



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
May 11, 2020 - 7:00 P.M.**

MEETING PARTICIPATION INSTRUCTIONS

In accordance with the Governor's suspension of various provisions of the Texas Open Meetings Act issued pursuant to his state disaster authority, and guidance issued on the suspension by the Attorney General's Office:

1. A quorum of the Planning and Zoning Commission will participate in the meeting by telephone or by being physically present at the meeting location.
2. Applicants having matters on the agenda and interested parties may participate by telephone or by appearing at the meeting location.
3. All persons present at the meeting location must wear some form of covering over their noses and mouths and shall observe social distancing by remaining a minimum of six (6) feet from other meeting participants.
4. Members of the public may participate by telephone.
5. Applicants and/or member of the public desiring to participate in the meeting by telephone conference may do so by dialing the following local number on Monday, May 11, 2020, before, at or after 7:00 p.m. central time.

Telephone Conference Number: 214-396-6338

Participation Code (Meeting Id): 177-6111

Persons may INCREASE their listening volume by pressing *88.

Persons may DECREASE their listening volume by pressing *89.

Repeat as necessary to incrementally increase or decrease the listening volume.

Persons may press *5 to be recognized to speak during the public comment or public hearing portion of the meeting.

6. The meeting will be audible to all in-person and telephone participants and will allow for their two-way communication.
7. Comments may be made during the meeting upon recognition by the Chairperson or may be made in writing before 3:00 p.m. on May 11, 2020, to the following email address: glangford@cityofmesquite.com.
8. An electronic copy of the agenda packet will be posted online at the City of Mesquite's website (www.cityofmesquite.com).

The meeting will be recorded and made available to the public.

AGENDA

Pursuant to Section 551.071 of the *Texas Government Code*, the Planning and Zoning Commission may meet in a closed executive session to consult with the City Attorney regarding matters authorized by Section 551.071, including matters posted on this agenda.

COMMISSION BUSINESS

1. ROLL CALL.
2. INSTRUCTIONS.
City staff shall give verbal instructions for participation in the meeting.

CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda by a motion of the Planning and Zoning Commission.

3. PUBLIC COMMENTS.
Any individual desiring to address the Planning and Zoning Commission regarding an item on the Consent Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.
4. MINUTES.
Discuss and consider approval of the minutes for March 23, 2020, Planning and Zoning Commission.
5. PLAT APPLICATION No. PL0419-0108.
Consider Application No. PL0419-0108 submitted by Claymoore Engineering on behalf of Stallion Town East, LLC., to subdivide the property into five lots, located at 1900 block of N. Town East Blvd.
6. PLAT APPLICATION No. PL0519-0114.
Consider Application No. PL0519-0114 submitted by Peloton Land Solutions, Inc. on behalf of Heartland Retail, LLC., to subdivide the property into 12 lots, located at the southeast corner of FM 741 and IH – 20.
7. PLAT APPLICATION No. PL0420-028.
Consider Application No. PL0420-028 submitted by Westwood Professional Services, Inc., on behalf of MM TR South II, LLC., for Travis Ranch South, a 220-lot single-family subdivision in the Mesquite Extra-Territorial Jurisdiction, generally located at the northwest corner of FM 460 and US HWY 80.

PUBLIC HEARINGS

The City Council may approve a different zoning district than the one requested, except that the different district will not (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to solely nonresidential uses when the request is for solely residential uses or vice

versa.

- 8. ZONING APPLICATION No. Z0420-0135.
Conduct a public hearing and consider Zoning Application No. Z0420-0135 submitted by Vilbig Associates on behalf of QuikTrip Corporation for a Zoning Change from LC, Light – Commercial to Planned Development – General Retail to allow a convenience store and fueling station, generally located at the southwestern corner of Lawson Road and Interstate Highway 20 frontage road.

DIRECTOR’S REPORT

- 9. PUBLIC COMMENTS.
At this time, any individual wishing to discuss the Director’s Report shall be allowed to speak for a length of time not to exceed three (3) minutes on a first-come, first-served basis. Citizens addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.
- 10. DIRECTOR’S REPORT.
Director’s Report on recent City Council action taken on zoning items at their meetings on April 20, 2020, and May 4, 2020.

At the conclusion of business, the Chair shall adjourn the meeting.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia según el Sub- capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia según el Sub- capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Government Code any member of the public wishing to address the Planning and Zoning Commission through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE

I, Garrett Langford, Manager of Planning and Zoning for the City of Mesquite, Texas, hereby certify that the attached agenda for the Planning and Zoning Commission meeting to be held May 11, 2020, was posted on the bulletin boards at the Municipal Center and City Hall by May 8, 2020, before 6:00 p.m. and remained so posted until after the meeting. This notice was likewise posted on the City’s website at www.cityofmesquite.com for a minimum of 72 hours prior to the meeting.



Garrett Langford, AICP
Manager of Planning and Zoning
City of Mesquite, Texas

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., MARCH 23, 2020, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairwoman Yolanda Shepard, Vice-Chair David Gustof, Ronald Abraham, Sherry Williams, Debbie Anderson, Sheila Lynn, Claude McBride, Alternate Mildred Arnold

Absent:

Staff: Director of Planning & Development Services Jeff Armstrong, Manager of Planning & Zoning Garrett Langford, Planner John Chapman by Conference call, City Attorney David Paschall

In accordance with the Governor’s suspension of various provisions of the Texas Open Meetings Act issued pursuant to his State Disaster Authority, and guidance issued on the suspension by the Attorney General’s Office, this meeting was held by telephone conferencing to support social distancing. Commissioners and City staff attended the meeting via telephone conferencing with the exception of Ms. Lynn, Mr. Armstrong, Mr. Langford, and Mr. Paschall, who were present in the City Council Chamber and practiced social distancing.

Chairwoman Shepard called the meeting to order and declared a quorum present.

CONSENT AGENDA

- 1. Approval of the minutes for March 9, 2020, Planning and Zoning Commission.**

A motion was made by Mr. Abraham to approve. Ms. Lynn seconded. The motion passed unanimously.

PUBLIC HEARINGS

- 1. Conduct a public hearing and consider Zoning Application No. Z0220-0130 submitted by Adel Atalla, for a Zoning Change to 1) amend Planned Development – General Retail Ordinance No. 4270 to allow additional uses, (2) consider a Conditional Use Permit to allow the sale of used merchandise and 3) to consider a Conditional Use Permit to allow a carwash located at 1711 W Scyene Road.**

Planner John Chapman briefed the Commission. The applicant was not available for questions. Manager of Planning & Zoning Garrett Langford opened the public hearing on behalf of the Chair. No one was in attendance. Mr. Langford closed the public hearing. A motion was made by Mr. Gustof to approve with the staff’s recommendation. Mr. Abraham seconded. The motion was approved.

DIRECTOR’S REPORT

- 2. Director’s Report on recent City Council action taken on zoning items at their meeting on March 16, 2020.**

Director of Planning & Development Services Jeff Armstrong briefed the Commission on zoning actions at the March 16, 2020, City Council meeting. The zoning actions are as

follows:

Application No. Z0120-0128 for a change of zoning from Light Commercial to Light Commercial with a Conditional Use Permit to allow the sale and outdoor display of new and used vehicles, located at 16230 Interstate Highway 635. Approved by Ordinance No. 4770.

Zoning Text Amendment No. 2020-02 amending Mesquite Zoning Ordinance Sections 3-203, Schedule of Permitted Uses; 3-504, Refueling Stations, and; 6-102, Definitions pertaining to new and revised regulations for convenience stores and fueling stations. Approved by Ordinance No. 4771.

There being no further items before the Commission, Chairwoman Shepard called the meeting adjourned at 7:25 P.M.

Chairwoman Yolanda Shepard



T E X A S

Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: PL0419-0108
REQUEST FOR: Final Plat
CASE MANAGER: Garrett Langford, Manager of Planning and Zoning

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, May 11, 2020

GENERAL INFORMATION

Applicant: Claymoore Engineering, Inc. on behalf of Stallion Town East, LLC
Requested Action: Final Plat of North Mesquite High School Addition (5 Lots)
Location: 1900 block of N. Town East Blvd.

SITE BACKGROUND

Size: 4.71 acres
Zoning: Planned Development – General Retail No. 4662
Future Land Use: Town East Special Planning Area
Zoning History: 1954: R-1, Single Family Residential
2019: Planned Development – General Retail No. 4662

Table with 2 columns: ZONING and LAND USE. Rows include NORTH, SOUTH, EAST, and WEST with corresponding zoning and land use descriptions.

CASE SUMMARY

The applicant is proposing to replat the subject property to create five lots for Project Stallion. The developer acquired 4.71 acres from Mesquite ISD in 2019 after obtaining zoning approval. Project Stallion will include five lots with restaurant and retail developments.

CONCLUSIONS

ANALYSIS

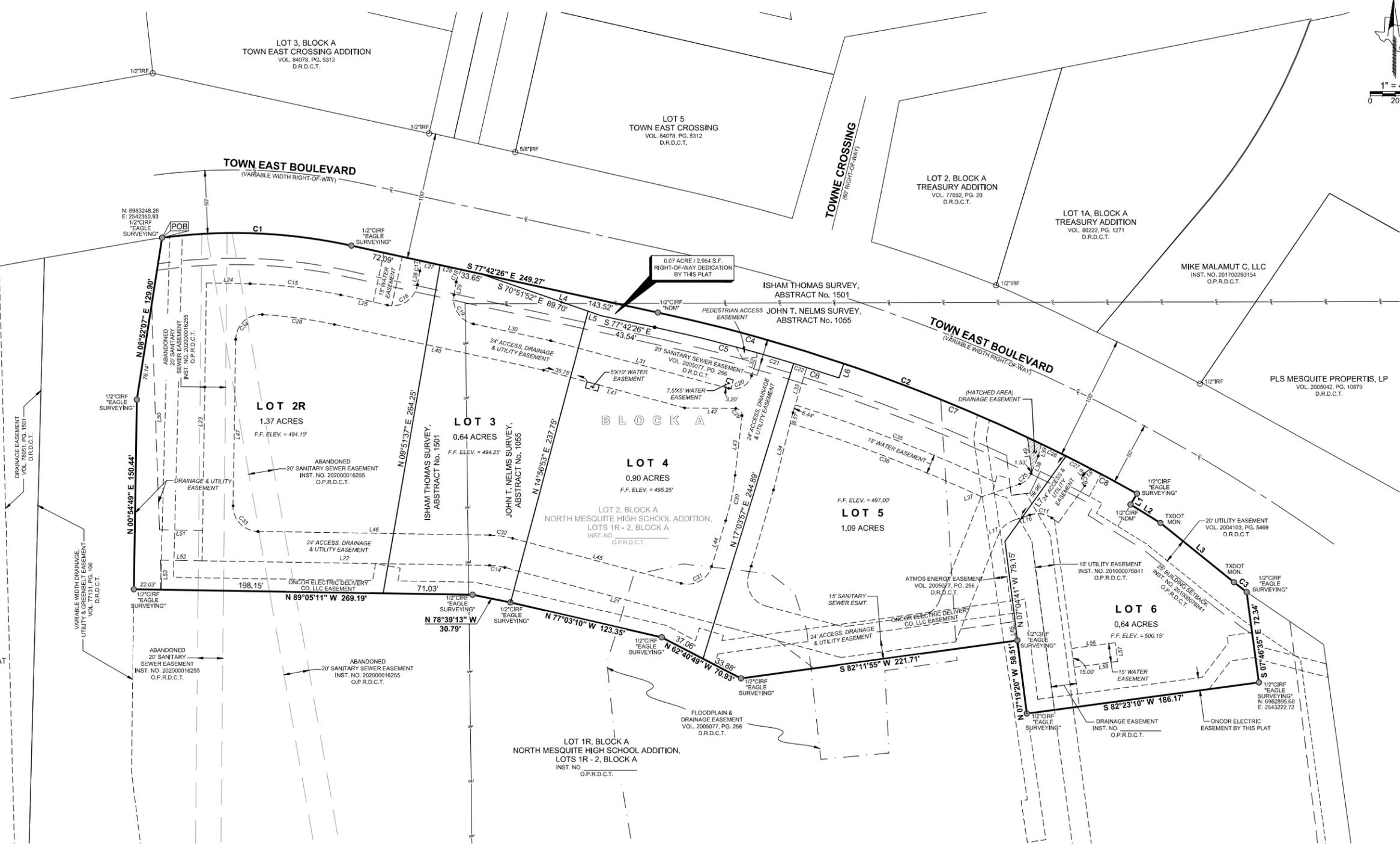
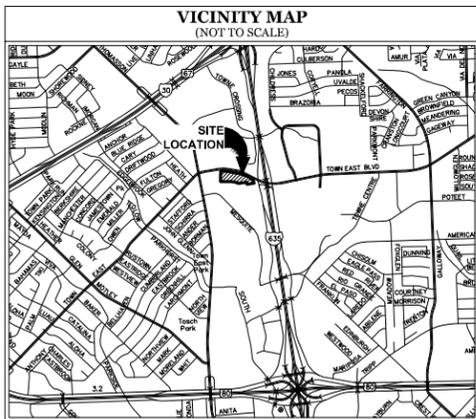
Chapter 212 of Texas Local Government Code states that the Planning and Zoning Commission shall approve a plat when it satisfies all applicable regulations, which includes the Mesquite Zoning Ordinance and the Mesquite Subdivision Ordinance. The proposed Plat complies with the City's zoning and subdivision ordinances, including Planned Development Ordinance No. 4662.

RECOMMENDATIONS

Staff recommends the Planning and Zoning Commission approve the Plat for Project Stallion.

ATTACHMENTS

1. Aerial Map
2. Final Plat



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 30°23'43" W	10.00'
L2	S 58°23'59" E	27.91'
L3	S 51°10'32" E	74.80'
L4	S 70°51'52" E	100.72'
L5	S 70°51'52" E	11.02'
L6	N 18°32'09" E	12.00'
L7	N 35°41'27" E	83.14'
L8	S 52°15'55" W	6.35'
L9	S 35°41'27" W	1.66'
L10	S 54°18'33" E	28.75'
L11	S 35°41'27" W	63.44'
L12	S 07°19'20" E	107.00'
L13	S 82°23'10" W	24.00'
L14	N 07°19'20" W	125.38'
L15	N 35°41'27" E	25.46'
L16	S 71°36'31" W	6.48'
L17	S 71°36'31" W	53.72'
L18	S 82°12'12" W	99.78'
L19	N 72°56'03" W	9.12'
L20	S 17°03'57" W	51.65'
L21	N 75°03'07" W	187.05'
L22	N 89°05'11" W	226.58'
L23	N 00°54'49" E	229.26'
L24	S 89°05'11" E	34.64'
L25	S 77°42'26" E	37.89'
L26	N 09°51'37" E	11.10'
L27	S 77°42'26" E	16.75'
L28	S 77°42'26" E	17.87'
L29	S 09°51'37" W	10.46'
L30	S 77°42'26" E	62.86'
L31	S 75°03'07" E	146.35'
L32	N 17°35'53" E	18.83'
L33	S 17°03'57" W	37.48'
L34	S 14°09'48" W	63.06'
L35	S 72°56'03" E	9.96'
L36	N 82°12'12" E	87.84'
L37	N 71°36'31" E	67.55'
L38	N 22°32'28" E	14.88'
L39	N 13°41'29" E	9.90'
L40	S 77°42'26" E	170.24'
L41	S 75°03'07" E	115.96'
L42	S 89°18'39" E	40.70'
L43	S 06°32'13" W	47.70'
L44	S 17°03'57" W	37.95'
L45	N 75°03'07" W	138.64'
L46	N 89°05'11" W	184.58'
L47	N 00°54'49" E	131.97'
L48	N 07°32'38" W	23.94'
L49	N 07°32'38" W	27.43'
L50	S 01°59'59" E	178.57'
L51	S 89°05'11" E	34.20'
L52	N 89°05'11" W	32.98'
L53	S 01°59'59" E	23.53'
L56	N 82°22'42" E	30.43'
L57	S 07°37'18" E	15.00'
L58	S 82°22'42" W	30.43'
L59	S 82°11'55" W	163.40'
L60	N 52°33'07" W	58.64'
L61	N 75°03'07" W	16.28'
L62	S 75°03'07" E	18.71'
L63	S 52°33'07" E	55.37'
L64	N 82°11'55" E	157.34'
L65	S 07°04'41" E	15.00'
L66	S 08°16'19" W	40.00'
L67	N 08°16'19" E	40.02'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	151.39'	440.00'	19°42'49"	S 87°37'56" E	150.84'
C2	408.47'	1372.40'	17°03'11"	S 69°20'12" E	406.97'
C3	12.84'	314.99'	2°20'05"	S 52°18'27" E	12.83'
C4	153.28'	1372.40'	6°23'57"	S 74°39'49" E	153.20'
C5	114.07'	1360.40'	4°48'16"	S 75°27'42" E	114.04'
C6	37.88'	1360.40'	1°35'43"	S 72°15'42" E	37.88'
C7	191.51'	1372.40'	7°59'43"	S 67°27'59" E	191.35'
C8	63.69'	1372.40'	2°39'32"	S 62°08'22" E	63.68'
C9	9.42'	6.00'	90°00'00"	S 09°18'33" E	8.49'
C10	8.02'	5.00'	91°54'37"	N 10°15'52" W	7.19'
C11	18.21'	20.00'	52°10'19"	N 82°18'19" W	17.59'
C12	32.11'	74.00'	24°51'45"	N 85°21'56" W	31.86'
C13	31.42'	20.00'	90°00'00"	S 62°03'57" W	28.28'
C14	12.25'	50.00'	14°02'04"	N 82°04'09" W	12.22'
C15	72.76'	400.00'	10°25'18"	S 82°59'23" E	72.66'
C16	32.27'	20.00'	92°25'57"	N 56°04'35" E	28.88'
C17	8.39'	20.00'	24°02'08"	N 02°09'27" W	8.33'
C18	10.81'	20.00'	30°57'41"	S 25°20'27" W	10.68'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C19	30.57'	20.00'	87°34'03"	S 33°55'25" E	27.68'
C20	22.87'	15.00'	87°21'00"	N 61°16'23" E	20.72'
C21	28.91'	1360.40'	1°13'04"	S 73°40'06" E	28.91'
C22	10.99'	1360.40'	0°27'47"	S 72°49'40" E	10.99'
C23	30.40'	20.00'	87°05'51"	S 29°23'07" E	27.56'
C24	21.70'	50.00'	24°51'45"	S 85°21'56" E	21.53'
C25	12.85'	15.00'	49°04'03"	N 47°04'29" E	12.46'
C26	22.00'	1372.40'	0°55'07"	S 63°55'41" E	22.00'
C27	21.81'	1372.40'	0°54'39"	S 63°00'49" E	21.81'
C28	87.77'	376.00'	8°48'11"	S 82°10'57" E	57.71'
C29	8.36'	5.00'	95°50'52"	S 41°23'13" E	7.42'
C30	36.75'	200.00'	10°31'44"	S 11°48'05" W	36.70'
C31	30.68'	20.00'	87°52'56"	S 61°00'25" W	27.76'
C32	18.13'	74.00'	14°02'04"	N 82°04'09" W	18.08'
C33	31.42'	20.00'	90°00'00"	N 44°05'11" W	28.28'
C34	32.29'	20.00'	92°30'08"	N 47°09'53" E	28.90'
C35	170.44'	1359.80'	7°10'54"	S 69°57'17" E	170.33'
C36	163.09'	1344.80'	6°56'55"	N 69°02'54" W	162.99'

LEGEND

- PG = PAGE
- CAB = CABINET
- VOL = VOLUME
- POSE = PUBLIC OPEN SPACE EASEMENT
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- INST. NO. = INSTRUMENT NUMBER
- CIRF = CAPPED IRON ROD FOUND
- CIRS = PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
- D.R.T.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AN EXISTING LOT OF RECORD INTO FIVE (5) INDIVIDUAL LOTS AND DEDICATE EASEMENTS FOR SITE DEVELOPMENT.

REPLAT
NORTH MESQUITE HIGH SCHOOL ADDITION
 LOTS 2R, 3 - 6, BLOCK A
 4.71 ACRES
CASE NUMBER PL0419-0108
 A REPLAT OF LOT 2, BLOCK A OF
 NORTH MESQUITE HIGH SCHOOL ADDITION, LOTS 1R AND 2, BLOCK A
 RECORDED IN INSTRUMENT NO. _____, O.P.R.D.C.T.,
 SITUATED IN THE JOHN T. NELMS SURVEY, ABSTRACT NO. 1095
 AND ISHAM THOMAS SURVEY, ABSTRACT NO. 1501
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS

SURVEYOR
 Eagle Surveying, LLC
 Contact: John Cox
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymore Engineering, Inc.
 Contact: Matt Moore
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 Stallion Town East, LLC
 Contact: Scott Woodruff
 8750 N. Central Expressway, Suite: 1740
 Dallas, TX 75231
 woodruff@wireproperties.com

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

Project: 1706.086-06
 Date: 05/07/2020
 Drafter: JDC

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, **STALLION TOWN EAST, LLC**, is the owner of a 4.71 acre tract of land situated in the JOHN T, NELMS SURVEY, ABSTRACT NUMBER 1095 and the ISHAM THOMAS SURVEY, ABSTRACT NUMBER 1501, City of Mesquite, Dallas County, Texas, being all of Lot 2, Block A of North Mesquite High School Addition, Lots 1R and 2, Block A, an addition to the City of Mesquite, Texas, according to the plat thereof filed for record in Instrument Number _____, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being conveyed by Special Warranty Deed to Stallion Town East, LLC, recorded in 201900114366, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southerly right-of-way line of Town East Boulevard (a variable width right-of-way) being the Northwest corner of said Lot 2, Block A, being in the Northerly line of Lot 1R, Block A of said North Mesquite High School Addition, Lots 1R and 2, Block A, and being at the beginning of a curve to the right, with a radius of 440.00 feet, delta angle of 19°42'49", chord bearing and distance of South 87°37'56" East, 150.64 feet;

THENCE with the Southerly right-of-way line of said Town East Boulevard and the common North line of said Lot 1, Block A, the following seven (7) calls;

- 1.) Along said curve, an arc distance of 151.39 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the end of said curve.
- 2.) South 77°42'26" East, a distance of 249.27 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found at the beginning of a curve to the right, with a radius of 1372.40 feet, delta angle of 17°03'11", chord bearing and distance of South 69°20'12" East, 406.97 feet;
- 3.) Along said curve, an arc distance of 408.47 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the end of said curve.
- 4.) South 30°23'43" West, a distance of 10.00 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found;
- 5.) South 58°23'59" East, a distance of 27.91 feet to a TxDOT right-of-way monument found;
- 6.) South 51°10'32" East, a distance of 74.80 feet to a TxDOT right-of-way monument found at the beginning of a curve to the right with a radius of 314.99 feet, delta angle of 02°20'05", chord bearing and distance of South 52°18'27" East, 12.83 feet;
- 7.) Along said curve, an arc distance of 12.84 feet to a TxDOT right-of-way monument found at the end of said curve, being the Northeast corner of said Lot 2, Block A;

THENCE South 07°46'35" East, departing the Southerly right-of-way line of said Town East Boulevard, with the East line of said Lot 2, Block A and the common line of said Lot 1R, Block A, a distance of 72.34 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found for the Southeast corner of said Lot 2, Block A;

THENCE with the South line of said Lot 2, Block A and the common North line of said Lot 1R, Block A the following seven (7) calls:

- 1.) South 82°23'10" West, a distance of 186.17 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- 2.) North 07°19'20" West, a distance of 58.51 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- 3.) South 82°11'55" West, a distance of 221.71 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- 4.) North 62°40'49" West, a distance of 70.93 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- 5.) North 77°03'10" West, a distance of 123.35 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- 6.) North 78°39'13" West, a distance of 30.79 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- 7.) North 89°05'11" West, a distance of 269.19 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found for the Southwest corner of said Lot 2, Block A;

THENCE North 00°54'49" East, with the West line of said Lot 2, Block A and the common line of said Lot 1R, Block A, a distance of 150.44 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found;

THENCE North 08°52'07" East, continuing with the West line of said Lot 2, Block A and the common line of said Lot 1R, Block A, a distance of 129.90 feet to the **POINT OF BEGINNING**, containing 4.71 acres of land, more or less.

DECLARATION OF COVENANTS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **STALLION TOWN EAST, LLC**, does hereby adopt this plat designating the herein-described property as **NORTH MESQUITE HIGH SCHOOL ADDITION, LOTS 2R, 3 - 6, BLOCK A**, an addition to the City of Mesquite, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated and shall be open to fire, police and all public and private utilities for each particular use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and 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 said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or parts of its respective system 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.

All utility easements shall also include additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

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

MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

The Owner of the platted property agrees to perpetually maintain the drainage facilities within the drainage, floodplain and maintenance easements dedicated on this plat as follows:

The Owner agrees to maintain in good structural condition and repair all drainage pipes, including reinforced concrete pipe (RCP) and other drainage piping material. The Owner agrees to repair any defects in the storm drainage piping system, including leaking pipe joints, deflection of flexible pipe diameter in excess of 5%, pipe structural failure, or other defects that might impair the hydraulic capacity or structural soundness of the drainage system. The Owner agrees to repair any drainage pipe defects within 30 days after recognition of the problem via inspection by the Owner and/or the City of Mesquite.

The Owner agrees to maintain, repair and remove obstructions in the storm drainage inlet and outlet structures, including but not limited to grate inlets, curb inlets, catch basins, Y-inlets, and headwalls. The Owner agrees to repair any defects in the storm drainage inlet or outlet structures and remove obstructions that might impair the hydraulic capacity or structural soundness of the drainage system. The Owner agrees to repair any drainage inlet or outlet structural defects and remove obstructions within 30 days after recognition of the problem via inspection by the Owner and/or the City of Mesquite.

Inlet and outlet structures and drainage piping will be inspected for debris, trash and sediment accumulation at least every 30 days. The accumulated debris, trash or sediment will be removed as needed to insure the designed hydraulic capacity of the drainage system. Trash or debris shall not be allowed to accumulate and shall be removed within 30 days after recognition of the problem via inspection by the Owner and/or the City of Mesquite. Owner agrees to maintain access to the drainage system within the drainage, floodway and maintenance easements dedicated by this plat for maintenance and inspection.

All references in this maintenance agreement to repairs to be made "within 30 days" shall mean that the Owner shall commence repairs within 30 days after recognition of the problem via inspection by the Owner and/or the City of Mesquite. The Owner shall diligently work to complete such repairs

WITNESS MY HAND at Mesquite, Texas, this the _____ day of _____, 2020.

OWNER: **STALLION TOWN EAST, LLC**

BY: **STALLION TE MANAGER, LLC** (Sole Manager)

BY: _____
 R. Scott Woodruff
 President

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared **R. SCOTT WOODRUFF**, President of Stallion TE Manager, LLC, on behalf of **STALLION TOWN EAST, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DALLAS §

That I, **TED A. GOSSETT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Mesquite, Dallas County, Texas.

WITNESS MY HAND AT MESQUITE, TEXAS this the _____ day of _____, 2020.

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

Ted A. Gossett, No. 5991
 Registered Professional Land Surveyor

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared **TED A. GOSSETT**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this _____ day of _____, 2020.

John Cox, Notary Public in and for the State of Texas

GENERAL NOTES
1.) The purpose of this plat is to create five (5) lots from a single lot of record and to dedicate easements for site development.
2.) This property is located in "Non-shaded Zone X" and "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated July 14, 2014 shown on Map Number 48113C0370K.
3.) The grid coordinates shown on this plat are based on GPS observations utilizing the Alterra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6.) The bearings shown on this plat are based on GPS observations utilizing the Alterra RTKNET Cooperative network, NAD 83(2011) Datum.

CITY OF MESQUITE
To the County Clerk of Dallas County:
"This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Mesquite, Texas."
Under ordinance adopted by the City of Mesquite on September 3, 1973, the approval of this plat by the City of Mesquite is automatically terminated after the _____ day of _____, 2020, and unless this plat is presented for filing on or before said date, it should not be accepted for filing.
BY: _____ Ronald Abraham Commission Officer
ATTEST: _____ Sonja Land City Secretary

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AN EXISTING LOT OF RECORD INTO FIVE (5) INDIVIDUAL LOTS AND DEDICATE EASEMENTS FOR SITE DEVELOPMENT.

REPLAT
NORTH MESQUITE HIGH SCHOOL ADDITION
LOTS 2R, 3 - 6, BLOCK A
4.71 ACRES
CASE NUMBER PL0419-0108
 A REPLAT OF LOT 2, BLOCK A OF
 NORTH MESQUITE HIGH SCHOOL ADDITION, LOTS 1R AND 2, BLOCK A
 RECORDED IN INSTRUMENT NO. _____, O.P.R.D.C.T.,
 SITUATED IN THE JOHN T. NELMS SURVEY, ABSTRACT NO. 1095
 AND ISHAM THOMAS SURVEY, ABSTRACT NO. 1501
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS

Project 1706.086-06	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 05/07/2020	
Drafter JDC	

SURVEYOR
 Eagle Surveying, LLC
 Contact: John Cox
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymore Engineering, Inc.
 Contact: Matt Moore
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 Stallion Town East, LLC
 Contact: Scott Woodruff
 8750 N. Central Expressway, Suite: 1740
 Dallas, TX 75231
 swoodruff@wireproperties.com



T E X A S

Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: PL0519-0114
REQUEST FOR: Preliminary Plat
CASE MANAGER: Garrett Langford, Manager of Planning and Zoning

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, May 11, 2020

GENERAL INFORMATION

Applicant: Peloton Land Solutions, Inc. on behalf of Heartland Retail LLC
Requested Action: Preliminary Plat of Heartland Towne Center
Location: Southeast of FM 741 and IH – 20

SITE BACKGROUND

Size: 27 +/- acres
Zoning: Planned Development – General Retail No. 4776
Future Land Use: Trinity Pointe Special Planning Area
Zoning History: August 2010: 1.9 acres annexed and zoned AG
July 2018: 25 acres annexed and zoned AG
August 2018: 25 acres annexed in 2018 rezoned to GR
April 2020: Rezoned to PD – GR No. 4776

Surrounding Zoning and Land Uses (see attachment 2 and 3):

Table with 2 columns: ZONING and LAND USE. Rows include NORTH, SOUTH, EAST, and WEST with corresponding zoning and land use descriptions.

CASE SUMMARY

The applicant is seeking approval of a Preliminary Plat for Heartland Town Center, a 27-acre proposed retail development with 12 lots. The proposed subdivision meets the minimum requirements of the Planned Development Ordinance No. 4776 approved by City Council in 2020. The applicant submitted the Preliminary Plat application in May 2019 prior to the changes to the platting process in August 2019. Staff and the applicant placed the Preliminary Plat on hold until City Council approved the Planned Development, which was approved on April 20, 2020. This plat application will proceed under the platting process that was in place at the time of it's submittal.

CONCLUSIONS

ANALYSIS

Chapter 212 of Texas Local Government Code states that the Planning and Zoning Commission shall approve a plat when it satisfies all applicable regulations, which includes the Mesquite Zoning Ordinance and the Mesquite Subdivision Ordinance. The proposed Preliminary Plat complies with the City's zoning and subdivision ordinances.

RECOMMENDATIONS

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat for Heartland Town Center with the following conditions.

1. The Final Plat for the project shall comply with the City's Subdivision Regulations, the City's Engineering Design Manual, and the Development Agreement as approved in Resolution 2020-18.
2. The final plat will not be released for filing until detailed engineering plans have been released for construction. Final Plat shall match proposed easements and ROW dedications shown in engineering plans.
3. The document number or volume/page for all existing easements shall be shown.
4. Flood studies are required to be reviewed and approved by the City.
5. Limits of the ultimate (fully developed conditions) 100-year flood plain and floodway including water surface elevations shall be shown on the final plat.
6. The 100-year fully developed water surface elevation shall be shown at upstream, downstream and 300-ft intervals along the creek on the plat, site plan. Reference for the source information for the 100-year fully developed water surface elevation shall be noted on the plat.
7. All drainage pipe (greater than 15-inches in diameter), inlets and other drainage structures and facilities shall be in a public drainage easement with maintenance governed by the terms of the drainage maintenance agreement on the plat. All drainage easements shall have a minimum width of 15-feet. Width may be different depending on the size and depth of the pipe. Reference City's Design Manual for requirements.
8. Public water and sewer easements shall have a minimum width of 15-feet. Width may be different depending on the size and depth of the pipe.
9. Floodplain shall be in a drainage easement with an additional 15' on both sides or 20' on one.
10. The plat must show grid coordinates for two property corners. Grid coordinates must be referenced to a City GPS point. The grid coordinates must be in North American Datum (NAD) 83, Texas State Plane, North Central FIPS Zone 4202.

ATTACHMENTS

1. Aerial Map
2. Preliminary Plat

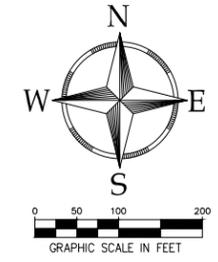
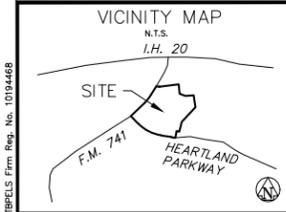
ATTACHMENT 1 – AERIAL MAP



Request: Rezone from AG and GR to
Planned Development - GR.
Applicant: Heartland Retail, LP.
Location: SEC IH-20 and FM 741

 Subject Property
 City Limits





LEGEND

- U.E. UTILITY EASEMENT
- VAM VISIBILITY ACCESS & MAINTENANCE EASEMENT
- IRF IRON ROD FOUND
- DRKCT DEED RECORDS, OF KAUFMAN COUNTY, TEXAS
- PRKCT PUBLIC RECORDS, OF KAUFMAN COUNTY, TEXAS

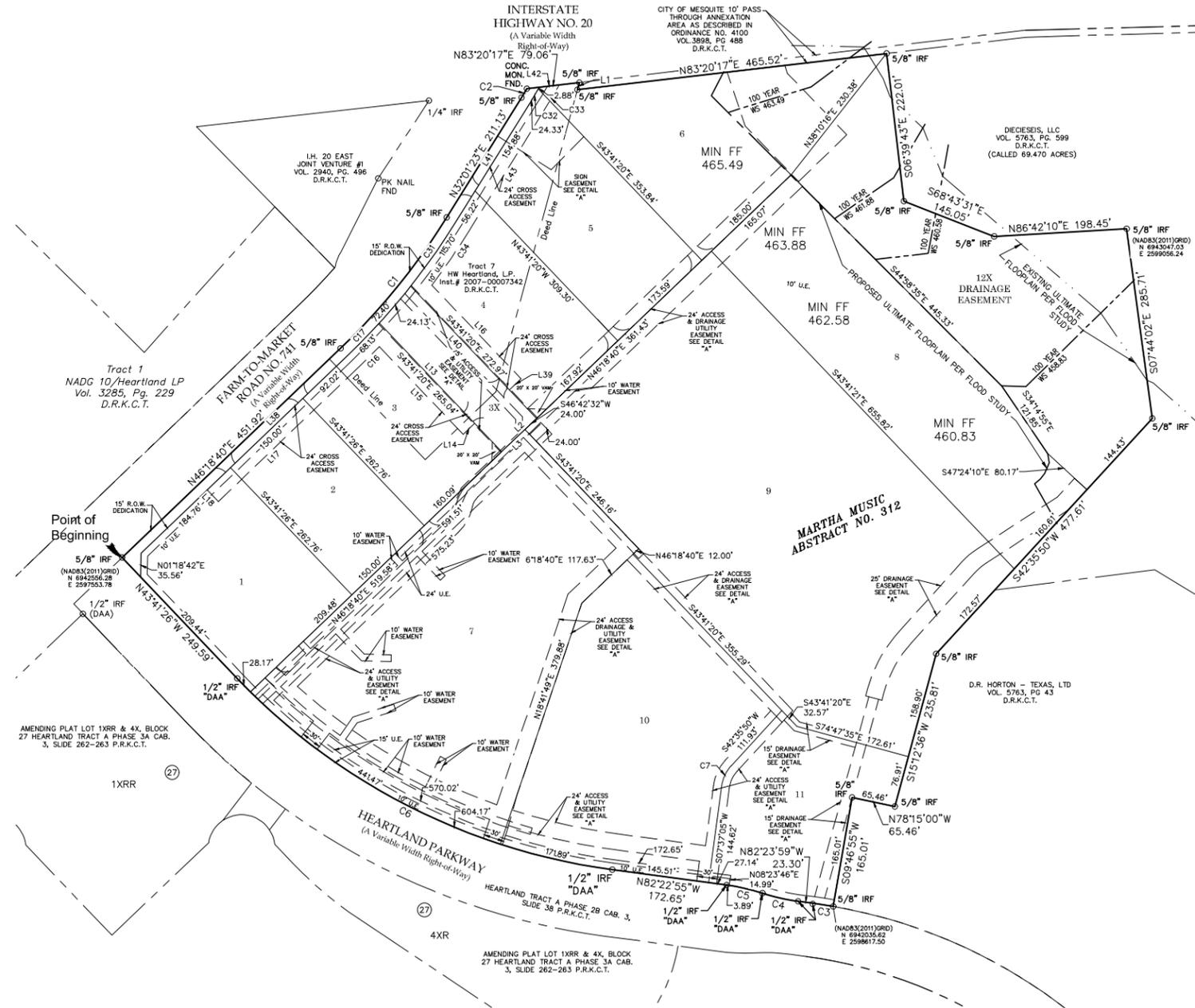
NO.	BEARING	LENGTH
L1	S15°07'57"W	10.77'
L2	S46°42'32"W	72.00'
L3	N46°42'32"E	48.00'
L4	N37°34'26"E	30.00'
L5	N46°18'40"E	24.01'
L6	N46°18'59"E	71.16'
L7	S44°58'35"E	24.01'
L8	S42°35'50"W	24.05'
L9	S15°48'27"W	59.51'
L10	S18°41'49"W	20.22'
L11	S18°41'49"E	30.00'
L12	S37°34'26"W	30.00'
L13	S43°41'20"E	206.64'
L14	S46°15'02"W	24.00'
L15	N43°41'20"W	181.31'
L16	S43°41'20"E	193.29'
L17	S46°18'40"W	290.02'
L18	N43°41'26"W	24.00'
L19	N82°22'55"W	30.00'
L20	N07°33'05"E	30.02'

NO.	BEARING	LENGTH
L21	N15°48'27"E	24.01'
L22	S43°41'20"E	24.05'
L23	N42°35'50"E	15.03'
L24	S43°41'20"E	18.94'
L25	S15°12'25"W	15.00'
L26	N43°41'20"W	22.14'
L27	S74°46'48"E	15.00'
L28	N42°35'50"E	38.37'
L29	S47°24'10"E	25.00'
L30	S42°35'50"W	41.56'
L31	S18°40'39"E	12.73'
L32	S74°47'35"E	90.18'
L33	N74°47'35"W	94.36'
L34	N82°23'46"W	127.50'
L35	N15°12'25"E	309.43'
L36	S43°41'20"E	94.80'
L37	N46°18'39"E	290.02'
L38	N43°41'20"W	213.99'
L39	N32°01'23"E	211.11'

NO.	BEARING	LENGTH
L41	N83°20'17"E	79.06'
L42	N83°20'17"E	29.84'
L43	S32°01'23"W	211.07'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	142°27'58"	999.93'	252.46'	N39°04'41"E	251.79'
C2	0°58'12"	909.93'	15.40'	N31°32'17"E	15.40'
C3	2°09'35"	790.00'	29.78'	N81°18'07"W	29.78'
C4	10°28'32"	300.00'	54.85'	N77°08'39"W	54.77'
C5	10°28'32"	300.00'	54.85'	N77°08'39"W	54.77'
C6	38°41'30"	950.00'	641.53'	N63°02'10"W	629.41'
C7	34°58'45"	57.00'	34.80'	S25°06'27"W	34.26'
C8	1°48'34"	950.00'	30.00'	N52°24'57"W	30.00'
C9	6°02'11"	920.00'	96.93'	N48°27'44"W	96.88'
C10	0°55'07"	1154.71'	18.51'	S46°04'57"E	18.51'
C11	34°12'58"	52.00'	31.05'	N29°12'10"E	30.59'
C12	34°12'58"	52.00'	31.05'	N29°12'10"E	30.59'
C13	4°19'57"	997.33'	75.42'	N40°24'56"E	75.40'
C14	1°48'34"	950.00'	30.00'	N71°17'30"W	30.00'
C15	17°00'26"	920.00'	273.09'	N61°51'09"W	272.09'
C18	10°11'17"	920.00'	163.59'	N77°17'17"W	163.37'
C19	10°14'30"	896.00'	160.16'	S77°15'40"E	159.95'
C20	34°58'45"	69.00'	42.12'	N25°06'27"E	41.47'
C21	34°58'45"	45.00'	27.47'	S25°06'27"W	27.05'
C22	1°04'57"	800.00'	15.11'	N81°49'10"W	15.11'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C23	29°35'54"	212.50'	109.78'	N27°22'13"E	108.56'
C24	14°57'25"	112.50'	29.37'	N49°38'52"E	29.28'
C25	14°57'25"	87.50'	22.84'	S49°38'52"W	22.78'
C26	29°57'00"	187.50'	98.01'	S27°11'39"W	96.90'
C27	0°58'12"	909.93'	15.40'	N31°32'17"E	15.40'
C28	34°12'58"	76.00'	45.39'	N29°12'10"E	44.71'
C29	34°12'58"	28.00'	16.72'	N29°12'10"E	16.47'
C30	22°18'35"	896.00'	348.88'	N59°22'04"W	346.68'
C31	6°31'53"	1014.93'	115.70'	N35°06'43"E	115.63'
C32	1°41'06"	924.93'	27.20'	N31°10'50"E	27.20'
C33	2°46'10"	948.93'	45.87'	S30°38'18"W	45.86'
C34	5°22'33"	1038.93'	97.48'	S34°32'10"W	97.44'



LOT	SQ.FT.	ACRE
1	54833	1.26
2	39413	0.90
3	42118	0.97
4	48584	1.12
5	57530	1.32
6	74677	1.71
7	173009	3.97
8	109008	2.50
9	438858	10.07
10	119354	2.74
11	52014	1.19
3X	19337	0.44
12X	121770	2.80

**A Preliminary Plat of
Heartland Town Center**

27.400 ACRES TOTAL 10 NON-RESIDENTIAL LOTS SITUATED IN THE MARTHA MUSICK SURVEY, ABSTRACT NO. 312 KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 5 CITY OF MESQUITE ETJ KAUFMAN COUNTY, TEXAS



SHEET 1 OF 3 SHEETS

SURVEYOR
PELTON LAND SOLUTIONS, INC
CONTACT: CHARLES STEPHEN RAMSEY
11000 FRISCO ST. SUITE 400
FRISCO, TX 75033
PHONE: (469) 213-1800
TX TBPELS: 10194468

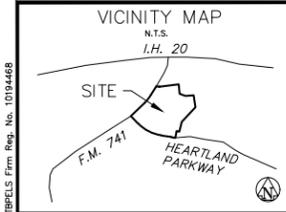
PLANNER / ENGINEER
PELTON LAND SOLUTIONS, INC
CONTACT: JAMES YU
11000 FRISCO ST. SUITE 400
FRISCO, TX 75033
PHONE: (469) 213-1800
TX FIRM NO 12207

DEVELOPER
HEARTLAND RETAIL, LLC
CONTACT: MARK EDGREN
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PHONE (214) 750-1800

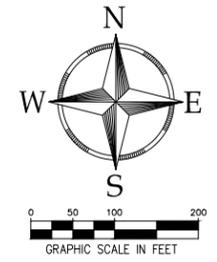
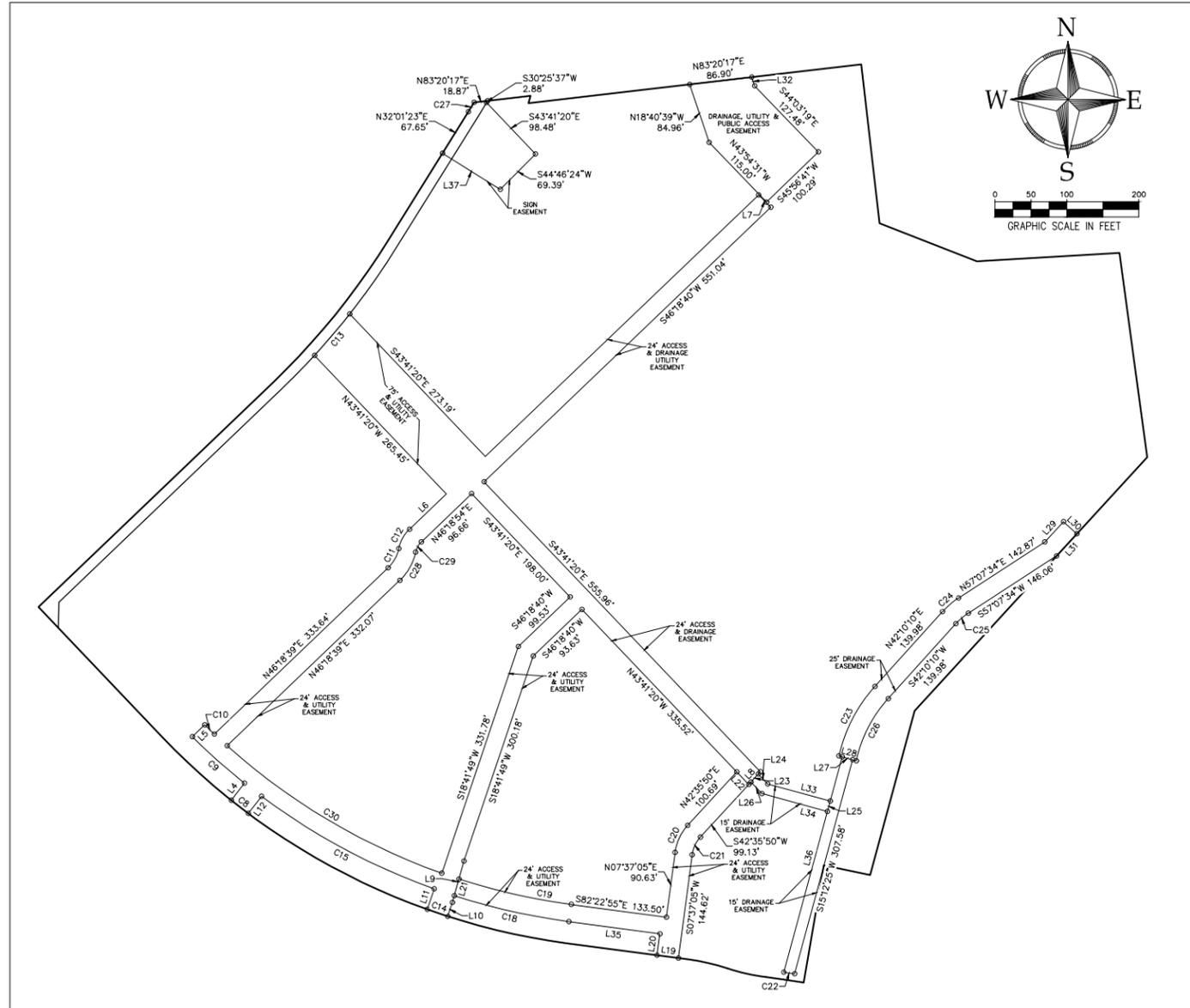
OWNER
UST-HEARTLAND, L.P.
CONTACT: LANCE FAIR, PRESIDENT
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PHONE (214) 750-1800

**A Preliminary Plat of
Heartland Town Center**
27.400 ACRES TOTAL
10 NON-RESIDENTIAL LOTS
SITUATED IN THE
MARTHA MUSICK SURVEY, ABSTRACT NO. 312
KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 5
CITY OF MESQUITE ETJ
KAUFMAN COUNTY, TEXAS

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DETAIL A



- NOTES:
1. LOTS ENDING WITH AN "X" ARE NOT ELIGIBLE TO OBTAIN A BUILDING PERMIT FOR A STRUCTURE.
 2. ALL UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 12, UNLESS OTHERWISE NOTED.
 3. ALL RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE CITY OF MESQUITE, TEXAS, UNLESS OTHERWISE NOTED.
 4. SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR KAUFMAN COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48257C0155D, EFFECTIVE DATE JULY 3, 2012.
 5. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE NO. 4202 - NAD83(2011). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999874745355.
 6. SELLING A PORTION OF THIS PLAT BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 7. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
 8. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 9. THE CITY OF MESQUITE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
 10. KAUFMAN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY CAUSED BY FLOODING OR FLOODING CONDITIONS.
 11. ALL PERIMETER PROPERTY CORNERS ARE 5/8-INCH IRON RODS WITH CAP MARKED "PETITIT-RPLS 4087" FOUND, UNLESS NOTED OTHERWISE.

PRIMARY GPS CONTROL POINT
 TEXAS COORDINATE ZONE NO. 4202 (NAD83(2011))
 N: 6940329.3850
 E: 2596247.2700
 Z: 463.55'
 DESC.: ALUMINUM DISK IN CONCRETE LOCATED 5 FEET SOUTH OF THE SOUTHWESTERLY LINE OF THE F.M. 741 PAVEMENT

CITY OF MESQUITE
 MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

THE OWNER OF THE PLATTED PROPERTY AGREES TO PERPETUALLY MAINTAIN THE DRAINAGE FACILITIES WITHIN THE DRAINAGE, FLOODPLAIN AND MAINTENANCE EASEMENTS SHOWN ON THIS PLAT AS FOLLOWS:

THE OWNER AGREES TO MAINTAIN IN GOOD STRUCTURAL CONDITION AND REPAIR ALL DRAINAGE PIPES, INCLUDING REINFORCED CONCRETE PIPE (RCP) AND OTHER DRAINAGE PIPING MATERIAL. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE PIPING SYSTEM, INCLUDING LEAKING PIPE JOINTS, DEFLECTION OF FLEXIBLE PIPE DIAMETER IN EXCESS OF 5%, PIPE STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE PIPE DEFECTS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN, REPAIR AND REMOVE OBSTRUCTIONS IN THE STORM DRAINAGE INLET AND OUTLET STRUCTURES, INCLUDING BUT NOT LIMITED TO GRATE INLETS, CURB INLETS, CATCH BASINS, Y-INLETS, AND HEADWALLS. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE STORM DRAINAGE INLET OR OUTLET STRUCTURES AND REMOVE OBSTRUCTIONS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. THE OWNER AGREES TO REPAIR ANY DRAINAGE INLET OR OUTLET STRUCTURAL DEFECTS AND REMOVE OBSTRUCTIONS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CONCRETE CHANNEL LINING, PILOT CHANNELS, ROCK RIP-RAP, GABIONS OR ANY OTHER CHANNEL LINING MATERIAL AND TO REPAIR ANY DEFECTS IN THE CHANNEL LINING MATERIAL INCLUDING UNDERMINING EXCESSIVE CRACKING AND SETTLEMENT, STRUCTURAL FAILURE, OR OTHER DEFECTS THAT MIGHT IMPAIR THE HYDRAULIC CAPACITY OR STRUCTURAL SOUNDNESS OF THE DRAINAGE SYSTEM. ROCK RIP-RAP WASHED DOWNSTREAM WILL BE REPLACED AS NEEDED TO MAINTAIN THE ROCK LAYER THICKNESS AS DESIGNED. THE OWNER AGREES TO REPAIR ANY DEFECTS IN THE CHANNEL LINING WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER AGREES TO MAINTAIN AND REPAIR CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS AND TO REPAIR EROSION IN SAME BY BACKFILLING THE ERODED AREA AND RE-ESTABLISHING PROTECTIVE VEGETATION OR BY ARMORING THE ERODED AREA WITH GABIONS, ROCK RIP-RAP, CONCRETE OR OTHER MATERIAL APPROVED BY THE CITY ENGINEER. THE OWNER AGREES TO REPAIR ANY ERODED AREAS IN THE CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

CHANNELS, DITCHES AND DETENTION OR RETENTION PONDS WILL BE INSPECTED MONTHLY BY THE OWNER TO DETERMINE VEGETATION REMOVAL MAINTENANCE. REMOVAL OF WILLOWS, COTONWOODS OR OTHER "WOODY" VEGETATION FROM CHANNELS, DITCHES, DETENTION PONDS AND RETENTION PONDS SHALL BE DONE AT LEAST ONCE A YEAR. DITCHES, EARTHEN CHANNELS AND DETENTION OR RETENTION PONDS SHALL BE MOWED AS FREQUENTLY AS REQUIRED TO PREVENT GRASSY VEGETATION FROM EXCEEDING A HEIGHT OF MORE THAN ONE FOOT.

CHANNELS, DITCHES, DETENTION OR RETENTION PONDS, INLET AND OUTLET STRUCTURES AND DRAINAGE PIPING WILL BE INSPECTED FOR DEBRIS, TRASH AND SEDIMENT ACCUMULATION AT LEAST ONCE A YEAR. THE ACCUMULATED DEBRIS, TRASH OR SEDIMENT WILL BE REMOVED AS NEEDED TO INSURE THE DESIGNED HYDRAULIC CAPACITY OF THE DRAINAGE SYSTEM, WITH SEDIMENT ACCUMULATIONS IN DETENTION PONDS NOT TO EXCEED 18-INCHES BEFORE REMOVAL IS REQUIRED. TRASH OR DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE.

THE OWNER OR A REPRESENTATIVE AGENT AGREES TO INSPECT ALL DRAINAGE FACILITIES EVERY 90 DAYS TO IDENTIFY ANY OBSTRUCTIONS OR STRUCTURAL PROBLEMS, COMPLETE A WRITTEN INSPECTION REPORT, AND TAKE ALL ACTIONS NECESSARY TO REMOVE OBSTRUCTIONS AND REPAIR STRUCTURAL PROBLEMS WITHIN 30 DAYS. A COPY OF THE INSPECTION REPORT WILL BE FORWARDED TO ENGINEERING DIVISION WITHIN 10 DAYS OF THE INSPECTION.

OWNER AGREES TO MAINTAIN ACCESS TO THE DRAINAGE SYSTEM WITHIN THE DRAINAGE, FLOODWAY AND MAINTENANCE EASEMENTS FOR MAINTENANCE AND INSPECTION.

ALL REFERENCES IN THIS MAINTENANCE AGREEMENT TO REPAIRS TO BE MADE "WITHIN 30 DAYS" SHALL MEAN THAT THE OWNER SHALL COMMENCE REPAIRS WITHIN 30 DAYS AFTER RECOGNITION OF THE PROBLEM VIA INSPECTION BY THE OWNER, AND/OR THE CITY OF MESQUITE. THE OWNER SHALL DILIGENTLY WORK TO COMPLETE SUCH REPAIRS.

Revisions:			
Job #:	HUF20001	Drawn By:	MYOST
Checked By:	SRAMSEY	Date:	04.29.2020

A Preliminary Plat of
 Heartland Town Center
 27.400 ACRES TOTAL, 10 NON-RESIDENTIAL LOTS SITUATED IN THE MARTHA MUSICK SURVEY, ABSTRACT NO. 312 KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 5 CITY OF MESQUITE ETJ KAUFMAN COUNTY, TEXAS



SHEET
 2
 OF 3 SHEETS

<p>SURVEYOR PELOTON LAND SOLUTIONS, INC CONTACT: CHARLES STEPHEN RAMSEY 11000 FRISCO ST, SUITE 400 FRISCO, TX 75033 PHONE: (469) 213-1800 TX TBPELS: 10194468</p>	<p>PLANNER / ENGINEER PELOTON LAND SOLUTIONS, INC CONTACT: JAMES YU 11000 FRISCO ST, SUITE 400 FRISCO, TX 75033 PHONE: (469) 213-1800 TX FIRM NO 12207</p>	<p>DEVELOPER HEARTLAND RETAIL, LLC CONTACT: MARK EDGREN 8200 DOUGLAS AVENUE, SUITE 300 DALLAS, TEXAS 75225 PHONE (214) 750-1800</p>	<p>OWNER UST-HEARTLAND, L.P. CONTACT: LANCE FAIR, PRESIDENT 8200 DOUGLAS AVENUE, SUITE 300 DALLAS, TEXAS 75225 PHONE (214) 750-1800</p>
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A Preliminary Plat of
 Heartland Town Center
 27.400 ACRES TOTAL
 10 NON-RESIDENTIAL LOTS
 SITUATED IN THE
 MARTHA MUSICK SURVEY, ABSTRACT NO. 312
 KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 5
 CITY OF MESQUITE ETJ
 KAUFMAN COUNTY, TEXAS

Copyright © 2020 Peloton Land Solutions, Inc.
 Dwg Name: J:\DR\HUF20001_HEARTLAND_TOWNCENTER\MASTEREVA_SUR\HUF20001_PAF.DWG PLOTTED BY MICHAEL_YOST 5/7/2020 1:28 PM 5/7/2020 11:32 AM
 TBPELS Firm Reg. No. 10194468

DESCRIPTION

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE MARTHA MUSICK SURVEY, ABSTRACT NUMBER 312, IN KAUFMAN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO CADG KAUFMAN 146, LLC, RECORDED IN RECORDED IN VOLUME 4363, PAGE 38, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS (DRKCT), BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED AS TRACT 7 TO HW HEARTLAND, L.P. RECORDED IN VOLUME 3119, PAGE 142, DRKCT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 741 (CALLED 90 FOOT RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HEARTLAND PARKWAY (CALLED 100 FOOT RIGHT-OF-WAY) AND BEING THE WEST CORNER OF SAID CADG TRACT; THENCE N 46°18'40" E, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET NO. 741 ACCORDING TO THE DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 454, PAGE 159, DRKCT PASSING A 1/2 INCH IRON ROD WITH CAP STAMPED "DAA" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 7 FOR A TOTAL DISTANCE OF 451.92 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID SOUTHWEST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 252.46 FEET, THROUGH A CENTRAL ANGEL OF 142°7'58" , HAVING A RADIUS OF 999.93 FEET AND A LONG CHORD THAT BEARS N 39°04'41" E, 251.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND;

THENCE N 32°01'23" E, 211.13 FEET CONTINUING WITH SAID SOUTHWEST RIGHT-OF-WAY LINE FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID SOUTHWEST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.40 FEET, THROUGH A CENTRAL ANGEL OF 00°58'12" , HAVING A RADIUS OF 909.93 FEET AND A LONG CHORD THAT BEARS N 31°32'17" E, 15.40 FEET TO A CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 7 AND THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 717, PAGE 731, DRKCT;

THENCE N 83°20'17" E, 79.06 FEET DEPARTING SAID SOUTHWEST RIGHT-OF-WAY LINE, AND WITH THE COMMON LINE BETWEEN THE NORTH LINE OF SAID TRACT 7 AND THE SOUTH LINE OF SAID STATE OF TEXAS TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF MESQUITE RECORDED IN VOLUME 3898, PAGE 488 DRKCT;

THENCE S 15°07'57" W, 10.77 FEET WITH THE COMMON LINE BETWEEN SAID TRACT 7 AND SAID MESQUITE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND;

THENCE N 83°20'17" E, 465.52 FEET DEPARTING THE COMMON LINE OF SAID TRACT 7, CONTINUING WITH THE COMMON LINE BETWEEN SAID MESQUITE TRACT AND SAID CADG TRACT FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND;

THENCE DEPARTING SAID MESQUITE TRACT, OVER AND ACROSS SAID CADG TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 06°39'43" E, 222.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND;

S 68°43'31" E, 145.05 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND;

N 86°42'10" E, 198.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND;

S 07°44'02" E, 285.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND;

S 42°35'50" E, 477.61 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND;

S 15°12'36" W, 235.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND;

N 78°15'28" W, 65.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND;

THENCE S 09°46'40" E, 165.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PETITT-RPLS 4087" FOUND IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HEARTLAND PARKWAY (A CALLED VARIABLE WIDTH RIGHT-OF-WAY) TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HEARTLAND PARKWAY RECORDED IN CABINET 3, SLIDE 38, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS AND WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 29.78 FEET, THROUGH A CENTRAL ANGEL OF 02°09'35" , HAVING A RADIUS OF 790.00 FEET AND A LONG CHORD THAT BEARS N 81°18'07" W, 29.78 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DAA" FOUND;

THENCE N 82°23'59" E, 23.30 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DAA" FOUND CONTINUING WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HEARTLAND PARKWAY TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HEARTLAND PARKWAY AND WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 54.85 FEET, THROUGH A CENTRAL ANGEL OF 10°28'32" , HAVING A RADIUS OF 300.00 FEET AND A LONG CHORD THAT BEARS N 77°08'39" W, 54.77 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DAA" FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HEARTLAND PARKWAY AND WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 54.85 FEET, THROUGH A CENTRAL ANGEL OF 10°28'32" , HAVING A RADIUS OF 300.00 FEET AND A LONG CHORD THAT BEARS N 77°08'39" W, 54.77 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DAA" FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE N 82°22'55" W, 172.65 FEET CONTINUING WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HEARTLAND PARKWAY TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DAA" FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HEARTLAND PARKWAY AND WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 641.53 FEET, THROUGH A CENTRAL ANGEL OF 38°41'30" , HAVING A RADIUS OF 950.00 FEET AND A LONG CHORD THAT BEARS N 63°02'10" W, 629.41 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DAA" FOUND;

THENCE N 43°41'26" W, 249.59 FEET CONTINUING WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HEARTLAND PARKWAY TO THE POINT OF BEGINNING CONTAINING 27.400 ACRES OR 1,193,535 SQUARE FEET MORE OR LESS.

DECLARATION OF COVENANTS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HEARTLAND RETAIL, LLC, AND UST-HEARTLAND, L.P. DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS HEARTLAND RETAIL, AN ADDITION TO THE CITY OF MESQUITE, KAUFMAN COUNTY TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND 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 SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM 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.

ALL UTILITY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTIONS OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT(S) DEDICATED ON THIS PLAT MAY BE UTILIZED BY ANY PERSON, INCLUDING THE GENERAL PUBLIC, FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, FOR BOTH VEHICULAR AND PEDESTRIAN USE AND ACCESS, IN, ALONG, UPON AND ACROSS THE PREMISES CONTAINING THE ACCESS EASEMENT(S).

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF MESQUITE, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 2020.

FOR: UST-HEARTLAND, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: UST-HEARTLAND GP, LLC
A TEXAS LIMITED LIABILITY COMPANY,
IT'S SOLE MANAGER AND MEMBER

BY: LANCE FAIR, PRESIDENT

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF _____ ON THIS DAY PERSONALLY APPEARED LANCE FAIR, 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 AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES ON: _____

WITNESS MY HAND THIS ____ DAY OF _____, 2020.

FOR: HEARTLAND RETAIL, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NAME, TITLE

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF _____ 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 AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES ON: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES STEPHEN RAMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF MESQUITE, 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" 22 TAC 663.18C
Charles Stephen Ramsey, RPLS 6718
Date: 5/7/2020

CHARLES STEPHEN RAMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6718

STATE OF TEXAS
COUNTY OF KAUFMAN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES STEPHEN RAMSEY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF PLAT APPROVAL	
APPROVED	_____
City of Mesquite, Texas	_____
Witness by hand this ____ day of _____	_____
	City Secretary City of Mesquite, Texas

DWG NAME: J:\DR\HUF2000_HEARTLAND_TOWNCENTER_MASTER\A_SUR\HUF2000_PAF.DWG PLOTTED BY MICHAEL_YOST 5/7/2020 1:34 PM 5/7/2020 1:30 PM
Copyright © 2020 Peloton Land Solutions, Inc. TBPELS Firm Reg. No. 10194468

Revisions:	
HUF20001	MYOST
Drawn By:	SRAMSEY
Checked By:	04.29.2020
Date:	

A Preliminary Plat of
Heartland Town Center
27.400 ACRES TOTAL, 10 NON-RESIDENTIAL LOTS SITUATED IN THE MARTHA MUSICK SURVEY, ABSTRACT NO. 312 KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 5 CITY OF MESQUITE ETJ KAUFMAN COUNTY, TEXAS



SHEET
3
OF 3 SHEETS

SURVEYOR PELTON LAND SOLUTIONS, INC CONTACT: CHARLES STEPHEN RAMSEY 11000 FRISCO ST, SUITE 400 FRISCO, TX 75033 PHONE: (469) 213-1800 TX TBPELS: 10194468	PLANNER / ENGINEER PELTON LAND SOLUTIONS, INC CONTACT: JAMES YU 11000 FRISCO ST, SUITE 400 FRISCO, TX 75033 PHONE: (469) 213-1800 TX FIRM NO 12207	DEVELOPER HEARTLAND RETAIL, LLC CONTACT: MARK EDGREN 8200 DOUGLAS AVENUE, SUITE 300 DALLAS, TEXAS 75225 PHONE (214) 750-1800	OWNER UST-HEARTLAND, L.P. CONTACT: LANCE FAIR, PRESIDENT 8200 DOUGLAS AVENUE, SUITE 300 DALLAS, TEXAS 75225 PHONE (214) 750-1800
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A Preliminary Plat of
Heartland Town Center
27.400 ACRES TOTAL
10 NON-RESIDENTIAL LOTS
SITUATED IN THE
MARTHA MUSICK SURVEY, ABSTRACT NO. 312
KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 5
CITY OF MESQUITE ETJ
KAUFMAN COUNTY, TEXAS



T E X A S

Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: PL0420-0028
REQUEST FOR: Final Plat
CASE MANAGER: Garrett Langford, Manager of Planning and Zoning

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, May 11, 2020

GENERAL INFORMATION

Applicant: Westwood Professional Services, Inc. on behalf of MM TR South II, LLC
Requested Action: Final Plat of Travis Ranch South (220 Residential Lots)
Location: Northwest of FM 460 and US HWY 80 in Mesquite Extra-Territorial Jurisdiction (ETJ)

SITE BACKGROUND

Size: 35.8 +/- acres
Zoning: Not applicable
Future Land Use: Not applicable
Zoning History: Not applicable

Table with 2 columns: ZONING and LAND USE. Rows include NORTH, SOUTH, EAST, and WEST with corresponding descriptions.

CASE SUMMARY

The applicant is seeking approval of the Final Plat for Travis Ranch South, a 35-acre proposed single-family residential development with 220 lots located within Mesquite's ETJ. The property is not subject to the City's zoning requirements; however, it is subject to the Mesquite Subdivision Ordinance. The project received Preliminary Plat approval from the Planning and Zoning Commission on October 22, 2018. With construction underway, the developer is ready to move forward with Final Plat approval. The infrastructure within this development will not be dedicated or maintained by the City of Mesquite. Ownership and maintenance (streets and utilities) responsibility will be with Kaufman County Municipal Utility District No. 5.

CONCLUSIONS

ANALYSIS

Chapter 212 of Texas Local Government Code states that the Planning and Zoning Commission shall approve a plat when it satisfies all applicable regulations, which includes the Mesquite Subdivision Ordinance. The proposed Preliminary Plat complies with the City's subdivision ordinance.

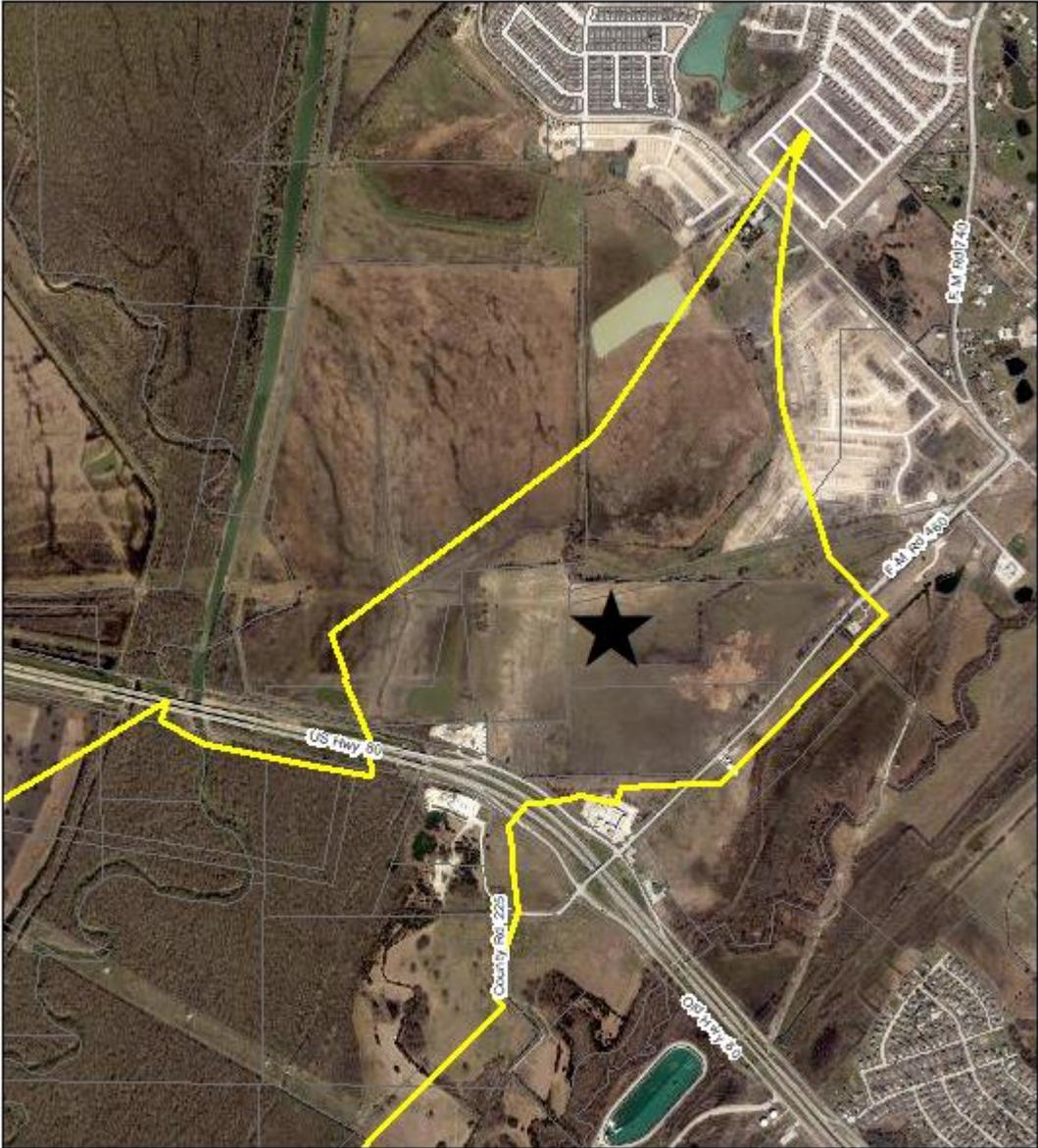
RECOMMENDATIONS

Staff recommends the Planning and Zoning Commission approve the Plat for Travis Ranch South.

ATTACHMENTS

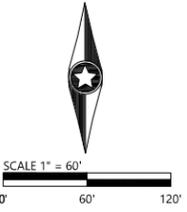
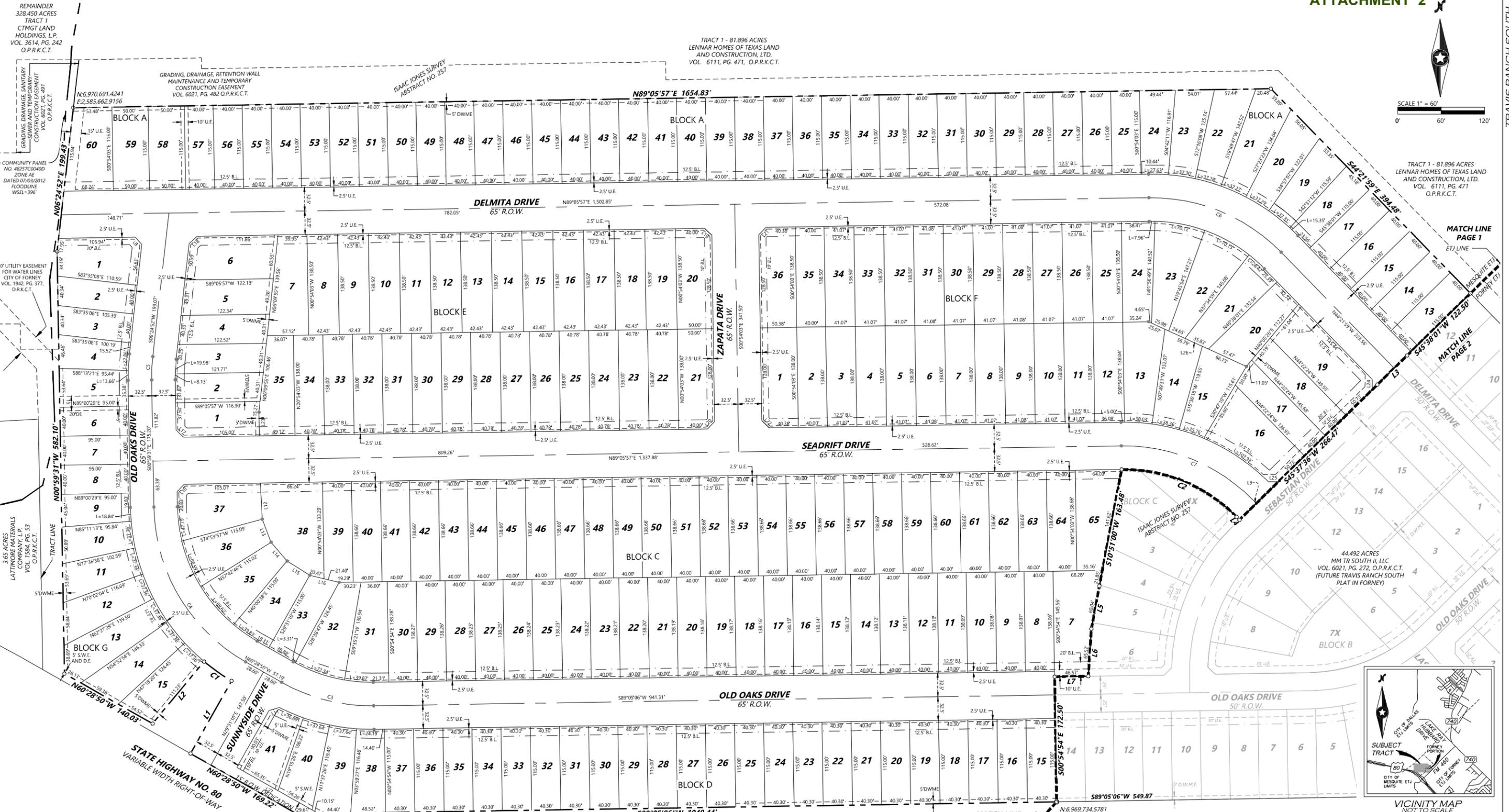
1. Aerial Map
2. Final Plat

ATTACHMENT 1 – AERIAL MAP



Travis Ranch South





TRACT 1 - 81.896 ACRES
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
VOL. 6111, PG. 471
O.P.R.K.C.T.

REMAINDER
328.450 ACRES
TRACT 1
CTMGT LAND
HOLDINGS, L.P.
VOL. 3614, PG. 242
O.P.R.K.C.T.

TRACT 1 - 81.896 ACRES
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
VOL. 6111, PG. 471, O.P.R.K.C.T.

GRADING, DRAINAGE, RETENTION WALL
MAINTENANCE AND TEMPORARY
CONSTRUCTION EASEMENT
VOL. 6021, PG. 482 O.P.R.K.C.T.

ISAAC JONES SURVEY
ABSTRACT NO. 257

N89°05'57"E 1654.83'

COMMUNITY PANEL
NO. 4825700400
ZONING AE
DATED 07/03/2017
FLOODLINE
WSEL=396

30' UTILITY EASEMENT
FOR WATER LINES
CITY OF FORNEY
VOL. 1942, PG. 377,
O.P.R.K.C.T.

3.65 ACRES
LATTIMORE MATERIALS
COMPANY, L.P.
VOL. 1584, PG. 53
O.P.R.K.C.T.

44.492 ACRES
MM TR SOUTH II, LLC
VOL. 6021, PG. 272, O.P.R.K.C.T.
(FUTURE TRAVIS RANCH SOUTH
PLAT IN FORNEY)

12.22 ACRES
KNOX OIL OF TEXAS, INC.
VOL. 683, PG. 658
O.P.R.K.C.T.

ISAAC JONES SURVEY
ABSTRACT NO. 257

P.O.B.
N65°06'37"W 717.7911
E2,385,972.2247

LEGEND

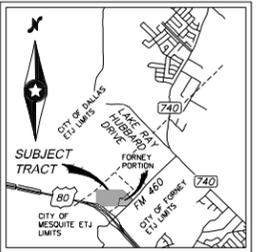
- 5/8" IRON ROD WITH YELLOW CAP STAMPED
- WESTWOOD PS[®] SET
- FOUND MONUMENT
- CONTROLLING MONUMENT
- STREET NAME CHANGE
- BUILDING LINE
- UTILITY EASEMENT
- RIGHT-OF-WAY
- VOLUME, PAGE
- POINT OF CURVATURE / POINT OF TANGENCY
- RADIUS
- DEED RECORDS, KAUFMAN COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
- PLAT RECORDS, KAUFMAN COUNTY, TEXAS
- STREET CENTERLINE
- POINT OF BEGINNING
- SCREENING WALL EASEMENT
- DRAINAGE AND WALL MAINTENANCE EASEMENT

- NOTES:
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202).
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - ALL PERIMETER TRACT CORNERS ARE MARKED WITH 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED. ALL INTERIOR LOT CORNERS ARE MARKED WITH 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS".
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

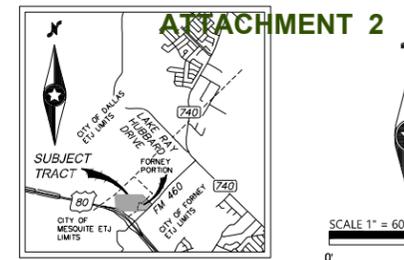
OWNER
MM TR SOUTH II, LLC
1800 VALLEY VIEW LANE,
FARMERS BRANCH, TEXAS 75234

SURVEYOR/ENGINEER
Westwood
Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
www.westwoods.com
Westwood Professional Services, Inc.
TBPE Firm Reg. No. 11756
TBPLS Firm Reg. No. 10074301

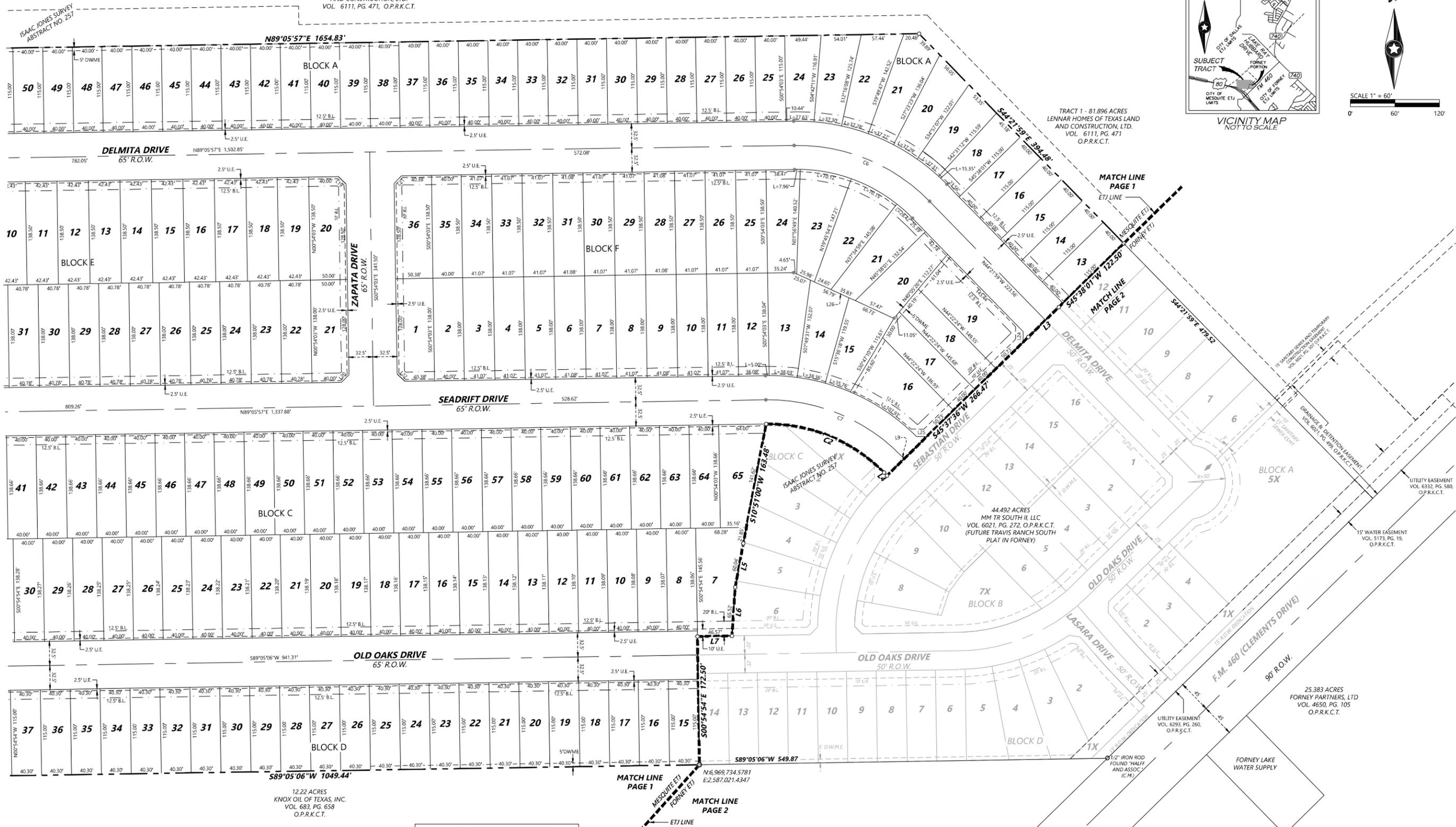
FINAL PLAT
OF
TRAVIS RANCH SOUTH
LOTS 13-60, BLOCK A; LOTS 7-65, BLOCK C;
LOTS 15-41, BLOCK D; LOTS 1-35, BLOCK E;
LOTS 1-36, BLOCK F; AND LOTS 1-15, BLOCK G
220 RESIDENTIAL LOTS
35.816 ACRES
OUT OF THE
ISAAC JONES SURVEY, ABSTRACT No. 257
IN THE
CITY OF MESQUITE, E.T.J.,
KAUFMAN COUNTY, TEXAS



TRACT 1 - 81.896 ACRES
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
VOL. 6111, PG. 471, O.P.R.K.C.T.



TRAVIS RANCH SOUTH



12.22 ACRES
KNOX OIL OF TEXAS, INC.
VOL. 693, PG. 658
O.P.R.K.C.T.

ISAAC JONES SURVEY
ABSTRACT NO. 257

LEGEND	
○	5/8" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" SET
○	FOUND MONUMENT
○	CONTROLLING MONUMENT
○	STREET NAME CHANGE
—	BUILDING LINE
—	UTILITY EASEMENT
—	RIGHT-OF-WAY
—	VOLUME PAGE
—	POINT OF CURVATURE / POINT OF TANGENCY
R	RADIUS
D.R.K.C.T.	DEED RECORDS, KAUFMAN COUNTY, TEXAS
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
P.R.K.C.T.	PLAY RECORDS, KAUFMAN COUNTY, TEXAS
P.O.B.	STREET CENTERLINE
S.W.E.	POINT OF BEGINNING
D.W.M.E.	SCREENING WALL EASEMENT
	DRAINAGE AND WALL MAINTENANCE EASEMENT

- NOTES X
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202).
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - ALL PERIMETER TRACT CORNERS ARE MARKED WITH 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED. ALL INTERIOR LOT CORNERS ARE MARKED WITH 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS".
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER
MM TR SOUTH II, LLC
1800 VALLEY VIEW LANE,
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SURVEYOR/ENGINEER
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Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
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FINAL PLAT
OF
TRAVIS RANCH SOUTH
LOTS 13-60, BLOCK A; LOTS 7-65, BLOCK C;
LOTS 15-41, BLOCK D; LOTS 1-35, BLOCK E;
LOTS 1-36, BLOCK F; AND LOTS 1-15, BLOCK G
35.816 ACRES
OUT OF THE
ISAAC JONES SURVEY, ABSTRACT No. 257
IN THE
CITY OF MESQUITE, E.T.J.,
KAUFMAN COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS & COUNTY OF KAUFMAN &

BEING an 35.816 acre tract of land situated in the County of Kaufman, State of Texas, being a part of the Isaac Jones Survey, Abstract No. 257, being a part of the 44.492 acre tract of land conveyed to MM TR South II, LLC by deed of record in Volume 6021, Page 272 of the Official Public Records, Kaufman County, Texas, said 35.816 acre tract being more particularly described as follows:

BEGINNING at a found 3/8" iron rod in the northeast right-of-way line of State Highway No. 80, at the southerly southwest corner of said 44.492 acre tract and the west corner of the 12.22 acre tract of land conveyed to Knox Oil of Texas, Inc., by deed of record in Volume 683, Page 658 of said Official Public Records;

THENCE North 60 degrees 28 minutes 50 seconds West, along the said northeast line of State Highway No. 80, a distance of 169.22 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

THENCE departing the said northeast line of said State Highway No. 80, with the southwest line of said 44.492 acre tract the following calls and distances:

North 29 degrees 31 minutes 10 seconds East, a distance of 115.03 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

Along a non-tangent curve to the right having a radius of 282.50 feet, and an arc length of 46.44 feet (chord bears North 54 degrees 58 minutes 48 seconds West, 46.38 feet) to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

South 39 degrees 43 minutes 45 seconds West, a distance of 111.23 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

North 60 degrees 28 minutes 50 seconds West, a distance of 140.03 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" at the most southwest corner of said 44.492 acre tract;

THENCE North 00 degrees 59 minutes 31 seconds West, with the west line of said 44.492 acre tract, a distance of 582.10 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

THENCE North 06 degrees 24 minutes 52 seconds East, continuing with the west line of said 44.492 acre tract, a distance of 199.43 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" at the northwest corner of said 44.492 acre tract;

THENCE North 89 degrees 05 minutes 57 seconds East, with the north line of said 44.492 acre tract, a distance of 1,654.83 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

THENCE departing the said north line of said 44.492 acre tract, over and across the said 44.492 acre tract the following calls and distances:

South 44 degrees 21 minutes 59 seconds East, a distance of 394.48 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

South 45 degrees 38 minutes 01 second West, a distance of 122.50 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

South 45 degrees 37 minutes 44 seconds West, a distance of 57.50 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

South 45 degrees 37 minutes 36 seconds West, a distance of 266.47 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

North 44 degrees 22 minutes 24 seconds West, a distance of 5.67 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

Along a non-tangent curve to the left having a radius of 217.50 feet, and an arc length of 176.62 feet (chord bears North 67 degrees 38 minutes 13 seconds West, 171.81 feet) to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

South 10 degrees 51 minutes 00 seconds West, a distance of 163.48 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

South 10 degrees 31 minutes 24 seconds West, a distance of 60.04 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

South 03 degrees 46 minutes 02 seconds West, a distance of 65.52 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

South 89 degrees 05 minutes 06 seconds West, a distance of 46.57 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS";

South 00 degrees 54 minutes 54 seconds East, a distance of 172.50 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" for corner in the common line between said 44.492 acre tract and the said 12.22 acre tract, and being South 89 degrees 05 minutes 05 second West, a distance of 549.87 feet from a found 1/2" iron rod with a cap stamped "HALF AND ASSOC." in the northeast right-of-way line of F.M. 460, at the southeast corner of said 44.492 acre tract;

THENCE South 89 degrees 05 minutes 06 seconds West, along said common line between said 44.492 acre tract and the said 12.22 acre tract, a distance of 1,049.44 feet to the POINT-OF-BEGINNING, containing 1,560,130 square feet or 35.816 acres of land.

CITY OF MESQUITE

MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

The Travis Ranch South Home Owner's Association agrees to perpetually maintain the drainage facilities within the drainage, floodplain and maintenance easements shown on this plat as follows:

The Travis Ranch South Home Owner's Association agrees to maintain in good structural condition and repair all drainage pipes including reinforced concrete pipe (RCP) and other drainage piping material. The Travis Ranch South Home Owner's Association agrees to repair any defects in the storm drainage piping system, including leaking pipe joints, deflection of flexible pipe diameter in excess of 5%, pipe structural failure, or other defects that might impair the hydraulic capacity or structural soundness of the drainage system.

The Travis Ranch South Home Owner's Association agrees to maintain, repair and remove obstructions in the storm drainage inlet and outlet structures, including but not limited to grate inlets, curb inlets, catch basins, Y-inlets, and headwalls. The Travis Ranch South Home Owner's Association agrees to repair any defects in the storm drainage inlet or outlet structures and remove obstructions that might impair the hydraulic capacity or structural soundness of the drainage system.

The Travis Ranch South Home Owner's Association agrees to maintain and repair concrete channel lining, pilot channels, rock rip-rap, gabions or any other channel lining material and to repair any defects in the channel lining material including undermining, excessive cracking and settlement, structural failure, or other defects that might impair the hydraulic capacity or structural soundness of the drainage system.

The Travis Ranch South Home Owner's Association agrees to maintain and repair channels, ditches and detention or retention ponds and to repair erosion in same by backfilling the eroded area and re-establishing protective vegetation or by armoring the eroded area with gabions, rock rip-rap, concrete or other material approved by the City Engineer.

Channels, ditches and detention or retention ponds will be inspected monthly by the Travis Ranch South Home Owner's Association to determine vegetation removal maintenance. Removal of willows, cottonwoods or other "woody" vegetation from channels, ditches, detention ponds and retention ponds shall be done at least once a year.

Channels, ditches, detention or retention ponds, inlet and outlet structures and drainage piping will be inspected for debris, trash and sediment accumulation at least once a year. The accumulated debris, trash or sediment will be removed as needed to insure the designed hydraulic capacity of the drainage system, with sediment accumulations in detention ponds Updated: October 28, 2008 Updated: October 28, 2008 not to exceed 18-inches before removal is required.

The Travis Ranch South Home Owner's Association or a representative agent agrees to inspect all drainage facilities every 90 days to identify any obstructions or structural problems, complete a written inspection report, and take the actions necessary to remove obstructions and repair structural problems within 30 days. A copy of the inspection report will be forwarded to Engineering Division within 10 days of the inspection.

Travis Ranch South Home Owner's Association agrees to maintain access to the drainage system within the drainage, floodway and maintenance easements for maintenance and inspection.

All references in this maintenance agreement to repairs to be made "within 30 days" shall mean that the Travis Ranch South Home Owner's Association shall commence repairs within 30 days after recognition of the problem via inspection by the Travis Ranch South Home Owner's Association, and/or the City of Mesquite. The Travis Ranch South Home Owner's Association shall diligently work to complete such repairs.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Jason B Armstrong, Registered Professional Land Surveyor for Westwood, do hereby certify that the plat shown hereon accurately represents the results of an on- the-ground survey made in August 2018, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Mesquite, Texas.

Jason B. Armstrong
Signature of Registered Public Land Surveyor
Registration No. 5557

STATE OF TEXAS & COUNTY OF COLLIN &

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, Land Surveyor, 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 _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires On:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MM TR South II, LLC, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as TRAVIS RANCH SOUTH, an addition to the County of Kaufman, Texas, and do hereby dedicate in fee simple the streets, alleys, and common areas shown thereon to Kaufman County Municipal Utility District No. 5. The streets, alleys, and utility easements shall be open to the public fire and police units, garbage and rubbish collection agencies. The maintenance of common areas and of paving on the streets is the responsibility of Kaufman County Municipal Utility District No. 5. The maintenance of paving on the utility easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. The easements shown shall be for Kaufman County Municipal Utility District No. 5's exclusive use, provided, however, that at the sole and exclusive discretion of the district and subject to its written approval, easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by other public utilities being subordinate to the district's use thereof. If approved by Kaufman County Municipal Utility District No. 5, public utilities shall place utilities only in designated easements shown thereon reserved for the purposes indicated. All and any public utilities given the right by Kaufman County Municipal Utility District No. 5 to use said easements shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may 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 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 or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems, additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

WITNESS, my hand, this the __ day of _____, 2020.

MM TR SOUTH II, LLC,
A TEXAS LIMITED LIABILITY COMPANY,

BY: CENTAMTAR TERRAS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS: MEMBER

BY: CTMGT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: MEHRDAD MOAYEDI,
NAME: MEHRDAD MOAYEDI,
ITS: SOLE MANAGER AND MEMBER

STATE OF TEXAS)
COUNTY OF DALLAS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___ DAY OF _____, 2020 BY MEHRDAD MOAYEDI, THE SOLE MANAGER AND MEMBER OF CTMGT, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE MANAGER OF CENTAMTAR TERRAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE MEMBER OF MM TR SOUTH II, LLC, A TEXAS LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires On:

CITY OF MESQUITE

To the County Clerk of Kaufman County:
"This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Mesquite, Texas."

Under ordinance adopted by the City of Mesquite on September 3, 1973, the approval of this plat by the City of Mesquite is automatically terminated after the ___ day of _____, 20___, and unless this plat is presented for filing on or before said date, it should not be accepted for filing.

By:
Commission Officer

Attest:
Secretary

ATTACHMENT 2

Table with 3 columns: Lot #, Sq. Ft., Acre. Lists lots 13-37 Block A.

Table with 3 columns: Lot #, Sq. Ft., Acre. Lists lots 38-60 Block A.

Table with 3 columns: Lot #, Sq. Ft., Acre. Lists lots 7-26 Block C.

Table with 3 columns: Lot #, Sq. Ft., Acre. Lists lots 27-46 Block C.

Table with 3 columns: Lot #, Sq. Ft., Acre. Lists lots 47-65 Block C.

Table with 3 columns: Lot #, Sq. Ft., Acre. Lists lots 1-15 Block G.

Table with 3 columns: Lot #, Sq. Ft., Acre. Lists lots 15-28 Block D.

Table with 3 columns: Lot #, Sq. Ft., Acre. Lists lots 29-41 Block D.

Table with 3 columns: Lot #, Sq. Ft., Acre. Lists lots 1-20 Block E.

Table with 3 columns: Lot #, Sq. Ft., Acre. Lists lots 21-35 Block E.

Table with 3 columns: Lot #, Sq. Ft., Acre. Lists lots 36-48 Block F.

Table with 3 columns: Lot #, Sq. Ft., Acre. Lists lots 49-62 Block F.

Table with 3 columns: Line #, Length, Direction. Lists line segments L1-L27.

Table with 4 columns: Curve #, Length, Radius, Direction, Ch. Length. Lists curves C1-C7.

FINAL PLAT OF TRAVIS RANCH SOUTH LOTS 13-60, BLOCK A; LOTS 7-65, BLOCK C; LOTS 15-41, BLOCK D, LOTS 1-35, BLOCK E; LOTS 1-36, BLOCK F; AND LOTS 1-15, BLOCK G 220 RESIDENTIAL LOTS 35.816 ACRES OUT OF THE ISAAC JONES SURVEY, ABSTRACT NO. 257 IN THE CITY OF MESQUITE, E.T.J., KAUFMAN COUNTY, TEXAS

TRAVIS RANCH SOUTH



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0420-0135
REQUEST FOR: Planned Development
CASE MANAGER: John Chapman, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, May 11, 2020
 City Council: Monday, June 1, 2020

GENERAL INFORMATION

Applicant: Vilbig Associates
Requested Action: Zoning change from Light Commercial to Planned Development – General Retail for a convenience store and fueling station.
Location: 500 Lawson Road; generally located at the southwestern corner of Lawson Road and Interstate Highway 20 frontage road.

SITE BACKGROUND

Platting: Woodland Park Addition, portion of Lots 5, 36, 37, 39, 40, And 41, Block F; portion of Lots 3, 4, 5, 8, And 9, Block G; all of Lot 38, Block F; all of Lots 6 and 7, Block G; and a portion of Ripplewood Drive (50' Right-Of-Way)
Size: 1.772 acres
Zoning: LC – Light Commercial
Future Land Use: Commercial located within the Corridor Development overlay
Zoning History: 1984 – Annexed and zoned AG – Agricultural
 1985 – Rezoned to LC – Light Commercial (Ord. No. 2215)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Not Applicable	Interstate Highway 20
SOUTH:	LC - Light Commercial	Undeveloped/Vacant
EAST:	LC - Light Commercial	Undeveloped/Vacant
WEST:	LC - Light Commercial	Undeveloped/Vacant

CASE SUMMARY

The applicant, Vilbig Associates, is requesting a zoning change from Light Commercial (LC) to Planned Development – General Retail (PD-GR) to develop a convenience store and fueling station (16 fueling positions) under the ownership of QuickTrip.

Early this year, City Council passed ordinances No. 4771 and No. 4767 amending the Mesquite Zoning Ordinance and Chapter 8 of the City Code, respectively. The purpose of these amendments was to enhance public safety pertaining to convenience stores within the City. After comparing the proposal under consideration and the recent amendments, Staff can confirm all requirements will be met.

The applicant is proposing a Planned Development rather than a straight zoning change to General Retail to request different development standards regarding freeway pole signage, landscaping, and permitted uses.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the future land use of the subject property as Commercial and Corridor Development. The Commercial land use designation represents a broad range of goods and services for a community or region. Developments in this category are larger and more intense than those in the Neighborhood Retail category. The Corridor Development designation represents commercial development that is located along a major corridor. Developments within these corridors are highly visible and enhanced landscaping and public art are encouraged in this area. Compatible land use types for this area include retail, hotels, restaurants, big-box retailers, entertainment, and personal services.

STAFF COMMENTS:

Based on the recommendations of the *Mesquite Comprehensive Plan*, Staff believes the proposed development does comply with the intent of the Commercial future land use designation and Corridor Development designation.

MESQUITE ZONING ORDINANCE

SECTION 4-201(A) PROPOSED USES

“An application for a PD district shall specify and the PD ordinance shall incorporate the category or type of use or the combination of uses, which are to be permitted in the PD district. Uses may be specified by reference to a specific zoning district, in which case all uses permitted in the referenced district, including those permitted through the cumulative provision of the zoning ordinance, shall be permitted in the PD district. Uses requiring a Conditional Use Permit under the referenced district shall require a Conditional Use Permit under the PD district unless such use is specifically set out as permitted in the PD ordinance.”

STAFF COMMENTS:

The proposed PD will incorporate the GR, General Retail zoning district as its base zone with all applicable regulations and uses, as amended, from the Mesquite Zoning Ordinance.

However, the proposed PD will allow SIC 549(a) Convenience Stores, and SIC 554 Refueling Stations by right. In GR zoning, Convenience Stores require a CUP and refueling stations (more than eight fueling positions) are not permitted. Staff does not believe that allowing the additional land uses in the proposed PD will cause any adverse impacts for the surrounding property.

SEC. 4-201(B) DEVELOPMENT REQUIREMENTS

“An application for a PD district shall specify and the PD ordinance shall incorporate the development requirements and standards which are to be required in the PD district. Development requirements and standards may include, but are not limited to, density, lot size, unit size, setbacks, building heights, lot coverage, parking ratios, screening and other requirements or standards as the Council may deem appropriate. Development requirements and standards may be specified by reference to a specific zoning district, in which case all requirements and standards in the referenced district shall be applicable. The applicant or the City may propose varied or different standards that improve development design or enable a unique development type not otherwise accommodated in the Zoning Ordinance.”

STAFF COMMENTS:

Provided as Exhibit B (attachment 7), the proposed PD will include several changes to the development standards for the GR zoning district. Staff has reviewed and discussed the proposed modified standards with the applicant and it is Staff’s opinion that the changes meet and or exceed the spirit and intent of the Mesquite Zoning Ordinance, Community Appearance Manual (transparency requirements), and *Mesquite Comprehensive Plan*.

SEC. 4-201(C) CONCEPT PLAN

“An application for a PD District shall include a concept plan showing a preliminary layout of proposed uses, access, buildings, parking, open space and the relationship to existing natural features and to adjacent properties and uses. The concept plan shall be construed as an illustration of the development concepts and not as an exact representation of all specific details.”

STAFF COMMENTS:

Exhibit C (attachment 8) includes the concept plan, landscape plan, façade plan, and pole sign plan. Staff has reviewed these plans based on the proposed development standards and GR zoning district regulations and finds that all requirements are being met.

SEC. 3-504(A)(3) REFUELING STATION PUMP ISLANDS

Pump islands shall be set back a minimum of 25 feet from any street right-way line.

STAFF COMMENTS:

The pump islands are set back well beyond 25 feet from any street right-of-way line.

SEC. 3-504(A)(4) REFUELING STATION RESIDENTIAL SEPARATION

Pump islands shall be located a minimum of 500 feet from any residential district.

STAFF COMMENTS:

As shown by Attachment 5, the pump islands are not within 500 feet of any residential zoning district.

SEC. 3-301 LOT, SETBACK, AND HEIGHT REGULATIONS

The table below identifies the existing GR zoning district regulations and the proposed regulations of this PD.

STAFF COMMENTS:

	REQUIRED	PROPOSED
MAXIMUM LOT COVERAGE (%)	30%	30%
MINIMUM FRONT AND EXTERIOR SIDE YARDS (FEET)	25 feet	25 feet
MINIMUM INTERIOR SIDE AND REAR YARDS (FEET)	0 feet	0 feet
MAXIMUM STRUCTURE HEIGHT (FEET)	35 feet	35 feet

The proposed development is not making any changes to the existing lot, setback, and height regulations of the GR zoning district.

SEC. 1A-202(A) GENERAL SITE REQUIREMENTS - LANDSCAPING

All nonresidential districts shall have a minimum landscaped area of 10% of the site area.

STAFF COMMENTS:

	REQUIRED	PROPOSED
MAXIMUM LANDSCAPE AREA (%)	10%	20%
REQUIRED TREE RATIO	1:500 s.f.	1:650 s.f.
REQUIRED TREES (BASED ON RATIO SITE SIZE)	16 trees	25 trees

This development is proposing to have a minimum of 20% of the lot landscaped as part of the Planned Development standards. Though there is a proposed increase in the required tree ratio, the proposed standards will account for nine more additional trees to the site. This increase in landscaping adheres to the intent of the *Mesquite Comprehensive Plan* Corridor Development overlay.

SEC. 3-504(A)(4) REFUELING STATION RESIDENTIAL SEPARATION

Pump islands shall be located a minimum of 500 feet from any residential district.

STAFF COMMENTS:

As shown in Attachment 5, all pump islands are located beyond 500 feet from all residential districts within the area.

CONCLUSIONS

ANALYSIS

The proposed planned development meets the *Mesquite Comprehensive Plan* and the spirit of the Mesquite Zoning Ordinance.

RECOMMENDATIONS

Staff recommends the approval of the zoning change to PD – GR with Exhibits A through C with the following condition:

1. No pole shall be constructed greater than the maximum height allowed by the sign ordinance as amended.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of the date of this writing, Staff has received no returned notices.

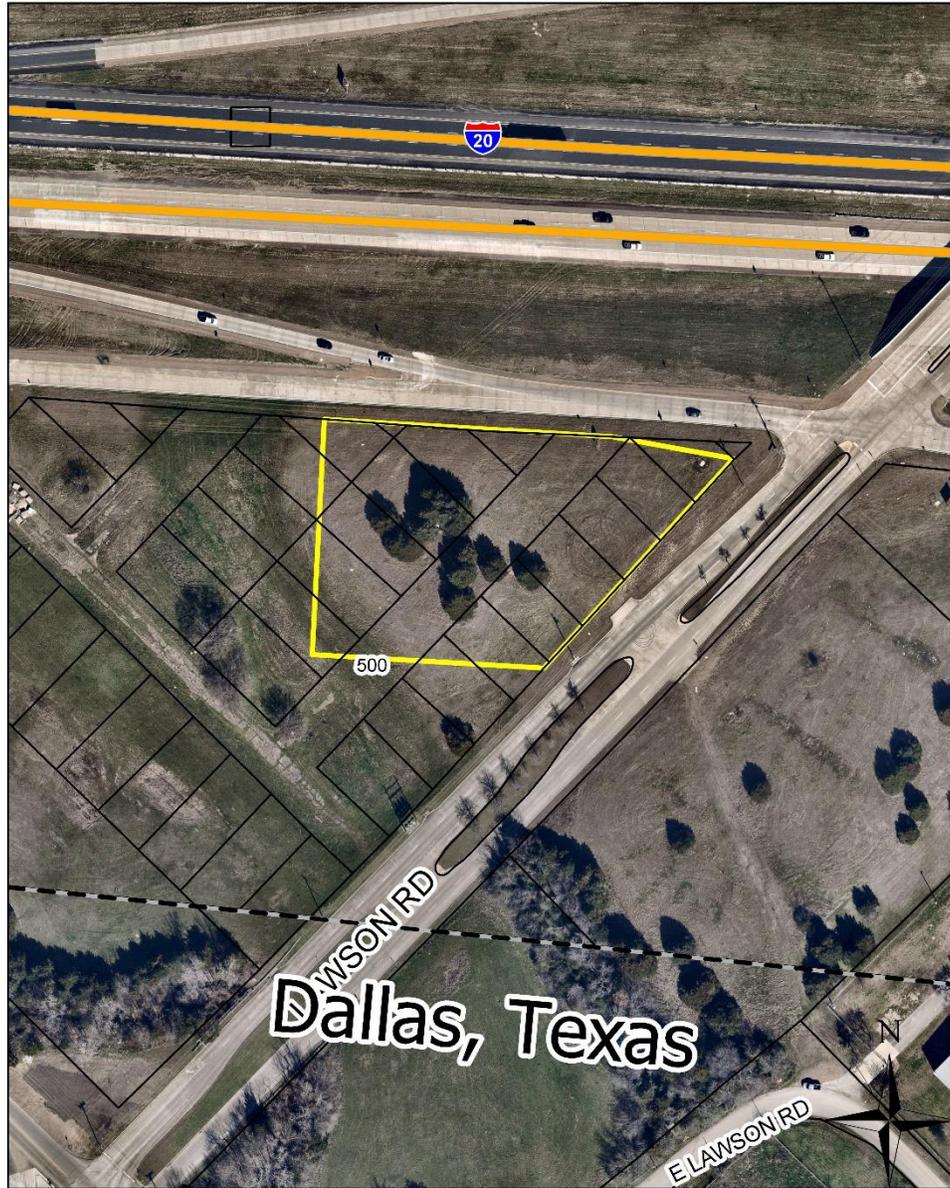
CODE CHECK

As of the date of this writing, the site does not have any open code cases.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Comprehensive Plan Future Land Use Map
5. Residential Proximity Map
6. Site Pictures
7. Exhibit A – Legal Description
8. Exhibit B – Planned Development Standards
9. Exhibit C – Concept Plan
10. Fence Exhibit
11. QuickTrip Security Presentation

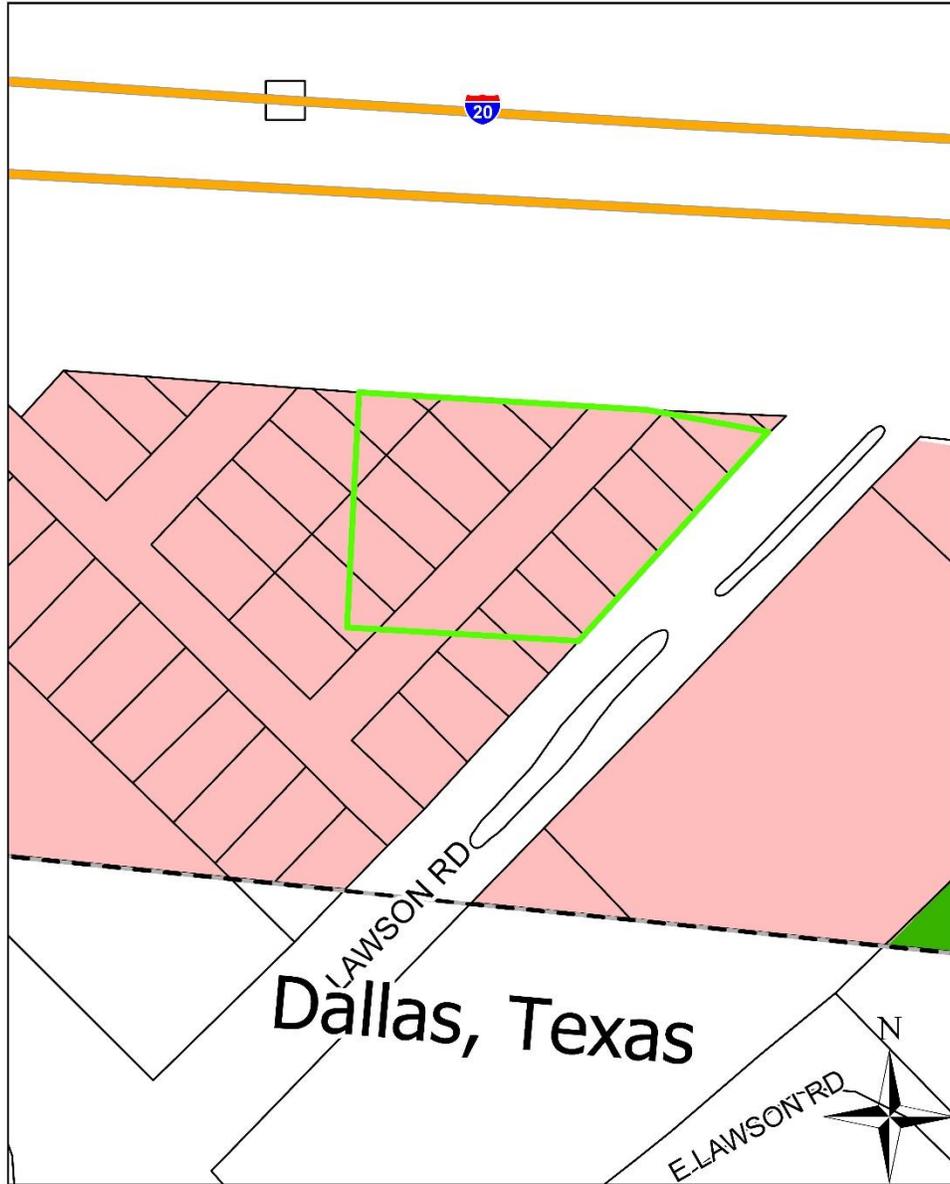
Aerial Map



Legend

-  Parcels
-  Parcels
-  Subject Property
-  Mesquite City Limits

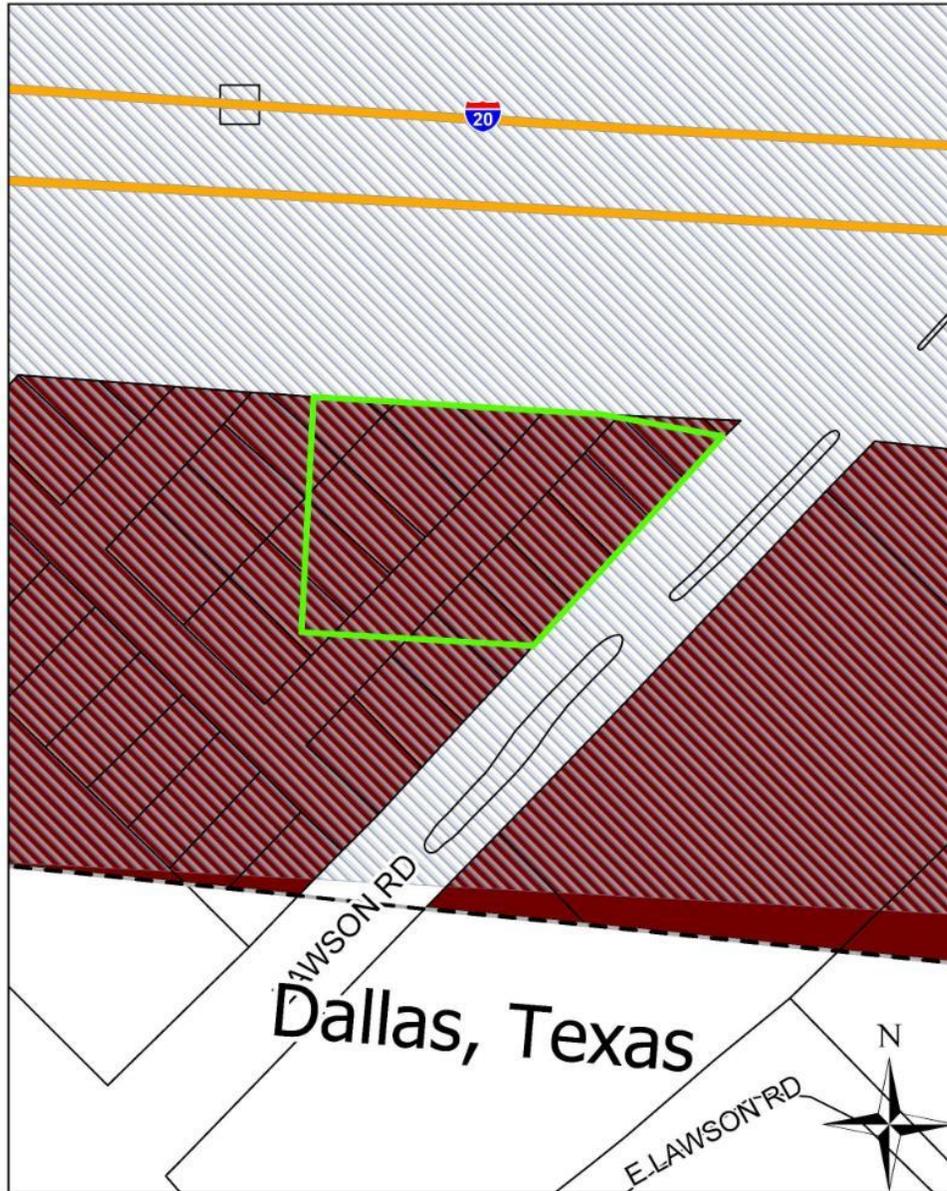
Zoning Map



Legend

-  AGRICULTURAL
-  LIGHT COMMERCIAL
-  Subject Property

Comprehensive Plan Future Land Use Map



-  Mesquite City Limits
-  Commercial
-  Subject Property
-  Corridor Development

ATTACHMENT 5 – SITE PICTURES



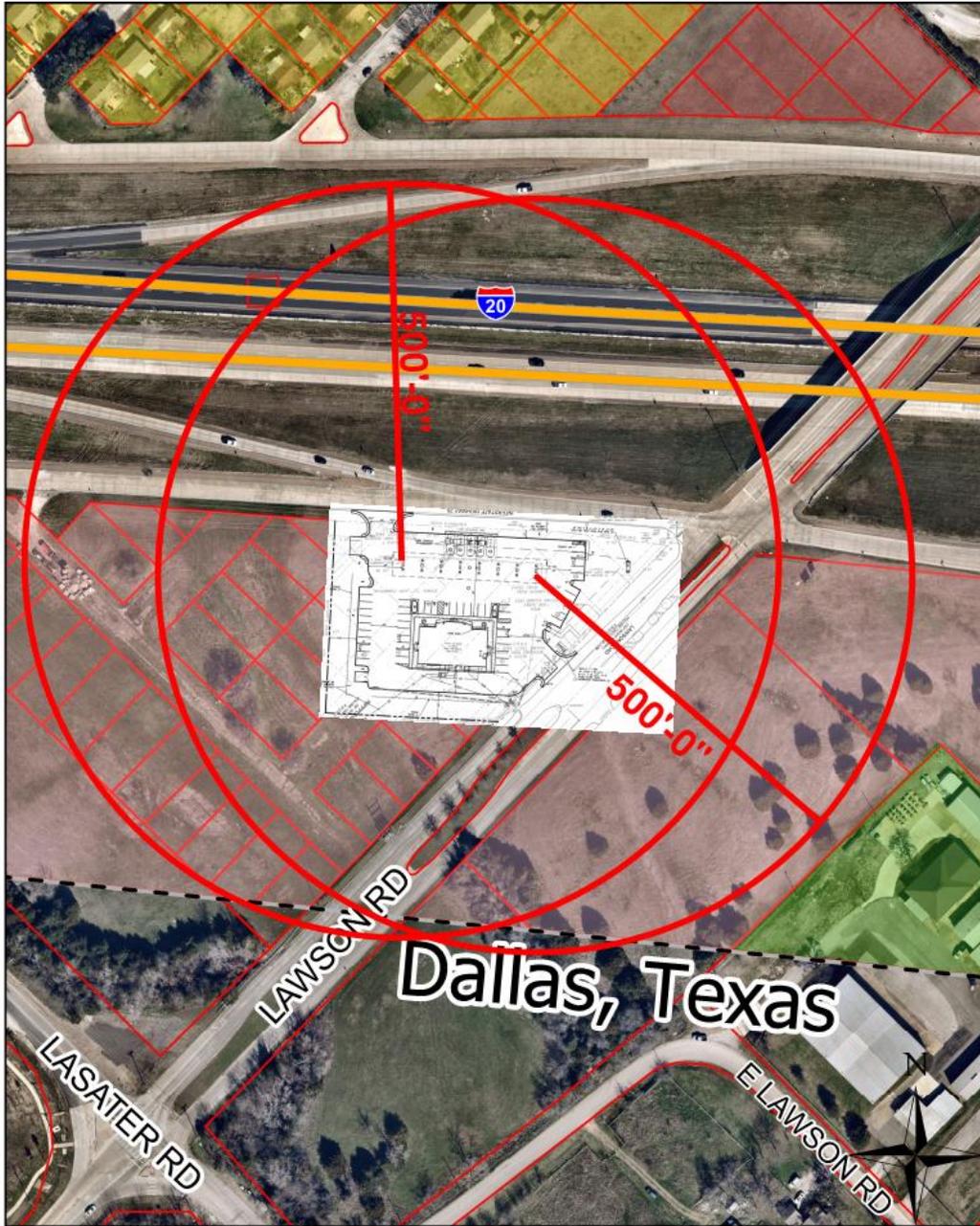
View of property from Lawson Road



View of property from Lawson Road and IH 20 frontage road

ATTACHMENT 6 – RESIDENTIAL PROXIMITY MAP

Residential Proximity Map



- AGRICULTURAL
- GENERAL RETAIL
- LIGHT COMMERCIAL
- SINGLE FAMILY RESIDENTIAL

1 inch equals 200 feet

ATTACHMENT 7 – EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT A – ZONING LEGAL DESCRIPTION
Ordinance No. XXXX - Page 1 of 2
Z0420-0135

BEING A 1.998 ACRE TRACT OF LAND SITUATED IN THE JOHN P ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF LOTS 3, 4, 8, AND 9, BLOCK G OF WOODLAND PARK ADDITION, AN ADDITION TO DALLAS COUNTY, TEXAS RECORDED IN VOLUME 73077, PAGE 1106 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, BEING ALL OF LOTS 5, 6, AND 7, BLOCK G OF SAID WOODLAND PARK ADDITION, BEING A PORTION OF LOTS 4, 5, 36, 37, 39, 40, AND 41, BLOCK F OF SAID WOODLAND PARK ADDITION, BEING ALL OF LOT 38, BLOCK F OF SAID WOODLAND PARK ADDITION, BEING A PORTION OF RIPPLEWOOD DRIVE (50' RIGHT-OF-WAY) RECORDED IN VOLUME 73077, PAGE 1106 OF SAID DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING A PORTION OF A CALLED 12.9579 ACRE TRACT OF LAND DESCRIBED AS TRACT I IN THE DEED TO ROY BURKLOW RECORDED IN VOLUME 93214, PAGE 2667 OF SAID DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID 1.998 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A TXDOT TYPE I MONUMENT FOUND FOR AN EXTERIOR CORNER OF SAID 12.9579 ACRE TRACT OF LAND, SAID TXDOT TYPE I MONUMENT ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 20 (VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 86 DEGREES 49 MINUTES 04 SECONDS EAST, WITH THE COMMON NORTH LINE OF SAID 12.9579 ACRE TRACT OF LAND AND SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 20, A DISTANCE OF 318.13 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "1519 SURVEYING" SET FOR THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED 1.998 ACRE TRACT OF LAND;

THENCE SOUTH 86 DEGREES 49 MINUTES 04 SECONDS EAST, WITH THE COMMON NORTH LINE OF SAID 12.9579 ACRE TRACT OF LAND AND SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 20, A DISTANCE OF 310.09 FEET TO A TXDOT TYPE I MONUMENT FOUND FOR CORNER;

THENCE SOUTH 82 DEGREES 19 MINUTES 06 SECONDS EAST, WITH THE COMMON NORTH LINE OF SAID 12.9579 ACRE TRACT OF LAND AND SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 20, A DISTANCE OF 134.80 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "1519 SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 12.9579 ACRE TRACT OF LAND, SAID 1/2 INCH IRON ROD WITH CAP STAMPED "1519 SURVEYING" BEING IN THE SOUTHEASTERLY LINE OF SAID BLOCK G, SAID 1/2 INCH IRON ROD WITH CAP STAMPED "1519 SURVEYING" ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 20 WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAWSON ROAD (100' RIGHT-OF-WAY), FROM WHICH A TXDOT TYPE I MONUMENT FOUND FOR REFERENCE BEARS SOUTH 83 DEGREES 28 MINUTES 39 SECONDS EAST, A DISTANCE OF 3.18 FEET;

THENCE SOUTH 44 DEGREES 10 MINUTES 57 SECONDS WEST, WITH THE COMMON SOUTHEASTERLY LINE OF SAID 12.9579 ACRE TRACT OF LAND, SOUTHEASTERLY LINE OF SAID BLOCK G, AND NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID LAWSON ROAD, A DISTANCE OF 326.07 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "1519 SURVEYING" SET FOR CORNER;

EXHIBIT A – ZONING LEGAL DESCRIPTION
Ordinance No. XXXX - Page 2 of 2
Z0420-0135

- THENCE** NORTH 86 DEGREES 49 MINUTES 03 SECONDS WEST, A DISTANCE OF 230.55 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "1519 SURVEYING" SET FOR CORNER;
- THENCE** NORTH 03 DEGREES 10 MINUTES 56 SECONDS EAST, A DISTANCE OF 256.66 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 87,046 SQUARE FEET, OR 1.998 ACRES OF LAND, MORE OR LESS.

ATTACHMENT 8 – EXHIBIT B – PLANNED DEVELOPMENT STANDARDS

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

Ordinance No. XXXX - Page 1 of 2

Z0420-0135

This Planned Development General Retail (PD-GR) must adhere to all conditions of the Mesquite Code of Ordinances, as amended, and adopt base district standards corresponding with the Concept Plan attached hereto and incorporated herein as Exhibit C and as identified below. The following regulations must be specific to the PD-GR District. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restrictions, the more stringent restriction will prevail.

A. **Permitted Land Uses.** Uses in the PD-GR are limited to those permitted in the GR – General Retail zoning district, as amended, and subject to the following.

1. Any land use requiring a Conditional Use Permit (CUP) in the GR zoning district, as amended, is only allowed if a CUP is issued for the use.
2. Any land use prohibited in the GR zoning district, as amended, is also prohibited.
3. The following uses are permitted by right:
 - i. SIC 549.a – Convenience Store
 - ii. SIC 554 – Fuel Sales (16 fueling positions)

B. **Development Standards.** In addition to the requirements of the GR base zoning district, the Planned Development is subject to the following.

1. Open space, as defined by the Zoning Ordinance, must be a minimum 20% of the lot.
2. One shade tree, or one evergreen tree, or three ornamental trees shall be provided for each 650 square feet of required open space area.
3. Pole signage will be allowed at a rate of 1 (one) per lot at a maximum height of 50 feet with a maximum 300 square feet per sign face.
4. All pole signage must have an irrigated landscaped area consisting primarily of bushes, shrubs, and ornamental grasses that is equal to or greater in size than the total surface area of the largest pole sign face and shall be installed around the base of the sign.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS
Ordinance No. XXXX - Page 2 of 2
Z0420-0135

5. Any pole signage exceeding 35 feet in height shall have irrigated evergreen shrubs at the base which must be 6 feet in height at time of installation and completely shield the pole from public view on all sides.
6. Bike racks will be required at a rate of 1 per 100 square feet of floor area, as defined by the Zoning Ordinance, up to a maximum of 15 for any single end user.
7. All fencing shall be maintained in a like-new manner meaning, any portion of fencing showing signs of deterioration, broken or missing panels, or creates a safety hazard, shall be replaced.
8. The 4-foot fence along the south and west property lines as shown on Exhibit C shall be removed when the adjacent properties are developed and Certificates of Occupancies are issued.



Vilbig and Associates PLLC
Civil/Structural Engineers and Surveyors
Texas Engineering Firm # 41644
Texas Surveying Firm # 2003000
www.vilbig.com

PROJECT NO. 2016-03
THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF THOMAS L. VILBIG, P.E. 131154 FOR THE PURPOSE OF INTERIM REVIEW ON MAY 4TH, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

QuikTrip No. 1922
500 LAWSON ROAD
MESQUITE, TEXAS



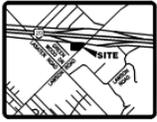
DATE: 05/04/20
DESCRIPTION:
SHEET TITLE:
PD CONCEPT PLAN

DATE: 05/04/20
DESCRIPTION:
SHEET NUMBER:
1

DATE: 05/04/20
DESCRIPTION:
SHEET NUMBER:
1

DATE: 05/04/20
DESCRIPTION:
SHEET NUMBER:
1

ORIGINAL ISSUE DATE:



NOTES
THROUGHDRAW ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENT (BOA).
ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SOMEWHAT DEVIATIONS FROM THIS ZONING CONCEPT PLAN AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.



SITE DATA (QUIKTRIP STORE)

PROPOSED/EXISTING ZONING:	GR (General Retail) / LC C-Store W/ Gas Sales
SITE AREA INFORMATION:	
GROSS AREA:	87,046 S.F. 1.99 AC.
NET AREA:	80,496 S.F. 1.85 AC.
QUIKTRIP BUILDING:	4,993 S.F.
QUIKTRIP FUELING CANOPY:	6,554 S.F.
PARCEL COVERAGE:	6.2 %
PARKING REQUIRED:	25 SPACES
PARKING PROVIDED:	47 PLUS 2 ACCESSIBLE
MAX. BUILDING HEIGHT:	20'-0" AT FRONT DOOR

TRACT II
CALLED 16.243 ACRES
ROY BURKLOW
VOLUME 93214, PAGE 2667
D.R.D.C.T.
RESERVED AREA BLOCK L
WOODLAND PARK ADDITION
VOLUME 73077, PAGE 1106
P.R.D.C.T.

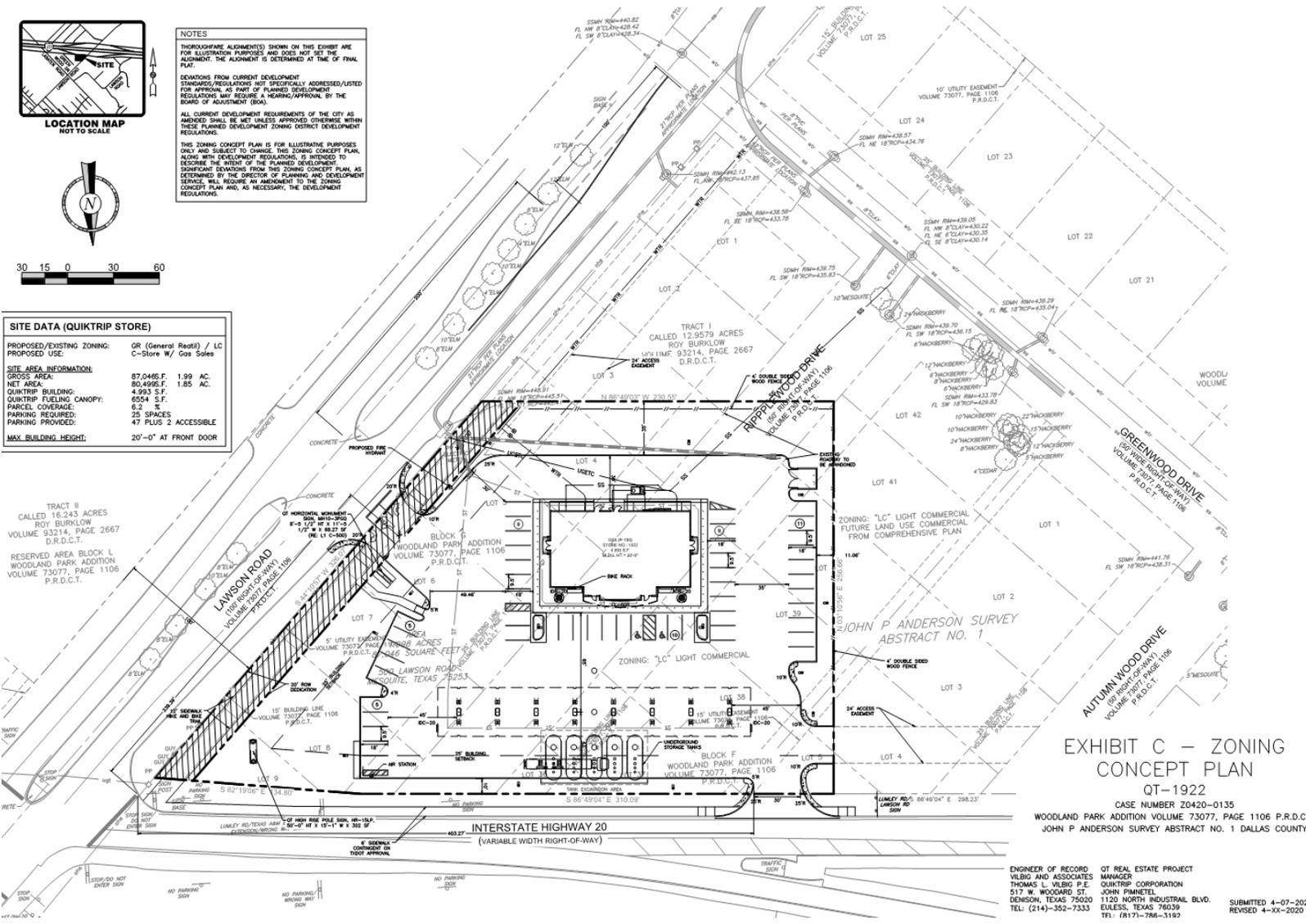


EXHIBIT C – ZONING
CONCEPT PLAN
QT-1922

CASE NUMBER Z0420-0135
WOODLAND PARK ADDITION VOLUME 73077, PAGE 1106 P.R.D.C.T.
JOHN P ANDERSON SURVEY ABSTRACT NO. 1 DALLAS COUNTY

ENGINEER OF RECORD
VILBIG AND ASSOCIATES
THOMAS L. VILBIG, P.E.
517 W. WOODARD ST.
DENSON, TEXAS 76000
TEL: (214)-352-7333

OT REAL ESTATE PROJECT
MANAGER
QUIKTRIP CORPORATION
JOHN FIMMTEL
1120 NORTH INDUSTRIAL BLVD.
EULESS, TEXAS 76039
TEL: (817)-786-3197

SUBMITTED 4-07-2020
REVISED 4-XX-2020



Transparency %		
	TOTAL	TRANSPARENCY
FRONT FACADE:	1397 SF	509 SF 36%
SIDE FACADES:	792 SF	277 SF 35%



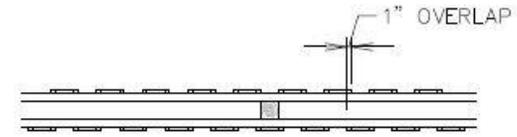
<p>QuikTrip 4700 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 2615 Tulsa, OK 74101-3475 (918) 418-7700</p>	Store #	1922 Custom G3S w/ 35% Transparency	Address:	SWC Lawson & I-20	City, State:	Mesquite, TX	<table border="1"> <thead> <tr> <th>FINISH</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr> <td>1. INTERIORS</td> <td>INTERIORS</td> <td>INTERIORS</td> </tr> <tr> <td>2. EXTERIORS</td> <td>EXTERIORS</td> <td>EXTERIORS</td> </tr> <tr> <td>3. SIGNAGE</td> <td>SIGNAGE</td> <td>SIGNAGE</td> </tr> <tr> <td>4. FLOORING</td> <td>FLOORING</td> <td>FLOORING</td> </tr> <tr> <td>5. LIGHTING</td> <td>LIGHTING</td> <td>LIGHTING</td> </tr> <tr> <td>6. PAINTS</td> <td>PAINTS</td> <td>PAINTS</td> </tr> <tr> <td>7. GLASS</td> <td>GLASS</td> <td>GLASS</td> </tr> <tr> <td>8. METALS</td> <td>METALS</td> <td>METALS</td> </tr> <tr> <td>9. ROOFING</td> <td>ROOFING</td> <td>ROOFING</td> </tr> <tr> <td>10. MECHANICAL</td> <td>MECHANICAL</td> <td>MECHANICAL</td> </tr> <tr> <td>11. ELECTRICAL</td> <td>ELECTRICAL</td> <td>ELECTRICAL</td> </tr> <tr> <td>12. PLUMBING</td> <td>PLUMBING</td> <td>PLUMBING</td> </tr> <tr> <td>13. HVAC</td> <td>HVAC</td> <td>HVAC</td> </tr> </tbody> </table>	FINISH	MANUFACTURER	SPECIFICATION	1. INTERIORS	INTERIORS	INTERIORS	2. EXTERIORS	EXTERIORS	EXTERIORS	3. SIGNAGE	SIGNAGE	SIGNAGE	4. FLOORING	FLOORING	FLOORING	5. LIGHTING	LIGHTING	LIGHTING	6. PAINTS	PAINTS	PAINTS	7. GLASS	GLASS	GLASS	8. METALS	METALS	METALS	9. ROOFING	ROOFING	ROOFING	10. MECHANICAL	MECHANICAL	MECHANICAL	11. ELECTRICAL	ELECTRICAL	ELECTRICAL	12. PLUMBING	PLUMBING	PLUMBING	13. HVAC	HVAC	HVAC
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Serial #	08-1922-G3S	Scale:	1/16"=1'-0"	Issue Date:	04.29.20	Drawn By:	JK	Rev/Notes:																																									

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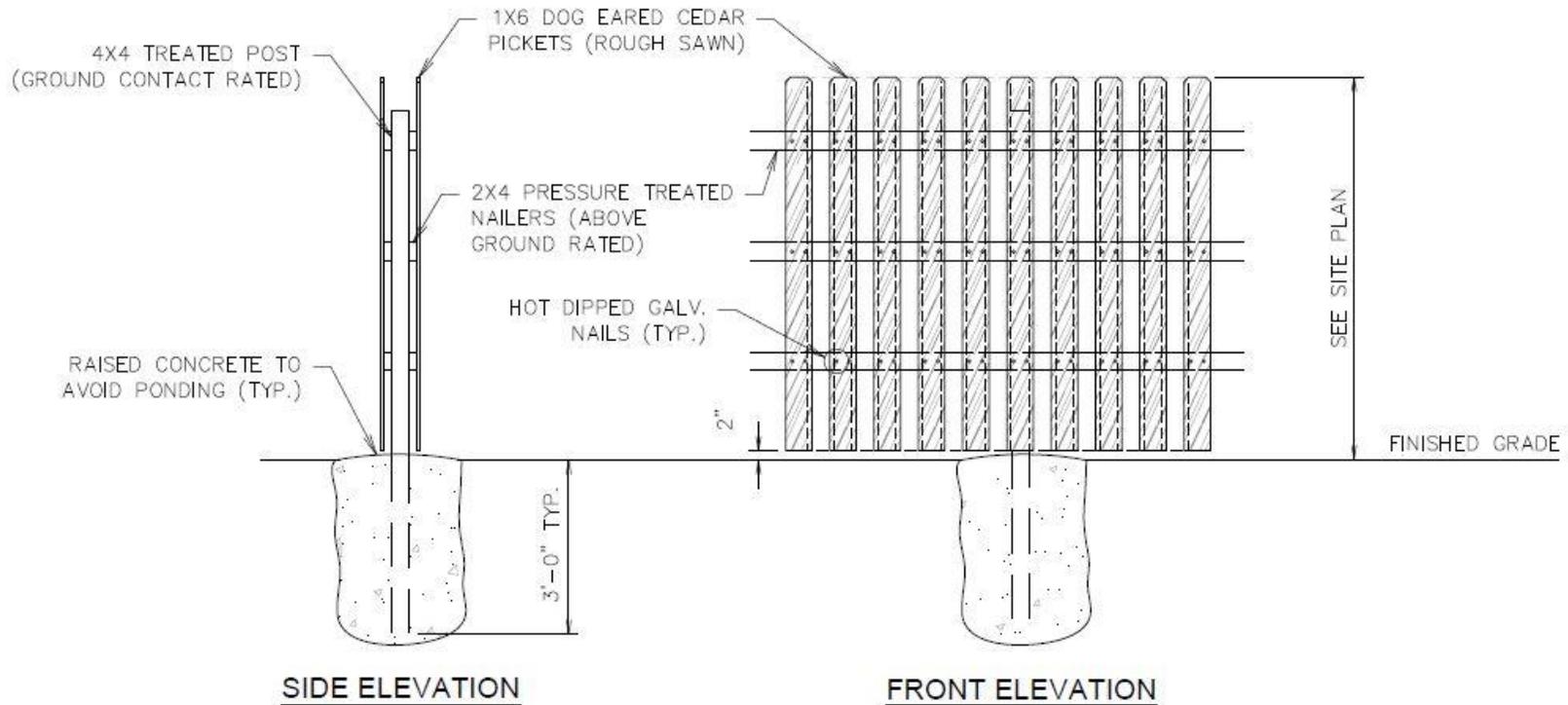
ATTACHMENT 10 – FENCE EXHIBIT

FOR 8' OR TALLER FENCE, REPLACE 4X4 POST WITH 4X6 (NARROW SIDE TO FENCE). A 4TH "NAILER" WILL BE REQUIRED. BURIAL DEPTH SHALL BE 4'-0".

COVER ENTIRE FENCE W/BEHR DECK PLUS DP359 OXFORD BROWN (2 COATS MINIMUM). TOP AND BOTTOM OF FENCE ALSO TO BE SEALED.



PLAN



SIDE ELEVATION

FRONT ELEVATION

L6

WOODEN FENCE - DOUBLE SIDED

NTS

SN: SD013A002



Google
Fence Concept

ATTACHMENT 12 – QUICKTRIP SECURITY PRESENTATION

QuikTrip Corporation



Store Security Features



QuikTrip Corporation understands that the convenience store industry may be considered at risk for acts of crime due to its convenient nature and store hours. QuikTrip is committed to providing the very best security features for its employees and customers. QuikTrip Corporation is widely considered the best in the industry due to the commitment in providing a safe operation.

QuikTrip Security Features



Security System Design

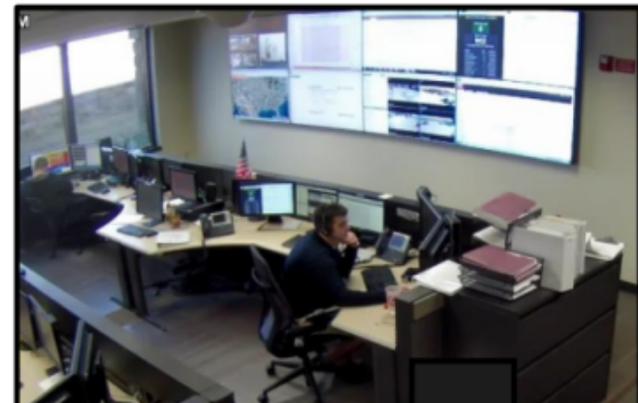
Optimized, state-of-the art 24/7/365 Enterprise Security System for a safer and more secure operational environment for our Employees, Visitors, and Customers

Security Operations Center integrates:

- Alarm Monitoring
- Audio-Video Management
- Access Control Management
- Emergency Response Dispatch, Notification, and Incident Management
- Fleet GPS and Personal Protection Device tracking
- Weather and Threat Intelligence Dissemination
- Enterprise Network Monitoring
- Emergency Event Mass Notification

Store / Non-Store Facility

- Storm shelter-rated protection
- Local secure, PCI-compliant LAN: 12 TB storage / archiving (at least 30 days)
- Event-based, near-real time audio-video streaming (panic and access events)
- 360° HD video surveillance + interior audio
- Physical barriers + electronic access controls to restricted areas
- "Armed" intrusion sensors to protect fuel dispensers & buildings
- QT-unique photo embedded contactless identification cards (electronic keys)
- Remote audio-video controls for "blind" entries
- Security Monitors for access approaches
- Hard-wired and wireless panic devices



24/7 Security Operations Center

46 Non-store Facilities
500 Vehicles
780 Stores in 11 States
22,000 Employees

QT Store Security System



QuikTrip Corporate Security Department monitors the cameras, the alarm and DVR systems 24 hours per day, 7 days a week.

The system has several access points:

- Check stand Alarm Button
- Backroom Alarm Button
- Personal Dual-Button Belt Alarm
- Check stand Camera
- Sales Floor Camera
- Live Video Broadcast from the Store to Corporate Security Department
- Video Monitor and Microphone with DVR
- Pinhole camera on the front and rear door

Store Security Features



Lighting

QT provides lighting levels in the parking lot, under the canopy, front of store, and at our trash enclosure to insure that our customers and employees are safe/feel safe and so that our store employees can see all activity outside. This feature is a proven deterrent for criminals.

Cameras

QT monitors our trash enclosure via view monitor for employee safety at night; our check stand and entry are covered by cameras. Front and rear entries (if included) have pinhole cameras in door frames for recording images of all who exit. Data is recorded via DVR. These cameras are monitored 24/7 at corporate headquarters. View monitor allows clerks to observe additional angles in store from the check stand.

Customer alert system

Clerks working in coolers / backrooms can hear what is happening at the check stand.

Alarm System

Panics and remotes allow employees multiple opportunities to alert authorities. Check stand / cooler / backroom.

Safes

QT has 2 safes in each store. The first is a drop safe used for holding a limited amount of roll change. The drop safe contains 1 and 5 dollar bills that can be dropped by a tube every 2 minutes. The other safe is a Brinks bill reader that deposits all US paper currency. Both safes are bolted to the check stand and the slab foundation of the building.

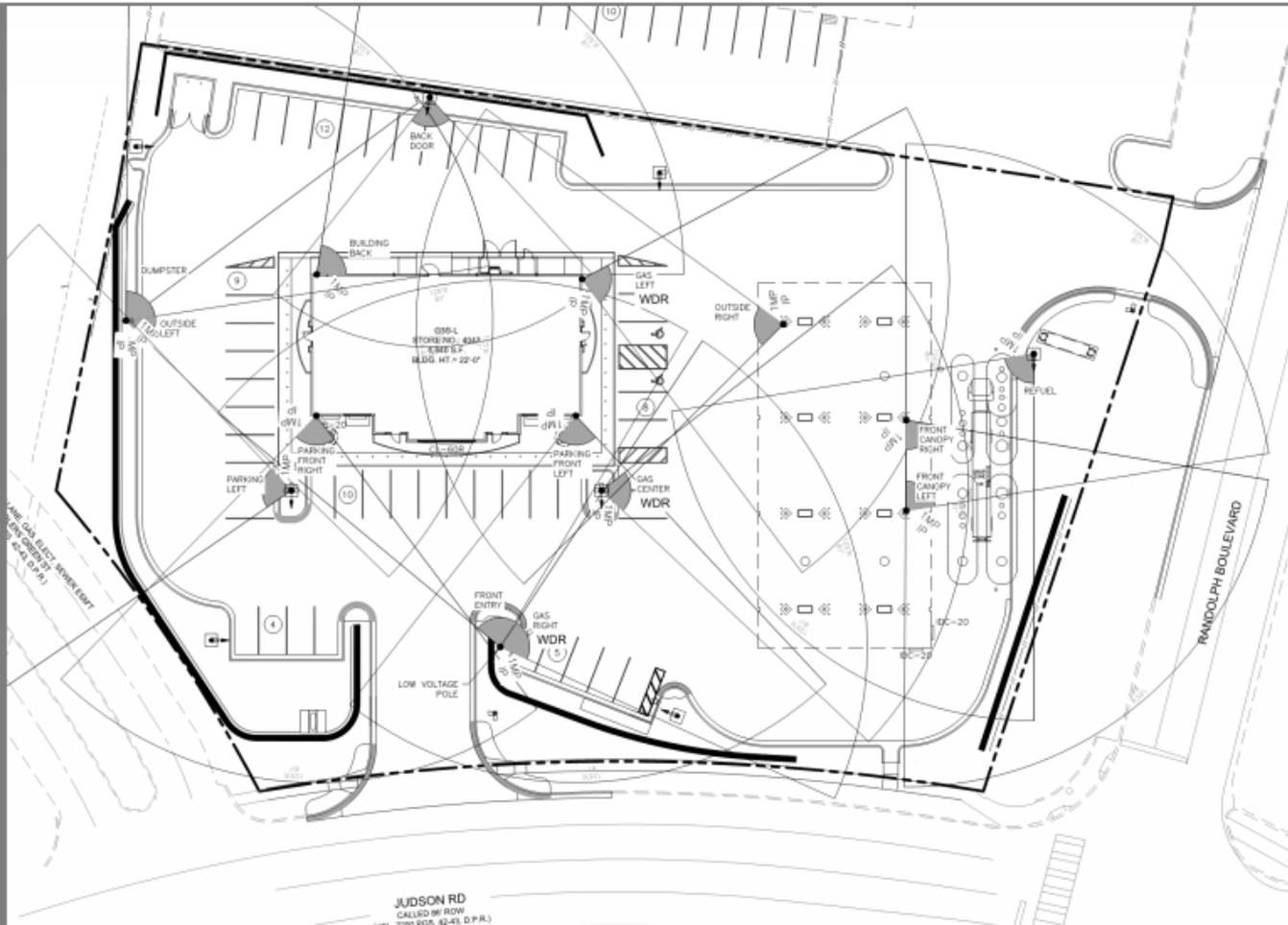
Shelving and Gondolas in Store

Limited height for store employees to observe activity inside and outside the store, kept low in front windows for authorities to observe if driving past.

Open Front Windows

Large clear front windows allow visibility from outside the store. This allows for employees to see all activity outside and vice versa.

Security Plan



Security Procedure & Training



QuikTrip store employees go through a very in depth training course before they are ready to go to work at their assigned stores.

All new employees are trained on several corporate policies including:

- Controlling Store Cash Levels
- What to do if there is a fight on QT property
- Dealing with Shoplifters
- How to operate The Store Security System
- Guns and Deadly Weapons on QT property
- What to do in the event of a robbery





Store Side HD Surveillance

“TYPICAL” QUIKTRIP TRAVEL CENTER: “STORE SIDE” CAMERA SUITE



360° INSIDE / OUTSIDE HD SURVEILLANCE

TC HD Surveillance



"TYPICAL" QUIKTRIP TRAVEL CENTER: KIOSK CAMERA SUITE



360° INSIDE / OUTSIDE HD SURVEILLANCE