



**Planning and Zoning Commission
Regular Meeting
212 Main Street
City of Lake Dallas, Texas 75065
Thursday, December 16, 2021, at 6:00 p.m.
Agenda**

1. Call to Order and Determination of Quorum

2. Pledges of Allegiance

3. Citizen Agenda & Public Comment

An opportunity for citizens to address the Planning & Zoning Commission on matters which are not scheduled for consideration by the Planning & Zoning Commission. Speakers will be limited to five (5) minutes each. The Texas Open Meeting Act prohibits deliberation by the Planning & Zoning Commission of any subject which is not on the posted agenda, therefore the Planning & Zoning Commission will not be able to discuss or take any action on items brought up during the citizen presentations that are not on the agenda.

4. Approval of the minutes of the November 18, 2021, regular meeting.

5. Conduct a public hearing and make a recommendation on a Replat request to replat the North ¼ of Lot 25, Block H, Garza Beach Estates into two lots. The property is more commonly known as 306 Bolivar Avenue. (Case R-21-007).

6. Consider and make recommendation on a Site Plan for Lot 28, Block A, Garza Beach Estates, a proposed 3,000 square foot commercial building, generally being located at 104 Adolphus Avenue, located to west of N. Lakeview Drive (SP-21-003).

7. Consider and make a recommendation on a preliminary plat for a ±2.752 acre tract of land situated in the M. Wright Survey, Abstract No. 1355, in the City of Lake Dallas, Denton County, Texas, and being all that certain tract of land conveyed to Thomas Edward Deeb recorded in Document Number 2015-8131 of the Real Property Records of Denton County, Texas, (R.P.R.D.C.T.) and being more particularly described; generally located at 440 Betchan Street (PP-21-001).

8. Consider and make a recommendation on a final plat for a ±2.752 acre tract of land situated in the M. Wright Survey, Abstract No. 1355, in the City of Lake Dallas, Denton County, Texas, and being all that certain tract of land conveyed to Thomas Edward Deeb recorded in Document Number 2015-8131 of

the Real Property Records of Denton County, Texas, (R.P.R.D.C.T.) and being more particularly described; generally located at 440 Betchan Street (FP-21-001).

9. Announcements

10. Adjourn.

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on or before December 13, 2021, at 4:30 p.m.



Codi Delcambre, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**State of Texas
County of Denton
City of Lake Dallas**

The Lake Dallas Planning and Zoning Commission met in a regular meeting on November 18, 2021, at Lake Dallas City Hall, 212 Main Street, Lake Dallas, TX 75065, with notice of the meeting given as required by Title 5, Chapter 551.041 of the Texas Government Code. Chairperson Lester Raborn called the meeting to order at 7:01 p.m.

1. Call to Order and Determination of Quorum: Roll Call Planning and Zoning Commission

Lester Raborn	Chairperson, Member Place 1
Carol Ann Connors	Member Place 2
Christian Cline	Member Place 3
Annette Fuller	Vice Chairperson, Member Place 4
Melody Parlett	Member Place 5

Absent: None

Staff present: Angie Manglaris, Director of Development Services, Layne Cline, Public Works Superintendent, Lancine Bentley, Community Development Coordinator, and Marilyn Rojas, Permit Tech/Admin Assistant.

2. Pledge of Allegiance

3. Citizen Agenda & Public Comment

An opportunity for citizens to address the Planning and Zoning Commission on matters which are not scheduled for consideration by the Planning and Zoning Commission. The Texas Open Meeting Act prohibits by the Planning and Zoning Commission of any subject which is not on the posted agenda.

No public input was received.

4. Approval of minutes for Meeting held on October 21, 2021

Motion: Vice Chair Annette Fuller motioned to approve the minutes with amendments made to the motion of nomination and placement of Chair and Vice Chair on Agenda Item 4, seconded by Member place 2 Carol Anne Connors.

Ayes: Lester Raborn, Carol Ann Connors, Christian Cline, Melody Parlett, Annette Fuller

Nays: None

Motion Passed 5-0

5. Conduct a public hearing and consider an Ordinance amending Lake Dallas Municipal Code Chapter 122 "Zoning," Article XVI, titled "Special Use Permits" setting forth

regulations governing Specific Use Permits requirements for on-premises sales of alcoholic beverages.

Ms. Manglaris led discussion and gave a review of the staff report regarding the ordinance amendment to update language in the Special Use Permits section of the Code of Ordinances regarding the sale of alcoholic beverages. Ms., Manglaris explained that the text amendment would still require an applicant apply for and SUP to be able to sell alcohol for on-site consumption and that the amendment was to remove distance requirements for the application process.

Carol Ann Connors, Member Place 2, and Melody Parlett, Member Place 5, led discussions about the amendment and potential consequences for existing establishments. Several discussions around downtown private clubs that derive at least 75 percent of the establishment gross revenue from the on-premises sale of alcoholic beverages were held, since this is permissible by special use permit only in the C1, C-2, and C-3 commercial district or any redevelopment.

Motion: Member Place 2, Carol Ann Connors, motion to approve an Ordinance amending Lake Dallas Municipal Code Chapter 122 “Zoning,” Article XVI, titled “Special Use Permits” setting forth regulations governing Specific Use Permits requirements for on-premises sales of alcoholic beverages. Member Place 3, Christian Cline seconded the motion.

Ayes: Melody Parlett, Carol Ann Connors, Christian Cline, and Annette Fuller

Nays: Lester Raborn

Motion Passed 4-1

- 6. Receive a report, hold a discussion, and take appropriate action regarding a site plan amendment for the Public Works service center – Lot 1, Block A, Public Works Addition, City of Lake Dallas, Denton County, Texas (commonly known as 351 Betchan Ave.) generally located along the north portion of Betchan St, and the east of Goliad Ave.**

Mr. Cline gave an overview to consider make a recommendation to the City Council of the City of Lake Dallas on a resolution approving a Site Plan for Lot 1, Block A, Public Works Yard Addition. The property is zoned Light Industrial (M-1) and is developed with an approximately 1,440 square foot building and open storage space for vehicles. The site is the location of the City of Lake Dallas Public Works yard. Construction bids we received and opened for the Public Works Service Center project on October 21, 2021, at the City of Lake Dallas. The city staff solicited and received the following bids for the project:

Estimates Obtained:

Reliant Construction Group, LLC	\$639,285.00
Tegrity Contractors	\$925,215.05

Reliant Construction Group, LLC was the apparent bidder. The total budget for this project is \$445,000.00. Due to the budgetary restrictions and the volatile market costs of both materials and labor, the City will continue with the project as a several phase project.

Discussion carried out in regards the phases in regards cutting down savings, no other plans have changed, and the approval of bids without a bond issue.

Motion: Member place 5, Melody Parlett motioned approve a site plan amendment for the Public Works service center – Lot 1, Block A, Public Works Addition, City of Lake Dallas, Denton County, Texas (commonly known as 351 Betchan Ave.) generally located along the north portion of Betchan St, and the east of Goliad Ave, seconded by Chairperson Lester Raborn.

Ayes: Carol Ann Connors, Christian Cline, Lester Raborn, Melody Parlett, and Annette Fuller.

Nays: None

Motion Passed 5-0

7. Receive annual Planning and Zoning Commission training.

Ms. Manglaris, Director of Development Services gave a presentation on the overview of American Planning History, court cases, important legislation, plats and replats, concepts, zoning, and public hearing of the Zoning Ordinance.

Followed by a Q&A discussion only and no action required.

8. Announcements and request for future agenda items.

Ms. Manglaris proposed changing the Planning and Zoning Commission meeting time from 6:00pm to 7:00pm and gave updates on timelines for additional projects considered by City Council and Planning and Zoning Commission period of 30 days for plat requests. A reminder of the upcoming additional training topics and projects involving Vision Lake Dallas 2030 Comprehensive Plan were discussed.

9. Adjournment 7:54pm

Passed and approved on the _____ day of _____, 2021

Lester Raborn, Chairperson

Marilyn Rojas, Permit Tech/Admin Assistant



PLANNING AND ZONING COMMISSION
AGENDA MEMO

Prepared By: Angie Manglaris, AICP, Director of Development Services December 16, 2021

Bolivar Avenue Replat

DESCRIPTION:

Conduct a public hearing and make appropriate recommendation on a request to replat the north 1/2 of Lot 25, Block H, Garza Beach Estates Addition. The property is more commonly known as 306 Bolivar Avenue (RP-21-007).

ADJACENT ZONING AND LAND USE:

North: Single-family residence zoned R-1-6000 –Single Family Dwelling District

East: Single-family residence zoned R-1-6000 –Single Family Dwelling District

South: Single-family residence zoned R-1-6000 –Single Family Dwelling District

West: Single-family residence zoned R-1-6000 –Single Family Dwelling District

EXISTING CONDITIONS:

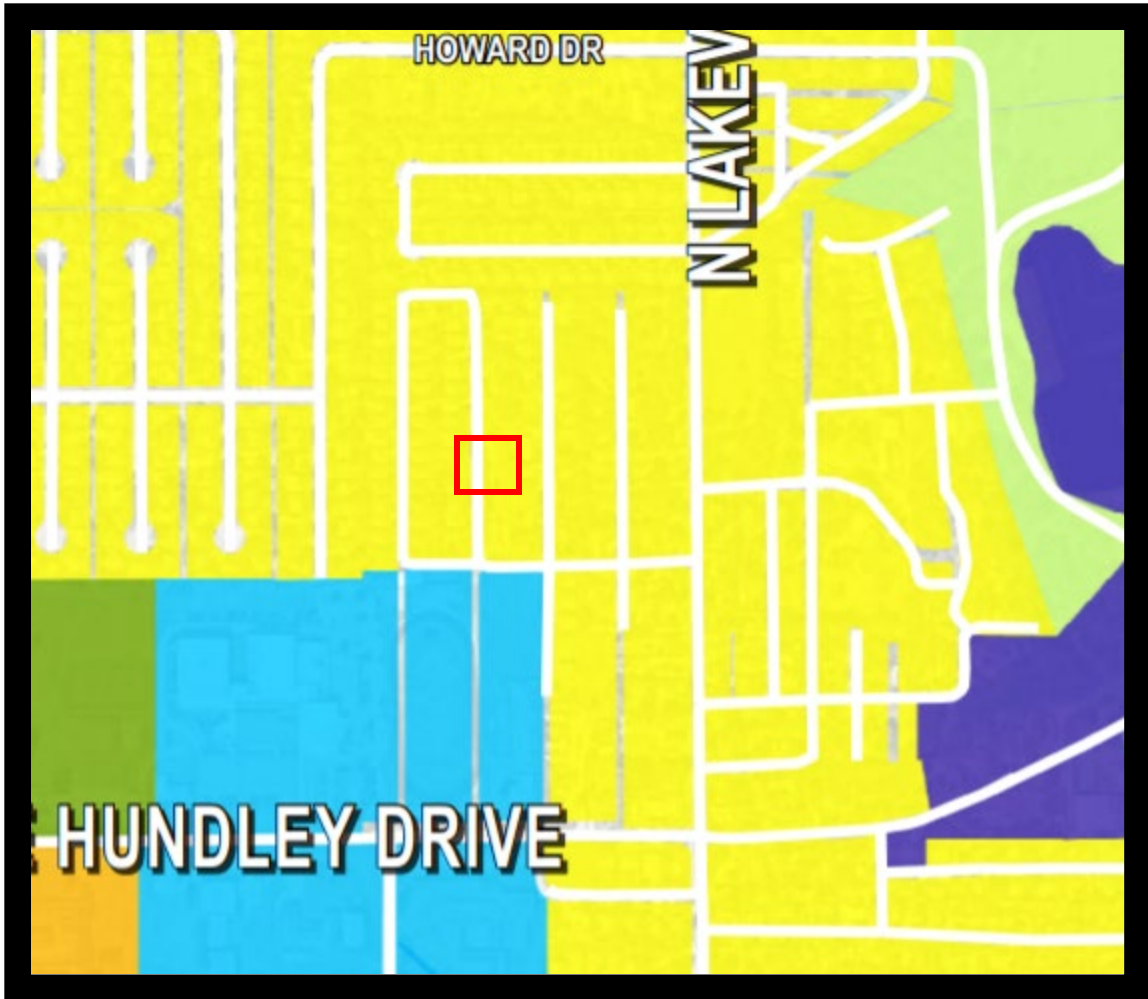
The property was platted in the 1920s and is currently undeveloped, consisting of open pasture and mature trees scattered throughout the site. The property is zoned Single-Family Residential R-1-6000 and has street frontage along both Bolivar Avenue and Stockard Avenue.

BACKGROUND INFORMATION:

KAZ Surveying, the applicant, on behalf of Miguel Gauna, owner, has applied to replat the north 1/2 of Lot 25, Block H, Garza Beach Estates into two (2) lots. The lot is more commonly known as 306 Bolivar Avenue. The total area of the lot is .45 acres of land and was initially platted in the 1920s as part of the Garza Beach Estates addition and was designated as the "Club House Site" for the subdivision. The area was not developed as a club house and was subsequently divided by meets and bounds for development. The southern 1/2 of Lot 25, Block H has been developed with single-family homes while the northern 1/2 remained undeveloped. The purpose of this replat application is to subdivide the property into two (2) platted lots.

CONFORMANCE WITH COMPREHENSIVE PLAN

The Lake Dallas Vision 2030 Comprehensive Plan shows the property as "Single Family Residential", as well as the surrounding property. Single-Family Residential calls for single-family development with a density between .5 and 7 dwelling units per acre. The proposed replat conforms to the Comprehensive Plan.



PLANNING ANALYSIS

Conformance with Zoning and Subdivision Ordinances

The plat conforms with the City of Lake Dallas Subdivision and Zoning Ordinances, with the exception of the following item:

1. Per Chapter 94-53 (a) right-of-way shall be dedicated at the time of plat and shall conform to the City Engineering and Design Standards Manual. The subject property has street frontage along both Bolivar Avenue and Stockard Avenue. The designation of both of these streets per City Engineering and Design Standards Manual is "local street," which requires a total right-of-way of 50'.

The current right-of-way for Bolivar Avenue, as shown on the plat is 20'. The current right-of-way for Stockard Avenue is also 20'. Based on the current right-of-way widths, the owner would be responsible for one-half the deficiency, or 15', of the required amount

of right-of-way along both Bolivar Avenue and Stockard Avenue. The applicant is requesting a variance to the right-of-way dedication amount and is proposing to dedicate 5'. Given the current width of Bolivar and Stockard Avenue, and existing residential home development along both streets, staff is amenable to the variance request to allow for a reduction in the amount of right-of-way.

The City of Lake Dallas Code of Ordinances, Chapter 122 Zoning, Article III. R-1-6000 Single-Family Dwelling District outlines the lot dimensions required for lots in the R-16000 Zoning District. Lots in R-1-6000 must have a minimum lot width of 50', a minimum lot depth of 90' and a minimum lot area of 6000 square feet. The plat conforms to the minimum lot area requirements of the R-1-6000 Single-Family Dwelling District and creates two (2) 9,411 square foot lots.

Land Use:

The proposed replat has no significant effect on land use.

Traffic:

The proposed replat will not generate any appreciable traffic impact along Bolivar Avenue and Stockard Avenue.

Drainage:

The property is in an area of minimal flood hazard. There does not appear to be any need for additional drainage improvements on the property. At the time of permitting, the home builder will be required to submit a grading and drainage plan compliant with the City of Lake Dallas Code of Ordinances and Engineering and Design Standards Manual.

FINANCIAL CONSIDERATION:

The proposed development would have minimal effect on City costs and revenues. If additional street right-of-way needs to be acquired, then the taxpayers would need to pay fair market value for the additional right-of-way if not donated.

PUBLIC HEARING NOTICE:

In accordance with State Law and Lake Dallas Code of Ordinances, notices of public hearing were sent to property owners within 200' and 400' of the subject property.

At this time the City has received the following letters in response:

- One (1) letter in favor of the replat request
- One (1) letter neutral of the replat request

RECOMMENDED MOTION:

I move to recommend City Council **APPROVE/DENY** Conduct a public hearing and make appropriate recommendation on a request to replat the north 1/2 of Lot 25, Block H, Garza Beach Estates Addition as presented.

Attachments:

- Proposed Replat
- Public Hearing Responses

Angie Manglaris

From: Laird Lind <laird@lairdlind.com>
Sent: Tuesday, December 7, 2021 8:15 AM
To: Angie Manglaris
Subject: RE: 306 Boliver

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL]

I support the subdivide to two lots Angie. You will note that I have two homes directly to the east of this proposed area so it affects me. Do you need anything else from me?

Laird

From: Angie Manglaris <amanglaris@lakedallas.com>
Sent: Monday, December 6, 2021 6:40 PM
To: Laird Lind <laird@lairdlind.com>
Subject: Re: 306 Boliver

Good evening, Laird!

Good to hear from you. City Council denied the 3 lots, so the applicant is back proposing two larger lots. P&Z will consider at their meeting next week and then Council will review on January 13th. Let me know if you have any questions.

Take care and talk soon!

Angie Manglaris, AICP
Director of Development Services
Sent from my iPhone

On Dec 6, 2021, at 4:02 PM, Laird Lind <laird@lairdlind.com> wrote:

[EXTERNAL]

now they want to cut it into just two lots instead of 3 lots? what's not to like about that? I thought you all had blessed the 3 lot cut up a month or so ago. Thanks for all you do down there (except for the part where you all propose fees on my water bill to fund drainage- not a fan of that part) 😊

[Information About Brokerage Services](#)

Laird Lind

Lake Cities Realty

LakeCitiesRealty.com

214-704-3120

KC5LL



212 Main Street · Lake Dallas, Texas 75065 · (940) 497-2226 · Fax (940) 497-4485
www.lakedallas.com · lakedallas@lakedallas.com

December 3, 2021

Dear Sir or Madam:

This letter is to inform you that a property owner in your area has requested approval to replat their property into two (2) lots, located at the property commonly known as 306 Bolivar Avenue. You are being notified by State law because you own one or more properties that are within 200 feet of the property for which this application has been requested.

Notice is hereby given that the City of Lake Dallas Planning and Zoning Commission will conduct a public hearing on December 16, 2021 at 6:00 p.m. and the Lake Dallas City Council will conduct a public hearing on January 13, 2022 at 7:00 p.m. to receive public comment and act on the following item:

A Replat request to replat the North $\frac{1}{4}$ of Lot 25, Block H, Garza Beach Estates into two lots. The property is more commonly known as 306 Bolivar Avenue. (Case R-21-007).

By state law, if the owners of twenty percent (20%) of the area of the property within two hundred feet (200') of the subject property are opposed to the rezoning request permit application, then an affirmative vote of three-fourths of the City Council is required to approve the rezoning request permit application. For your opposition to count, it must be written and must be signed. Emails do not count as official written opposition. Signatures must be in accordance with the official tax roll for the City of Lake Dallas. For example, because Texas is a community property state, the tax roll typically lists both spouses as the owners of a residence. Therefore, individual original signatures from both spouses must be on the written opposition for the opposition to be valid. ***Please note that written opposition toward initiating the super-majority (three-fourths) vote shall only be applicable to property owners receiving notice within the two hundred-foot (200') distance in accordance with State law.*** The attached location map will indicate the subject property and two hundred-foot (200') notification buffer.

Meetings will take place at Lake Dallas City Hall, 212 Main Street, Lake Dallas, Texas 75065. The public is invited to attend these hearings and make comments. Information and instructions on how to participate in the public hearings will be included with the agendas for the respective Planning and Zoning and City Council Meetings which will be posted on the City's website not later than 5:00 p.m. on Monday, December 13, 2021, Monday, January 10, 2022 at: <https://www.lakedallas.com/AgendaCenter>

You may return this form with your written comments or attend the public hearing. You may scan and email this form to the email address below, drop it off in person at 212 Main St., or mail it to City Hall:

Lake Dallas City Hall
Attn: Angie Manglaris
212 Main St.
Lake Dallas, Texas 75065
amanglaris@lakedallas.com

These forms are used to calculate the percentage of land that support and oppose the request within 200' of the subject property. The City Council and Planning and Zoning Commission are informed of the percent of responses in support and in opposition.

Please circle one: In favor of request Neutral to request Opposed to request

Comments:

no comments

Signature: _____

Printed Name: _____

Mailing Address: _____

City, State Zip: _____

Telephone Number: _____

Physical Address of Property within 200 feet: _____

If you have questions prior to these meetings, please contact the Department of Development Services at (940) 497-2226, Ext. 401, or by email at amanglaris@lakedallas.com.

Thank you,

Angie Manglaris, AICP
Director of Development Services

Vicinity Map



PLANNING AND ZONING COMMISSION
AGENDA MEMO

AGENDA ITEM 6

Prepared By: Angie Manglaris, AICP, Director of Development Services

December 16, 2021

Lot 28, Block A, Garza Beach Estates Site Plan

DESCRIPTION:

Consider and make a recommendation on a Site Plan for Lot 28, Block A, Garza Beach Estates, a proposed 3,000 square foot commercial building, generally located at 104 Adolphus Avenue, located to the west of N. Lakeview Drive (SP-21-003).

EXISTING CONDITIONS:

The property is Zoned C-1 – Retail. The subject tract is currently unimproved and consists of open pasture. The subject property is the fifth site plan to be submitted as part of this six-lot subdivision.

ADJACENT LAND USES AND ZONING:

North: Dallas Digital Signs Zoned C-1 – Retail

East: Undeveloped Lot Zoned C-1 –Retail

South: Undeveloped Lot Zoned C-1 – Retail

West: Unimproved Adolphus Right-of-Way

BACKGROUND INFORMATION:

The owner and applicant, Alex Balic, has submitted a site plan application for the construction of a new professional office with associated indoor workspace for review and consideration. The site plan would be for the fifth building within this platted subdivision, matching the existing buildings in design, size and layout. Per the City of Lake Dallas Code of Ordinances, no structure, land or premises shall be used, nor shall any building be erected, constructed or altered in the C-1 Zoning District until the Planning and Zoning Commission and City Council have reviewed the associated site plan.

The size of lot 28, Block A, Garza Beach Estates addition does not conform with the lot area and width requirements as specified in the Lake Dallas Municipal Code C-1 Zoning Districts. C-1 Zoning requires lots be a minimum 60' in width, 90' in depth and have a total area of at least 7,000 square feet. The lot as platted is 50' in width, 100' in depth and is 5,000 square feet in area. The lots within this subdivision are considered legal non-conforming due to the age of the subdivision. The lot area and width for the subject tract matches the surrounding developments in this subdivision. The lot has accesses on to Adolphus right-of-way; however, at this time, Adolphus right-of-way in this portion of the City remains unimproved. City staff is working to determine if vacating this portion of Adolphus is a viable solution as it is likely to remain unimproved. Rather

than using Adolphus as right-of-way to access the property, the subject tract is accessed via an access/parking easement as recorded in 2017. The access easement is 25' in width, serves as the fire land and provides access from Lakeview Drive to the subject property. The recorded easement is enclosed with this report.

PLANNING ANALYSIS

Consistency with C-1 Zoning:

Staff has reviewed the site plan application for compliance with all minimum requirements of the C-1 Zoning District and offers the following analysis.

Setbacks and Lot Coverage

The site is required to have the following minimum setbacks:

- Front yard: 25'
- Side yards: 10'
- Rear yards: 25'

The proposed site plan meets all required minimum lot dimensions and setbacks of the C-1 Zoning District.

The C-1 Zoning District allows for up to 50% lot coverage. Lot coverage excludes parking lots, driveways, and other paved areas. The proposed site plan demonstrates 30% lot coverage.

Parking

The applicant is required to provide one (1) parking space for every 200 square feet of office space. The applicant has provided eleven (11) parking spaces onsite plus four (4) shared spaces through the shared parking agreement recorded in 2017. The applicant has provided adequate parking for the site.

Screening

Per Section 122-1132 (a) of the Lake Dallas Municipal Code, screening shall be required at any time a nonresidential use is adjacent to single-family or two-family development, a screening wall of six feet (6') or greater shall be required. The property is Zoned C-1 – Retail and is adjacent to additional C-1 Retail zoning to the north, east and south. To the west of the subject tract is Adolphus right-of-way and existing manufactured homes. The applicant is providing an 8' board-on-board fence along the perimeter of the property, matching the fencing within the rest of the development.

Section 122-1132 (c) requires all refuse storage areas be visually screened on all sides. The applicant has indicated they will not be utilizing a dumpster on their site and will therefore not require a refuse enclosure.

Landscaping

Per Section 122-1228 of the Municipal Code, the applicant is required to provide a minimum of ten percent of gross parking devoted to living landscape with one (1) tree planted for each 400 square feet of interior landscaping. The applicant is providing one (1) landscaped island at the southwest portion of the parking lot, meeting the minimum requirements.

The applicant is also required to dedicate 15 %of the total lot area to living landscape, with not less than 50% of total landscaping being located within the front yard of the development (122-1229). The applicant has provided detailed landscaping plans, but it remains unclear at this time if the plans satisfy the Code requirements. Staff has requested additional information to confirm compliance.

Traffic

The project is not large enough to require a traffic impact analysis.

Drainage

The property is in an area of minimal flood hazard. Any on-site drainage will be addressed during the civil construction plan review process and shall comply with the City of Lake Dallas Municipal Code and Engineering Design Standards Manual.

Remaining item to be addressed:

As of December 13th, 2021, there are several remaining comments that will need to be addressed prior to final approval by City Council.

Staff requests confirmation the applicant is able to meet the requirements of Section 122-1229 of the Code of Ordinances. This section specifies landscape requirements for nonvehicular open space areas. At the time, staff is unable to confirm this requirement is met. Staff requests a note be added to the landscape plan demonstrating compliance or the need for a special exception based on existing conditions.

Staff requests the applicant correct the scale used on the drawings. The legend of the scale indicates 1" = 20' however, the plans read as 1" = 30'.

Staff requests all parking spaces be labeled with measurements and be included in the total parking space count, specifically along the southern property line.

Staff requests the applicant include on the site plan a vicinity map of the area as required by Code.

FINANCIAL CONSIDERATION:

The project, if approved, would have the benefit of generating additional property tax.

RECOMMENDED MOTION:

I move to recommend City Council approve a resolution adopting a Site Plan for Lot 28, Block A, Garza Beach Estates, a proposed 3,000 square foot commercial building, generally located at 104

Adolphus Avenue, located to the west of N. Lakeview Drive (SP-21-003) contingent upon the following items being addressed:

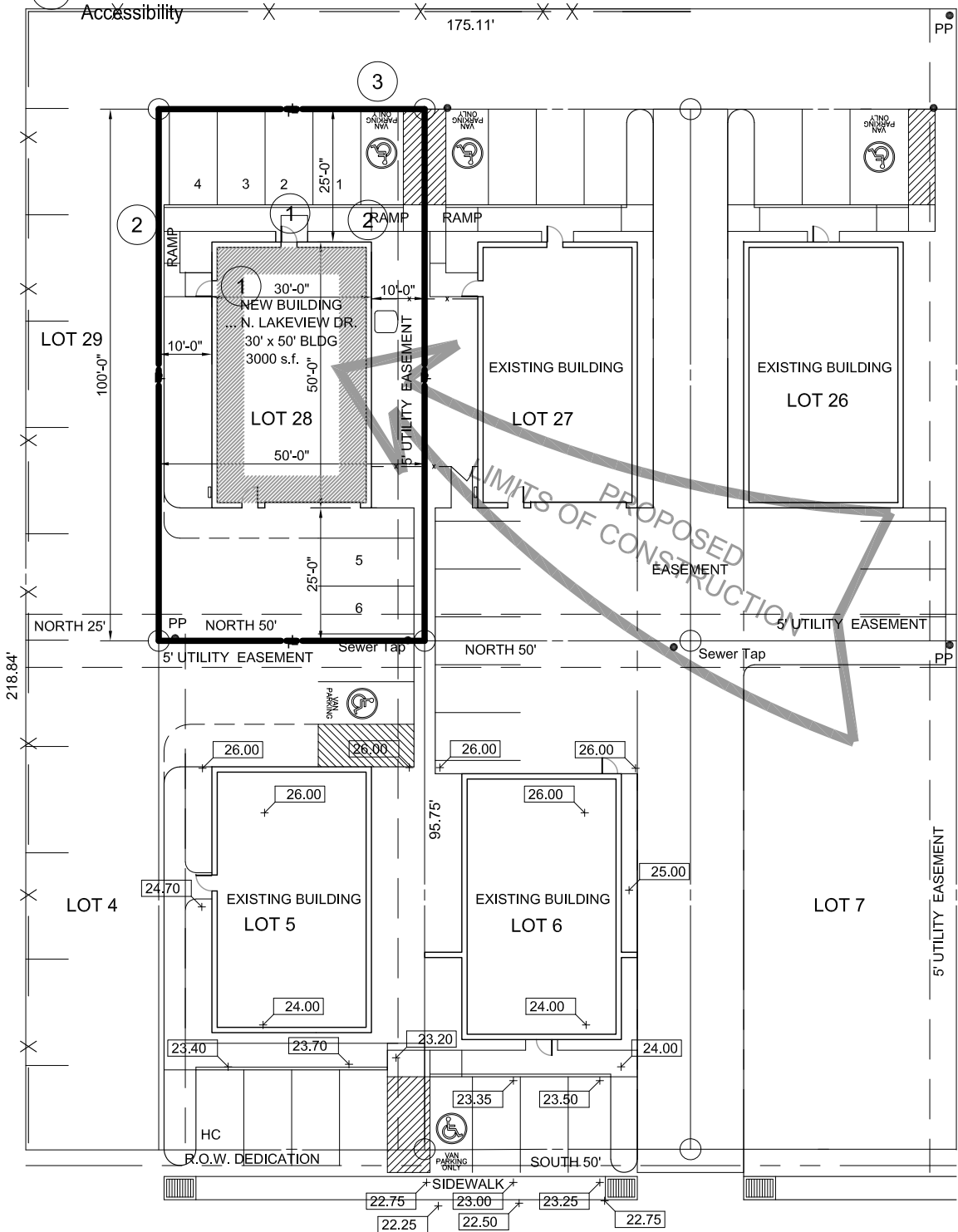
- The applicant confirms the site plan meet the requirements of Section 122-1229 of the Code of Ordinances or the need for a special exception based on existing conditions.
- The scale on the site plan is updated and is correct.
- The applicant adds dimensions to all parking spaces and includes all spaces in the total count for on-site parking.
- Staff requests the applicant include a vicinity map on the face of the site plan.
- The applicant depicts all recorded easements on the face of the site plan.
- The applicant includes a table to the face of the site plan including the following information: lot area, percentage of site that is impervious, amount of parking required, amount of parking provided, lot zoning.

ATTACHMENTS:

- Site Plan
- Landscape Plan
- Elevations
- Shared Access and Parking Agreement

SITE NOTES:

- 1
- Contractor shall ensure maximum 2% slope in all directions at door clearance & maximum 2% cross slope along accessible routes. Reference Figure 404.2.4.1(a) Maneuvering Clearances at Manual Swinging Doors and Gates on sheet A6.
- 2
- Running slope of Curb Ramps (Ramp) shall be min. 1:20 and max. 1:12
- 3
- Reference figures 502.2(a) Vehicle Parking Spaces & 502.3 Parking Space Access Aisle on sheet A6



1 Site Plan
SCALE: 1" = 20'-0"

CODE REQUIREMENTS:

THIS IS NEW CONSTRUCTION 100% MASONRY VENEER

APPLICABLE CODES: 2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRICAL CODE
TEXAS ACCESSIBILITY STANDARDS (TAS)

OCCUPANCY TYPE: FIRST STORY: F-1
SECOND STORY: B

CONSTRUCTION TYPE: V - B

GROSS BUILDING AREA: 3,000 s.f., 2-Story
FIRST STORY: 1,500 s.f.
SECOND STORY: 1,500 s.f.

POSTED OCCUPACY LOAD: 15 Occupants/Level

GENERAL NOTES:

1.
- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COST SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHALL BE VERIFIED WITH THE OWNER.
2.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
3.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR THE SAFE EXECUTUION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
4.
- ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
5.
- ALL WORK AND EQUIPMENT TO BE FULLY GUARANTEED FOR ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION OR PHYSICAL OCCUPANCY, WHICHEVER COMES FIRST.
6.
- PROVIDE SMOKE ALARMS PER BUILDING CODES.
7.
- PROVIDE HANDICAP HARDWARE PER CABO/ANSI COMPLIANT IN ACCESSIBLE ROOMS.
8.
- FINISHES AND FURNISHINGS SHALL BE AS SELECTED BY OWNER.
9.
- VENT BATHROOMS PER LOCAL BUILDING CODE REQUIREMENTS.
10.
- CONTRACTOR TO COORDINATE ELECTRICAL AND PLUMBING REQUIREMENTS OF OWNER SELECTED EQUIPMENT.
11.
- DEFERRED DRAWINGS: PRE-MANUFACTURED METAL BUILDING

Work/Work
Unit

Lot 28 Block A
Garza Beach Estates
Lakeview Drive
Lake Dallas, Texas

Owner:
Dallas Digital Signs



12/08/21

Robert
Boyd
ARCHITECTS
Inc.

(214) 969-7000
rba@rbastudios.com

PROJECT No.
16722.2

ISSUE DATE:
12/02/21

ARCHITECTURAL
SITE PLAN

A1

Work/Work
Unit

Lot 28 Block A
Garza Beach Estates
Lakeview Drive
Lake Dallas, Texas

Owner:
Dallas Digital Signs



12/02/21

Robert
Boyd
ARCHITECTS
Inc.

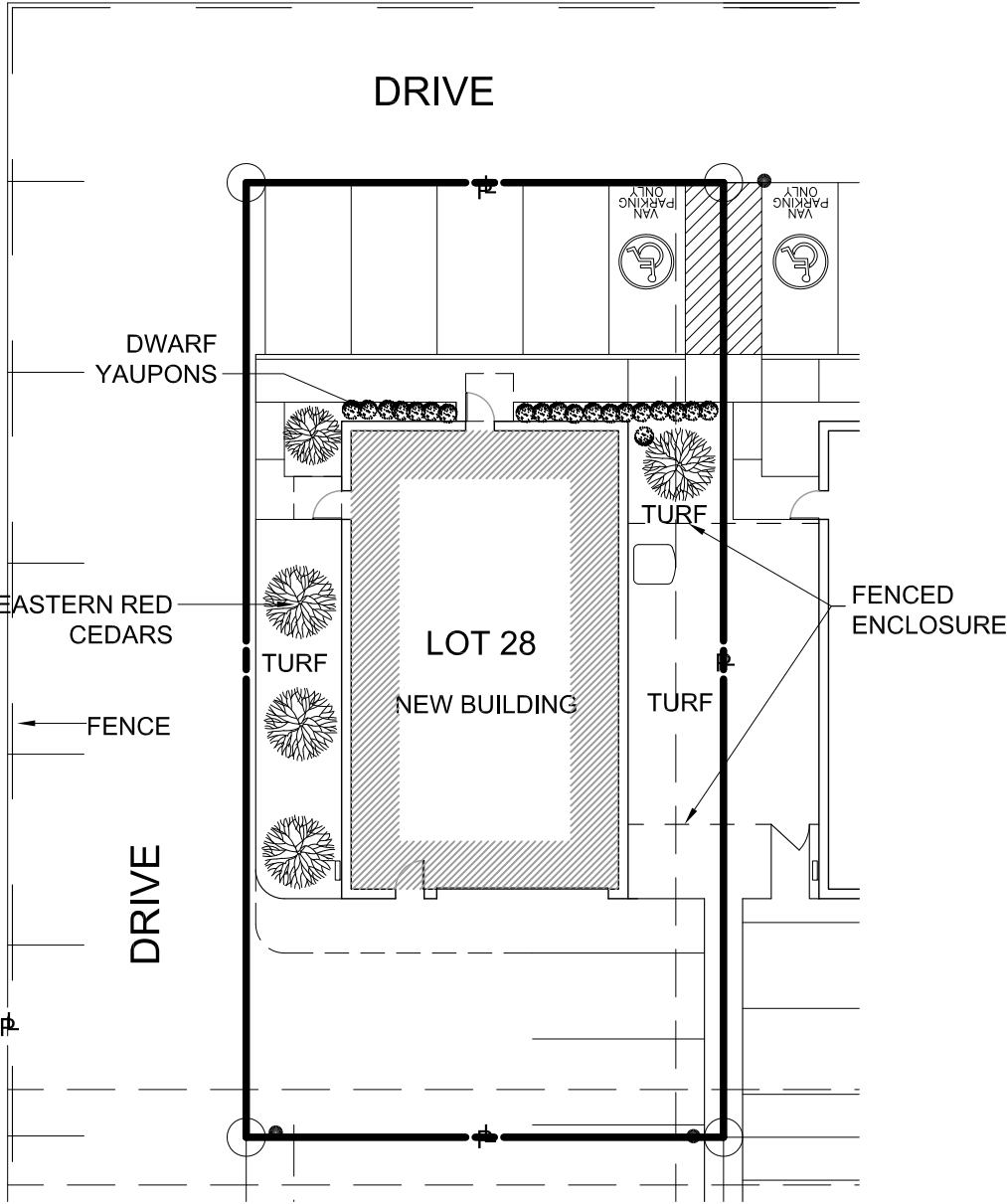
(214) 969-7000
rba@rbastudios.com

PROJECT No.
16722.2

ISSUE DATE:
12/02/21

SITE PLAN
LANDSCAPE PLAN
& DRAINAGE PLAN

A0



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

Work/Work
Unit

Lot 28 Block A
Garza Beach Estates
Lakeview Drive
Lake Dallas, Texas

Owner:
Dallas Digital Signs



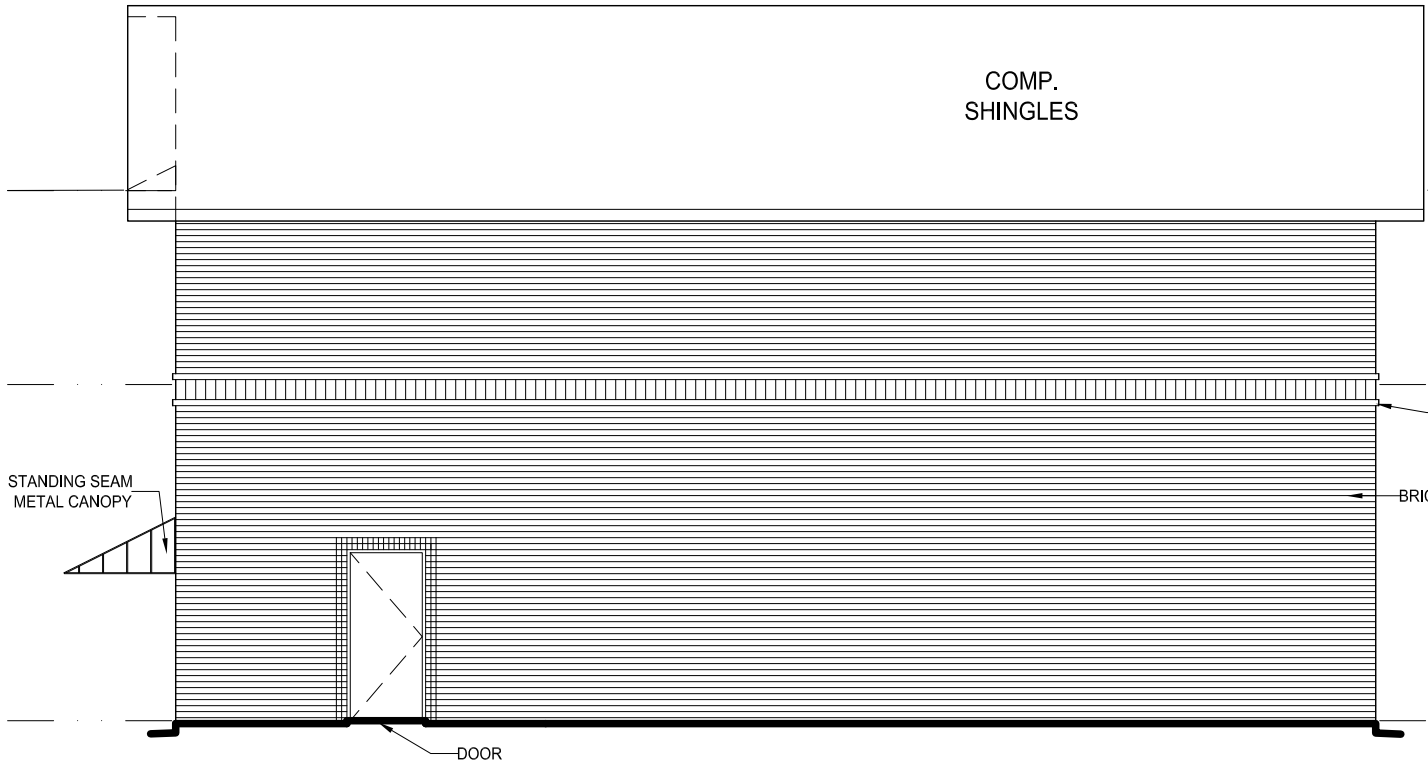
Robert
Boyd
ARCHITECTS
Inc.

(214) 969-7000
rba@rbastudios.com

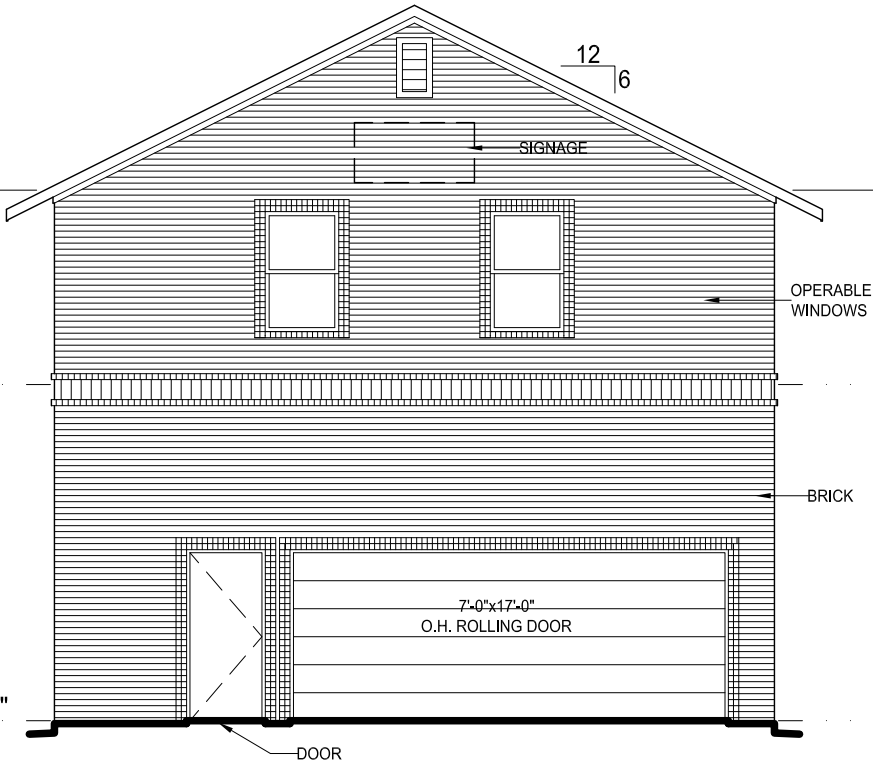
PROJECT No.
16722.2
ISSUE DATE:
10/29/21

ELEVATIONS

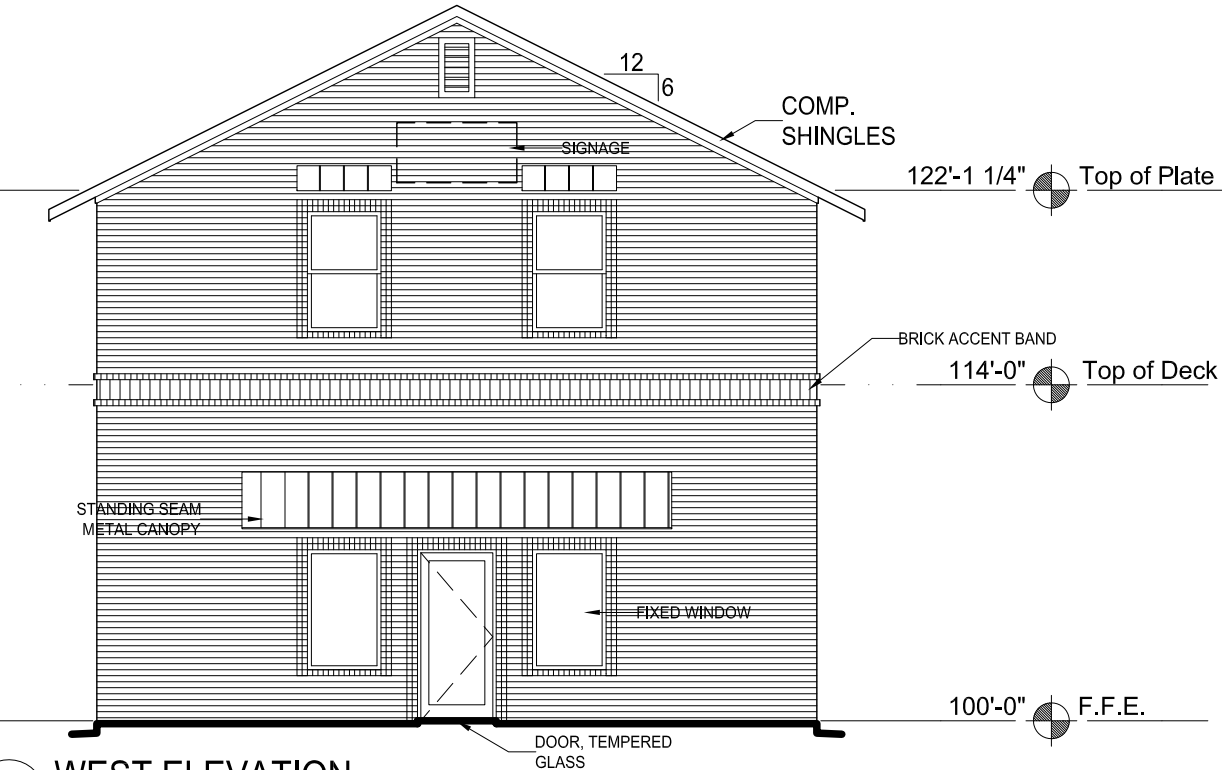
A4



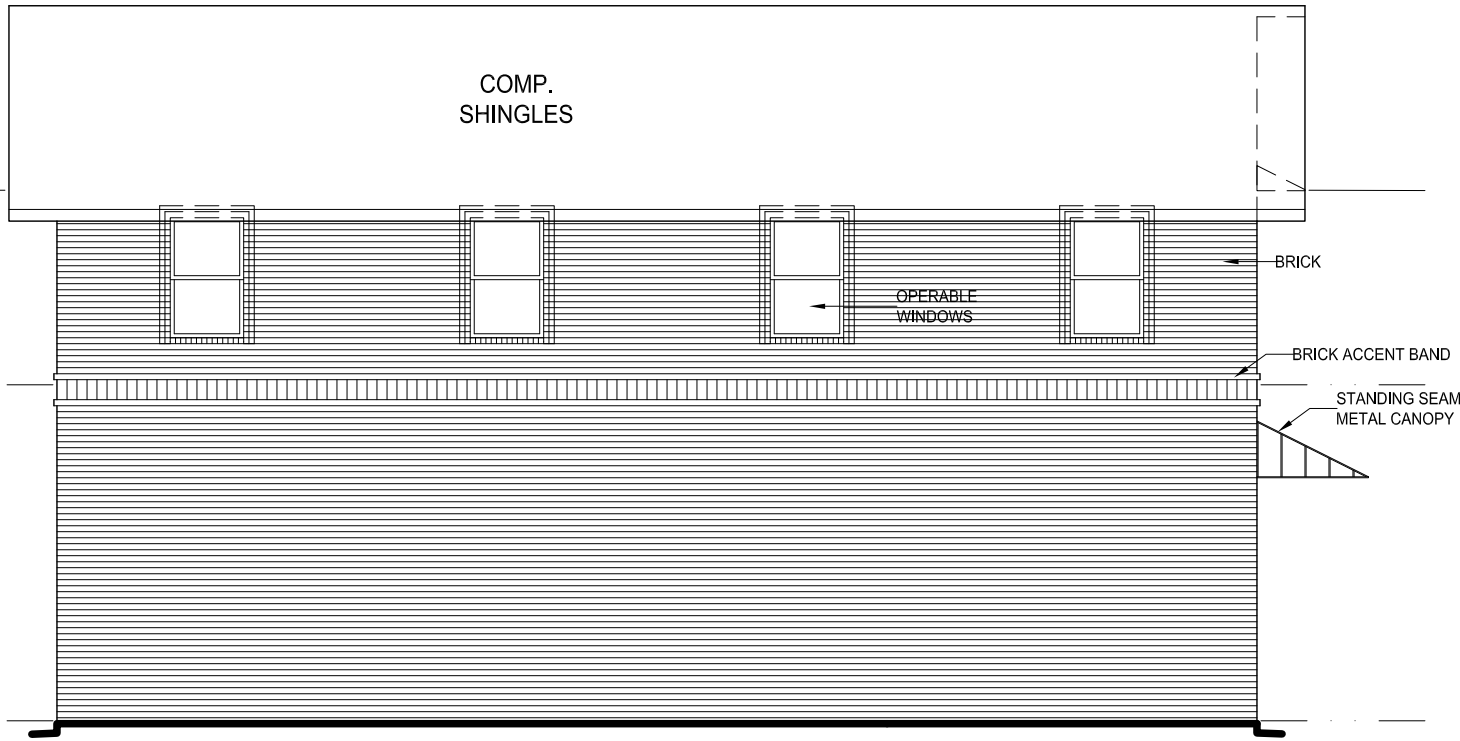
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



VG-226-2017-7261

**Denton County
Juli Luke
County Clerk**

Instrument Number: 7261

Real Property Recordings
EASEMENT

Recorded On: January 19, 2017 02:31 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 7261
Receipt Number: 20170119000507
Recorded Date/Time: January 19, 2017 02:31 PM
User: TJ D
Station: Station 9

Record and Return To:

LAKEVIEW COMMERCIAL
PPO BOX 1000

LAKE DALLAS TX 75065



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

DEDICATION OF EASEMENT FOR ACCESS AND PARKING

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

WHEREAS, **LAKEVIEW COMMERCIAL, INC.** (HEREINAFTER CALLED "OWNER") THE OWNERS OF A CERTAIN *Access and Parking Easement* to the following described property, to wit:

SEE LEGAL DESCRIPTION AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.;

said Grantor does hereby **DEDICATE, GRANT and CONVEY** unto the **LAKEVIEW COMMERCIAL, INC** (hereinafter called "GRANTEE"), the Non-exclusive rights to the said *Access and Parking Easement* over and across the property; the said *Access and Parking Easement* being more particularly described on the **EXHIBIT "B,"** attached hereto and made a part hereof, as through copied in full hereon;

NOW, THEREFORE, know all men by these presents, the Dedication of the afore-mentioned *Access and Parking Easement* to the Grantee shall be perpetual, shall run with the land and the title thereto, and shall be binding on and shall inure to the benefit of the parties hereto, their successors or assigns, and any person who shall hereafter acquire title to the subject property.

TO BE EFFECTIVE this the 19 day of January, 2017.

GRANTOR:

LAKEVIEW COMMERCIAL, INC.

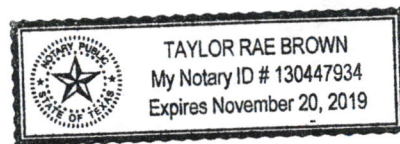
BY: J. R. Augustin

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on this the 19 day of January, 2017, by John Lugenheim
of **LAKEVIEW COMMERCIAL, INC.** on behalf of said Entity, and in the capacity herein stated.

Taylor Rae Brown
NOTARY PUBLIC, STATE OF TEXAS



AFTER RECORDING RETURN TO:

LAKEVIEW COMMERCIAL
P O BOX 1000
LAKE DALLAS, TEXAS 75065

25 FOOT PARKING AND ACCESS EASEMENT

All that certain lot, tract or parcel of land lying and being situated in the City of Lake Dallas, Denton County, Texas and being a part of Lot 4, Block A, Garza Beach Estates, an addition to the City of Lake Dallas, Denton County, Texas according to the plat recorded in Volume 1, Page 18, Plat Records, Denton County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at a point in the new West line of Lakeview Drive, also being 4.11 feet West of the Northeast corner of said Lot 4;

THENCE along said West line, South 00 Degrees 09 Minutes 38 Seconds, 25.00 feet to a point for corner;

THENCE West, 95.96 feet to a point in the West line of said Lot 4;

THENCE North, 25.00 feet to the Northwest corner of said Lot 4;

THENCE East, 95.89 feet to the PLACE OF BEGINNING and containing 2398 square feet of land more or less.



TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 100045-06

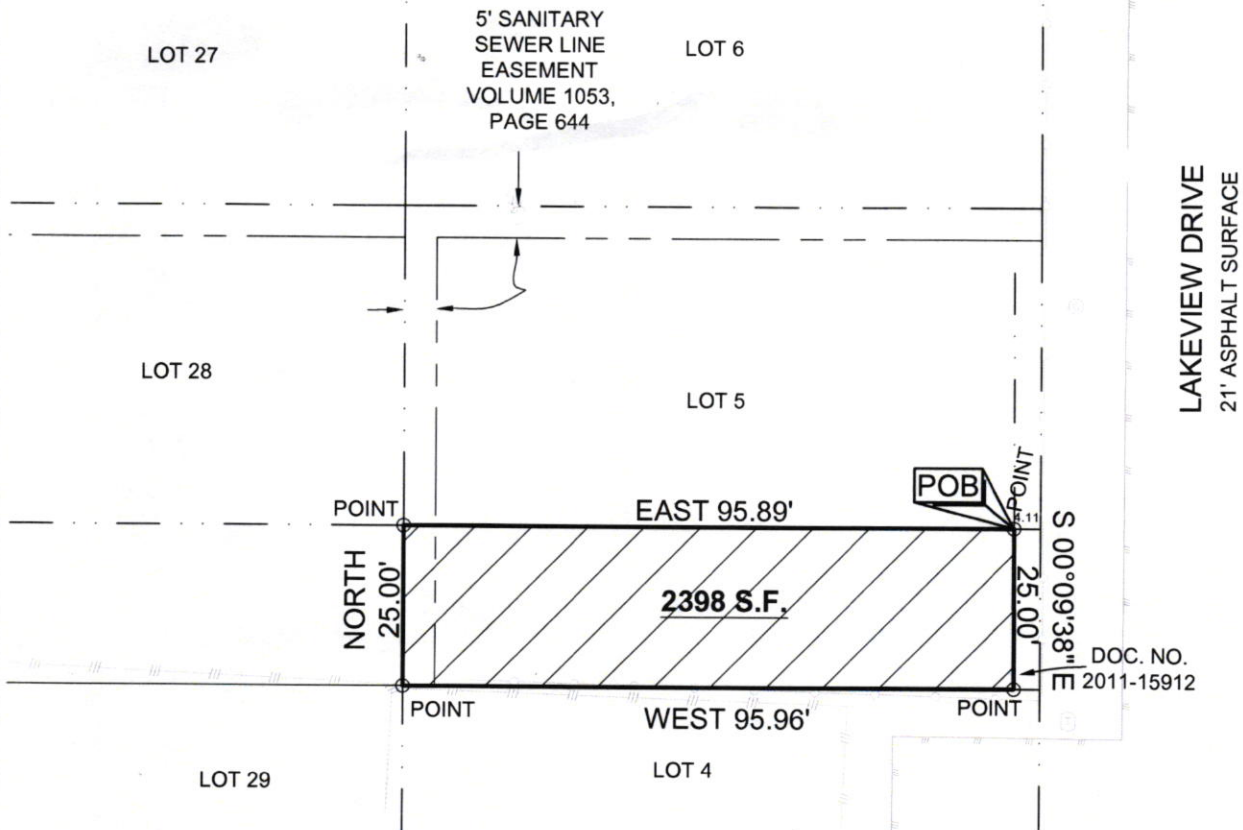
DRAWN BY: MBC

DATE: 1-12-2017

R.P.L.S.

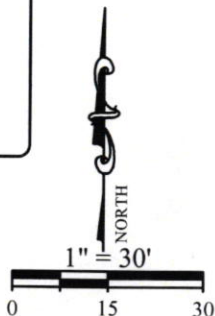
KENNETH A. ZOLLINGER

EXHIBIT B



LEGEND

	ELECTRIC RISER
	WATER METER
	B.L. BUILDING LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	P.A.E. PRIVATE ACCESS EASEMENT
	IRF IRON ROD FOUND
	CAP/IRF CAPPED IRON ROD FOUND
	CAP/IRS CAPPED IRON ROD SET
	() PLAT OR DEED CALL
	BRICK
	CONCRETE



TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 100045-06

DRAWN BY: MBC

DATE: 1-12-2017

R.P.L.S.

KENNETH A. ZOLLINGER



PLANNING AND ZONING COMMISSION
AGENDA MEMO

AGENDA ITEM 7

Prepared By: Angie Manglaris, AICP, Director of Development Services

December 16, 2021

Preliminary Plat - 440 Betchan Street

Description:

Consider and make a recommendation on a preliminary plat for a ±2.752 acre tract of land situated in the M. Wright Survey, Abstract No. 1355, in the City of Lake Dallas, Denton County, Texas, and being all that certain tract of land conveyed to Thomas Edward Deeb recorded in Document Number 2015-8131 of the Real Property Records of Denton County, Texas, (R.P.R.D.C.T.) and being more particularly described; generally located at 440 Betchan Street (PP-21-001).

Existing Conditions:

The property is zoned Residential R-1-6000. The subject tract is undeveloped and consists of open pasture with several mature trees on site.

Adjacent Land Uses and Zoning:

North: Betchan Street Right-of-Way

East: Single-family Residences zoned R-1-6000

South: Single-family Residence zoned R-1-6000

West: Undeveloped parcels zoned R-1-6000 and C-1 Retail

Background Information:

The applicant and owner, Mr. Paul Perry, has submitted a preliminary plat for a ±2.752 acre tract of land, generally situated at 440 Betchan Street. The property is zoned Residential R-1-6000 and the proposed plat contemplates subdividing the property into ten (10) lots for residential development. Lots 1-9 front along Betchan Street and are generally 50' wide by ± 115' deep. The minimum lot width and depth of R-1-6000 is 50' and 90', respectively. Lot 10 is oriented as a "flag lot" with a 30' wide 116' deep access point situated along Betchan Street. Lot 10 is 1.41 acres in area and meets the minimum requirements for R-1-6000 Zoning.

Conformance with the Comprehensive Plan:

The recently adopted Lake Dallas Vision 2030 Comprehensive Plan designates this area as a "Mixed-Use Development," which is intended to include a mixture of uses (vertically or horizontally) including residential, retail, commercial and office uses in a walkable setting.



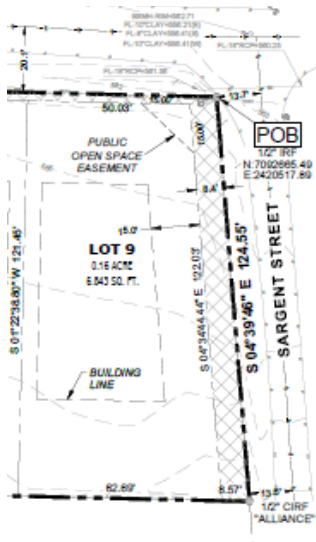
Planning Analysis:

Land Use:

The proposed project generally conforms with the lot Subdivision Standards and the Engineering and Design Standards Manual. The proposed plat meets all lot area, width and depth requirements as specified in the Municipal Code.

The applicant is requesting a variance to the required right-of-way dedication. Per Chapter 94-53 (a) right-of-way shall be dedicated at the time of plat and shall conform to the City Engineering and Design Standards Manual. The subject property has street frontage along Betchan Street as well as Sargent Street. The designation of both of these streets per City Engineering and Design Standards Manual is "local street," which requires a total right-of-way of 50'.

The current right-of-way for Betchan is approximately 20', although it varies throughout the street. The current right-of-way for Sargent Street is approximately 15'. Based on the current right-of-way widths, the owner would be responsible for one-half the deficiency, or 15', of the required amount of right-of-way along Betchan Street and 17.5' along Sargent Street. The applicant is requesting a variance to the right-of-way dedication amount and is proposing to dedicate 23' along the frontage of lots 1&2 to align the front property lines with the remaining lots fronting on Betchan. In addition, the applicant is proposing to dedicate 2.5' of right-of-way for Lots 3-9 along the Betchan corridor. Lot 9 of the development requires additional right-of-



way dedication as the eastern side lot line is situated along Sargent Street. The applicant is proposing to dedicate 8.4' of right-of-way long the eastern property line.

The applicant has submitted a civil site plan demonstrating the right-of-way dedications as described above. The applicant has not yet made these changes to the preliminary and final plats for the subdivision, which show a right-of-way dedication of 5' along lots 3-10 along the front property lines rather than the 2.5'. This difference needs to be reconciled prior to the January 13th City Council meeting.

Tree Preservation:

The Applicant has submitted a detailed tree survey as part of their application. The tree survey indicates there are 44 trees on site. Of these trees, 11 are being removed and are not required to be mitigated based on Chapter 42, Article IV. Tree Preservation. These trees are either within the buildable area or are trees that are not classified as protected trees which require mitigation. The tree survey is attached to this report.

Traffic:

The project is not large enough to require a traffic impact analysis.

Drainage:

Per Section 94-151, no plat shall be approved which does not make adequate provision for stormwater or floodwater runoff. The provision of adequate drainage of property is necessary to ensure the health and safety of the public and property in times of flood; and such facilities shall not cause excessive increases in flood heights or velocities, particularly to adjacent and downstream properties, and shall ensure a safe and orderly drainage of rainfall, stormwater and floodwater without erosion or damage to property on-site and off-site. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point; and basins shall be used to intercept flow at that point. The applicant has submitted, with their civil construction plans, an engineered drainage plan for review by City-contract engineer, HALFF and Associates.

Prior to approval of the preliminary plat and final plat, the applicant shall submit the remaining required documents for the hydrology study. The drainage and hydrology plans shall meet all City requirements as confirmed by HALFF and Associates.

Regulatory Issues:

There are a few minor errors on the face of the preliminary plat that need to be corrected prior to City Council approval:

- Per the City of Lake Dallas Engineering and Design Standards Manual, Appendix B, lots adjacent to the subject property shall be outlined in dashed lines rather than solid lines.

Financial Consideration:

The proposed development, when built out, would generate additional property and sales taxes. It would also require additional costs in police, fire and other city services. The City has not made a detailed fiscal assessment of the impact of the development.

Recommended Motion:

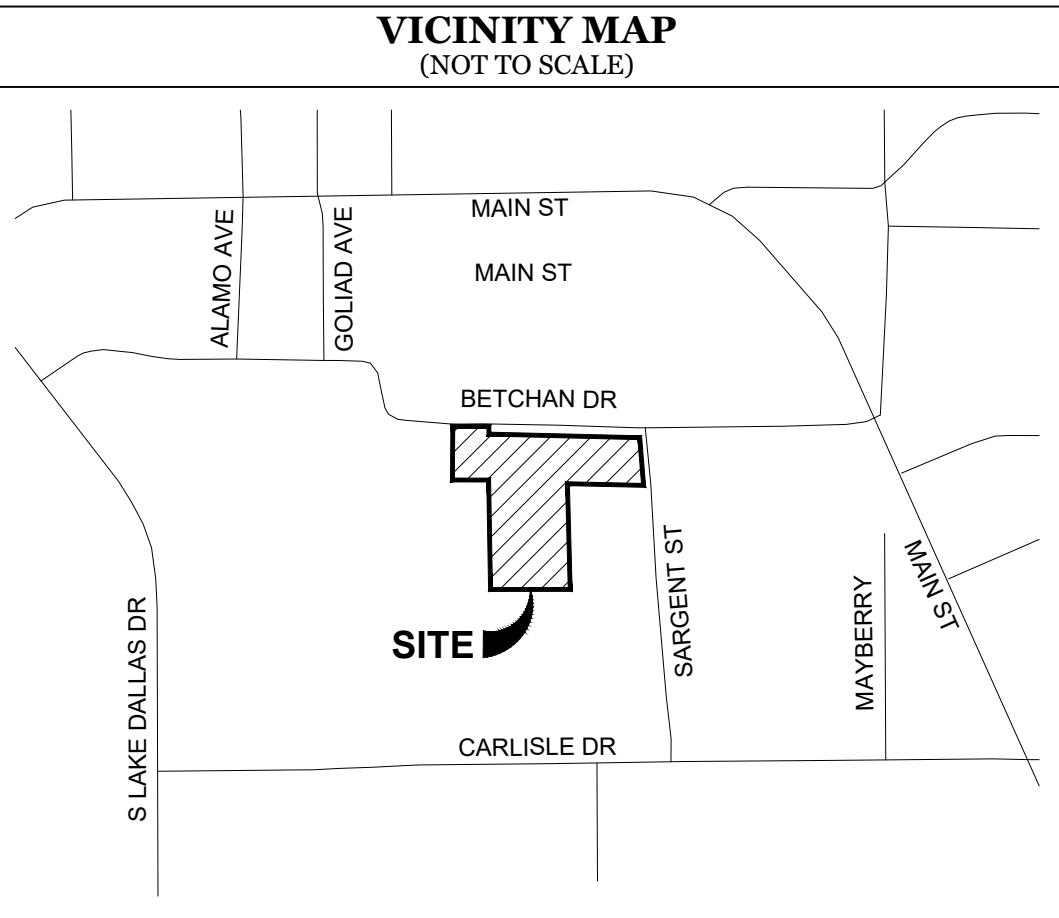
After conducting the public hearing, staff recommends Planning and Zoning Commission make the following motion:

I move to recommend City Council **APPROVE** a preliminary plat for a ±2.752-acre tract of land situated in the M. Wright Survey, Abstract No. 1355, in the City of Lake Dallas, Denton County, Texas, generally located at 440 Betchan Street (PP-21-001) contingent upon the following items being addressed prior to the January 13th City Council Meeting:

- Per the City of Lake Dallas Engineering and Design Standards Manual, Appendix B, lots adjacent to the subject property shall be outlined in dashed lines rather than solid lines.
- Submittal and approval of the Drainage Area Map as notated by HALFF and Associates, INC. Per Section 94-151, no plat shall be approved which does not make adequate provision for stormwater or floodwater runoff
- The applicant shall reconcile the layout differences between the preliminary plat and civil site plan.

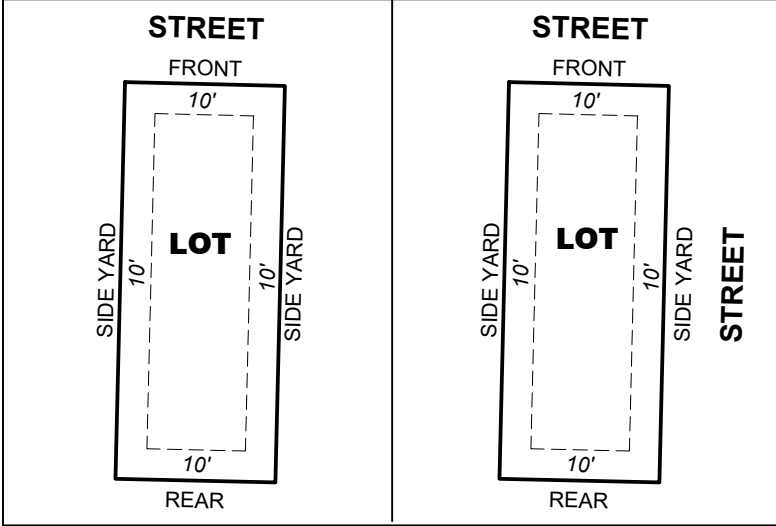
Attachments:

- Preliminary Plat
- Preliminary Civil Site Plans
- Tree Survey
- Comments from HALFF and Associates

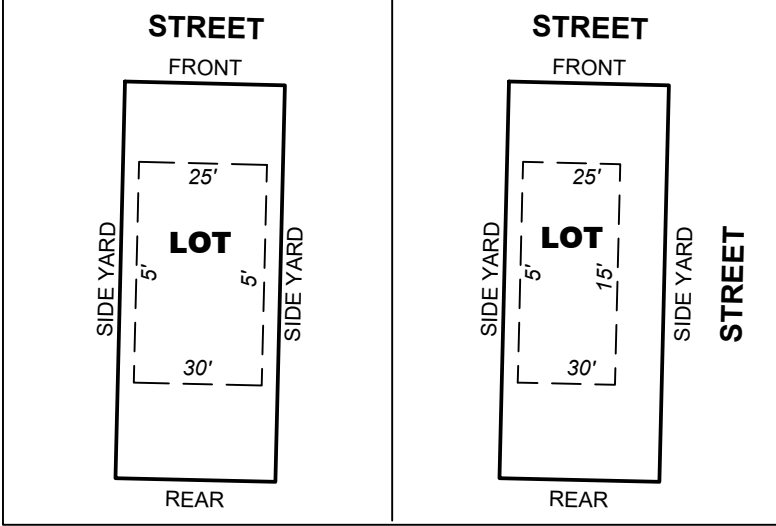


- GENERAL NOTES**
- The purpose of this plat is to create ten lots of record from one tract of land.
 - This property is located in Zone "X" (Unshaded) according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011, as shown on Map Number 48121C0535G.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011)(Texas North Central Zone 4202).
 - Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988, (Geoid 12A).
 - 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 interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - Any franchised public utility, including the City of Lake Dallas shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the City of Lake Dallas, shall have the right at all times of ingress and egress to and from and upon such easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

UTILITY EASEMENTS (TYPICAL)



BUILDING LINES (TYPICAL)



Project	2106.054-02
Date	10-04-2021
Drafter	CHM



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

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

OWNER
Providence Industries, LLC
Contact: Paul G. Perry
2309 Creekeidge Court
Corth, TX 76210
(940) 442-9134

ENGINEER
LMM Engineering
Contact: Laban Miano
2355 North Highway 360
Grand Prairie, TX 75050
(214) 794-4436

LEGEND			
CAB.	Cabinet	Sanitary Manhole	Edge of Asphalt
PG.	Page	Temporary Benchmark	Overhead Utilities
DOC. NO.	Document Number	Water Meter	Chain Link Fence
PG.	Page	Electric Box	Wire Fence
IRF	Iron Rod Found	Guy Wire	Wood Fence
CRF	Capped Iron Rod Found	Power Pole	
CIRS	Capped Iron Rod Set	Electric Utility Mark	
Q.R.D.C.T.	Official Records, Denton County, Texas	Telecommunications Riser	
P.R.D.C.T.	Private Records, Denton County, Texas	Gas Utility Mark	

CERTIFICATE OF APPROVAL

CITY OF LAKE DALLAS

Approved by City Council:

Mayor

Attested by City Secretary

Date of Approval

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

\$
\$

WHEREAS, **PROVIDENCE INDUSTRIES, LLC**, is the owner of a 2.75 acre tract of land out of the M. WRIGHT SURVEY, ABSTRACT NO. 1355, situated in the City of Lake Dallas, Denton County, Texas, being all of a called 2.752 acre tract of land conveyed to Providence Industries, LLC, by deed of record in Document Number 2019-13907 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the South right-of-way line of Betchan Street (a variable width right-of-way) and the West right-of-way line of Sargent Street, being the Northeast corner of said 2.752 acre tract and hereof;

THENCE, S04°39'46"E, along the West right-of-way line of Sargent Street and the common East line of said 2.752 acre tract, a distance of 124.55 feet to a 1/2-inch iron rod with red plastic cap stamped "ALLIANCE" found at the Northeast corner of Lot 1, Block A, of Frank E. Barnard Addition, a subdivision of record in Cabinet T, Page 206 of the Plat Records of Denton County, Texas, being the most Easterly Southeast corner of said 2.752 acre tract and hereof;

THENCE, N88°41'57"W, leaving the West right-of-way line of Sargent Street, along the North line of said Lot 1 and the common South line of said 2.752 acre tract, a distance of 198.26 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said Lot 1, being an interior ell corner of said 2.752 acre tract and hereof;

THENCE, S01°28'25"E, along the West lines of Lots 1 thru 4, Block A, of said Frank E. Barnard Addition and the common East line of said 2.752 acre tract, a distance of 275.45 feet to a bois d'arc post found in the North line of a called 2.3756 acre tract of land conveyed to Stanley and Carianne Lovelace by deed of record in Document Number 2017-100802 of said Official Records, being the Southwest corner of said Lot 4, also being the most Southerly Southeast corner of said 2.752 acre tract and hereof;

THENCE, S89°57'38"W, along the North line of said 2.3756 acre tract and the common South line of said 2.752 acre tract, a distance of 207.57 feet to a tree in the East line of Lot 2-A, Block A, of Gatlin Addition, a subdivision of record in Document Number 2019-83 of said Plat Records, being the Northwest corner of said 2.3756 acre tract, also being the most Southerly Southwest corner of said 2.752 acre tract and hereof;

THENCE, along the East and North lines of said Lot 2-A, being the common West and South lines of said 2.752 acre tract, the following two (2) courses and distances:

- N00°56'55"W, a distance of 284.88 feet to a metal fence post found at the Northeast corner of said Lot 2-A, being an interior ell corner of said 2.752 acre tract and hereof;
- N89°48'25"W, a distance of 94.38 feet to a 3/8-inch iron rod found at the Southeast corner of Lot 3 of Bishop Addition, a subdivision of record in Cabinet E, Page 23 of said Plat Records, being the most Westerly Southwest corner of said 2.752 acre tract and hereof;

THENCE, N00°24'45"E, along the West line of said 2.752 acre tract, and in part, along the East line of said Lot 3, Bishop Addition, a distance of 139.50 feet to a mag nail set within Betchan Street, being the Northwest corner of said 2.752 acre tract and hereof;

THENCE, S89°37'12"E, along the approximate center line of Betchan Street and the North line of said 2.752 acre tract, a distance of 94.04 feet to a mag nail set, being the most Northerly Northeast corner of said 2.752 acre tract and hereof;

THENCE, S00°20'13"W, along the East line of said 2.752 acre tract, a distance of 19.45 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at an interior ell corner of said 2.752 acre tract and hereof;

THENCE, S88°37'21"E, along the South right-of-way line of Betchan Street and the common North line of said 2.752 acre tract, a distance of 392.85 feet to the **POINT OF BEGINNING**, and containing an area of 2.75 Acres, (119,857 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **PROVIDENCE INDUSTRIES, LLC**, does hereby adopt this plat, designating herein described property as **BETCHAN ADDITION**, an addition to the City of Lake Dallas, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed a.

OWNER: **PROVIDENCE INDUSTRIES, LLC**, a Texas limited liability company

BY:

Paul G. Perry
Principal

Date

STATE OF TEXAS
COUNTY OF

\$
\$

BEFORE ME, the undersigned authority, on this day personally appeared **PAUL G. PERRY**, 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 _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

\$
\$

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lake Dallas, Denton County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. #6402

Date

STATE OF TEXAS
COUNTY OF DENTON

\$
\$

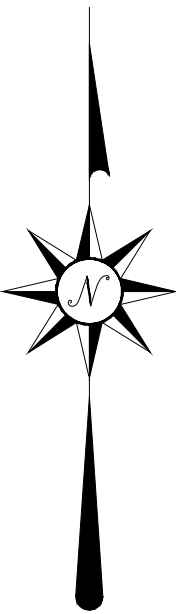
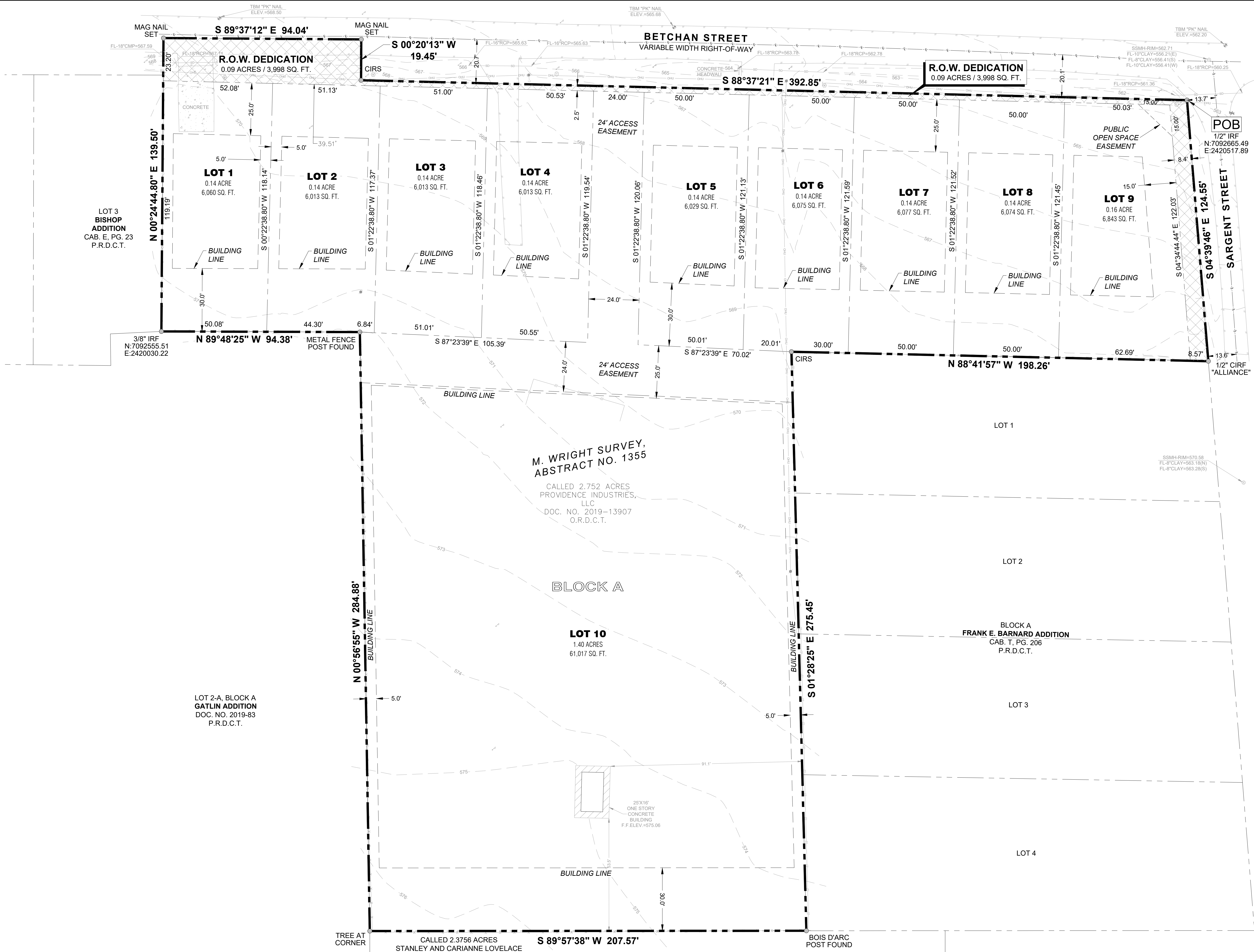
BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
LOTS 1-10, BLOCK A
BETCHAN ADDITION**

BEING A 2.75 ACRE TRACT OF LAND IN THE
M. WRIGHT SURVEY, ABSTRACT NO. 1355,
CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS



FOR REVIEW

DESIGNED
DRAWN
CHECKED
DATE
SCALE

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: [Signature]
SCALE: [Signature]

LMM
ENGINEERING
2355 N HWY 360
SUITE 100
GRAND PRAIRIE, TX 75050
TEL: 972.447.4438
EMAIL: Lmlino142@gmail.com

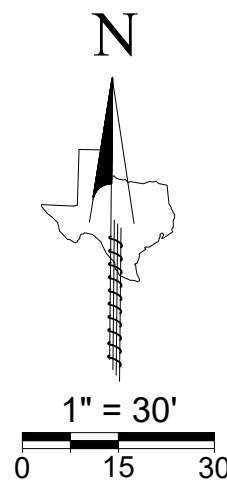
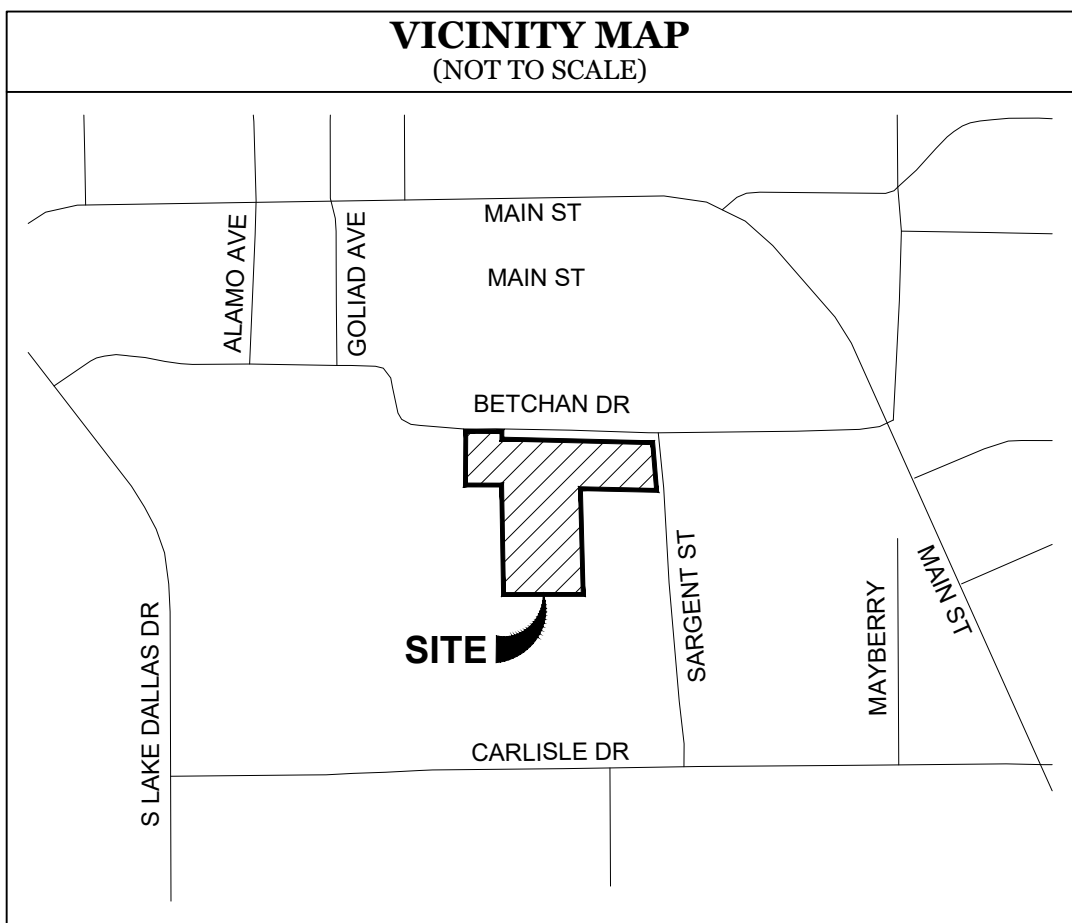
Proposed Subdivision
440 Betchan Drive, Lake Dallas,
TX, 75065

440 Betchan Street,
Lake Dallas, TX, 75065

PRELIMINARY SITE PLAN

C1

2106001



GENERAL NOTES

- The purpose of this plat is to create ten lots of record from one tract of land.
- This property is located in Zone "X" (Unshaded) according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011, as shown on Map Number 48121C0535G.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011)(Texas North Central Zone 4202).
- Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
- 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 interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Any franchised public utility, including the City of Lake Dallas shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the City of Lake Dallas, shall have the right at all times of ingress and egress to and from and upon such easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

TREE SURVEY PREPARED 12/8/2021 BY:



SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
1 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

OWNER
Providence Industries, LLC
Contact: Paul G. Perry
2309 Creekedge Court
Corinth, TX 76210
(940) 442-9134

ENGINEER
LMM Engineering
Contact: Laban Miano
2355 North Highway 360
Grand Prairie, TX 75050
(214) 794-4436

440 Betchan TREE SURVEY



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **PROVIDENCE INDUSTRIES, LLC**, is the owner of a 2.75 acre tract of land out of the M. WRIGHT SURVEY, ABSTRACT NO. 1355, situated in the City of Lake Dallas, Denton County, Texas, being all of a called 2.752 acre tract of land conveyed to Providence Industries, LLC, by deed of record in Document Number 2019-13907 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the South right-of-way line of Betchan Street (a variable width right-of-way) and the West right-of-way line of Sargent Street, being the Northeast corner of said 2.752 acre tract and hereof;

THENCE, S04°39'46"E, along the West right-of-way line of Sargent Street and the common East line of said 2.752 acre tract, a distance of 124.55 feet to a 1/2-inch iron rod with red plastic cap stamped "ALLIANCE" found at the Northeast corner of Lot 1, Block A, of Frank E. Barnard Addition, a subdivision of record in Cabinet T, Page 206 of the Plat Records of Denton County, Texas, being the most Easterly Southeast corner of said 2.752 acre tract and hereof;

THENCE, N88°41'57"W, leaving the West right-of-way line of Sargent Street, along the North line of said Lot 1 and the common South line of said 2.752 acre tract, a distance of 198.26 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said Lot 1, being an interior ell corner of said 2.752 acre tract and hereof;

THENCE, S01°28'25"E, along the West lines of Lots 1 thru 4, Block A, of said Frank E. Barnard Addition and the common East line of said 2.752 acre tract, a distance of 275.45 feet to a bois d'arc post found in the North line of a called 2.3756 acre tract of land conveyed to Stanley and Carianne Lovelace by deed of record in Document Number 2017-100802 of said Official Records, being the Southwest corner of said Lot 4, also being the most Southerly Southeast corner of said 2.752 acre tract and hereof;

THENCE, S89°57'38"W, along the North line of said 2.3756 acre tract and the common South line of said 2.752 acre tract, a distance of 207.57 feet to a tree in the East line of Lot 2-A, Block A, of Gatlin Addition, a subdivision of record in Document Number 2019-83 of said Plat Records, being the Northwest corner of said 2.3756 acre tract, also being the most Southerly Southwest corner of said 2.752 acre tract and hereof;

THENCE, along the East and North lines of said Lot 2-A, being the common West and South lines of said 2.752 acre tract, the following two (2) courses and distances:

- N00°56'55"W, a distance of 284.88 feet to a metal fence post found at the Northeast corner of said Lot 2-A, being an interior ell corner of said 2.752 acre tract and hereof;
- N89°48'25"W, a distance of 94.38 feet to a 3/8-inch iron rod found at the Southeast corner of Lot 3 of Bishop Addition, a subdivision of record in Cabinet E, Page 23 of said Plat Records, being the most Westerly Southwest corner of said 2.752 acre tract and hereof;

THENCE, N00°24'45"E, along the West line of said 2.752 acre tract, and in part, along the East line of said Lot 3, Bishop Addition, a distance of 139.50 feet to a mag nail set within Betchan Street, being the Northwest corner of said 2.752 acre tract and hereof;

THENCE, S89°37'12"E, along the approximate center line of Betchan Street and the North line of said 2.752 acre tract, a distance of 94.04 feet to a mag nail set, being the most Northerly Northeast corner of said 2.752 acre tract and hereof;

THENCE, S00°20'13"W, along the East line of said 2.752 acre tract, a distance of 19.45 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at an interior ell corner of said 2.752 acre tract and hereof;

THENCE, S88°37'21"E, along the South right-of-way line of Betchan Street and the common North line of said 2.752 acre tract, a distance of 392.85 feet to the **POINT OF BEGINNING**, and containing an area of 2.75 Acres, (119,857 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **PROVIDENCE INDUSTRIES, LLC**, does hereby adopt this plat, designating herein described property as **BETCHAN ADDITION**, an addition to the City of Lake Dallas, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: **PROVIDENCE INDUSTRIES, LLC**, a Texas limited liability company

BY: _____ Date _____
Paul G. Perry
Principal

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **PAUL G. PERRY**, 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 _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lake Dallas, Denton County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. #6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

CITY OF LAKE DALLAS

Approved by City Council: _____

Mayor _____

Attested by City Secretary _____

Date of Approval _____

440 BETCHAN TREE SURVEY NOTES

12/8/2021

TREE NO.	TREE TYPE	TREE SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION REQUIRED	NOTES
101	OAK	30"	GOOD	REMOVED	0	PAD
102	PECAN	20"	GOOD	REMOVED	0	PAD
103	OAK	15"	GOOD	SAVED		
104	PECAN	36"	GOOD	SAVED		
105	CEDAR	12"	GOOD	REMOVED	0	PAD
106	HACKBERRY	24"	GOOD	REMOVED	0	PAD
107	PECAN	24"	GOOD	SAVED		
108	PECAN	20"	GOOD	REMOVED	0	PAD
109	ELM	36"	GOOD	SAVED		
110	PECAN	15"	GOOD	REMOVED	0	ESMT.
111	PECAN	30"	GOOD	SAVED		
112	PECAN	21"	GOOD	SAVED		
113	PECAN	24"	GOOD	SAVED		
114	PECAN	10"	GOOD	REMOVED	0	PAD
115	PECAN	26"	GOOD	SAVED		
116	HACKBERRY	34"	GOOD	SAVED		
117	PECAN	26"	GOOD	SAVED		
118	PECAN	32"	GOOD	SAVED		
119	HACKBERRY	4"	GOOD	SAVED		
120	PECAN	6"	GOOD	SAVED		
121	BOIS D'ARC	5"	GOOD	SAVED		
122	PECAN	20"	GOOD	SAVED		
123	PECAN	16"	GOOD	SAVED		
124	ELM	22"	GOOD	SAVED		
125	OAK	34"	GOOD	SAVED		
126	PECAN	29"	GOOD	SAVED		
127	OAK	36"	GOOD	SAVED		
128	OAK	36"	GOOD	SAVED		
129	HACKBERRY	12"	GOOD	REMOVED	0	PAD
130	HACKBERRY	21"	GOOD	REMOVED	0	PAD
131	CEDAR	16"	GOOD	REMOVED	0	PAD
132	OAK	36"	GOOD	SAVED		
133	CEDAR	10"	GOOD	SAVED		
134	HACKBERRY	22"	GOOD	REMOVED	0	PAD
135	OAK	27"	GOOD	SAVED		
136	OAK	16"	GOOD	SAVED		
137	OAK	30"	GOOD	SAVED		
138	OAK	34"	GOOD	SAVED		
139	OAK	10"	GOOD	SAVED		
140	OAK	26"	GOOD	SAVED		
141	HACKBERRY	17"	GOOD	SAVED		
142	ELM	8"	GOOD	SAVED		
143	OAK	16"	GOOD	SAVED		
144	OAK	24"	GOOD	SAVED		
145	OAK	35"	GOOD	SAVED		



Development Services Department
212 Main Street
Lake Dallas, Texas
75065 940-497-2226
(Tel.)
940-497-4485 (Fax)
www.lakedallas.com

DRC APPLICATION REVIEW

Case #: PP 2021-001

Date: November 19, 2021

Applicant:

Providence Industries LLC
2309 Creekedge CT.
Corinth, TX 76210

Project Description: Preliminary Plat Application for a 2.752 Acre tract of land, commonly known as 440 Betchan Street. The property is located on the south side of Betchan and is to the west of Sargent. The property is zoned R-1-6000.

City Contact: Angie Manglaris 940-497-2226 Ext 401
212 Main St., Lake Dallas, TX 75065

COMMENTS DUE BACK: November 30, 2021

Please return comments to Hayden Scarnato, Management Assistant, hscarnato@lakedallas.com

Distribution List

☐ Angie Manglaris	Director of Development Services	☐ Lee Williams	Halff Associates
☐ Kandace Lesley	City Manager	☐ Kevin Gronwaldt	Halff Associates
☐ Layne Cline	Public Works Superintendent	☐ Kimberly Ponsonby	Spectrum
☐ Mark DiCiaccio	Lake Cities Municipal Utilities Authority	☐ Jim Tankersley	Century Link
☐ Devin Shields	Lake Cities Municipal Utilities Authority	☐ Ron Hays	Atmos Energy
☐ Alan Sawyer	Lake Dallas Police Department	☐ Chase Nelson	Oncor
☐ Chad Thiessen	Lake Cities Fire Department	☐	Republic
☐ David Rodriguez	Lake Cities Fire Department	☐ File copy	

The application listed above has been filed with the Department of Development Services. Please review the project (attached plans, etc.) and return this sheet with your comments or recommendations prior to the due date listed above.

Please sign, mark and return this form, even if you have no comments or issues.

Lee Williams

Halff Associates

11/30/21

Name (Please Print)

Signature

Dept./Org.

Date

Comments:

☐ No comments/acceptable as proposed
☒ See attached comments



November 30, 2021
AVO 37635.200

Ms. Angie Manglaris
City of Lake Dallas
212 Main Street
Lake Dallas, TX 75065

RE: 440 Betchan Drive – Preliminary Plat

Dear Ms. Manglaris:

The City of Lake Dallas received a Preliminary Plat application for the referenced project on November 19, 2021. The surveyor is Eagle Surveying, LLC, and the engineer is LMM Engineering. The owner is Providence Industries, LLC. Halff has completed the first review and offers the following comments:

Preliminary Plat

1. Recommend dedication of right-of-way for Betchan Road on Lots 1 and 2 to remove prescriptive right-of-way.

Drainage Area Map

1. Please review the boundary of the drainage area. There is an existing culvert that crosses Betchan Drive just east of the Denton Katy Trail that is believed to carry flow from the north across Betchan.
2. Please provide the following supporting documentation for hydrology and hydraulics calculations. A formal review will be conducted upon receipt of these items.
 - a. Show and label receiving system and provide record plans (i.e. any existing culverts).
 - b. Identify site outfalls and provide pre- and post-development conditions flows.
 - c. If flow increases, provide hydraulic analysis of receiving system through the zone of influence based on the 10% rule. Extend hydrologic and hydraulic analysis thru the zone of influence.
 - d. Provide on-site drainage area map and capacity of proposed roads.
 - e. Provide calculations for time of concentration and composite C values.
 - f. Provide a RAS analysis of roadside ditches and include proposed culverts across driveways.



Ms. Angie Manglaris
City of Lake Dallas
November 30, 2021
Page 2

Sincerely,
HALFF ASSOCIATES, INC.
TBPELS Engineering Firm No. 312

A handwritten signature in blue ink, appearing to read "Lee Williams", is written over a horizontal line.

Lee Williams, P.E.
City Engineer for the City of Lake Dallas

C: Hayden Scarnato

Enclosures: Checklist – Halff markup
Preliminary Plat markup



CITY OF LAKE DALLAS ENGINEERING DESIGN MANUAL

CHECKLISTS

Please make sure the plans you are submitting are in accordance with this checklist. The following checklist will be used during the Plan Review.

Plat Application: X Preliminary Plat Preliminary Replat
 X Final Plat Final Replat

Engineering Plan: Preliminary Final

Site Construction Plan: Preliminary Final Post Construction

Storm Water Management: Conceptual Preliminary Final

Project Information

A. Name of Development: Lots 1-10, Block A, Betchan Addition B. Date: 11/30/21

C. Location of Development: 440 Betchan

D. Type of Development: Residential

E. Total area (acres): 2.75

F. Proposed Land Uses (zoning designations): _____

G. Anticipated project schedule: _____

H. Name of Owner: _____

I. Owner Telephone No.: _____ J. FAX No.: _____

K. Owner Contact Name: _____

L. Owner Address: _____

M. Owner Email Address: _____

N. Engineer/Surveyor's Name: _____

O. Engineer/Surveyor's Email Address: _____

P. Engineer/Surveyor Firm: _____

Q. Telephone No.: _____

PRELIMINARY PLAT CHECKLIST:

- | | |
|---|---------------------------------|
| 1. Ten (10) Sets of Final Plats submitted to the City | Yes _____ No _____ N/A <u>X</u> |
| 2. Preliminary plats shall be placed on maximum 24" x 36" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the City. | Yes <u>X</u> No _____ N/A _____ |
| 3. Title or name of the subdivision preceded by the words: "Preliminary Plat" | Yes <u>X</u> No _____ N/A _____ |
| 4. Name, address and telephone number of the owner, applicant, survey, and/or engineer. | Yes <u>X</u> No _____ N/A _____ |
| 5. Volume and page, or deed record number of the ownership deed from Denton County Deed Records. | Yes <u>X</u> No _____ N/A _____ |
| 6. Vicinity map and key map, if multiple sheets are needed. | Yes <u>X</u> No _____ N/A _____ |
| 7. Date of preparation, written and graphic scale, and north arrow. | Yes <u>X</u> No _____ N/A _____ |
| 8. Boundary line of the proposed subdivision drawn with a heavy line. | Yes <u>X</u> No _____ N/A _____ |
| 9. Computed gross acreage of the subdivision | Yes <u>X</u> No _____ N/A _____ |
| 10. Metes and bounds description of the proposed subdivision. | Yes <u>X</u> No _____ N/A _____ |
| 11. Location of the subdivision with respect to a corner of the survey or tract or an original corner of the survey of which it is a part. | Yes <u>X</u> No _____ N/A _____ |
| 12. Names of adjoining subdivisions with lots and blocks shown with dashed lines and/or property owners of record for all contiguous unplatted properties. | Yes <u>X</u> No _____ N/A _____ |
| 13. City limits (if applicable). | Yes _____ No _____ N/A <u>X</u> |
| 14. Location, dimension, and description and recording information for all existing rights-of-way, railroad rights-of-way, easements or other public ways on or adjacent to the property being developed. | Yes <u>X</u> No _____ N/A _____ |
| 15. Show permanent structures or uses that will remain. | Yes <u>X</u> No _____ N/A _____ |

- | | |
|--|--|
| 16. Sizes and flowlines of existing drainage structures, 100-year floodplain and floodway as defined by FEMA. | Yes ☒ No ☐ N/A ☐ |
| 17. Location, size and type of all existing utilities within or adjacent lot the site. | Yes ☒ No ☐ N/A ☐ |
| 18. Number each proposed lot and block. Provide the proposed number of lots. | Yes ☒ No ☐ N/A ☐ |
| 19. Existing two (2) foot interval contours referenced to NAD. | Yes ☒ No ☐ N/A ☐ |
| 20. Proposed streets, alleys, drainage ways, parks, open spaces, easements, other public areas and other rights-of-way within the subdivision. Dimensions of all easements and rights-of-way. | Yes ☒ No ☐ N/A ☐ |
| 21. Dimensions for all lots. Gross acreage for all non-residential lots. Approximate acreage for areas in residential use. Approximate acreage of streets, parks, and other non-residential uses. | Yes ☒ No ☐ N/A ☐ |
| 22. Front building setback lines, side and rear building setback lines. | Yes ☒ No ☐ N/A ☐ |
| 23. Preliminary Storm Water Management Plan meeting the requirements of the Engineering Design Manual shall be submitted with the Preliminary Plat. (Checklist in App. C) | Yes ☐ No ☒ N/A ☐ |
| 24. Preliminary Plat approval block as described by the Subdivision Regulation Ordinance. | Yes ☒ No ☐ N/A ☐ |
| 25. Where the Preliminary Plat is part of a larger area owned by the Applicant that will be subsequently subdivided, provide a layout of the larger area showing the tentative layout of streets, blocks, drainage, water, sewerage, and other improvements for the larger area. | Yes ☐ No ☐ N/A ☒ |

FINAL PLAT CHECKLIST

- | | |
|--|--|
| 1. Ten (10) Sets of Final Plats submitted to the City | Yes ☐ No ☐ N/A ☒ |
| 2. Final plats shall be placed on maximum 24" x 36" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the City. | Yes ☒ No ☐ N/A ☐ |
| 3. Title or name of the subdivision preceded by the words "Final Plat" | Yes ☒ No ☐ N/A ☐ |
| 4. Name address and telephone number of the owner, applicant, survey, and/or engineer. | Yes ☒ No ☐ N/A ☐ |
| 5. Vicinity map and key map if multiple sheets are needed. | Yes ☒ No ☐ N/A ☐ |
| 6. Date, written and graphic scale, and north arrow. | Yes ☒ No ☐ N/A ☐ |

7. Boundary line of subdivision drawn with a heavy line and with bearings, dimensions and curve data. Yes ☒ No ☐ N/A ☐
8. Names of adjoining subdivisions with lots and blocks shown with **dashed lines** and/or property owners of record for all contiguous unplatted properties. Yes ☒ No ☐ N/A ☐
9. City limits, if applicable. Yes ☐ No ☐ N/A ☒
10. Proposed streets, alleys, drainageways, parks, open spaces, easements, other public areas and other rights-of-way within the subdivision including dimensions, bearings and curve data. Yes ☒ No ☐ N/A ☐
11. Location, dimension, description and recording information for all existing rights-of-way, railroad rights-of-way, easements or other public ways on or adjacent to the property being platted. Yes ☒ No ☐ N/A ☐
12. Location and description of all permanent monuments and control points. Yes ☒ No ☐ N/A ☐
13. Final Storm Water Management Plan meeting the requirements of the Engineering Design Manual shall be submitted with the Preliminary Plat. (Checklist in App. C) Yes ☐ No ☒ N/A ☐
14. Floodways / Floodplains (FEMA):
- a. Show the ultimate 100-year water surface elevation. Yes ☐ No ☐ N/A ☒
 - b. Show floodplain and floodway boundaries. Yes ☐ No ☐ N/A ☒
 - c. Drainage Floodway easement limits Yes ☐ No ☐ N/A ☒
 - d. Minimum fill and floor elevations specified. Yes ☒ No ☐ N/A ☐
15. Minimum building setback lines. Yes ☒ No ☐ N/A ☐
16. Lot and block numbers. Yes ☒ No ☐ N/A ☐
17. Approval block in the form prescribed by the Subdivision Regulations Ordinance. Yes ☒ No ☐ N/A ☐
18. Abutting property owner names and recording information. Yes ☒ No ☐ N/A ☐
19. Gross acreage of the land being subdivided Yes ☒ No ☐ N/A ☐
26. Added the note for buildings within 1,000 feet from existing oil or gas well as described by the Subdivision Regulation Ordinance. Yes ☐ No ☐ N/A ☒
20. Owner's certificate of deed or dedication with the following:
- a. Metes and bounds description. Yes ☒ No ☐ N/A ☐
 - b. Representation that dedicators own the property. Yes ☒ No ☐ N/A ☐

c. Dedication statement.

Yes ☒ No ☐ N/A ☐

d. Reference and identification or name of final plat.

Yes ☒ No ☐ N/A ☐

e. Surveyor certification in the form prescribed by the Subdivision Regulation Ordinance.

Yes ☒ No ☐ N/A ☐

21. Certificate showing all taxes have been paid.

Yes ☐ No ☐ N/A ☒

22. A letter fully outlining and alterations from the approved Preliminary Plat.

Yes ☐ No ☐ N/A ☒

ENGINEERING SITE PLAN – Each Engineering Site Plan shall include:

1. Engineering Site plans shall be placed on maximum 22" x 34" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the City.

Yes ☐ No ☐ N/A ☐

2. Title block in lower right hand corner including:

a. Subdivision name with lot and block number.

Yes ☐ No ☐ N/A ☐

b. Area in acres.

Yes ☐ No ☐ N/A ☐

c. Metes and bounds description including survey name and abstract number.

Yes ☐ No ☐ N/A ☐

d. City and County.

Yes ☐ No ☐ N/A ☐

e. Preparation Date.

Yes ☐ No ☐ N/A ☐

3. Name, address and telephone number of the owner, applicant, and surveyor/engineer.

Yes ☐ No ☐ N/A ☐

4. Vicinity map and key map, if multiple sheets are needed.

Yes ☐ No ☐ N/A ☐

5. Written scale, graphic scale and north arrow.

Yes ☐ No ☐ N/A ☐

6. Approximate distance to the nearest street.

Yes ☐ No ☐ N/A ☐

7. Site boundaries, dimensions, lot lines and lot areas.

Yes ☐ No ☐ N/A ☐

8. Legend.

Yes ☐ No ☐ N/A ☐

9. Site data summary table including:

a. Zoning.

Yes ☐ No ☐ N/A ☐

b. Proposed use.

Yes ☐ No ☐ N/A ☐

c. Building area (gross square footage).

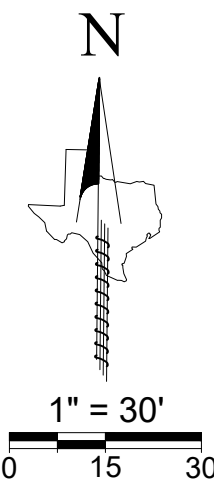
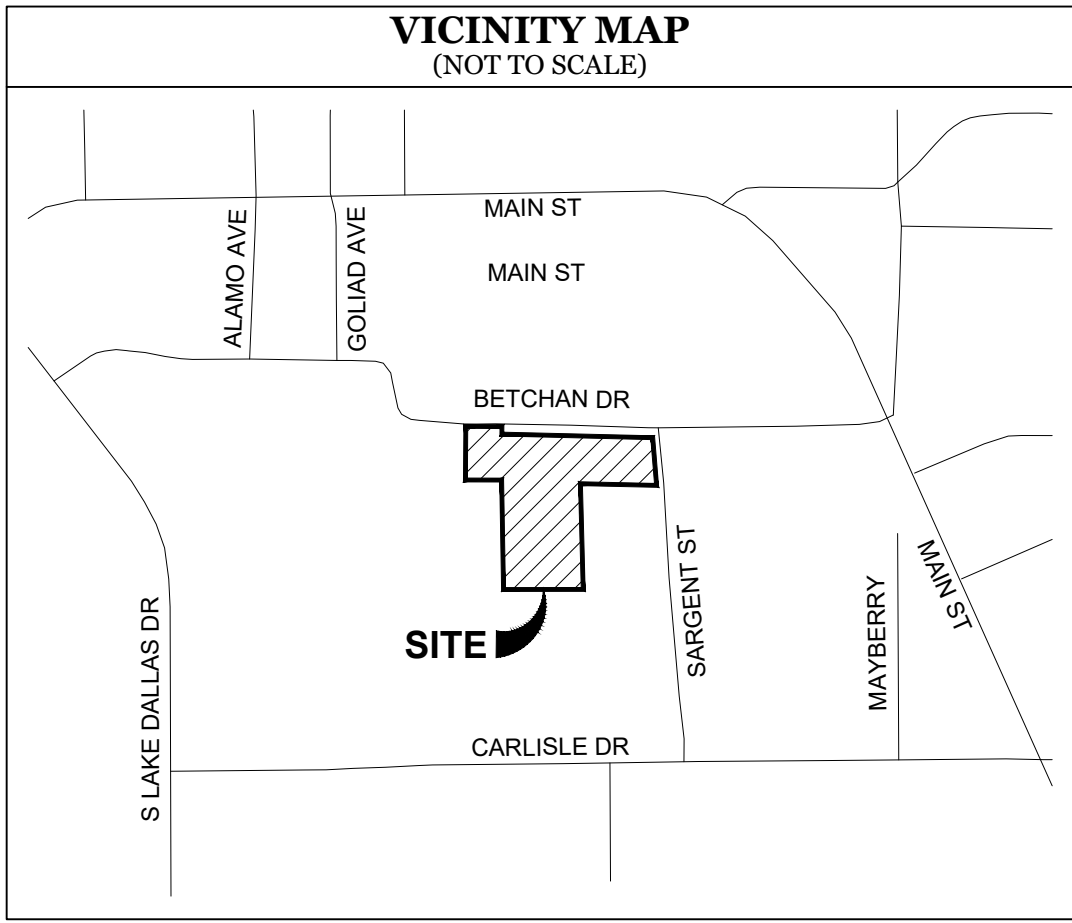
Yes ☐ No ☐ N/A ☐

d. Building height (feet and inches).

Yes ☐ No ☐ N/A ☐

e. Area of impervious surface.

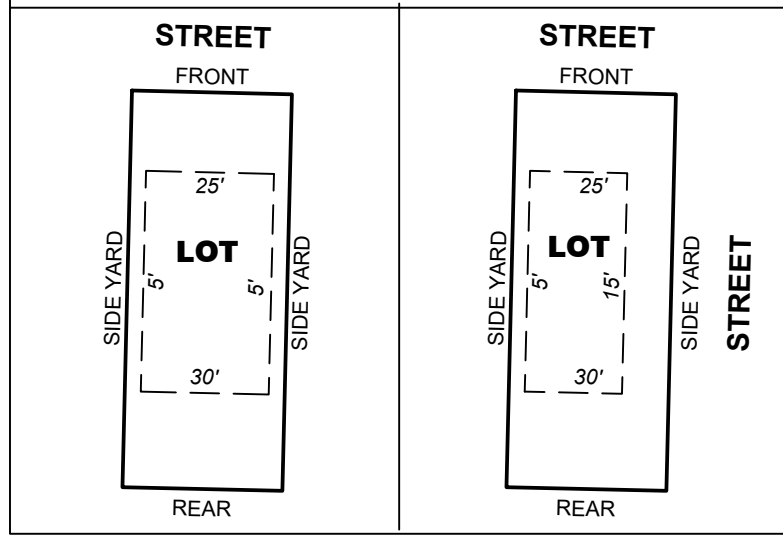
Yes ☐ No ☐ N/A ☐



GENERAL NOTES

- The purpose of this plat is to create ten lots of record from one tract of land.
- This property is located in Zone "X" (Unshaded) according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011, as shown on Map Number 48121C0535G.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011)(Texas North Central Zone 4202).
- Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
- 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 interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Any franchised public utility, including the City of Lake Dallas shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the City of Lake Dallas, shall have the right at all times of ingress and egress to and from and upon such easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

BUILDING LINES (TYPICAL)



Project	2106.054-02
Date	10-04-2021
Drafter	CHM



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

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

OWNER
Providence Industries, LLC
Contact: Paul G. Perry
2309 Creekeedge Court
Corinth, TX 76210
(940) 442-9134

ENGINEER
LMM Engineering
Contact: Laban Miano
2355 North Highway 360
Grand Prairie, TX 75050
(214) 794-4436

LEGEND

CAB.	Cabinet	Sanitary Manhole	Edge of Asphalt
PG.	Page	Temporary Benchmark	Overhead Utilities
DOC. NO.	Document Number	Water Meter	Chain Link Fence
PG.	Page	Electric Box	Wire Fence
IRF	Iron Rod Found	Coy Wire	Wood Fence
CIRF	Capped Iron Rod Found	Power Pole	
CIRS	Capped Iron Rod Set	Electric Utility Mark	
O.R.D.C.T.	Official Records, Denton County, Texas	Telecommunications Riser	
P.R.D.C.T.	Plat Records, Denton County, Texas	Gas Utility Mark	

CERTIFICATE OF APPROVAL

CITY OF LAKE DALLAS

Approved by City Council:

Mayor

Attested by City Secretary

Date of Approval

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, **PROVIDENCE INDUSTRIES, LLC**, is the owner of a 2.75 acre tract of land out of the M. WRIGHT SURVEY, ABSTRACT NO. 1355, situated in the City of Lake Dallas, Denton County, Texas, being all of a called 2.752 acre tract of land conveyed to Providence Industries, LLC, by deed of record in Document Number 2019-13907 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the South right-of-way line of Betchan Street (a variable width right-of-way) and the West right-of-way line of Sargent Street, being the Northeast corner of said 2.752 acre tract and hereof;

THENCE, S04°39'46"E, along the West right-of-way line of Sargent Street and the common East line of said 2.752 acre tract, a distance of 124.55 feet to a 1/2-inch iron rod with red plastic cap stamped "ALLIANCE" found at the Northeast corner of Lot 1, Block A, of Frank E. Barnard Addition, a subdivision of record in Cabinet T, Page 206 of the Plat Records of Denton County, Texas, being the most Easterly Southeast corner of said 2.752 acre tract and hereof;

THENCE, N88°41'57"W, leaving the West right-of-way line of Sargent Street, along the North line of said Lot 1 and the common South line of said 2.752 acre tract, a distance of 198.26 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said Lot 1, being an interior ell corner of said 2.752 acre tract and hereof;

THENCE, S01°28'25"E, along the West lines of Lots 1 thru 4, Block A, of said Frank E. Barnard Addition and the common East line of said 2.752 acre tract, a distance of 275.45 feet to a bois d'arc post found in the North line of a called 2.3756 acre tract of land conveyed to Stanley and Carianne Lovelace by deed of record in Document Number 2017-100802 of said Official Records, being the Southwest corner of said Lot 4, also being the most Southerly Southeast corner of said 2.752 acre tract and hereof;

THENCE, S89°57'38"W, along the North line of said 2.3756 acre tract and the common South line of said 2.752 acre tract, a distance of 207.57 feet to a tree in the East line of Lot 2-A, Block A, of Gatlin Addition, a subdivision of record in Document Number 2019-83 of said Plat Records, being the Northwest corner of said 2.3756 acre tract, also being the most Southerly Southwest corner of said 2.752 acre tract and hereof;

THENCE, along the East and North lines of said Lot 2-A, being the common West and South lines of said 2.752 acre tract, the following two (2) courses and distances:

- N00°56'55"W, a distance of 284.88 feet to a metal fence post found at the Northeast corner of said Lot 2-A, being an interior ell corner of said 2.752 acre tract and hereof;
- N89°48'25"W, a distance of 94.38 feet to a 3/8-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 2.752 acre tract and hereof;

THENCE, N00°24'45"E, along the West line of said 2.752 acre tract, and in part, along the East line of said Lot 3, Bishop Addition, a distance of 139.50 feet to a mag nail set within Betchan Street, being the Northwest corner of said 2.752 acre tract and hereof;

THENCE, S89°37'12"E, along the approximate center line of Betchan Street and the North line of said 2.752 acre tract, a distance of 94.04 feet to a mag nail set, being the most Northerly Northeast corner of said 2.752 acre tract and hereof;

THENCE, S00°20'13"W, along the East line of said 2.752 acre tract, a distance of 19.45 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at an interior ell corner of said 2.752 acre tract and hereof;

THENCE, S88°37'21"E, along the South right-of-way line of Betchan Street and the common North line of said 2.752 acre tract, a distance of 392.85 feet to the **POINT OF BEGINNING**, and containing an area of 2.75 Acres, (119,857 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **PROVIDENCE INDUSTRIES, LLC**, does hereby adopt this plat, designating herein described property as **BETCHAN ADDITION**, an addition to the City of Lake Dallas, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed a.

OWNER: **PROVIDENCE INDUSTRIES, LLC**, a Texas limited liability company

BY: _____
Paul G. Perry
Principal
Date

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared **PAUL G. PERRY**, 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 _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lake Dallas, Denton County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. #6402
Date

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 _____, 20__.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
LOTS 1 THRU 10, BLOCK A
BETCHAN ADDITION
2.75 ACRES

M. WRIGHT SURVEY, ABSTRACT NO. 1355,
CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS



PROJECT LOCATION

440 Betchan Street,
Lake Dallas, TX, 75065

PREPARED BY

LMM
ENGINEERING
2355 N HWY 360
GRAND PRairie, TX 75050
TEL: 972-447-4438
EMAIL: Lmm142@gmail.com

APPROVALS

DESIGNED _____
DRAWN _____
CHECKED _____
DATE _____
SCALE _____

REVISIONS

REVISION 1 -

PROJECT LEGAL

PROPOSED Subdivision
440 Betchan Drive, Lake Dallas,
TX, 75065

SHEET TITLE

PRE-DEV. - DRAINAGE AREA MAP
& CALCULATIONS

SHEET NO.

C4

PROJECT NO.

2106001

FOR REVIEW



Pre - Dev. Conditions - Drainage Area # 1					
Rational Method					
Return Period	TC (min)	RUNOFF (C)	I (In/Hr)	A (acres)	Q(cfs)
1 yr.	29	0.42	2.366	18.90	18.78
2 yr.	29	0.42	2.733	18.90	21.69
5 yr.	29	0.42	3.355	18.90	26.63
10 yr.	29	0.42	3.854	18.90	30.60
25 yr.	29	0.42	4.527	18.90	35.94
50 yr.	29	0.42	5.026	18.90	39.90
100 yr.	29	0.42	5.515	18.90	43.78

Post- Dev. Conditions - Drainage Area # 1					
Rational Method					
Return Period	TC (min)	RUNOFF (C)	I (In/Hr)	A (acres)	Q(cfs)
1 yr.	29	0.44	2.366	18.90	19.67
2 yr.	29	0.44	2.733	18.90	22.73
5 yr.	29	0.44	3.355	18.90	27.90
10 yr.	29	0.44	3.854	18.90	32.05
25 yr.	29	0.54	4.527	18.90	37.65
50 yr.	29	0.44	5.026	18.90	41.80
100 yr.	29	0.44	5.515	18.90	45.86

PROJECT LOCATION

440 Betchan Street,
Lake Dallas, TX, 75065

POST DEV. DRAINAGE AREA MAP &
CALCULATIONS

C5

OF 1
PROJECT NO.: 2106001

PROPOSED SUBDIVISION
440 Betchan Drive, Lake Dallas,
TX, 75065

PREPARED BY

LMM

ENGINEERING

2355 N HWY 360
GRAND PRairie, TX 75050
TEL: 972-447-4438
EMAIL: Limiano142@gmail.com

APPROVALS

DESIGNED
DRAWN
CHECKED
DATE
SCALE

REVISIONS

REVISION 1

FOR REVIEW



PLANNING AND ZONING COMMISSION
AGENDA MEMO

AGENDA ITEM 8

Prepared By: Angie Manglaris, AICP, Director of Development Services

December 16, 2021

Final Plat - 440 Betchan Street

Description:

Consider and make a recommendation on a final plat for a ± 2.752 acre tract of land situated in the M. Wright Survey, Abstract No. 1355, in the City of Lake Dallas, Denton County, Texas, and being all that certain tract of land conveyed to Thomas Edward Deeb recorded in Document Number 2015-8131 of the Real Property Records of Denton County, Texas, (R.P.R.D.C.T.) and being more particularly described; generally located at 440 Betchan Street (FP-21-001).

Existing Conditions:

The property is zoned Residential R-1-6000. The subject tract is undeveloped and consists of open pasture with several mature trees on site.

Adjacent Land Uses and Zoning:

North: Betchan Street Right-of-Way

East: Single-family Residences zoned R-1-6000

South: Single-family Residence zoned R-1-6000

West: Undeveloped parcels zoned R-1-6000 and C-1 Retail

Background Information:

The applicant and owner, Mr. Paul Perry, has submitted a preliminary plat for a ± 2.752 acre tract of land, generally situated at 440 Betchan Street. The property is zoned Residential R-1-6000 and the proposed plat contemplates subdividing the property into ten (10) lots for residential development. Lots 1-9 front along Betchan Street and are generally 50' wide by $\pm 115'$ deep. The minimum lot width and depth of R-1-6000 is 50' and 90', respectively. Lot 10 is oriented as a "flag lot" with a 30' wide 116' deep access point situated along Betchan Street. Lot 10 is 1.41 acres in area and meets the minimum area requirements for R-1-6000 Zoning.

Conformance with the Comprehensive Plan:

The recently adopted Lake Dallas Vision 2030 Comprehensive Plan designates this area as a "Mixed-Use Development," which is intended to include a mixture of uses (vertically or horizontally) including residential, retail, commercial and office uses in a walkable setting. The proposed concept plan could be compatible with the future land use plan as sidewalks are installed and can provide linkages along Betchan and Main Street.



Planning Analysis:

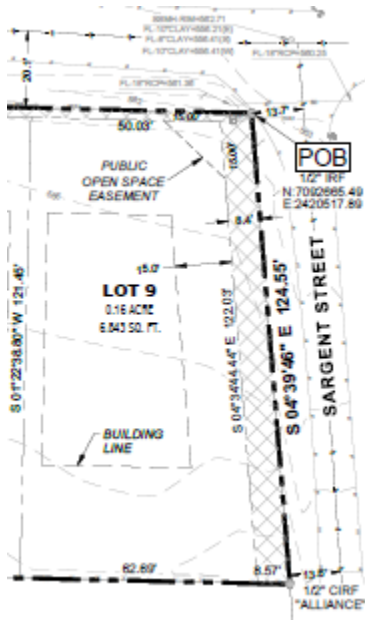
Land Use:

The proposed project generally conforms with the lot Subdivision Standards and the Engineering and Design Standards Manual. The proposed plat meets all lot area, width and depth requirements as specified in the Municipal Code.

The applicant is requesting a variance to the required right-of-way dedication. Per Chapter 94-53 (a) right-of-way shall be dedicated at the time of plat and shall conform to the City Engineering and Design Standards Manual. The subject property has street frontage along Betchan Street as well as Sargent Street. The designation of both of these streets per City Engineering and Design Standards Manual is "local street," which requires a total right-of-way of 50'.

The current right-of-way for Betchan is approximately 20', although it varies throughout the street. The current right-of-way for Sargent Street is approximately 15'. Based on the current right-of-way widths, the owner would be responsible for one-half the deficiency, or 15', of the required amount of right-of-way along Betchan Street and 17.5' along Sargent Street. The applicant is requesting a variance to the right-of-way dedication amount and is proposing to dedicate 23' along the frontage of lots 1&2 to align the front property lines with the remaining lots fronting on Betchan. In addition, the applicant is proposing to dedicate 2.5' of right-of-way for Lots 3-9 along the Betchan corridor. Lot 9 of the development requires additional right-of-

way dedication as the eastern side lot line is situated along Sargent Street. The applicant is proposing to dedicate 8.4' of right-of-way long the eastern property line.



The applicant has submitted a civil site plan demonstrating the right-of-way dedications as described above. The applicant has not yet made these changes to the preliminary and final plats for the subdivision, which show a right-of-way dedication of 5' along lots 3-10 along the front property lines rather than the 2.5'. This difference needs to be reconciled prior to the January 13th City Council meeting.

Tree Preservation:

The Applicant has submitted a detailed tree survey as part of their application. The tree survey indicates there are 44 trees on site. Of these trees, 11 are being removed and are not required to be mitigated based on Chapter 42, Article IV. Tree Preservation. These trees are either within the buildable area or are trees that are not classified as protected trees which require mitigation. The tree survey is

attached to this report.

Traffic:

The project is not large enough to require a traffic impact analysis.

Drainage:

Per section 94-151, no plat shall be approved which does not make adequate provision for stormwater or floodwater runoff. The provision of adequate drainage of property is necessary to ensure the health and safety of the public and property in times of flood; and such facilities shall not cause excessive increases in flood heights or velocities, particularly to adjacent and downstream properties, and shall ensure a safe and orderly drainage of rainfall, stormwater and floodwater without erosion or damage to property on-site and off-site. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point; and basins shall be used to intercept flow at that point. The applicant has submitted, with their civil construction plans, an engineered drainage plan for review by City-contract engineer, HALFF and Associates.

Prior to approval of the preliminary plat and final plat, the applicant shall submit the remaining required documents for the hydrology study. The drainage and hydrology plans shall meet all City requirements as confirmed by HALFF and Associates.

Regulatory Issues:

There are a few minor errors on the face of the preliminary plat that need to be corrected prior to City Council approval:

- Per Section 94-41 (4) of the Municipal Code, the date of preparation, and date of latest revision of the plat drawing shall be included on the face of the plat. The applicant needs to add revision dates to the plat.
- Per Section 94-41 (31) of the Municipal Code, A notation shall be placed on the final plat referencing the tree preservation and mitigation plan on file with the city planning department. The applicant needs to include this note on the face of the plat.
- The applicant shall confirm the notes on the preliminary and final plat match.
- Per the City of Lake Dallas Engineering and Design Standards Manual, Appendix B, lots adjacent to the subject property shall be outlined in dashed lines rather than solid lines.

The above listed items shall be addressed prior to approval of the final plat.

Financial Consideration:

The proposed development, when built out, would generate additional property and sales taxes. It would also require additional costs in police, fire and other city services. The City has not made a detailed fiscal assessment of the impact of the development.

Recommended Motion:

After conducting the public hearing, staff recommends Planning and Zoning Commission make the following motion:

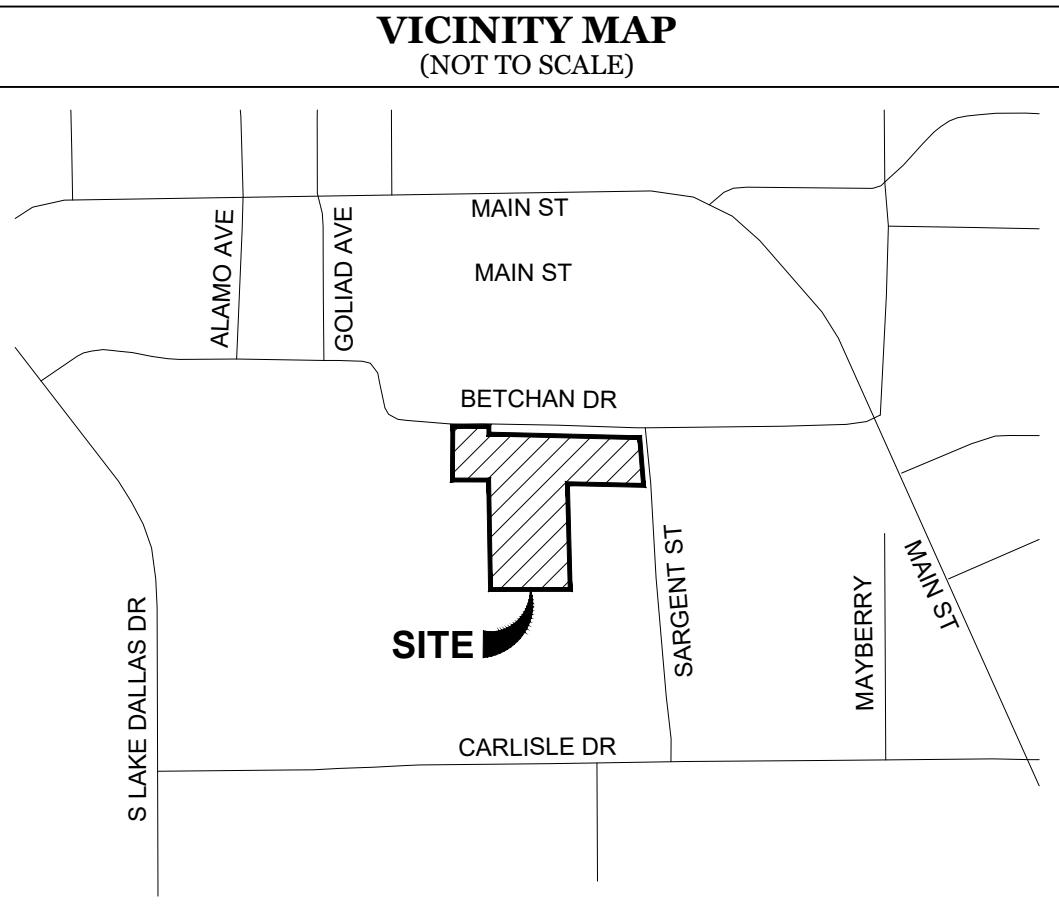
I move to recommend City Council **APPROVE** a final plat for a ±2.752-acre tract of land situated in the M. Wright Survey, Abstract No. 1355, in the City of Lake Dallas, Denton County, Texas, and being more particularly described; generally located at 440 Betchan Street (PP-21-001) contingent upon the following item being addressed prior to the January 13th City Council Meeting:

- Per Section 94-41 (4) of the Municipal Code, the date of preparation, and date of latest revision of the plat drawing shall be included on the face of the plat. The applicant needs to add revision dates to the plat.
- Per Section 94-41 (31) of the Municipal Code, A notation shall be placed on the final plat referencing the tree preservation and mitigation plan on file with the city planning department. The applicant needs to include this note on the face of the plat.
- The applicant shall confirm the notes on the preliminary and final plat match.
- Per the City of Lake Dallas Engineering and Design Standards Manual, Appendix B, lots adjacent to the subject property shall be outlined in dashed lines rather than solid lines.
- Submittal and approval of the Drainage Area Map as notated by HALFF and Associates, INC.
- The applicant shall reconcile the layout differences between the final plat and civil site plan.

Attachments:

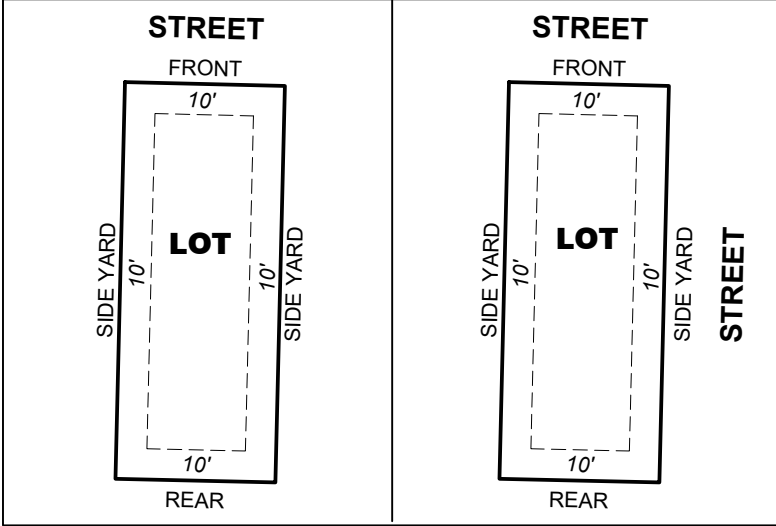
- Final Plat

- Civil Site Plan
- Tree Survey
- Comments from HALFF and Associates

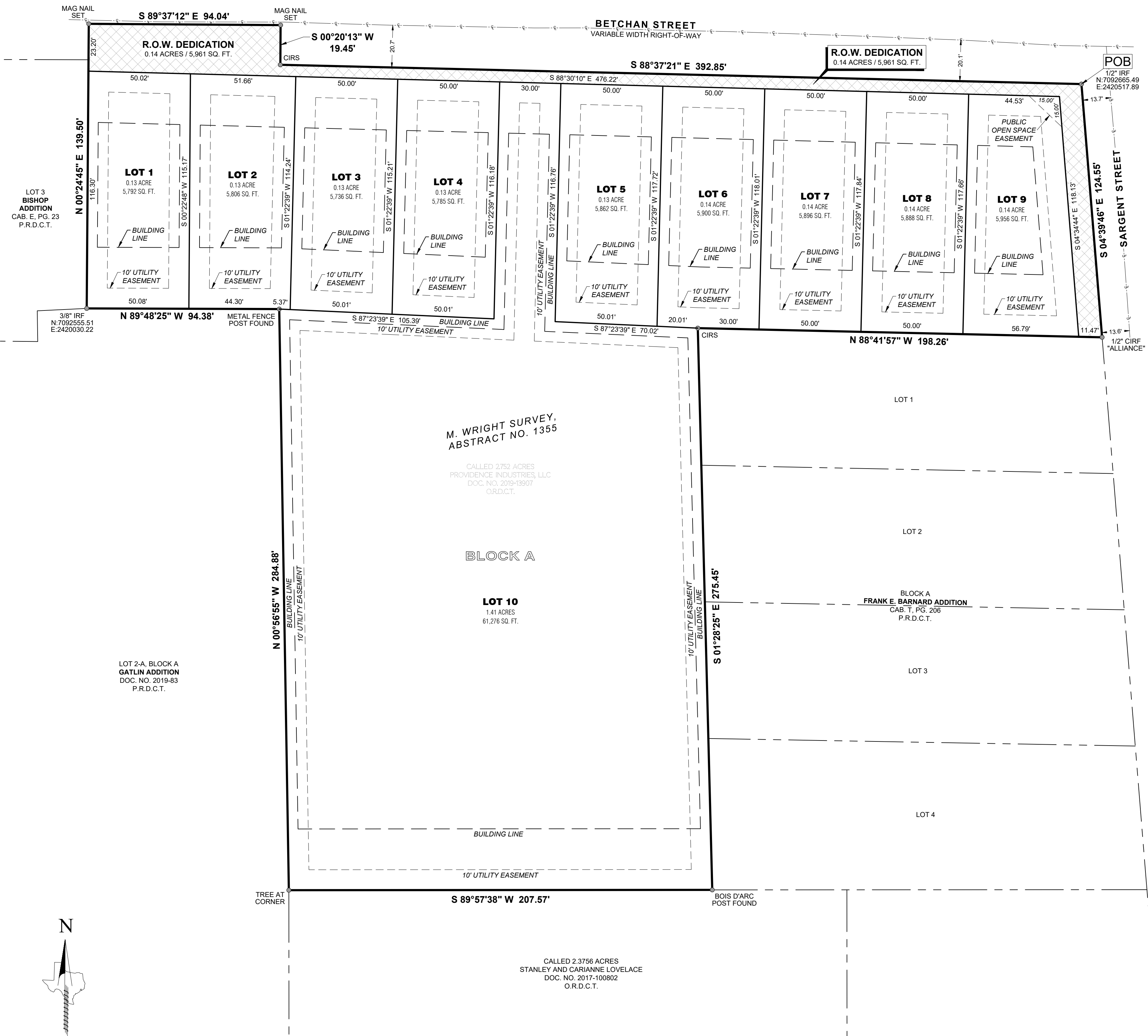
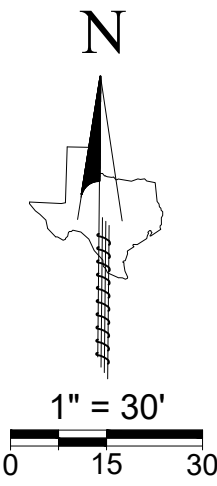
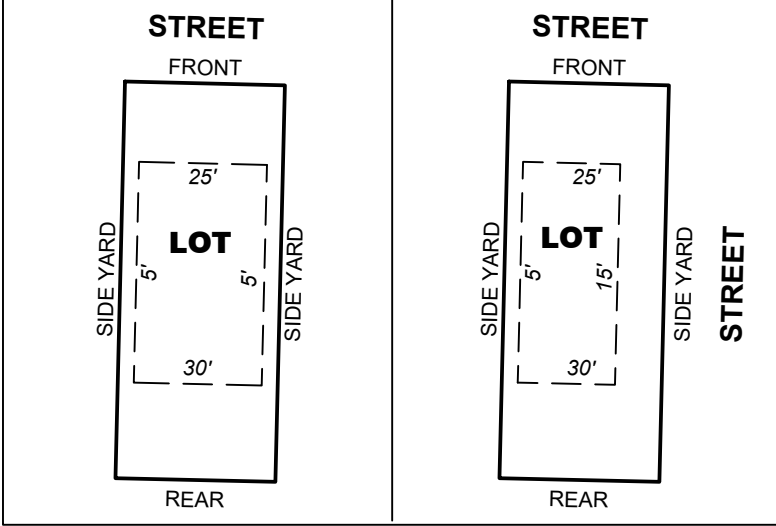


- GENERAL NOTES**
- The purpose of this plat is to create ten lots of record from one tract of land.
 - This property is located in Zone "X" (Unshaded) according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011, as shown on Map Number 48121C0535G.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011)(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 interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - Any franchised public utility, including the City of Lake Dallas shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the City of Lake Dallas, shall have the right at all times of ingress and egress to and from and upon such easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

UTILITY EASEMENTS (TYPICAL)



BUILDING LINES (TYPICAL)



LEGEND

CAB.	Cabinet
PG.	Page
DOC. NO.	Document Number
IRF	Iron Rod Found
CIRF	Capped Iron Rod Found
CIRS	Capped Iron Rod Set
O.R.D.C.T.	Official Records, Denton County, Texas
P.R.D.C.T.	Plat Records, Denton County, Texas

CERTIFICATE OF APPROVAL

CITY OF LAKE DALLAS
Approved by City Council:

Mayor

Attested by City Secretary

Date of Approval

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS \$
COUNTY OF DENTON \$

WHEREAS, **PROVIDENCE INDUSTRIES, LLC**, is the owner of a 2.75 acre tract of land out of the M. WRIGHT SURVEY, ABSTRACT NO. 1355, situated in the City of Lake Dallas, Denton County, Texas, being all of a called 2.752 acre tract of land conveyed to Providence Industries, LLC, by deed of record in Document Number 2019-13907 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the South right-of-way line of Betchan Street (a variable width right-of-way) and the West right-of-way line of Sargent Street, being the Northeast corner of said 2.752 acre tract and hereof;

THENCE, S04°39'46"E, along the West right-of-way line of Sargent Street and the common East line of said 2.752 acre tract, a distance of 124.55 feet to a 1/2-inch iron rod with red plastic cap stamped "ALLIANCE" found at the Northeast corner of Lot 1, Block A, of Frank E. Barnard Addition, a subdivision of record in Cabinet T, Page 206 of the Plat Records of Denton County, Texas, being the most Easterly Southeast corner of said 2.752 acre tract and hereof;

THENCE, N88°41'57"W, leaving the West right-of-way line of Sargent Street, along the North line of said Lot 1 and the common South line of said 2.752 acre tract, a distance of 198.26 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said Lot 1, being an interior ell corner of said 2.752 acre tract and hereof;

THENCE, S01°28'25"E, along the West lines of Lots 1 thru 4, Block A, of said Frank E. Barnard Addition and the common East line of said 2.752 acre tract, a distance of 275.45 feet to a bois d'arc post found in the North line of a called 2.3756 acre tract of land conveyed to Stanley and Carianne Lovelace by deed of record in Document Number 2017-100802 of said Official Records, being the Southwest corner of said Lot 4, also being the most Southerly Southeast corner of said 2.752 acre tract and hereof;

THENCE, S89°57'38"W, along the North line of said 2.3756 acre tract and the common South line of said 2.752 acre tract, a distance of 207.57 feet to a tree in the East line of Lot 2-A, Block A, of Gatlin Addition, a subdivision of record in Document Number 2019-83 of said Plat Records, being the Northwest corner of said 2.3756 acre tract, also being the most Southerly Southwest corner of said 2.752 acre tract and hereof;

THENCE, along the East and North lines of said Lot 2-A, being the common West and South lines of said 2.752 acre tract, the following two (2) courses and distances:

- N00°56'55"W, a distance of 284.88 feet to a metal fence post found at the Northeast corner of said Lot 2-A, being an interior ell corner of said 2.752 acre tract and hereof;
- N89°48'25"W, a distance of 94.38 feet to a 3/8-inch iron rod found at the Southeast corner of Lot 3 of Bishop Addition, a subdivision of record in Cabinet E, Page 23 of said Plat Records, being the most Westerly Southwest corner of said 2.752 acre tract and hereof;

THENCE, N00°24'45"E, along the West line of said 2.752 acre tract, and in part, along the East line of said Lot 3, Bishop Addition, a distance of 139.50 feet to a mag nail set within Betchan Street, being the Northwest corner of said 2.752 acre tract and hereof;

THENCE, S89°37'12"E, along the approximate center line of Betchan Street and the North line of said 2.752 acre tract, a distance of 94.04 feet to a mag nail set, being the most Northerly Northeast corner of said 2.752 acre tract and hereof;

THENCE, S00°20'13"W, along the East line of said 2.752 acre tract, a distance of 19.45 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at an interior ell corner of said 2.752 acre tract and hereof;

THENCE, S88°37'21"E, along the South right-of-way line of Betchan Street and the common North line of said 2.752 acre tract, a distance of 392.85 feet to the **POINT OF BEGINNING**, and containing an area of 2.75 Acres, (119,857 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **PROVIDENCE INDUSTRIES, LLC**, does hereby adopt this plat, designating herein described property as **BETCHAN ADDITION**, an addition to the City of Lake Dallas, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed a.

OWNER: **PROVIDENCE INDUSTRIES, LLC**, a Texas limited liability company

BY: _____ Date _____
Paul G. Perry Principal

STATE OF TEXAS \$
COUNTY OF _____ \$

BEFORE ME, the undersigned authority, on this day personally appeared **PAUL G. PERRY**, 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 _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS \$
COUNTY OF DENTON \$

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lake Dallas, Denton County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. #6402 Date _____

STATE OF TEXAS \$
COUNTY OF DENTON \$

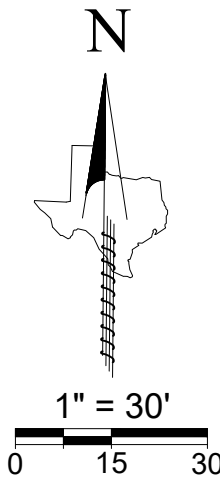
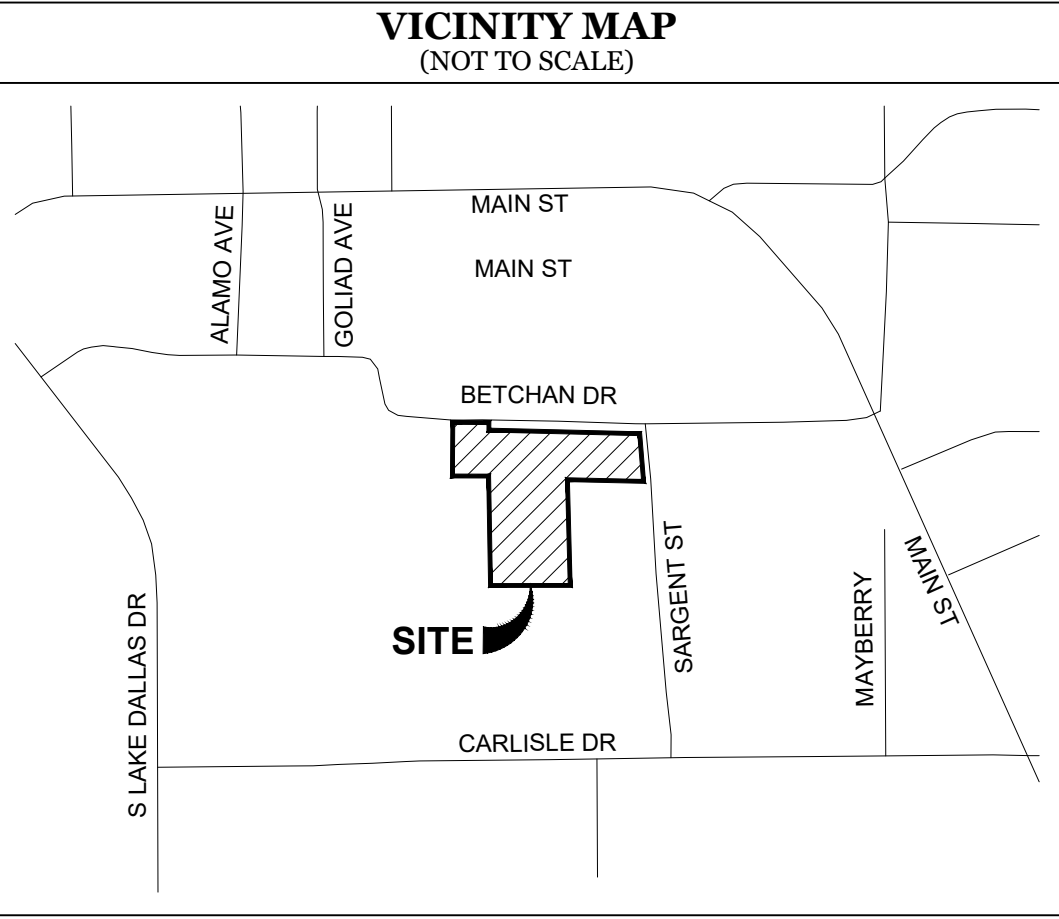
BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

**FINAL PLAT
LOTS 1-10, BLOCK A
BETCHAN ADDITION**

BEING A 2.75 ACRE TRACT OF LAND IN THE
M. WRIGHT SURVEY, ABSTRACT NO. 1355,
CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS



- GENERAL NOTES**
- The purpose of this plat is to create ten lots of record from one tract of land.
 - This property is located in Zone "X" (Unshaded) according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011, as shown on Map Number 48121C0535G.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011)(Texas North Central Zone 4202).
 - Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
 - 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 interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - Any franchised public utility, including the City of Lake Dallas shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the City of Lake Dallas, shall have the right at all times of ingress and egress to and from and upon such easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

TREE SURVEY PREPARED 12/8/2021 BY:

Perry
CUSTOM BUILDERS.com
Homes • Pools • Commercial
940-442-9134

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
1 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

OWNER
Providence Industries, LLC
Contact: Paul G. Perry
2309 Creekedge Court
Corinth, TX 76210
(940) 442-9134

ENGINEER
LMM Engineering
Contact: Laban Miano
2355 North Highway 360
Grand Prairie, TX 75050
(214) 794-4436

LEGEND		
CAB.	Cabinet	Sanitary Manhole
PG.	Page	Temporary Benchmark
DOC. NO.	Document Number	Water Meter
PG.	Page	Electric Box
IRF	Iron Rod Found	Coy Wire
CIRF	Capped Iron Rod Found	Power Pole
CIRS	Capped Iron Rod Set	Electric Utility Mark
O.R.D.C.T.	Official Records, Denton County, Texas	Telecommunications Riser
P.R.D.C.T.	Plat Records, Denton County, Texas	Gas Utility Mark
		Edge of Asphalt
		Overhead Utilities
		Chain Link Fence
		Wire Fence
		Wood Fence

CERTIFICATE OF APPROVAL

CITY OF LAKE DALLAS

Approved by City Council:

Mayor

Attested by City Secretary

Date of Approval

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, PROVIDENCE INDUSTRIES, LLC, is the owner of a 2.75 acre tract of land out of the M. WRIGHT SURVEY, ABSTRACT NO. 1355, situated in the City of Lake Dallas, Denton County, Texas, being all of a called 2.752 acre tract of land conveyed to Providence Industries, LLC, by deed of record in Document Number 2019-13907 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the South right-of-way line of Betchan Street (a variable width right-of-way) and the West right-of-way line of Sargent Street, being the Northeast corner of said 2.752 acre tract and hereof;

THENCE, S04°39'46"E, along the West right-of-way line of Sargent Street and the common East line of said 2.752 acre tract, a distance of 124.55 feet to a 1/2-inch iron rod with red plastic cap stamped "ALLIANCE" found at the Northeast corner of Lot 1, Block A, of Frank E. Barnard Addition, a subdivision of record in Cabinet T, Page 206 of the Plat Records of Denton County, Texas, being the most Easterly Southeast corner of said 2.752 acre tract and hereof;

THENCE, N88°41'57"W, leaving the West right-of-way line of Sargent Street, along the North line of said Lot 1 and the common South line of said 2.752 acre tract, a distance of 198.26 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said Lot 1, being an interior ell corner of said 2.752 acre tract and hereof;

THENCE, S01°28'25"E, along the West lines of Lots 1 thru 4, Block A, of said Frank E. Barnard Addition and the common East line of said 2.752 acre tract, a distance of 275.45 feet to a bois d'arc post found in the North line of a called 2.3756 acre tract of land conveyed to Stanley and Carianne Lovelace by deed of record in Document Number 2017-100802 of said Official Records, being the Southwest corner of said Lot 4, also being the most Southerly Southeast corner of said 2.752 acre tract and hereof;

THENCE, S89°57'38"W, along the North line of said 2.3756 acre tract and the common South line of said 2.752 acre tract, a distance of 207.57 feet to a tree in the East line of Lot 2-A, Block A, of Gatlin Addition, a subdivision of record in Document Number 2019-83 of said Plat Records, being the Northwest corner of said 2.3756 acre tract, also being the most Southerly Southwest corner of said 2.752 acre tract and hereof;

THENCE, along the East and North lines of said Lot 2-A, being the common West and South lines of said 2.752 acre tract, the following two (2) courses and distances:

- N00°56'55"W, a distance of 284.88 feet to a metal fence post found at the Northeast corner of said Lot 2-A, being an interior ell corner of said 2.752 acre tract and hereof;
- N89°48'25"W, a distance of 94.38 feet to the Southeast corner of Lot 3 of Bishop Addition, a subdivision of record in Cabinet E, Page 23 of said Plat Records, being the most Westerly Southwest corner of said 2.752 acre tract and hereof;

THENCE, N00°24'45"E, along the West line of said 2.752 acre tract, and in part, along the East line of said Lot 3, Bishop Addition, a distance of 139.50 feet to a mag nail set within Betchan Street, being the Northwest corner of said 2.752 acre tract and hereof;

THENCE, S89°37'12"E, along the approximate center line of Betchan Street and the North line of said 2.752 acre tract, a distance of 94.04 feet to a mag nail set, being the most Northerly Northeast corner of said 2.752 acre tract and hereof;

THENCE, S00°20'13"W, along the East line of said 2.752 acre tract, a distance of 19.45 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at an interior ell corner of said 2.752 acre tract and hereof;

THENCE, S88°37'21"E, along the South right-of-way line of Betchan Street and the common North line of said 2.752 acre tract, a distance of 392.85 feet to the **POINT OF BEGINNING**, and containing an area of 2.75 Acres, (119,857 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, PROVIDENCE INDUSTRIES, LLC, does hereby adopt this plat, designating herein described property as **BETCHAN ADDITION**, an addition to the City of Lake Dallas, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: PROVIDENCE INDUSTRIES, LLC, a Texas limited liability company

BY: _____
Paul G. Perry
Principal
Date

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared **PAUL G. PERRY**, 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 _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lake Dallas, Denton County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. #6402
Date

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 _____, 20__.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
LOTS 1 THRU 10, BLOCK A
BETCHAN ADDITION
2.75 ACRES**

M. WRIGHT SURVEY, ABSTRACT NO. 1355,
CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS

440 BETCHAN TREE SURVEY NOTES

12/8/2021

TREE NO.	TREE TYPE	TREE SIZE	TREE CONDITION	PRESERVED OR REMOVED	MITIGATION REQUIRED	NOTES
101	OAK	30"	GOOD	REMOVED	0	PAD
102	PECAN	20"	GOOD	REMOVED	0	PAD
103	OAK	15"	GOOD	SAVED		
104	PECAN	36"	GOOD	SAVED		
105	CEDAR	12"	GOOD	REMOVED	0	PAD
106	HACKBERRY	24"	GOOD	REMOVED	0	PAD
107	PECAN	24"	GOOD	SAVED		
108	PECAN	20"	GOOD	REMOVED	0	PAD
109	ELM	36"	GOOD	SAVED		
110	PECAN	15"	GOOD	REMOVED	0	ESMT.
111	PECAN	30"	GOOD	SAVED		
112	PECAN	21"	GOOD	SAVED		
113	PECAN	24"	GOOD	SAVED		
114	PECAN	10"	GOOD	REMOVED	0	PAD
115	PECAN	26"	GOOD	SAVED		
116	HACKBERRY	34"	GOOD	SAVED		
117	PECAN	26"	GOOD	SAVED		
118	PECAN	32"	GOOD	SAVED		
119	HACKBERRY	4"	GOOD	SAVED		
120	PECAN	6"	GOOD	SAVED		
121	BOIS D'ARC	5"	GOOD	SAVED		
122	PECAN	20"	GOOD	SAVED		
123	PECAN	16"	GOOD	SAVED		
124	ELM	22"	GOOD	SAVED		
125	OAK	34"	GOOD	SAVED		
126	PECAN	29"	GOOD	SAVED		
127	OAK	36"	GOOD	SAVED		
128	OAK	36"	GOOD	SAVED		
129	HACKBERRY	12"	GOOD	REMOVED	0	PAD
130	HACKBERRY	21"	GOOD	REMOVED	0	PAD
131	CEDAR	16"	GOOD	REMOVED	0	PAD
132	OAK	36"	GOOD	SAVED		
133	CEDAR	10"	GOOD	SAVED		
134	HACKBERRY	22"	GOOD	REMOVED	0	PAD
135	OAK	27"	GOOD	SAVED		
136	OAK	16"	GOOD	SAVED		
137	OAK	30"	GOOD	SAVED		
138	OAK	34"	GOOD	SAVED		
139	OAK	10"	GOOD	SAVED		
140	OAK	26"	GOOD	SAVED		
141	HACKBERRY	17"	GOOD	SAVED		
142	ELM	8"	GOOD	SAVED		
143	OAK	16"	GOOD	SAVED		
144	OAK	24"	GOOD	SAVED		
145	OAK	35"	GOOD	SAVED		



Development Services Department
212 Main Street
Lake Dallas, Texas
75065 940-497-2226
(Tel.)
940-497-4485 (Fax)
www.lakedallas.com

DRC APPLICATION REVIEW

Case #: FP 2021-002

Date: November 19, 2021

Applicant:

Providence Industries LLC
2309 Creekedge CT.
Corinth, TX 76210

Project Description: Final Plat Application for a 2.752 Acre tract of land, commonly known as 440 Betchan Street. The property is located on the south side of Betchan and is to the west of Sargent. The property is zoned R-1-6000.

City Contact: Angie Manglaris 940-497-2226 Ext 401
212 Main St., Lake Dallas, TX 75065

COMMENTS DUE BACK: November 30, 2021

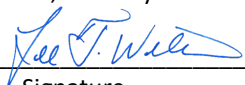
Please return comments to Hayden Scarnato, Management Assistant, hscarnato@lakedallas.com

Distribution List

☐ Angie Manglaris	Director of Development Services	☐ Lee Williams	Halff Associates
☐ Kandace Lesley	City Manager	☐ Kevin Gronwaldt	Halff Associates
☐ Layne Cline	Public Works Superintendent	☐ Kimberly Ponsonby	Spectrum
☐ Mark DiCiaccio	Lake Cities Municipal Utilities Authority	☐ Jim Tankersley	Century Link
☐ Devin Shields	Lake Cities Municipal Utilities Authority	☐ Ron Hays	Atmos Energy
☐ Alan Sawyer	Lake Dallas Police Department	☐ Chase Nelson	Oncor
☐ Chad Thiessen	Lake Cities Fire Department	☐	Republic
☐ David Rodriguez	Lake Cities Fire Department	☐ File copy	

The application listed above has been filed with the Department of Development Services. Please review the project (attached plans, etc.) and return this sheet with your comments or recommendations prior to the due date listed above.

Please sign, mark and return this form, even if you have no comments or issues.

Lee Williams		Halff Associates	11/30/21
Name (Please Print)	Signature	Dept./Org.	Date

Comments:

☐ No comments/acceptable as proposed
☒ See attached comments



November 30, 2021
AVO 37635.200

Ms. Angie Manglaris
City of Lake Dallas
212 Main Street
Lake Dallas, TX 75065

RE: 440 Betchan Drive – Final Plat

Dear Ms. Manglaris:

The City of Lake Dallas received a Final Plat application for the referenced project on November 19, 2021. The surveyor is Eagle Surveying, LLC, and the engineer is LMM Engineering. The owner is Providence Industries, LLC. Halff has completed the first review and offers the following comments:

Final Plat

1. Recommend dedication of right-of-way for Betchan Road on Lots 1 and 2 to remove prescriptive right-of-way.

Stormwater Management

2. Please address all comments made in the Preliminary Plat review.

Sincerely,
HALFF ASSOCIATES, INC.
TBPELS Engineering Firm No. 312

A handwritten signature in blue ink, appearing to read "Lee T. Williams", is written over a faint, larger signature.

Lee Williams, P.E.
City Engineer for the City of Lake Dallas

C: Hayden Scarnato

Enclosures: Checklist – Halff markup
Final Plat markup



CITY OF LAKE DALLAS ENGINEERING DESIGN MANUAL

CHECKLISTS

Please make sure the plans you are submitting are in accordance with this checklist. The following checklist will be used during the Plan Review.

Plat Application: X Preliminary Plat Preliminary Replat
 X Final Plat Final Replat

Engineering Plan: Preliminary Final

Site Construction Plan: Preliminary Final Post Construction

Storm Water Management: Conceptual Preliminary Final

Project Information

A. Name of Development: Lots 1-10, Block A, Betchan Addition B. Date: 11/30/21

C. Location of Development: 440 Betchan

D. Type of Development: Residential

E. Total area (acres): 2.75

F. Proposed Land Uses (zoning designations): _____

G. Anticipated project schedule: _____

H. Name of Owner: _____

I. Owner Telephone No.: _____ J. FAX No.: _____

K. Owner Contact Name: _____

L. Owner Address: _____

M. Owner Email Address: _____

N. Engineer/Surveyor's Name: _____

O. Engineer/Surveyor's Email Address: _____

P. Engineer/Surveyor Firm: _____

Q. Telephone No.: _____

PRELIMINARY PLAT CHECKLIST:

- | | |
|---|---------------------------------|
| 1. Ten (10) Sets of Final Plats submitted to the City | Yes _____ No _____ N/A <u>X</u> |
| 2. Preliminary plats shall be placed on maximum 24" x 36" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the City. | Yes <u>X</u> No _____ N/A _____ |
| 3. Title or name of the subdivision preceded by the words: "Preliminary Plat" | Yes <u>X</u> No _____ N/A _____ |
| 4. Name, address and telephone number of the owner, applicant, survey, and/or engineer. | Yes <u>X</u> No _____ N/A _____ |
| 5. Volume and page, or deed record number of the ownership deed from Denton County Deed Records. | Yes <u>X</u> No _____ N/A _____ |
| 6. Vicinity map and key map, if multiple sheets are needed. | Yes <u>X</u> No _____ N/A _____ |
| 7. Date of preparation, written and graphic scale, and north arrow. | Yes <u>X</u> No _____ N/A _____ |
| 8. Boundary line of the proposed subdivision drawn with a heavy line. | Yes <u>X</u> No _____ N/A _____ |
| 9. Computed gross acreage of the subdivision | Yes <u>X</u> No _____ N/A _____ |
| 10. Metes and bounds description of the proposed subdivision. | Yes <u>X</u> No _____ N/A _____ |
| 11. Location of the subdivision with respect to a corner of the survey or tract or an original corner of the survey of which it is a part. | Yes <u>X</u> No _____ N/A _____ |
| 12. Names of adjoining subdivisions with lots and blocks shown with dashed lines and/or property owners of record for all contiguous unplatted properties. | Yes <u>X</u> No _____ N/A _____ |
| 13. City limits (if applicable). | Yes _____ No _____ N/A <u>X</u> |
| 14. Location, dimension, and description and recording information for all existing rights-of-way, railroad rights-of-way, easements or other public ways on or adjacent to the property being developed. | Yes <u>X</u> No _____ N/A _____ |
| 15. Show permanent structures or uses that will remain. | Yes <u>X</u> No _____ N/A _____ |

16. Sizes and flowlines of existing drainage structures, 100-year floodplain and floodway as defined by FEMA. Yes ☒ No ☐ N/A ☐
17. Location, size and type of all existing utilities within or adjacent lot the site. Yes ☒ No ☐ N/A ☐
18. Number each proposed lot and block. Provide the proposed number of lots. Yes ☒ No ☐ N/A ☐
19. Existing two (2) foot interval contours referenced to NAD. Yes ☒ No ☐ N/A ☐
20. Proposed streets, alleys, drainage ways, parks, open spaces, easements, other public areas and other rights-of-way within the subdivision. Dimensions of all easements and rights-of-way. Yes ☒ No ☐ N/A ☐
21. Dimensions for all lots. Gross acreage for all non-residential lots. Approximate acreage for areas in residential use. Approximate acreage of streets, parks, and other non-residential uses. Yes ☒ No ☐ N/A ☐
22. Front building setback lines, side and rear building setback lines. Yes ☒ No ☐ N/A ☐
23. Preliminary Storm Water Management Plan meeting the requirements of the Engineering Design Manual shall be submitted with the Preliminary Plat. (Checklist in App. C) Yes ☐ No ☒ N/A ☐
24. Preliminary Plat approval block as described by the Subdivision Regulation Ordinance. Yes ☒ No ☐ N/A ☐
25. Where the Preliminary Plat is part of a larger area owned by the Applicant that will be subsequently subdivided, provide a layout of the larger area showing the tentative layout of streets, blocks, drainage, water, sewerage, and other improvements for the larger area. Yes ☐ No ☐ N/A ☒

FINAL PLAT CHECKLIST

1. Ten (10) Sets of Final Plats submitted to the City Yes ☐ No ☐ N/A ☒
2. Final plats shall be placed on maximum 24" x 36" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the City. Yes ☒ No ☐ N/A ☐
3. Title or name of the subdivision preceded by the words "Final Plat" Yes ☒ No ☐ N/A ☐
4. Name address and telephone number of the owner, applicant, survey, and/or engineer. Yes ☒ No ☐ N/A ☐
5. Vicinity map and key map if multiple sheets are needed. Yes ☒ No ☐ N/A ☐
6. Date, written and graphic scale, and north arrow. Yes ☒ No ☐ N/A ☐

7. Boundary line of subdivision drawn with a heavy line and with bearings, dimensions and curve data. Yes ☒ No ☐ N/A ☐
8. Names of adjoining subdivisions with lots and blocks shown with **dashed lines** and/or property owners of record for all contiguous unplatted properties. Yes ☒ No ☐ N/A ☐
9. City limits, if applicable. Yes ☐ No ☐ N/A ☒
10. Proposed streets, alleys, drainageways, parks, open spaces, easements, other public areas and other rights-of-way within the subdivision including dimensions, bearings and curve data. Yes ☒ No ☐ N/A ☐
11. Location, dimension, description and recording information for all existing rights-of-way, railroad rights-of-way, easements or other public ways on or adjacent to the property being platted. Yes ☒ No ☐ N/A ☐
12. Location and description of all permanent monuments and control points. Yes ☒ No ☐ N/A ☐
13. Final Storm Water Management Plan meeting the requirements of the Engineering Design Manual shall be submitted with the Preliminary Plat. (Checklist in App. C) Yes ☐ No ☒ N/A ☐
14. Floodways / Floodplains (FEMA):
- a. Show the ultimate 100-year water surface elevation. Yes ☐ No ☐ N/A ☒
 - b. Show floodplain and floodway boundaries. Yes ☐ No ☐ N/A ☒
 - c. Drainage Floodway easement limits Yes ☐ No ☐ N/A ☒
 - d. Minimum fill and floor elevations specified. Yes ☒ No ☐ N/A ☐
15. Minimum building setback lines. Yes ☒ No ☐ N/A ☐
16. Lot and block numbers. Yes ☒ No ☐ N/A ☐
17. Approval block in the form prescribed by the Subdivision Regulations Ordinance. Yes ☒ No ☐ N/A ☐
18. Abutting property owner names and recording information. Yes ☒ No ☐ N/A ☐
19. Gross acreage of the land being subdivided Yes ☒ No ☐ N/A ☐
26. Added the note for buildings within 1,000 feet from existing oil or gas well as described by the Subdivision Regulation Ordinance. Yes ☐ No ☐ N/A ☒
20. Owner's certificate of deed or dedication with the following:
- a. Metes and bounds description. Yes ☒ No ☐ N/A ☐
 - b. Representation that dedicators own the property. Yes ☒ No ☐ N/A ☐

c. Dedication statement.

Yes ☒ No ☐ N/A ☐

d. Reference and identification or name of final plat.

Yes ☒ No ☐ N/A ☐

e. Surveyor certification in the form prescribed by the Subdivision Regulation Ordinance.

Yes ☒ No ☐ N/A ☐

21. Certificate showing all taxes have been paid.

Yes ☐ No ☐ N/A ☒

22. A letter fully outlining and alterations from the approved Preliminary Plat.

Yes ☐ No ☐ N/A ☒

ENGINEERING SITE PLAN – Each Engineering Site Plan shall include:

1. Engineering Site plans shall be placed on maximum 22" x 34" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the City.

Yes ☐ No ☐ N/A ☐

2. Title block in lower right hand corner including:

a. Subdivision name with lot and block number.

Yes ☐ No ☐ N/A ☐

b. Area in acres.

Yes ☐ No ☐ N/A ☐

c. Metes and bounds description including survey name and abstract number.

Yes ☐ No ☐ N/A ☐

d. City and County.

Yes ☐ No ☐ N/A ☐

e. Preparation Date.

Yes ☐ No ☐ N/A ☐

3. Name, address and telephone number of the owner, applicant, and surveyor/engineer.

Yes ☐ No ☐ N/A ☐

4. Vicinity map and key map, if multiple sheets are needed.

Yes ☐ No ☐ N/A ☐

5. Written scale, graphic scale and north arrow.

Yes ☐ No ☐ N/A ☐

6. Approximate distance to the nearest street.

Yes ☐ No ☐ N/A ☐

7. Site boundaries, dimensions, lot lines and lot areas.

Yes ☐ No ☐ N/A ☐

8. Legend.

Yes ☐ No ☐ N/A ☐

9. Site data summary table including:

a. Zoning.

Yes ☐ No ☐ N/A ☐

b. Proposed use.

Yes ☐ No ☐ N/A ☐

c. Building area (gross square footage).

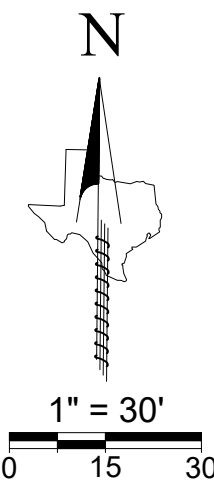
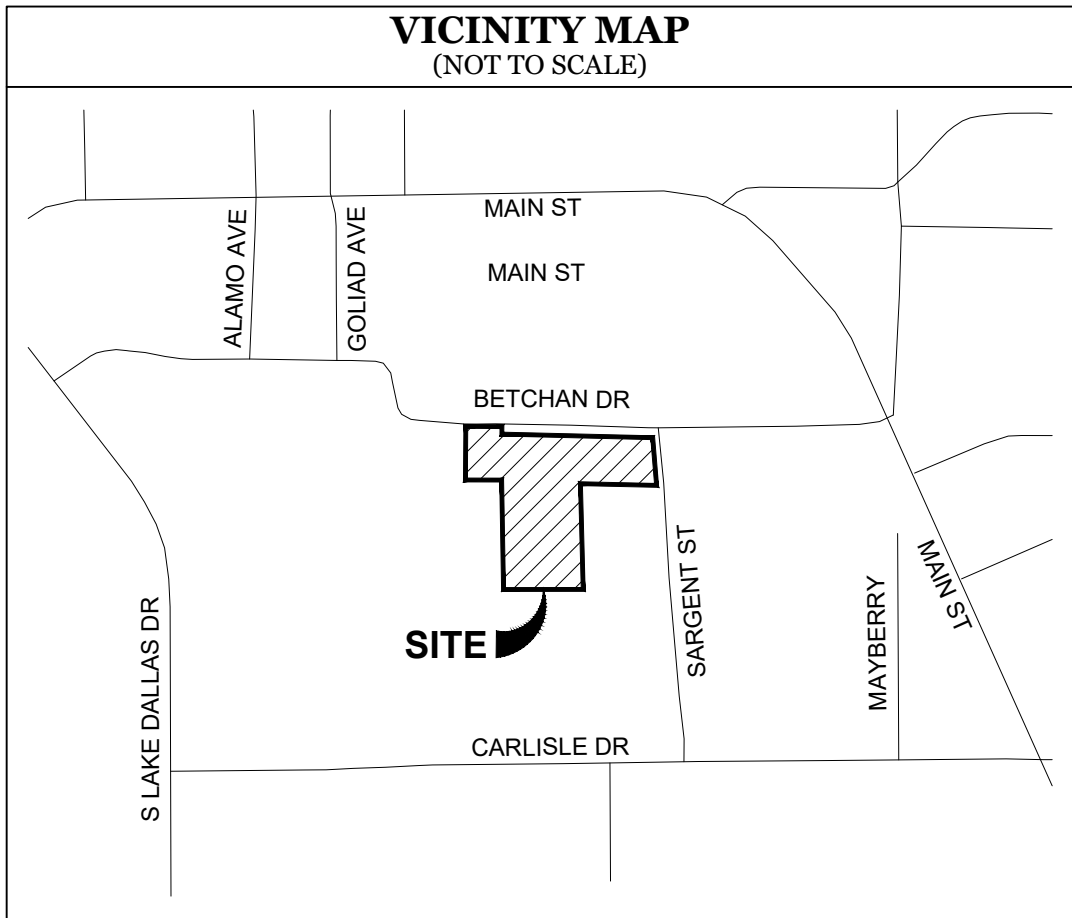
Yes ☐ No ☐ N/A ☐

d. Building height (feet and inches).

Yes ☐ No ☐ N/A ☐

e. Area of impervious surface.

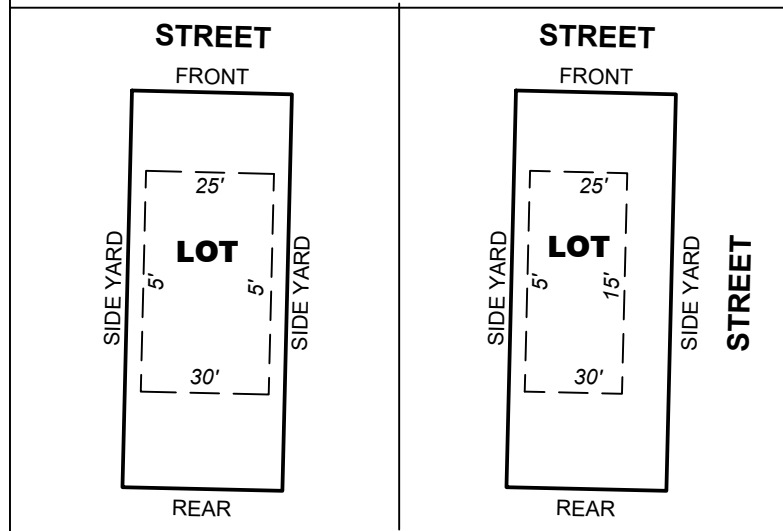
Yes ☐ No ☐ N/A ☐



GENERAL NOTES

- The purpose of this plat is to create ten lots of record from one tract of land.
- This property is located in Zone "X" (Unshaded) according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011, as shown on Map Number 48121C0535G.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011)(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 interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Any franchised public utility, including the City of Lake Dallas shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the City of Lake Dallas, shall have the right at all times of ingress and egress to and from and upon such easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

BUILDING LINES (TYPICAL)



Project	2106.054-03
Date	10-04-2021
Drafter	CHM



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

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

ENGINEER
LMM Engineering
Contact: Laban Miano
2355 North Highway 360
Grand Prairie, TX 75050
(214) 794-4436

OWNER
Providence Industries, LLC
Contact: Paul G. Perry
2309 Creekeedge Court
Corinth, TX 76210
(940) 442-9134

LEGEND	
CAB.	Cabinet
PG.	Page
DOC. NO.	Document Number
IRF	Iron Rod Found
CIRF	Capped Iron Rod Found
CIRS	Capped Iron Rod Set
O.R.D.C.T.	Official Records, Denton County, Texas
P.R.D.C.T.	Plat Records, Denton County, Texas

CERTIFICATE OF APPROVAL

CITY OF LAKE DALLAS
Approved by City Council:

Mayor

Attested by City Secretary

Date of Approval

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS \$
COUNTY OF DENTON \$

WHEREAS, **PROVIDENCE INDUSTRIES, LLC**, is the owner of a 2.75 acre tract of land out of the M. WRIGHT SURVEY, ABSTRACT NO. 1355, situated in the City of Lake Dallas, Denton County, Texas, being all of a called 2.752 acre tract of land conveyed to Providence Industries, LLC, by deed of record in Document Number 2019-13907 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the South right-of-way line of Betchan Street (a variable width right-of-way) and the West right-of-way line of Sargent Street, being the Northeast corner of said 2.752 acre tract and hereof;

THENCE, S04°39'46"E, along the West right-of-way line of Sargent Street and the common East line of said 2.752 acre tract, a distance of 124.55 feet to a 1/2-inch iron rod with red plastic cap stamped "ALLIANCE" found at the Northeast corner of Lot 1, Block A, of Frank E. Barnard Addition, a subdivision of record in Cabinet T, Page 206 of the Plat Records of Denton County, Texas, being the most Easterly Southeast corner of said 2.752 acre tract and hereof;

THENCE, N88°41'57"W, leaving the West right-of-way line of Sargent Street, along the North line of said Lot 1 and the common South line of said 2.752 acre tract, a distance of 198.26 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said Lot 1, being an interior ell corner of said 2.752 acre tract and hereof;

THENCE, S01°28'25"E, along the West lines of Lots 1 thru 4, Block A, of said Frank E. Barnard Addition and the common East line of said 2.752 acre tract, a distance of 275.45 feet to a bois d'arc post found in the North line of a called 2.3756 acre tract of land conveyed to Stanley and Carianne Lovelace by deed of record in Document Number 2017-100802 of said Official Records, being the Southwest corner of said Lot 4, also being the most Southerly Southeast corner of said 2.752 acre tract and hereof;

THENCE, S89°57'38"W, along the North line of said 2.3756 acre tract and the common South line of said 2.752 acre tract, a distance of 207.57 feet to a tree in the East line of Lot 2-A, Block A, of Gatlin Addition, a subdivision of record in Document Number 2019-83 of said Plat Records, being the Northwest corner of said 2.3756 acre tract, also being the most Southerly Southwest corner of said 2.752 acre tract and hereof;

THENCE, along the East and North lines of said Lot 2-A, being the common West and South lines of said 2.752 acre tract, the following two (2) courses and distances:

- N00°56'55"W, a distance of 284.88 feet to a metal fence post found at the Northeast corner of said Lot 2-A, being an interior ell corner of said 2.752 acre tract and hereof;
- N89°48'25"W, a distance of 94.38 feet to a 3/8-inch iron rod found at the Southeast corner of Lot 3 of Bishop Addition, a subdivision of record in Cabinet E, Page 23 of said Plat Records, being the most Westerly Southwest corner of said 2.752 acre tract and hereof;

THENCE, N00°24'45"E, along the West line of said 2.752 acre tract, and in part, along the East line of said Lot 3, Bishop Addition, a distance of 139.50 feet to a mag nail set within Betchan Street, being the Northwest corner of said 2.752 acre tract and hereof;

THENCE, S89°37'12"E, along the approximate center line of Betchan Street and the North line of said 2.752 acre tract, a distance of 94.04 feet to a mag nail set, being the most Northerly Northeast corner of said 2.752 acre tract and hereof;

THENCE, S00°20'13"W, along the East line of said 2.752 acre tract, a distance of 19.45 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at an interior ell corner of said 2.752 acre tract and hereof;

THENCE, S88°37'21"E, along the South right-of-way line of Betchan Street and the common North line of said 2.752 acre tract, a distance of 392.85 feet to the **POINT OF BEGINNING**, and containing an area of 2.75 Acres, (119,857 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **PROVIDENCE INDUSTRIES, LLC**, does hereby adopt this plat, designating herein described property as **BETCHAN ADDITION**, an addition to the City of Lake Dallas, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed a.

OWNER: **PROVIDENCE INDUSTRIES, LLC**, a Texas limited liability company

BY: _____
Paul G. Perry
Principal
Date

STATE OF TEXAS \$
COUNTY OF _____ \$

BEFORE ME, the undersigned authority, on this day personally appeared **PAUL G. PERRY**, 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 _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS \$
COUNTY OF DENTON \$

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lake Dallas, Denton County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. #6402
Date

STATE OF TEXAS \$
COUNTY OF DENTON \$

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 _____, 20__.

Notary Public in and for the State of Texas

FINAL PLAT LOTS 1 THRU 10, BLOCK A BETCHAN ADDITION 2.75 ACRES

M. WRIGHT SURVEY, ABSTRACT NO. 1355,
CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS