BEING COMMON WITH THE SAID SOUTH LINE, A DISTANCE OF 259.37 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BEING COMMON WITH THE SOUTHEAST CORNER OF THE SAID CALLED 1.72 ACRE TRACT OF LAND, AND BEING ON THE WEST LINE OF A CALLED 4.830 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO PAT TURNER, FILED FOR RECORD IN CC# D216233246, OPRTCT;

THENCE SOUTH 00 DEGREES 51 MINUTES 09 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 1, BEING COMMON WITH THE SAID WEST LINE, A DISTANCE OF 327.84 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "MMA 817-469-1671" SET AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING ON THE NORTH RIGHT-OF-WAY LINE OF KENNEDALE SUBLETT ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 89 DEGREES 07 MINUTES 57 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 1, BEING COMMON WITH THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 260.29 FEET, TO A 5/8 INCH CAPPED IRON ROD STAMPED "MMA 817-469-1671" SET AT THE SOUTHWEST CORNER OF SAID LOT 1, BEING COMMON WITH THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, SAID OAK'S COURT;

THENCE NORTH 00 DEGREES 41 MINUTES 32 SECONDS WEST, DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE, WITH THE COMMON LINE BETWEEN SAID LOT 1 AND SAID LOT 2, AT A DISTANCE OF 142.17 FEET PASSING A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, BEING COMMON WITH THE SOUTHEAST CORNER OF THE SAID CALLED 1.165 ACRE TRACT OF LAND, CONTINUING IN ALL A TOTAL DISTANCE OF 325.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.958 ACRES (85,277 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK'S COURT, LTD., A TEXAS LIMITED PARTNERSHIP, DOES 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, EXCEPT THE PRIVATE STREETS AND EASEMENTS AS SHOWN HEREON.

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

BY: OAK'S COURT, LTD.,
 A TEXAS LIMITED PARTNERSHIP

BY: JOSIAH OAKS CONSTRUCTION, INC.,
 A TEXAS CORPORATION,
 GENERAL PARTNER

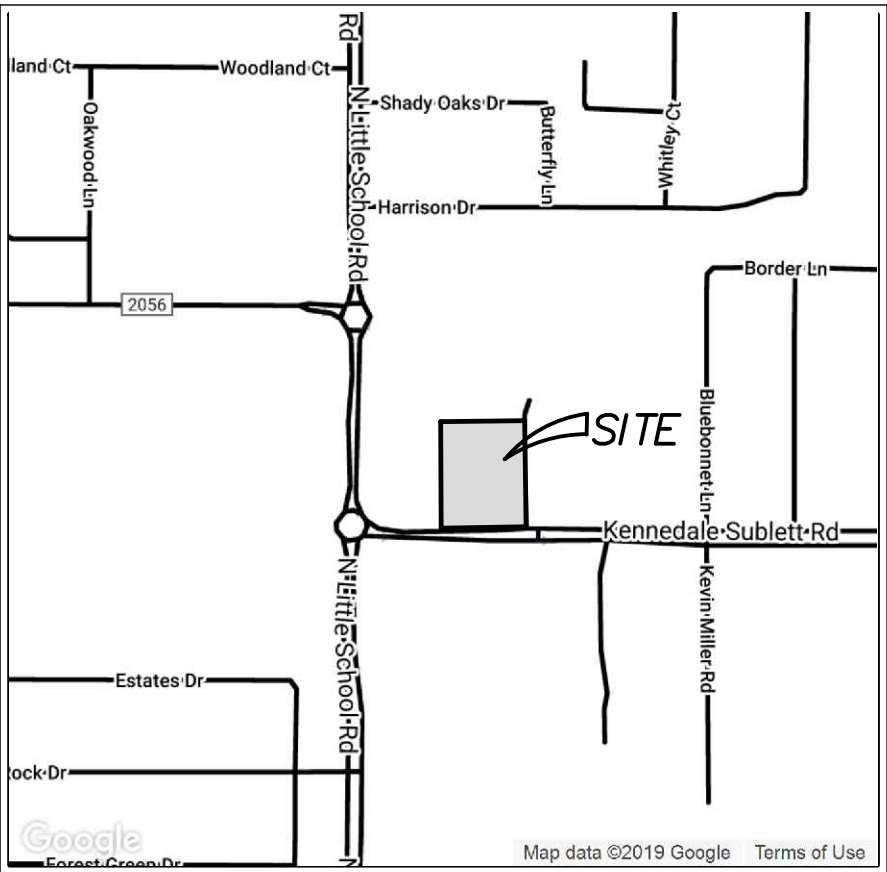
BY: _____
 CARL E. GREER, PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARL E. GREER, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

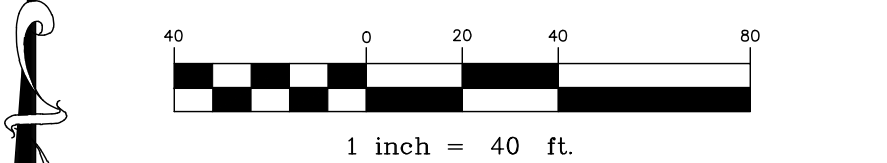
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____ COUNTY, TEXAS



VICINITY MAP
 NOT TO SCALE



* LEGEND/ABBREVIATIONS *

IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET STAMPED "MMA 817-469-1671"
CIRF	CAPPED IRON ROD FOUND
POB	POINT OF BEGINNING
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
PRTCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
DRTCT	DEED RECORDS, TARRANT COUNTY, TEXAS
CC#	COUNTY CLERK'S INSTRUMENT NUMBER
ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE
WLE	WATER LINE EASEMENT
BL	BUILDING LINE

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 2019, TO APPROVE THIS PLAT FOR FILING OF RECORD.

BY: _____
 MAYOR, CITY OF KENNEDALE

BY: _____
 ATTEST: CITY SECRETARY

FINAL PLAT
 LOTS 3-16, LOTS 17X – 20X
 BLOCK 1

OAK'S COURT

AN ADDITION TO THE CITY OF KENNEDALE,
 TARRANT COUNTY, TEXAS
 BEING 1.958 ACRES OF LAND SITUATED IN THE
 JOEL M. LILLY SURVEY, ABSTRACT NO. 980,
 CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

14 BUILDABLE LOTS
 4 PRIVATE OPEN SPACE LOTS

JULY 2020

SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning
 tlope registration number: 1 – 2759
 tlope registration/license number: 1008000
 519 east border
 orlington, texas 76010
 817-469-1671
 fax: 817-274-8757
 www.mmatexas.com
 3031-00-01
 COPYRIGHT © 2020 MMA, INC.

SHEET 1 OF 1
 THIS PLAT IS RECORDED IN DOCUMENT NO. D_____, DATE: _____