

**PLANNING AND ZONING COMMISSION
OF THE CITY OF HURST, TEXAS
HURST CITY HALL
1505 PRECINCT LINE ROAD
MONDAY AUGUST 17, 2020
6:30 P.M. WORKSESSION**

In accordance with order of the Office of the Governor issued March 16, 2020, the City of Hurst Planning and Zoning Commission will conduct its meeting scheduled at 6:30 p.m. on Monday August 17, 2020, at Hurst City Hall by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID19). There will be no public access to the location described above. The agenda packet and meeting information are posted online at www.hursttx.gov/pzagendas. The public dial-in number to participate in the telephonic meeting is (877) 853-5247 (Toll Free) or (888)788-0099 (Toll Free) and entering Meeting ID 884-7590-5319 followed by # if prompted Password 073390. The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

I. Call to order

II. Discussion items

SP-20-03 Melbourne Place, a site plan revision for Lot 3, Block 1, Melbourne Place Addition, being .20 acre located at 1124 Blakey Court

P-20-05 Belco Addition, a replat of Lot 3R and 4 to Lot 3R-1, Block 1 Belco Addition, being 1.63 acres located at 916 Grapevine Highway

P-20-03 Cantrell Addition, a final plat of Tract 1B William T. Jones Survey Abstract 865 to Lot 1, Block 1 Cantrell Addition, being .73 acre located at 351 Grapevine Highway.

Posted by: _____

This 13th of August 2020; in accordance with Chapter 551, Texas Government Code

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (817) 788-7041 or FAX (817) 788-7054, or call TDD 1-800-RELAY-TX (1-800-735-2989) for information or assistance.

**PLANNING AND ZONING COMMISSION
OF THE CITY OF HURST, TEXAS
HURST CITY HALL
1505 PRECINCT LINE ROAD
MONDAY AUGUST 17, 2020
7:00 P.M. AGENDA MEETING**

In accordance with order of the Office of the Governor issued March 16, 2020, the City of Hurst Planning and Zoning Commission will conduct its meeting scheduled at 7:00 p.m. on Monday August 17, 2020, at Hurst City Hall by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID19). There will be no public access to the location described above. The agenda packet and meeting information are posted online at www.hursttx.gov/pzagendas. The public dial-in number to participate in the telephonic meeting is (877) 853-5247 (Toll Free) or (888)788-0099 (Toll Free) and entering Meeting ID 884-7590-5319 followed by # if prompted Password 073390. The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

CALL TO ORDER

- I. Approval of Minutes –April 20, 2020**

PUBLIC HEARING

- II.** Consider a recommendation of SP-20-03 Melbourne Place, a site plan revision for Lot 3, Block 1, Melbourne Place Addition, being .20 acre located at 1124 Blakey Court
Applicant: Krissy Bublitz, with Sandlin Custom Homes

PLATS

- III.** Consider a recommendation of P-20-05 Belco Addition, a replat of Lot 3R and 4 to Lot 3R-1, Block 1 Belco Addition, being 1.63 acres located at 916 Grapevine Highway
Applicant: David Lewis, Spry Surveyors
- IV.** Consider a recommendation of P-20-03 Cantrell Addition, a final plat of Tract 1B William T. Jones Survey Abstract 865 to Lot 1, Block 1 Cantrell Addition, being .73 acre located at 351 Grapevine Highway.
Applicant: David Lewis, Spry Surveyors

Posted by: _____

This 13th of August 2020; in accordance with Chapter 551, Texas Government Code

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (817) 788-7041 or FAX (817) 788-7054, or call TDD 1-800-RELAY-TX (1-800-735-2989) for information or assistance.

MINUTES
CITY OF HURST
PLANNING AND ZONING COMMISSION
WORK SESSION
MONDAY, APRIL 20, 2020

On the 24th day of March 2020, at 6:30 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, by telephone conference to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19) with the following members present:

Charles Aman)
Andrea Taylor)
Mark Cyrier)
Weldon Martin)
Larry Wilson)
Howard Shotwell)
Bill Bryan)
Michelle Lazo	) Executive Director of Planning
Erin Mills	) Assistant, Planning and Development
Gini Connolly	) Director of GIS and Planning
Duane Hengst	) City Engineer
Greg Dickens	) Public Works Director
Sunny Patel	) Director of Information Technology

With the following Board members absent: none, constituting a quorum; at which time the following business was transacted:

I. Call to Order

II. Discussion:

SUP-19-09 Heman Convenience Store, a special use permit for Lot 2, Block A Oakwood Park East Addition, being .46 acre located at 116 West Bedford Eules Road

SP-19-13 Urban Infraconstruction, a site plan for Lot 1, Block 1 Central Park Northeast Addition, being 5.05 acres located at 110 Central Park Drive.

P-19-08 Central Park Northeast Addition, a final plat of Tract 5D2B and 5D2C Hamilton Bennett Survey Abstract 138 to Lot 1 Block 1 Central Park Northeast Addition, being 5.05 acres located at 110 Central Park Drive.

P-20-02 Stem Place Addition, a final plat of Tract 24B1 William Wallace Survey Abstract 1607 to Lot 2 Block 1 Stem Place Addition, being .37 acre located at 808 Reed Street.

APPROVED this the _____ day of _____ 2020

ATTEST:

Planning & Zoning Commission

Recording Secretary

Charles Aman, Chairperson

DRAFT

**MINUTES
CITY OF HURST
PLANNING AND ZONING COMMISSION
MONDAY, APRIL 20, 2020**

On the 20th day of April 2020, at 7:00 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, by telephone conference to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19) with the following members present:

Charles Aman)
Andrea Taylor)
Mark Cyrier)
Weldon Martin)
Larry Wilson)
Howard Shotwell)
Bill Bryan)
Michelle Lazo	) Executive Director of Planning
Erin Mills	) Assistant, Planning and Development
Gini Connolly	) Director of GIS and Planning
Duane Hengst	) City Engineer
Greg Dickens	) Public Works Director
Sunny Patel	) Director of Information Technology

With the following Board members absent: none, constituting a quorum; at which time the following business was transacted:

The meeting was called to order at 7:00 p.m.

1. Mr. Shotwell moved to approve the minutes for the February 17, 2020 meeting. Mr. Martin seconded the motion. The motion prevailed by a vote of 7-0. Mr. Bryan abstained.
2. SUP-19-09 Heman Convenience Store, a special use permit for Lot 2, Block A Oakwood Park East Addition, being .46 acre located at 116 West Bedford Eules Road.

Michael Alturk with Heman Convenience Store spoke about the plans for the development.

Charles Aman opened the Public Hearing for SUP-19-09.

There being no one to speak Mr. Martin made a motion to close the public hearing. Mr. Shotwell seconded the motion. The motion prevailed by a vote of 7-0.

After additional discussion and questions from the commission, Mr. Cyrier made a motion to recommend approval of SUP-19-09 Heman Convenience Store, a special use permit for Lot 2, Block A Oakwood Park East Addition, being .46 acre located at 116 West

Bedford Eules Road with the stipulation that the City Attorney verifies the legality of not permitting 8-liner game machines at this location. Mr. Bryan seconded the motion. The motion prevailed by a vote of 7-0.

3. SP-19-13 Urban Infraconstruction, a site plan for Lot 1, Block 1 Central Park Northeast Addition, being 5.05 acres located at 110 Central Park Drive.

Michael Ansley with GSBS Architects spoke about the plans for the development.

Charles Aman opened the Public Hearing for SP-19-13

There being no one to speak Ms. Taylor made a motion to close the public hearing. Mr. Martin seconded the motion. The motion prevailed by a vote of 7-0.

After additional discussion and questions from the commission, Mr. Cyrier made a motion to recommend approval of SP-19-13 Urban Infraconstruction, a site plan for Lot 1, Block 1 Central Park Northeast Addition, being 5.05 acres located at 110 Central Park Drive with the stipulation that the new monument sign location be provided on the site plan for City Council Meeting. Ms. Taylor seconded the motion. The motion prevailed by a vote of 7-0.

4. P-19-08 Central Park Northeast Addition, a replat of Lot A to Lot A-R, Block 1 Taylor Addition, being .737 acre located at 751 Pipeline Court.

Keith Hamilton with Hamilton Duffy spoke about the plat

After additional discussion and questions from the commission, Mr. Martin made a motion to recommend approval of P-19-08 Central Park Northeast Addition, a replat of Lot A to Lot A-R, Block 1 Taylor Addition, being .737 acre located at 751 Pipeline Court. Mr. Shotwell seconded the motion. The motion prevailed by a vote of 7-0.

5. P-20-02 Stem Place Addition, a final plat of Tract 24B1 William Wallace Survey Abstract 1607 to Lot 2 Block 1 Stem Place Addition, being .37 acre located at 808 Reed Street.

Michelle Lazo, development director, spoke about the plat.

After additional discussion and questions from the commission, Mr. Taylor made a motion to recommend approval of P-20-02 Stem Place Addition, a final plat of Tract 24B1 William Wallace Survey Abstract 1607 to Lot 2 Block 1 Stem Place Addition, being .37 acre located at 808 Reed Street. Mr. Bryan seconded the motion. The motion prevailed by a vote of 7-0

There being no further business, The Chair declared the meeting adjourned at 7:45 p.m.

APPROVED this the _____ day of _____, 2020

**Charles Aman, Chair
Planning & Zoning Commission**

ATTEST:

Recording Secretary

DRAFT

CITY OF
HURST ★ TEXAS

Planning and Zoning Commission Staff Report

SUBJECT: SP-20-03 Melbourne Place, a site plan revision for Lot 3, Block 1, Melbourne Place Addition, being .20 acre located at 1124 Blakey Court.

Supporting Documents:

Area map
Legal notice
Ownership Data
Plat
Site Plan
Front/rear elevation
Side elevations

Meeting Date: 8/17/2020
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

An application has been made by Krissy Bublitz, with Sandlin Custom Homes for a site plan revision on Lot 3, Block 1, Melbourne Place Addition, being .20 acre located at 1124 Blakey Ct. The property is zoned R1-PD (Single-Family Planned Development).

The applicant is requesting the site plan revision to build a two-story home with no windows facing the neighborhood to the north. The site plan was approved in 2015 as Billy Creek Estates.

The City Council voted to approve Z-15-01 Billy Creek Estates with the stipulations that Lots 8-12 be constructed as single-story homes with a six (6) foot wooden privacy fence on the north side. These same lots were platted as Lots 1-5, Block 1 Melbourne Place Addition.

SP-20-03

**APPLICATION FOR SITE PLAN
OWNERSHIP DATA**

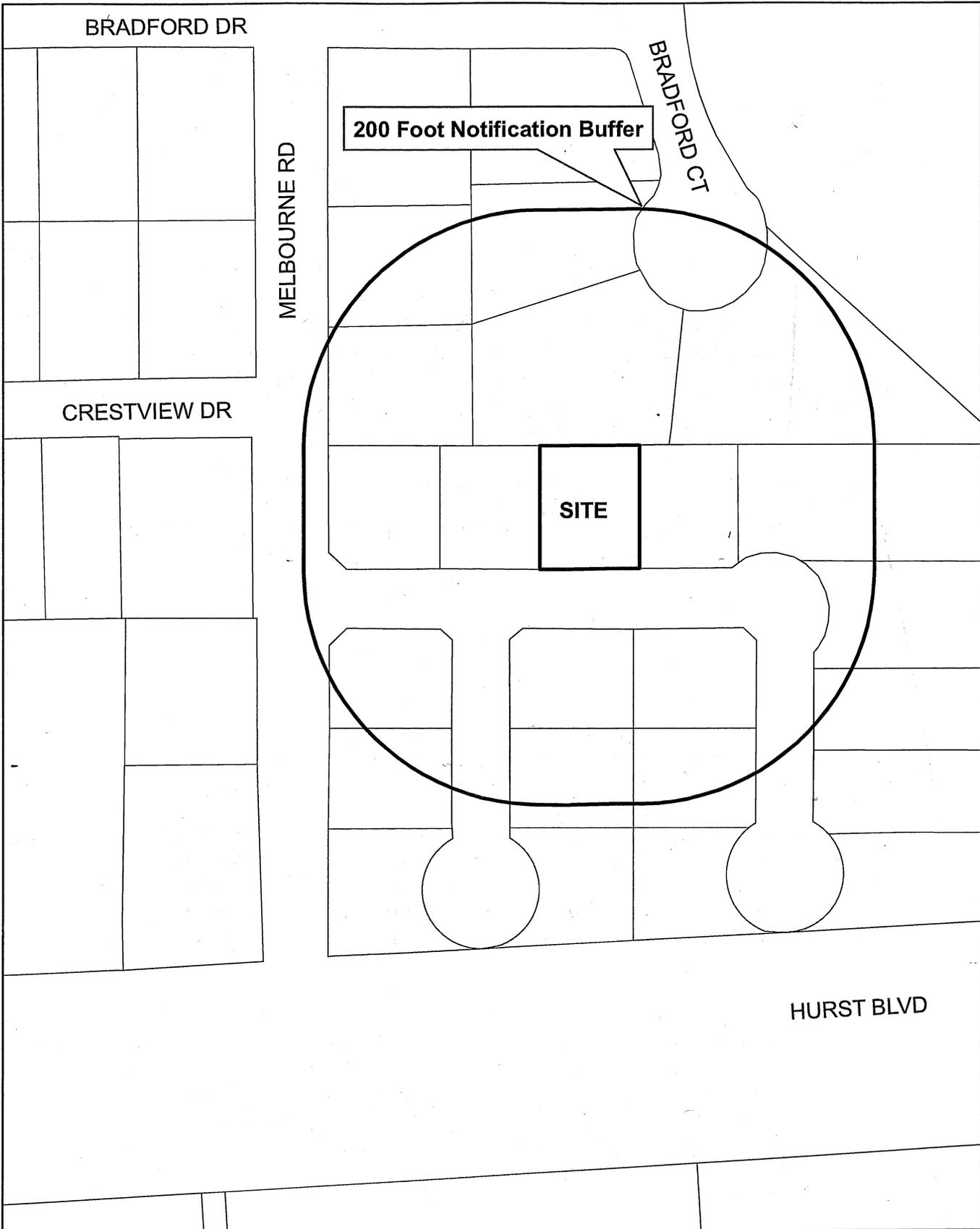
TO THE PLANNING and ZONING COMMISSION:

The following described real property is under application for approval of a site plan revision.

Blakey Ct
Site Plan Revision
Lot 3, Block 1, Melbourne Place Addition
1124 Blakey Ct

The following is a list of the property owners, legal description of their property, and mailing address of the owners of the property within 200 feet of the above-described property, which is under application for a site plan:

PROPERTY OWNER	LOT	BLK	ADDITION	ADDRESS
HAMILTON, RALPH	1	BLK 9	BILLY CREEK ESTATES	200 MELBOURNE RD HURST, TX 76053
COWIN, BILLY EST	5R	BLK 9	BILLY CREEK ESTATES	209 BRADFORD CT HURST, TX 76053
TORRES, SABRINA M	2	BLK 9	BILLY CREEK ESTATES	204 MELBOURNE RD HURST, TX 76053
MILLER, DAVID F	7	BLK 9	BILLY CREEK ESTATES	201 BRADFORD CT HURST, TX 76053
PAPRSKAR, JOHN	6	BLK 9	BILLY CREEK ESTATES	905 VENICE ST HURST, TX 76053
CARLINTHIA ROGERS	1	BLK 3	MELBOURNE PLACE	109 RYDER CT HURST, TX 76053
LESTER SPENCER	2	BLK 3	MELBOURNE PLACE	105 RYDER CT HURST, TX 76053
PAUL BRINKLEY	2	BLK 2	MELBOURNE PLACE	104 RYDER CT HURST, TX 76053
STEWART, KEISHA P	5	BLK 2	MELBOURNE PLACE	1105 BLAKEY CT HURST, TX 76053
BARTON HENDERSON	1	BLK 2	MELBOURNE PLACE	108 RYDER CT HURST, TX 76053
SHAWN REED	6	BLK 2	MELBOURNE PLACE	1109 BLAKEY CT HURST, TX 76053
Builders Funding MGT LP	1	BLK 1	MELBOURNE PLACE	6900 REVERCHON CT COLLEYVILLE, TX 76034
MARTHA ROBERTS	2	BLK 1	MELBOURNE PLACE	1128 BLAKEY CT HURST, TX 76053



<p>CASE NO: SP-20-03 Melbourne Place</p>	<p>LEGAL DESCRIPTION: Lot 3, Block 1 Melbourne Place Addiiton</p>	<p>AGENDA DATE: 8/17/2020</p>
<p>REQUESTED ACTION: Site Plan Revision</p>		<p>LOCATION: 1124 Blakey Ct.</p>



SP-20-03

REVISED LEGAL NOTICE

THE CITY OF HURST PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AT 6:30 P.M. ON MONDAY, AUGUST 17, 2020, AT HURST CITY HALL 1505 PRECINCT LINE ROAD TO CONSIDER A SITE PLAN REVISION FOR LOT 3, BLOCK 1 MELBOURNE PLACE ADDITION, BEING .20 ACRE LOCATED AT 1124 BLAKEY CT.

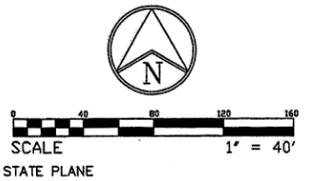
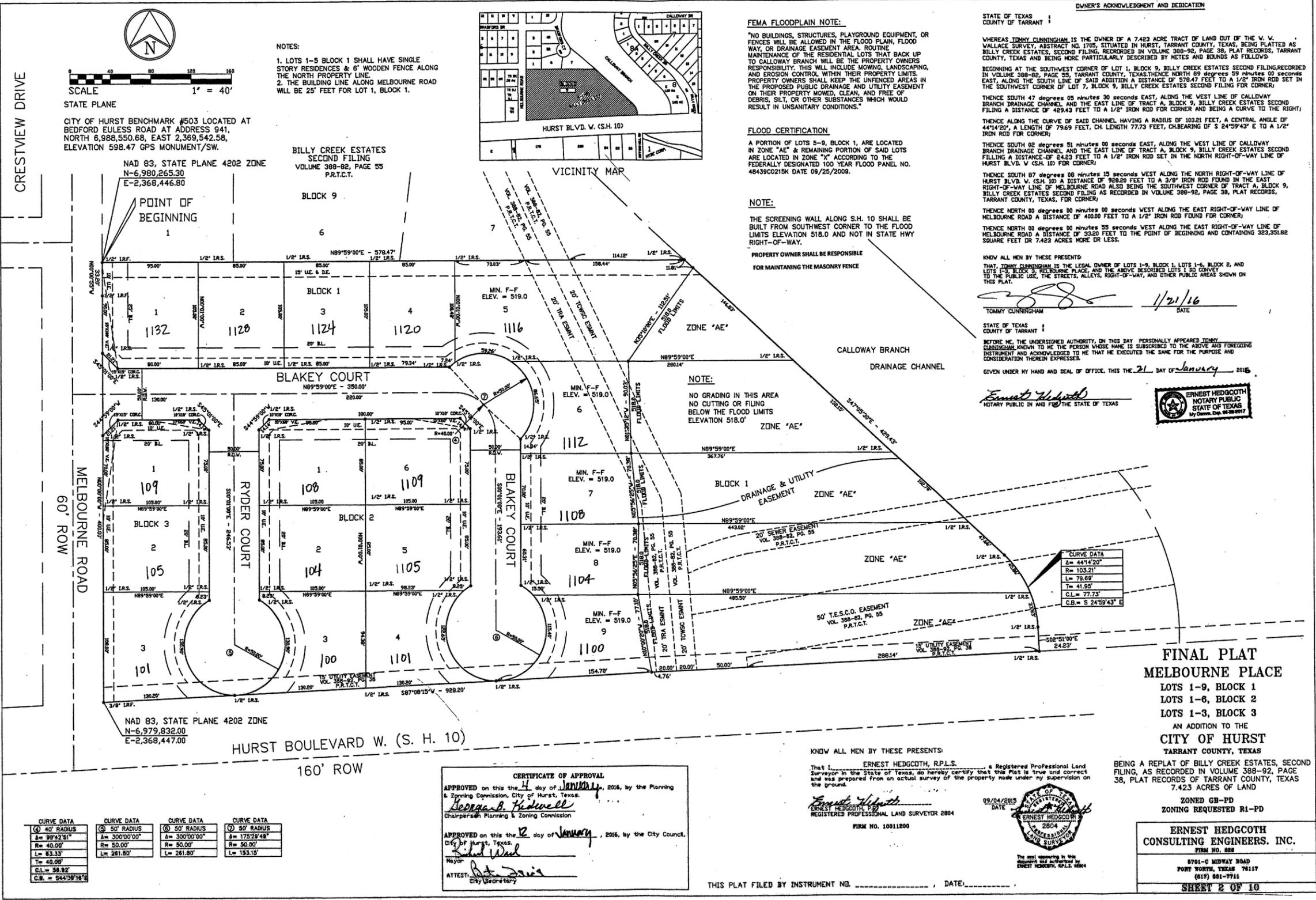
THIS MEETING MAY BE HELD VIRTUALLY UTILIZING PROCEDURES AUTHORIZED BY THE STATE OF TEXAS. THE AGENDA PACKET AND MEETING INFORMATION/DIAL IN INFORMATION WILL BE POSTED ONLINE AT <https://www.hursttx.gov/pzagendas>

**MELBOURNE PLACE
Lot 3, Block 1 Melbourne Place Addition
1124 Blakey Ct.**

The applicant is requesting the site plan revision to construct a two-story home with no windows facing north.

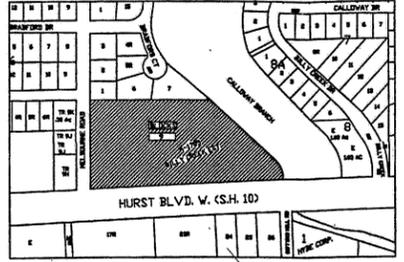
The public dial-in number to participate in the telephonic meeting is (877) 853-5247 (Toll Free) or (888)788-0099 (Toll Free) and entering Meeting ID 884-7590-5319 followed by # if prompted Password 073390. The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

According to the last City Tax Roll and current Water Accounts, your property is located within 200 feet of the above proposed zoning classification change and proposed site plan, including any intervening public streets. You will be given an opportunity to be heard in connection with the above-described requested site plan revision at the Public Hearing. Enclosed is a map of the affected area for your benefit in locating the property. If additional information is desired, you may contact Michelle Lazo 817-788-7055.



CITY OF HURST BENCHMARK #503 LOCATED AT BEDFORD EULESS ROAD AT ADDRESS 941, NORTH 6,988,550.68, EAST 2,369,542.58, ELEVATION 598.47 GPS MONUMENT/SW.

NOTES:
 1. LOTS 1-5 BLOCK 1 SHALL HAVE SINGLE STORY RESIDENCES & 6' WOODEN FENCE ALONG THE NORTH PROPERTY LINE.
 2. THE BUILDING LINE ALONG MELBOURNE ROAD WILL BE 25' FEET FOR LOT 1, BLOCK 1.



FEMA FLOODPLAIN NOTE:
 "NO BUILDINGS, STRUCTURES, PLAYGROUND EQUIPMENT, OR FENCES WILL BE ALLOWED IN THE FLOOD PLAIN, FLOOD WAY, OR DRAINAGE EASEMENT AREA. ROUTINE MAINTENANCE OF THE RESIDENTIAL LOTS THAT BACK UP TO CALLOWAY BRANCH WILL BE THE PROPERTY OWNERS RESPONSIBILITY. THIS WILL INCLUDE MOWING, LANDSCAPING, AND EROSION CONTROL WITHIN THEIR PROPERTY LIMITS. PROPERTY OWNERS SHALL KEEP THE UNFENCED AREAS IN THE PROPOSED PUBLIC DRAINAGE AND UTILITY EASEMENT ON THEIR PROPERTY MOWED, CLEAN, AND FREE OF DEBRIS, SILT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS."

FLOOD CERTIFICATION
 A PORTION OF LOTS 5-9, BLOCK 1, ARE LOCATED IN ZONE "AE" & REMAINING PORTION OF SAID LOTS ARE LOCATED IN ZONE "X" ACCORDING TO THE FEDERALLY DESIGNATED 100 YEAR FLOOD PANEL NO. 48439C0215K DATE 09/25/2009.

NOTE:
 THE SCREENING WALL ALONG S.H. 10 SHALL BE BUILT FROM SOUTHWEST CORNER TO THE FLOOD LIMITS ELEVATION 518.0 AND NOT IN STATE HWY RIGHT-OF-WAY.
 PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE MASONRY FENCE

NOTE:
 NO GRADING IN THIS AREA NO CUTTING OR FILING BELOW THE FLOOD LIMITS ELEVATION 518.0
 ZONE "AE"

STATE OF TEXAS
 COUNTY OF TARRANT

OWNER'S ACKNOWLEDGMENT AND DEDICATION
 WHEREAS TOMMY CUNNINGHAM IS THE OWNER OF A 7.423 ACRE TRACT OF LAND OUT OF THE V. V. WALLACE SURVEY, ABSTRACT NO. 1705, SITUATED IN HURST, TARRANT COUNTY, TEXAS, BEING PLATTED AS BILLY CREEK ESTATES, SECOND FILING, RECORDED IN VOLUME 388-92, PAGE 38, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BEINGS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 9, BILLY CREEK ESTATES SECOND FILING, RECORDED IN VOLUME 388-92, PAGE 38, TARRANT COUNTY, TEXAS; THENCE NORTH 89 degrees 59 minutes 09 seconds EAST, ALONG THE SOUTH LINE OF SAID ADDITION A DISTANCE OF 578.47 FEET TO A 1/2" IRON ROD SET IN THE SOUTHWEST CORNER OF LOT 7, BLOCK 9, BILLY CREEK ESTATES SECOND FILING FOR CORNER;
 THENCE SOUTH 47 degrees 05 minutes 30 seconds EAST, ALONG THE WEST LINE OF CALLOWAY BRANCH DRAINAGE CHANNEL AND THE EAST LINE OF TRACT A, BLOCK 9, BILLY CREEK ESTATES SECOND FILING A DISTANCE OF 489.43 FEET TO A 1/2" IRON ROD FOR CORNER AND BEING A CURVE TO THE RIGHT, THENCE ALONG THE CURVE OF SAID CHANNEL HAVING A RADIUS OF 103.21 FEET, A CENTRAL ANGLE OF 44°14'20", A LENGTH OF 79.69 FEET, CH. LENGTH 77.73 FEET, CH. BEARING OF S 24°59'43" E TO A 1/2" IRON ROD FOR CORNER;
 THENCE SOUTH 02 degrees 51 minutes 00 seconds EAST, ALONG THE WEST LINE OF CALLOWAY BRANCH DRAINAGE CHANNEL AND THE EAST LINE OF TRACT A, BLOCK 9, BILLY CREEK ESTATES SECOND FILING A DISTANCE OF 24.23 FEET TO A 1/2" IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF HURST BLVD. W. (S.H. 10) FOR CORNER;
 THENCE SOUTH 87 degrees 08 minutes 15 seconds WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF HURST BLVD. W. (S.H. 10) A DISTANCE OF 928.20 FEET TO A 3/8" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF MELBOURNE ROAD ALSO BEING THE SOUTHWEST CORNER OF TRACT A, BLOCK 9, BILLY CREEK ESTATES SECOND FILING AS RECORDED IN VOLUME 388-92, PAGE 38, PLAT RECORDS, TARRANT COUNTY, TEXAS, FOR CORNER;
 THENCE NORTH 00 degrees 00 minutes 00 seconds WEST ALONG THE EAST RIGHT-OF-WAY LINE OF MELBOURNE ROAD A DISTANCE OF 400.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
 THENCE NORTH 00 degrees 00 minutes 55 seconds WEST ALONG THE EAST RIGHT-OF-WAY LINE OF MELBOURNE ROAD A DISTANCE OF 392.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 323,351.82 SQUARE FEET OR 7.423 ACRES MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS THAT TOMMY CUNNINGHAM IS THE LEGAL OWNER OF LOTS 1-9, BLOCK 1, LOTS 1-6, BLOCK 2, AND LOTS 1-3, BLOCK 3, MELBOURNE PLACE, AND THE ABOVE DESCRIBED LOTS 1-9 CONVEY TO THE PUBLIC USE, THE STREETS, ALLEYS, RIGHT-OF-WAY, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

Tommy Cunningham 1/21/16
 TOMMY CUNNINGHAM DATE

STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMMY CUNNINGHAM KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 21 DAY OF January, 2016

Ernest Hedgcote
 ERNEST HEDGCOTE
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 My Comm. Exp. 08-28-2017

CURVE DATA

Δ = 44°14'20"
R = 103.21'
L = 79.69'
T = 41.95'
CL = 77.73'
C.B. = S 24°59'43" E

FINAL PLAT
MELBOURNE PLACE
 LOTS 1-9, BLOCK 1
 LOTS 1-6, BLOCK 2
 LOTS 1-3, BLOCK 3
 AN ADDITION TO THE
CITY OF HURST
 TARRANT COUNTY, TEXAS

CURVE DATA	CURVE DATA	CURVE DATA	CURVE DATA
Δ = 99°42'51"	Δ = 300°00'00"	Δ = 300°00'00"	Δ = 175°29'48"
R = 40.00'	R = 50.00'	R = 50.00'	R = 50.00'
L = 63.33'	L = 261.80'	L = 261.80'	L = 153.15'
T = 40.00'			
CL = 38.82'			
C.B. = S44°39'18"E			

CERTIFICATE OF APPROVAL
 APPROVED on this the 4 day of January, 2016, by the Planning & Zoning Commission, City of Hurst, Texas.
Georgan B. Padwell
 Chairperson Planning & Zoning Commission
 APPROVED on this the 12 day of January, 2016, by the City Council, City of Hurst, Texas.
Robert Ward
 Mayor
 ATTEST: *Pat Davis*
 City Secretary

KNOW ALL MEN BY THESE PRESENTS THAT I, ERNEST HEDGCOTE, R.P.L.S., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Ernest Hedgcote
 ERNEST HEDGCOTE, P.E.
 REGISTERED PROFESSIONAL LAND SURVEYOR 2804
 FIRM NO. 10011200
 DATE 09/04/2015



BEING A REPLAT OF BILLY CREEK ESTATES, SECOND FILING, AS RECORDED IN VOLUME 388-92, PAGE 38, PLAT RECORDS OF TARRANT COUNTY, TEXAS 7.423 ACRES OF LAND

ZONED GB-PD
 ZONING REQUESTED R1-PD

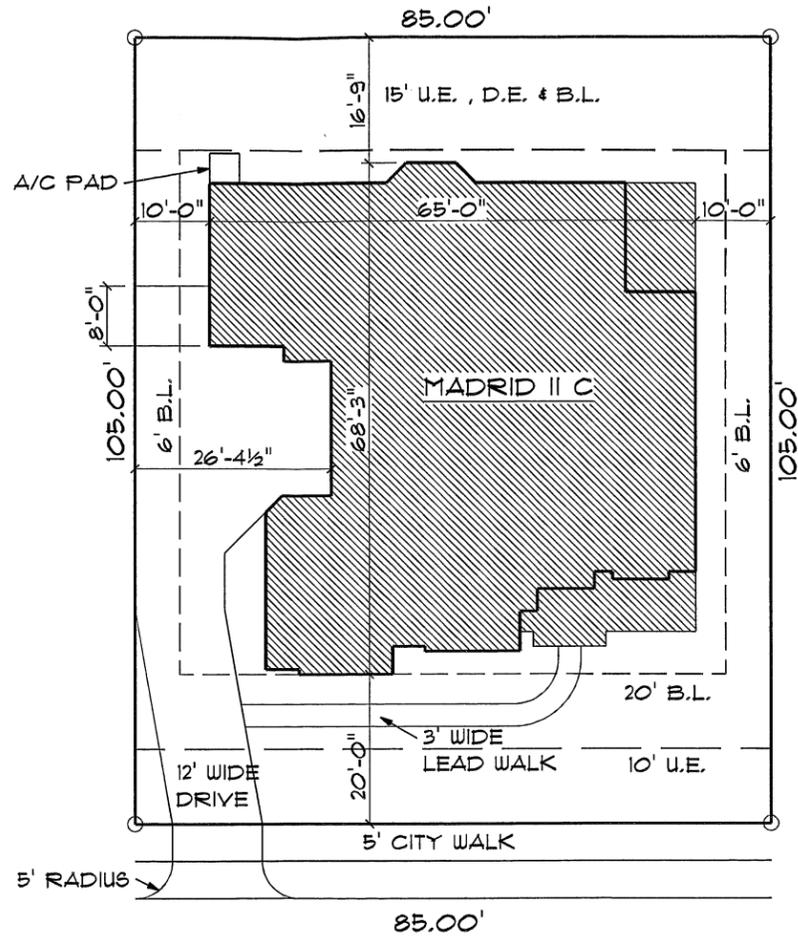
ERNEST HEDGCOTE
CONSULTING ENGINEERS, INC.
 FIRM NO. 888
 8701-C MIDWAY ROAD
 FORT WORTH, TEXAS 76117
 (817) 551-7741
SHEET 2 OF 10

THIS PLAT FILED BY INSTRUMENT NO. _____, DATE _____

PROJECT NO. 2015-021

DRAINAGE TYPE "B"

LOT 8,925 = 100%
 HOUSE STRUCTURE 3,619 = 41%
 NOT COVERED BY STRUCTURE 5,306 = 59%



Site Plan
 Lot 3, Block 1
 Melbourne Place
 Addition

Site Plan revision
 request to a two-story
 home on Lot 3, Block 1

1124 Blakey Court
 LOT 3, BLOCK 1
 MELBOURNE PLACE
 CITY OF HURST
 TARRANT COUNTY, TEXAS

CONC. AREA

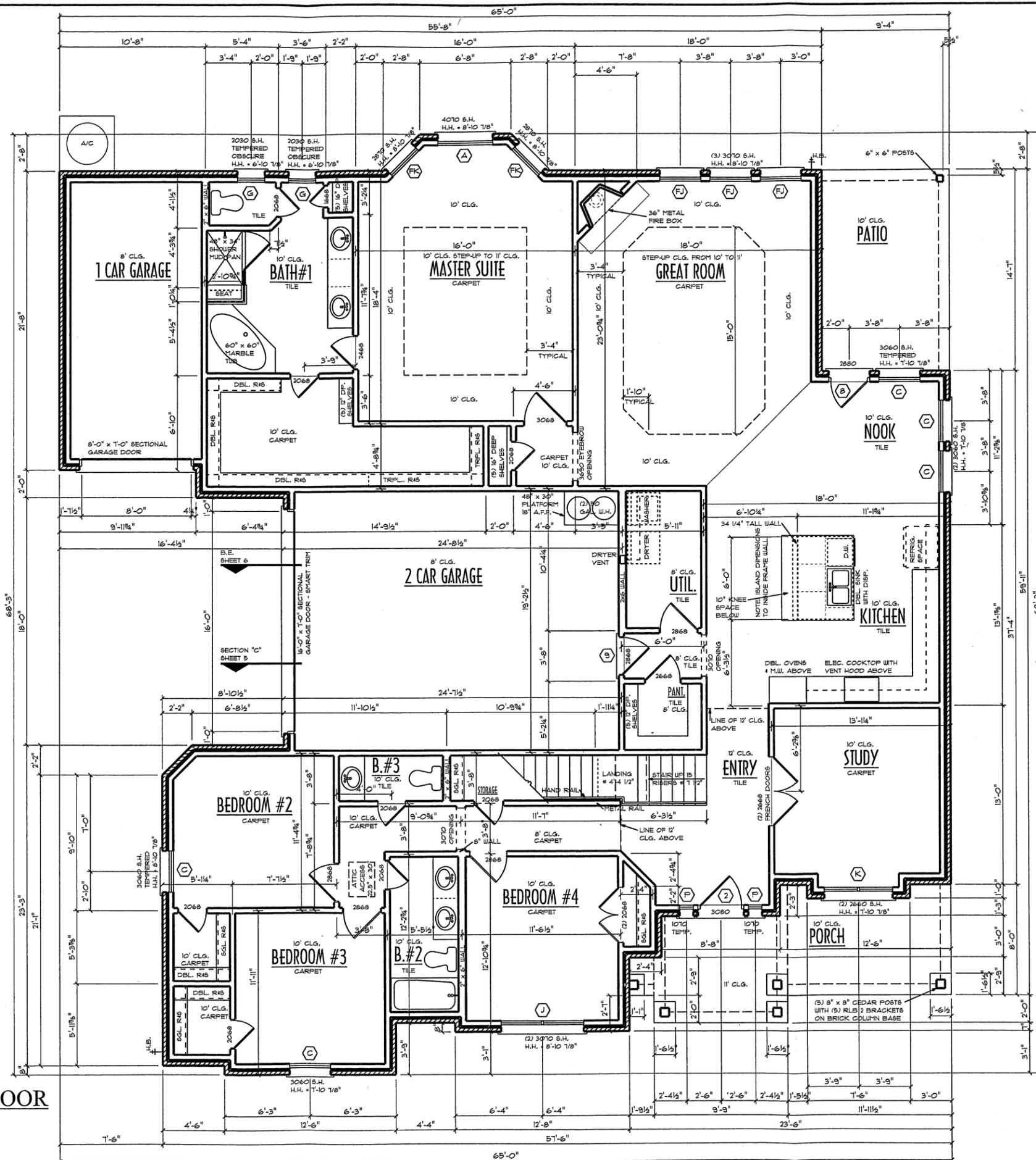
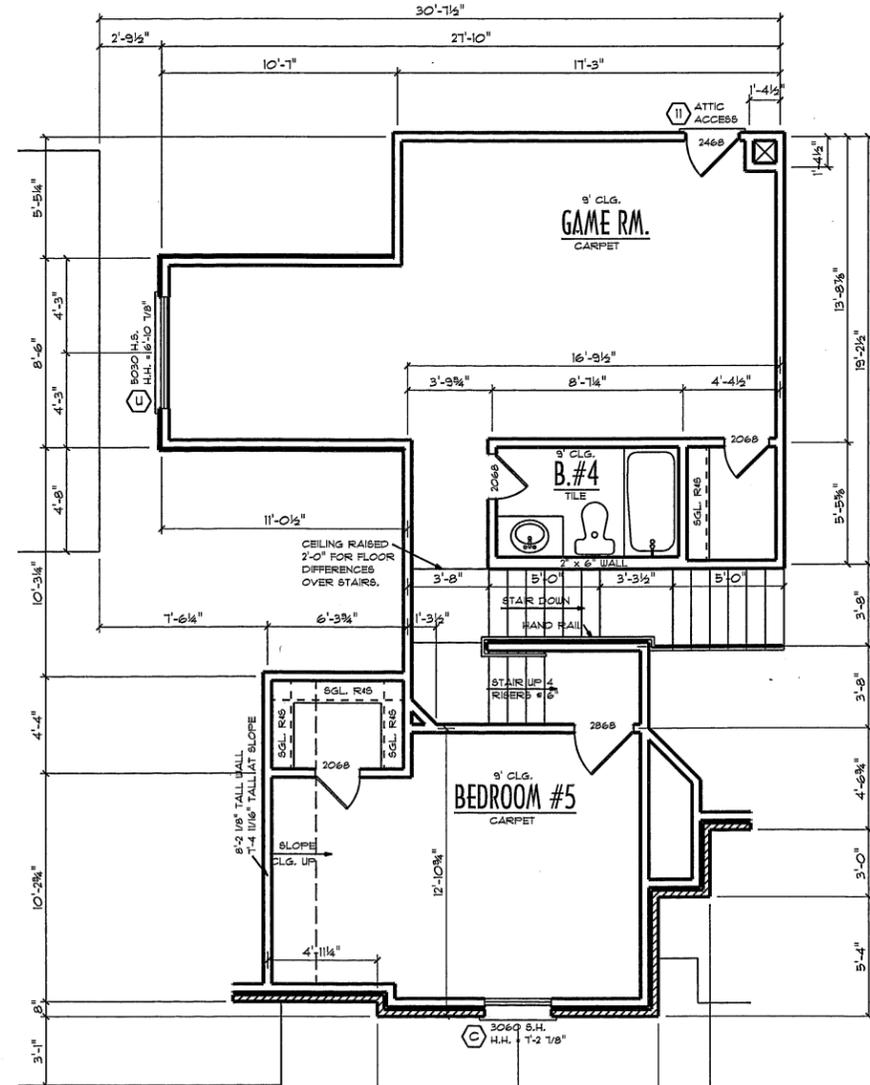
3' LEAD WALK	-	149 SQ.FT.
A/C PAD	-	16 SQ.FT.
DRIVE	-	1151 SQ.FT.
DR. APPROACH	-	131 SQ.FT.
CITY WALK	-	366 SQ.FT.
TOTAL LOT AREA	-	8,925 SQ.FT.

SANDLIN HOMES
 5137 Davis Blvd., Fort Worth, Texas 76180
 (817) 281-3509 fax (817) 656-0719

CORP: JBSRE
 Drawn By:
 AU 04/07/2020

NOTE:
 FINAL PLACEMENT OF HOUSE,
 DRIVEWAY AND LEAD WALK
 TO BE DETERMINED BY FINAL
 LOT SURVEY.

MADRID II Custom
 LOWER LEVEL - 2,630 SQ.FT.
 SECOND FLOOR - 713 SQ.FT.
 TOTAL LIVING - 3,343 SQ.FT.
 2 CAR GARAGE - 460 SQ.FT.
 1 CAR GARAGE - 225 SQ.FT.
 PATIO - 136 SQ.FT.
 PORCH - 168 SQ.FT.
 TOTAL SLAB - 3,619 SQ.FT.



SANDLIN HOMES
 5131 Davis Blvd., Fort Worth, Texas, 76180
 (817) 281-3505 fax (817) 656-0719

Sandlin Plan Series
MADRID II Custom

RHEA RESIDENCE
 1124 BLAKEY COURT, LOT 3, BLOCK 1
 MELBOURNE PLACE, CORP., JBSRE

NOTE:
 ONLY STANDARD FINISHES ARE SHOWN ON THE PLANS (FINISHES VARY PER SUBDIVISION WITH BUILDER APPROACH ITEMS BUILDER DOES NOT WARRANT HOME TO BE IDENTICAL TO THOSE SHOWN ON THESE PLANS MADE DURING CONSTRUCTION.
 - NO CHANGES PERMITTED - NO SIGNATURE REQUIRED

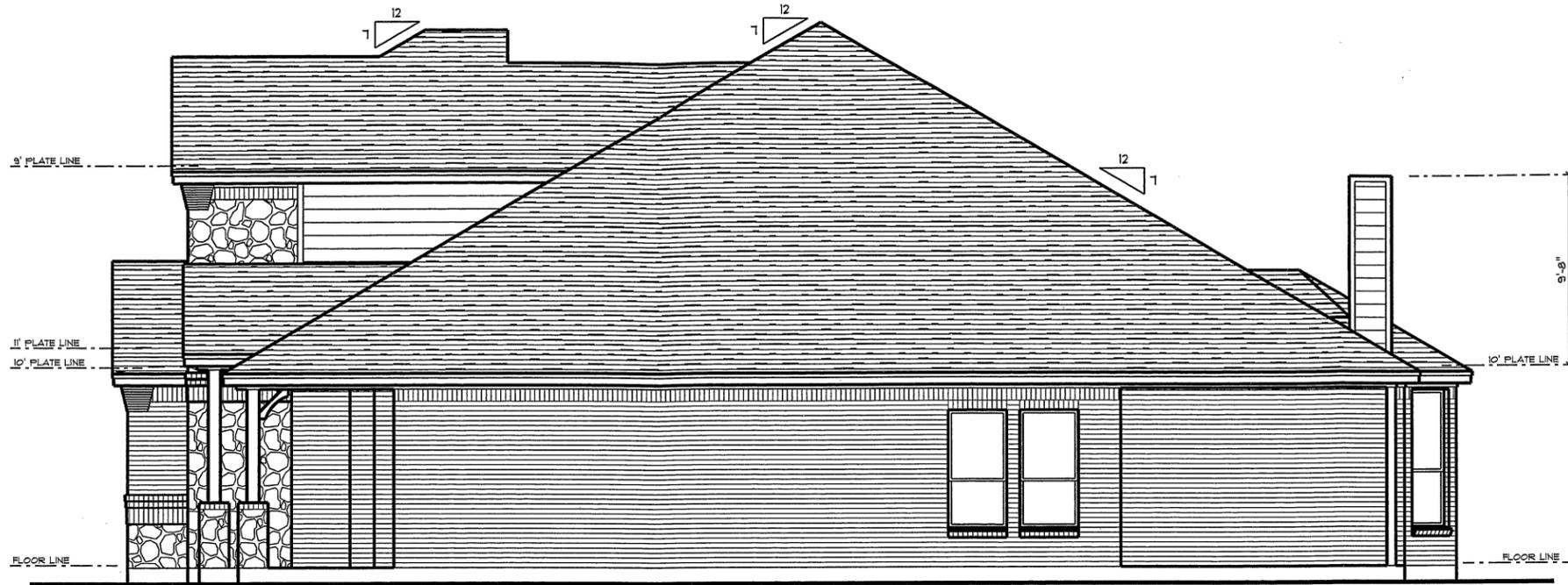
ADDRESS SPECIFIC DATE:
 03/31/2020 AUW
 04/07/2020 AUW
 04/13/2020 AUW
 06/12/2020 AUW

ORIGIN DATE:
 11/22/2011

REVISIONS:
 OWNER CHANGES
 OWNER CHANGES
 CITY CHANGES

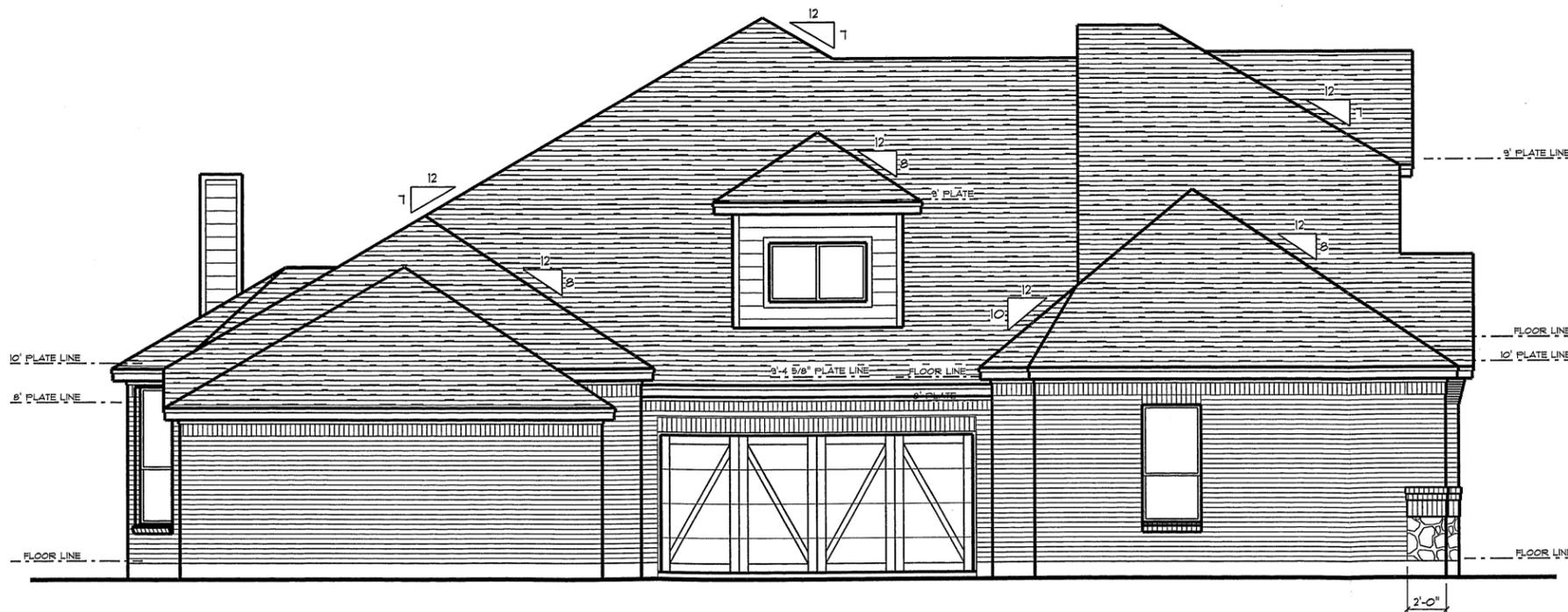
DRAWN BY:
 A. WALLACE

SHEET
 1 OF 1
 FLOORS



RIGHT ELEVATION

34" x 22" SHEET - SCALE: 1/4" = 1'-0"
11" x 11" SHEET - SCALE: 1/8" = 1'-0"



LEFT ELEVATION

34" x 22" SHEET - SCALE: 1/4" = 1'-0"
11" x 11" SHEET - SCALE: 1/8" = 1'-0"

Sandlin Plan Series
MADRID II Custom

RHEA RESIDENCE
1124 BLAKEY COURT, LOT 3, BLOCK 1
MELBOURNE PLACE, CORP., JBS&E

NOTE:
ONLY STANDARD FINISHES ARE SHOWN ON THE PLANS (FINISHES VARY PER SUBDIVISION WITH BUILDER. APPROXIMATE BUILDER DOES NOT WARRANT HOUSE TO BE IDENTICAL TO WHAT WAS SHOWN. CHANGES MADE DURING CONSTRUCTION.
- NO CHANGES PERMITTED
- NO SIGNATURE REQUIRED

ADDRESS SPECIFIC DATE:
03/31/2020 AU
04/07/2020 AU
04/13/2020 AU
06/12/2020 AU

ORIGINATION DATE:
11/22/2011
REVISIONS:
OWNER CHANGES
OWNER CHANGES
CITY CHANGES

SANDLIN HOMES
5131 Davis Blvd., Fort Worth, Texas 76180
(817) 281-3509 fax (817) 656-0719

DRAWN BY:
A. WALLACE
SHEET
4 OF 7
LEFT RIGHT
ELEVATIONS

Planning and Zoning Commission Staff Report

SUBJECT: P-20-05 Belco Addition, a replat of Lot 3R and 4 to Lot 3R-1, Block 1 Belco Addition, being 1.63 acres located at 916 Grapevine Highway.

Supporting Documents:

Area map
Plat

Meeting Date: 8/17/2020

Department: Development

Reviewed by: Michelle Lazo

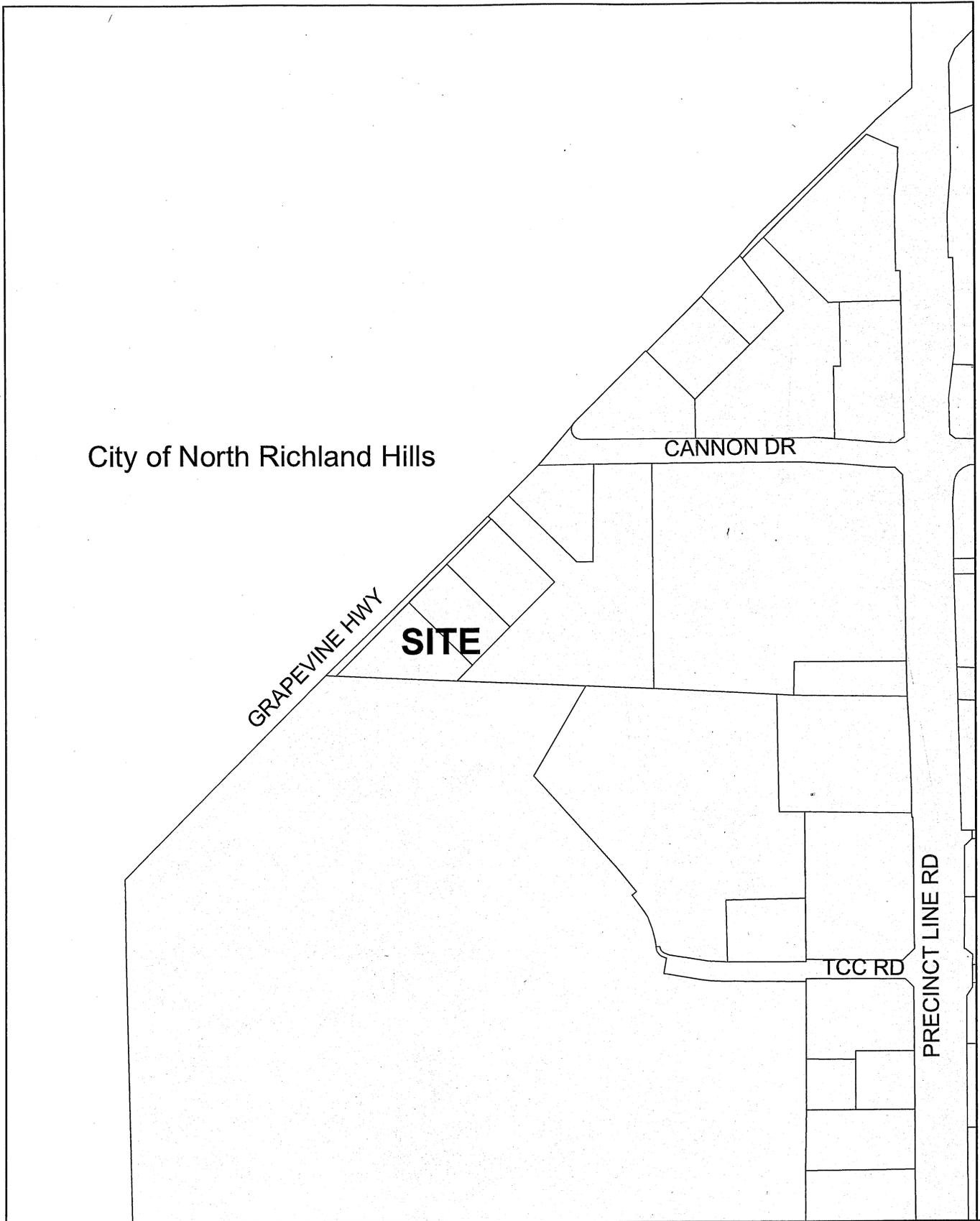
City Manager Review:

Background/Analysis:

An application has been made by Blue Springs Capital, LLC for a replat of Lot 3R and 4 to Lot 3R-1, Block 1 Belco Addition, being 1.63 acres located at 916 Grapevine Highway.

Mr. Jim Shivers of Blue Springs Capital has purchased Lot 4 to expand Car Wash City by adding additional vacuum shade structures and realigning the entrance to the car wash tunnel.

There are no engineering plans required for this plat.



City of North Richland Hills

CANNON DR

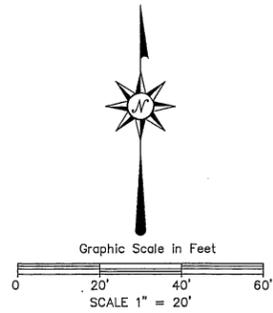
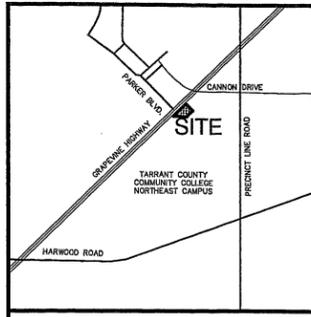
GRAPEVINE HWY

SITE

TCC RD

PRECINCT LINE RD

<p>CASE NO: P-20-05 Belco Addition</p>	<p>LEGAL DESCRIPTION: Lot 3R and 4, Block 1 Belco Addition</p>	<p>AGENDA DATE: 8/17/2020</p>
<p>REQUESTED ACTION: Replat</p>	<p>LOCATION: 916 Grapevine Highway</p>	



ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A CAP STAMPED "SPRY 5647"
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION

LEGEND
 ● BOUNDARY CORNER

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the south line of Lot 4, Block 1, Belco Addition, recorded in Cabinet A, Slide 2398 P.R.T.C.T.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 48439C0205L, published by the Federal Emergency Management Agency, dated: March, 21, 2019, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is zoned GB (General Business District) according to the City of Hurst zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Hurst, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
 R.P.L.S. No. 5647
 Date: July 8, 2020



David Carlton Lewis, R.P.L.S.
 Texas Registration No. 5647
 Spry Surveyors, LLC
 8241 Mid-Cities Blvd Ste 102
 North Richland Hills, TX 76182

NOTARY CERTIFICATE
 STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, 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 expressed herein.

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

Notary Signature _____ Notary Stamp: _____

OWNER'S DEDICATION
 STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, Blue Springs Capital, LLC, is owner of all that certain 1.683 acres of land, by virtue of the deeds recorded in Document Number D21926750 and D220098109 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is the remainder of Lot 3R and Lot 4, Block 1, Belco Addition, recorded in Document Number D20100943 and Cabinet A, Slide 2398 respectively, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the D. C. Manning Survey, A-1046, City of Hurst, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the south line of said Lot 4, Block 1, Belco Addition)

BEGINNING at a Texas Department of Transportation (TXDOT) monument found for the most northerly corner of the herein described tract, common to the east corner of Parcel 56, described in the deed to the State of Texas, recorded in Document Number D207322889 D.R.T.C.T., and in the southeast right-of-way line of Grapevine Highway (R.O.W. Varies), from which a 5/8" iron rod with a cap stamped "G&A Assoc." found for the north corner of said Lot 3R, common to the west corner of Lot 2R, of said Block 1, Belco Addition, bears North 45° 17' 50" West - 5.39';

THENCE South 45° 17' 50" East - 224.61' to a 5/8" iron rod with a cap stamped "G&A Assoc." found for the east corner of said Lot 3R, common to the south corner of said Lot 2R, in the northwest line of Lot 5, of said Block 1, Belco Addition;

THENCE South 44° 42' 10" West - 212.35' to a 1/2" iron rod found for the southeast corner of said Lot 4, Block A, Belco Addition, in the north line of Tract A, Northeast Campus, recorded in Volume 388-43, Page 61 P.R.T.C.T.;

THENCE North 87° 22' 00" West - 315.27' to a TXDOT monument found for southwest corner of the herein described tract, common to southeast corner of Parcel 54, described in the deed to the State of Texas, recorded in Document Number D207237366 D.R.T.C.T., and in the southeast right-of-way line of said Grapevine Highway;

THENCE North 44° 30' 04" East - 149.71' along the southeast right-of-way line of said Grapevine Highway, to a 5/8" iron rod with cap (bent) found for the north corner of said Parcel 54;

THENCE North 48° 31' 01" East - 68.53' continuing along the southeast right-of-way line of said Grapevine Highway, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract, from which a found 60d Nail bears South 13° 41' East - 0.59';

THENCE North 44° 42' 10" East - 148.45' continuing along the southeast right-of-way line of said Grapevine Highway, to an "X" set in concrete for a point for corner of the herein described tract, common to the south corner of said Parcel 56;

THENCE North 50° 59' 25" East - 48.55' continuing along the southeast right-of-way line of said Grapevine Highway, to a TXDOT monument found for a point for corner of the herein described tract, common to a point for corner of said Parcel 56;

THENCE North 45° 10' 34" East - 8.79' continuing along the southeast right-of-way line of said Grapevine Highway, to the POINT OF BEGINNING and containing 1.683 acres (73,331 square feet) of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Blue Springs Capital, LLC, the Owner, does hereby adopt this plat designating the herein before described property as **LOT 3R-1, BLOCK 1, BELCO ADDITION**, an addition to the City of Hurst, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Hurst, Texas.

Witness our hands this ____ day of _____, 2020.

Jim Shivers
 Blue Springs Capital, LLC

NOTARY CERTIFICATE
 STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jim Shivers, 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 expressed herein.

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

Notary Signature _____ Notary Stamp: _____

PURPOSE OF REPLAT
 The Purpose of this replat is to combine Lot 3R and the Remainder of Lot 4 into one lot.

A FINAL PLAT OF
LOT 3R-1, BLOCK 1
BELCO ADDITION

AN ADDITION TO THE CITY OF HURST, WHICH IS A REPLAT OF LOT 3R AND THE REMAINDER OF LOT 4, BLOCK 1, BELCO ADDITION, RECORDED IN DOCUMENT NUMBER D20100943 AND CABINET A, SLIDE 2398 RESPECTIVELY, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS WHICH IS 1.683 ACRES
 IN THE D. C. MANNING SURVEY, A-1046
 CITY OF HURST, TARRANT COUNTY, TEXAS

DATE: JULY 2020

SURVEYOR: Spry Surveyors, LLC
 8241 Mid-Cities Blvd., Ste.102
 North Richland Hills, TX 76182
 Phone: 817-776-4049
 Firm Reg. No. 10112000
 Spry Project No. 034-262-30

ENGINEER: Hamilton Duffy, P.C.
 E.S.&C.M., Inc.
 8241 Mid-Cities Blvd., Ste.100
 North Richland Hills, TX 76182
 Phone: 817-266-0408

OWNER: Blue Springs Capital, LLC
 2209 White Lane
 Haslet, TX 76052

Certificate of Approval of the Planning and Zoning Commission

This plat has been submitted to and considered by the PLANNING AND ZONING COMMISSION of the City of Hurst, and is hereby approved by such Commission.

This ____ day of _____, 2020, to approve this Plat.

BY: _____
 Chairman

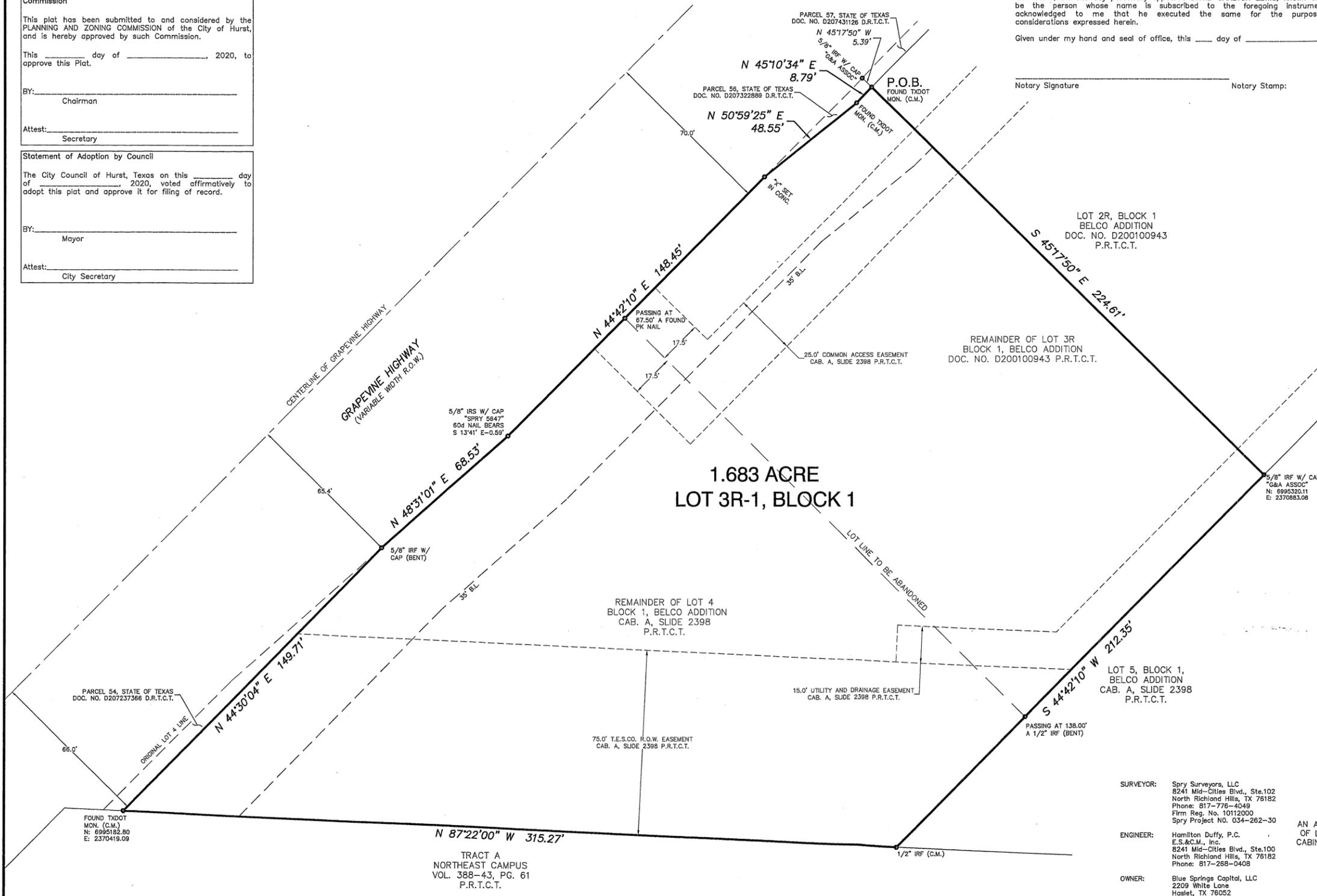
Attest: _____
 Secretary

Statement of Adoption by Council

The City Council of Hurst, Texas on this ____ day of _____, 2020, voted affirmatively to adopt this plat and approve it for filing of record.

BY: _____
 Mayor

Attest: _____
 City Secretary



Planning and Zoning Commission Staff Report

SUBJECT: P-20-03 Cantrell Addition, a final plat of Tract 1B William T. Jones Survey Abstract 865 to Lot 1, Block 1 Cantrell Addition, being .73 acre located at 351 Grapevine Highway.

Supporting Documents:

Area map
Plat

Meeting Date: 8/17/2020

Department: Development

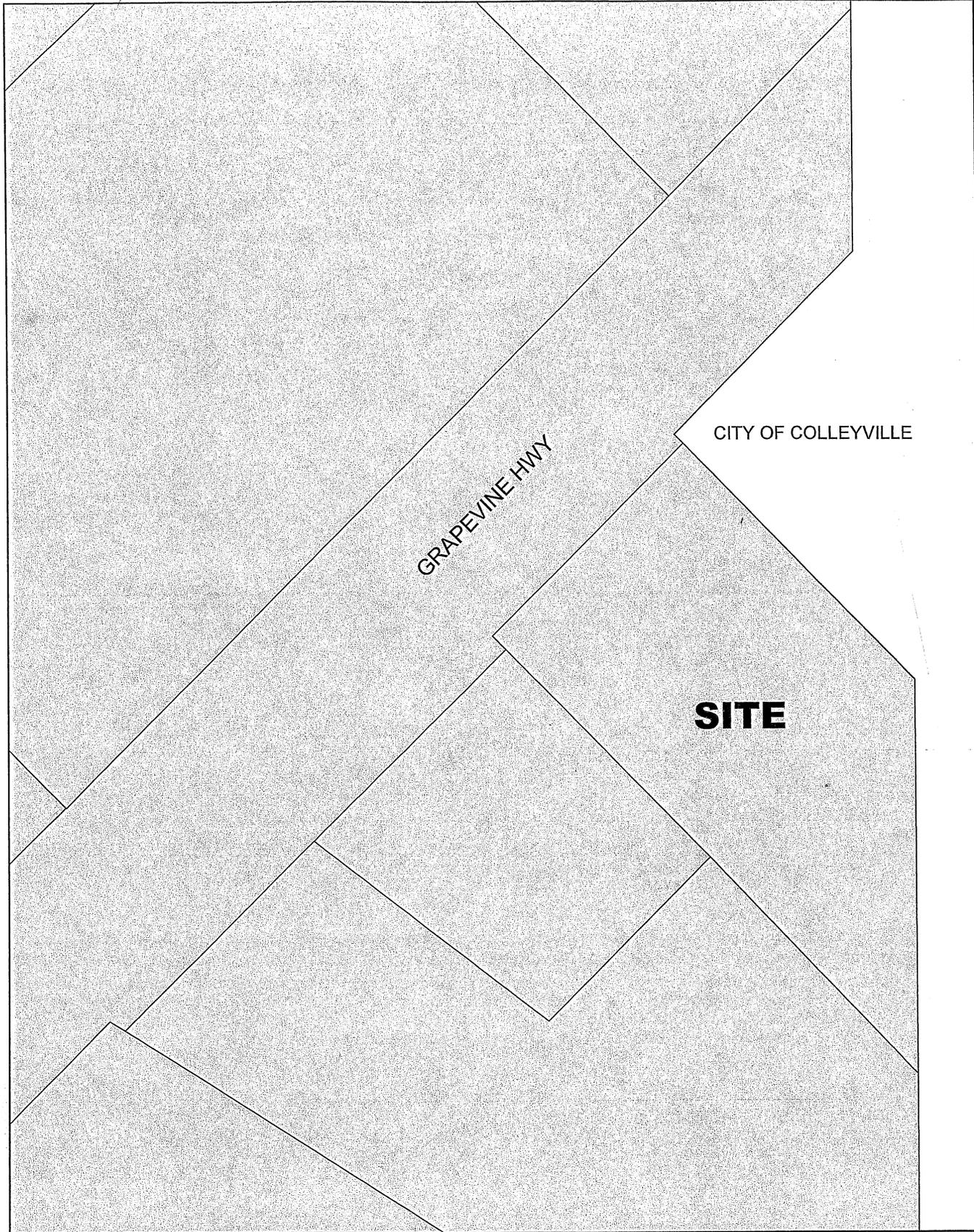
Reviewed by: Michelle Lazo

City Manager Review:

Background/Analysis:

An application has been made by CNC Conglomerate Companies for a final plat of Tract 1B William T. Jones Survey Abstract 865 to Lot 1, Block 1 Cantrell Addition, being .73 acre located at 351 Grapevine Highway.

Mr. Christopher Ballerjos owner of CNC Customs is requesting the final in order to submit a building permit for a shade structure on the east side of his building. There are no engineering plans required for this plat.



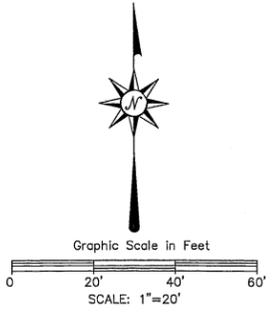
CASE NO: P-20-03
Cantrell Addition

LEGAL DESCRIPTION:
Tract 1B, William Jones Survey, A 865

AGENDA DATE:
8/17/2020

REQUESTED ACTION:
Final Plat

LOCATION: 351 Grapevine Highway



ABBREVIATIONS

D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
 VOL. VOLUME
 PG. PAGE
 DOC. NO. DOCUMENT NUMBER
 C.M. CONTROLLING MONUMENT
 IRF IRON ROD FOUND
 R.O.W. RIGHT-OF-WAY
 B.L. BUILDING LINE
 TXDOT TEXAS DEPARTMENT OF TRANSPORTATION

LEGEND

● BOUNDARY CORNER
 ○ EASEMENT CORNER

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Hurst, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
 R.P.L.S. No. 5647
 Date: July 24, 2020



David Carlton Lewis, R.P.L.S.
 Texas Registration No. 5647
 Spry Surveyors, LLC
 8241 Mid-Cities Blvd Ste 102
 North Richland Hills, TX 76182

NOTARY CERTIFICATE
 STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, 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 expressed herein.

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

Notary Signature _____ Notary Stamp: _____

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 48439C0210K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is zoned GB (General Business) according to the City of Hurst zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

OWNER'S DEDICATION
 STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, CNC Conglomerate Companies, Inc., is owner of all that certain 0.7366 of an acre of land, by virtue of the deed recorded in Document Number D219210938 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the W. T. Jones Survey, A-865, City of Hurst, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a Texas Department of Transportation (TXDOT) monument found for west corner of the herein described tract, common to the common south corner of Parcel 96 and Parcel 94, described in the deed to the State of Texas, recorded in Document Numbers D207248021 and D208001282 respectively, D.R.T.C.T., in the southeast right-of-way line of Grapevine Highway (R.O.W. Varies) and in the northeast line of Lot 2, Block 1, Cantrell Addition, recorded in Document Number D199235481 Plat Records of Tarrant County, Texas (P.R.T.C.T.), from which a "Y" in concrete found for the southwest corner of said Parcel 94 bears South 46° 26' 11" West - 139.83';

THENCE North 45° 12' 25" East - 140.05' along the southeast right-of-way line of said Grapevine Highway, to a TXDOT monument found for the north corner of the herein described tract, common to the southeast corner of said Parcel 96, and in the southwest line of Tract 2, Block 5R, Woodbriar Estates West, recorded in Volume 388-150, Page 51 P.R.T.C.T.

THENCE South 44° 30' 48" East - 157.50' to a 1/2" iron rod found for the northeast corner of the herein described tract, common to a point for corner of said Tract 2, Block 5R, Woodbriar Estates West;

THENCE South 00° 15' 26" East - 200.79' (deed called South 00° 03' 10" West - 201.03') along the west line of said Tract 2, Block 5R, Woodbriar Estates West, and the west line of Lot 7, Block 5, Woodbriar Estates West, recorded in Volume 388-118, Page 73 P.R.T.C.T., to a 5/8" iron rod with a cap stamped "GSES RPLS 4804" found for the southeast corner of the herein described tract, common to the northeast corner of Lot 3, Block 1, Cantrell Addition, recorded in Document Number D201236679 P.R.T.C.T.;

THENCE North 44° 29' 58" West - 300.63' (deed called North 44° 20' 20" West - 300.95') along the northeast line of said Lot 3 and Lot 2, Block 1, Cantrell Addition, to the POINT OF BEGINNING and containing 0.7366 of an acre (32,087 square feet) of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That CNC Conglomerate Companies, Inc., the Owner, does hereby adopt this plat designating the herein before described property as **LOT 1, BLOCK 1, CANTRELL ADDITION**, an addition to the City of Hurst, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Hurst, Texas.

Witness our hands this _____ day of _____, 2020.

Christopher J. Ballerjos
 CNC Conglomerate Companies, Inc.

NOTARY CERTIFICATE
 STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Christopher J. Ballerjos, 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 expressed herein.

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

Notary Signature _____ Notary Stamp: _____

Certificate of Approval of the Planning and Zoning Commission

This plat has been submitted to and considered by the PLANNING AND ZONING COMMISSION of the City of Hurst, and is hereby approved by such Commission.

This _____ day of _____, 2020, to approve this Plat.

By: _____
 Chairman

Attest: _____
 Secretary

Statement of Adoption by Council

The City Council of Hurst, Texas on this _____ day of _____, 2020, voted affirmatively to adopt this plat and approve it for filing of record.

By: _____
 Mayor

Attest: _____
 City Secretary

PURPOSE OF PLAT
 The Purpose of this plat is to create one lot.

A FINAL PLAT OF
LOT 1, BLOCK 1
CANTRELL ADDITION

AN ADDITION TO THE CITY OF HURST, BEING A TRACT OF LAND DESCRIBED IN THE DEED TO CNC CONGLOMERATE COMPANIES, INC. RECORDED IN DOCUMENT NUMBER D219210938, IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 0.7366 ACRE IN THE W. T. JONES SURVEY, A-865 CITY OF HURST, TARRANT COUNTY, TEXAS

DATE: JULY 2020

Jul 24, 2020 - 1:20pm
 S:\074 Miscellaneous Commercial\074-040-351 Grapevine Hwy - Hurst\30-Plat\ spry-351Grapevinehwy-plat.dwg