



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, August 24, 2020

6:00 PM

Video Conference

Due to an imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Planning and Zoning Commission shall be held via videoconference. The members of the Commission will participate remotely via videoconference. No facility shall be available for the public to attend in person.

Members of the public may participate in the meeting remotely via broadcast by webinar or telephone through the following URL location:

You are invited to a Zoom webinar.

When: Aug 24, 2020 06:30 PM Central Time (US and Canada)

Topic: City of Grand Prairie - Planning & Zoning Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/91916748111?pwd=RFVuN3hQeDF3UkhzejBLcjl6MEpHUT09>

Passcode: gdARBp467f

Or iPhone one-tap :

US: +13462487799,,91916748111#,,,,,0#,,9300637279# or
+12532158782,,91916748111#,,,,,0#,,9300637279#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 253 215 8782 or +1 408 638 0968 or +1 669 900 6833 or
+1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923

Webinar ID: 919 1674 8111

Passcode: 9300637279

International numbers available: <https://gptx.zoom.us/j/91916748111?pwd=RFVuN3hQeDF3UkhzejBLcjl6MEpHUT09>

All meeting participants will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press *9 to raise your hand. After speaking, please remute your phone by pressing *6.

Any speaker wishing to visually display documents in connection with a presentation must submit them to sware@gptx.org and msespinoza@gptx.org in PDF format no later than 3:00 o'clock p.m. on Monday, August 24th.

Call to Order - Commissioner Briefing

It is the intent of the Planning and Zoning Commission to be briefed by staff, and that all items on the agenda shall be available or open for discussion during the Briefing Session. The Planning and Zoning Commission may ask applicants and other interested parties for information or presentations. All interested parties are invited to attend. Briefings are taped.

Agenda Review**Planning and Zoning Commission Meetings During COVID-19**

**Public Hearing
6:30 p.m. Video Conference**

Chairperson Joshua Spare Presiding

Invocation**Pledge of Allegiance to the US Flags and to the Texas Flag**

Citizen Comments - Citizens may speak during Citizen Comments for up to five minutes on any item not the agenda by completing and submitting a speaker card.

Public Hearing Consent Agenda

Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.

- 1** [20-10288](#) Approval of Minutes of the August 10, 2020 P&Z meeting.

Attachments: [PZ Draft Minutes 08-10-2020.pdf](#)

- 2** [20-10245](#) P200801 - Preliminary Plat - Heritage Towne (City Council District 6). Preliminary Plat for Heritage Towne, a single family residential development with 104 residential lots and 9 open space lots on 39.539 acres. Tracts 186713 and 186714, J Lawrence Survey, Abstract No.616, City of Grand Prairie, Ellis County, Texas. Zoned PD-399 and addressed as 2925 Davis Drive.
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Preliminary Plat.pdf](#)
- 3** [20-10282](#) P200802 - Final Plat - Mira Lagos East Commercial Addition, Lot 33, Block D (City Council District 4). A Final Plat to create Lot 33, Block D out of 1 acre from the BBB & C RR Survey. Tracts 2.7, and 4.1, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lake Ridge Parkway Overlay, generally located west of Lake Ridge Parkway and south of England.
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Final Plat.pdf](#)
- 4** [20-10283](#) P200803 - Final Plat - Lake Ridge - Grand Peninsula Addition, Lot 1, Block 1 (City Council District 4). A Final Plat to create Lot 1, Block 1 out of 3.545 acres from the BBB & C RR Survey. Tracts 2.3, and 3, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lake Ridge Parkway Overlay, generally located west of Lake Ridge Parkway and north of S. Grand.
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Final Plat.pdf](#)
- 5** [20-10285](#) P200401 - Final Plat - Greenway Trails Phase 4 (City Council District 6). Final Plat for Greenway Trails Phase 4, creating 131 residential lots and three non-residential lots on 62.129 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322 and generally located north of US-287, east of SH-360, and west of FM-661.
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Phase 4 Overview.pdf](#)
[Exhibit C - Final Plat.pdf](#)
[Exhibit D - Infrastructure Connection.pdf](#)

- 6 [20-10286](#) P200402 - Final Plat for Greenway Trails Phase 5, creating 129 residential lots and six non-residential lots on 75.830 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County. The subject property is zoned PD-322A and is generally located north of US-287, east of SH-360, and west of FM-661.
- Attachments:** [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Phase 5 Overview.pdf](#)
 [Exhibit C - Final Plat.pdf](#)
- 7 [20-10284](#) S200803 - Site Plan - Ashton Sawing (City Council District 1). Site Plan for an industrial contractor shop and office space on 3.705 acres 3.705 acre tract, Tarpley Holland Survey, Abstract No. 750, (R.E.S.Subdivision) City of Grand Prairie, Tarrant County, Texas, zoned PD-371, generally located southeast Jefferson Street and S. Great South Parkway, and addressed as 415 S. Great Southwest Parkway.
- Attachments:** [Exhibit A Location Map](#)
 [Exhibit B S200803 SP](#)
 [S200803 Exhibit C Landscape Plan](#)
 [Exhibit D S200803 Elev](#)

Public Hearing Postponement, Recess, and Continuations

- 8 [20-10287](#) SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1). Specific Use Permit and Site Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd.
- 9 [20-10281](#) CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). Concept Plan for the Cottages at Dechman, a multi-family development with a mixture of attached and detached units on 15.91 acres. Tract 2 of Leonidas O'Gwinn Survey, Abstract No. 1105, City of Grand Prairie, Dallas County, Texas, zoned PD-20, within the IH-20 Corridor Overlay District, and generally located at the northwest corner of Dechman Dr and the IH-20 frontage road.

In accordance with Section 1.11.5.7 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.7.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.

Items for Individual Consideration

Public Hearing

Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their arguments against the request. When a large group is present, it is encouraged that representatives be appointed to speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.

Adjournment

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Planning and Zoning Commission agenda was prepared and posted on 08/21/2020

**Monica Espinoza
Planning Secretary**

The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.



Legislation Details (With Text)

File #: 20-10288 **Version:** 1 **Name:** Approval of Minutes of the August 10, 2020 P&Z meeting.
Type: Agenda Item **Status:** Consent Agenda
File created: 8/18/2020 **In control:** City Council
On agenda: 8/24/2020 **Final action:**
Title: Approval of Minutes of the August 10, 2020 P&Z meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [PZ Draft Minutes 08-10-2020.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

Approval of Minutes of the August 10, 2020 P&Z meeting.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 10, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Cheryl Smith, Julia Perez, Bill Moser, Eric Hedin.

COMMISSIONERS ABSENT: Warren Landrum

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, Bill Hills, Savannah Ware, Chief City Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:35 p.m. and Commissioner Moser gave the invocation, and Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of July 27, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P190101 - Final Plat - Greenway Trails Phase 2 (City Council District 6). Final Plat for Greenway Trails, Phase 2, 108 residential Lots and 4 open space/common lots. 53.338 acres out of the J. Lawrence Survey, Abstract No. 616, in the City of Grand Prairie, Ellis County, Texas. Zoned PD-Planned Development and generally located west of F.M. 661, east of SH-360, and north of U.S. Hwy 287.

Item #3 – P200302 - Final Plat - Greenway Trails Phase 3 (Commissioner Spare/City Council District 6). Final Plat consisting of 131 residential lots and 7 common lots on 53.315 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322 Generally located north of US-287, east of SH-360, and west of FM-661. The applicant is Justin Bosworth, DR Horton, the consultant is Edward Eckart, Goodwin and Marshall, and the owner is Benjamin Clark, D.R. Horton.

PLANNING AND ZONING COMMISSION MINUTES, AUGUST 10, 2020

Vice Chairperson Connor moved to approve the minutes, cases P190101 and P200302

Motion: Conner

Second: Moser

Ayes: Spare, Moser, Connor, Fisher, Smith, Coleman, Hedin, Perez

Nays: None

Approved: 8-0

Motion: **carried.**

ITEM #4 Z200701/CP200701 - Zoning Change/Concept Plan - January Hill (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for January Hill, a proposed development with Single Family Townhouse, Multi-Family, and General Retail Uses on 22.5 acres. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

Ms. Ware stated the purpose of the request is to rezone the subject property to a Planned Development District for Single Family Townhome, Multi-Family and General Retail Uses. The applicant is proposing a Planned Development District for Single Family Townhouse, Multi-Family and General Retail Uses. The Concept Plan depicts the elements listed below.

- A proposed retail building on 3.89 acres that is accessible from two points on January Lane.
- Twelve multi-family residential buildings and one leasing/clubhouse building on 15.97 acres. The multi-family buildings are placed close to January Lane and configured to frame the primary internal drive and screen surface parking lots from view.
- The drive that connects to May Lane is for emergency access only with a secured gate at the property line and another secured gate closer to Building 13.
- Five clusters of townhome units on 2.74 acres. The townhomes are placed adjacent to existing single family homes to serve as a buffer between the homes and the higher density multi-family buildings.
- A central open space amenity featuring trails and the preservation of existing trees. This feature serves as a natural buffer to the adjacent single family homes.

The Development Review Committee (DRC) recommends approval.

PLANNING AND ZONING COMMISSION MINUTES, AUGUST 10, 2020

Chairperson Spare asked Ms. Ware if she could go over the requirements of the covered and garage parking. Ms. Ware stated this is a conceptual plan at this stage of the parking requirements. Appendix W states 30% of the required parking spaces have to be garages and 20% carports and applicant has not requested any variances for parking at this moment.

Chairperson Spare asked would the townhomes be a separate zoning to avoid the applicant from changing the stories of the first building from two stories to four stories in the future and remain with the stair step concept. Ms. Ware stated concept plan ties them to developing townhomes at that location and they would not be able to build multi-family apartments.

Chairperson Spare asked do the four story buildings require for elevators. Mr. Crolley stated anything with four stories or higher would require for elevators.

Commissioner Smith asked is January Hill close to an industrial area. Ms. Ware stated there is a warehouse directly across from the project site.

Commissioner Coleman asked for Ms. Ware's opinion about the applicant requesting a variance for the gate. Ms. Ware stated Appendix W requirements states it has to have a gated entry but the design of the project seems to be driving the request for the variance and staff does not object to it.

Chairperson Spare asked if May Lane connects to this development. Ms. Ware stated there is an emergency access only gate on May Lane and residents living in the townhomes would not be able to enter or exit from that gate.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Hamilton Peck, Hamilton Commercial LLC, 2705 Concrete Cir. Grand Prairie TX. Mr. Peck stated the amount of internal open green space equates to two and a half football fields. Dalworth Creek runs right through the development area and they will leave it 100% undisturbed. Mr. Peck also stated he uses Lincoln Properties for all of his developments and they are the leaders in the area when it comes to looking at the market. He has noticed two things happen even before COVID 19, many young professionals move out of populated areas like downtown, uptown and seek the suburbs.

Vice Chairperson Connor asked who would be responsible for the up keep of the creek. Ms. Ware stated the creek would have to plat as a separate lot and it would need maintenance by an HOA organization. Vice Chairperson Connor asked Mr. Peck, what contingency plan he has for an HOA. Mr. Peck stated the creek would be part of the overall maintenance and landscaping plan.

PLANNING AND ZONING COMMISSION MINUTES, AUGUST 10, 2020

There being no further discussion on the case commissioner Moser, moved to close the public hearing and approve case Z200701/CP200701 as recommended by staff with additions of the townhomes following the stair step of two, three and four stories but for it not to exceed four stories.

The action and vote recorded as follows:

Motion: Moser

Second: Perez

Ayes: Spare, Moser, Connor, Fisher, Smith, Coleman, Hedin, Perez

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM #5 SU200802/S200802 - Specific Use Permit/Site Plan - Jack In The Box (City Council District. Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for a 2,765 sq. ft. restaurant with a drive-through on 1.19 acres. Lot 4, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3146 S HWY 161.

Ms. Ware stated the applicant intends to construct a 2,765 sq. ft. restaurant with a drive-through in Epic West Towne Crossing. Restaurants with a drive-through require a Specific Use Permit when located within a Corridor Overlay District. Development in a Planned Development District or Corridor Overlay District requires Site Plan approval by City Council. Development at this location requires City Council approval of a Site Plan because the property is zoned PD-364 and within the SH-161 Corridor Overlay District. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. The applicant intends to construct a 2,765 sq. ft. restaurant with a drive-through in Epic West Towne Crossing. The site is accessible from Esplanade via shared access drives on properties to the north and south. The Site Plan includes the building, parking spaces, fire lane and access drives, and a

PLANNING AND ZONING COMMISSION MINUTES, AUGUST 10, 2020

dumpster enclosure. The Development Review Committee (DRC) recommends approval with the following condition:

1. The developer shall provide an enhanced landscape area with plantings west of the building as a compensatory measure for 0% windows on the west facade. The enhanced landscape area shall be comparable to the areas shown in Attachment i - Examples of Enhanced Landscape Area.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

David Gregory, Icon Consulting Engineers, Inc, 2840 W South Lake Blvd Ste. 110 Southlake TX. 76092. Mr. Gregory stated he has no problem enhancing the landscape on the west side and the reason why they are not building windows on that side is because the cooler/freezer sits on that end and it is not a nice view. ON the east side of the building, they are short of the required area. Mr. Gregory asked for consideration to allow less glazing then what it required by the code and approve the variance as presented.

Chairperson Spare asked Mr. Gregory if he is fine with the increase in landscape. Mr. Gregory stated most definitely.

There being no further discussion on the case commissioner Smith, moved to close the public hearing and approve case SU200802/S200802 per staff's recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Perez

Ayes: Spare, Moser, Connor, Fisher, Smith, Coleman, Hedin, Perez

Nays: None

Approved: 8-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION MINUTES, AUGUST 10, 2020

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:21 p.m.

Joshua Spare, Chairperson

ATTEST:

Max Coleman, Secretary

An audio recording of this meeting is available on request at 972-237-8255.



Legislation Details (With Text)

File #:	20-10245	Version:	1	Name:	P200801 - Preliminary Plat - Heritage Towne
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	8/6/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	8/24/2020	Final action:		Final action:	
Title:	P200801 - Preliminary Plat - Heritage Towne (City Council District 6). Preliminary Plat for Heritage Towne, a single family residential development with 104 residential lots and 9 open space lots on 39.539 acres. Tracts 186713 and 186714, J Lawrence Survey, Abstract No.616, City of Grand Prairie, Ellis County, Texas. Zoned PD-399 and addressed as 2925 Davis Drive.				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Preliminary Plat.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

P200801 - Preliminary Plat - Heritage Towne (City Council District 6). Preliminary Plat for Heritage Towne, a single family residential development with 104 residential lots and 9 open space lots on 39.539 acres. Tracts 186713 and 186714, J Lawrence Survey, Abstract No.616, City of Grand Prairie, Ellis County, Texas. Zoned PD-399 and addressed as 2925 Davis Drive.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Preliminary Plat for Heritage Towne, a single family residential development with 104 residential lots and 9 open space lots on 39.539 acres. Tracts 186713 and 186714, J Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-399 and addressed as 2925 Davis Drive.

PURPOSE OF REQUEST:

The purpose of this request is to preliminary plat 104 residential lots and nine open space lots to facilitate the development of a single family subdivision on 39.539 acres.

ADJACENT LAND USES AND ACCESS:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-322	Gas Wells, Undeveloped
South	Agriculture; ETJ	Residential, Commercial, Cemetery
West	Agriculture	Undeveloped
East	Agriculture	Undeveloped

HISTORY:

- April 21, 2020: City Council approved a zoning change and concept plan creating Planned Development-399 District for single family, multi-family, and general retail uses (Case Number Z200401).

DEVELOPMENT CHARACTERISTICS:

The 104-lot subdivision will be accessible from Davis Drive by two proposed roads, which will transition from public right-of-way to private streets just west of the Tarrant Regional Water District (TRWD) easement. All internal roads will also be private. It will be the responsibility of a mandatory homeowner association (HOA) to maintain the private roads.

The subdivision includes two types of residential lots: single family-four and single family-six. Lots developed under the single family-six standards will have alley service with rear garage entry. Development is subject to PD-399 and Appendix W. The following table summarizes the development standards for both types of lots.

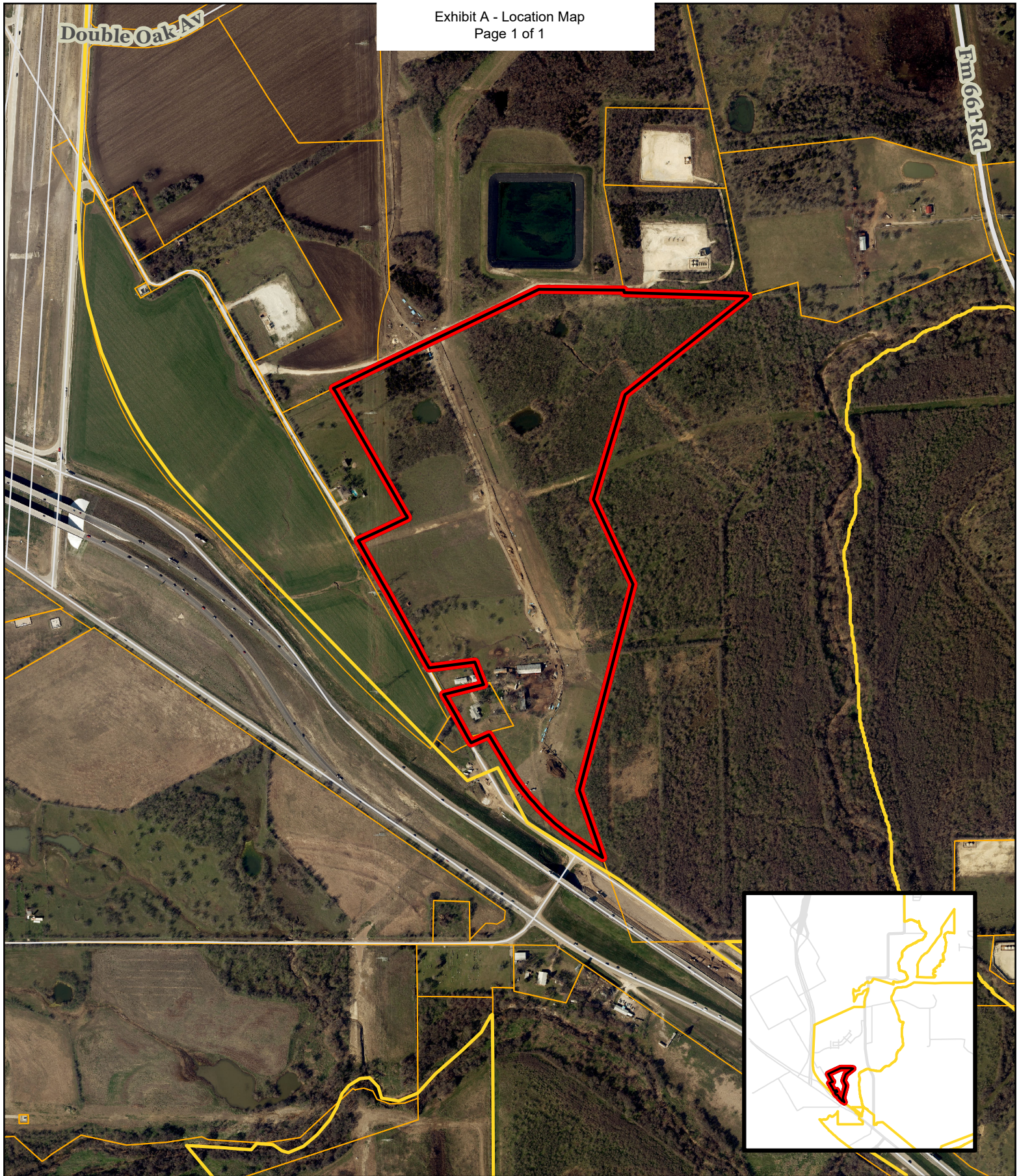
Table 2: Development Standards

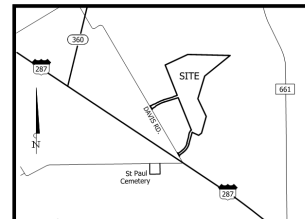
	SF-4	SF-6
Min. Lot Area (sq. ft.)	7,200	5,000
Min. Lot Width (ft.)	62	50
Min. Lot Depth (ft.)	110	100
Min House Size (sq. ft.)	1,800	1,400
Min Front Setback (ft.)	25	20

The developer will be required to establish a Public Improvement District (PID) and HOA at the time of final platting. Engineering plans are currently under review.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.





VICINITY MAP
GRAND PRAIRIE, TEXAS

GENERAL NOTES:

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202) and are relative to the City of Grand Prairie GPS Control System. All distances shown herein are surface distances.

2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48139C0025F, dated June 3, 2013. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The subject property is not located within the 100 year flood plain per FIRM Panel # 48139C0025F, dated June 3, 2013. Where applicable and prior to construction, submit certification by a professional that site does not have wetlands and other waters of the United States, an investigation showing that site development will not impact wetlands and other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States are as defined in Section 404 of the Clean Water Act. All delineation's shall certify that they were conducted per U.S. Army Corps of Engineers' requirements. An agreement stipulating that the owner is responsible for maintenance of any wetland mitigation areas is required prior to construction.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

3. All lot corners (Original Monumentation) shall be iron rods set and/or found (IRS and/or IRF) are 5/8-inch with a red plastic cap stamped "RPLS 4838".

4. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

5. Ownership references shown hereon are based on the Ellis County Appraisal District's web page data (www.ellis cad.org).

6. The property is currently Zoned Planned Development No. 328, City Ordinance No. 7837, Case No. 2080701 & CP680701.

Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

7. SOURCE BENCHMARK: City of Grand Prairie Monument 68, being a top security rod monument with aluminum cap stamped "GPS 68" found in well with aluminum access cover located on the West side of FM Road 661, 6.6 feet off the edge of asphalt pavement, 150' +/- South of Lakewood Drive.

Elevation = 539.85'

8. Private streets and alleys must be constructed and maintained by the property owners association. Private streets must conform to the City's standards for Public Street and alley right-of-way. An easement covering the street lot shall be granted to the City providing unrestricted use of the property for utilities and storm drainage systems and the maintenance of the same. This right shall extend to all utility providers including telephone/cable companies, operating within the City. The easement shall also provide the City with the right of access for any purpose related to the exercise of a governmental service or function, including but not limited to fire and police protection, inspection and code enforcement. The easement shall permit the City to remove any vehicle or obstacle within the street lot that impairs emergency access. Variation to streets and right-of-way widths must be approved by the City Planning and Zoning Commission.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Dan Davis, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon were or shall be properly placed under my personal supervision, in accordance with the platting rules and regulations of the City of Grand Prairie, Dallas County, Texas.

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

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823

State of Texas §
County of Tarrant §

Before me, the undersigned authority, on this day personally appeared Michael Dan Davis, 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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission expires: _____



KEY MAP

SCALE: 1" = 150'

SHEET 2

SHEET 3

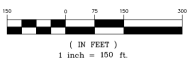
SHEET 4

SHEET 5

SHEET 6

N

GRAPHIC SCALE



LEGEND

N NORTH
S SOUTH
E EAST
W WEST
- DEGREES
- MINUTES/FEET
- SECONDS/INCHES
D.R.E.C.T.
DEED RECORDS
ELLIS COUNTY, TEXAS
P.R.E.C.T.
PLAT RECORDS
ELLIS COUNTY, TEXAS
- STREET NAME CHANGE

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 116-20-005

Case SD# P200801

PRELIMINARY PLAT - for Inspection Purposes only
HERITAGE TOWNE

Being 39.539 acres out of the
Joseph Lawrence Survey, Abstract Number 616
City of Grand Prairie, Ellis County, Texas

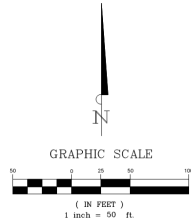
104 Residential Lots, 8 Open Space Lots, 12 Private Street
and Private Alley Lots & 1 Amenity Center Lot

Preparation Date: July 2020
Revision Date: August 2020
SHEET 1 OF 6

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
DAVIS RD DEVELOPMENT LLC
2935 SOUTH BELTLINE ROAD
GRAND PRAIRIE, TEXAS 75052

Exhibit B - Preliminary Plat
Page 2 of 6



Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	166.60'	750.00'	12°43'37"	N66°53'53"E
C2	29.76'	500.00'	3°24'35"	N71°33'24"E
C3	14.68'	500.00'	1°40'55"	N69°00'39"E
C4	63.68'	40.50'	90°05'30"	N23°07'26"E
C5	96.60'	350.00'	15°48'47"	N14°00'55"W
C6	75.40'	48.00'	90°00'00"	S66°55'19"E
C7	72.72'	48.00'	86°48'19"	S21°28'51"W
C8	78.07'	48.00'	93°11'41"	N68°31'09"W
C9	48.53'	40.50'	68°39'08"	N12°24'15"E
C10	15.09'	40.50'	21°20'52"	N57°24'15"E
C11	276.99'	1000.00'	15°52'14"	N76°00'48"E
C12	131.14'	1000.00'	7°30'50"	N87°42'20"E
C13	69.16'	103.93'	38°07'33"	N69°51'17"E
C14	238.35'	860.00'	15°52'47"	S76°01'05"W
C15	199.71'	720.00'	15°53'34"	S76°01'28"W
C16	124.98'	720.00'	9°56'45"	S88°56'37"W
C17	26.48'	35.50'	42°44'15"	S72°32'52"W
C18	132.61'	350.00'	21°42'29"	N11°04'04"W
C19	94.28'	250.00'	21°36'30"	N78°58'55"E
C20	61.31'	40.50'	86°43'44"	S68°27'28"E
C21	75.40'	48.00'	90°00'00"	S19°54'24"W
C22	38.76'	350.00'	6°20'40"	N2°57'30"E
C23	63.62'	40.50'	90°00'00"	S19°54'24"W
C24	19.37'	350.00'	3°10'17"	S66°29'33"W
C25	171.36'	350.00'	28°03'09"	N7°53'44"W
C26	63.62'	40.50'	90°00'00"	N23°04'41"E
C27	59.57'	65.00'	52°30'18"	S41°49'32"W
C28	214.63'	400.00'	30°44'36"	S30°56'41"W
C29	126.08'	500.00'	14°26'54"	S53°32'26"W
C30	556.67'	1200.00'	26°34'45"	S78°10'23"W
C31	552.03'	1190.00'	26°34'45"	N78°10'23"E

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
D	DEGREES
M	MINUTES
S	SECONDS
D.R.E.C.T.	DEED RECORDS
P.R.E.C.T.	PLAT RECORDS
ELLIS COUNTY, TEXAS	
STREET NAME CHANGE	

WILLIAM TELFORD AND WIFE,
KAY TELFORD
VOLUME 738, PAGE 371
D.R.E.C.T.

25' TEMPORARY
CONSTRUCTION EASEMENT
VOLUME 2436, PAGE 123
D.R.E.C.T.

150' TEXAS ELECTRIC SERVICE
COMPANY EASEMENT
VOLUME 157, PAGE 39
D.R.E.C.T.

CITY OF GRAND PRAIRIE WATER MAIN EASEMENT
INSTRUMENT NUMBER 1815292
D.P.R.E.C.T.

MATCH LINE
SEE SHEET NO. 4

Line Table		
Line #	Length	Direction
L1	211.42'	N60°32'04"E
L2	659.48'	N73°15'41"E
L3	135.32'	N68°10'11"E
L4	111.44'	N68°10'11"E
L5	8.53'	S71°56'53"E
L6	122.24'	N21°55'19"W
L7	206.55'	N6°06'31"W
L8	140.00'	N6°06'31"W
L9	140.00'	N6°06'31"W
L10	13.46'	N17°17'52"W
L11	577.32'	N51°10'45"E
L12	16.59'	S88°32'15"E
L13	133.87'	N68°04'41"E
L14	88.84'	N21°55'19"W
L15	74.87'	S64°53'00"W
L16	449.15'	S21°55'19"E
L17	145.00'	N68°04'41"E
L18	4.44'	N66°55'19"W
L19	99.50'	N21°55'19"W
L20	140.00'	N21°55'19"W
L21	174.37'	S68°04'41"W
L22	87.26'	N21°55'19"W
L23	150.00'	N68°04'41"E
L24	24.37'	N68°04'41"E
L25	280.00'	N21°55'19"W
L26	484.19'	S21°55'19"E
L27	116.48'	N21°55'19"W
L28	97.00'	N68°04'41"E
L29	80.22'	N21°55'19"W
L30	10.55'	N89°47'10"E
L31	57.52'	N68°10'40"E
L32	11.38'	N7°05'45"E
L33	55.36'	S25°05'36"E
L34	367.61'	S25°05'36"E
L35	103.00'	S64°54'24"W
L36	101.56'	N6°07'50"E
L37	242.47'	N21°55'19"W
L38	10.66'	S56°23'11"E
L39	110.59'	S64°54'24"W
L40	3.54'	S64°54'24"W
L41	156.88'	S68°04'41"W
L42	189.64'	N21°55'19"W
L43	0.74'	S61°49'11"E
L44	100.73'	S68°04'41"W
L45	107.47'	S15°34'23"W
L46	32.17'	S6°37'58"W
L47	177.56'	S15°34'23"W

Line Table		
Line #	Length	Direction
L49	54.57'	S46°18'59"W
L50	6.11'	S60°45'53"W
L51	13.49'	N25°40'11"E
L52	14.15'	S66°52'34"E
L53	14.13'	N23°07'26"E
L54	14.15'	S66°52'34"E
L55	14.14'	N66°55'19"W
L56	14.14'	N23°04'41"E
L57	14.13'	N23°07'26"E
L58	14.14'	N66°55'19"W
L59	14.14'	N23°04'41"E
L60	14.73'	S20°38'32"W
L61	18.04'	S52°45'02"E
L62	14.14'	S23°04'41"W
L63	14.14'	S66°55'19"E
L64	14.14'	S23°04'41"W
L65	14.14'	S66°55'19"E
L66	14.14'	S23°04'41"W
L67	14.14'	S66°55'19"E
L68	14.14'	S23°04'41"W
L69	14.83'	N49°19'55"E
L70	25.89'	S76°34'44"E
L71	13.93'	N51°57'39"W
L72	14.38'	N37°56'10"E
L73	13.90'	N52°05'10"W
L74	13.92'	S39°48'08"W
L75	14.41'	N37°46'33"E
L76	14.43'	N49°54'59"W
L77	13.82'	S40°10'10"W
L78	13.84'	S52°18'16"E
L79	14.14'	N23°04'41"E
L80	14.14'	N66°55'19"W
L81	12.50'	N35°24'27"W
L82	12.50'	N38°19'57"E
L83	14.13'	S49°54'21"E
L84	15.41'	S45°06'42"W
L85	14.54'	N68°27'28"W
L86	14.14'	N19°54'24"E
L87	14.14'	N70°05'36"W
L88	14.14'	N19°54'24"E
L89	14.14'	S70°05'36"E
L90	13.89'	N20°54'59"E
L91	14.14'	S66°55'19"E
L92	14.14'	S23°04'41"W
L93	14.14'	S23°04'41"W
L94	14.14'	S66°55'19"E

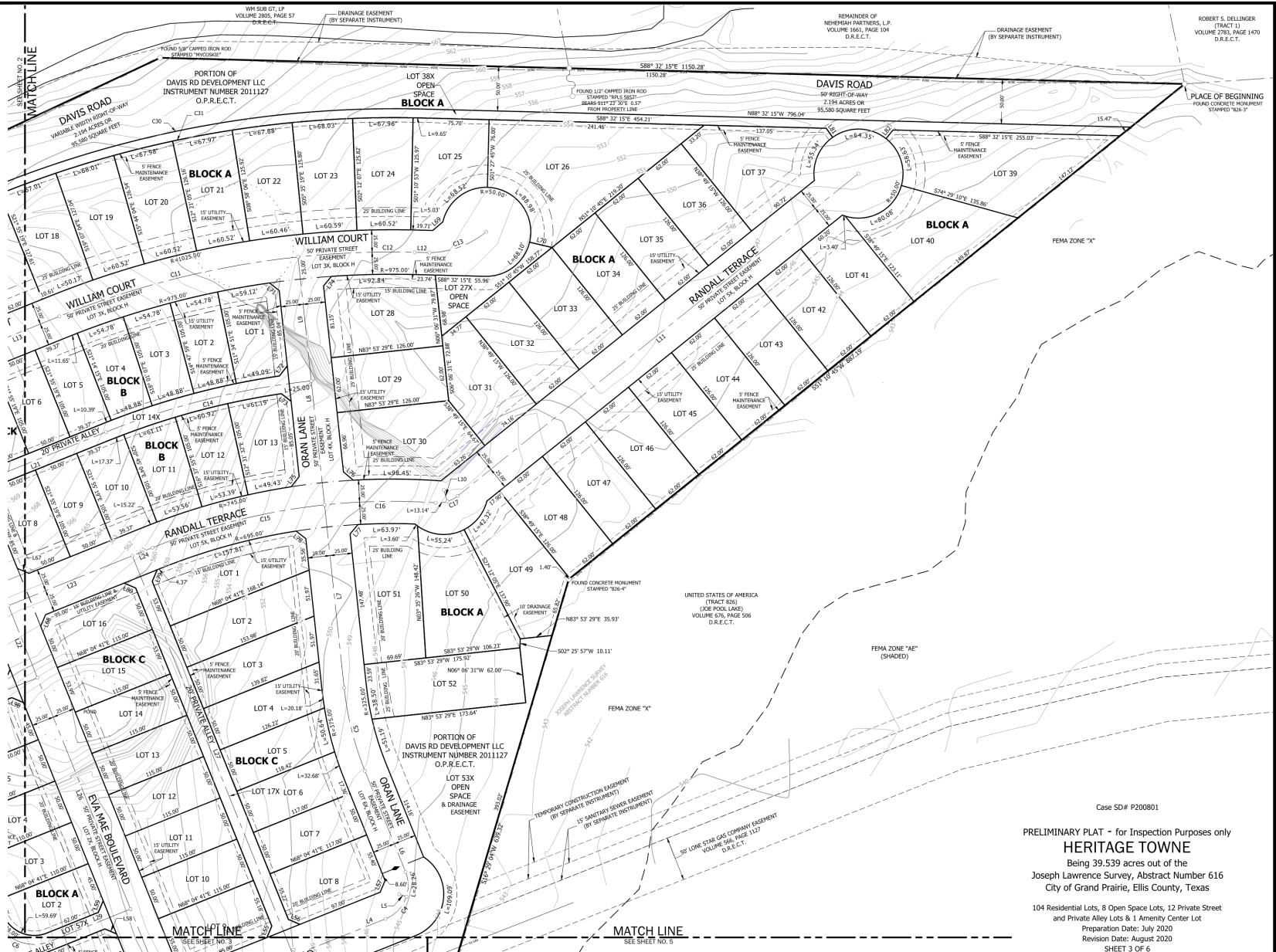
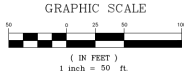
Case SD# P200801

PRELIMINARY PLAT - for Inspection Purposes only
HERITAGE TOWNE
Being 39.539 acres out of the
Joseph Lawrence Survey, Abstract Number 616
City of Grand Prairie, Ellis County, Texas

104 Residential Lots, 8 Open Space Lots, 12 Private Street
and Private Alley Lots & 1 Amenity Center Lot
Preparation Date: July 2020
Revision Date: August 2020
SHEET 2 OF 6

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
DAVIS RD DEVELOPMENT LLC
2935 SOUTH BELTLINE ROAD
GRAND PRAIRIE, TEXAS 75052



Case SD# P200801

PRELIMINARY PLAT - for Inspection Purposes only
HERITAGE TOWNE

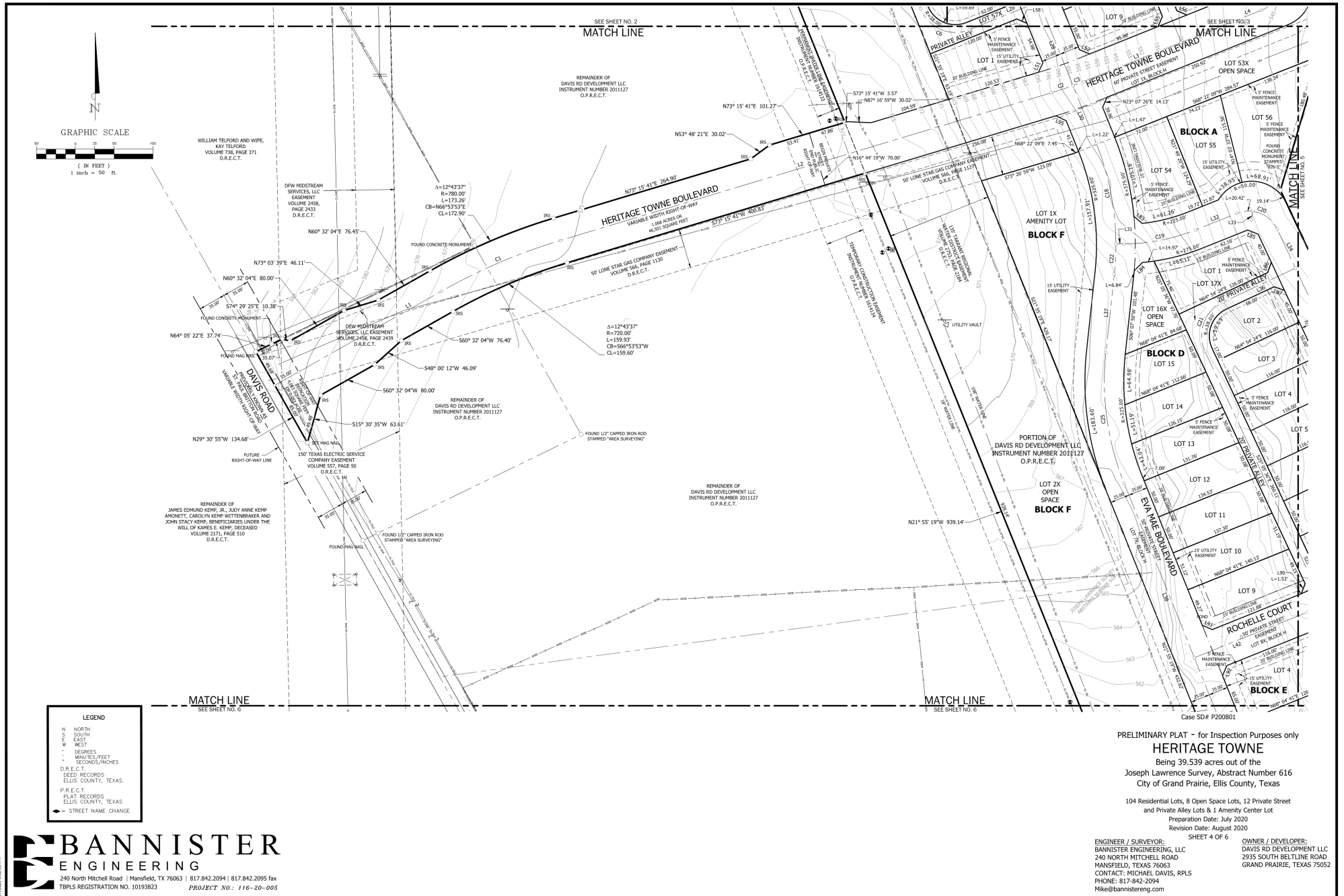
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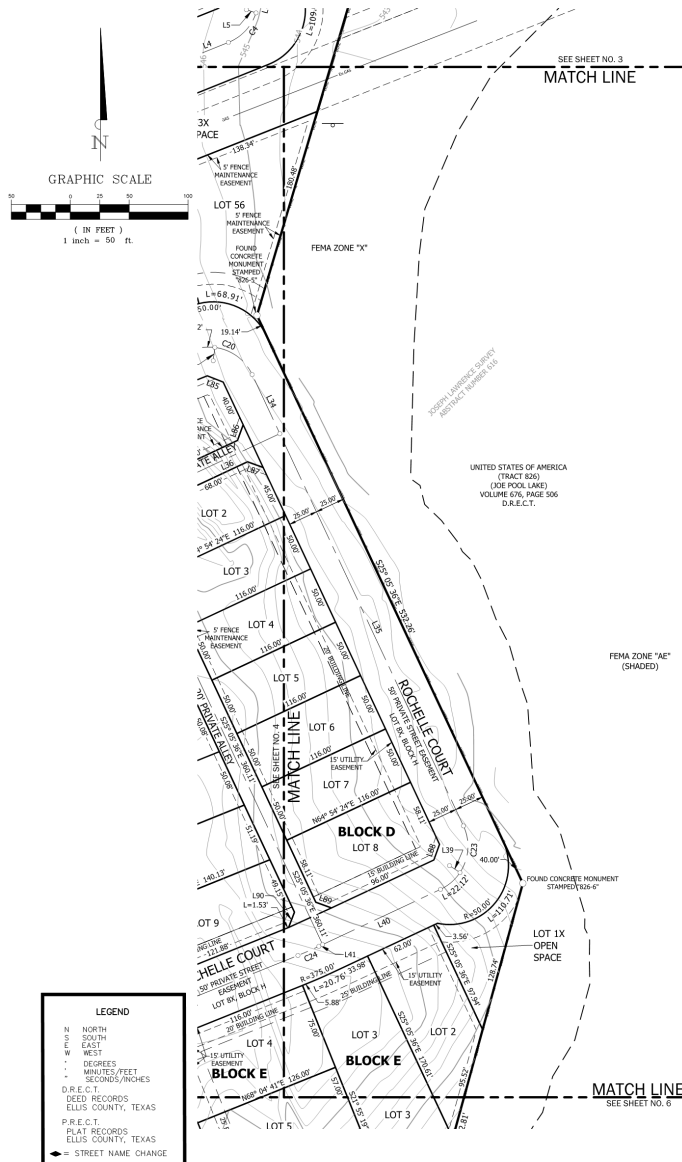
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GRAND PRAIRIE, TEXAS 75052

Exhibit B - Preliminary Plat
Page 4 of 6





BLOCK A			
Lot Area Table			
Parcel #	Square Feet	Acreage	Zoning
1	8881	0.204	SF-6
2	5690	0.131	SF-6
3	5500	0.126	SF-6
4	5500	0.126	SF-6
5	5500	0.126	SF-6
6	5934	0.136	SF-6
7	5934	0.136	SF-6
8	5500	0.126	SF-6
9	5500	0.126	SF-6
10	5500	0.126	SF-6
11	5500	0.126	SF-6
12	5500	0.126	SF-6
13	5438	0.125	SF-6
14	9579	0.220	SF-6
15	6863	0.158	SF-6
16	8128	0.187	SF-4
17	7881	0.181	SF-4
18	8136	0.187	SF-4
19	8148	0.187	SF-4
20	8118	0.186	SF-4
21	8097	0.186	SF-4
22	8076	0.185	SF-4
23	8090	0.186	SF-4
24	8087	0.186	SF-4
25	8704	0.200	SF-4
26	19563	0.449	SF-4
27 X	3802	0.087	N/A
28	10881	0.250	SF-4
29	7812	0.179	SF-4
30	11581	0.266	SF-4
31	8136	0.187	SF-4
32	7812	0.179	SF-4
33	7812	0.179	SF-4
34	7812	0.179	SF-4
35	7812	0.179	SF-4
36	7812	0.179	SF-4
37	11858	0.272	SF-4
38 X	16058	0.369	SF-4
39	16018	0.368	SF-4
40	11868	0.272	SF-4
41	7809	0.179	SF-4
42	7812	0.179	SF-4
43	7812	0.179	SF-4
44	7812	0.179	SF-4
45	7812	0.179	SF-4
46	7812	0.179	SF-4
47	7812	0.179	SF-4
48	7812	0.179	SF-4
49	10230	0.235	SF-4
50	11301	0.259	SF-4
51	11249	0.258	SF-4
52	10878	0.250	SF-4
53 X	41444	0.951	N/A
54	9518	0.219	SF-4
55	7904	0.181	SF-4
56	12336	0.283	SF-4
57 X	26783	0.615	N/A

BLOCK B			
Lot Area Table			
Parcel #	Square Feet	Acreage	Zoning
1	6631	0.152	SF-6
2	5442	0.125	SF-6
3	5442	0.125	SF-6
4	5442	0.125	SF-6
5	5291	0.121	SF-6
6	5250	0.121	SF-6
7	6200	0.142	SF-6
8	6200	0.142	SF-6
9	5250	0.121	SF-6
10	5845	0.134	SF-6
11	6020	0.138	SF-6
12	6001	0.138	SF-6
13	6758	0.155	SF-6
14 X	7454	0.171	N/A

BLOCK C			
Lot Area Table			
Parcel #	Square Feet	Acreage	Zoning
1	10072	0.231	SF-6
2	8053	0.185	SF-6
3	7345	0.169	SF-6
4	6640	0.152	SF-6
5	6087	0.140	SF-6
6	5865	0.135	SF-6
7	5850	0.134	SF-6
8	7541	0.173	SF-6
9	7386	0.170	SF-6
10	5750	0.132	SF-6
11	5750	0.132	SF-6
12	5750	0.132	SF-6
13	5750	0.132	SF-6
14	5750	0.132	SF-6
15	6209	0.143	SF-6
16 X	6800	0.156	SF-6
17 X	8784	0.202	N/A

BLOCK D			
Lot Area Table			
Parcel #	Square Feet	Acreage	Zoning
1	8751	0.201	SF-6
2	6020	0.138	SF-6
3	5800	0.133	SF-6
4	5800	0.133	SF-6
5	5800	0.133	SF-6
6	5800	0.133	SF-6
7	5800	0.133	SF-6
8	7801	0.179	SF-6
9	8302	0.891	SF-6
10	7091	0.163	SF-6
11	6796	0.156	SF-6
12	6657	0.153	SF-6
13	6478	0.149	SF-6
14	6004	0.138	SF-6
15	5990	0.138	SF-6
16 X	5505	0.126	N/A
17 X	10686	0.245	N/A

BLOCK E			
Lot Area Table			
Parcel #	Square Feet	Acreage	Zoning
1 X	3924	0.090	N/A
2	8325	0.191	SF-4
3	14241	0.327	SF-4
4	9400	0.216	SF-4
5	7182	0.165	SF-4
6	7619	0.175	SF-4
7	11525	0.265	SF-4
8	15114	0.347	SF-4
9	8979	0.206	SF-4

BLOCK F			
Lot Area Table			
Parcel #	Square Feet	Acreage	Zoning
1 X	27140	0.623	N/A
2 X	132485	3.041	N/A

BLOCK G			
Lot Area Table			
Parcel #	Square Feet	Acreage	Zoning
1 X	115955	2.662	N/A

BLOCK H			
Lot Area Table			
Parcel #	Square Feet	Acreage	Zoning
1 X	41901	0.962	N/A
2 X	37251	0.855	N/A
3 X	39282	0.902	N/A
4 X	11701	0.269	N/A
5 X	60235	1.383	N/A
6 X	19708	0.452	N/A
7 X	106087	2.435	N/A
8 X	49853	1.144	N/A

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2535 SOUTH BELL LINE ROAD
GRAND PRAIRIE, TEXAS 75052

Exhibit B - Preliminary Plat
Page 6 of 6

OWNER'S CERTIFICATE:

WHEREAS, **DAVIS RD DEVELOPMENT LLC** is the sole owner of that certain tract of land in the Joseph Lawrence Survey, Abstract Number 616, City of Grand Prairie, Ellis County, Texas, and being 39.539 acres (1,722.297 square feet) of land being a portion of that certain tract of land described in a Warranty Deed to Davis Rd Development LLC (hereinafter referred to as Davis Rd Development tract), Instrument Number 2011127, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.); said 39.539 acres (1,722.297 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a concrete monument stamped "626-3" found for the Northeastly corner of said Davis Rd Development tract, same being the most Northwestly corner of that certain tract of land described as General Warranty Deed to the United States of America (hereinafter referred to as USA tract), as recorded in Volume 676, Page 506, Deed Records, Ellis County, Texas (D.R.E.C.T.);

THENCE with the common line between said Davis Rd Development tract and said USA tract for the following 4 courses:

1. South 51 degrees 10 minutes 45 seconds West, a distance of 887.19 feet to a concrete monument stamped "626-4" found for corner;
2. South 14 degrees 29 minutes 04 seconds West, a distance of 639.31 feet to a concrete monument stamped "626-5" found for corner;
3. South 25 degrees 05 minutes 36 seconds East, a distance of 532.26 feet to a concrete monument stamped "626-3" found for corner;
4. South 15 degrees 22 minutes 38 seconds West, a distance of 472.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE crossing said Davis Rd Development tract for the following 8 courses:

1. South 53 degrees 45 minutes 06 seconds West, departing the Westerly line of said USA tract, a distance of 98.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
2. North 45 degrees 24 minutes 55 seconds West, a distance of 136.15 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 22 degrees 06 minutes 23 seconds West, a distance of 12.52 feet;
3. Southerly with said non-tangent curve to the left, having a radius of 55.00 feet, through a central angle of 13 degrees 04 minutes 00 seconds, for an arc distance of 12.54 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
4. South 15 degrees 34 minutes 23 seconds West, a distance of 310.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears South 30 degrees 56 minutes 41 seconds West, a distance of 227.97 feet;
5. Southwesterly with said curve to the right having a radius of 430.00 feet, through a central angle of 30 degrees 44 minutes 36 seconds, for an arc distance of 230.73 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
6. South 46 degrees 18 minutes 59 seconds West, a distance of 54.57 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears South 52 degrees 47 minutes 07 seconds West, a distance of 119.42 feet;
7. Southwesterly with said curve to the right having a radius of 530.00 feet, through a central angle of 12 degrees 16 minutes 16 seconds, for an arc distance of 119.68 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
8. South 15 degrees 23 minutes 23 seconds West, a distance of 28.38 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the Southwesterly line of said Davis Rd Development tract, same being the existing Northeastly right-of-way line of State Highway 287 (variable width right-of-way), as recorded in Volume 1484, Page 675, D.R.E.C.T., same also being the beginning of a non-tangent curve to the right, whose long chord bears North 29 degrees 27 minutes 37 seconds West, a distance of 1.78 feet;

THENCE Northeastly, with the common line between said Davis Rd Development tract and the existing Northeastly right-of-way line of State Highway 287, with said non-tangent curve to the right having a radius of 670.00 feet, through a central angle of 00 degrees 09 minutes 08 seconds, for an arc distance of 1.78 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 29 degrees 23 minutes 03 seconds West, a distance of 98.22 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE crossing said Davis Rd Development tract for the following 15 courses:

1. South 74 degrees 36 minutes 03 seconds East, departing the existing Northeastly right-of-way line of State Highway 287, a distance of 28.38 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears North 52 degrees 41 minutes 54 seconds East, a distance of 104.49 feet;
2. Northeastly with said non-tangent curve to the left having a radius of 470.00 feet, through a central angle of 12 degrees 45 minutes 50 seconds, for an arc distance of 104.70 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
3. North 46 degrees 18 minutes 59 seconds East, a distance of 54.57 feet to the beginning of a curve to the left, whose long chord bears North 30 degrees 56 minutes 41 seconds East, a distance of 136.16 feet;
4. Northeastly with said curve to the left having a radius of 370.00 feet, through a central angle of 30 degrees 44 minutes 36 seconds, for an arc distance of 198.53 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
5. North 07 degrees 58 minutes 42 seconds East, a distance of 75.66 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
6. North 07 degrees 58 minutes 42 seconds East, a distance of 176.92 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
7. North 15 degrees 34 minutes 23 seconds East, a distance of 51.19 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears North 36 degrees 13 minutes 34 seconds East, a distance of 81.12 feet;
8. Northeastly with said curve to the right having a radius of 115.00 feet, through a central angle of 41 degrees 18 minutes 22 seconds, for an arc distance of 82.91 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
9. North 21 degrees 55 minutes 19 seconds West, a distance of 509.34 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
10. South 73 degrees 15 minutes 41 seconds West, a distance of 400.83 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 66 degrees 53 minutes 53 seconds West, a distance of 159.60 feet;
11. Southwesterly with said curve to the left having a radius of 720.00 feet, through a central angle of 12 degrees 43 minutes 37 seconds, for an arc distance of 159.93 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
12. South 60 degrees 32 minutes 04 seconds West, a distance of 76.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
13. South 48 degrees 00 minutes 12 seconds West, a distance of 46.09 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
14. South 60 degrees 32 minutes 04 seconds West, a distance of 80.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
15. South 15 degrees 30 minutes 35 seconds West, a distance of 63.61 feet to a mag nail set for corner in the Southwesterly line of said Davis Rd Development tract, same being in Davis Road, previously known as St. Paul Bottom Road (variable width right-of-way);

THENCE North 29 degrees 30 minutes 55 seconds West with the Southwesterly line of said Davis Rd Development tract and with said Davis Road, a distance of 134.68 feet to a mag nail found for the most Westerly Northwest corner of said Davis Rd Development tract, same being the Southwesterly corner of that certain tract of land described in a deed to William Telford, and wife, Kay Telford (hereinafter referred to as Telford tract), as recorded in Volume 738, Page 371, D.R.E.C.T.;

THENCE North 04 degrees 05 minutes 22 seconds East, departing Davis Road, with the common line between said Davis Rd Development tract and said Telford tract, same being a distance of 22.05 feet, a concrete monument found and continue with said course and the common line between said Davis Rd Development tract and said Telford tract for a total distance of 37.74 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

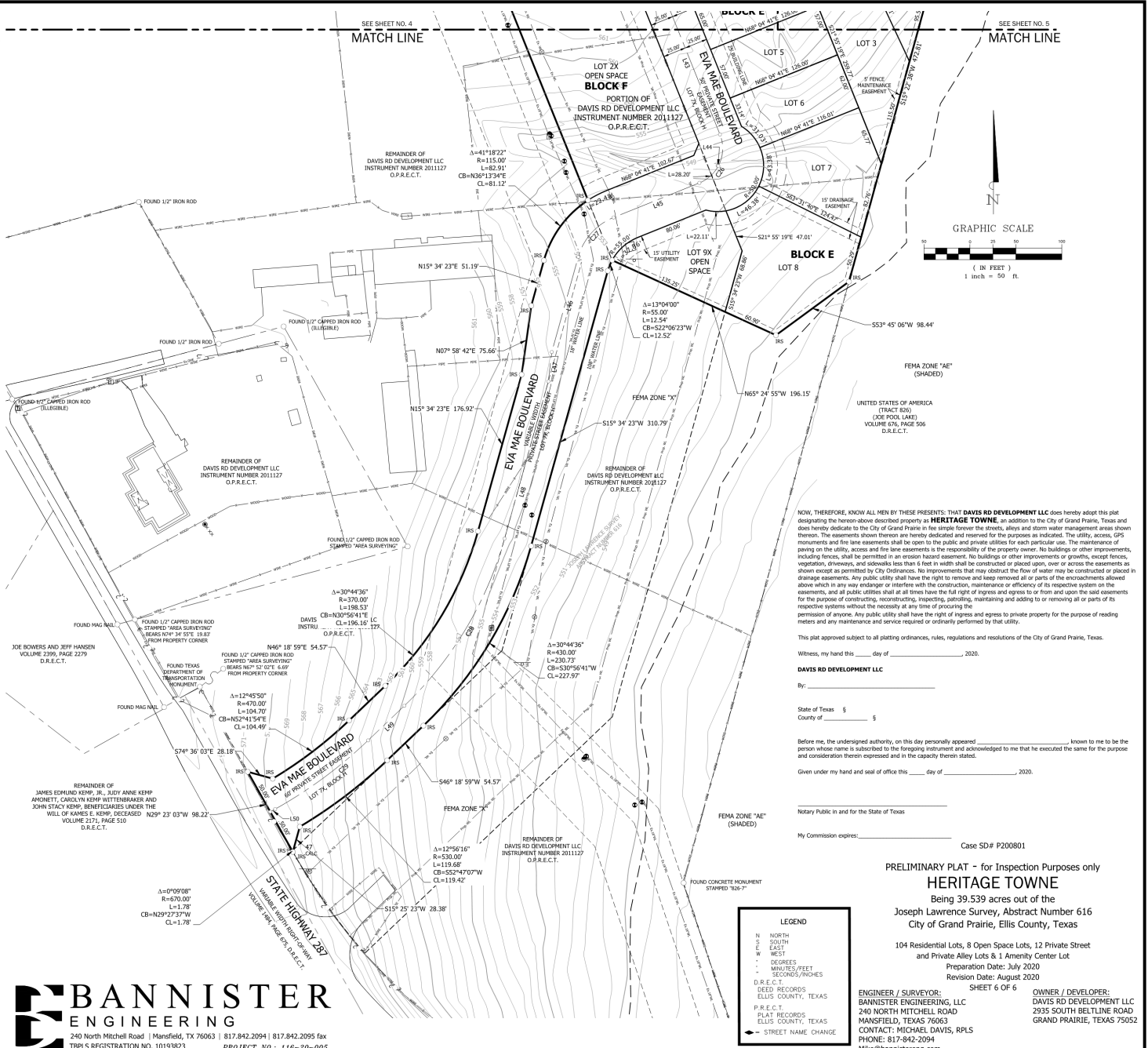
THENCE crossing said Davis Rd Development tract for the following 9 courses:

1. South 74 degrees 29 minutes 25 seconds East, departing the Southeastly line of said Telford tract, a distance of 10.39 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
2. North 60 degrees 32 minutes 04 seconds East, a distance of 80.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
3. North 73 degrees 03 minutes 39 seconds East, a distance of 46.11 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
4. North 60 degrees 32 minutes 04 seconds East, a distance of 76.45 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears North 66 degrees 53 minutes 53 seconds East, a distance of 172.90 feet;
5. Northeastly with said curve to the right having a radius of 780.00 feet, through a central angle of 12 degrees 43 minutes 37 seconds, for an arc distance of 172.26 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
6. North 73 degrees 15 minutes 41 seconds East, a distance of 264.90 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
7. North 53 degrees 48 minutes 21 seconds East, a distance of 30.02 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
8. North 73 degrees 15 minutes 41 seconds East, a distance of 101.27 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
9. North 21 degrees 55 minutes 19 seconds West, a distance of 886.62 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner in the Northeastly line of said Davis Rd Development tract, same being a Southerly line of that certain tract of land described in a Special Warranty Deed to Wm Sub GT, LP (hereinafter referred to as Wm Sub GT tract), as recorded in Volume 2805, Page 57, D.R.E.C.T.;

THENCE North 04 degrees 23 minutes 15 seconds East with the common line between said Davis Rd Development tract and said Wm Sub GT tract, a distance of 96.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 64 degrees 53 minutes 00 seconds East, continue with the common line between said Davis Rd Development tract and said Wm Sub GT tract, a distance of 581.99 feet to a five-eighths inch iron rod with plastic cap stamped "HYC08KIE" found for corner;

THENCE South 88 degrees 32 minutes 15 seconds East, continue with the common line between said Davis Rd Development tract and said Wm Sub GT tract, same being a distance of 459.30 feet, the Southeastly corner of said Wm Sub GT tract, same being the Southwesterly corner of that certain tract of land described in a Special Warranty Deed to Nehemiah Partners, LP, (hereinafter referred to as Nehemiah tract), as recorded in Volume 1464, Page 104, D.R.E.C.T., from which a one-half inch capped iron rod found in said Nehemiah tract, same being a Southerly line of that certain tract of land described in a Special Warranty Deed to Wm Sub GT, LP (hereinafter referred to as Wm Sub GT tract), as recorded in Volume 2805, Page 57, D.R.E.C.T., and continuing a calculated area of 39.539 acres (1,722,297 square feet) of land.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT **DAVIS RD DEVELOPMENT LLC** does hereby adopt this plat designating the herein-above described property as **HERITAGE TOWNE**, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire line easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveway, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness, my hand this ____ day of _____, 2020.

DAVIS RD DEVELOPMENT LLC

By: _____

State of Texas § _____

County of _____ § _____

Before me, the undersigned authority, 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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission expires: _____

Case SD# P200801

PRELIMINARY PLAT - for Inspection Purposes only

HERITAGE TOWNE

Being 39.539 acres out of the

Joseph Lawrence Survey, Abstract Number 616

City of Grand Prairie, Ellis County, Texas

104 Residential Lots, 8 Open Space Lots, 12 Private Street

and Private Alley Lots & 1 Amenity Center Lot

Preparation Date: July 2020

Revision Date: August 2020

SHEET 6 OF 6

ENGINEER / SURVEYOR:

BANNISTER ENGINEERING, LLC

240 NORTH MITCHELL ROAD

MANSFIELD, TEXAS 76063

CONTACT: MICHAEL DAVIS, RPLS

PHONE: 817-942-2094

Mike@bannistereng.com

OWNER / DEVELOPER:

DAVIS RD DEVELOPMENT LLC

2935 SOUTH BELTLINE ROAD

GRAND PRAIRIE, TEXAS 75052

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823
PROJECT NO.: 116-20-005



Legislation Details (With Text)

File #: 20-10282 **Version:** 1 **Name:** P200802 - Final Plat - Mira Lagos East Commercial Addition, Lot 33, Block D
Type: Agenda Item **Status:** Consent Agenda
File created: 8/18/2020 **In control:** Planning and Zoning Commission
On agenda: 8/24/2020 **Final action:**
Title: P200802 - Final Plat - Mira Lagos East Commercial Addition, Lot 33, Block D (City Council District 4). A Final Plat to create Lot 33, Block D out of 1 acre from the BBB & C RR Survey. Tracts 2.7, and 4.1, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lake Ridge Parkway Overlay, generally located west of Lake Ridge Parkway and south of England.

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Final Plat.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

P200802 - Final Plat - Mira Lagos East Commercial Addition, Lot 33, Block D (City Council District 4). A Final Plat to create Lot 33, Block D out of 1 acre from the BBB & C RR Survey. Tracts 2.7, and 4.1, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lake Ridge Parkway Overlay, generally located west of Lake Ridge Parkway and south of England.

Presenter

Jonathan Tooley, Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat for Mira Lagos East Retail Addition, Lot 33, Block D. Tracts 2.7, and 4.1, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lakeridge Parkway Overlay, generally located west of Lake Ridge Parkway and south of England Parkway.

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create one lot of 1 acre to facilitate future retail development at this location.

ADJACENT LAND USES AND ACCESS:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-298A	Undeveloped
South	PD-365	Single-Family Townhomes
West	PD-365	Single-Family Townhomes
East	PD-298A	Undeveloped

HISTORY:

- December 04, 2017: The Planning and Zoning Commission approved a Preliminary Plat for Mira Lagos Townhomes North which included the Retail lots (Case Number P171204).

PLAT FEATURES:

The Final Plat depicts existing utility easements and establishes utility and wall maintenance easements.

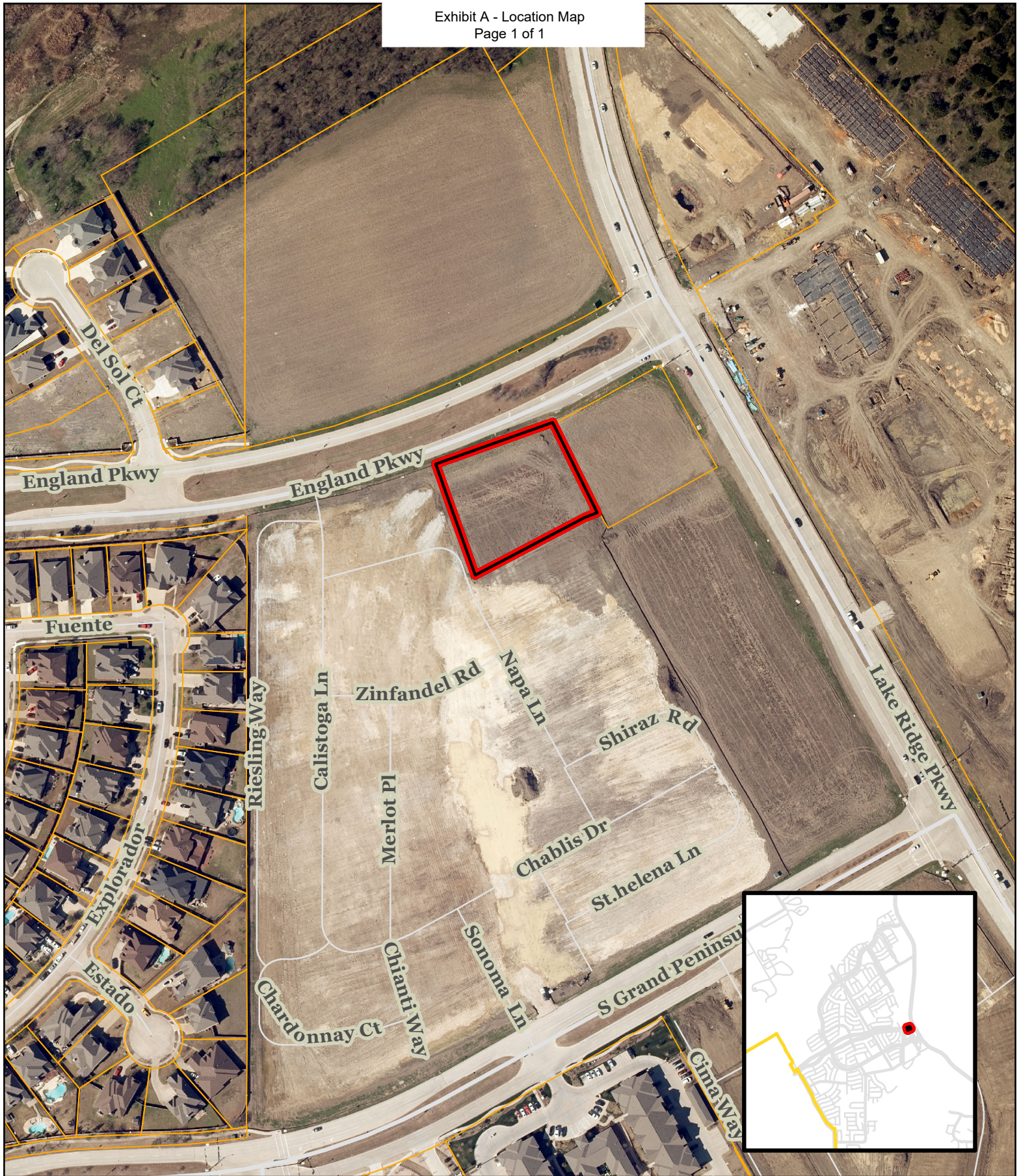
The property is zoned PD-365 for General Retail uses. The following table summarizes the density and dimensional requirements. The Final Plat meets these requirements.

Table 2: Summary of Requirements

Standard	Required	Provided
Min. Lot Area (Sq. Ft.)	5,000	43,560
Min. Lot Width (Ft.)	50	209
Min. Lot Depth (Ft.)	100	178
Front Setback (Ft.)	25	25

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



OPRDCT DAT



Legislation Details (With Text)

File #:	20-10283	Version:	1	Name:	P200803 - Final Plat - Lake Ridge - Grand Peninsula Addition, Lot 1, Block 1
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	8/18/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	8/24/2020	Final action:		Final action:	
Title:	P200803 - Final Plat - Lake Ridge - Grand Peninsula Addition, Lot 1, Block 1 (City Council District 4). A Final Plat to create Lot 1, Block 1 out of 3.545 acres from the BBB & C RR Survey. Tracts 2.3, and 3, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lake Ridge Parkway Overlay, generally located west of Lake Ridge Parkway and north of S. Grand.				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Final Plat.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

P200803 - Final Plat - Lake Ridge - Grand Peninsula Addition, Lot 1, Block 1 (City Council District 4). A Final Plat to create Lot 1, Block 1 out of 3.545 acres from the BBB & C RR Survey. Tracts 2.3, and 3, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lake Ridge Parkway Overlay, generally located west of Lake Ridge Parkway and north of S. Grand.

Presenter

Jonathan Tooley, Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat for Lake Ridge - Grand Peninsula Addition, Lot 1, Block 1. Tracts 2.3, and 3, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lakeridge Parkway Overlay, generally located west of Lake Ridge Parkway and north of S. Grand Peninsula Drive.

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create one lot of 3.55 acres to facilitate future retail development at this location.

ADJACENT LAND USES AND ACCESS:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-298A	Undeveloped
South	PD-365	Single-Family Townhomes
West	PD-365	Single-Family Townhomes
East	PD-297C	Multi-Family Development

HISTORY:

- December 04, 2017: The Planning and Zoning Commission approved a Preliminary Plat for Mira Lagos Townhomes North which included the Retail lots (Case Number P171204).

PLAT FEATURES:

The Final Plat depicts existing utility easements and establishes utility and wall maintenance easements.

The property is zoned PD-365 for General Retail uses. The following table summarizes the density and dimensional requirements. The Final Plat meets these requirements.

Table 2: Summary of Requirements

Standard	Required	Provided
Min. Lot Area (Sq. Ft.)	5,000	154,426
Min. Lot Width (Ft.)	50	233
Min. Lot Depth (Ft.)	100	647
Front Setback (Ft.)	25	25

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



CASE LOCATION MAP

Case Number P200803

Lake Ridge - Grand Peninsula Addition
Lot 1, Block 1



City of Grand Prairie
Development Services

(972) 237-8255

www.gptx.org



Legislation Details (With Text)

File #: 20-10285 **Version:** 1 **Name:** P200401 - Final Plat - Greenway Trails Phase 4
Type: Agenda Item **Status:** Consent Agenda
File created: 8/18/2020 **In control:** Planning and Zoning Commission
On agenda: 8/24/2020 **Final action:**
Title: P200401 - Final Plat - Greenway Trails Phase 4 (City Council District 6). Final Plat for Greenway Trails Phase 4, creating 131 residential lots and three non-residential lots on 62.129 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322 and generally located north of US-287, east of SH-360, and west of FM-661.

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Phase 4 Overview.pdf](#)
[Exhibit C - Final Plat.pdf](#)
[Exhibit D - Infrastructure Connection.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

P200401 - Final Plat - Greenway Trails Phase 4 (City Council District 6). Final Plat for Greenway Trails Phase 4, creating 131 residential lots and three non-residential lots on 62.129 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322 and generally located north of US-287, east of SH-360, and west of FM-661.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat for Greenway Trails Phase 4, creating 131 residential lots and three non-residential lots on 62.129 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322A and generally located north of US-287, east of SH-360, and west of FM-661.

ADJACENT LAND USE:

The following table summarizes the zoning designation and land use of surrounding properties.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	City of Mansfield	Undeveloped/Gas Well
South	PD-399 for Mixed Use	Undeveloped/Gas Well
West	PD-322 for Mixed Use	Undeveloped/Gas Well
East	Agriculture (A) District	Undeveloped; FM 661

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create 131 residential lots and three non-residential lots to facilitate single-family development.

HISTORY:

- August 8, 2006: City Council approved PD-322 (Z060601/CPA060601), zoning 384.27 acres for single-family residential, including TND (Traditional Neighborhood Development) and mixed use regional/employment center uses.
- 2007-2008: Multiple gas wells were permitted in and around the property which impacted the potential layout of residential lots within PD-322: Merrill 1H & 2H, permitted 2007; and Orr Unit 1H-4H, permitted 2008.
- August 30, 2016: Planning and Zoning Commission approved a Preliminary Plat (P160301) for Greenway Trails, including a preliminary layout for 5 residential phases and depicting 135' Tarrant Regional Water District (TRWD) pipeline easement cutting through majority of TND portion of original PD.
- 2016-2019: TRWD constructs water line through majority of TND portion of original PD.
- April 1, 2019: Planning and Zoning Commission approved a Final Plat (Case Number P181102) for Greenway Trails, Ph. 1 consisting of 98 residential lots and 4 non-residential lots.
- March 3, 2020: City Council approved an amendment to PD-322 (Case Number Z060601A), removing the TND elements from Phase 5.
- August 10, 2020: Planning and Zoning Commission approved a Final Plat for Phase 2 (Case Number P190101).
- August 10, 2020: Planning and Zoning Commission approved a Final Plat for Phase 3 (Case Number P200302).

DEVELOPMENT CHARACTERISTICS:

Phase 4 depicts 131 residential lots developed under the Type 1 and Type 2 zoning schemes detailed in PD-322A. The required lot dimensions are outlined in the following table:

Table 2: Development Standards

Type 1	Type 2
--------	--------

Number of Lots	88	43
Min. Lot Area (sq. ft.)	9,000	7,800
Min. Lot Width (ft.)	75	65
Min. Lot Depth (ft.)	120	120
Min House Size (sq. ft.)	2,000	1,800; 2,000
Min Front Setback (ft.)	25	25

The developer has established the required Public Improvement District (PID) for this development. Engineering plans are currently under review.

The TRWD easement cuts through the Greenway Trails development and the adjacent property to the northwest. Page five of Exhibit C - Final Plat shows the portion of the easement included in Phase 4. TRWD limits the number of times rights-of-way can cross the easement. Due to this constraint, and in order to facilitate the development of land surrounding the easement, Staff is recommending a condition that the developer of Greenway Trails provide a point of access to infrastructure (right-of-way, water, and wastewater) for the property to the northwest. Staff has identified two possible points - Lot 30 and Lot 25, Block 15 - for the developer to consider. Exhibit D - Infrastructure Connection illustrates the possible connections.

RECOMMENDATION:

The Development Review Committee recommends approval with the following conditions:

1. Prior to submitting the plat for City signatures, the developer shall revise the plat to create a point of access to the northwest property. The revised plat shall depict the necessary right-of-way dedication, utility easements, and wall maintenance easements; and
2. Landscaping and screening wall plans shall be submitted and approved by staff prior to filing of the plat.

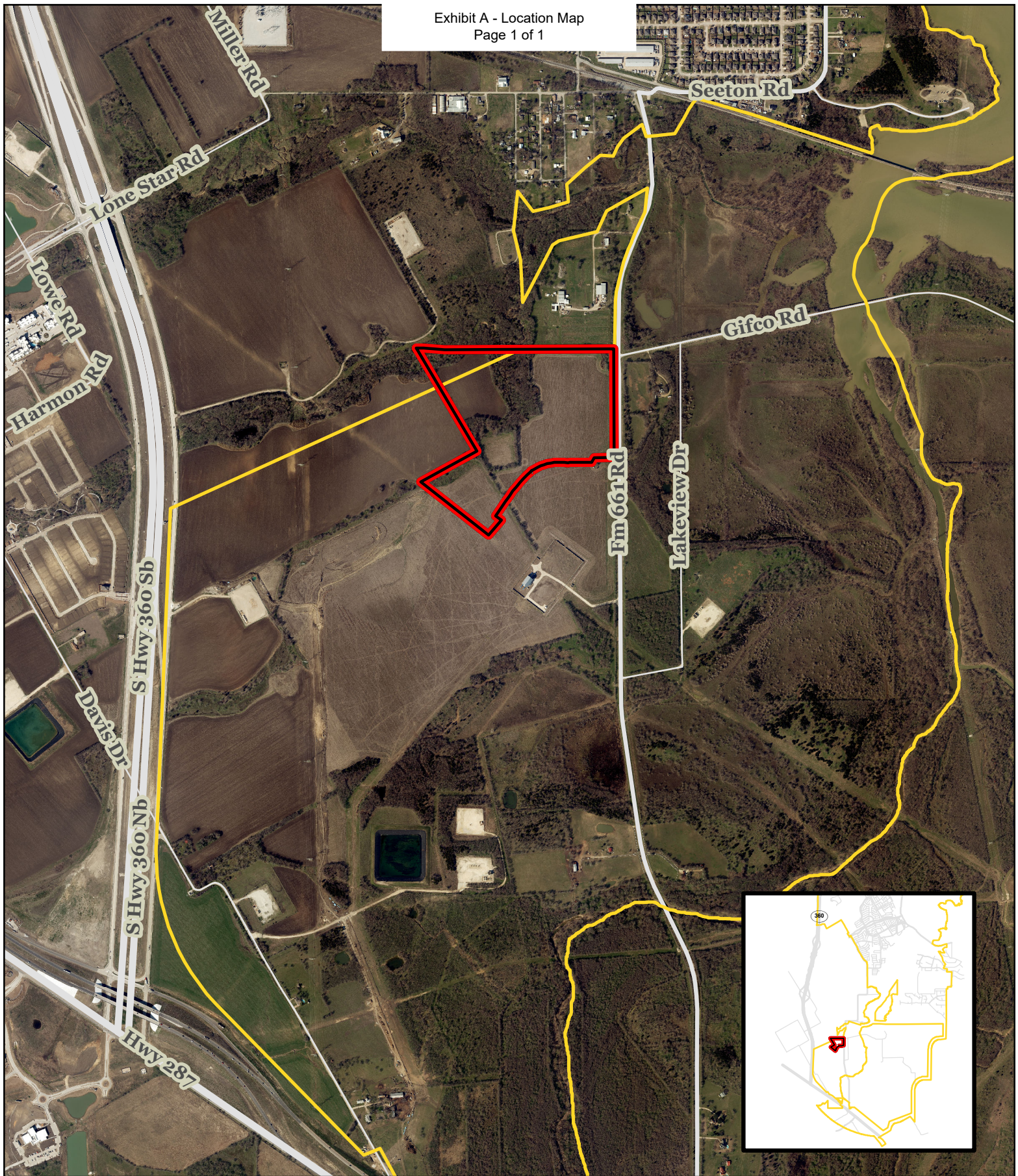
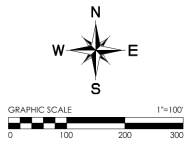
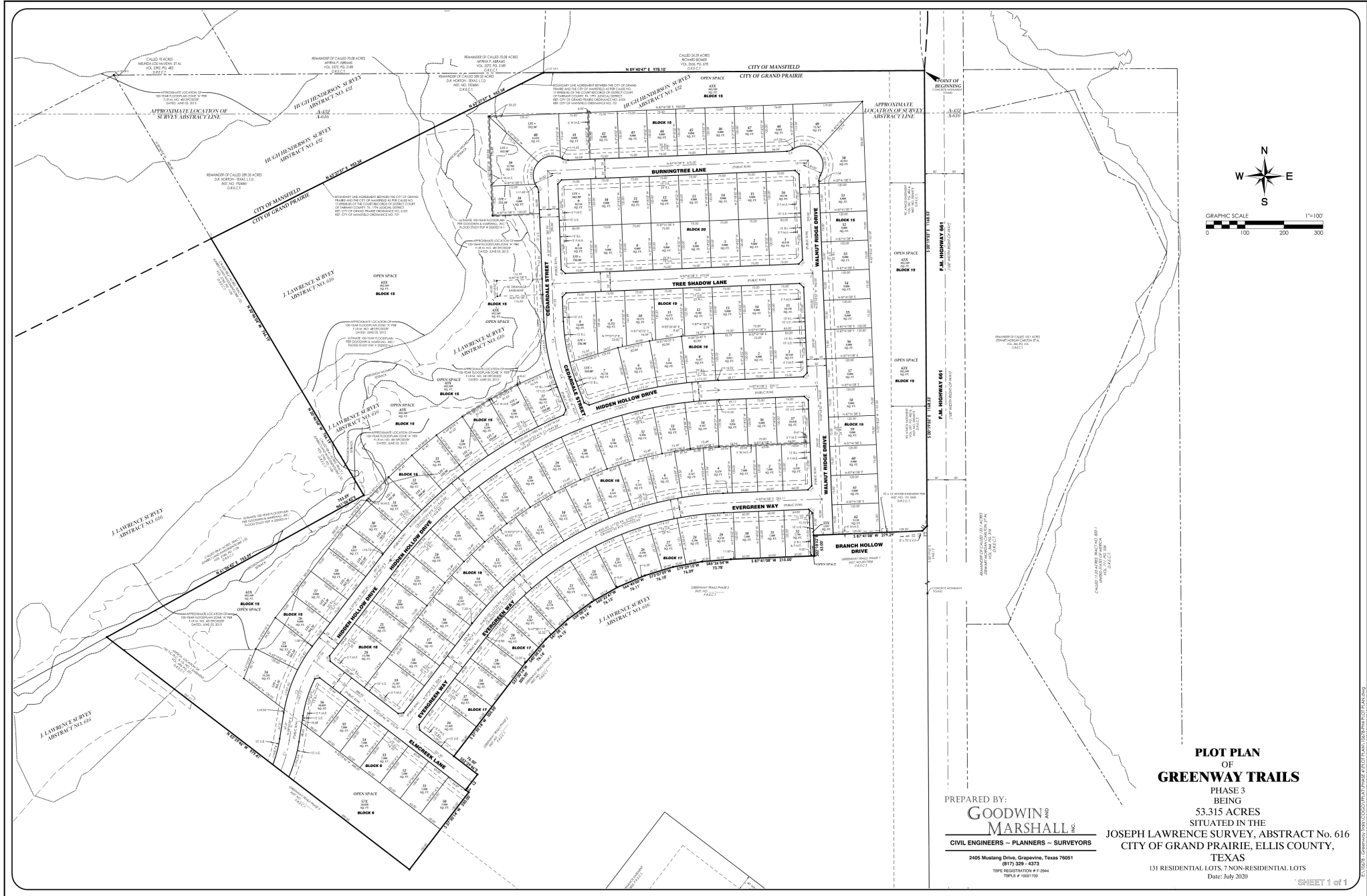


Exhibit B - Phase 4 Overview
Page 1 of 1



**PLOT PLAN
OF
GREENWAY TRAILS**

PHASE 3

BEING

53.315 ACRES

SITUATED IN THE

JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616

CITY OF GRAND PRAIRIE, ELLIS COUNTY,

TEXAS

131 RESIDENTIAL LOTS, 7 NON-RESIDENTIAL LOTS

Date: July 2020

PREPARED BY:
GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TYPE REGISTRATION # P-2844
TSPS # 1602700

"SHEET 1 of 1"

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **D.R. Horton - Texas, Ltd.**, does hereby adopt this plat designating the hereon above described property as **GREENWAY TRAILS PHASE 4** on addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 4 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

D.R. HORTON - TEXAS, LTD., a Texas Limited Partnership

BY: D.R. Horton, Inc.,
a Delaware Corporation,
its Authorized Agent

By: _____
Ben Clark, Assistant Vice President

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Ben Clark, Assistant Vice President of D.R. Horton, Inc., a Delaware corporation, the authorized agent of D.R. Horton - Texas, Ltd., a Texas limited partnership, 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.

Given under my hand and seal of office this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATION

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the 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.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Goodwin & Marshall, INC.,
2405 Mustang Drive
Grapevine, TX 76051
Metro (817) 329-4373

State of Texas:
County of Tarrant:

BEFORE ME, the undersigned, a Notary Public in said County and State, on this day personally appeared John N. Rogers, 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 purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission expires: _____

NOTES

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202, derived from GPS observation. The coordinates in this project are located in the Texas state plane coordinate system at the surface location. The combined scale factor for this site is 0.99989017. This factor is to be applied to any surface coordinate or distance values in order to reduce said values to state plane grid values. To bring in data that is on state plane grid into this project, scale the data from [0,0] by the reciprocal scale factor of 1.000109842.

2. According to the Flood Insurance Rate Map (FIRM) panels 48139C0025F, effective June 3, 2013, this survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain; Zone "A", being defined as areas with no Base Flood Elevations determined.

3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.

4. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

5. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

6. Per zoning ordinance no. 7445, a 25-foot front yard building setback is required for residential lots developed with front entry (street facing) garages. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non front entry (j-swing / side swing type) garages.

7. Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (H.O.A.).

8. Lot 57X, Block 6, Lot 63X, Block 15, Lot 33X, Block 17, are private HOA/Developer owned and maintained open space lots.

9. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention basin or underground detention facility and associated drainage easements, hereinafter referred to as "improvement," to be developed, constructed or used by Owner or his successors, assigns or heirs. Owner shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "improvement," including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land. It is expressly contemplated that the Owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the "improvement." It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said "improvement." Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land.

10. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance or use of any stormwater management facility to be developed, constructed or used by the owner of his successor, assigns or heirs in interest. The owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the stormwater management facility. It is also expressly contemplated that the owner shall impose these obligations and responsibilities upon any successor, assigns or heirs in interest. Home Owners Association (HOA), or Public Improvement District (PID) the full obligation and responsibility of maintaining and operating said stormwater management facility.

ELLIS COUNTY RECORDING:

PLAT RECORDED AS INSTRUMENT NO. _____

DRAWER _____ AND SLIDE _____

DATE _____, 20__.

NOTE:

MAINTENANCE OF RETAINING WALLS THAT SIT BETWEEN LOTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ON THE HIGH SIDE.

OWNER/DEVELOPER:

D.R. HORTON
America's Builder

6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800

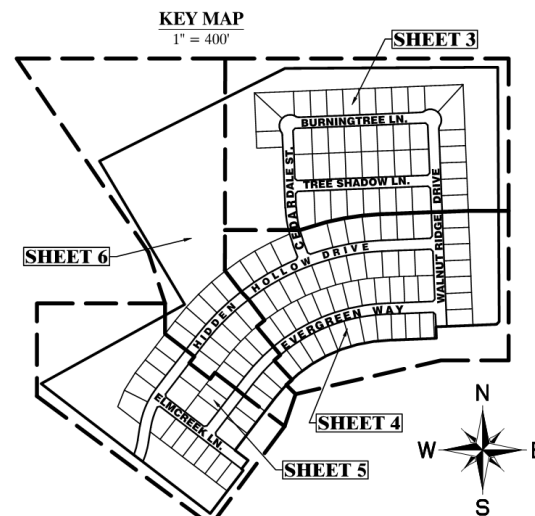
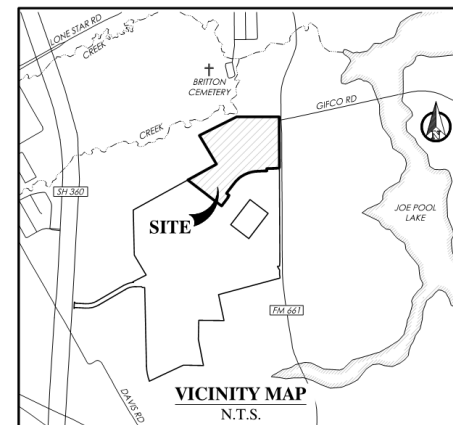
PREPARED BY:

**GOODWIN &
MARSHALL** INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TYPE REGISTRATION # F-2944
TBPLS # 10021700

CASE NO. P200401



FINAL PLAT
OF
GREENWAY TRAILS
PHASE 4

BEING
56.798 ACRES
SITUATED IN THE
HUGH HENDERSON SURVEY, ABSTRACT No. 432
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

131 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS

Date: July 2020

SHEET 1 of 6

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Hugh Henderson Survey, Abstract No. 432, the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, being part of that certain called 289.33 net acre tract described in a deed to D.R. Horton - Texas, Ltd. recorded in instrument No. 1924841 of the Deed Records of Ellis County, Texas (DIRECT), and being more completely described as follows, to-wit:

BEGINNING at a concrete monument found for the Northeast corner of said 289.33 acre tract, the Southeast corner of called 24.29 acre tract described in a deed to Richard Bomer recorded in Volume 2656, Page 678 (DIRECT) and being in the West right-of-way line of Farm-to-Market Highway No. 661 (100' right-of-way width), from which a concrete monument found in said West right-of-way line bears South 0 deg. 19 min. 55 sec. East - 3330.65 feet;

THENCE South 00 deg. 19 min. 55 sec. East, along the East line of said 289.33 acre tract and said West right-of-way line, a distance of 1,168.53 feet to a 1/2" capped iron rod set;

THENCE South 43 deg. 40 min. 36 sec. West departing said East line and West right-of-way line, a distance of 17.25 feet to a 1/2" capped iron rod set;

THENCE South 87 deg. 41 min. 08 sec. West, a distance of 279.29 feet to a 1/2" capped iron rod set;

THENCE South 02 deg. 18 min. 52 sec. East, a distance of 53.00 feet to a 1/2" capped iron rod set;

THENCE South 87 deg. 41 min. 08 sec. West, a distance of 215.00 feet to a 1/2" capped iron rod set;

THENCE South 85 deg. 26 min. 54 sec. West, a distance of 73.78 feet to a 1/2" capped iron rod set;

THENCE South 79 deg. 29 min. 15 sec. West, a distance of 76.09 feet to a 1/2" capped iron rod set;

THENCE South 73 deg. 07 min. 09 sec. West, a distance of 76.10 feet to a 1/2" capped iron rod set;

THENCE South 66 deg. 45 min. 00 sec. West, a distance of 76.11 feet to a 1/2" capped iron rod set;

THENCE South 60 deg. 22 min. 47 sec. West, a distance of 76.13 feet to a 1/2" capped iron rod set;

THENCE South 54 deg. 00 min. 31 sec. West, a distance of 76.14 feet to a 1/2" capped iron rod set;

THENCE South 47 deg. 38 min. 11 sec. West, a distance of 76.15 feet to a 1/2" capped iron rod set;

THENCE South 40 deg. 58 min. 53 sec. West, a distance of 76.14 feet to a 1/2" capped iron rod set;

THENCE South 37 deg. 30 min. 14 sec. West, a distance of 305.50 feet to a 1/2" capped iron rod set;

THENCE South 52 deg. 29 min. 46 sec. East, a distance of 76.50 feet to a 1/2" capped iron rod set;

THENCE South 37 deg. 30 min. 14 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 52 deg. 29 min. 46 sec. East, a distance of 10.13 feet to a 1/2" capped iron rod set;

THENCE South 37 deg. 30 min. 14 sec. West, a distance of 250.00 feet to a 1/2" capped iron rod set;

THENCE North 52 deg. 29 min. 46 sec. West, a distance of 979.41 feet to a 1/2" capped iron rod set in the Northwest line of said 289.33 acre tract and being in the Southeast line of a called 98.41 acre tract described as Tract 1 in a deed to Sunbelt Land Investments/360, Ltd. Recorded in Volume 2746, Page 1136 (DIRECT);

THENCE North 61 deg. 06 min. 42 sec. East along said Northwest and Southeast lines, a distance of 753.59 feet to a 1/2" capped iron rod found for the Southeast corner of said 98.41 acre tract and an ell corner of said 289.33 acre tract;

THENCE North 30 deg. 46 min. 04 sec. West along the Southwest line of said 289.33 acre tract and the Northeast line of said 98.41 acre tract, a distance of 766.19 feet to a 1/2" capped iron rod set in the common boundary line between the City of Grand Prairie and the City of Mansfield described in Cause No. 17-89808-85 of the Court Records of District Court of Tarrant County, Texas, 17th Judicial District, from which a 1/2" capped iron rod found in the South line of a called 70 acre tract described in a deed to Melinda Lou McVeon, et al recorded in Volume 2392, Page 483 (DIRECT), being the most northerly Northwest corner of said 289.33 acre tract and the Northeast corner of said 98.41 acre tract bears North 30 deg. 46 min. 04 sec. West - 488.48 feet;

THENCE North 63 deg. 27 min. 57 sec. East departing said Southwest and Northeast lines and continue along said common boundary line between the City of Grand Prairie and the City of Mansfield, a distance of 953.34 feet to a 1/2" iron rod found for the Southwest corner of said 24.29 acre tract, the Southeast corner of a called 70.08 acre tract described in a deed to Myrna P. Abrams recorded in Volume 2575, Page 2189 (DIRECT), and being in the North line of said 289.33 acre tract;

THENCE North 89 deg. 40 min. 47 sec. East, along the North line of said 289.33 acre tract and the South line of said 24.29 acre tract, a distance of 978.10 feet to the **POINT OF BEGINNING**, containing 2,474,113 square feet or 56.798 acres of land, more or less.

OWNER/DEVELOPER:

D.R. HORTON
America's Builder
6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800

PREPARED BY:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBPE REGISTRATION # F-2944
TBPLS # 10021700

CASE NO. P200401

FINAL PLAT
OF
GREENWAY TRAILS
PHASE 4
BEING
56.798 ACRES
SITUATED IN THE
HUGH HENDERSON SURVEY, ABSTRACT No. 432
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS
131 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: July 2020

SHEET 2 of 6

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E:\0438 - Greenway Trails\COGO\FINAL\PHASE 4\0438-FINAL PLAT.dwg

CITY OF MANSFIELD

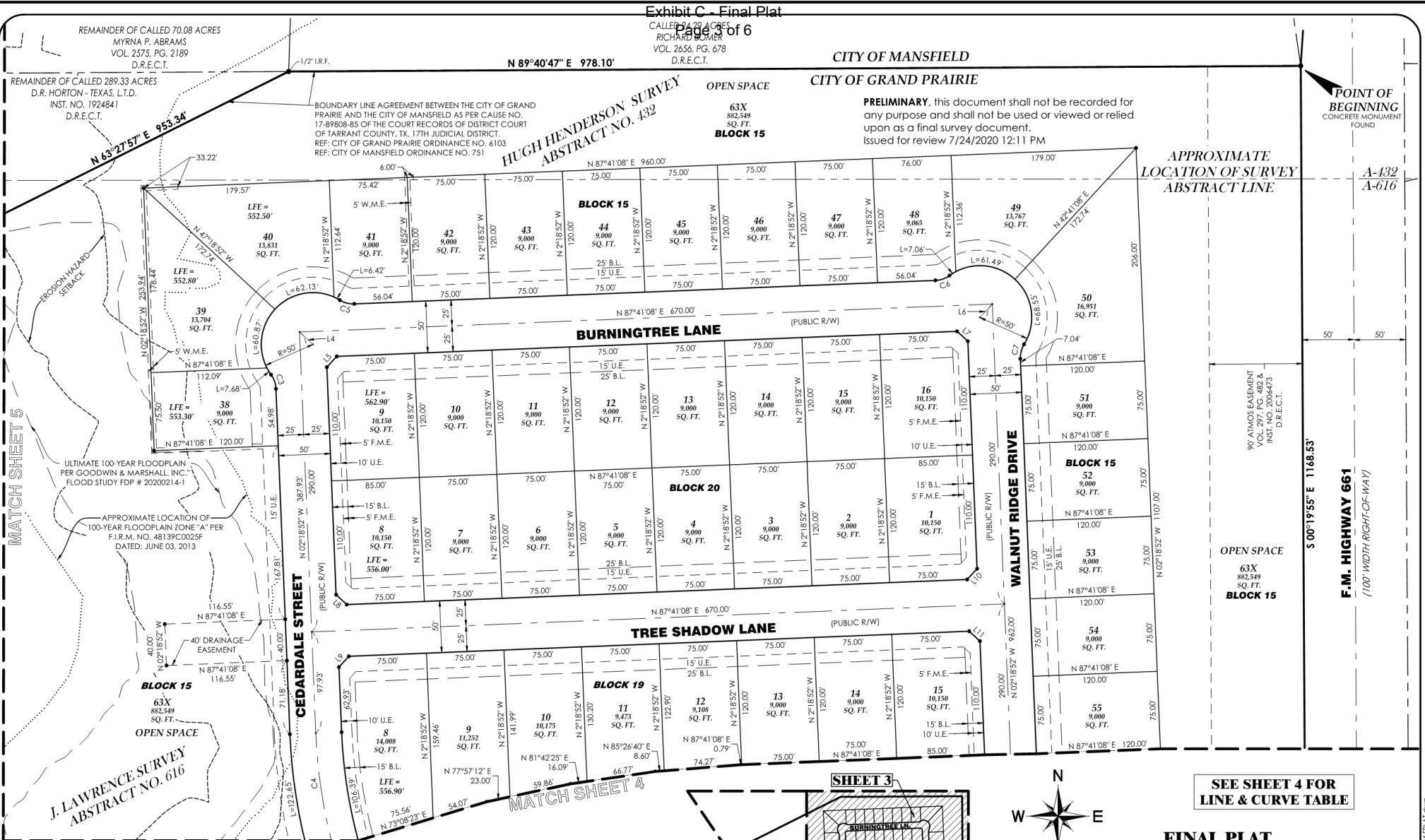
CITY OF GRAND PRAIRIE

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.
Issued for review 7/24/2020 12:11 PM

POINT OF BEGINNING
CONCRETE MONUMENT FOUND

APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE

A-432
A-616



SEE SHEET 4 FOR
LINE & CURVE TABLE

MATCH SHEET 3

CEDARDALE STREET
PUBLIC R/W

HIDDEN HOLLOW DRIVE
PUBLIC R/W

EVERGREEN WAY
PUBLIC R/W

WALNUT RIDGE DRIVE
PUBLIC R/W

BRANCH HOLLOW DRIVE
PUBLIC R/W

OPEN SPACE

BLOCK 15

F.M. HIGHWAY 661
(100' WIDTH RIGHT-OF-WAY)



SHEET INDEX MAP
N.T.S.

SHEET 3

SHEET 4

SHEET 5

SHEET 6

SHEET 7

SHEET 8

SHEET 9

SHEET 10

SHEET 11

SHEET 12

SHEET 13

SHEET 14

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SHEET 315

MATCH RIGHT HALF OF SHEET 6

J. LAWRENCE SURVEY
ABSTRACT NO. 616ULTIMATE 100-YEAR FLOODPLAIN
PER GOODWIN & MARSHALL, INC.
FLOOD STUDY FDP # 20200214-1CALLED 98.41 ACRES, TRACT 1
SUNBELT LAND INVESTMENTS/360, LTD.
VOL. 2746, PG. 1130
D.R.E.C.T.63X
882,549
SQ. FT.
BLOCK 15
OPEN SPACEAPPROXIMATE LOCATION OF
100-YEAR FLOODPLAIN ZONE "A" PER
F.J.R.M. NO. 48139C0025F
DATED: JUNE 03, 2013APPROX. LOCATION OF
VOL. 490 PG. 531
D.R.E.C.T.

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.
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*NOTE - PER ZONING ORDINANCE NO. 7445, A 25-FOOT FRONT YARD
BUILDING SETBACK IS REQUIRED FOR RESIDENTIAL LOTS DEVELOPED WITH
FRONT ENTRY (STREET FACING) GARAGES. A 17-FOOT MINIMUM FRONT
YARD SETBACK WILL BE PERMITTED FOR RESIDENTIAL LOTS THAT ARE BUILT
WITH NON FRONT ENTRY (J-SWING / SIDE SWING TYPE) GARAGES.

OWNER/DEVELOPER:

D.R. HORTON
America's Builder
6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800

PREPARED BY:

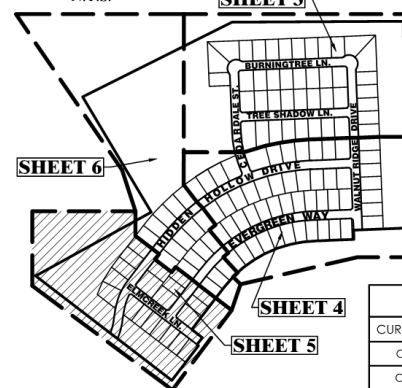
**GOODWIN AND
MARSHALL, INC.**

CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373TBPE REGISTRATION # F-2944
TBPLS # 10021700

SHEET INDEX MAP

N.T.S.

GRAPHIC SCALE 1"=60'
0 60 120 180

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.00	81.41	13°19'36"	N15°33'21"E	81.22
C2	350.00	174.78	28°36'41"	N23°11'53"E	172.97
C3	25.00	14.64	33°33'26"	N19°05'35"W	14.43
C4	500.00	163.44	18°43'44"	N11°40'44"W	162.71
C5	25.00	14.64	33°33'26"	N75°32'09"W	14.43
C6	25.00	14.64	33°33'26"	N70°54'25"E	14.43
C7	25.00	14.64	33°33'26"	N14°27'51"E	14.43

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S43°40'36"W	17.25
L2	S37°30'14"W	50.00
L3	S52°29'46"E	10.13
L4	S47°18'52"E	17.68
L5	N42°41'08"E	14.14
L6	N42°41'08"E	17.68
L7	N47°18'52"W	14.14
L8	N47°18'52"W	14.14
L9	N42°41'08"E	14.14
L10	N42°41'08"E	14.14
L11	N47°18'52"W	14.14
L12	N42°41'08"E	14.14
L13	N47°18'52"W	14.14
L14	N42°41'08"E	14.14
L15	N47°18'52"W	14.14
L16	N65°17'34"W	14.33
L17	N23°12'21"E	14.33
L18	N07°30'52"W	14.15
L19	N77°27'24"E	12.84
L20	N82°30'14"E	14.14
L21	N07°29'46"W	14.14

FINAL PLAT
OF
GREENWAY TRAILS
PHASE 4

BEING

56.798 ACRES

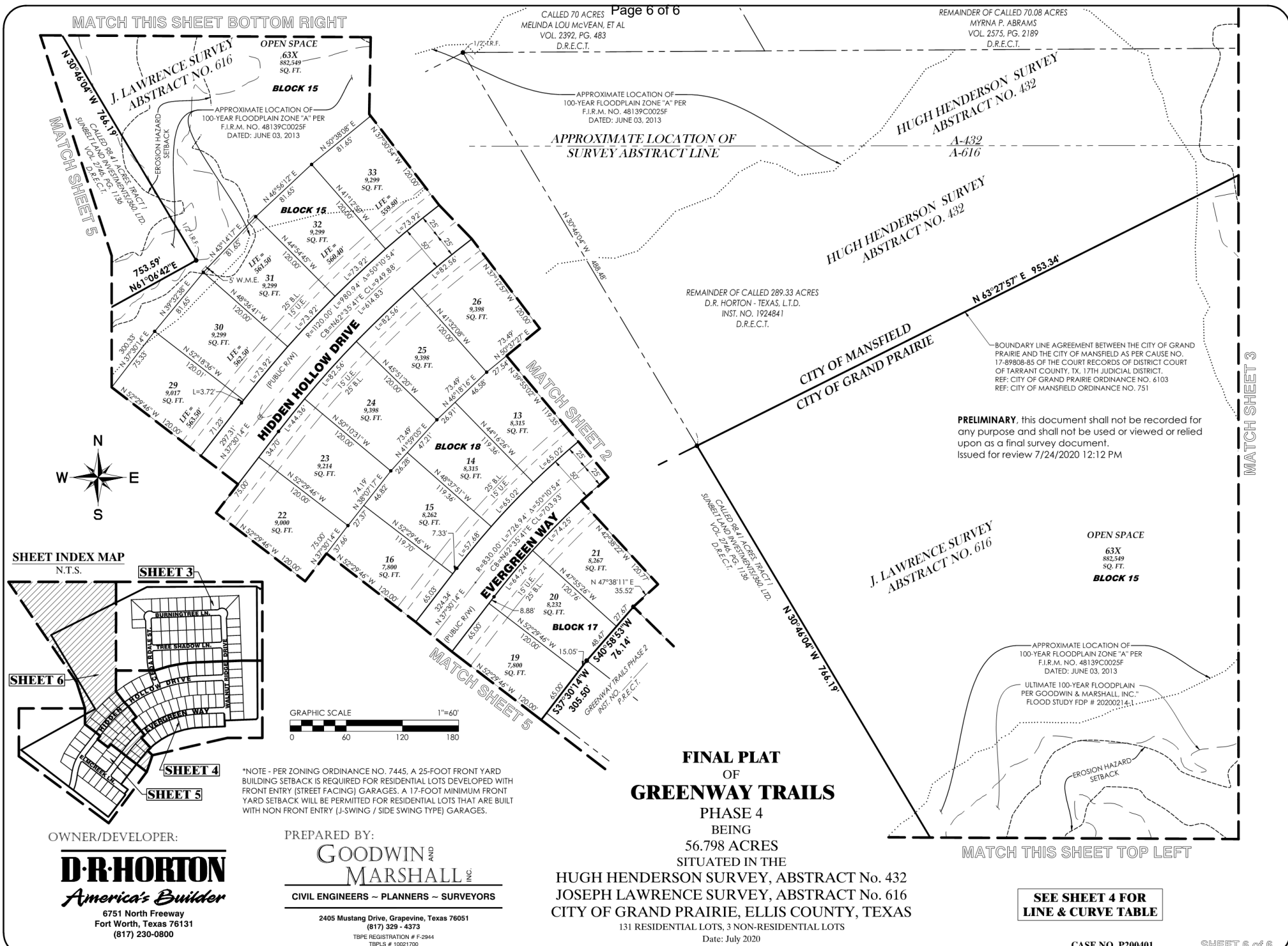
SITUATED IN THE

HUGH HENDERSON SURVEY, ABSTRACT No. 432
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS
131 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS

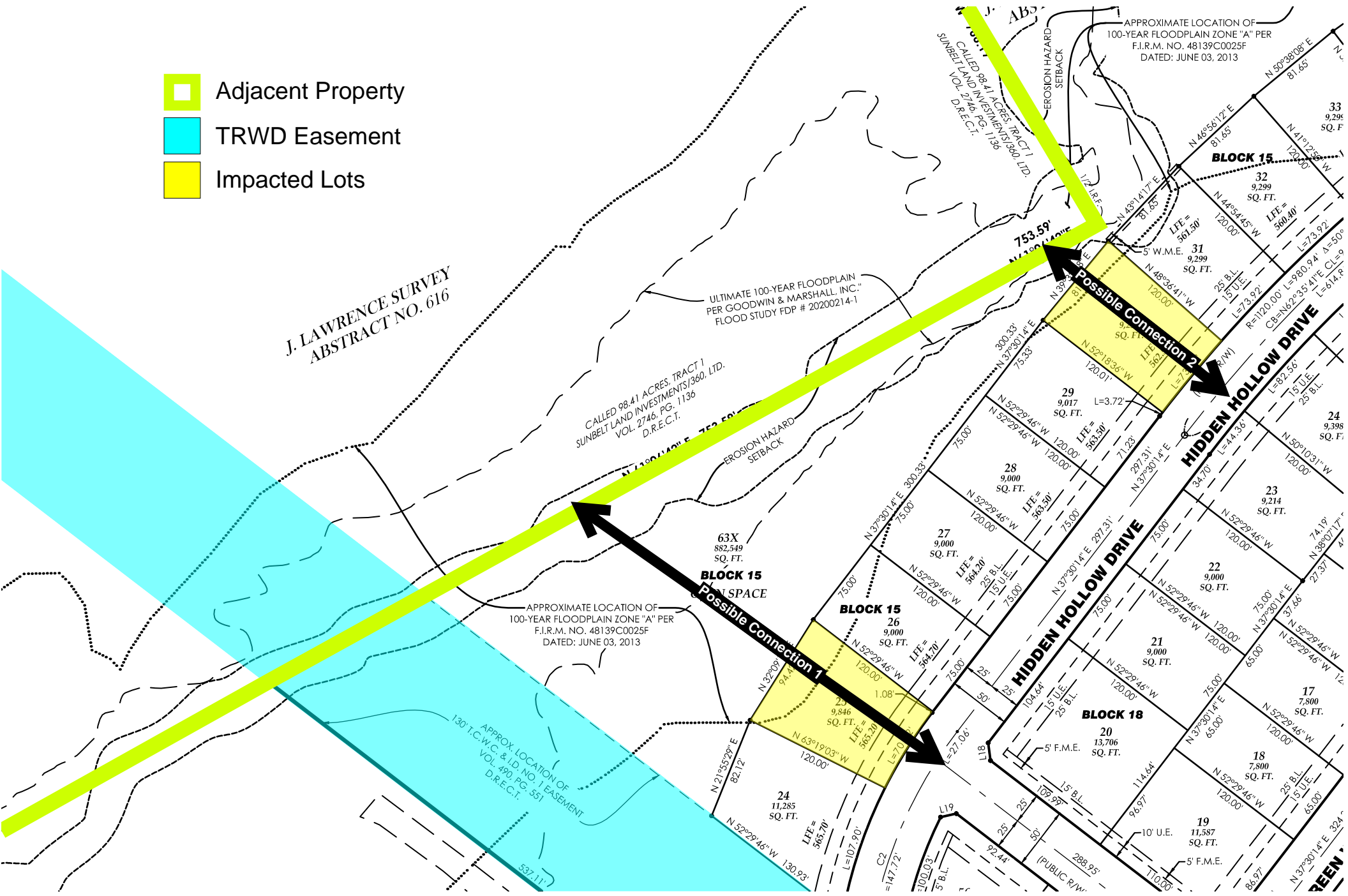
Date: July 2020

CASE NO. P200401

SHEET 5 of 6



- Adjacent Property
- TRWD Easement
- Impacted Lots





Legislation Details (With Text)

File #:	20-10286	Version:	1	Name:	P200402 - Final Plat for Greenway Trails Phase 5
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	8/18/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	8/24/2020	Final action:		Final action:	
Title:	P200402 - Final Plat for Greenway Trails Phase 5, creating 129 residential lots and six non-residential lots on 75.830 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County. The subject property is zoned PD-322A and is generally located north of US-287, east of SH-360, and west of FM-661.				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Phase 5 Overview.pdf](#)
[Exhibit C - Final Plat.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

P200402 - Final Plat for Greenway Trails Phase 5, creating 129 residential lots and six non-residential lots on 75.830 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County. The subject property is zoned PD-322A and is generally located north of US-287, east of SH-360, and west of FM-661.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat for Greenway Trails Phase 5, creating 129 residential lots and six non-residential lots on 75.830 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County. The subject property is zoned PD-322A and is generally located north of US-287, east of SH-360, and west of FM-661.

ADJACENT LAND USE:

The following table summarizes the zoning designation and land use of surrounding properties.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	City of Mansfield	Undeveloped/Gas Well
South	PD-399 for Mixed Use	Undeveloped/Gas Well
West	PD-322 for Mixed Use	Undeveloped/Gas Well
East	Agriculture (A) District	Undeveloped; FM 661

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create 129 residential lots and six non-residential lots to facilitate single-family development.

HISTORY:

- August 8, 2006: City Council approved PD-322 (Z060601/CPA060601), zoning 384.27 acres for single-family residential, including TND (Traditional Neighborhood Development) and mixed use regional/employment center uses.
- 2007-2008: Multiple gas wells were permitted in and around the property which impacted the potential layout of residential lots within PD-322: Merrill 1H & 2H, permitted 2007; and Orr Unit 1H-4H, permitted 2008.
- August 30, 2016: Planning and Zoning Commission approved a Preliminary Plat (P160301) for Greenway Trails, including a preliminary layout for 5 residential phases and depicting 135' Tarrant Regional Water District (TRWD) pipeline easement cutting through majority of TND portion of original PD.
- 2016-2019: TRWD constructs water line through majority of TND portion of original PD.
- April 1, 2019: Planning and Zoning Commission approved a Final Plat (Case Number P181102) for Greenway Trails, Ph. 1 consisting of 98 residential lots and 4 non-residential lots.
- March 3, 2020: City Council approved an amendment to PD-322 (Case Number Z060601A), removing the TND elements from Phase 5.
- August 10, 2020: Planning and Zoning Commission approved a Final Plat for Phase 2 (Case Number P190101).
- August 10, 2020: Planning and Zoning Commission approved a Final Plat for Phase 3 (Case Number P200302).

DEVELOPMENT CHARACTERISTICS:

Phase 5 depicts 129 residential lots developed under the Type 3 and Type 4 zoning schemes detailed in PD-322A. The required lot dimensions are outlined in the following table:

Table 2: Development Standards

	Type 3	Type 4
Number of Lots	14	115
Min. Lot Area (sq. ft.)	8,640	6,820

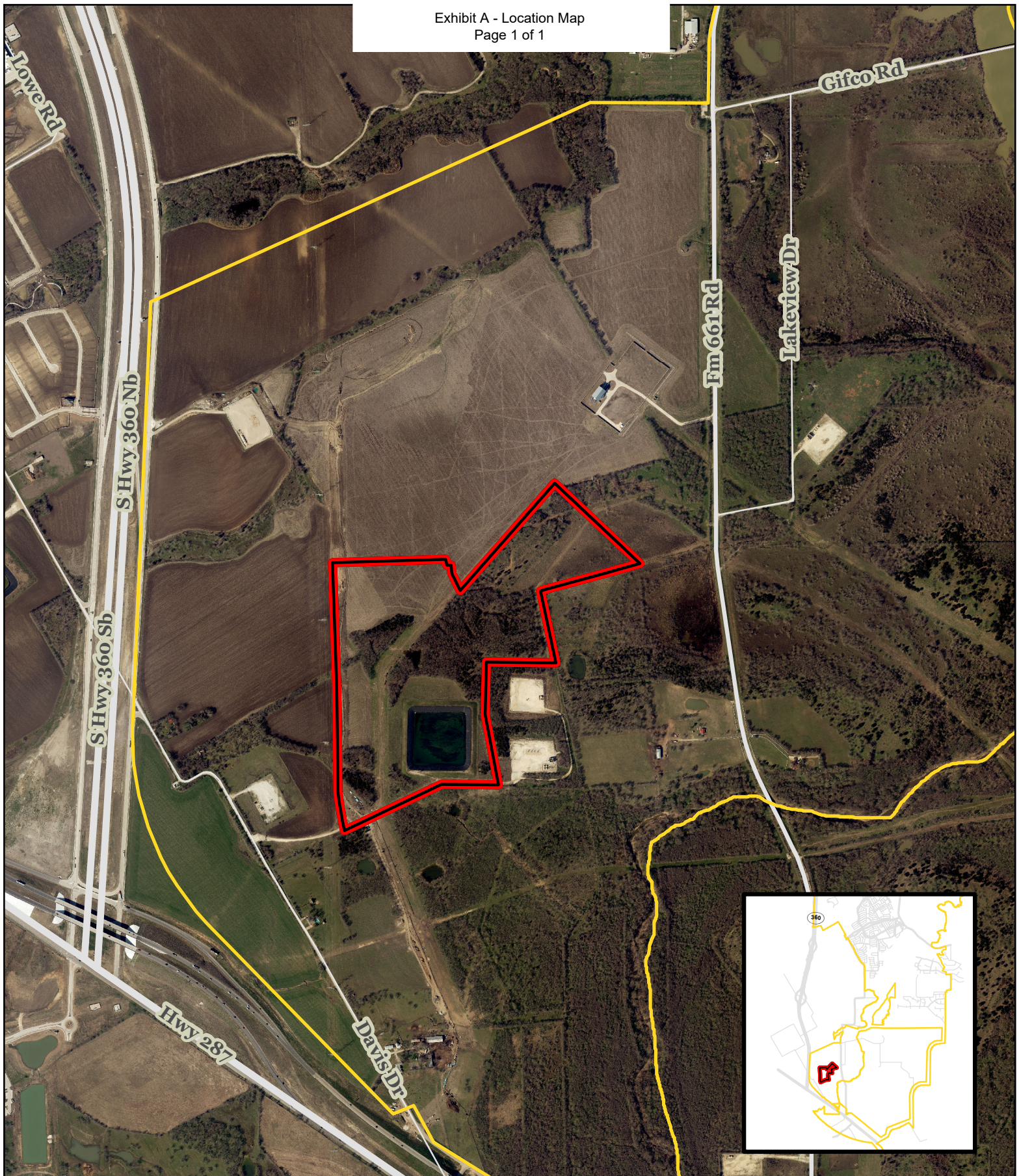
Min. Lot Width (ft.)	72	62
Min. Lot Depth (ft.)	120	120
Min House Size (sq. ft.)	2,000	1,800; 2,000
Min Front Setback (ft.)	25	25

The developer has established the required Public Improvement District (PID) for this development. Engineering plans are currently under review.

RECOMMENDATION:

The Development Review Committee recommends approval with the following condition:

1. Landscaping and screening wall plans shall be submitted and approved by staff prior to filing of the plat.





**PLOT PLAN
OF
GREENWAY TRAILS
PHASE 5
BEING**

53.315 ACRES
SITUATED IN THE
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY,
TEXAS
131 RESIDENTIAL LOTS, 7 NON-RESIDENTIAL LOTS
Date: July 2020

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4573
TYPED REGISTRATION # F-2844
TITLE # 1002700

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **D.R. Horton - Texas, Ltd.**, does hereby adopt this plat designating the hereon above described property as **GREENWAY TRAILS PHASE 5** an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

D.R. HORTON - TEXAS, LTD., a Texas Limited Partnership

BY: D.R. Horton, Inc.,
a Delaware Corporation,
its Authorized Agent

By: _____
Ben Clark, Assistant Vice President

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Ben Clark, Assistant Vice President of D.R. Horton, Inc., a Delaware corporation, the authorized agent of D.R. Horton - Texas, Ltd., a Texas limited partnership, 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.

Given under my hand and seal of office this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATION

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the 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.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Goodwin & Marshall, INC.,
2405 Mustang Drive
Grapevine, TX 76051
Metro (817) 329-4373

State of Texas:
County of Tarrant:

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. Issued for review 7/29/2020 3:05 PM

BEFORE ME, the undersigned, a Notary Public in said County and State, on this day personally appeared John N. Rogers, 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 purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission expires: _____

NOTES

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation, the coordinates in this project are located in the Texas state plane coordinate system at the surface location, the combined scale factor for this site is 0.99989017. This factor is to be applied to any surface coordinate or distance values in order to reduce said values to state plane grid values. To bring in data that is on state plane grid into this project, scale the data from (0,0) by the reciprocal scale factor of 1.000109842.

2. According to the Flood Insurance Rate Map (FIRM) panels 48139C0025F, effective June 3, 2013, this survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain; Zone "X" (shaded), being defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood; and Zone "AE", being defined as areas with Base Flood Elevations determined.

3. All 1/2" Iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.

4. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

5. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

6. Per zoning ordinance no. 7445, a 25-foot front yard building setback is required for residential lots developed with front entry (street facing) garages. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non front entry (j-swing / side swing type) garages.

7. Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (H.O.A.).

8. Lot 87X & Lot 88X, Block 1, Lot 22X & Lot 23X, Block 2, Lot 27X & Lot 28X, Block 3, Lot 23X, Block 4, Lot 29X, Block 5, are private HOA/Developer owned and maintained open space lots.

9. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention basin or underground detention facility and associated drainage easements, hereinafter referred to as "improvement," to be developed, constructed or used by Owner or his successors, assigns or heirs. Owner shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "improvement," including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land. It is expressly contemplated that the Owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the "improvement." It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said "improvement." Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land.

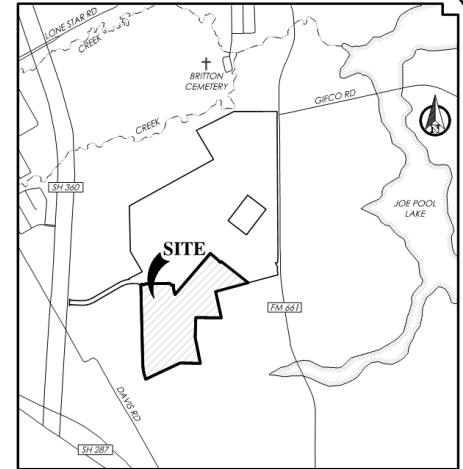
10. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance or use of any stormwater management facility to be developed, constructed or used by the owner of his successor, assigns or heirs in interest. The owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the stormwater management facility. It is also expressly contemplated that the owner shall impose these obligations and responsibilities upon any successor, assigns or heirs in interest, Home Owners Association (HOA), or Public Improvement District (PID) the full obligation and responsibility of maintaining and operating said stormwater management facility.

ELLIS COUNTY RECORDING:

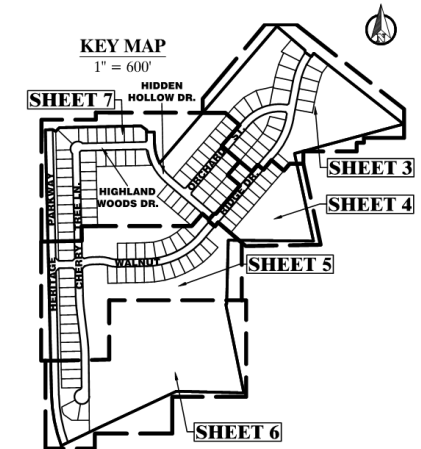
PLAT RECORDED AS INSTRUMENT NO. _____
DRAWER _____ AND SLIDE _____
DATE _____, 20__.

NOTE:

MAINTENANCE OF RETAINING WALLS THAT SIT BETWEEN LOTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ON THE HIGH SIDE.



VICINITY MAP
N.T.S.



FINAL PLAT
OF
GREENWAY TRAILS

PHASE 5

BEING

75.830 ACRES

SITUATED IN THE

JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

129 RESIDENTIAL LOTS, 8 NON-RESIDENTIAL LOTS

Date: July 2020

SHEET 1 of 7

OWNER/DEVELOPER:

D.R. HORTON
America's Builder

6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800

PREPARED BY:

GOODWIN AND MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBPE REGISTRATION # F-2944
TBPLS # 10021700

CASE NO. P200402

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, being part of that certain called 289.33 net acre tract described in a deed to D.R. Horton - Texas, Ltd. recorded in instrument No. 1924841 of the Deed Records of Ellis County, Texas (DIRECT), and being more completely described as follows, to-wit:

BEGINNING at a found concrete monument for an ell corner of said 289.33 acre tract and being the Northwest corner of a called 34.07 acre tract described in a deed to United States of America recorded in Volume 676, Page 775 (DIRECT);

THENCE South 12 deg. 10 min. 29 sec. East along the East line of said 289.33 acre tract and the West line of said 34.07 acre tract, a distance of 610.01 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to 1/2" iron rod set, for an ell corner of said 289.33 acre tract and the Northeast corner of a called 6.400 acre tract described in a deed to Tilan Operating, LLC recorded in Volume 2471, Page 765, (DIRECT);

THENCE North 89 deg. 24 min. 43 sec. West along the South line of said 289.33 acre tract and the North line of said 6.400 acre tract, a distance of 580.06 feet to a 5/8" capped iron rod found stamped "MYCOSKIE MCINNIS" for an ell corner of said 289.33 acre tract and the Northwest corner of said 6.400 acre tract;

THENCE South 01 deg. 26 min. 20 sec. West along the East line of said 289.33 acre tract and the West line of said 6.400, a distance of 435.35 feet to a 5/8" capped iron rod found stamped "MYCOSKIE MCINNIS" for Southwest corner of said 6.400 acre tract being in the North line of a called 9.51 acre tract described in a deed to Saddle Barnett Resources recorded in instrument No. 1703887 (DIRECT);

THENCE North 88 deg. 31 min. 47 sec. West along the East line of said 289.33 acre tract and said North line, a distance of 5.53 feet to a 1/2" capped iron rod set for the Northwest corner of said 9.51 acre tract, being an ell corner of said 289.33 acre tract;

THENCE South 11 deg. 30 min. 17 sec. East along said East line and the West line of said 9.51 acre tract, a distance of 615.70 feet to a 1/2" capped iron rod set in the North line of a called 72.91 acre tract described in a deed to Ellis Joint Venture recorded in Volume 2114, Page 1507 (DIRECT), for the Southwest corner of said 9.51 acre tract and the most southerly Southeast corner of said 289.33 acre tract,;

THENCE North 88 deg. 35 min. 04 sec. West along the South line of said 289.33 acre tract and the North line of said 72.91 acre tract, a distance of 459.26 feet to a 5/8" iron rod found stamped "MYCOSKIE MCINNIS";

THENCE South 64 deg. 52 min. 58 sec. West along said North and South lines, a distance of 581.97 feet to a 1/2" capped iron rod set;

THENCE South 64 deg. 23 min. 50 sec. West along said North and South lines, a distance of 284.44 feet to a 1/2" capped iron rod set for the Southwest corner of said 289.33 acre tract, the Southeast corner of a called 52.43 acre tract described in a deed to TEXDEVCO GP LLC recorded in instrument No. 190187 (DIRECT), said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,050.00 feet, a central angle of 19 deg. 12 min. 25 sec., and being subtended by a chord which bears North 10 deg. 55 min. 40 sec. West - 350.34 feet;

THENCE in a northerly direction along said curve to the right, the West line of said 289.33 acre tract and the East line of said 52.43 acre tract, a distance of 351.99 feet to a 1/2" capped iron rod set;

THENCE North 01 deg. 19 min. 27 sec. West, tangent to said curve and continue along said East and West lines and the East line of a 15.25 acre tract described in a deed to D.R. Horton-Texas, LTD. Recorded in instrument No. 1820094 (DIRECT), a distance of 1,805.03 feet to a 1/2" capped iron rod set;

THENCE North 88 deg. 40 min. 33 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 58 deg. 18 min. 01 sec. East, a distance of 23.85 feet to a 1/2" capped iron rod set;

THENCE North 43 deg. 40 min. 33 sec. East, a distance of 35.36 feet to a 1/2" capped iron rod set;

THENCE North 88 deg. 40 min. 33 sec. East, a distance of 555.90 feet to a 1/2" capped iron rod set;

THENCE South 53 deg. 02 min. 02 sec. East, a distance of 49.82 feet to a 1/2" capped iron rod set;

THENCE South 01 deg. 19 min. 27 sec. East, a distance of 12.88 feet to a 1/2" capped iron rod set;

THENCE North 88 deg. 40 min. 33 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 01 deg. 19 min. 27 sec. East, a distance of 80.06 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 300.00 feet, a central angle of 26 deg. 23 min. 47 sec., and being subtended by a chord which bears South 14 deg. 31 min. 20 sec. East - 136.99 feet;

THENCE in a southerly direction along said curve to the left, a distance of 138.21 feet to a 1/2" capped iron rod set;

THENCE North 40 deg. 36 min. 10 sec. East, non-tangent to said curve, a distance of 1,227.60 feet to a 1/2" capped iron rod set;

THENCE South 49 deg. 23 min. 50 sec. East, a distance of 251.66 feet to a 1/2" capped iron rod set;

THENCE South 07 deg. 12 min. 39 sec. East, a distance of 14.83 feet to a 1/2" capped iron rod set;

THENCE South 55 deg. 09 min. 01 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 475.00 feet, a central angle of 3 deg. 23 min. 6 sec., and being subtended by a chord which bears North 36 deg. 32 min. 33 sec. East - 28.06 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 28.06 feet to a 1/2" capped iron rod set;

THENCE South 51 deg. 45 min. 54 sec. East non-tangent to said curve, a distance of 777.89 feet to a 1/2" capped iron rod set in the South line of said 289.33 acre tract ant the North line of said 34.07 acre tract;

THENCE South 74 deg. 55 min. 20 sec. West along said North and South lines, a distance of 768.06 feet to the **POINT OF BEGINNING**, containing 3,303.150 square feet or 75.830 acres of land, more or less.

LEGEND	
AC.	ACRES
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
F.M.E.	FENCE MAINTENANCE EASEMENT
V.S.E.	VISIBILITY SIGHT EASEMENT
LFE	LOWEST FLOOR ELEVATION
B.L.	BUILDING LINE
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
R/W	RIGHT-OF-WAY
D.R.E.C.T.	DEED RECORDS OF ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS OF ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
•	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
---	ADJOINER LINE
=====	BOUNDARY LINE
-----	BUILDING LINE
-----	CENTERLINE
----	EASEMENT LINE

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Issued for review 7/29/2020 3:05 PM

FINAL PLAT
OF
GREENWAY TRAILS

PHASE 5
BEING
75.830 ACRES
SITUATED IN THE

JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS
129 RESIDENTIAL LOTS, 8 NON-RESIDENTIAL LOTS

Date: July 2020

SHEET 2 of 7

OWNER/DEVELOPER:

D·R·HORTON
America's Builder
6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800

PREPARED BY:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

CASE NO. P200402

E:\1028 - Greenway Trails\COG\PLAT\PHASE 5\1028-FINAL P115.dwg

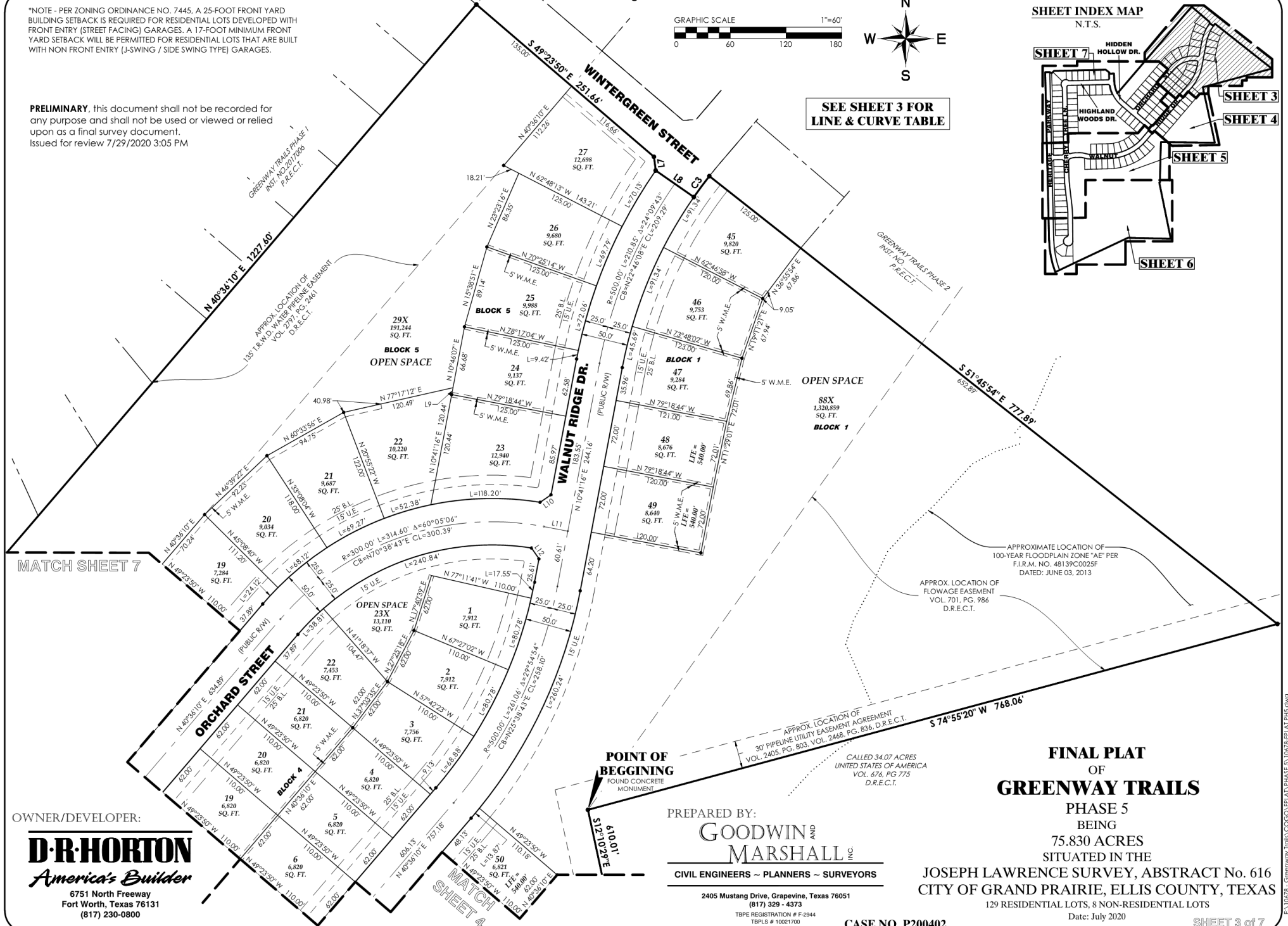
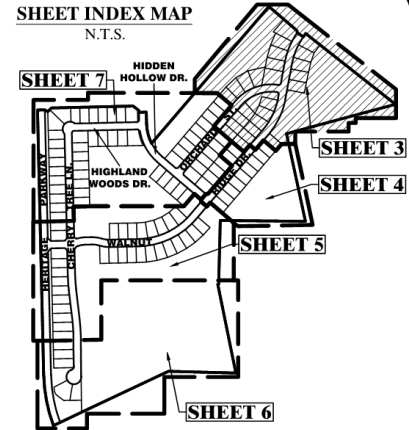
*NOTE - PER ZONING ORDINANCE NO. 7445, A 25-FOOT FRONT YARD BUILDING SETBACK IS REQUIRED FOR RESIDENTIAL LOTS DEVELOPED WITH FRONT ENTRY (STREET FACING) GARAGES. A 17-FOOT MINIMUM FRONT YARD SETBACK WILL BE PERMITTED FOR RESIDENTIAL LOTS THAT ARE BUILT WITH NON FRONT ENTRY (J-SWING / SIDE SWING TYPE) GARAGES.

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SEE SHEET 3 FOR
LINE & CURVE TABLE

SHEET INDEX MAP
N.T.S.



MATCH SHEET 7

MATCH SHEET 4

OWNER/DEVELOPER:

D.R. HORTON
America's Builder

6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800

PREPARED BY:

**GOODWIN
MARSHALL** INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
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**FINAL PLAT
OF
GREENWAY TRAILS**

PHASE 5

BEING

75.830 ACRES

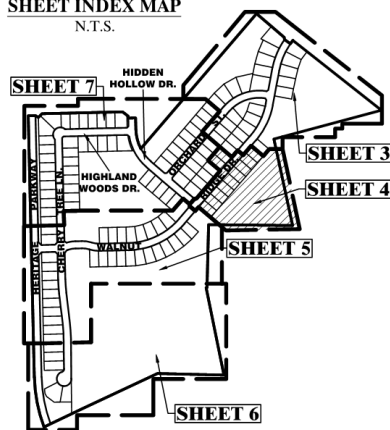
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SHEET 3 of 7

SHEET INDEX MAP
N.T.S.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°31'47"W	5.53
L2	N88°40'33"E	50.00
L3	S58°18'01"E	23.85
L4	N43°40'33"E	35.36
L5	S01°19'27"E	12.88
L6	N88°40'33"E	50.00
L7	S07°12'39"E	14.83
L8	S55°09'01"E	50.00
L9	S10°46'07"W	7.56
L10	N55°21'07"E	14.22
L11	S79°18'44"E	26.27
L12	S34°42'32"E	14.04
L13	S49°23'50"E	62.00
L14	S36°18'03"W	23.76
L15	N55°09'20"W	17.70
L16	N46°19'27"W	21.21
L17	S43°40'33"W	21.21
L18	S43°40'33"W	28.28
L19	N46°19'27"W	28.28
L20	S85°36'10"W	14.14
L21	N04°23'50"W	14.14
L22	N85°36'10"E	14.14
L23	S48°23'12"E	17.39
L24	S43°40'33"W	14.14
L25	N43°40'33"E	14.14
L26	N46°19'27"W	17.68

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	1050.00	351.99	19°12'25"	N10°55'40"W
C2	300.00	138.21	26°23'47"	S14°31'20"E
C3	475.00	28.06	3°23'06"	N36°32'33"E
C4	200.00	63.76	18°16'01"	S82°11'27"E
C5	200.00	63.76	18°16'01"	S82°11'27"E
C6	200.00	63.76	18°16'01"	N79°32'33"E
C7	200.00	63.76	18°16'01"	N79°32'33"E
C8	1000.00	96.01	5°30'03"	N04°04'28"W
C9	1000.00	108.62	6°13'25"	N03°42'47"W
C10	25.00	30.77	70°31'44"	S34°39'47"W
C11	1000.00	330.79	18°57'11"	S10°48'02"E

*NOTE - PER ZONING ORDINANCE NO. 7445, A 25-FOOT FRONT YARD BUILDING SETBACK IS REQUIRED FOR RESIDENTIAL LOTS DEVELOPED WITH FRONT ENTRY (STREET FACING) GARAGES. A 17-FOOT MINIMUM FRONT YARD SETBACK WILL BE PERMITTED FOR RESIDENTIAL LOTS THAT ARE BUILT WITH NON FRONT ENTRY (J-SWING / SIDE SWING TYPE) GARAGES.

OWNER/DEVELOPER:

D·R·HORTON
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FINAL PLAT OF GREENWAY TRAILS

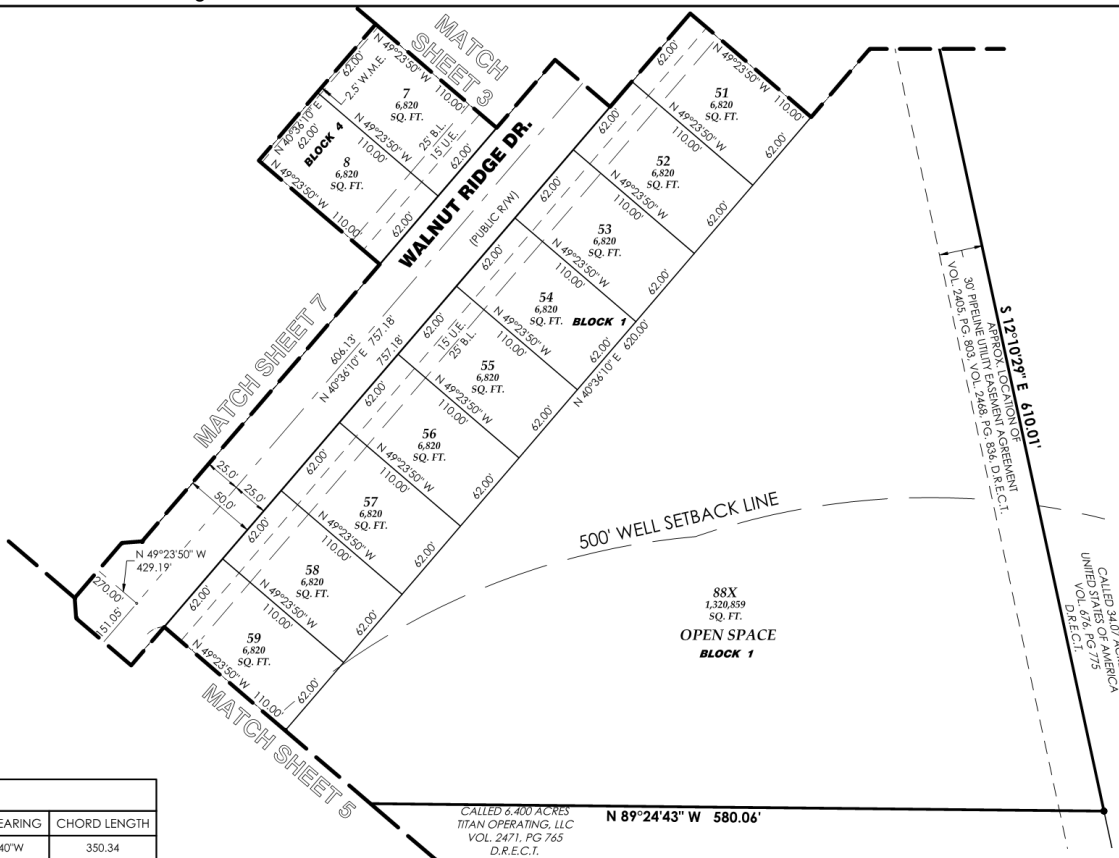
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SHEET 4 of 7



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MATCH SHEET 7

OPEN SPACE

—APPROX. LOCATION OF
R.W.D. WATER PIPELINE E
VOL. 2797, PG. 2461
D.R.E.C.T.

BLOCK 3

°40'33" E 186.00'

WALNUT RIDGE DR.

(PUBLIC R/W)

MATCH SHEET 6

SHEET INDEX MAP
N.T.S.

D·R·HORTON
America's Builder

**6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800**

GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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SHEET 7[illegible]

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REF





FINAL PLAT
OF
GREENWAY TRAILS
PHASE 5
BEING

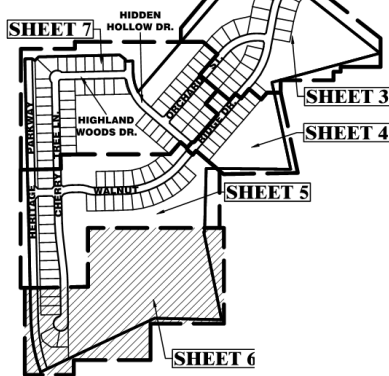
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS
129 RESIDENTIAL LOTS, 8 NON-RESIDENTIAL LOTS

Date: July 2020

SHEET 5 of 7

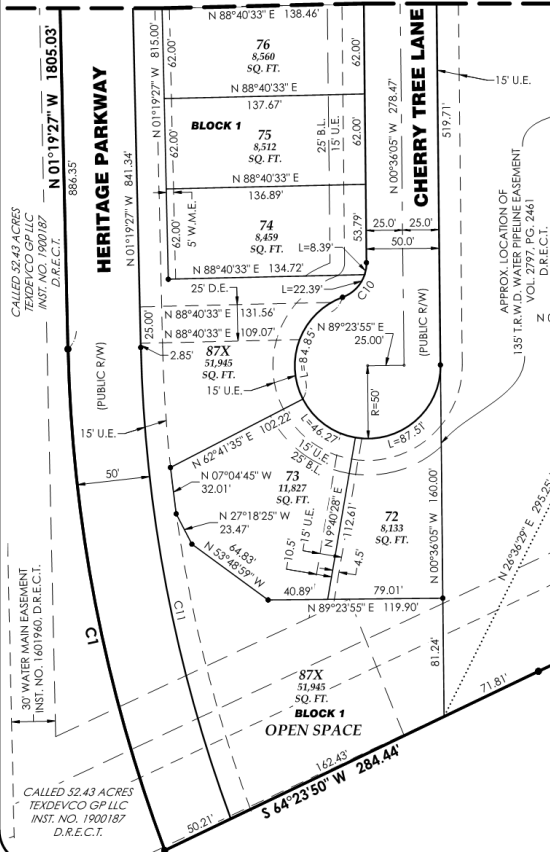
CASE NO. P200402

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SHEET INDEX MAP
N.T.S.

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.
Issued for review 7/29/2020 3:05 PM

MATCH SHEET 5



MATCH SHEET 5

DRAINAGE EASEMENT

OPEN SPACE

88X
1,320,859
SQ. FT.
BLOCK 1

500' WELL SETBACK LINE

APPROX. LOCATION OF
20' UTILITY EASEMENT
VOL. 2405, PG. 782, VOL. 2468, PG. 820, D.R.E.C.T.

APPROX. LOCATION OF 50' GAS LINE & ACCESS EASEMENT
VOL. 2405, PG. 782, VOL. 2468, PG. 820, D.R.E.C.T.



FINAL PLAT OF GREENWAY TRAILS

PHASE 5
BEING

75,830 ACRES

SITUATED IN THE

JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

129 RESIDENTIAL LOTS, 8 NON-RESIDENTIAL LOTS

Date: July 2020

SHEET 6 of 7

OWNER/DEVELOPER:

D.R. HORTON
America's Builder

6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800

PREPARED BY:

**GOODWIN &
MARSHALL** INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBPE REGISTRATION # F-2944
TBPLS # 10021700

CASE NO. P200402

*NOTE - PER ZONING ORDINANCE NO. 7445, A 25-FOOT FRONT YARD BUILDING SETBACK IS REQUIRED FOR RESIDENTIAL LOTS DEVELOPED WITH FRONT ENTRY (STREET FACING) GARAGES. A 17-FOOT MINIMUM FRONT YARD SETBACK WILL BE PERMITTED FOR RESIDENTIAL LOTS THAT ARE BUILT WITH NON FRONT ENTRY (J-SWING / SIDE SWING TYPE) GARAGES.

CALLED 72.91 ACRES
ELLIS JOINT VENTURE
VOL. 2114, PG. 1507
D.R.E.C.T.

E:\10078 - Greenway Trails\COGO PLAT\PHASE 5\10078-FRAT-PLS.dwg

CASE NO. P200402



Legislation Details (With Text)

File #:	20-10284	Version:	1	Name:	S200803 - Site Plan - Ashton Sawing
Type:	Agenda Item	Status:		Items for Individual Consideration	
File created:	8/18/2020	In control:		Planning and Zoning Commission	
On agenda:	8/24/2020	Final action:			
Title:	S200803 - Site Plan - Ashton Sawing (City Council District 1). Site Plan for an industrial contractor shop and office space on 3.705 acres 3.705 acre tract, Tarpley Holland Survey, Abstract No. 750, (R.E.S.Subdivision) City of Grand Prairie, Tarrant County, Texas, zoned PD-371, generally located southeast Jefferson Street and S. Great South Parkway, and addressed as 415 S. Great Southwest Parkway.				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A Location Map](#)
[Exhibit B S200803 SP](#)
[S200803 Exhibit C Landscape Plan](#)
[Exhibit D S200803 Elev](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

S200803 - Site Plan - Ashton Sawing (City Council District 1). Site Plan for an industrial contractor shop and office space on 3.705 acres 3.705 acre tract, Tarpley Holland Survey, Abstract No. 750, (R.E.S.Subdivision) City of Grand Prairie, Tarrant County, Texas, zoned PD-371, generally located southeast Jefferson Street and S. Great South Parkway, and addressed as 415 S. Great Southwest Parkway.

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

on one lot on 3.705 acres The 3.705 acres property consisting of (R.E.S. Subdivision Addition,) situated in the Tarpley Holland Survey, Abstract No. 750 City of Grand Prairie, Texas, Tarrant County located southeast of Jefferson Street and S. Great Southwest Parkway., more specifically addressed at 415 S. Great Southwest Parkway. The property is zoned Planned Development-271 (PD-271) District.

PURPOSE OF REQUEST:

The applicant intends to construct a 7,500-sq. ft. building on 3.705 acres. Site Plan approval by City Council is required for any project involving commercial use. Development at this location requires City Council approval of a Site Plan because the property is intended for industrial contractor warehouse and office use.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-387 & CO	Auto Dealership & Commercial Retail Uses
South	CO	Motel/Hotel Uses
West	CO	Vacant
East	PD-371	Open Storage Uses

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The site will be accessible from Great Southwest Parkway. The access drive will provide both ingress/egress to the proposed shop and office facility. The site includes a designated fire lane that loops around the building. The 7,500 sq. ft. building includes a 5,500 sq. ft. shop/warehouse space and a 2,000 sq. ft. office space. The site plan provides adequate employee and visitor parking spaces. Company vehicles will be parked overnight on-site.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Development is subject to the LI standards in the UDC. The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	161,390	Yes
Min. Lot Width (Ft.)	100	333	Yes
Min. Lot Depth (Ft.)	150	411	Yes
Front Setback (Ft.)	25	80	Yes
Rear Setback (Ft.)	0	0	Yes
Max. Height (Ft.)	25	25	Yes
Max. Floor Area Ratio	1:1	0.04:1	Yes

Parking

The required number of parking spaces is calculated based on use. The following table shows the required parking and provided parking. The number of parking spaces exceeds what is required.

Table 3: Required Parking

Use	Standard	Required	Provided
Office	1 Space/325 sq. ft.	7	36 (2 HC Spaces)
Shop	1 Space/1,000 sq. ft.	6	6

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 of the UDC. The table below summarizes these requirements. The proposal meets the landscape and screening requirements.

Table 4: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	3,200	35,372	Yes
Trees (Site)	7	13	Yes
Shrubs	64	113	Yes

Building Materials and Design

As reflected on the building exterior elevations, the building will consist of 54% metal panel and 26% masonry exterior elements and roughly 4% glazing. The western elevation facing S. Great Southwest Parkway provides for primarily masonry (thin-set) stone design with glass door store front and three windows. The four (4) bay-doors are orientated in a north-south fashion but will not be primarily visible from the street.

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



CASE LOCATION MAP

Case Number S200803

Ashton Sawing



City of Grand Prairie
Development Services

(972) 237-8255

www.gptx.org

ASHTON SAWING & DRILLING
GRAND PRAIRIE, TEXAS

LANDSCAPE PLAN

PLANT MATERIAL NOTES:

[illegible]

35,372 S.F. / 44% OF ARTIFICIAL LOT IS PROVIDED AS LANDSCAPE SPACE

1. ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER WARRANT NOR GUARANTEE THE ACCURACY OF THE DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

2. CALL 1-800-344-8377 (DIT-LESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. INDOCSIDE LOCATING SERVICES ARE NOT RESPONSIBLE FOR FINDING ALL UTILITIES. STUDIES OR REPORTING EXISTING LOCATIONS OF UTILITIES ON DRAWINGS.

IRIGATION NOTES:

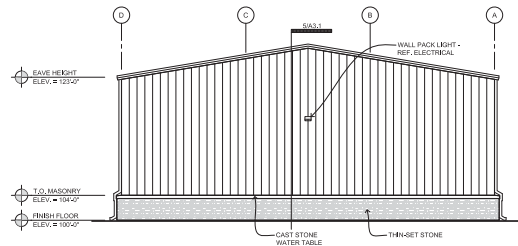
1. ALL LANDSCAPE PLANTINGS PROPOSED IN THIS PLAN WILL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
2. IRRIGATION SYSTEM WILL BE EQUIPPED WITH A RAIN AND FREEZE SENSOR CAPABLE OF SHUTTING DOWN THE SYSTEM WHEN DICTATED BY RAINFALL OR FREEZING CONDITIONS.
3. IRRIGATION SYSTEM DESIGN WILL MEET ALL REQUIREMENTS OF THE CITY OF LOS ANGELES, DIVISION ON ENVIRONMENTAL QUALITY, AND ALL APPLICABLE PLANNING CODES.
4. IRRIGATION DESIGN DRAWINGS WILL BE SUBMITTED UNDER A SEPARATE COVER AT A LATER DATE FOR IRRIGATION PERMITTING.



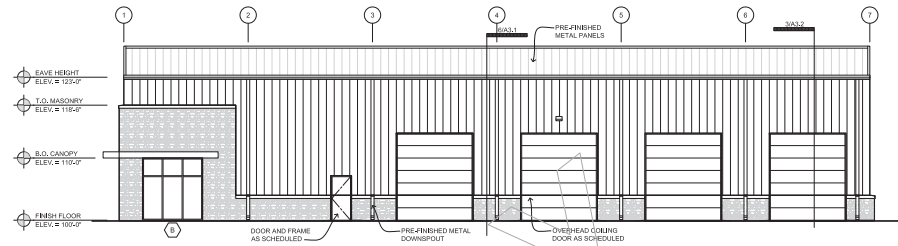
COPYRIGHT © 2020 MMA, INC.



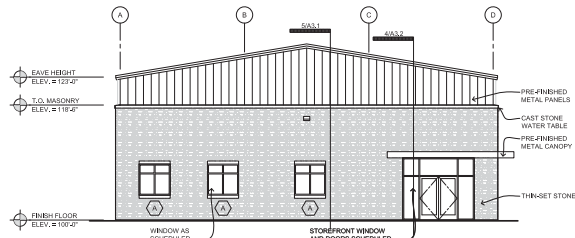
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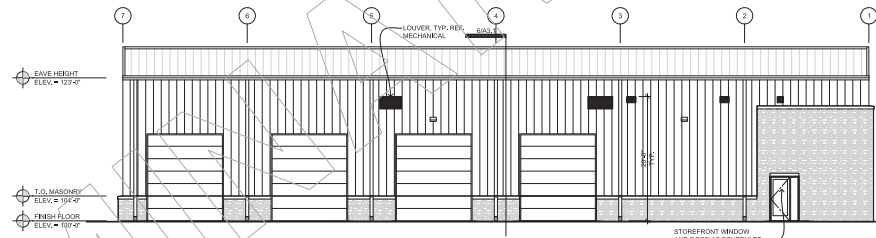
2 East Elevation



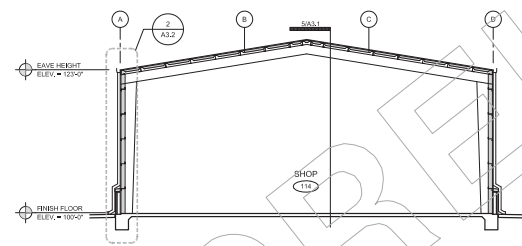
1 South Elevation



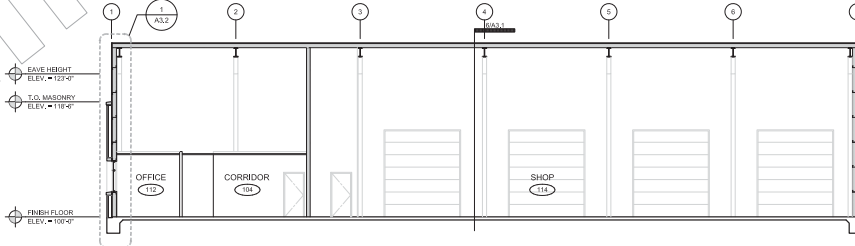
4 West Elevation



3 North Elevation



6 Building Section



5 Building Section

MATERIAL CALCULATIONS

SOUTH ELEVATION (2,754sf)	NORTH ELEVATION (2,754sf)	EAST ELEVATION (1,515sf)	WEST ELEVATION (1,515sf)	BUILDING TOTAL (8,538sf)
MASONRY: 486sf (17.6%)	MASONRY: 558sf (20.2%)	MASONRY: 246sf (16.2%)	MASONRY: 948sf (62.6%)	MASONRY: 2,238sf (26.2%)
METAL PANEL: 1,455sf (53.0%)	METAL PANEL: 1,467sf (53.3%)	METAL PANEL: 1,269sf (83.8%)	METAL PANEL: 377sf (24.8%)	METAL PANEL: 4,568sf (53.5%)
GLAZING: 96sf (3.4%)	GLAZING: 33sf (1.2%)		GLAZING: 190sf (12.6%)	GLAZING: 319sf (3.8%)
PAINTED METAL DOORS: 717sf (26.0%)	PAINTED METAL DOORS: 696sf (25.3%)			PAINTED METAL DOORS: 1,413sf (16.5%)

**METAL PANELS ARE NON REFLECTIVE 26ga MIN. PRE-COATED ARCHITECTURAL GRADE



CONFIDENTIAL AND PROPRIETARY
EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT, THESE DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE CLIENT LISTED, AND ARE ISSUED IN STRICT CONFIDENCE AND SHALL NOT BE MADE AVAILABLE, REPRODUCED, OR COPIED, OR USED FOR ANY OTHER INTENDED PURPOSE, OR AS BASIS FOR MANUFACTURE OR SALE OF APPARATUS WITHOUT WRITTEN PERMISSION.

CLIENT / PROJECT NAME:

Ashton Sawing
Grand Prairie



417 S Great SW
Parkway
Grand Prairie, TX
75051

SEAL(S) / CONSULTANT:

THESE DOCUMENTS ARE
FOR REVIEW ONLY, AND
ARE NOT INTENDED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION PURPOSES
ARCHITECT:
Elements of Architecture

PROJECT NUMBER:

20-1017.00

ISSUE DATE:

August 5, 2020

REVISIONS:

SHEET NAME:

Elevations and Sections

SHEET NUMBER:

A3.1



Legislation Details (With Text)

File #:	20-10287	Version:	1	Name:	SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1)
Type:	Ordinance	Status:			Public Hearing Consent Agenda
File created:	8/18/2020	In control:			Planning and Zoning Commission
On agenda:	8/24/2020	Final action:			
Title:	SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1). Specific Use Permit and Site Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd.				

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1). Specific Use Permit and Site Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Table

Analysis



Legislation Details (With Text)

File #:	20-10281	Version:	1	Name:	CP200801 - Concept Plan - Cottages at Dechman
Type:	Agenda Item	Status:		Status:	Public Hearing Consent Agenda
File created:	8/18/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	8/24/2020	Final action:		Final action:	
Title:	CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). Concept Plan for the Cottages at Dechman, a multi-family development with a mixture of attached and detached units on 15.91 acres. Tract 2 of Leonidas O'Gwinn Survey, Abstract No. 1105, City of Grand Prairie, Dallas County, Texas, zoned PD-20, within the IH-20 Corridor Overlay District, and generally located at the northwest corner of Dechman Dr and the IH-20 frontage road.				

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). Concept Plan for the Cottages at Dechman, a multi-family development with a mixture of attached and detached units on 15.91 acres. Tract 2 of Leonidas O'Gwinn Survey, Abstract No. 1105, City of Grand Prairie, Dallas County, Texas, zoned PD-20, within the IH-20 Corridor Overlay District, and generally located at the northwest corner of Dechman Dr and the IH-20 frontage road.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Table

Analysis