

**PLANNING & ZONING COMMISSION AGENDA**  
**COMMISSIONERS REGULAR MEETING**  
**THURSDAY, MARCH 11, 2021 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 the regular meeting on February 11, 2021

**VII. DECISION ITEMS**

- A. Consider a request by Vaquero Ventures Management, LLC for approval of a preliminary plat for approximately 4.7 acres located at 5314 Kennedale Sublett Road, Block 1, Lot 1R, Vaquero Coker Addition, City of Kennedale, Tarrant County, Texas.
- B. Consider request by Wood Partners for approval of a preliminary plat for approximately 11 acres located at 5312 Kennedale Sublett, Lot 1, Block 2R, Vaquero Coker Addition, 5306 Kennedale Sublett Road, Block 1, Lot 2, Vaquero Coker Addition, 5310 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1L, 5308 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1G, 5308 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1G, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1K Homesite, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1J, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1M Homesite, 1996 Palm Arbor 28x66 LB #PFS411170& Palm Harbor, 3176 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1H, 3190 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1F, 1989 High Chaparral 28 x 56, LB #Tex0340915 Tiffany, 3196 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1E, City of Kennedale, Tarrant County, Texas.

- C. Consider a request by John Tunnell for approval of a preliminary plat for approximately 4.7 acres located at 415 Katie Circle, Lot 2, Block 1, Deloach Subdivision, City of 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 2/19/2020 4:03 PM

POSTED \_\_\_\_\_ (DATE) \_\_\_\_\_ (TIME)

**PLANNING & ZONING COMMISSION MINUTES**  
**COMMISSIONERS REGULAR MEETING | FEBRUARY 11, 2021**  
**REGULAR MEETING AT 6:00 PM**  
**VIA VIDEOCONFERENCE**

**I. CALL TO ORDER** Martha Dibella called the meeting to order at 6:29 PM, following the Capital Improvements Advisory Committee Meeting

**Staff present** – Melissa Dailey, Grant Fore

**II. REGULAR SESSION**

Martha Dibella called the meeting to order at 6:29 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                            | PERRY CLEMENTI            | X       |        | X      |
| 6                            | BRENT JONES               | X       |        | X      |
| 7                            | MARK PERKINS              | X       |        | X      |
| 8                            | DERRICK RUBIN (Alt)       | x       |        |        |
| 9                            | ANDREW<br>MALKOWSKI (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 from the January 14, 2021 regular meeting  
Kayla Hughes made a motion to approve the minutes. Mark Perkins seconded the motion.  
Motion passed unanimously.

**VII. DECISION ITEMS**

**A. CASE # PZ 21-03 to conduct a public hearing and consider a request by Mark**

**Watson for a rezoning from “R3” Residential to “C-2” Commercial for approximately 4 acres located at 731 E Kennedale Parkway, Lot 15 (Bal 15), 15A, 16 (Bal 16), 16C and 16D, CA Boaz J B Renfro Subdivision, City of Kennedale, Tarrant County, Texas.**

### **Staff Presentation**

Melissa Dailey, Director of Planning and Economic Development, explained that Mark Watson from RE Watson and Associates is looking to purchase lots and construct a building at 731 Kennedale Parkway. Ms. Dailey explained that the lot extends from Kennedale Parkway to Mansfield Cardinal Road. Ms. Dailey explained that the zoning map indicates two zones, C2 and R3, but is only one parcel. Ms. Dailey explained that Mr. Watson is looking to expand his business, a light industrial use. Ms. Dailey said that the proposed C2 zoning would allow for the light industrial use with a special exception. A special exception allows the Board of Adjustment to review the proposed use and approve the use with conditions, ensuring that it doesn't impede any surrounding development. The BOA met February 9, 2021 and approved the special exception for this property with conditions, one of which is contingent on acquiring C2 zoning for the entire parcel. The future land use plan calls for Urban Corridor, which calls for a mix of commercial uses. Ms. Dailey expressed the importance of the office side fronting the parkway. The applicant proposes the office use to be in the front facing Kennedale Parkway. Ms. Dailey explained that the applicant is also under a contingent contract to acquire 733 Kennedale Parkway, to be used for employee parking. That lot is not part of this application, as 733 is already zoned C2. Ms. Dailey showed images of what the potential building and landscape/fence screening would look like.

Ms. Dailey explained the BOA approved special exception with conditions. The following conditions were approved by the BOA at their 2/9/21 meeting:

- C2 zoning is approved for 731 E Kennedale Parkway
- Office use to be located fronting Kennedale Parkway with warehouse building behind the office
- Front facing façade shall incorporate fenestration at least every 15 feet
- Front facing façade shall incorporate overhang awning and stone or brick columns
- Front facing façade shall incorporate at least 80% brick or stone
- Parking fronting Kennedale Parkway shall incorporate parking screening of 3-4 feet tall that is made of brick or stone, or of landscaping. A taller fence may be installed if desired, but must be wrought iron with 3-4' landscaping
- Rear of site fronting Mansfield Cardinal shall not have vehicular access
- A 6-8' tall wrought iron fence and evergreen landscaping that creates solid screening, is at least 8' tall at planting, and are plant types that grow to at least 15' feet tall at maturation, shall be installed along the rear of all property fronting Mansfield Cardinal and along the north edge of 731 E Kennedale Parkway that aligns with the property boundary of 712 Mansfield Cardinal Road.
- All landscaping shall be maintained, and any plants that die replaced with similar plants
- Minimum rear building setback along Mansfield Cardinal Road of 70 feet.

Ms. Dailey stated that the commercial use is consistent with the Future Land Use Plan calling for Urban Corridor on Kennedale Parkway, and that the special exception requirements would

provide a buffer to any residential along Mansfield Cardinal, a collector street for both commercial and residential uses. Staff recommends approval.

### **Public Hearing**

#### **Public Hearing opened at 6:41PM**

Joanna Wilkins, 924 Roanoke Court, resides at the property directly behind property in question tonight. Ms. Wilkins opposes the proposal.

Ms. Wilkins cited Section 1.10 of the UDC and that the Comprehensive Plan and stated it does not allow for any commercial use on Mansfield Cardinal and that approval of this zoning would be a variance.

Ms. Wilkins cited the schedule of uses and that if Mr. Watson chose to sell this property, it could be acquired by funeral homes, sexually oriented businesses, etc.

Ms. Wilkins cited the 50-min side setback requirement, and that the site plan only shows 25-30 foot setbacks on the side, and that there is no compliance for setback requirements.

Ms. Wilkins explained that use should not be something that exhibits odor, glare or obnoxious use beyond the parcel and this glass plant would encroach on the surrounding residential properties.

Ms. Wilkins explained that Mr. Watson discussed early deliveries at the Board of Adjustment meeting, and that the noise would be unable to contain.

Ms. Wilkins explained that this is not a good way to re-zone this land, given the surrounding uses are not similar, that it is setting a precedent to turn Mansfield Cardinal into a commercial corridor, and that she's concerned about traffic, noise, property value, and the well-being of her life, given that she can see the property because of the elevation of her land.

The public hearing closed at 6:49PM.

Ms. Dailey addressed the questions in the public hearing and that the comprehensive plan emphasizes the direction that business is facing when considering a use – and this faces Kennedale Parkway.

Mr. Watson, applicant, acknowledged that the plant will produce some level of noise as other uses on the Parkway and they are open Monday-Friday at 6AM.

### **Board Discussion**

Mark Perkins asked for clarification on side-setback requirements. Ms. Dailey said that the 50-foot setback requirement is met on one side, that some revision on the plan may be needed on the other side, and that all setback requirements would be adhered prior to permit approval.

Brent Jones expressed concern as a real-estate professional that development such as this would negatively impact property values.

Perry Clementi expressed that this could impact property values negatively and it is not in the best interest of the residences.

Kayla Hughes asked about the 70 foot setback on Mansfield Cardinal and asked how far the fence and landscaping are from the road. Ms. Dailey explained it would be located along the rear property line.

Austin Degenhart expressed concern about the negative impacts this could bring to neighboring residences.

Greg Adams asked Mr. Watson if they moved to the area would this result in being able to hire more employees. Mr. Watson said this is the exact need to move, to be able to accommodate the need for more employees. Mr. Watson explained that he doesn't see business demand slowing down, and that they provide services to many of the major Texas cities others around the country. Greg Adams expressed that with the traffic reduction and barrier proposals, Mr. Watson is doing his good deed to be a good neighbor, that it is important to keep RE Watson in Kennedale, and that it sends a bad message to essentially kick this business out.

Ms. Dibella asked about 804 Mansfield Cardinal Road. Ms. Dailey explained that 731 has been owned by the Middleton family for years, as has 804 Mansfield Cardinal Road. 731 had multiple uses over the years, including a plumbing business. Ms. Dibella asked if Mr. Watson has looked at other lots for sale in the city. Mr. Watson said that he has looked and was in contract on a lot in the city, but he feels given the cost of this project, this area would be most suitable. Mr. Watson researched a property across from the Post Office, but it too was not suitable for what they need to move their business. Mr. Watson explained he has looked at land in other parts of the County.

Mr. Adams said that if this business leaves Kennedale, that will result in other businesses in Kennedale not doing businesses with RE Watson anymore.

Mr. Clementi asked Mr. Jones about if this would impact property values. Mr. Jones recognizes with his expertise as a Real Estate Professional, that he thinks this would impact future sales of residences in the neighboring area.

Mr. Dibella confirmed with Mr. Watson if this sales offices is in Kennedale and would it remain in Kennedale if approved. Mr. Watson confirmed.

Ms. Dibella asked about increasing employees. Mr. Watson said they presently have around 60 and they would like to add 5-10 or so more to their company immediately if this warehouse is allowed.

### **Board Decision**

Greg Adams made a motion to approve Case PZ 21-03. Kayla Hughes seconded the motion. The motion failed with a vote of 3-4, with Greg Adams, Austin Degenhart and Mark Perkins voting in favor of the motion and Martha Dibella, Kayla Hughes, Perry Clementi, and Brent

Jones voting against the motion.

Mark Perkins made a motion to deny Case PZ 21-03. Kayla Hughes seconded the motion. The motion passed with a 5-2 vote, with Martha Dibella, Kayla Hughes, Perry Clementi, Brent Jones and Mark Perkins voting in favor of the motion and Austin Degenhart and Greg Adams voting against the motion.

**CASE #PZ 21-04 to conduct a public hearing and consider a request by Steve Smitherman for a replat of 421 W 5<sup>th</sup> Street, Lot 5 and part of closed alley and St, and 425 W 5<sup>th</sup> Street, Lots 6 through 10 and E 18' of 11, 1980 Oakmont 14x16 ID#, City of Kennedale Addition, City of Kennedale, Tarrant County, Texas**

#### **Staff Presentation**

Melissa Dailey said that this is to combine two lots into one in order to build a home. The lot is zoned OT-1, allowing for single family development. Ms. Dailey stated that there are a variety of lot sizes in this area, and that this larger lot would be compatible with other lots in the neighborhood. Staff recommends approval.

#### **Public Hearing**

Public Hearing opened at 7:22PM.

Kristi Murrell, lives across the street and asked if the purpose of the replat is for a single family home. Ms. Dailey stated that it is.

Public hearing closed at 7:25PM.

#### **Board Discussion**

No board discussion took place.

#### **Board Decision**

Austin Degenhart made a motion to recommend approval of Case PZ 21-04 to council. Perry Clementi seconded the motion. Motion passed 7-0.

#### **IX. EXECUTIVE SESSION**

No Executive Session was held.

The meeting was adjourned at 7:27 p.m.



**Date:** March 11, 2021

**Agenda Item No:** DECISION ITEM A, PZ 21-05

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**I. Subject:**

**CASE # PZ 20-05** Consider a request by Vaquero Ventures Management, LLC for approval of a preliminary plat for approximately 4.7 acres located at 5314 Kennedale Sublett Road, Block 1, Lot 1R, Vaquero Coker Addition, City of Kennedale, Tarrant County, Texas.

**II. Originated by:** Melissa Dailey

**III. Summary:** The applicant is requesting approval of the preliminary plat for a commercial development at 5314 Kennedale Sublett Road. This is a development of 4 commercial pad sites. The preliminary plat has been reviewed by City staff and engineers and is deemed to have met all requirements.

**IV. Recommendation:**

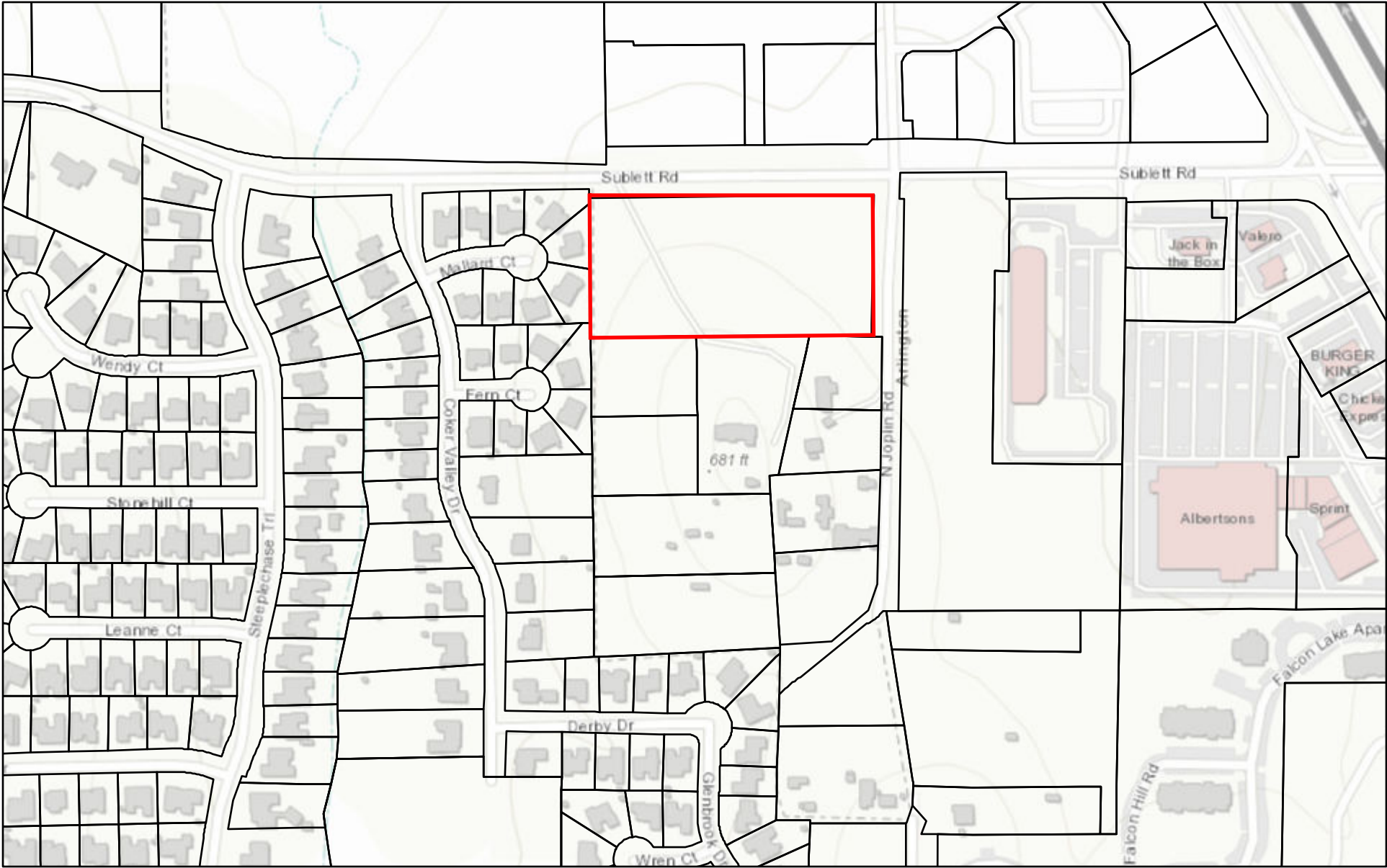
Approve preliminary plat as presented

**V. Alternative Actions:**

Approve with conditions (must reference regulations related to conditions)

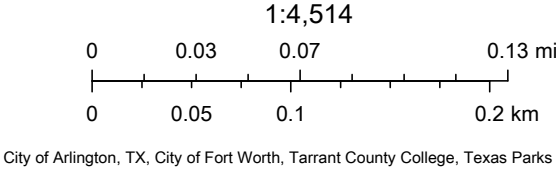
Disapprove (must reference regulations not met)

# 5314 Kennedale Sublett Rd



3/8/2021, 4:08:40 PM

 TAD Parcels



Drafter: ML  
Revision: ML 2021-02-09  
Revision:  
Revision:  
Revision:  
Revision:

#### FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0340K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

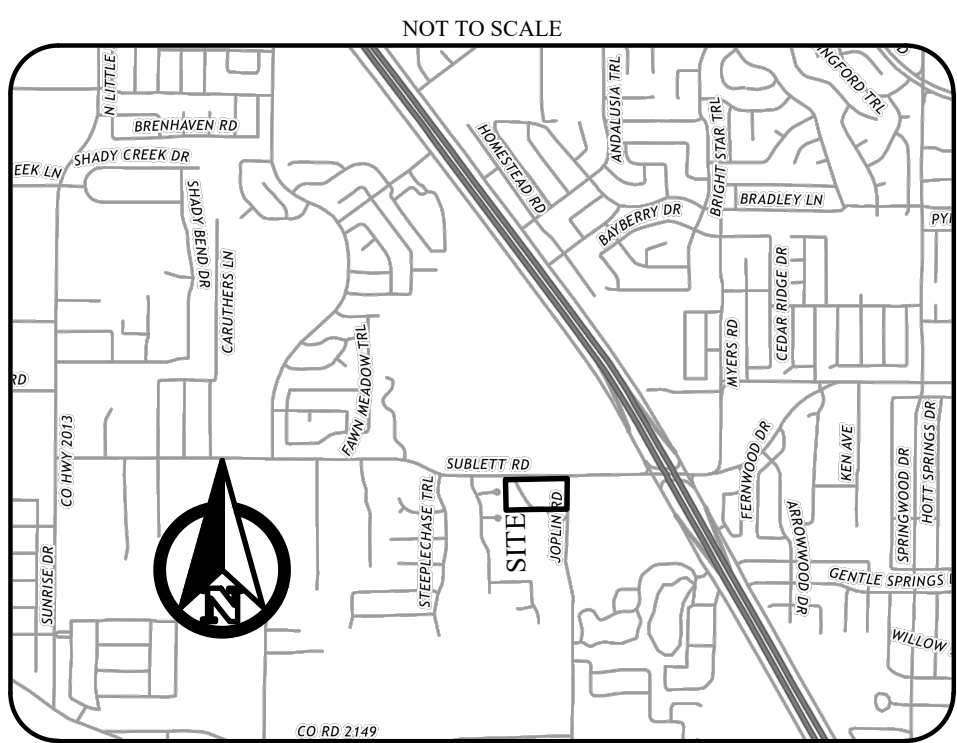
#### MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.  
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
○ Vertex or common point (not a monument)  
Coordinate values, if shown, are US.SyFt./TxCS/'83,NCZ  
Elevations, if shown, are NAVD'88  
Bearings are based on grid north (TxCS/'83,NCZ)

#### LEGEND OF ABBREVIATIONS

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

#### VICINITY MAP



#### SURVEYOR'S NOTES:

- This survey was conducted in conjunction with Title Commitments GF No. LT-2030-2000301900049-JA; GF No. FT-44122-9001221902655-AG; and GF No. FT-44122-9001221902922-AG. Schedule B exemptions of said Title Commitments are not listed herein.
- The fieldwork was completed on November 27, 2019.

#### GENERAL NOTES:

- Visibility triangles shall be provided at the intersections of all public and private streets in accordance with City of Arlington Ordinances. All landscaping within visibility triangles shall comply with the City of Arlington visibility triangle ordinance.
- This property may be subject to charges related to impact fees and the applicant should contact the City of Arlington regarding any applicable fees due.
- The City of Kennedale shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/ exercise/ buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Kennedale, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

#### DEVELOPER:

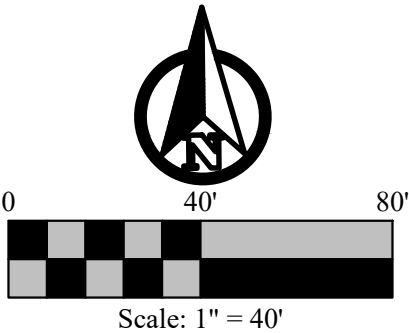
Vaquero Ventures Management, LLC  
2900 Wingate Street, Suite 200  
Fort Worth, Texas 76107  
Phone: (512) 983-1793

#### OWNER:

Vaquero Kennedale Partners, LP  
2900 Wingate Street, Suite 200  
Fort Worth, Texas 76107  
Phone: (512) 983-1793

#### SURVEYOR:

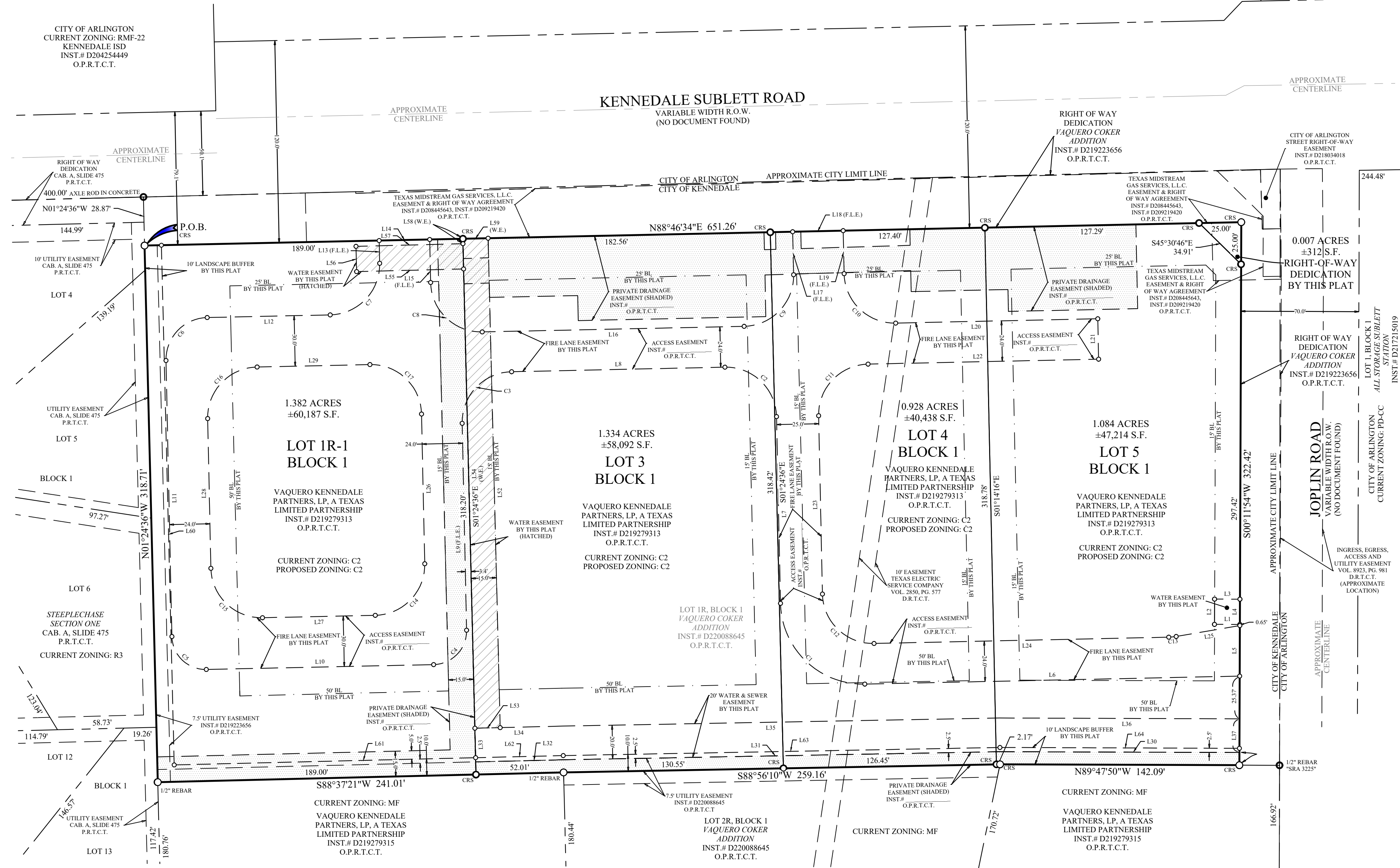
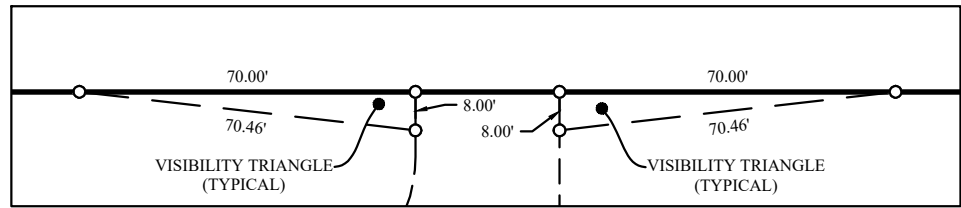
JPH Land Surveying, Inc.  
785 Lonesome Dove Trail  
Hurst, Texas 76054  
Phone: (817) 431-4971



JPH Job/Drawing No. (see below)  
2019.022.049 Sublett Road, Kennedale, Tarrant Co., Tx, Preliminary PLAT.dwg  
© 2021 JPH Land Surveying, Inc. - All Rights Reserved  
785 Lonesome Dove Trail, Hurst, Texas 76054  
Telephone (817) 431-4971 [www.jphlandsurveying.com](http://www.jphlandsurveying.com)  
TBPELS Firm #10019500 #10194073 #10193867  
DFW | Austin | West Texas

#### VISIBILITY TRIANGLE DETAIL

NOT TO SCALE



| Easement Line Data Table |              |          |
|--------------------------|--------------|----------|
| Line #                   | Bearing      | Distance |
| L1                       | N89°48'06\"W | 15.07'   |
| L2                       | N00°11'54\"E | 15.00'   |
| L3                       | S89°48'06\"E | 15.07'   |
| L4                       | S00°11'54\"W | 15.00'   |
| L5                       | S00°11'54\"W | 30.01'   |
| L6                       | S88°46'34\"W | 222.63'  |
| L7                       | N01°13'26\"W | 110.92'  |
| L8                       | S88°46'34\"W | 126.68'  |
| L9                       | S01°13'26\"E | 122.88'  |
| L10                      | S88°46'34\"W | 135.00'  |
| L11                      | N01°13'26\"W | 163.92'  |
| L12                      | N88°46'34\"E | 73.06'   |
| L13                      | N01°13'26\"W | 13.50'   |
| L14                      | N88°46'34\"E | 30.00'   |
| L15                      | S01°13'26\"E | 25.54'   |
| L16                      | N88°46'34\"E | 155.54'  |
| L17                      | N01°13'26\"W | 25.54'   |
| L18                      | N88°46'34\"E | 30.00'   |
| L19                      | S01°13'26\"E | 25.54'   |
| L20                      | N88°46'34\"E | 120.00'  |
| L21                      | S01°13'26\"E | 24.00'   |
| L22                      | S88°46'34\"W | 136.92'  |

| Easement Line Data Table |              |          |
|--------------------------|--------------|----------|
| Line #                   | Bearing      | Distance |
| L23                      | S01°13'26\"E | 105.92'  |
| L24                      | N88°46'34\"E | 175.01'  |
| L25                      | N80°16'05\"E | 38.35'   |
| L26                      | S01°13'26\"E | 88.92'   |
| L27                      | S88°46'34\"W | 67.00'   |
| L28                      | N01°13'26\"W | 88.92'   |
| L29                      | N88°46'34\"E | 67.00'   |
| L30                      | N89°47'50\"W | 142.18'  |
| L31                      | S88°56'10\"W | 259.27'  |
| L32                      | S88°37'21\"W | 52.03'   |
| L33                      | N01°24'36\"W | 20.00'   |
| L34                      | N88°37'21\"E | 52.10'   |
| L35                      | N88°56'10\"E | 259.54'  |
| L36                      | S89°48'06\"E | 142.40'  |
| L37                      | S00°11'47\"W | 20.01'   |
| L38                      | N01°24'36\"W | 15.00'   |
| L51                      | S00°11'54\"W | 7.51'    |
| L52                      | S01°24'47\"E | 290.66'  |
| L53                      | N01°13'26\"E | 15.02'   |
| L54                      | N01°24'36\"W | 272.77'  |
| L55                      | S88°35'24\"W | 63.54'   |
| L56                      | N01°24'36\"W | 15.00'   |

| Easement Line Data Table |              |          |
|--------------------------|--------------|----------|
| Line #                   | Bearing      | Distance |
| L57                      | N88°35'24\"E | 63.54'   |
| L58                      | N88°46'34\"E | 2.92'    |
| L59                      | N88°46'34\"E | 15.00'   |
| L60                      | S01°24'36\"E | 308.68'  |
| L61                      | N88°37'21\"E | 179.00'  |
| L62                      | N88°37'21\"E | 52.04'   |
| L63                      | N88°56'10\"E | 259.30'  |
| L64                      | S89°47'50\"E | 142.20'  |

L39 THROUGH L50 REMOVED INTENTIONALLY

| Easement Curve Data Table |        |        |             |               |        |  |
|---------------------------|--------|--------|-------------|---------------|--------|--|
| Curve #                   | Arc    | Radius | Delta       | Chord Bearing | Chord  |  |
| C1                        | 76.97' | 49.00' | 090°00'00\" | N46°13'26\"W  | 69.30' |  |
| C2                        | 47.12' | 30.00' | 090°00'00\" | N46°13'26\"W  | 42.43' |  |
| C3                        | 47.12' | 30.00' | 090°00'00\" | S43°46'34\"W  | 42.43' |  |
| C4                        | 31.42' | 20.00' | 090°00'00\" | S43°46'34\"W  | 28.28' |  |
| C5                        | 31.42' | 20.00' | 090°00'00\" | N46°13'26\"W  | 28.28' |  |
| C6                        | 39.27' | 25.00' | 090°00'00\" | N43°46'34\"E  | 35.36' |  |
| C7                        | 47.12' | 30.00' | 090°00'00\" | N43°46'34\"E  | 42.43' |  |
| C8                        | 47.12' | 30.00' | 090°00'00\" | S46°13'26\"E  | 42.43' |  |
| C9                        | 47.12' | 30.00' | 090°00'00\" | N43°46'34\"E  | 42.43' |  |
| C10                       | 47.12' | 30.00' | 090°00'00\" | S46°13'26\"E  | 42.43' |  |
| C11                       | 47.12' | 30.00' | 090°00'00\" | S43°46'34\"W  | 42.43' |  |
| C12                       | 47.12' | 30.00' | 090°00'00\" | S46°13'26\"E  | 42.43' |  |
| C13                       | 4.45'  | 30.00' | 008°30'29\" | N84°31'19\"E  | 4.45'  |  |
| C14                       | 47.12' | 30.00' | 090°00'00\" | S43°46'34\"W  | 42.43' |  |
| C15                       | 47.12' | 30.00' | 090°00'00\" | N46°13'26\"W  | 42.43' |  |
| C16                       | 47.12' | 30.00' | 090°00'00\" | N43°46'34\"E  | 42.43' |  |
| C17                       | 47.12' | 30.00' | 090°00'00\" | S46°13'26\"E  | 42.43' |  |

THE CITY OF ARLINGTON AND THE CITY OF KENNEDALE ARE NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE FOLLOWING:

- PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS
- ANY STORM WATER TREATMENT FACILITY (IDENTIFIED AS A BEST MANAGEMENT PRACTICES (BMPs) FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT) AND ITS ASSOCIATED DRAINAGE EASEMENTS.

HEREINAFTER COLLECTIVELY REFERRED TO AS "IMPROVEMENTS", DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS PREDECESSORS, OR TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON AND THE CITY OF KENNEDALE, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT(S) ADJUTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITIES FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

Owner's signature

Date

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS Vaquero Kennedale Partners, LP, a Texas limited partnership, is the owner of Lot 1R, Block 1, VAQUERO COKER ADDITION, an addition in the City of Kennedale, Tarrant County, Texas according to the plat thereof recorded under Instrument Number D220088645, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said tract being a portion of the tract described in the Special Warranty Deed with Vendor's Lien to Vaquero Kennedale Partners, LP, a Texas limited partnership, recorded under Instrument Number D219279313, O.P.R.T.C.T., said tract being all of said Lot 1R of VAQUERO COKER ADDITION; the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northwest lot corner of said Lot 1R, same being the southwest right-of-way corner of a Right-of-Way Dedication as shown on and being dedicated by said Vaquero Coker Addition, said point of beginning being on the east line of Block 1, Steeplechase, Section One, an addition in the City of Kennedale, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 475, Plat Records, Tarrant County, Texas, from said point of beginning an Axle rod in concrete found in Kennedale Sublett Road, being a variable width right-of-way, bears NORTH 01° 24' 36\" WEST, a distance of 28.87 feet;

THENCE NORTH 88° 46' 34\" EAST, with the north lot line of said Lot 1R and with the south line of said Right-of-Way dedication, a distance of 651.26 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at a ell corner of said Right-of-Way dedication, same being the intersection of said Kennedale Sublett Road with the west right-of-way line of Joplin Road, being a variable width right-of-way;

THENCE SOUTH 00° 11' 54\" WEST, with the east lot line of said Lot 1R, a distance of 322.42 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE with the south line of Lot 1R, the following courses and distances:

- NORTH 89° 47' 50\" WEST, a distance of 142.09 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
- SOUTH 88° 56' 10\" WEST, a distance of 259.16 feet to a found 1/2 inch rebar;
- SOUTH 88° 37' 21\" WEST, a distance of 241.01 feet to a 1/2 inch rebar found on the aforesaid east line of Block 1, Steeplechase;

THENCE NORTH 01° 24' 36\" WEST, with the west lot line of Lot 1R, and with the said east line of Block 1, Steeplechase, a distance of 318.71 feet returning to the POINT OF BEGINNING and enclosing 4.735 acres (±206,243 square feet).

#### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Vaquero Kennedale Partners, LP, a Texas limited partnership, acting by and through W.A. Landreth, the undersigned, Manager of general partner, does hereby adopt this plat designating the herein above described property as Lot 1R-1, 3, 4 & 5, Block 1, **VAQUERO COKER ADDITION**, an addition in the City of Kennedale, Tarrant County, Texas, and does hereby convey to the public for public use: the streets, alley, rights-of-way, easements and other public areas shown on this plat. Notwithstanding anything contained herein to the contrary, any paving, landscaping and signage may be placed within, upon, over or across the easements shown herein; provided, however, that any signage does not endanger or interfere with the utility systems within said easements.

The easements granted by this plat shall be non-exclusive, and any public utilities constructed or installed within or under such easements shall become the property of the City of Arlington, and the City of Arlington shall maintain the same at its sole cost and expense.

By: Vaquero Kennedale Partners, LP, a Texas limited partnership

By: Vaquero Ventures Management, LLC, a Texas limited liability company, as general partner of Vaquero Kennedale Partners, LP, a Texas limited partnership

By: \_\_\_\_\_  
W.A Landreth  
Manager of general partner  
Date \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned notary public in and for said county and State on this day personally appeared **W.A Landreth**, Manager of general partner, 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, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for Tarrant County

My commission expires: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

#### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jose B. Najarro III, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

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

Jose B. Najarro III  
Registered Professional  
Land Surveyor No. 6736  
817-431-4971  
[jose@jphls.com](mailto:jose@jphls.com)  
Date: TBD

#### CERTIFICATE OF APPROVAL

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 CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT  
LOTS 1R-1, 3, 4 & 5, BLOCK 1  
VAQUERO COKER ADDITION  
4.735 ACRES

BEING A REPLAT OF  
THE AMENDING PLAT OF  
LOT 1R, BLOCK 1  
VAQUERO COKER ADDITION  
CITY OF KENNEDALE  
TARRANT COUNTY, TEXAS  
PREPARED IN MAY 2020

THIS PLAT RECORDED IN INSTRUMENT #

DATE:

**Date:** March 11, 2021

**Agenda Item No:** DECISION ITEM B, PZ 21-06

---

**I. Subject:**

**CASE # PZ 20-06** Consider request by Wood Partners for approval of a preliminary plat for approximately 11 acres located at 5312 Kennedale Sublett, Lot 1, Block 2R, Vaquero Coker Addition, 5306 Kennedale Sublett Road, Block 1, Lot 2, Vaquero Coker Addition, 5310 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1L, 5308 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1G, 5308 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1G, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1K Homesite, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1J, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1M Homesite, 1996 Palm Arbor 28x66 LB #PFS411170& Palm Harbor, 3176 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1H, 3190 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1F, 1989 High Chaparral 28 x 56, LB #Tex0340915 Tiffany, 3196 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1E, City of Kennedale, Tarrant County, Texas.

**II. Originated by:** Melissa Dailey

**III. Summary:** The applicant is requesting approval of the preliminary plat for a multi-family development on Joplin Road, just south of Kennedale Sublett Road. This is a development of apartments. The preliminary plat has been reviewed by City staff and engineers and is deemed to have met all requirements.

**IV. Recommendation:**

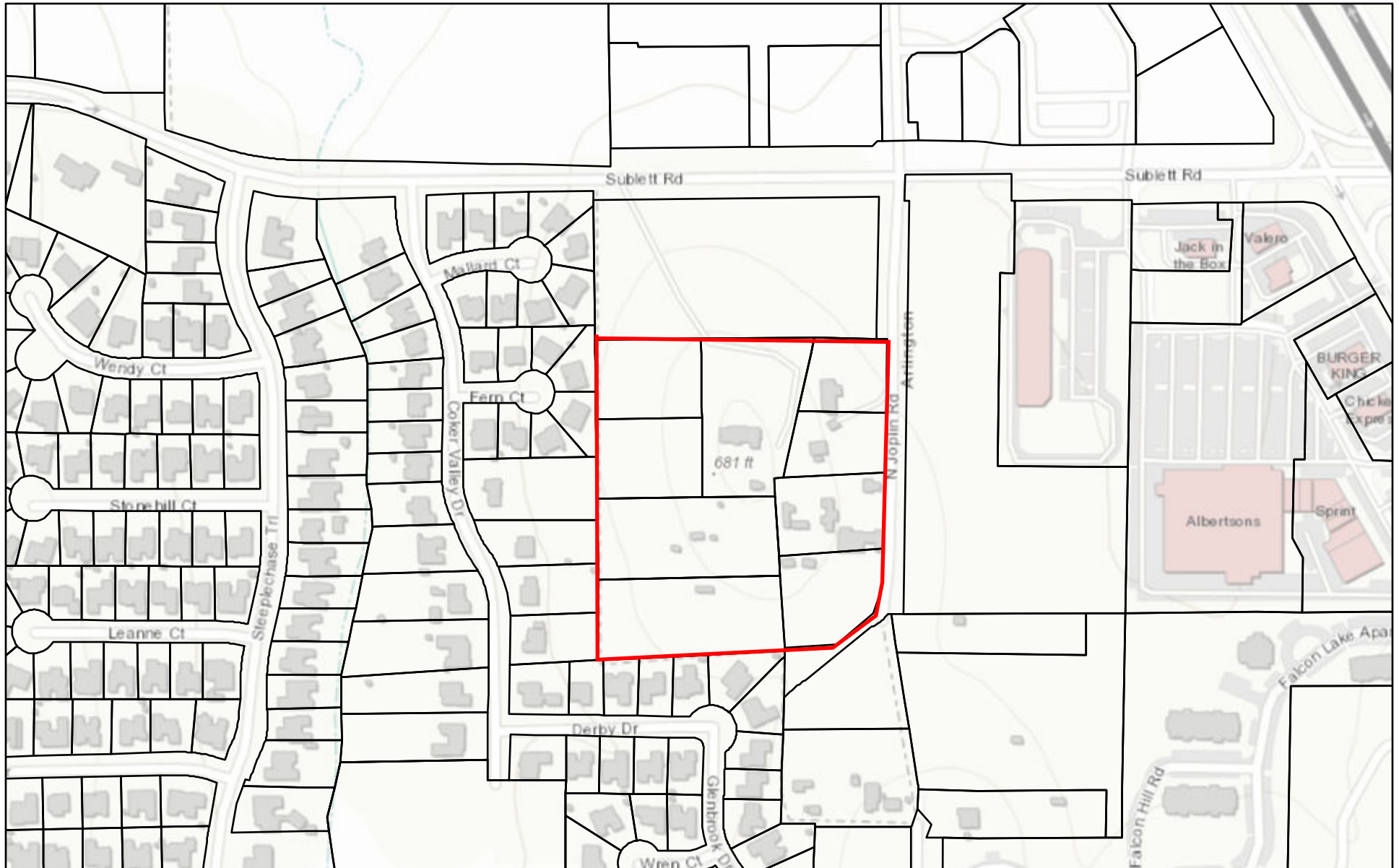
Approve preliminary plat as presented

**V. Alternative Actions:**

Approve with conditions (must reference regulations related to conditions)

Disapprove (must reference regulations not met)

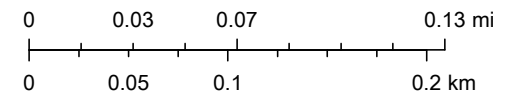
# Alta 287 Apartments



3/8/2021, 4:08:40 PM

 TAD Parcels

1:4,514



City of Arlington, TX, City of Fort Worth, Tarrant County College, Texas Parks

Web AppBuilder for ArcGIS

City of Arlington, TX, City of Fort Worth, Tarrant County College, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Tarrant Appraisal District |

KENNEDALE SUBLETT ROAD  
(A VARIABLE WIDTH RIGHT-OF-WAY)

JOHN C HOUSTON SURVEY, ABST. NO. 720

JAMES P HAWKINS SURVEY, ABST. NO. 792

CITY OF ARLINGTON  
CITY OF KENNEDALE

30' TEXAS MIDSTREAM GAS SERVICES, L.L.C.  
EASEMENT  
(INST. NO. D208445643)  
(INST. NO. D209219420)

LOT 1R, BLOCK 1  
VAQUERO COKER ADDITION  
(INST. NO. D220088645)  
PART OF TRACT 1  
VAQUERO KENNEDALE  
PARTNERS, LP  
(INST. NO. D219279313)  
ZONING: C2

| LOT TABLE        |        |         |
|------------------|--------|---------|
| LOT NO.          | ACRES  | SQ. FT. |
| GROSS            | 10.593 | 461,430 |
| LOT 2R1, BLOCK 1 | 10.272 | 447,458 |
| R.O.W.           | 0.321  | 13,972  |

P.O.B.

RIGHT-OF-WAY  
DEDICATION  
0.3208 ACRES  
13,972 SQ. FT.

LOT 2R1, BLOCK 1  
10.2722 ACRES  
447,458 SQ. FT.

ZONING: R3  
CALLED 1.177 ACRES  
FILMENO C. SANCHEZ  
AND DEBRA I. SANCHEZ  
(INST. NO. D206144937)

JOPLIN ROAD  
(A VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK 1  
ALL STORAGE SUBLETT STATION  
(INST. NO. D217215019)

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 10.5930 acre (461,430 square foot) tract of land situated in the James P. Hawkins Survey, Abstract No. 792, City of Kennedale, Tarrant County, Texas; said tract being all of Lot 2R, Block 1, Vaquero Coker Addition, an addition to the City of Kennedale according to the plat recorded in Instrument No. D220088645 of the Official Public Records of Tarrant County, Texas; said tract also being part of Tract 1 and all of Tract 2 in Special Warranty Deed with Vendor's Lien to Vaquero Kennedale Partners, LP recorded in Instrument No. D219279313, all of those tracts of land described in Special Warranty Deed with Vendor's Lien to Vaquero Kennedale Partners, LP recorded in Instrument Nos. D219279314, D219279315, D219279316 and D220200948 and all of that tract of land described in Special Warranty Deed to Vaquero Kennedale Partners, LP recorded in Instrument No. D220174878, all of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set in the west right-of-way line of Joplin Road (a variable width right-of-way); said point being the northeast corner of Tract 2 in said Vaquero Kennedale Partners, LP deed recorded in Instrument No. D219279315;

THENCE along the said west line of Joplin Road the following three (3) calls:

South 0°09'12" West, a distance of 299.90 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 0°27'23" West, a distance of 264.68 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

South 19°05'41" West, a distance of 63.84 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being in the south line of that tract described in said Vaquero Kennedale Partners, LP deed recorded in Instrument No. D220174878;

THENCE South 49°23'31" West, along the south line of said Vaquero Kennedale Partners, LP tract, a distance of 110.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 85°30'31" West, continuing along the said south line of the Vaquero Kennedale Partners, LP tract, a distance of 116.68 feet to a 5/8-inch iron rod found for corner;

THENCE South 85°27'00" West, a distance of 425.77 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the southeast corner of Lot 21, Block 1, Steeplechase Section Two, an addition to the City of Kennedale according to the plat recorded in Cabinet A, Page 1082 of the Plat Records of Tarrant County, Texas;

THENCE North 1°24'36" West, along the east line of said Block 1, to and along the east line of Block 1, Steeplechase Section One, an addition to the City of Kennedale according to the plat recorded in Cabinet A, Page 475 of said Plat Records, a distance of 729.61 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the southwest corner of Lot 1R in said Block 1 of Vaquero Coker Addition;

THENCE along the south line of said Lot 1R, the following three (3) calls:

North 88°37'21" East, a distance of 241.01 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 88°56'08" East, a distance of 259.16 feet to a 5/8-inch iron rod with "JPH" cap found for corner;

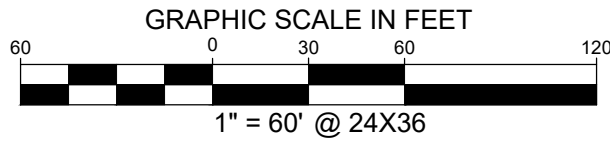
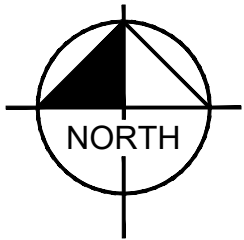
South 89°47'50" East, a distance of 165.96 feet to the POINT OF BEGINNING and containing 10.5930 acres or 461,430 square feet of land, more or less.

FLOOD STATEMENT:

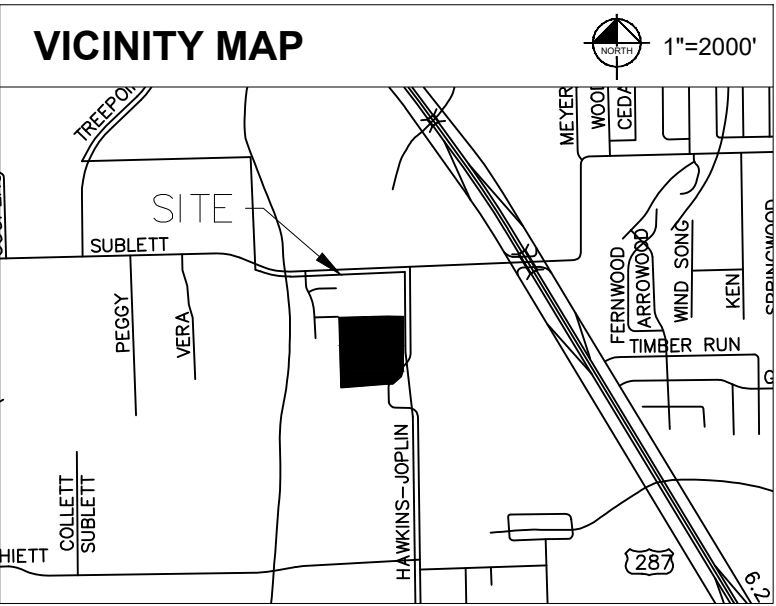
According to Map No. 48439C0340K, dated September 25, 2009 of the Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency this property is not within a special flood hazard area (Zone X). If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on August 31, 2020 with an applied combined scale factor of 1.00012.
- All existing building structures to be removed prior to new construction.



VICINITY MAP



LINE TYPE LEGEND

|  |               |
|--|---------------|
|  | BOUNDARY LINE |
|  | EASEMENT LINE |
|  | BUILDING LINE |

LEGEND

P.O.B. = POINT OF BEGINNING  
C.M. = CONTROLLING MONUMENT  
IRF = IRON ROD FOUND  
IRFC = IRON ROD WITH "KHA" CAP FOUND  
IRSC = IRON ROD WITH "KHA" CAP SET  
XF = "X" CUT IN CONCRETE FOUND

CERTIFICATE OF APPROVAL

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMISSION

PRELIMINARY PLAT  
VAQUERO COKER ADDITION  
LOT 2R1, BLOCK 1  
JAMES P. HAWKINS SURVEY,  
ABSTRACT NO. 792  
CITY OF KENNDAL, TEXAS  
10.5930 ACRES

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

| Scale    | Drawn by | Checked by | Date       | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 60' | JBH      | MCB        | 10/14/2020 | 067780330   | 1 OF 1    |

CASE NO. \_\_\_\_\_

OWNER:  
VAQUERO KENNEDALE PARTNERS LP  
2900 WINGATE STREET, SUITE 200  
FORT WORTH, TEXAS 76107

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
801 CHERRY STREET, UNIT 11, # 1300  
FORT WORTH, TEXAS 76102  
PHONE: 817-335-6511  
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

PREDEVELOPMENT MEETING  
DATE: 9/1/2020



**Date:** March 11, 2021

**Agenda Item No:** DECISION ITEM C, PZ 21-07

---

**I. Subject:**

**CASE # PZ 20-07** Consider a request by John Tunnell for approval of a preliminary plat for approximately 4.7 acres located at 415 Katie Circle, Lot 2, Block 1, Deloach Subdivision, City of Kennedale, Tarrant County, Texas.

**II. Originated by:** Melissa Dailey

**III. Summary:** The applicant is requesting approval of the preliminary plat for a single family development at 415 Katie Circle. The preliminary plat has been reviewed by City staff and engineers and is deemed to have met all requirements.

**IV. Recommendation:**

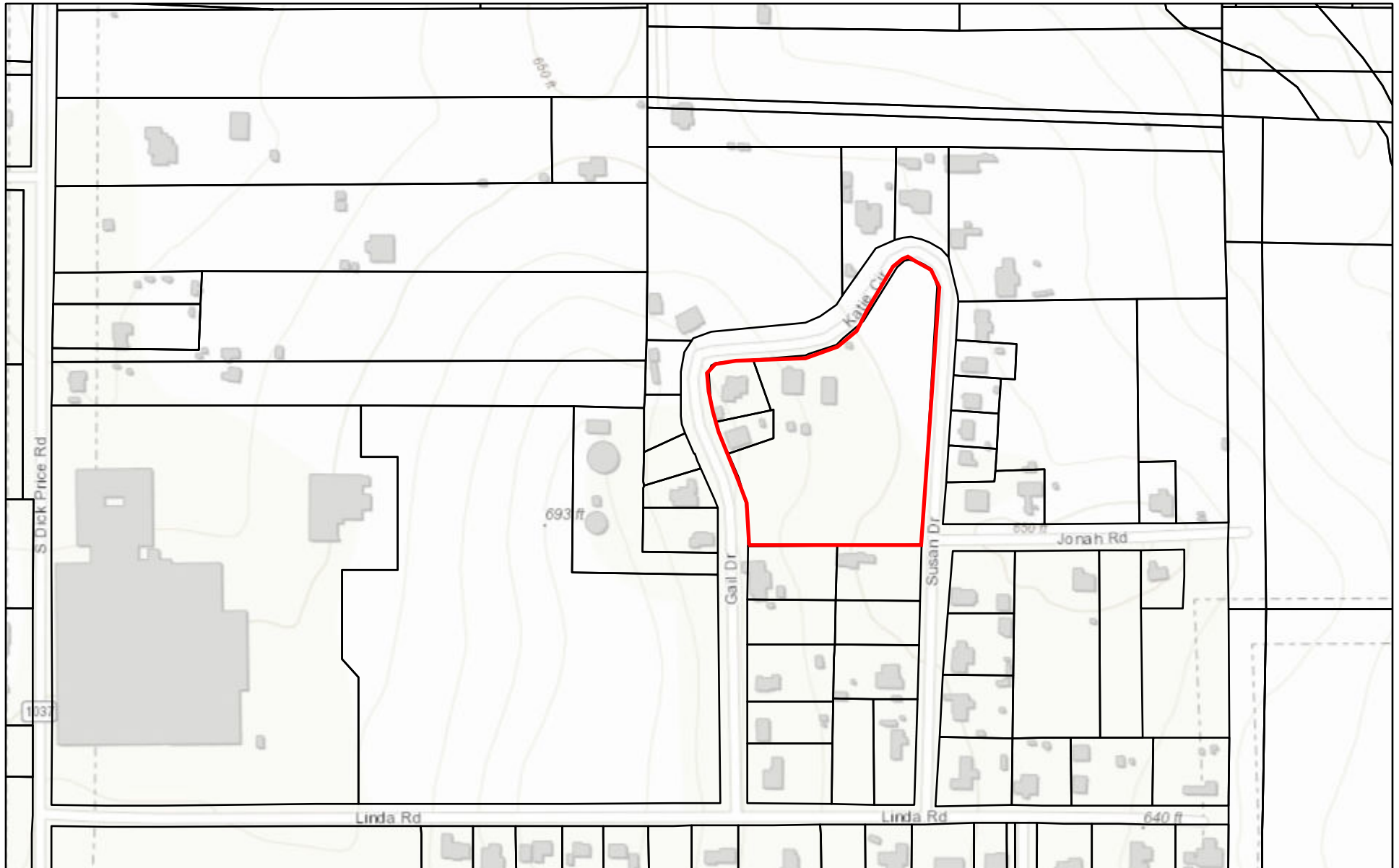
Approve preliminary plat as presented

**V. Alternative Actions:**

Approve with conditions (must reference regulations related to conditions)

Disapprove (must reference regulations not met)

# 415 Katie Circle



3/8/2021, 4:32:42 PM

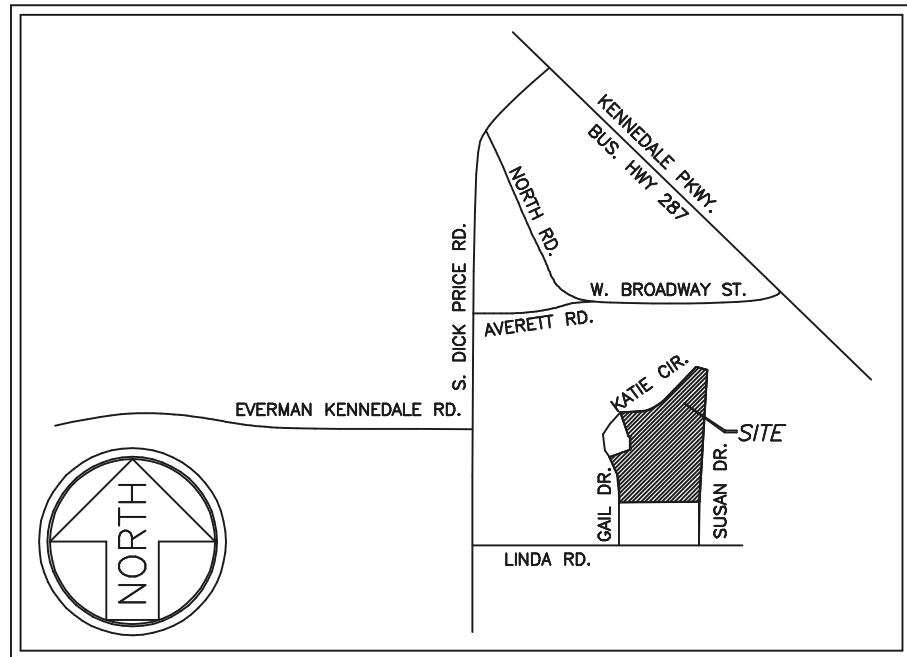
TAD Parcels

City Limits

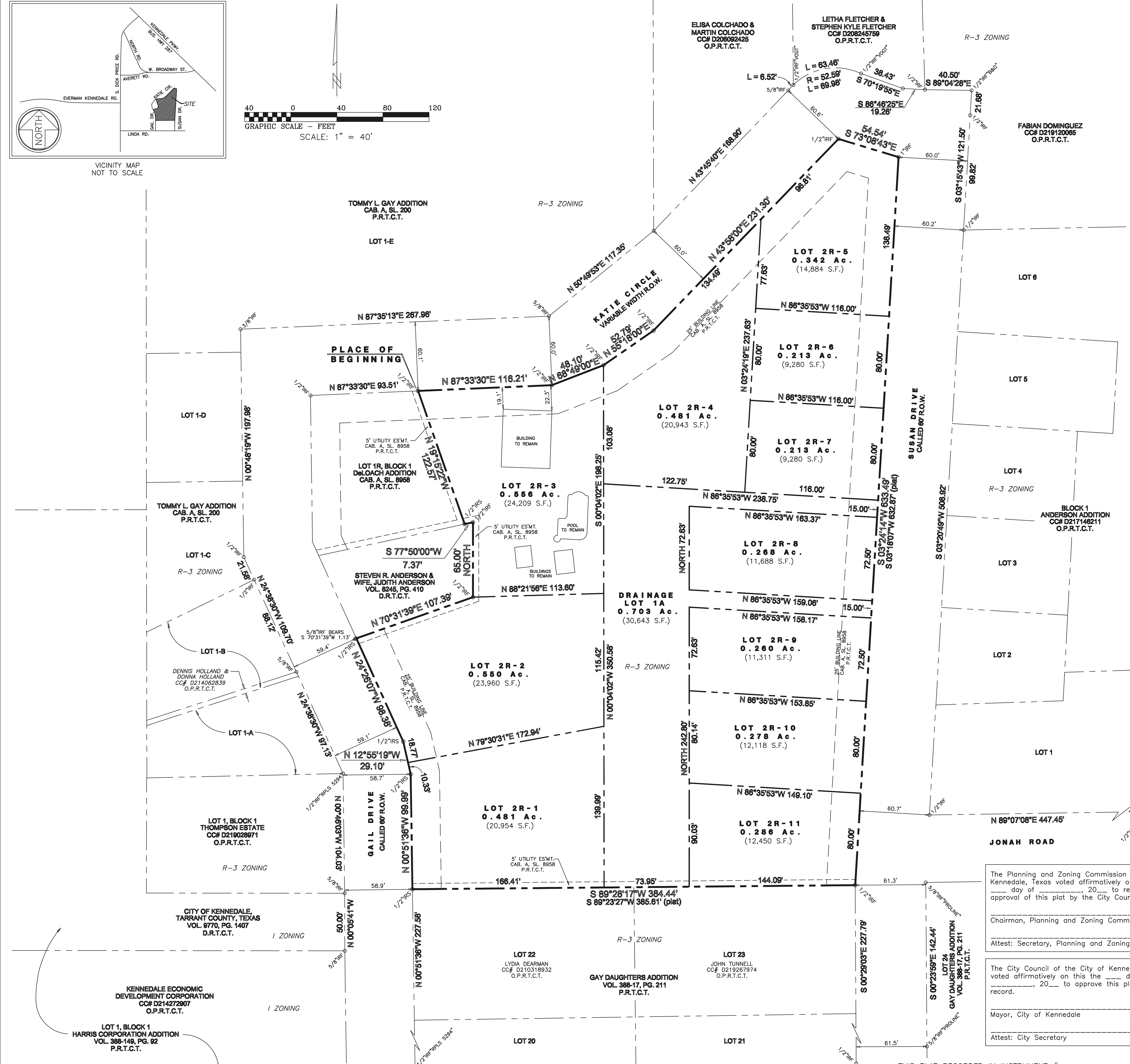
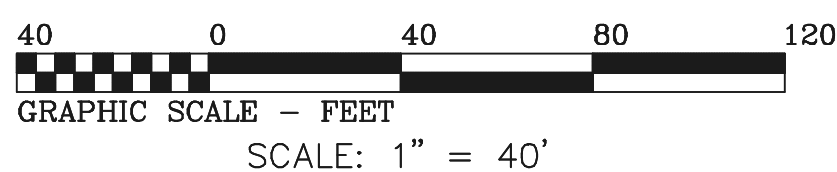
1:4,514

0 0.03 0.07 0.13 mi  
0 0.05 0.1 0.2 km

City of Arlington, TX, City of Fort Worth, Tarrant County College, Texas Parks



VICINITY MAP  
NOT TO SCALE



BASIS OF BEARINGS: EAST RIGHT-OF-WAY LINE  
OF GAIL DRIVE AS SHOWN ON PLAT RECORDED IN  
CABINET A, SLIDE 8958, P.R.T.C.T.

IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET  
W/ORANGE PLASTIC CAP STAMPED  
"R. W. COOMBS RPLS 5294"  
C.M. DENOTES CONTROLLING MONUMENT



**Coombs Land Surveying, Inc.**  
P.O. Box 6160 Fort Worth Texas 76115  
(817) 920-7600  
T.B.P.L.S. FIRM No. 10111800  
CLS JOB No. 19-0096  
GF No.

ALL SUBJECT PROPERTY BOUNDARY  
LINE BEARINGS AND DISTANCES ARE  
PLAT & ACTUAL UNLESS OTHERWISE  
NOTED HEREON.

NOTE  
ACCORDING TO FLOOD INSURANCE RATE  
MAP (FIRM) MAP No. 48435C0340 K  
DATED SEPTEMBER 25, 2009 PREPARED  
BY FEDERAL EMERGENCY MANAGEMENT  
AGENCY (FEMA) OR TARRANT COUNTY,  
TEXAS, THIS PROPERTY IS WITHIN ZONE  
"X".

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, JOHN TUNNELL is the sole owner of all that certain tract of land located in the M. F. SCOTT SURVEY, ABSTRACT No. 1450,  
City of Kennedale, Tarrant County, Texas according to the deed recorded in Clerk's File No. D219148244 of the Official Public Records  
of Tarrant County, Texas and more particularly described as follows:

BEING all of Lot 2, Block 1, DeLoach Addition, an addition to the City of Kennedale, Tarrant County, Texas, according to the plat  
recorded in Cabinet A, Slide 8958 of the Plat Records of Tarrant County, Texas and more particularly described by metes and bounds as  
follows:

BEGINNING at a 1/2-inch iron rod found at the Northwest corner of said Lot 2, being the Northeast corner of Lot 1R, said Block 1  
and lying in the South right-of-way line of Katie Circle (a variable width right-of-way);

THENCE along the North boundary line of said Lot 2 with the said South right-of-way line of Katie Circle as follows:

N 87° 33' 30" E, 116.21 feet to a 1/2-inch iron rod found;

N 68° 49' 00" E, 48.10 feet to a 1/2-inch iron rod found;

N 55° 18' 00" E, 52.79 feet to a 1/2-inch iron rod found;

N 43° 58' 00" E, 231.30 feet to a 1/2-inch iron rod found;

S 73° 08' 43" E, 54.54 feet to a 1-inch iron rod found at the Northeast corner of said Lot 2, lying in the West right-of-way line of  
Susan Drive (a called 60-foot wide right-of-way);

THENCE S 03° 24' 14" W, 633.49 feet along the East boundary line of said Lot 2 with the said West right-of-way line of Susan Drive  
to a 1/2-inch iron rod found at the Southeast corner of said Lot 2, being the Northeast corner of Lot 23, Gay Daughters Addition, an  
addition to the City of Kennedale, Tarrant County, Texas according to the plat recorded in Volume 388-17, Page 211 of the Plat  
Records of Tarrant County, Texas;

THENCE S 89° 28' 17" W, 384.44 feet along the South boundary line of said Lot 2 to a 1/2-inch iron rod set with orange plastic cap  
stamped "R. W. COOMBS RPLS 5294" at the Southwest corner thereof, being the Northwest corner of Lot 22, said Gay Daughters  
Addition and lying in the East right-of-way line of Gail Drive (a called 60-foot wide right-of-way) and from which a 1/2-inch iron rod  
found with orange plastic cap stamped "R. C. COOMBS RPLS 5294" at the Southwest corner of said Lot 22 bears S 00° 51' 36" E,  
227.58 feet;

THENCE along the Westerly boundary line of said Lot 2 as follows:

N 00° 51' 36" W, 99.99 feet with the said East right-of-way line of Gail Drive to a 1/2-inch iron rod set with orange plastic cap  
stamped "R. W. COOMBS RPLS 5294";

N 12° 55' 19" W, 29.10 feet continuing with the said East right-of-way line of Gail Drive to a 1/2-inch iron rod set with orange  
plastic cap stamped "R. W. COOMBS RPLS 5294";

N 24° 26' 07" W, 98.38 feet continuing with the said East right-of-way line of Gail Drive to a 1/2-inch iron rod set with orange  
plastic cap stamped "R. W. COOMBS RPLS 5294" in the South boundary line of that certain tract of land described in deed to Steven R.  
Anderson and wife, Judith Anderson recorded in Volume 8245, Page 410 of the Deed Records of Tarrant County, Texas and from which  
a 5/8-inch iron rod found bears S 70° 31' 39" W, 1.13 feet;

N 70° 31' 39" E, 107.39 feet with the South boundary line of said Anderson Tract to a 1/2-inch iron rod found at the Southeast  
corner thereof;

NORTH, 65.00 feet with the East boundary line of said Anderson Tract to a 1/2-inch iron rod found at the Northeast corner thereof;

S 77° 50' 00" W, 7.37 feet with the North boundary line of said Anderson Tract to a 1/2-inch iron rod set with orange plastic cap  
stamped "R. W. COOMBS RPLS 5294" at the Southeast corner of aforesaid Lot 1R;

N 19° 15' 22" W, 122.57 feet with the East boundary line of said Lot 1R to the PLACE OF BEGINNING, containing 4.631 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOHN TUNNELL does hereby adopt this plat designating the hereinabove described real property as LOTS 2R-1 THROUGH 2R-11  
AND DRAINAGE LOT 1A, BLOCK 1, DELOACH ADDITION, on addition to the City of Kennedale, Tarrant County, Texas and do hereby dedicate  
to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Kennedale, Tarrant County, Texas this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

JOHN TUNNELL

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared JOHN TUNNELL, 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 purposes and considerations therein  
expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

NOTARY PUBLIC  
STATE OF TEXAS

SURVEYOR'S STATEMENT

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

RONALD W. COOMBS, R.P.L.S.  
Texas Registration No. 5294

## PRELIMINARY PLAT LOTS 2R-1 THROUGH 2R-11 AND DRAINAGE LOT 1A, BLOCK 1 DELOACH ADDITION

AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS  
BEING A REVISION OF LOT 2, BLOCK 1, DELOACH ADDITION TO THE  
CITY OF KENNEDALE, TEXAS ACCORDING TO THE PLAT RECORDED IN  
CABINET A, SLIDE 8958 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SURVEYOR:

COOMBS LAND SURVEYING, INC.  
P.O. BOX 6160  
FORT WORTH, TEXAS 76115  
(817) 920-7600  
e-mail: ron.coombs@sbcglobal.net

OWNER/DEVELOPER:

JOHN TUNNELL  
413 LINDA ROAD  
KENNEDALE, TEXAS 76060  
(817) 909-1409  
e-mail: john\_tunnell@hotmail.com

The Planning and Zoning Commission of the City of  
Kennedale, Texas voted affirmatively on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to recommend  
approval of this plat by the City Council

Chairman, Planning and Zoning Commission  
Attest: Secretary, Planning and Zoning Commission

The City Council of the City of Kennedale, Texas  
voted affirmatively on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to approve this plat for filing of  
record.

Mayor, City of Kennedale  
Attest: City Secretary