

PLANNING AND ZONING COMMISSION AGENDA

REGULAR MEETING | OCTOBER 13, 2022 AT 6:00 PM

CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

To address the Planning and Zoning Commission regarding an agenda item, submit a 'Request to Speak' form before the meeting begins. Speakers are allotted three (3) minutes, must limit their comments to the subject indicated on the form, and should address the Planning and Zoning Commission as a whole, rather than individual members or staff. Pursuant to Texas Government Code §551.071, the Planning and Zoning Commission reserves the right to adjourn into Executive (Closed) Session at any time during the meeting to seek legal advice from the City Attorney on any item posted on the agenda.

A. ROLL CALL

II. VISITOR AND CITIZEN FORUM

At this time, any person may address the Planning and Zoning Commission about items not on the agenda. Rules and procedures for addressing the Commission are included under "I. CALL TO ORDER". Neither formal action nor discussion may occur at this time. Those wishing, instead, to speak on an agenda item should indicate their desire to speak as the Planning and Zoning Commission considers that item.

III. CONSENT AGENDA

- A. Approval of the minutes from the August 11, 2022 Regular Meeting
- B. Approval of the minutes from the September 8, 2022 Regular Meeting

IV. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. **CASE PZ#22-12** to consider action on a request by KD Hammack Creek Development, LLC for a final plat of approximately 8.02 acres located at 337 Kennedale Sublett Rd.
 - A. Staff Presentation
 - B. Applicant
 - C. Public Hearing
 - D. Action
2. **CASE PZ#22-13** to conduct a public hearing and consider a request Kimley-Horn & Associates for a Replat of approximately 10.593 acres located at 5312 Kennedale Sublett Rd.
 - A. Staff Presentation
 - B. Applicant
 - C. Public Hearing
 - D. Action

V. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE OCTOBER 13, 2022 PLANNING AND ZONING COMMISSION AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL

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

A handwritten signature in black ink, appearing to read "David J. Green", followed by a horizontal line.

In compliance with the Americans with Disabilities Act (ADA), the City of Kennedale will provide for reasonable accommodations for persons attending meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting by calling 817-985-2104 or (TTY) 1-800-735-2989.

MEETING DATE: OCTOBER 13, 2022

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

SUBJECT

Approval of the minutes from the August 11, 2022 Regular Meeting

ORIGINATED BY: Rosie Ericson

SUMMARY The minutes will be distributed prior the meeting to the Board

RECOMMENDATION: Approve

ATTACHMENTS



MEETING DATE: OCTOBER 13, 2022

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.A.2.

SUBJECT

Approval of the minutes from the September 8, 2022 Regular Meeting

ORIGINATED BY: Rosie Ericson

SUMMARY: The minutes will be distributed prior the meeting to the Board

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Date: October 13, 2022

Agenda Item No:

I. SUBJECT

CASE # PZ 22-12 to consider action on a request by KD Hammack Creek Development, LLC for a final plat of approximately 8.02 acres located at 337 Kennedale -Sublett Rd.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Approval of final plat Block 1, Lot 1 Hammack Creek Apartment Addition
Applicant	KD Hammack Creek Development, LLC
Location	337 Kennedale Sublett Rd.
Surrounding Uses	Single family residential, vacant/undeveloped, cemetery
Surrounding Zoning	AG Agricultural & C2 Commercial
Future Land Use Plan Designation	Urban Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The multi-family development is in the final phase of completion.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The adjacent property to the north is a single-family residence, to the east is the Emerald Hills cemetery, with the tracts to the south and west vacant.

BACKGROUND

The Planning & Commission unanimously approved the Preliminary Plat on August 13, 2020. Case Number PZ 20-07.

STAFF REPORT TO THE PLANNING & ZONING COMMISSION

STAFF REVIEW

ZONING DISTRICT LOT REQUIREMENTS. The proposed plat meets the City's current Unified Development Code regulations for Urban Village zoning district.

TEXAS LOCAL GOVERNMENT CODE:

SEC. 212.005. APPROVAL BY MUNICIPALITY REQUIRED

The municipal authority responsible for approving plats ***must approve*** a plat or replat that satisfies all applicable regulations.

STAFF RECOMMENDATION

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

ACTION BY THE PLANNING & ZONING COMMISSION

Approval: Based on the information presented, I find that the plat meets city requirements.

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

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.26	40.00	44°49'30"	S67°38'45"W	30.47
C2	193.76	470.50	23°35'43"	S33°25'39"W	192.39
C3	193.76	470.50	23°35'43"	S33°25'39"W	192.39
C4	74.16	37.00	114°50'23"	S35°47'24"E	62.36
C5	48.90	43.00	85°09'37"	N54°12'39"E	46.31
C6	62.83	40.00	90°00'00"	N23°22'12"W	56.57

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	20.48	N13°38'17"W
L2	20.48	S72°28'39"W
L3	14.67	N17°46'13"W
L4	14.67	S78°36'33"W
L5	12.38	S19°38'48"E
L6	14.55	S68°17'12"W
L7	14.14	S89°46'30"E
L8	14.14	N00°13'30"E
L9	14.14	N88°46'30"W
L10	14.14	S00°13'30"W
L11	14.14	S89°46'30"E
L12	14.14	S00°13'30"W
L13	21.54	S35°47'24"E
L14	6.00	N44°46'30"W

J.B. RENFRO SURVEY
ABSTRACT NO. 1260
TARRANT COUNTY, TEXAS

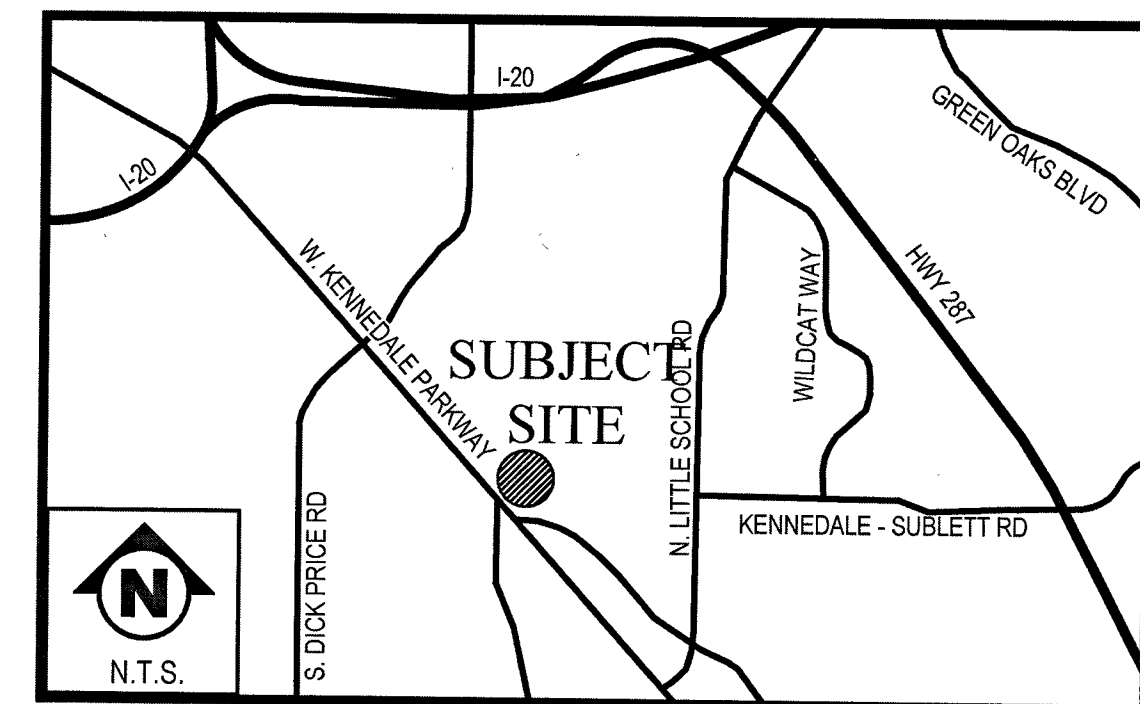
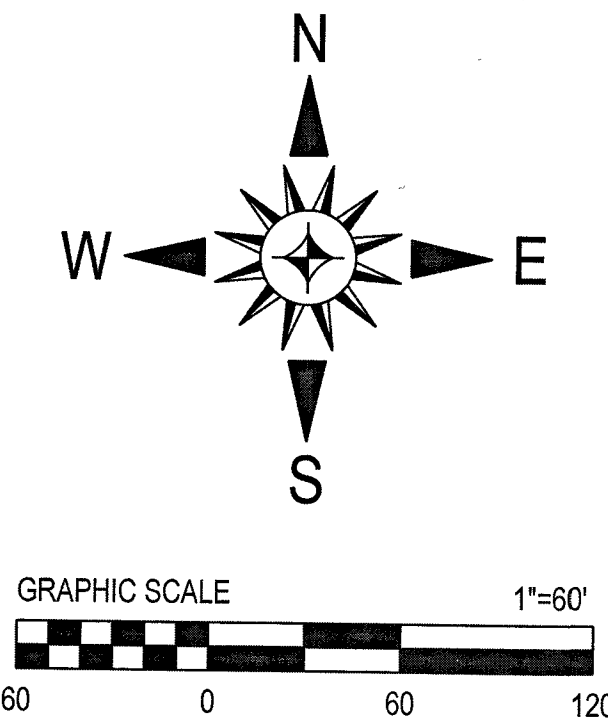
MARGARET S. USELTON
TAD TRACT 3G03

MELVIN USELTON AND WIFE, MARGARET USELTON
VOL. 5146, PG. 152
D.R.T.C.T.

POINT OF
BEGINNING
N:6921225.377
E:2362807.624
NAD 83 ZONE 4202

PHILLIP ERIC ELAM AND WIFE,
LINAD ELAM
VOL. 11377, PG. 250
D.R.T.C.T.

ZONED 'AG'



VICINITY MAP
(NOT TO SCALE)

DEDICATION

State of Texas
County of Tarrant

WHEREAS, KD Hammack Creek Housing, LP are the Owners of the herein described property to wit:

BEING 8.02 acres situated in the J.B. RENFRO SURVEY, ABSTRACT NO. 1260, City of Kennedale, Tarrant County, Texas, all of that certain Tract of land conveyed to KD Hammack Creek Housing, LP, recorded in Clerk's File Number D220333127, County Clerk's Records, Tarrant County Texas, said 8.02 acres being more particularly described as follows:

BEGINNING at a point at the northwest corner of subject property, in the approximate centerline of a creek, at the southwest corner of that certain tract of land described in deed to Phillip Eric Elam and wife, Linda Elam, recorded in Volume 11377, Page 250, Deed Records, Tarrant County, Texas, said point bears: (per deed call) S 61°48'24" E, a distance of 505.44 feet from the southeast corner of Lot 4-R, Block J, CRESTDALE ADDITION, an addition to the City of Kennedale, according to the plat recorded in Volume 388-12, Page 21, Plat Records, Tarrant County, Texas, from said Beginning Point from which a 3" galvanized fence corner post found bears S 86°47'25" W, a distance of 7.61 feet for reference;

THENCE N 86°47'25" E with the south line of said Elam tract, and with a wood fence, a distance of 615.33 feet to a point in the centerline of Kennedale-Sublett Road;

THENCE along the centerline of Kennedale-Sublett Road the following courses and distances;

S 21°37'48" W, a distance of 338.08 feet to a point at the beginning of a curve to the right whose radius is 630.00 feet and whose long chord bears S 33°25'39" W, a chord distance of 257.61 feet;

Along said curve in a southerly direction, through a central angle of 23°35'43", an arc distance of 259.44 feet to a set PK nail in asphalt;

S 45°13'30" W, a distance of 454.00 feet to a set PK nail in asphalt at the beginning of a curve to the right whose radius is 250.00 feet and whose long chord bears S 60°57'44" W, a chord distance of 135.61 feet;

Along said curve in a southerly direction, through a central angle of 31°28'28", an arc distance of 137.33 feet to a set PK nail in asphalt at the south corner of subject 8.02 acre tract;

THENCE along the west line of subject 8.02 acre tract, generally along a creek, as follows:

N 08°31'19" E, at a distance of 27.17 feet passing a 1/2" iron rod found in the north line of said Kennedale-Sublett Road, and continuing, in all, a distance of 269.99 feet to a point;

N 03°59'13" E, a distance of 205.82 feet to a point;

N 19°35'31" E, a distance of 101.29 feet to a point;

N 07°52'48" E, a distance of 145.25 feet to a point;

N 15°38'12" W, a distance of 79.82 feet to a point;

THENCE N 07°43'55" E a distance of 99.86 feet to the POINT OF BEGINNING and containing 8.02 acres, more or less.

KNOW ALL MEN BY THESE PRESENTS:

That I, Deepak P. Sulakhe 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, and do hereby dedicate same to be known as Lot 1, Block 1, HAMMACK CREEK APARTMENT ADDITION, an addition to The City of Kennedale, Tarrant County, Texas.

Witness My Hand This 20th Day of AUGUST, 2022.

KD Hammack Creek Housing, LP
by: KD Hammack Creek Development, LLC
by: KD Hammack Creek Development, LLC

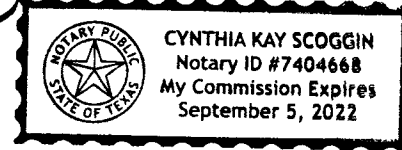
Deepak P. Sulakhe
Title: President/CEO

State of Texas
County of Tarrant

Before me, the undersigned authority on this day personally appeared Deepak P. Sulakhe, known to me to be the person(s) whose name(s) is subscribed to the foregoing instruments, and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 20th Day of AUGUST, 2022.

Cynthia Kay Scoggin
Notary Public in and for the State of Texas
My commission expires: 09/05/2022



KNOW ALL MEN BY THESE PRESENTS:

That I, Charles F. Stark, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, R.P.L.S.
TEXAS REGISTRATION NO. 5084

Charles F. Stark, R.P.L.S.
Texas Registration No. 5084

FINAL PLAT

Lot 1, Block 1

HAMMACK CREEK APARTMENT ADDITION

An Addition to the City of Kennedale
Tarrant County, Texas

Being 8.02 Acres Situated in the
J.B. RENFRO SURVEY, Abstract No. 1260
City of Kennedale, Tarrant County, Texas

APRIL 2022

FILED FOR RECORD
TARRANT COUNTY, TEXAS PLAT RECORDS

COUNTY CLERK'S INSTRUMENT NO.

DATE

CITY COUNCIL CERTIFICATE OF APPROVAL

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO RECOMMEND APPROVAL OF THIS PLAT BY CITY COUNCIL.

MAYOR, CITY OF KENNEDALE

ATTEST: CITY SECRETARY

CERTIFICATE OF APPROVAL

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO RECOMMEND APPROVAL OF THIS PLAT BY CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

NOTES:

1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

2.) FLOODPLAIN NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 8439C0340K, DATED SEPTEMBER 25, 2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR TARRANT COUNTY, TEXAS, THIS PROPERTY IS NOT WITHIN ZONE X.

3.) ALL PRIVATE OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.

4.) 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.

Δ 31°28'28"
R 250.00'
L 137.33
T 70.45
Ch B S60°57'44"W
Ch L 135.61'

HILLS MEMORIAL PARK HOLDINGS, LLC
CLERK'S FILE NO. D215199677

BBOX LLC
CLERK'S FILE NO. D218154967

EAST KENNEDALE
PARKWAY

SURVEYOR:
BARRON STARK ENGINEERS, LP
CHARLES F. STARK, RPLS # 5084
6221 SOUTHWEST BLVD, #100
FORT WORTH, TX 76132
817-296-9550

B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
KD Hammack Creek
Housing, LP
Depak P. Sulakhe
214-432-7610

DEVELOPER:
KD Hammack Creek
Development, LLC
Depak P. Sulakhe
214-432-7610

STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Date: October 13, 2022

Agenda Item No: INDIVIDUAL CONSIDERATION ITEM III.A.4

I. SUBJECT

CASE # PZ 22-13 to conduct a public hearing and consider a request Kimley-Horn & Associate, Inc. for a replat of approximately 10.593 acres located at 5312 Kennedale Sublett Rd.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	The replat of Block 1 Lot 2R and tracts 1E, 1F, 1G, 1H, 1J, 1K & 1M into Lot 2R1, Block 1
Applicant	Kimley-Horn & Associates
Location	5312 Kennedale Sublett Rd.
Surrounding Uses	Single family residential and commercial/retail
Surrounding Zoning	R3 Residential & C2 Commercial
Future Land Use Plan Designation	Urban Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The multi-family development is in the final phase of completion.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property to the north is commercial lots currently under construction, south and west are single family residential (Steeple Chase Addition). To the east of the property is the commercial Sublet Center located in the city limits of Arlington.

BACKGROUND

The Planning & Commission unanimously approved the Preliminary Plat on March 11, 2021. Case Number PZ 21-06.

STAFF REPORT TO THE PLANNING & ZONING COMMISSION

STAFF REVIEW

ZONING DISTRICT LOT REQUIREMENTS. The proposed replat meets the City's current Unified Development Code regulations for MF Multi-Family zoning districts.

TEXAS LOCAL GOVERNMENT CODE:

SEC. 212.005. APPROVAL BY MUNICIPALITY REQUIRED

The municipal authority responsible for approving plats ***must approve*** a plat or replat that satisfies all applicable regulations.

STAFF RECOMMENDATION

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

ACTION BY THE PLANNING & ZONING COMMISSION

Approval: Based on the information presented, I find that the replat meets city requirements.

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.

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. D208219420)

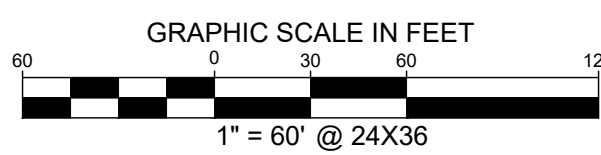
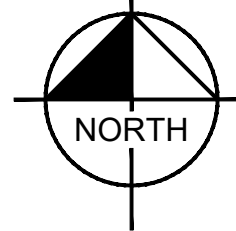
LOT 1R, BLOCK 1
VAQUERO COKER ADDITION
(INST. NO. D220088645)
PART OF TRACT 1
VAQUERO KENNEDALE
PARTNERS, LP
(INST. NO. D219279313)
ZONING: C2

P.O.B.
CITY OF ARLINGTON
ALUMINUM MARKER
STAMPED "AR 25" FOUND
BEARS N76°40'22"E 1234.79'

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

LOT 2R1, BLOCK 1
10.2722 ACRES
447,458 SQ. FT.
ALTA 287 OWNER, LLC
(INST. NO. D221182373)

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



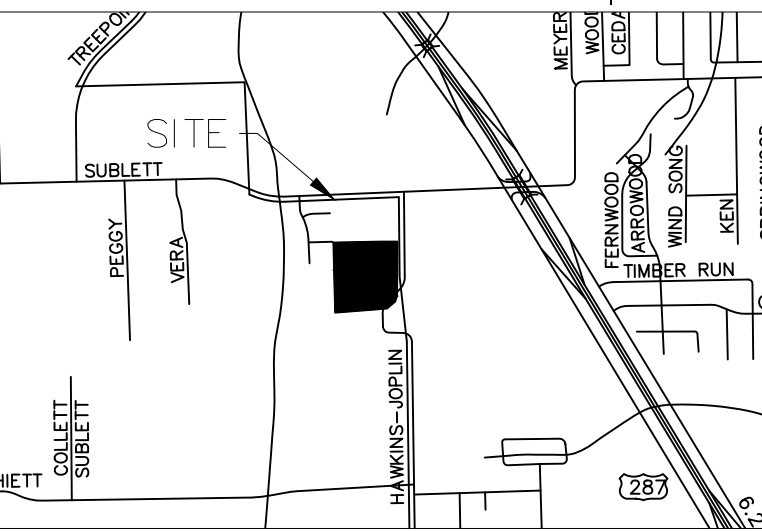
LINE TYPE LEGEND

	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

VICINITY MAP



LINE TABLE

NO.	BEARING	LENGTH
L1	N89°48'06"W	65.90'
L2	S00°13'03"W	150.79'
L3	S85°26'40"W	63.43'
L4	N89°48'06"W	228.85'
L5	N01°24'36"W	468.39'
L6	S89°48'06"E	386.33'
L7	S00°11'54"W	69.65'
L8	S89°48'06"E	65.89'
L9	N89°48'06"W	65.89'
L10	N00°11'54"E	132.92'
L11	S89°48'06"E	65.89'
L12	S89°48'06"E	386.33'
L13	S00°11'54"W	69.65'
L14	N89°48'06"W	384.37'
L15	N01°24'36"W	69.67'
L16	S85°27'00"W	58.53'
L17	N89°48'06"W	233.01'
L18	N01°24'36"W	312.69'
L19	S89°48'06"E	381.96'
L20	S00°11'54"W	367.29'
L21	N89°48'06"W	127.15'
L22	N00°11'54"E	85.18'
L23	N45°11'54"E	5.10'
L24	S89°48'06"E	39.20'
L25	N00°11'54"E	15.00'
L26	N89°48'06"W	45.42'
L27	S45°11'54"W	17.53'
L28	S00°11'54"W	91.39'
L29	N89°48'06"W	101.82'
L30	N00°11'54"E	18.35'
L31	N89°48'06"W	15.00'

LINE TABLE

NO.	BEARING	LENGTH
L32	S00°11'54"W	18.31'
L33	N89°43'02"W	69.92'
L34	N00°11'54"E	13.03'
L35	N89°48'06"W	15.00'
L36	S00°11'54"W	13.03'
L37	N89°54'46"W	67.33'
L38	N00°11'54"E	18.82'
L39	N89°48'06"W	15.00'
L40	S00°11'54"W	18.83'
L41	N89°48'06"W	156.45'
L42	N01°24'36"W	22.92'
L43	N88°35'24"E	13.92'
L44	N01°24'36"W	15.00'
L45	S88°35'24"W	13.92'
L46	N01°24'36"W	87.33'
L47	N44°23'39"E	21.55'
L48	S89°48'06"E	108.11'
L49	N45°11'54"E	20.36'
L50	N00°11'54"E	33.93'
L51	S00°11'54"W	27.30'
L52	N89°48'06"W	108.23'
L53	S44°23'39"W	34.22'
L54	S01°24'36"E	520.64'
L55	S45°36'21"E	34.77'
L56	S89°48'06"E	245.69'
L57	S50°24'49"E	96.01'
L58	N85°27'00"E	108.39'
L59	S45°11'54"W	7.93'
L60	N42°48'00"E	30.68'
L61	N00°11'46"E	94.98'
L62	S89°48'06"E	28.43'

LINE TABLE

NO.	BEARING	LENGTH
L63	N89°48'06"W	28.43'
L64	N00°12'07"E	59.87'
L65	S89°48'06"E	13.53'
L66	N00°11'54"E	15.00'
L67	N89°48'06"W	13.53'
L68	N00°11'54"E	57.46'
L69	S89°48'06"E	11.40'
L70	N00°11'54"E	15.00'
L71	N89°48'06"W	11.40'
L72	N00°11'54"E	57.78'
L73	S89°48'06"E	28.99'
L74	N00°11'54"E	15.00'
L75	N89°48'06"W	28.99'
L76	N00°11'54"E	58.09'
L77	S89°48'06"E	13.42'
L78	N00°11'54"E	15.00'
L79	N89°48'06"W	13.42'
L80	N00°11'54"E	24.75'
L81	S89°48'06"E	113.14'
L82	S00°11'54"W	134.95'
L83	N89°48'06"W	39.50'
L84	S00°11'54"W	15.00'
L85	S89°48'06"E	39.50'
L86	S00°11'54"W	173.10'
L87	N89°48'06"W	39.75'
L88	S00°11'54"W	15.00'
L89	S89°48'06"E	39.75'
L90	S00°11'54"W	84.03'
L91	S42°48'00"W	18.98'
L92	S85°27'00"W	82.00'

LINE TABLE

NO.	BEARING	LENGTH
L93	N04°33'00"W	13.56'
L94	S85°27'00"W	15.00'
L95	S04°33'00"E	13.03'
L96	N50°24'49"W	94.54'
L97	N89°48'06"W	123.71'
L98	N00°11'54"E	13.00'
L99	N89°40'36"W	6.00'
L100	N00°11'54"E	15.67'
L101	N89°51'06"W	15.00'
L102	S00°11'54"W	28.67'
L103	N89°48'06"W	100.26'
L104	N45°36'21"W	22.59'
L105	N01°24'36"W	114.97'
L106	N88°35'24"E	12.99'
L107	N01°24'36"W	15.00'
L108	S88°35'24"W	12.99'
L109	N01°24'36"W	25.44'
L110	N88°35'24"E	28.28'
L111	N01°24'36"W	15.00'
L112	S88°35'24"W	28.28'
L113	N01°24'36"W	197.54'
L114	S89°48'06"E	168.03'
L115	S00°11'54"W	27.11'
L116	S89°48'06"E	15.00'
L117	N00°11'54"E	27.11'
L118	S89°48'06"E	136.24'
L119	S00°11'54"W	29.31'
L120	S89°48'06"E	15.00'
L121	N00°11'54"E	29.31'
L122	S89°48'06"E	119.84'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	35°30'30"	30.00'	18.59'	N72°02'51"W	18.30'
C2	89°58'51"	30.00'	47.11'	S45°12'29"W	42.42'
C3	81°56'04"	56.00'	80.08'	S43°38'05"W	73.43'
C4	77°05'08"	56.00'	75.34'	N56°00'26"W	69.79'
C5	72°20'14"	30.00'	37.88'	N53°37'59"W	35.41'
C6	88°23'30"	56.00'	86.39'	N45°36'21"W	78.08'
C7	91°36'30"	56.00'	89.54'	N44°23'39"E	80.30'
C8	90°00'00"	56.00'	87.96'	S44°48'06"E	79.20'
C9	90°00'00"	30.00'	47.12'	S44°48'06"E	42.43'
C10	35°05'47"	29.96'	18.35'	N72°40'56"E	18.07'
C11	35°26'32"	30.00'	18.56'	S72°28'38"W	18.26'
C12	90°00'00"	30.00'	47.12'	N44°48'06"W	42.43'
C13	90°00'00"	30.00'	47.12'	N45°11'54"E	42.43'
C14	35°07'10"	30.00'	18.39'	S72°14'31"E	18.10'
C15	90°00'00"	30.00'	47.12'	S44°48'06"E	42.43'
C16	90°00'00"	30.00'	47.12'	S45°11'54"W	42.43'
C17	88°23'30"	30.00'	46.28'	N45°36'21"W	41.83'
C18	91°36'30"	30.00'	47.97'	N44°23'39"E	43.02'
C19	76°51'00"	30.00'	40.24'	N56°07'30"W	37.29'
C20	72°06'06"	56.00'	70.47'	N53°45'03"W	65.91'
C21	88°23'30"	30.00'	46.28'	N45°36'21"W	41.83'
C22	91°36'30"	30.00'	47.97'	N44°23'39"E	43.02'
C23	90°00'00"	30.00'	47.12'	S44°48'06"E	42.43'
C24	85°15'06"	30.00'	44.64'	S42°49'27"W	40.63'

FINAL PLAT
VAQUERO COKER ADDITION
LOT 2R1, BLOCK 1
JAMES P. HAWKINS SURVEY,
ABSTRACT NO. 792
CITY OF KENNEDALE,
TARRANT COUNTY, TEXAS
10.5930 ACRES

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JBH	MCB	2/8/2021	067780330	1 OF 2

CASE NO. _____

OWNER:
ALTA 287 OWNER, LLC
5440 HARVEST HILL ROAD, SUITE 206
DALLAS, TEXAS 75230

PREDEVELOPMENT MEETING
DATE: 9/1/2020

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.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, #700
DALLAS, TEXAS 75240
PHONE: 972-770-1347
CONTACT: SARAH SCOTT, P.E.

FINAL PLAT
VAQUERO COKER ADDITION
LOT 2R1, BLOCK 1
JAMES P. HAWKINS SURVEY,
ABSTRACT NO. 792
CITY OF KENNDALE,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	MCB	2/8/2021	067780330	2 OF 2

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 all of that tract of land described in Special Warranty Deed with Vendor's Lien to ALTA 287 Owner, LLC recorded in Instrument No. D221182373 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 found 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 found 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 an axle found 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;

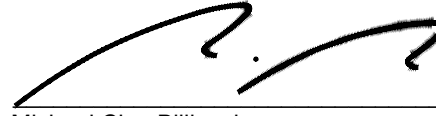
South 89°47'50" East, a distance of 165.96 feet to the **POINT OF BEGINNING** and containing 10.5930 acres or 461,430 square feet of land, more or less.

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.
- The coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale & no projection.
- 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.
- 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 opens paces; 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.

SURVEYORS CERTIFICATION:

That I, Michael Cleo Billingsley, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.


Michael Cleo Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-770-6511
michael.billingsley@kimley-horn.com



OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS

That, ALTA 287 Owner, LLC does hereby certify that we are the legal owners of the above described tract of land and does hereby convey to the public for public use, the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat. Notwithstanding that any public utility easements dedicated herein may be located within the City of Kennedale, Texas, it is expressly understood and agreed that said easements are for the benefit and use of the City of Arlington, Texas, for the provision, service, and maintenance of water and sewer utility lines to said real property.

By: ALTA 287 Owner, LLC, a Delaware limited liability company

By: _____
Name: _____ Date: _____
Title: _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the 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 executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission expires: _____

CERTIFICATE OF APPROVAL

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS
VOTED AFFIRMATIVELY ON THIS _____ DAY OF
_____, 2022, TO APPROVE OF THIS PLAT FOR FILING OF
RECORD.

MAYOR, CITY OF KENNEDALE

ATTEST: CITY SECRETARY

CERTIFICATE OF APPROVAL

THE PLANNING AND ZONING COMMISSION OF THE CITY OF
KENNEDEALE, TEXAS VOTED AFFIRMATIVELY ON THIS THE
_____ DAY OF _____, 2022, TO RECOMMEND
APPROVAL OF THIS PLAT BY CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

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

- PRIVATE STORM DRAIN SYSTEMS/PRE-CAST CONCRETE BLOCKS, NATIVE STONE, VEGETATED, OR BIO-ENGINEERED CHANNEL (EARTHEN CHANNEL)/WATER STORAGE FACILITY (DETENTION POND)AND ASSOCIATED (PRIVATE/DRAINAGE) EASEMENTS
- EXISTING PRIVATE STORM DRAIN SYSTEMS LOCATED ON _____ AND THEIR ASSOCIATED PRIVATE DRAINAGE EASEMENTS,
- ANY STORM WATER TREATMENT FACILITY (IDENTIFIED AS A BEST MANAGEMENT PRACTICE(S) (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, 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) _____ ABUTTING, 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 CITY 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.

THE CITY OF ARLINGTON WILL NOT BE RESPONSIBLE FOR, OR MAINTAIN ANY NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES. DEVELOPER, OR HIS SUCCESSOR, WILL JOINTLY AND SEVERALLY OPERATE AND MAINTAIN THE IMPROVEMENTS. THIS RESPONSIBILITY WILL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

- FREQUENT MOWING IN ACCORDANCE WITH THE FIRE PREVENTION AND NUISANCE CHAPTERS OF THE CITY CODE, AS AMENDED, AND ROUTINE MAINTENANCE OF THE IMPROVEMENTS AND DRAINAGE EASEMENTS.
- PERIODIC REMOVAL OF DEBRIS FROM THE IMPROVEMENTS AND DRAINAGE AREAS.
- THE IMPROVEMENTS AND DRAINAGE AREA CROSS SECTIONS WILL BE MAINTAINED TO THE APPROVED DESIGNED SLOPE, GRADE, CONTOUR, AND VOLUME, INCLUDING ANY CONCRETE STRUCTURES.
- AREAS OF EROSION WILL BE REPAIRED. SOIL MATERIALS USED IN REPAIRS WILL BE OF CONSISTENT AND COMPATIBLE CHARACTERISTICS WITH THE SURROUNDING MATERIALS AND SHALL BE COMPACTED TO A DENSITY EQUALING THAT OF THE UNDISTURBED SURROUNDING MATERIAL.
- NO ADDITIONAL IMPROVEMENTS WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS WITHOUT THE ADVANCE WRITTEN PERMISSION OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ARLINGTON.
- UPON REQUEST FROM THE CITY, PROVIDING ANNUALLY, ON OR BEFORE JANUARY 31 OF EACH YEAR TO THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ARLINGTON, A WRITTEN REPORT SPECIFICALLY DESCRIBING THE OPERATION AND MAINTENANCE OF THE IMPROVEMENTS FOR THE PRECEDING YEAR, INCLUDING PROCEDURES USED, THE NAMES OF PERSONS RESPONSIBLE FOR EACH PROCEDURE AND THE DATE OF EACH PROCEDURE, RESPECTIVELY.
- DEVELOPER, OR HIS SUCCESSOR, WILL CORRECT THE CONDITION OF THE IMPROVEMENTS OR ANY MAINTENANCE DEFICIENCIES REGARDING THE IMPROVEMENTS THAT THE CITY REASONABLY BELIEVES NECESSARY FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY WITHIN THIRTY (30) DAYS FROM DATE OF WRITTEN NOTICE FROM THE CITY.

Developer's/Owner's signature