

**City of Lake Worth
Notice/Agenda for
Planning and Zoning Commission (P & Z)
Public Hearing/Regular Meeting
Tuesday, December 20, 2016
6:30 PM ~ Council Chambers
3805 Adam Grubb ~ Lake Worth, Texas**

- 1. Call meeting to Order.**
- 2. Invocation and Pledge of Allegiance.**
- 3. Roll Call.**
- 4. Consent Agenda:**
 - a. Approval of the Planning and Zoning Commission Public Hearing/Regular Meeting Minutes from November 15, 2016.**
- 5. Public Hearing/Action Items:**
 - a. Planning & Zoning Case #PS16-04:** This public hearing is held to consider a request by Landon Banks Enterprises, LLP and Will-Russ Properties, Ltd. for a replat of Block 11, Lot(s) 10R-1 and 13-R2, Boat Club Estates, Lake Worth, Tarrant County, Texas to Block 11, Lot(s) 10R-1R and 13-2R2, Boat Club Estates, Lake Worth, Tarrant County, Texas. The properties are commonly known as 6312 & 6316 Azle Avenue.
 - b. Planning & Zoning Case #PZ16-04:** This public hearing is being held to consider an ordinance approving a land use designation, development plan and site plan on Block 11, Lot 10R-1R, Boat Club Estates, Lake Worth, Tarrant County, Texas and more commonly known as 6312 Azle Avenue. The proposed land use is a General Office/Retail/Commercial Shopping Center with the following uses: Bakeries, Bank, Credit Union, or Other Businesses offering Financial Services, Barber or Beauty Shops, Bicycle and Bicycle Repair Shops, Book Store, Stationery Stores, or Newsstands, Caterer and Wedding Services, Cigar or Tobacco Stores, Cleaning, Pressing, and Laundry Collection Services, Copy/Blueprinting, Dancing Schools, Department Stores, Doctor's or Dentist's Offices, Clinics, or Medical, Surgical or Dental Laboratories, Cleaning Services and Similar Activities, Drug Stores, Dry Goods, Electronic Store, Flooring and Carpet Stores, Florist or Gift Shops, Grocery Store, Hardware Store, Hair/Nail Salons, Household/Office Furniture, Jewelry Stores, Massage/Health Treatments, Offices, Optical Stores, Pet Shops, Photography, Portrait, or Camera Shops and Photo Finishing, Piano/Music Stores, Radio and Television Sales and Services, Retail Stores, Tailor, Clothing or Wearing Apparel Shops, Tanning Salons, Tax Services, Variety Stores, and Vet/Dog/Cat Hospital.
 - c. Planning & Zoning Case #PZ16-05:** This public hearing is being held to consider an ordinance changing the zoning of certain properties within the PC-Planned Commercial and M-PD Mixed Planned Development to PC –

Planned Commercial District; approving the use and operation of a Grocery Store and a development plan and site plan on 4.722 Acres of Abstract 1741, Tract 1, Jacob Wilcox Survey which is at the corner of Paul Meador Drive & Azle Avenue.

6. Discussion/Action Items:

- a. Discussion/Action to consider a request by North Corridor Realty, Ltd. for a Preliminary Plat of 4.722 Acres of Abstract 1741, Tract 1, Jacob Wilcox Survey, Lake Worth, Tarrant County, Texas to Block A, Lot 1, Azle Addition, Lake Worth, Tarrant County, Texas. The property will be commonly known as 4040 Paul Meador Drive upon platting.
- b. Discussion/Action to consider a request by North Corridor Realty, Ltd. for a Final Plat of 4.722 Acres of Abstract 1741, Tract 1, Jacob Wilcox Survey, Lake Worth, Tarrant County, Texas to Block A, Lot 1, Azle Addition, Lake Worth, Tarrant County, Texas. The property will be commonly known as 4040 Paul Meador Drive upon platting.

7. Executive Session:

As authorized by Chapter 551 of the Texas Government Code, the City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss the following:

- a. Pursuant to Section 551.071 – Consultation with Attorney with regard to any item posted on the agenda or pending or contemplated litigation, settlement offers and/or claims.

8. Reconvene into Regular Session:

- a. Take any action necessary pursuant to Executive Session Item(s) as listed above.

9. Adjourn.

CITY OF LAKE WORTH
Minutes for
Planning and Zoning Commission (P & Z)
Public Hearing/Regular Meeting
Tuesday, November 15, 2016
6:30 PM ~ Council Chambers
3805 Adam Grubb ~ Lake Worth, Texas

1. Call to Order.

Chair Sue Wenger called the Planning and Zoning meeting to order at 6:30 p.m.

2. Roll Call.

Members present were Sherrie Kubala Watkins, Jeannie Turley, Patty Biggers, Troy Jones, Diane Smith, and Sue Wenger. Member Becky Campbell was absent. Attendees recited the Pledge of Allegiance.

City staff present were Suzanne Meason, Planning and Zoning Administrator and Barry Barber, Building Official.

3. Pledge of Allegiance.

Chair Sue Wenger gave a short invocation and attendees recited the Pledge of Allegiance.

4. Consent Agenda.

a. Approval of the Planning & Zoning Commission Public Hearing/Regular Meeting Minutes from October 18, 2016.

Troy Jones made a motion, seconded by Diane Smith, to approve the Planning & Zoning Commission Public Hearing/Regular Meeting for October 18, 2016 as presented. All members present voting for; motion passes.

5. Public Hearing/Action Items:

Chair Sue Wenger opened the Public Hearing at 6:32 p.m. and closed the Public Hearing at 6:33 p.m.

a. Planning & Zoning Case #PS16-03: This public hearing is held to consider a request by Francisco Ruben Martinez & Ariadna Salas for a replat of Block 38, Lots 2 (South 50') & 3 (North 50'), Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas to Block 38, Lot 3R, Indian Oaks Subdivision, Lake Worth, Tarrant County, Texas.

The property is commonly known as 2924 Caddo Trail & 2928 Caddo Trail (Property will be 2924 Caddo Trail after replat).

There were persons in the audience wishing to speak in reference to this item. The Chair entertained a motion.

Sherrie Kubala Watkins made a motion, seconded by Patty Biggers, to approve Planning & Zoning Case #PS16-03 as presented. All members present voting for; motion passes.

6. Adjourn:

There being no further business to discuss Chair Sue Wenger adjourned the meeting at 6:33 p.m.

APPROVED:

Sue Wenger
Planning and Zoning Chair

ATTEST:

Suzanne Meason
Planning & Zoning Administrator

**City of Lake Worth
Planning & Zoning Commission
Agenda Item Summary**

Agenda Item: 5a

Originating Department: Planning & Zoning

Contact Person: Suzanne Meason

Meeting Date: December 20, 2016

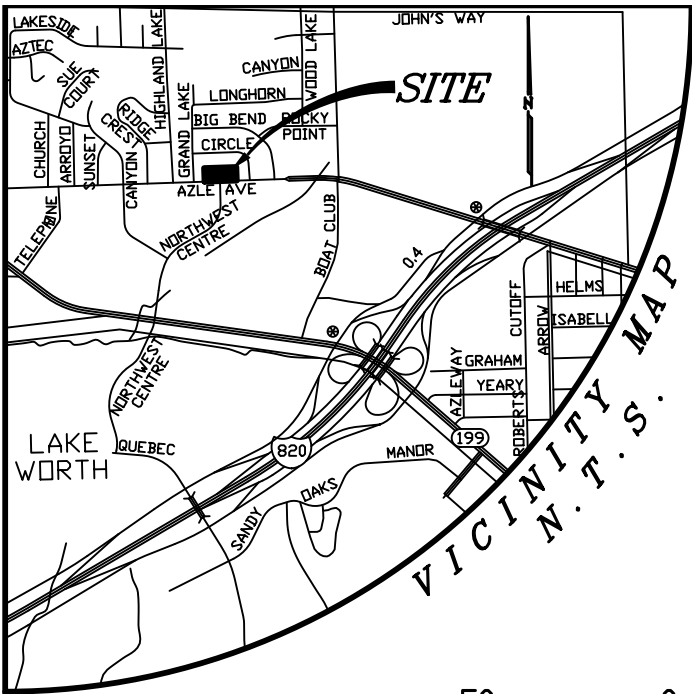
Subject:

Public Hearing/Action to consider **Planning & Zoning Case #PS16-04**, A request by Landon Banks Enterprises, LLP and Will-Russ Properties, Ltd. for a replat of Block 11, Lot(s) 10R-1 and 13-R2, Boat Club Estates, Lake Worth, Tarrant County, Texas to Block 11, Lot(s) 10R-1R and 13-2R2, Boat Club Estates, Lake Worth, Tarrant County, Texas. The properties are commonly known as 6312 & 6316 Azle Avenue.

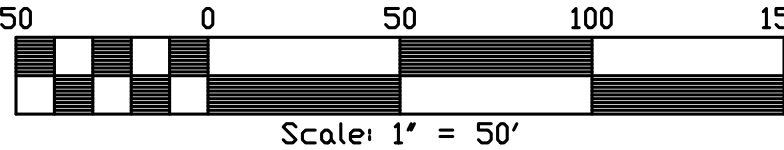
Item Summary: This is a request for a replat by the current land owners due to the sale of and a boundary adjustment of the two properties. The replat document submitted conforms to all the City's requirements and is ready for approval by the P & Z Commission at this time. Staff received three (3) public comment form(s) (see attached) back in favor of the request (some exceptions were noted on their comment forms). Attached is a copy of the replat document for the Commission's reference.

Staff Recommendation:

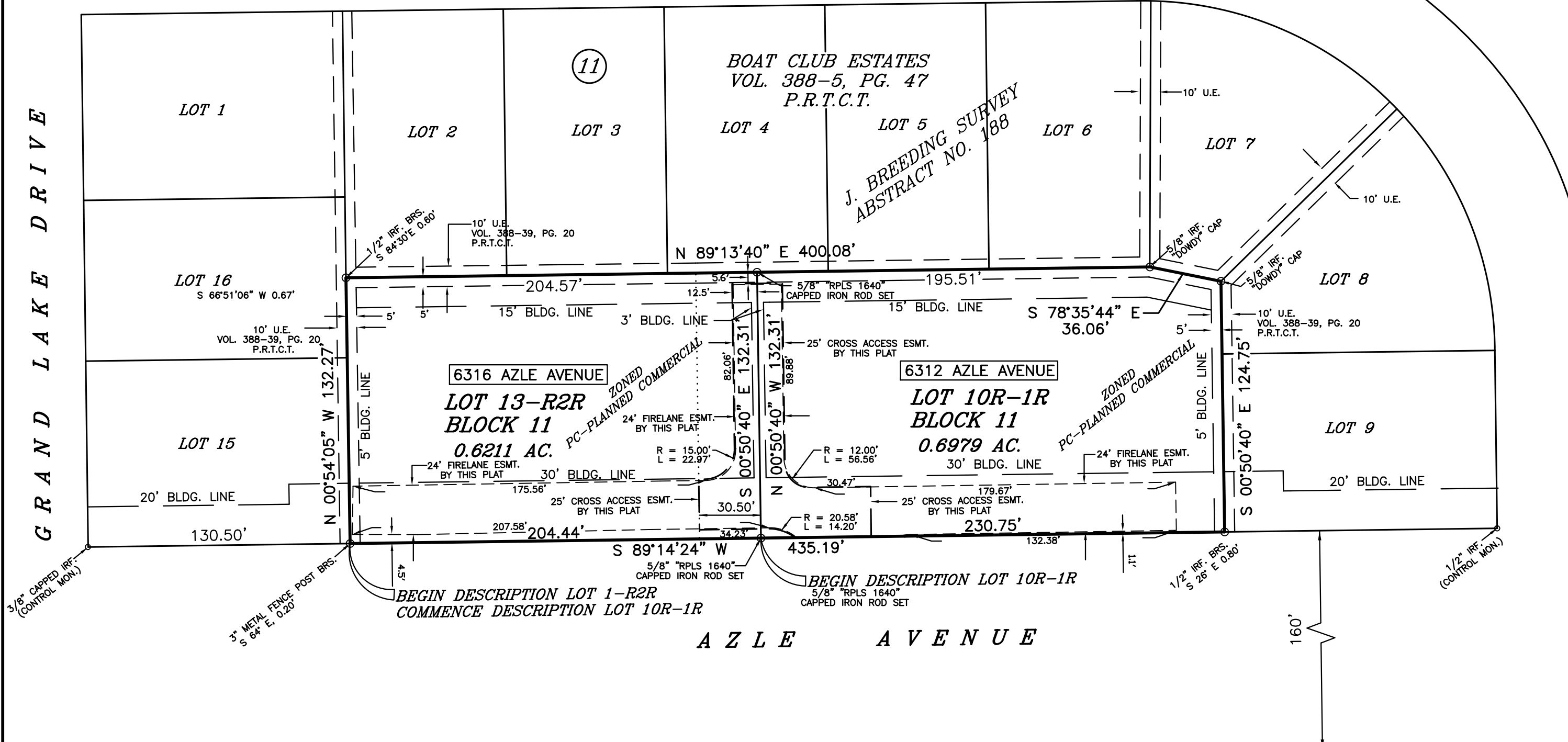
Staff recommends the P & Z Commission approve Planning & Zoning Case #PS16-04 as presented.



- NOTE:
- 1) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD AREA AS DEPICTED BY FLOOD INSURANCE RATE MAP NO. 48439C0160K, MAP REVISED SEPTEMBER 25, 2009.
 - 2) BEARINGS ARE BASED UPON GPS-DERIVED STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83.
 - 3) ZONING CLASSIFICATION AT TIME OF SUBMITTAL OF THE LOTS HEREON IS PC-PLANNED COMMERCIAL.
 - 4) STREET ADDRESSES FOR LOTS INCLUDED IN THIS PLAT ARE CURRENT AS OF THE TIME OF SUBMITTAL.



CIRCLE TRAIL



THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

THAT, Landon Banks Enterprises, LLP, being the owner of the following described property, to witt:

SITUATED in the City of Lake Worth, Tarrant County, Texas, and being all of LOT 13-R2 and a portion of LOT 10R-1, in BLOCK 11, BOAT CLUB ESTATES, as shown on plat thereof recorded under County Clerk's File No. D205019122, and recorded in Cabinet A, Slide 12893, of the Tarrant County Plat Records, respectively, and all being described by metes and bounds as follows:

BEGINNING at the southwest corner of said Lot 13-R2 and the southeast corner of Lot 15, in Block 11, Boat Club Estates, as shown on plat thereof recorded in Volume 388-5, Page 47, of said Plat Records, said point being in the north line of Azle Avenue (160 foot wide right-of-way at this point), and from which point a 3" metal fence post bears South 64 degrees East, 0.2 foot;

THENCE North 0 degrees, 54 minutes, 05 seconds West with the west line of said Lot 13-R2 and the east line of said Lot 15, continuing with the east line of Lot 16 in said Block 11, in all 132.27 feet to the northwest corner of said Lot 13R2 and the southwest corner of Lot 2, in said Block 11, from which point a 1/2" iron rod found in place bears South 84 degrees, 30 minutes East, 0.6 foot;

THENCE North 89 degrees, 13 minutes, 40 seconds East with the north lines of said Lots 13-R2 and 10R-1 and the south lines of said Lot 2 and Lots 3 and 4, in said Block 11, passing the northeast corner of said Lot 13-R2 and the northwest corner of said Lot 10R-1, continuing in all 204.57 feet to an "RPLS 1640" capped 5/8" iron rod set for corner;

THENCE South 0 degrees, 50 minutes, 40 seconds East across said Lot 10R-1, 132.31 feet to an "RPLS 1640" capped 5/8" iron rod set for corner in the south line of said Lot 10R-1 and said north line of Azle Avenue;

THENCE South 89 degrees, 14 minutes, 24 seconds West with said north line of Azle Avenue for the south lines of said Lots 10R-1 and 13-R2, passing the common south corner of said Lots, continuing in all 204.44 feet to the PLACE OF BEGINNING, and containing 0.6211 acre.

AND,

THAT, Will-Russ Properties, LLC, being the owner of the following described property, to wit:

SITUATED in the City of Lake Worth, Tarrant County, Texas, and being a portion of LOT 10R-1, in BLOCK 11, BOAT CLUB ESTATES, as recorded in Cabinet A, Slide 12893, of the Tarrant County Plat Records, and all being described by metes and bounds as follows:

COMMENCING at the southwest corner of said Lot 13-R2, and the southeast corner of Lot 15, in Block 11, Boat Club Estates, as shown on plat thereof recorded in Volume 388-5, Page 47, of said Plat Records, said point being in the north line of Azle Avenue (160 foot wide right-of-way at this point), and from which point a 3" metal fence post bears South 64 degrees East, 0.2 foot;

THENCE North 89 degrees, 14 minutes, 24 seconds East with said north line of Azle Avenue for the south lines of said Lots 10R-1 and 13-R2, passing the common south corner of said lots, continuing in all 204.44 feet to an "RPLS 1640" capped 5/8" iron rod set for corner for the PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE North 0 degrees, 50 minutes, 40 seconds West across said Lot 10R-1, 132.31 feet to an "RPLS 1640" capped 5/8" iron rod set for corner in the north line of said Lot 10R-1 and the south line of Lot 4, in said Block 11;

THENCE North 89 degrees, 13 minutes, 40 seconds East with the north line of said Lot 10R-1 and the south lines of said Lot 4 and Lots 5 and 6, in said Block 11, in all 195.51 feet to a "Dowdy" capped 5/8" iron rod found in place for an angle point in said Lot 10R-1 and the southeast corner of said Lot 6 and the southwest corner of Lot 7 in said Block 11;

THENCE South 78 degrees, 35 minutes, 44 seconds East, with the most easterly north line of said Lot 10R-1 and the south line of said Lot 7, 36.06 feet to a "Dowdy" capped 5/8" iron rod found in place for the northeast corner of said Lot 10R-1 and the southeast corner of said Lot 7 and the northwest corner of Lot 8, in said Block 11;

THENCE South 0 degrees, 50 minutes, 40 seconds East with the east line of said Lot 10R-1 and the west lines of said Lot 8 and Lot 9 in said Block 11, 124.75 feet to the southeast corner of said Lot 10R-1 and the southwest corner of said Lot 9 in said north line of Azle Avenue, from which point a 1/2" iron rod found in place bears South 26 degree East, 0.8 foot;

THENCE South 89 degrees, 14 minutes, 24 seconds West with said north line of Azle Avenue for the south line of said Lot 10R-1, 230.75 feet to the PLACE OF BEGINNING, and containing 0.6979 acre.

DO HEREBY ADOPT THE PLAT HEREON AS THEIR PLAN FOR REVISING SAME, to be known as BLOCK 11, LOTS 13-R2R and 10R-1R, in BOAT CLUB ESTATES, an addition to the City of Lake Worth, Tarrant County, Texas, and does hereby dedicate to the use of the public the easements shown thereon.

LONDON BANKS ENTERPRISES, LLP WILL-RUSS PROPERTIES, LLC

By: _____ By: _____
Landon Banks, Partner Russell Pendleton, Managing Owner

THE STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument acknowledged before me by Landon Banks, Partner of LONDON BANKS ENTERPRISES, LLP on _____, 2017.

Notary Public, State of Texas
My commission expires _____

THE STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument acknowledged before me by Russell Pendleton, Managing Owner of WILL-RUSS PROPERTIES, LLC on _____, 2017.

Notary Public, State of Texas
My commission expires _____

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS,
on this _____ day of _____, _____.

ATTEST:

THIS PLAT WAS FILED UNDER DOCUMENT

NO. _____, DATE: _____

Compiled from records and surveys made
on the ground under my supervision.

Mayor

City Secretary

G CURTIS SURVEYORS, LLC
TBPLS Firm No. 10194225

LAND USE TABLE

LOTS	NUMBER	USES	ACREAGE
RESIDENTIAL	0	RESIDENTIAL	0
NON-RESIDENTIAL	2	NON-RESIDENTIAL	1.3190
TOTAL	2	TOTAL	1.3190
		OTHER	0
		TOTAL ACREAGE	1.3190

Gerald A. Curtis, RPLS
Texas Registration No. 1640

OWNER LOT 10R-1R
WILL-RUSS PROPERTIES LLC
4052 TORTOISE LANE
FORT WORTH, TEXAS 76135

OWNER LOT 13-R2R
LONDON BANKS ENTERPRISES LLP
4880 BOAT CLUB ROAD, SUITE 100
FORT WORTH, TEXAS 76135

REPLAT
BLOCK 11, LOT 10R-1R AND LOT 13-R2R,
BOAT CLUB ESTATES

IN THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS,
BEING A REVISION OF LOT 10R-1, BLOCK 11, BOAT CLUB ESTATES,
RECORDED IN CABINET A, SLIDE 12893, PLAT RECORDS OF TARRANT
COUNTY, TEXAS AND LOT 13-R2, BLOCK 11, BOAT CLUB ESTATES,
RECORDED IN CABINET B, SLIDE 2906, PLAT RECORDS OF TARRANT
COUNTY, TEXAS.

DATE: 12-13-2016

All original copies of survey maps and descriptions prepared by
the surveyor and firm whose names appear hereon will contain an
embossed surveyor's seal. Any map or description copy without
that embossed seal is likely a copy not prepared in the office
of the surveyor and may contain alterations or deletions made
without the knowledge or oversight of the surveyor.

G CURTIS SURVEYORS, LLC
T.B.P.L.S. Surveying Firm No.10194225
P.O. Box 471787 817/334-0381
Fort Worth, Texas 76147-1408

**CITY OF LAKE WORTH
PUBLIC COMMENT FORM
(Please type or use black ink)**

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135



I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case No. PS16-04 – These public hearings are held to consider a request by Landon Banks Enterprises, LLP and Will-Russ Properties, Ltd. for a replat of Block 11, Lot(s) 10R-1 and 13-R2, Boat Club Estates, Lake Worth, Tarrant County, Texas to Block 11, Lot(s) 10R-1R and 13-2R2, Boat Club Estates, Lake Worth, Tarrant County, Texas. The properties are commonly known as 6312 & 6316 Azle Avenue



I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case No. PS16-04 – These public hearings are held to consider a request by Landon Banks Enterprises, LLP and Will-Russ Properties, Ltd. for a replat of Block 11, Lot(s) 10R-1 and 13-R2, Boat Club Estates, Lake Worth, Tarrant County, Texas to Block 11, Lot(s) 10R-1R and 13-2R2, Boat Club Estates, Lake Worth, Tarrant County, Texas. The properties are commonly known as 6312 & 6316 Azle Avenue

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, December 20, 2016 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, January 10, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: MARY N. MANNING
(Please print)

Mailing Address: 6316 Circle Trail
Lake Worth, TX 76031

Signature: Mary N. Manning

Date: 12-12-2016

Property Address(s): 6316 Circle Trail
Lake Worth, TX 76031

COMMENTS:

Please complete and return this form no later than December 16, 2016.



**CITY OF LAKE WORTH
PUBLIC COMMENT FORM
(Please type or use black ink)**

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135



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Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, December 20, 2016 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, January 10, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name:

Sherrie Watkins
(Please print)

Mailing Address:

4105 Circle Trail
FTW, 76135

Signature:

Sherrie Watkins

Date:

Dec 14, 2016

Property Address(s):

4105 Circle Trail

FTW, 76135

RECEIVED

DEC 14 2016

SM

COMMENTS:

with the following exceptions: ① the white fence on
existing developed property be extended to new
development. ② the drainage to lots on circle trail
backing up to new construction not be disturbed
so as to cause flooding to lots. ③ large trees
Please complete and return this form no later than December 16, 2016.
not be taken down - ④ NO restaurant.

**CITY OF LAKE WORTH
PUBLIC COMMENT FORM
(Please type or use black ink)**

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135

- ☒ I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case No. PS16-04 – These public hearings are held to consider a request by Landon Banks Enterprises, LLP and Will-Russ Properties, Ltd. for a replat of Block 11, Lot(s) 10R-1 and 13-R2, Boat Club Estates, Lake Worth, Tarrant County, Texas to Block 11, Lot(s) 10R-1R and 13-2R2, Boat Club Estates, Lake Worth, Tarrant County, Texas. The properties are commonly known as 6312 & 6316 Azle Avenue
- ☐ I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case No. PS16-04 – These public hearings are held to consider a request by Landon Banks Enterprises, LLP and Will-Russ Properties, Ltd. for a replat of Block 11, Lot(s) 10R-1 and 13-R2, Boat Club Estates, Lake Worth, Tarrant County, Texas to Block 11, Lot(s) 10R-1R and 13-2R2, Boat Club Estates, Lake Worth, Tarrant County, Texas. The properties are commonly known as 6312 & 6316 Azle Avenue

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, December 20, 2016 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, January 10, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Stelen Kubala
(Please print)

Mailing Address: 4105 Circle Trail
FTW 76135

Signature: Stelen Kubala

Date: Dec 14, 2016

Property Address(s): 4105 Circle Trail
FTW 76135

RECEIVED
DEC 14 2016
SM

COMMENTS:

with the following exceptions: ① The white fence
on existing developed property be extended to new
developments. ② The drainage to lots on Circle Trail
backing up to new construction, not be disturbed so as
to cause flooding to lots. ③ Large trees not taken away.

Please complete and return this form no later than December 16, 2016.

④ NO RESTAURANT.

**City of Lake Worth
Planning & Zoning Commission
Agenda Item Summary**

Agenda Item: 5b

Originating Department: Planning & Zoning

Contact Person: Suzanne Meason

Meeting Date: December 20, 2016

Subject:

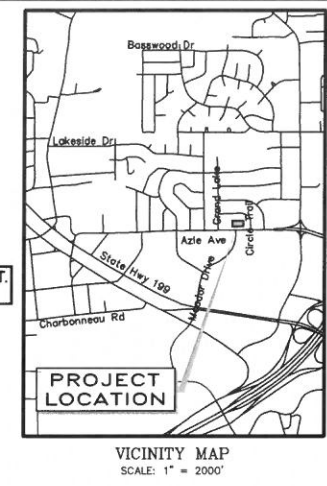
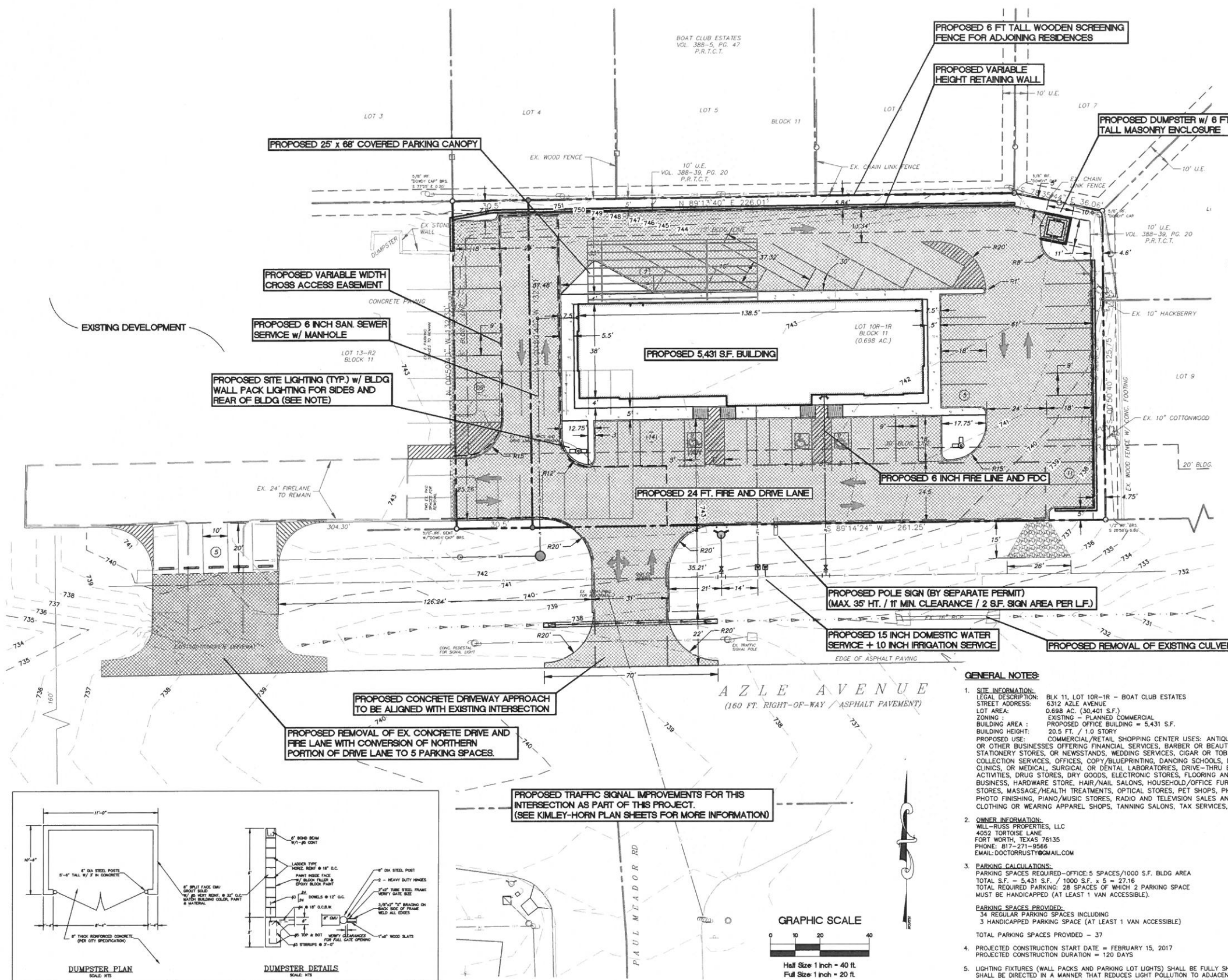
Public Hearing/Action to consider **Planning & Zoning Case #PZ16-04**, an ordinance approving a land use designation, development plan and site plan on Block 11, Lot 10R-1R, Boat Club Estates, Lake Worth, Tarrant County, Texas and more commonly known as 6312 Azle Avenue. The proposed land use is a General Office/Retail/Commercial Shopping Center with the following uses: Bakeries, Bank, Credit Union, or Other Businesses offering Financial Services, Barber or Beauty Shops, Bicycle and Bicycle Repair Shops, Book Store, Stationery Stores, or Newsstands, Caterer and Wedding Services, Cigar or Tobacco Stores, Cleaning, Pressing, and Laundry Collection Services, Copy/Blueprinting, Dancing Schools, Department Stores, Doctor's or Dentist's Offices, Clinics, or Medical, Surgical or Dental Laboratories, Cleaning Services and Similar Activities, Drug Stores, Dry Goods, Electronic Store, Flooring and Carpet Stores, Florist or Gift Shops, Grocery Store, Hardware Store, Hair/Nail Salons, Household/Office Furniture, Jewelry Stores, Massage/Health Treatments, Offices, Optical Stores, Pet Shops, Photography, Portrait, or Camera Shops and Photo Finishing, Piano/Music Stores, Radio and Television Sales and Services, Retail Stores, Tailor, Clothing or Wearing Apparel Shops, Tanning Salons, Tax Services, Variety Stores, and Vet/Dog/Cat Hospital.

Item Summary: Will-Russ Properties purchased the property above and is now requesting land use, development and site plan approval for the site so that it may be developed. Staff has reviewed the development and site plan(s) and find them to conform to all the City's requirements and the project is ready to be heard by the P & Z Commission. Staff worked with the developer and adjacent property owner to address the ingress/egress issues and the placement of additional traffic signal equipment at the

intersection (Azle Avenue & Paul Meador Drive). Staff received two (2) public comment form(s) (see attached) back in favor of the request (some exceptions were noted on their comment form(s)). Attached is a copy of the development plan, site plan, elevation drawing, and landscape plan, for the Commission's reference.

Staff Recommendation:

Staff recommends the P & Z Commission approve Planning & Zoning Case #PZ16-04 as presented.



LEGEND

[Symbol]	PROPERTY CORNER - IRON ROD FOUND
[Symbol]	PROPERTY CORNER - IRON ROD SET
[Symbol]	STREET LIGHT
[Symbol]	TRAFFIC SIGNAL POLE
[Symbol]	UTILITY POLE
[Symbol]	GUY WIRE
[Symbol]	TELEPHONE MANHOLE
[Symbol]	GAS METER
[Symbol]	SIGN
[Symbol]	SANITARY SEWER CLEANOUT
[Symbol]	EXISTING / PROPOSED SANITARY SEWER MANHOLE
[Symbol]	GRATE INLET
[Symbol]	STORM SEWER MANHOLE
[Symbol]	EXISTING / PROPOSED FIRE HYDRANT
[Symbol]	WATER METER
[Symbol]	EXISTING / PROPOSED WATER VALVE
[Symbol]	CHAIN LINK FENCE
[Symbol]	WIRE FENCE
[Symbol]	WOOD FENCE
[Symbol]	OVERHEAD ELECTRIC LINE-EXISTING
[Symbol]	OVERHEAD ELECTRIC LINE-PROPOSED
[Symbol]	UNDERGROUND ELECTRIC LINE-EXISTING
[Symbol]	UNDERGROUND ELECTRIC LINE-PROPOSED
[Symbol]	WATER LINE-EXISTING
[Symbol]	WATER LINE-PROPOSED
[Symbol]	SANITARY SEWER LINE-EXISTING
[Symbol]	SANITARY SEWER LINE-PROPOSED
[Symbol]	NATURAL GAS LINE-EXISTING
[Symbol]	NATURAL GAS LINE-PROPOSED
[Symbol]	TELEPHONE LINE-EXISTING
[Symbol]	TELEPHONE LINE-PROPOSED
[Symbol]	SILT FENCE
[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED CEMENT TREATED FLEX BASE PAVEMENT
[Symbol]	PROPOSED GRAVEL AREA
[Symbol]	PROPOSED CONCRETE SIDEWALK

- GENERAL NOTES
- SITE INFORMATION:**
LEGAL DESCRIPTION: BLK 11, LOT 10R-1R - BOAT CLUB ESTATES
STREET ADDRESS: 6312 AZLE AVENUE
LOT AREA: 0.698 AC. (30,401 S.F.)
ZONING: EXISTING - PLANNED COMMERCIAL
PROPOSED OFFICE BUILDING = 5,431 S.F.
BUILDING HEIGHT: 20.5 FT. / 1.0 STORY
PROPOSED USE: COMMERCIAL/RETAIL SHOPPING CENTER USES: ANTIQUE SHOPS, APPLIANCE STORES, BANK, CREDIT UNION, OR OTHER BUSINESSES OFFERING FINANCIAL SERVICES, BARBER OR BEAUTY SHOPS, BICYCLE AND BICYCLE REPAIR SHOPS, BOOK, STATIONERY STORES, OR NEWSSTANDS, WEDDING SERVICES, CIGAR OR TOBACCO STORES, CLEANING, PRESSING, AND LAUNDRY COLLECTION SERVICES, OFFICES, COPY/BLUEPRINTING, DANCING SCHOOLS, DEPARTMENT STORES, DOCTOR'S OR DENTIST'S OFFICES, CLINICS, OR MEDICAL, SURGICAL OR DENTAL LABORATORIES, DRIVE-THRU BUSINESSES, CLEANING SERVICES AND SIMILAR ACTIVITIES, DRUG STORES, DRY GOODS, ELECTRONIC STORES, FLOORING AND CARPET STORES, FLORIST OR GIFT SHOPS, FOOT BUSINESS, HARDWARE STORE, HAIR/NAIL SALONS, HOUSEHOLD/OFFICE FURNITURE, JEWELRY STORES, LIQUOR OR PACKAGE STORES, MASSAGE/HEALTH TREATMENTS, OPTICAL STORES, PET SHOPS, PHOTOGRAPHY, PORTRAIT, OR CAMERA SHOPS AND PHOTO FINISHING, PIANO/MUSIC STORES, RADIO AND TELEVISION SALES AND SERVICES, TEA ROOMS, RETAIL STORES, TAILOR, CLOTHING OR WEARING APPAREL SHOPS, TANNING SALONS, TAX SERVICES, VARIETY STORES, AND VET/DOG/CAT HOSPITAL
 - OWNER INFORMATION:**
WILL-RUSS PROPERTIES, LLC
4052 TORTOISE LANE
FORT WORTH, TEXAS 76135
PHONE: 817-271-9566
EMAIL: DOCTORRUSTY@GMAIL.COM
 - PARKING CALCULATIONS:**
PARKING SPACES REQUIRED-OFFICE: 5 SPACES/1000 S.F. BLDG AREA
TOTAL S.F. = 5,431 S.F. / 1000 S.F. x 5 = 27.16
TOTAL REQUIRED PARKING: 28 SPACES OF WHICH 2 PARKING SPACE MUST BE HANDICAPPED (AT LEAST 1 VAN ACCESSIBLE).
PARKING SPACES PROVIDED:
34 REGULAR PARKING SPACES INCLUDING
3 HANDICAPPED PARKING SPACE (AT LEAST 1 VAN ACCESSIBLE)
TOTAL PARKING SPACES PROVIDED - 37
 - PROJECTED CONSTRUCTION START DATE = FEBRUARY 15, 2017**
PROJECTED CONSTRUCTION DURATION = 120 DAYS
 - LIGHTING FIXTURES (WALL PACKS AND PARKING LOT LIGHTS)** SHALL BE FULLY SHIELDED AND FULL CUT-OFF FIXTURES. LIGHT FIXTURES SHALL BE DIRECTED IN A MANNER THAT REDUCES LIGHT POLLUTION TO ADJACENT PROPERTIES. THIS APPLIES TO STREET, SIDEWALK, PATH LIGHTING, PARKING LOTS, OPEN SPACE AREAS, DISPLAY AREA'S BUILDING FACADES, OVERHANGS, AND CANOPIES.

HUFFMAN CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM F-12488
6312 AZLE AVENUE
FORT WORTH, TEXAS 76135
PHONE: (817) 857-5394
FAX: (817) 857-1940
EMAIL: JHUFFMAN@HCE.NET
PROJECT ID: 16013

REVISIONS	NUMBER	REVISION	DATE
1			
2			
3			
4			
5			

CONSTRUCTION PLANS OF
MEDICAL OFFICE
FOR
WILL-RUSS PROPERTIES, LLC
6312 AZLE AVENUE / LAKE WORTH, TEXAS

HUFFMAN CONSULTING ENGINEERS

SITE PLAN

DATE: 12/07/16

DESIGNED BY: JYH DRAWN BY: AdMR

REVIEW BY: HCE

SHEET NO: **C1**



These plans are intended to provide the same construction information necessary to construct and complete this structure. Most construction documents will be verified as correct by the architect. The contractor is responsible for the accuracy of the drawings and for obtaining all the necessary permits. The contractor is responsible for the accuracy of the drawings and for obtaining all the necessary permits. The contractor is responsible for the accuracy of the drawings and for obtaining all the necessary permits.

**MEDICAL OFFICE FOR
WILL-RUSS
PROPERTIES, LLC**
6312 AZLE AVE
LAKE WORTH, TEXAS 76135

**WILLIAM PECK &
ASSOCIATES INC.
ARCHITECTS**
Lewisville, Tx
972/221-1424

BUILDING ELEVATIONS	REVISIONS
	DATE
	① 08-03-2016 GENERAL ② 11-11-2016

ISSUE DATE:
7-7-16 FOR PERMIT

Scale: REF. PLAN

Drawn 7.7.7.

Job: CN

Sheet Number:

A-108

SHEET 14

OF 24



11-11-20

[illegible]

**MEDICAL OFFICE FOR
WILL-RUSS
PROPERTIES, LLC**
6312 AZLE AVE.
LAKE WORTH, TEXAS 76150

6312 AZLE AVE.
LAKE HILLOTH TEXAS 76135

**WILLIAM PECK &
ASSOCIATES INC.
ARCHITECTS**
Lewisville, Tx
972/221-1424

AR C
Lewisville, Tx

REVISIONS
DATE
1 08-03-2016 GENERAL
2 11-11-2016

LANDSCAPE PLAN

ISSUE DATE:
7-7-16 FOR PERMIT

1000

Scale: REF. PLAN

Drawn: ???

Job: CN

Sheet Number:

A-006

SHEET 6 OF 2

OF 2

1 LANDSCAPE PLAN
SCALE: 1" = 10'

SCALE: 1" = 10'

(f) Installation and Maintenance.

- (1) All required landscaped area shall be permanently landscaped with living plant material, and shall have either an irrigation system installed or shall be accessible to a bibcock, faucet, or other water source on the same lot or parcel. Synthetic or artificial lawn or plant material shall not be used to satisfy the requirements of this article.
- (2) Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping.
- (3) All plant materials shall be main lined in a healthy and growing condition as is appropriate for the season of the year.
- (4) Plant materials which die shall be replaced with plant material of similar variety and size within a six (6) month period, with a one time extension not exceeding six (6) months being provided upon approval of the city administrator or his designee.

LANDSCAPE LEGEND



LANDSCAPE AREA REQUIREMENTS

SITE TOTAL:	30.405 SQ.FT
REQUIRED TOTAL LANDSCAPE(20%):	6.081 SQ.FT
REQUIRED FRONT YARD LANDSCAPE(40%):	2.432 SQ.FT
GRASS SQUARE FOOTAGE:	3.098 SQ.FT
(3) SIX INCH TREES:	1.200 SQ.FT
(4) THREE INCH TREES:	600 SQ.FT
(70) ONE GALLON SHRUBS:	700 SQ.FT
TOTAL:	5.598 SQ.FT
BACK YARD LANDSCAPE:	
GRASS SQUARE FOOTAGE :	1.860 SQ.FT
(2) THREE INCH TREES:	400 SQ.FT
(60) ONE GALLON SHRUBS:	600 SQ.FT
TOTAL:	2.860 SQ.FT
TOTAL LANDSCAPE:	8.258 SQ.FT

**CITY OF LAKE WORTH
PUBLIC COMMENT FORM**
(Please type or use black ink)

RECEIVED

DEC 14 2016
gm

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135



I am **FOR** the proposed zoning case as explained on the attached public notice for Zoning Case No. PZ16-04– These public hearings are being held to consider an ordinance approving the Requested Land Use Designation below, as well as approving a development plan and site plan on the above mentioned property in the City of Lake Worth. Uses: General Office/Retail/Commercial Shopping Center with the following uses: Bakeries, Bank, Credit Union, or Other Businesses offering Financial Services, Barber or Beauty Shops, Bicycle and Bicycle Repair Shops, Book Store, Stationery Stores, or Newsstands, Caterer and Wedding Services, Cigar or Tobacco Stores, Cleaning, Pressing, and Laundry Collection Services, Copy/Blueprinting, Dancing Schools, Department Stores, Doctor's or Dentist's Offices, Clinics, or Medical, Surgical or Dental Laboratories, Cleaning Services and Similar Activities, Drug Stores, Dry Goods, Electronic Store, Flooring and Carpet Stores, Florist or Gift Shops, Grocery Store, Hardware Store, Hair/Nail Salons, Household/Office Furniture, Jewelry Stores, Massage/Health Treatments, Offices, Optical Stores, Pet Shops, Photography, Portrait, or Camera Shops and Photo Finishing, Piano/Music Stores, Radio and Television Sales and Services, Retail Stores, Tailor, Clothing or Wearing Apparel Shops, Tanning Salons, Tax Services, Variety Stores, and Vet/Dog/Cat Hospital.



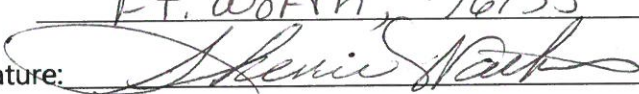
I am **AGAINST** the proposed zoning case as explained on the attached public notice for Zoning Case No. PZ16-04– These public hearings are being held to consider an ordinance approving the Requested Land Use Designation below, as well as approving a development plan and site plan on the above mentioned property in the City of Lake Worth. Uses: General Office/Retail/Commercial Shopping Center with the following uses: Bakeries, Bank, Credit Union, or Other Businesses offering Financial Services, Barber or Beauty Shops, Bicycle and Bicycle Repair Shops, Book Store, Stationery Stores, or Newsstands, Caterer and Wedding Services, Cigar or Tobacco Stores, Cleaning, Pressing, and Laundry Collection Services, Copy/Blueprinting, Dancing Schools, Department Stores, Doctor's or Dentist's Offices, Clinics, or Medical, Surgical or Dental Laboratories, Cleaning Services and Similar Activities, Drug Stores, Dry Goods, Electronic Store, Flooring and Carpet Stores, Florist or Gift Shops, Grocery Store, Hardware Store, Hair/Nail Salons, Household/Office Furniture, Jewelry Stores, Massage/Health Treatments, Offices, Optical Stores, Pet Shops, Photography, Portrait, or Camera Shops and Photo Finishing, Piano/Music Stores, Radio and Television Sales and Services, Retail Stores, Tailor, Clothing or Wearing Apparel Shops, Tanning Salons, Tax Services, Variety Stores, and Vet/Dog/Cat Hospital.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, December 20, 2016 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, January 10, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Sherrie WATKINS
(Please print)

Mailing Address: 4105 Circle Trail

Ft. Worth, 76135
Signature: 

Date: Dec. 14, 2016

Property Address(s): 4105 Circle Trail
FtW, 76135

COMMENTS:

with the following exceptions: ① the white fence on existing developed property be extended to new development. ② the drainage to lots on Circle Trail backing up to new construction not be

Please complete and return this form no later than December 16, 2016.

distributed so as to cause flooding to lots.

③ large trees not be taken down - ④ NO restaurant.

**CITY OF LAKE WORTH
PUBLIC COMMENT FORM**
(Please type or use black ink)

RECEIVED
DEC 14 2016
Sm

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135



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Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, December 20, 2016 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, January 10, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: Shelen Kubala
(Please print)

Mailing Address: 4105 Circle Trail
FTW 76135

Signature: Shelen Kubala

Date: Dec 14, 2016

Property Address(s): 4105 Circle Trail
FTW 76135

COMMENTS:

with the following exceptions: ① the white fence on existing developed property be extended to new development. ② the drainage to lots on circle trail backing up to new construction not be disturbed so as to cause flooding to lots. ③ large tree not be

Please complete and return this form no later than December 16, 2016.

Take down - ④ NO restaurant-

**City of Lake Worth
Planning & Zoning Commission
Agenda Item Summary**

Agenda Item: 5c

Originating Department: Planning & Zoning

Contact Person: Suzanne Meason

Meeting Date: December 20, 2016

Subject:

Public Hearing/Action to consider **Planning & Zoning Case #PZ16-05**, an ordinance changing the zoning of certain properties within the PC-Planned Commercial and M-PD Mixed Planned Development to PC – Planned Commercial District; approving the use and operation of a Grocery Store and a development plan and site plan on 4.722 Acres of Abstract 1741, Tract 1, Jacob Wilcox Survey which is at the corner of Paul Meador Drive & Azle Avenue.

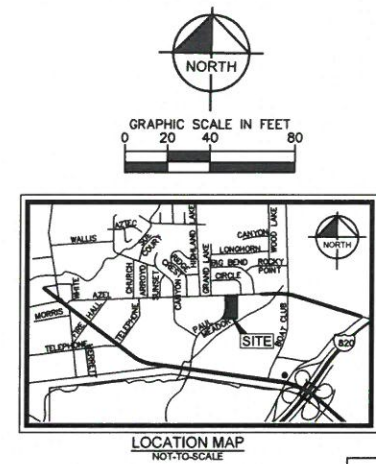
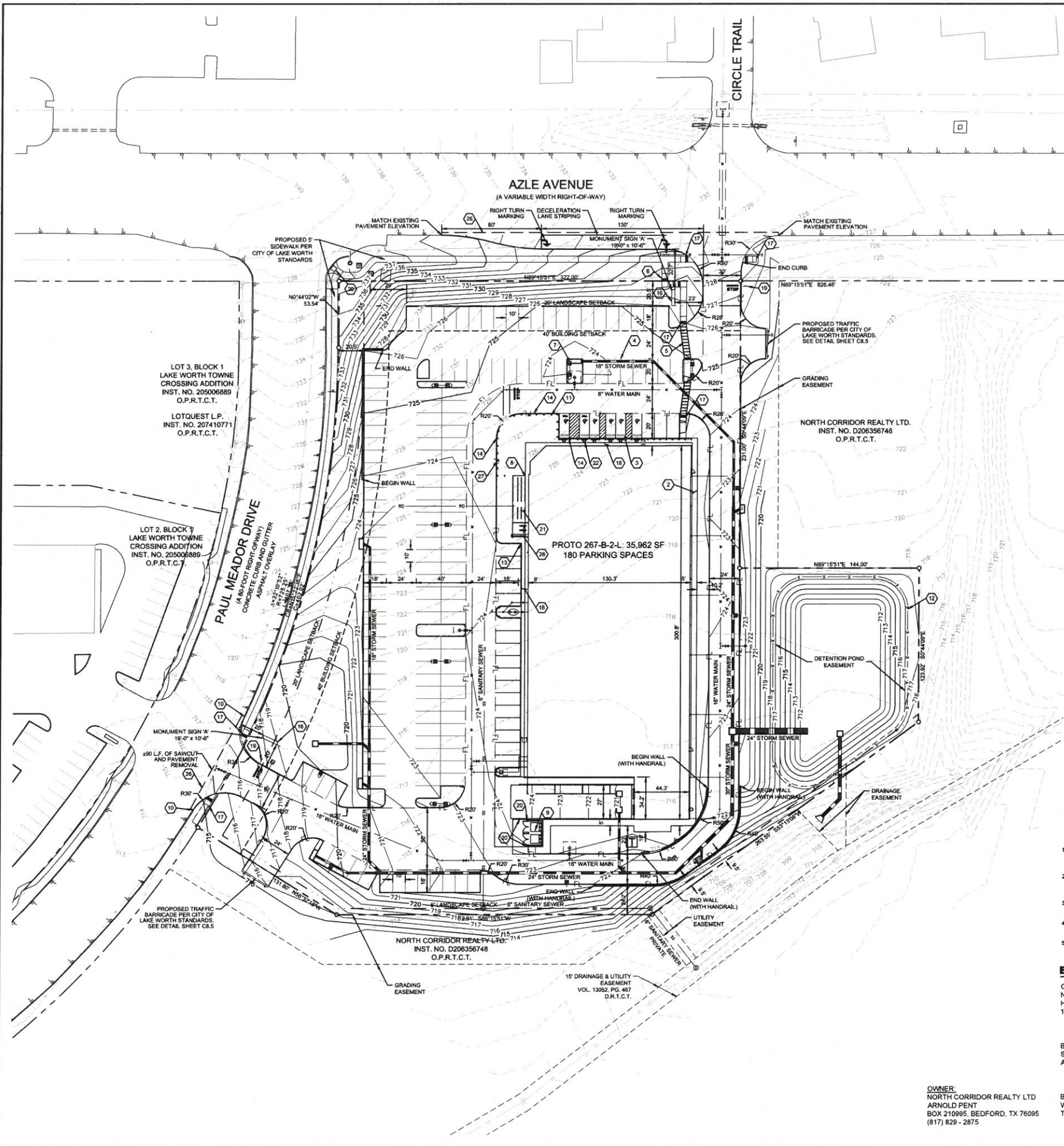
Item Summary: This request is for land use approval for a Grocery Store, along with development and site plan approvals. Staff has reviewed the development and site plan and find them to conform to all the City's requirements and the project is ready to be heard by the P & Z Commission. Staff received no public comment form(s) back in reference to the request. Attached is a copy of the development plan, site plan, elevation drawing, proposed signage, and landscape plan, for the Commission's reference.

Staff Recommendation:

Staff recommends the P & Z Commission approve Planning & Zoning Case #PZ16-05 as presented.

NOTES:
1. SEE SHEET C4.1 FOR SITE PLAN.
2. SEE SHEET C4.2 FOR SITE PLAN.
3. SEE SHEET C4.3 FOR SITE PLAN.
4. SEE SHEET C4.4 FOR SITE PLAN.
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This document, together with the concepts and designs presented herein, is an instrument of service, and its preparation and use are subject to the terms and conditions of the contract between the client and the engineer. It is intended only for the specific purpose and client for which it was prepared. Reuse of any part of this document without the written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



STANDARD SITE PLAN KEYNOTES

- TRANSFORMER PAD.
- SIDEWALK AROUND THE ENTIRE PERIMETER OF BUILDING WITH CONCRETE CONTROL JOINTS. WIDTH VARIES, REFER TO PLANS.
- WHEEL STOP.
- 4" WIDE WHITE PARKING STRIPE.
- 5" MINIMUM WIDTH CROSSWALK MARKINGS. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC. REFER TO SITE DETAILS.
- ADA ROUTE TO PUBLIC ACCESS WAYS OR ADJACENT DEVELOPMENT OR RIGHT OF WAY.
- LIGHT POLE.
- BUILDING CANOPY.
- 12' X 22' DUMPSTER LOCATION. REFER TO ARCHITECTURAL PLANS FOR DESIGN DETAIL.
- MATCH EXISTING CURB AND GUTTER.
- 6" BOLLARD LOCATIONS AT THE LIMITS OF FLUSH PAVEMENT.
- 4' TALL METAL FENCE.
- TRANSITION FROM FLUSH CURB TO STANDARD 6" CURB HEIGHT OVER 7.5'.
- FLUSH CURB USED AT FRONT OF STORE.
- 30" CURB AND GUTTER. REFER TO SITE DETAILS.
- FREE STANDING ID SIGN.
- ACCESSIBLE RAMP, SIGNAGE AND STRIPING TO CONFORM TO FEDERAL, STATE AND LOCAL ACCESSIBILITY AND M.U.T.C.D. GUIDELINES.
- SIDEWALK BETWEEN PARKING LOT AND BUILDING TO BE 6' WIDE.
- "STOP" SIGN AND/OR 24" WIDE PAINTED WHITE STOP BAR. REFER TO PLAN.
- 12" CONCRETE BOLLARD. REFER TO SITE DETAILS.
- CART CORRAL LOCATION.
- ADA PARKING SIGN PLACED BEHIND 6" BOLLARD.
- 4' MAX. HEIGHT RETAINING WALL AT LOADING DOCK WITH 42" MIN. HEIGHT PEDESTRIAN GUARDRAIL FOR FALL PROTECTION. REFER TO ARCHITECTURAL PLANS FOR DESIGN DETAILS.
- CAST IN PLACE CONCRETE RETAINING WALL. REFER TO RETAINING WALL PLANS.
- PAINTED DIRECTIONAL ARROW.
- MATCH EXISTING PAVEMENT.
- 6" WIDE CONCRETE BANDING.
- BICYCLE RACKS. REFER TO ARCHITECTURAL PLANS.
- MATCH EXISTING SIDEWALK.

SITE PLAN KEYNOTES

- CONCRETE STAIRS WITH HANDRAIL.
- PROPOSED SIDEWALK TO MATCH EXISTING.
- 6" MASONRY SCREEN WALL TO MATCH BUILDING.
- PROPOSED 18" TALL MASONRY SEAT WALL TO MATCH BUILDING.
- 5' CURB AND GUTTER TRANSITION. 30 TO 24".
- 24" CURB AND GUTTER.

SITE NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADI TO BE 3' MINIMUM UNLESS OTHERWISE NOTED.
- STRUCTURAL AND SUBSURFACE DRAINAGE DESIGN FOR RETAINING WALLS ARE NOT ADDRESSED IN CIVIL PLANS BY KIMLEY-HORN AND ASSOCIATES. REFER TO RETAINING WALL SHEETS.
- ALL TRAFFIC CONTROL, SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND TxDOT SUPPLEMENT.
- ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
- CONSTRUCTION FROM COMMENCEMENT TO COMPLETION IS APPROXIMATELY 6 TO 8 MONTHS. THE COMMENCEMENT DATE IS UNKNOWN AT THIS TIME.

BENCHMARKS

CITY OF LAKE WORTH MON. # 8059
N.W. CORNER OF INTERSECTION OF JACKSBORO HWY. AND I.H. 820 ON WEST CURB OF SERVICE ROAD, 100'± NORTH OF CENTERLINE OF JACKSBORO HWY.
ELEV. = 715.52
BM # 1 (X) FOUND ON OF CONCRETE CURB SOUTHWEST CORNER OF THE INTERSECTION OF AZEL AVE. WITH PAUL MEADOR DRIVE.
ELEV. = 739.59
BM # 2 (X) FOUND ON OF CONCRETE CURB ON WEST SIDE OF PAUL MEADOR DRIVE ±850' SOUTH OF THE INTERSECTION OF AZEL AVE.
ELEV. = 717.86

SITE LEGEND	
	ADA PARKING SPACE. "V" INDICATES VAN ACCESSIBLE STALL.
	MONOLITHIC CURB AND GUTTER
	LIGHT POLE
	CURB TRANSITION
	PROPERTY LINE
	SIGN (SEE PLAN)
	PARKING SPACE COUNTER
	DIRECTIONAL PAVEMENT MARKINGS
	6" STEEL BOLLARD
	12" CONCRETE BOLLARD
	CONCRETE WHEEL STOP
	ACCESSIBLE CURB AND SIDEWALK TAPER
	ACCESSIBLE RAMP
	METAL FENCE

SITE DATA	
PROJECT INFORMATION	
PROJECT NAME:	GROGER
OWNER:	NORTH CORRIDOR REALTY LTD
JURISDICTION:	CITY OF LAKE WORTH
SITE SIZE & COVERAGES	
TOTAL ACREAGE:	4.72 ACRES - 205,684 S.F.
SITE COVERAGES:	
EXISTING IMPERVIOUS AREA	205,684 S.F. 100%
PROPOSED IMPERVIOUS AREA	139,123 S.F. 67.64%
PROPOSED PERVIOUS AREA	66,561 S.F. 32.36%
GROSS BUILDING SQUARE FOOTAGE:	35,962 S.F.
BUILDING HEIGHT/NO. OF STORIES:	35'-4" FEET/1-STORY
ZONING	
PROPOSED ZONING:	PLANNED COMMERCIAL
PROPOSED USE:	GROCERY STORE
SETBACK REQUIREMENTS	
FRONT	40'
SIDE	N/A
REAR	N/A
OFF-STREET PARKING	
PROPOSED USE(S):	GROCERY STORE
REQUIRED PARKING:	1 SPACE/200 S.F. = 180 SPACES
PROVIDED PARKING:	180 SPACES (INCLUDING 6 ACCESSIBLE SPACES)
OFF-STREET LOADING	
LOADING/UNLOADING SPACES REQUIRED:	X
LOADING/UNLOADING SPACES PROVIDED:	2
BUFFERYARDS	
ADJOINING ZONING:	PLANNED COMMERCIAL
TYPE REQUIRED:	5' LANDSCAPE BUFFER

LEGAL DESCRIPTION

JACOB WILCOX SURVEY ABSTRACT NO. 1741
CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

GEOTECH NOTE

REFER TO GEOTECHNICAL INVESTIGATION FOR SPECIFICATIONS FOR PAVEMENT SECTIONS AND SUBGRADE PREPARATION.
TITLE: GEOTECHNICAL EXPLORATION
BY: ALPH
DATED: 7/14/2016

STOP!

CALL BEFORE YOU DIG
DIG-TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

Kimley-Horn



KNA PROJECT
04/06/12Z
DATE
DECEMBER 2016
SCALE AS SHOWN
DESIGNED BY: STW
DRAWN BY: RK
CHECKED BY: STW

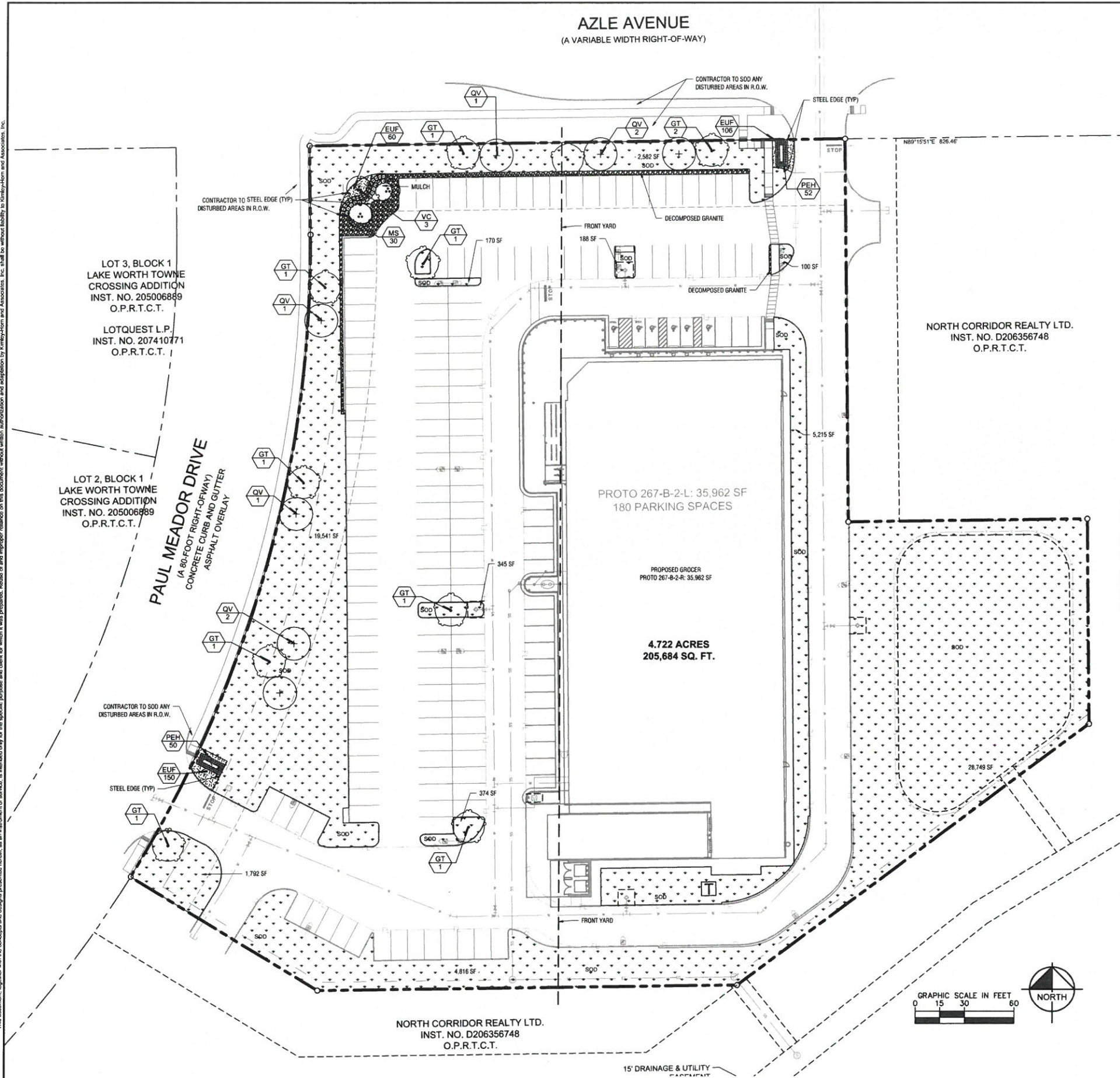
SITE PLAN

GROGER
4040 PAUL MEADOR DRIVE
LAKE WORTH, TEXAS

SHEET NUMBER
C4.1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

DATE: 11/21/2016
BY: KIMLEY-HORN
DRAWN BY: KIMLEY-HORN
LAST SAVED: 11/21/2016 4:11 PM



PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FERTILE, pH RANGE OF 6.0-6.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

CODE REQUIREMENTS

1. A MINIMUM 20% OF THE TOTAL AREA OF THE LOT ON WHICH THE NEW BUILDING IS CONSTRUCTED SHALL BE LANDSCAPED. THIS MAY BE REDUCED AS MUCH AS 50% THROUGH THE APPLICATION OF CREDITS.	REQUIRED (205,684 sq ft x 0.2) = 5,500 sq ft CREDIT = 35,636 sq ft (MIN)	PROVIDED 63,872 sq ft
2. NOT LESS THAN 40% OF THE TOTAL REQUIRED LANDSCAPING SHALL BE LOCATED IN THE FRONT YARD.	(41,136 sq ft x 0.4) = 16,454 sq ft (MIN)	27,038 sq ft
1. LANDSCAPE CREDITS	CREDIT	GRANTED
1.1. THREE INCH TREE (TRUNK MEASURED 12" ABOVE GRADE)	200 sq ft ea	3400 sq ft (17 TREES)
1.2. SIX INCH TREE (TRUNK MEASURED 12" ABOVE GRADE)	400 sq ft ea	0
1.3. TEN, ONE (1) GALLON SHRUBS	100 sq ft ea	1,300 sq ft (132 SHRUBS)
1.4. TWENTY-FIVE (5) SQUARE FEET FLOWER BED	100 sq ft ea	800 sq ft (832 sq ft FLOWER BED)

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
GT	10		Gleditsia triacanthos / Honey Locust	3" cal, 12' ht x 4" spr	Full, Straight, Single Leader
QV	7		Quercus virginiana / Southern Live Oak	3" cal, 12' ht x 4" spr	Full, Straight, Single Leader
VC	3		Vitex agnus-castus / Chaste Tree	8" ht, 3" cal	Full, Straight, Multitrunk (3) 1" leaders
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
MS	30		Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	18" ht, 18" spr, 30" oc	Full
PEH	102		Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	18" ht, 18" spr, 18" oc	Full
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
CYN	TBD		Cynodon dactylon / Bermuda Grass	Solid Sod, with tight sand rolled joints, 100% wood/discuss free	
EUF	316		Euonymus fortunei 'Colorata' / Purple-leaf Winter Creeper	12" ht, 12" spr, 18" oc	Full
DG	TBD		Decomposed Granite	4" Depth, See Detail	

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

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11/21/2016

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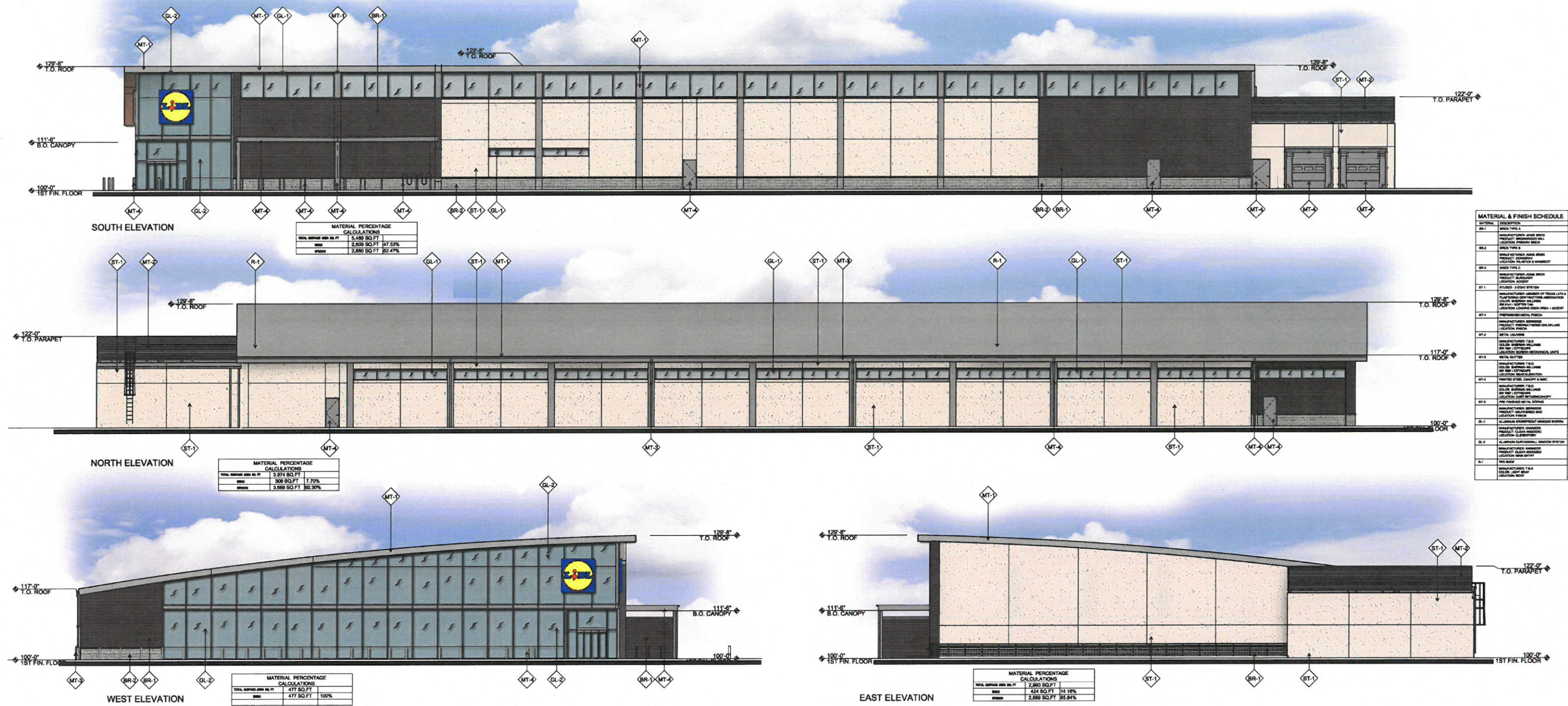
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Monument Option A:



Elevation View

End View

**City of Lake Worth
Planning & Zoning Commission
Agenda Item Summary**

Agenda Item: 6a

Originating Department: Planning & Zoning

Contact Person: Suzanne Meason

Meeting Date: December 20, 2016

Subject:

Discussion/Action to consider a request by North Corridor Realty, Ltd. for a Preliminary Plat of 4.722 Acres of Abstract 1741, Tract 1, Jacob Wilcox Survey, Lake Worth, Tarrant County, Texas to Block A, Lot 1, Azle Addition, Lake Worth, Tarrant County, Texas. The property will be commonly known as 4040 Paul Meador Drive upon platting.

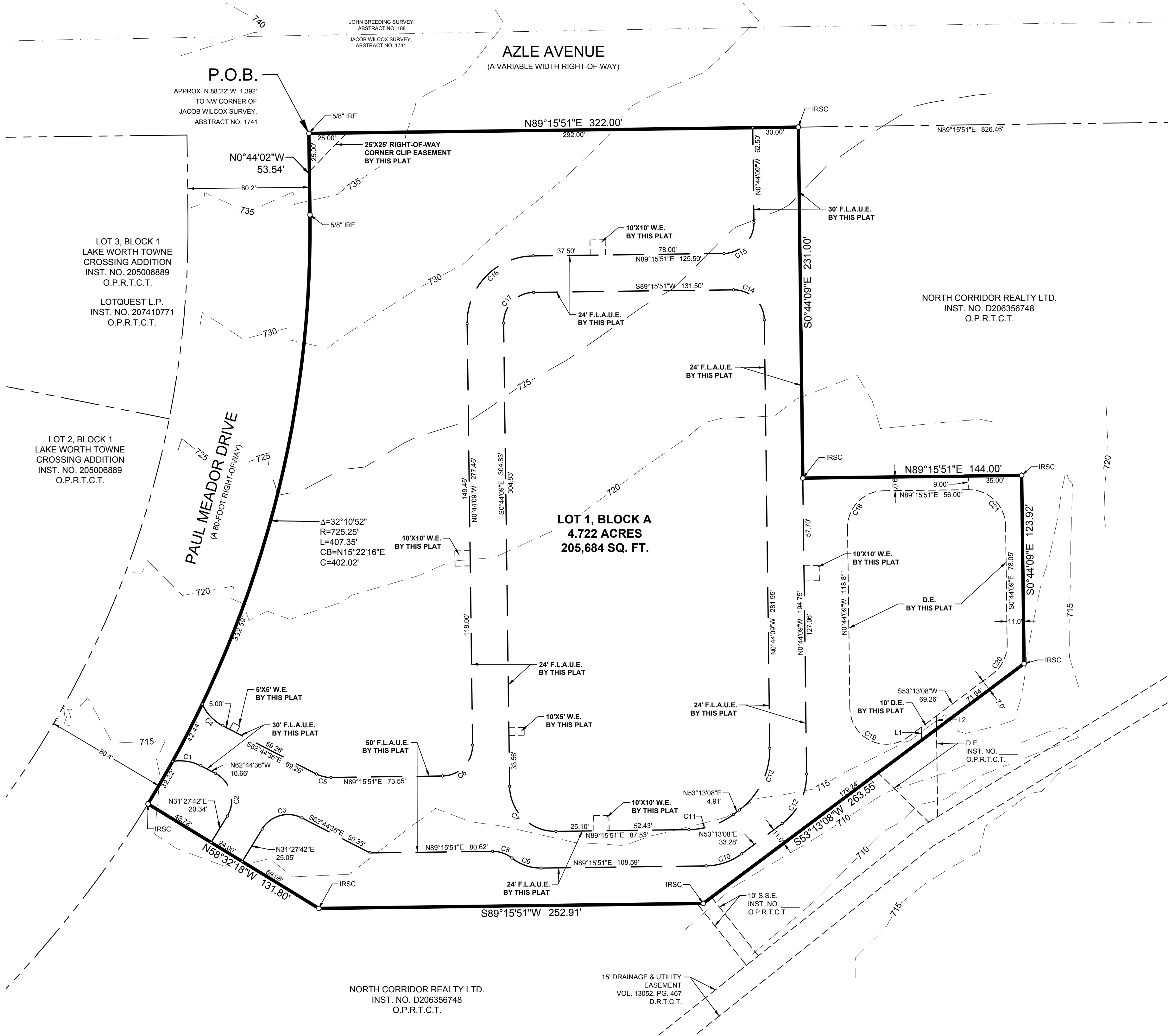
Item Summary: North Corridor Realty, Ltd. is in the process of trying to sell off a portion of a larger tract of land which hasn't been platted, so they are requesting a preliminary plat of the portion to be sold. The preliminary plat submitted conforms to all the City's requirements and is ready for approval by the P & Z Commission at this time. Staff received no public comment forms back in reference to this case. Attached is a copy of the preliminary plat document for the Commission's reference.

Staff Recommendation:

Staff recommends the P & Z Commission approve the preliminary plat document for agenda item 6a as presented.

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	36°28'36"	30.00'	19.10'	N81°04'28"W	18.78'	C12	53°57'17"	40.00'	37.67'
C2	94°12'19"	20.00'	32.88'	N15°38'27"W	29.30'	C13	53°57'17"	50.00'	47.08'
C3	85°47'41"	20.00'	29.95'	S74°21'33"W	27.23'	C14	90°00'00"	20.00'	31.42'
C4	38°31'45"	30.00'	20.17'	S43°28'44"E	19.80'	C15	90°00'00"	20.00'	31.42'
C5	27°59'33"	20.00'	9.77'	S76°44'23"E	9.67'	C16	90°00'00"	44.00'	69.12'
C6	90°00'00"	20.00'	31.42'	N44°15'51"E	28.28'	C17	90°00'00"	20.00'	31.42'
C7	90°00'00"	30.00'	47.12'	S45°44'09"E	42.43'	C18	90°00'00"	24.00'	37.70'
C8	39°26'18"	20.00'	13.77'	N71°01'00"W	13.50'	C19	126°02'43"	24.00'	52.80'
C9	39°26'18"	30.00'	20.65'	S71°01'00"E	20.24'	C20	53°57'17"	24.00'	22.60'
C10	36°02'43"	40.00'	25.16'	N71°14'30"E	24.75'	C21	90°00'00"	24.00'	37.70'
C11	36°02'43"	50.00'	31.46'	N71°14'30"E	30.94'				

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°44'10"E	8.66'
L2	S00°44'10"E	8.66'



OWNERS CERTIFICATE

STATE OF TEXAS
TARRANT COUNTY

WHEREAS NORTH CORRIDOR REALTY LTD is the owner of a tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, City of Lake Worth, Tarrant County, Texas; and being part of a tract of land described in Warranty Deed to North Corridor Realty Ltd., recorded in Instrument No. D206356748, Official Public Records, Tarrant County, Texas; and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found at the intersection of the south right-of-way line of Azel Avenue (a variable width right-of-way) with the east right-of-way line of Paul Meador Drive (a 80-foot right-of-way);

THENCE with said south right-of-way line, North 89°15'51" East, a distance of 322.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said south right-of-way line, the following courses and distances, to wit:

South 0°44'09" East, a distance of 231.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 89°15'51" East, a distance of 144.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 0°44'09" East, a distance of 123.92 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 53°13'08" West, a distance of 263.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 89°15'51" West, a distance of 252.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 58°32'18" West, a distance of 131.80 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east right-of-way line of said Paul Meador Drive and being at the beginning of a non-tangent curve to the left having a central angle of 32°10'52", a radius of 725.25 feet, a chord bearing and distance of North 15°22'16" East, 402.02 feet;

THENCE with said east right-of-way line, the following courses and distances, to wit:

In a northeasterly direction, with said curve to the left, an arc distance of 407.35 feet to a 5/8-inch iron rod found for corner; North 0°44'02" West, a distance of 53.54 feet to the POINT OF BEGINNING and containing 4.722 acres or 205,684 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011)

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF LAKE WORTH §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NORTH CORRIDOR REALTY LTD do hereby adopt this plat designating the hereinabove described property as **AZLE ADDITION, LOT 1, BLOCK A**, an addition to the City of Lake Worth, and does hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Property owners shall maintain easements and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lake Worth, Texas.

WITNESS OUR HAND AT LAKE WORTH, TEXAS, this ____ day of _____ 20__.

Owner: NORTH CORRIDOR REALTY, LTD.

By: _____

Title: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ 20__.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Dana Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Lake Worth, 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

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Ph. 972-770-1300



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dana Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations thereof expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the __th day of _____, 20__.

Notary Public, State of Texas

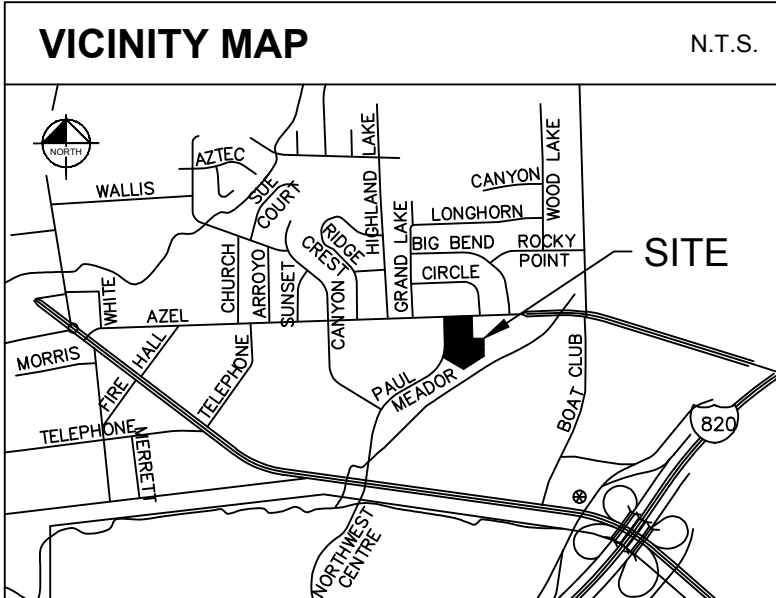
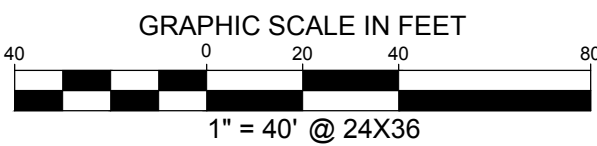
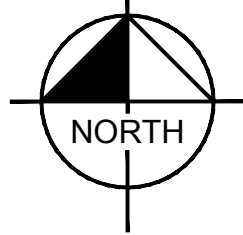
Print Name _____

This plat filed for record in Instrument No. _____ Date: _____

OWNER:
NORTH CORRIDOR REALTY, LTD.
P.O. BOX 210995
BEDFORD, TX 76095
CONTACT: ARNOLD PENT
EMAIL: ARNOLDPENT@GMAIL.COM

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PHONE: 972-770-1300
CONTACT: DANA BROWN, R.P.L.S.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PHONE: 972-770-1300
CONTACT: SARAH WILLIAMSON, P.E.



FLOOD STATEMENT:

According to Community Panel No. 48439C0160K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

Address: 4040 Paul Meador Drive, Fort Worth, TX, 76135

Building setback lines will be in compliance with the development plan and site plan approved for the site.

The purpose of this plat is to make one lot for development and dedicate easements.

Based on the the City of Lake Worth Zoning map the surveyed property is currently zoned "Planned Commercial" & "Mixed - Planned Development"

LEGEND

IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD WITH "KHA"CAP SET
W.E. = WATER EASEMENT
F.L.A.U.E. = FIRE LANE ACCESS AND UTILITY EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING
INST. = INSTRUMENT
NO. = NUMBER

STATE OF TEXAS §
COUNTY OF TARRANT §

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS, on this ____ day of _____ 20__.

ATTEST:

Mayor _____

City Secretary _____

PRELIMINARY PLAT

AZLE ADDITION LOT 1, BLOCK A

4.722 ACRES

JACOB WILCOX SURVEY,

ABSTRACT NO. 1741

CITY OF LAKE WORTH,

TARRANT COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTG	DAB	OCT. 2016	064500122	1 OF 1

**City of Lake Worth
Planning & Zoning Commission
Agenda Item Summary**

Agenda Item: 6b

Originating Department: Planning & Zoning

Contact Person: Suzanne Meason

Meeting Date: December 20, 2016

Subject:

Discussion/Action to consider a request by North Corridor Realty, Ltd. for a Final Plat of 4.722 Acres of Abstract 1741, Tract 1, Jacob Wilcox Survey, Lake Worth, Tarrant County, Texas to Block A, Lot 1, Azle Addition, Lake Worth, Tarrant County, Texas. The property will be commonly known as 4040 Paul Meador Drive upon platting.

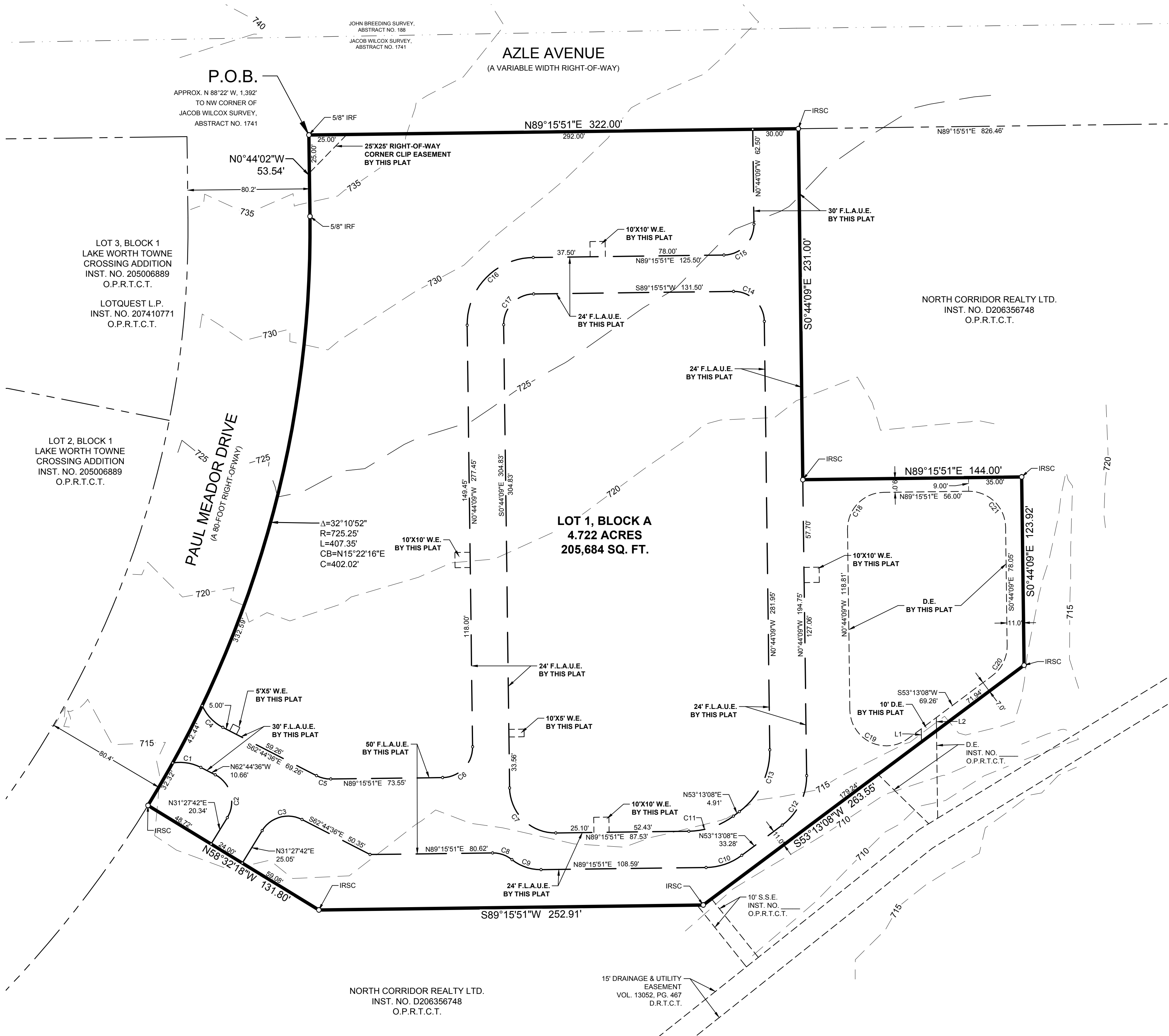
Item Summary: Agenda Item 6a was to consider/take action for the preliminary plat requested by North Corridor Realty, Ltd.. Now the final plat must be approved. The final plat submitted conforms to all the City's requirements and is ready for approval by the P & Z Commission at this time. Staff received no public comment forms back in reference to this case. Attached is a copy of the final plat document for the Commission's reference.

Staff Recommendation:

Staff recommends the P & Z Commission approve the final plat document for agenda item 6b as presented.

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	36°28'36"	30.00'	19.10'	N81°04'28"W	18.78'	C12	53°57'17"	40.00'	37.67'
C2	94°12'19"	20.00'	32.88'	N15°38'27"W	29.30'	C13	53°57'17"	50.00'	47.08'
C3	85°47'41"	20.00'	29.95'	S74°21'33"W	27.23'	C14	90°00'00"	20.00'	31.42'
C4	38°31'45"	30.00'	20.17'	S43°28'44"E	19.80'	C15	90°00'00"	20.00'	31.42'
C5	27°59'33"	20.00'	9.77'	S76°44'23"E	9.67'	C16	90°00'00"	44.00'	69.12'
C6	90°00'00"	20.00'	31.42'	N44°15'51"E	28.28'	C17	90°00'00"	20.00'	31.42'
C7	90°00'00"	30.00'	47.12'	S45°44'09"E	42.43'	C18	90°00'00"	24.00'	37.70'
C8	39°26'18"	20.00'	13.77'	N71°01'00"W	13.50'	C19	126°02'43"	24.00'	52.80'
C9	39°26'18"	30.00'	20.65'	S71°01'00"E	20.24'	C20	53°57'17"	24.00'	22.60'
C10	36°02'43"	40.00'	25.16'	N71°14'30"E	24.75'	C21	90°00'00"	24.00'	37.70'
C11	36°02'43"	50.00'	31.46'	N71°14'30"E	30.94'				

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°44'10"E	8.66'
L2	S00°44'10"E	8.66'



OWNERS CERTIFICATE

STATE OF TEXAS
TARRANT COUNTY

WHEREAS NORTH CORRIDOR REALTY LTD is the owner of a tract of land situated in the Jacob Wilcox Survey, Abstract No. 1741, City of Lake Worth, Tarrant County, Texas; and being part of a tract of land described in Warranty Deed to North Corridor Realty Ltd., recorded in Instrument No. D206356748, Official Public Records, Tarrant County, Texas; and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found at the intersection of the south right-of-way line of Azel Avenue (a variable width right-of-way) with the east right-of-way line of Paul Meador Drive (a 80-foot right-of-way);

THENCE with said south right-of-way line, North 89°15'51" East, a distance of 322.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said south right-of-way line, the following courses and distances, to wit:

South 0°44'09" East, a distance of 231.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 89°15'51" East, a distance of 144.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 0°44'09" East, a distance of 123.92 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 53°13'08" West, a distance of 263.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 89°15'51" West, a distance of 252.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 58°32'18" West, a distance of 131.80 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east right-of-way line of said Paul Meador Drive and being at the beginning of a non-tangent curve to the left having a central angle of 32°10'52", a radius of 725.25 feet, a chord bearing and distance of North 15°22'16" East, 402.02 feet;

THENCE with said east right-of-way line, the following courses and distances, to wit:

In a northeasterly direction, with said curve to the left, an arc distance of 407.35 feet to a 5/8-inch iron rod found for corner;
North 0°44'02" West, a distance of 53.54 feet to the POINT OF BEGINNING and containing 4.722 acres or 205,684 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011)

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF LAKE WORTH §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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WITNESS OUR HAND AT LAKE WORTH, TEXAS, this ____ day of _____ 20__.

Owner: NORTH CORRIDOR REALTY, LTD.

By: _____

Title: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ 20__.

NOTARY PUBLIC in and for the STATE OF TEXAS

Print Name _____

SURVEYOR'S CERTIFICATION

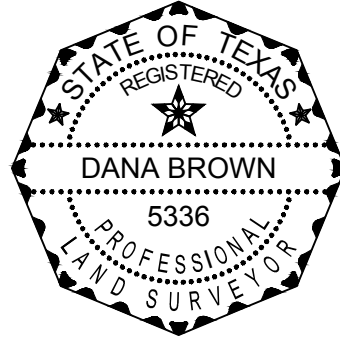
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FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Ph. 972-770-1300



STATE OF TEXAS
COUNTY OF DALLAS

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Notary Public, State of Texas

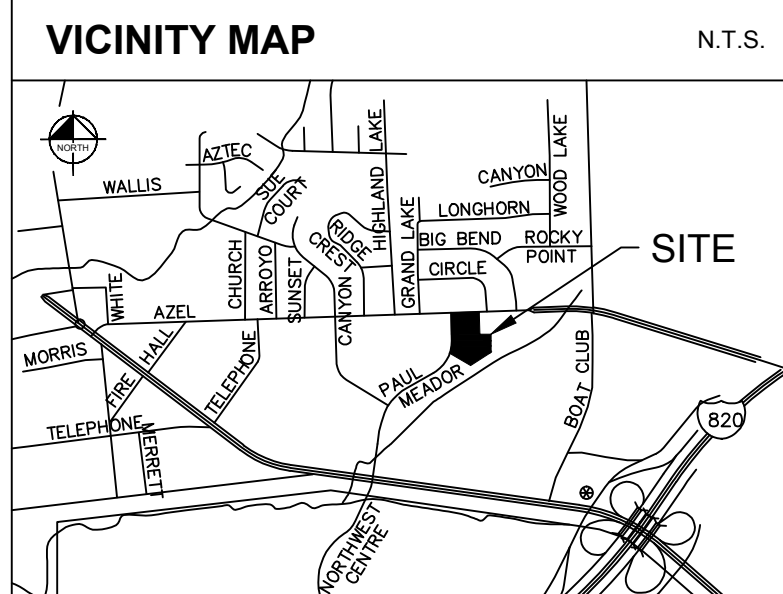
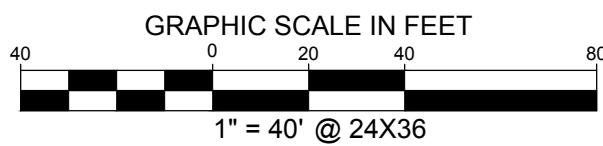
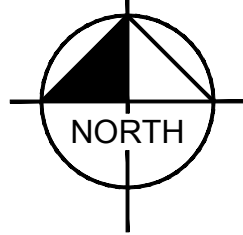
Print Name _____

This plat filed for record in Instrument No. _____ Date: _____

OWNER:
NORTH CORRIDOR REALTY, LTD.
P.O. BOX 210995
BEDFORD, TX 76095
CONTACT: ARNOLD PENT
EMAIL: ARNOLDPENT@GMAIL.COM

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PHONE: 972-770-1300
CONTACT: DANA BROWN, R.P.L.S.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PHONE: 972-770-1300
CONTACT: SARAH WILLIAMSON, P.E.



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STATE OF TEXAS §
COUNTY OF TARRANT §

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS,
on this ____ day of _____ 20__.

ATTEST:

Mayor _____

City Secretary _____

FINAL PLAT
AZLE ADDITION
LOT 1, BLOCK A
4.722 ACRES
JACOB WILCOX SURVEY,
ABSTRACT NO. 1741
CITY OF LAKE WORTH,
TARRANT COUNTY, TEXAS

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12750 Merit Drive, Suite 1000
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