



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, JULY 10, 2023, 06:30 P.M.**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Meeting on Monday, July 10, 2023, 06:30 P.M., in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/129/Agendas-Minutes>.

**CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
PUBLIC COMMENT**

CONSENT AGENDA

1. Discuss and take action to approve the April 24, 2023, Planning and Zoning Commission meeting minutes.
2. Discuss and take action to approve the June 26, 2023, Planning and Zoning Commission meeting minutes.
3. **Plat Case PP-003-23:** Discuss and take action on a Preliminary Plat Request by Wildwood Development Co, on behalf of Thomas M. Gaubert Revocable Trust for Gaubert Addition, an addition to the City of Glenn Heights, Texas, being 6.906 acres, situated in the Abraham Hart Survey, Abst. No. 563, Glenn Heights, Dallas County, Texas.
4. **Plat Case FP-003-23:** Discuss and take action on a Final Plat Request by Wildwood Development Co, on behalf of Thomas M. Gaubert Revocable Trust for Gaubert Addition, an addition to the City of Glenn Heights, Texas, being 6.906 acres, situated in the Abraham Hart Survey, Abst. No. 563, Glenn Heights, Dallas County, Texas.

AGENDA

1. Commissioners Activity Report.

ADJOURNMENT

In accordance with the Americans with Disabilities Act, if you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 ext. 125 or email brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938-C South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Friday, July 6, 2023.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF
THE CITY OF GLENN HEIGHTS, TEXAS**

MONDAY, APRIL 24TH, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 24th day of April 2023 at 6:30 p.m., the Planning and Zoning Commission of the City of Glenn Heights, Texas convened in a regular meeting at the City Hall Council Chambers at 1938-C South Hampton Road, Glenn Heights, Texas to consider the following items, with these members in attendance:

BOARD MEMBERS

Austin Kelley	*	Chair Person
Arnold Lenoris Davis Jr.	*	Board Member
Madeline Bracken	*	Board Member
April Stokes	*	Board Member
Tabitha Gamble	*	Board Member

STAFF

Ashlie Tolliver Jones	*	City Planner
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CALL TO ORDER

Commissioner Kelley called the meeting to order at 6:34 p.m.

INVOCATION

Commissioner Davis provided the invocation.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of March 06, 2023.
2. Discuss and take action to approve the meeting minutes of March 27, 2023.

Chairman Kelley asked if there were any comments about the Consent Agenda items. Commissioner Davis stated that a correction needs to be made to the March 06, 2023 page 3 minutes, Commissioner Davis asked the question about TIFF agreements, not Chairman Kelley. Chairman Kelley asked for a motion. A motion was made by Commissioner Davis to approve the minutes of March 06, 2023, with the correction and to approve the minutes of March 27, 2023. Commissioner Stokes seconded. The motion passed 4-0.

AGENDA

1. **Specific Use Permit Request SUP-001-23:** Discuss and take action on a request by Antonio Sanchez, for a Specific Use Permit to construct a freestanding carport within a Single-Family 1 (SF-1) zoning district located at 2405 South Hampton Road, (Property ID 168882) Glenn Heights, Texas.

Ashlie Tolliver Jones, City Planner

Ms. Jones opened the presentation and presented the case to the Commission.

Commissioner Davis asked if another neighbor wanted to put a carport at their residence, if they would be required to go through the SUP process. Staff responded that this is a requirement for all zoning districts in the city if an applicant requests to construct a carport. Staff clarified the process of a Specific Use Permit.

Chairman Kelley asked why staff is requiring concrete for the parking size. Ms. Jones informed the Commission that city ordinance requires that parking be concrete as parking is required on an impervious surface.

Chairman Davis asked if a runoff or drainage plan is required for this project. Staff responded that it is not. Chairman Davis also asked for clarification in the event that the applicant begins to repair vehicles. Staff responded that would be regulated by Code Enforcement under the City Home Occupation ordinance.

Chairman Kelley closed the public hearing. Chairman Kelley asked for a motion. Commissioner Davis made a motion to recommend approval of the SUP request as presented by staff. Commissioner Stokes seconded the motion. The motion was approved 4-0.

VOTE 4 Ayes – Kelley, Davis, Stokes, Bracken

2. **Commissioner Training Session:** Staff presentation for Planning & Zoning Commissioner Training.

Ms. Jones opened the presentation and presented the training to the Commission. The commission was educated on commissioner ethics and conflicts of interest.

ADJOURNMENT

Motion by Commissioner Bracken to adjourn the meeting of the Planning and Zoning Commission at 7:14 p.m. Commissioner Stokes made the second. The motion carried with the following vote:

VOTE 4 Ayes – Kelley, Davis, Stokes, Bracken

Austin Kelley, Chair

Attest:

Ashlie Tolliver Jones, City Planner

Passed and approved on the _____th day of _____, 2023.

**MINUTES OF THE PLANNING AND
ZONING COMMISSION OF THE CITY
OF GLENN HEIGHTS, TEXAS**

JUNE 26, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 26th day of JUNE 2023, the Planning and Zoning Commission of the City of Glenn Heights, Texas, met in a Regular Called Meeting in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

P&Z BOARD MEMBERS:

Austin Kelley	*	Chair Person, Place 1
April Stokes	*	Commissioner, Place 2
Arnold Lenoris Davis, Jr.	*	Commissioner, Place 3
Madeline Bracken	*	Commissioner, Place 4
Dr. Kelvin Stroy, Sr.	*	Commissioner, Place 6

STAFF:

Keith Moore	*	Interim City Manager
Parviz Pourazizian	*	Director Development Services

CALL TO ORDER

Chair Austin Kelley called the Planning and Zoning Commission Meeting to order at 6:30 P.M., with a quorum of the Planning and Zoning Commission present.

PLEDGE OF ALLEGIANCE

Chair Austin Kelley led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

There were no Public Comments.

AGENDA

1. Plat Case FP-004-23: Discuss and take action on a Final Plat request by Joe Cortez on behalf of Noel Saldivar. The 2.296-acres is situated in the Abraham Hart Survey, Abstract No. 563 Glenn Heights, Dallas County, Texas. The subject property is Single family residential.

Chair Austin Kelley introduced the agenda item. Mr. Kelly asked for a staff presentation.

Parviz Pourazizian, Director of Planning and Development Services, introduced the plat and added that this plat is part of a building permit. The property owner needed to plat the property to receive his permit. Mr. Pourazizian said this is the first Planning and Zoning Commission presentation. It will be on the Agenda for the next City Council meeting to review for final approval. Chair Kelley asked a question to clarify the necessity of the plat for a "Bussiness Permit," which was explained by Mr. Pourazizian as a "Building Permit."

Commissioner Madeline Bracken also asked if this plat was needed to build their house. Mr. Pourazizian explained that this is an existing house, and the building permit here refers to installing "Solar Panel" as the property is not platted per the City's Ordinance. The property requires to be platted before staff can issue any building permit.

Commissioner Madeline Bracken also asked, "What does Plat Mean?" Mr. Pourazizian added that a plat is a legal process of formalizing a survey and defining the meets and bounds of the property. Ultimately, it will get recorded with the County, which has a legal right to it.

Then Commissioner Madeline Bracken asked if this item was a "Permit to Survey the Property," Mr. Pourazizian used the term "Plat" instead of a survey.

Commissioner Madeline Bracken also asked if there was a reason not to vote for it. Mr. Pourazizian added that typically "no" unless the commissioner notices something staff may have missed during the review. Mr. Pourazizian added that the City's process includes reviewing these plats to ensure they meet City and state requirements before presenting them to the Board or Council.

Commissioner Madeline Bracken also asked if they could see the plat. Mr. Keith Moore, Interim City Manager, added that we could not utilize the screens in the council chamber due to technical difficulties. However, there was a physical copy between the commissioners, and they shared and reviewed it together and expressed no comments or concerns.

Next, Chair Austin Kelley introduced the motion to take action on the requested plat. Commissioner Davis recommended approving the Plat Case FP-004-23 presented by Joe Cortez. Commissioner Bracken seconded the motion. Chair Austin Kelley requested the vote, and all five commissioners voted "Yes."

2. Commissioners Activity Report

Chair Austin Kelley read the agenda as this was the first time they had seen it. It was questioned what it is.

Mr. Pourazizian explained that this item had been done in his previous job, and it is an opportunity for the Commissioners to share thoughts and comments with the staff and each other while they are in a public meeting. Mr. Pourazizian also added that if this is something different than what Commissioners wish to see continuing, they can remove it from future agendas.

Next, Commissioner Davis added that he did not see the Meeting Minutes from the

previous Planning and Zoning meeting. Mr. Pourazizian explained that as there were last-minute staff changes, they were working on placing those meeting Minutes, along with the June 26, 2023, Minutes on the next Planning and Zoning Meeting Agenda.

Commissioners explained they do not have any activity to report.

Commissioner Bracken also asked whom they need to give their correspondence regarding “Light Pollution” to, Mr. Pourazizian requested that all future correspondence be directed to him.

ADJOURNMENT

Commissioner Stroy made a motion to adjourn. Commissioner Stokes made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Kelley, Stokes, Davis, Bracken, Story

Chair Austin Kelley adjourned the meeting at 6:39 P.M.

Austin Kelley, ChairPerson

Attest:

Parviz R Pourazizian, Director of Planning and Development Services
Passed and approved on the 10th day of July 2023



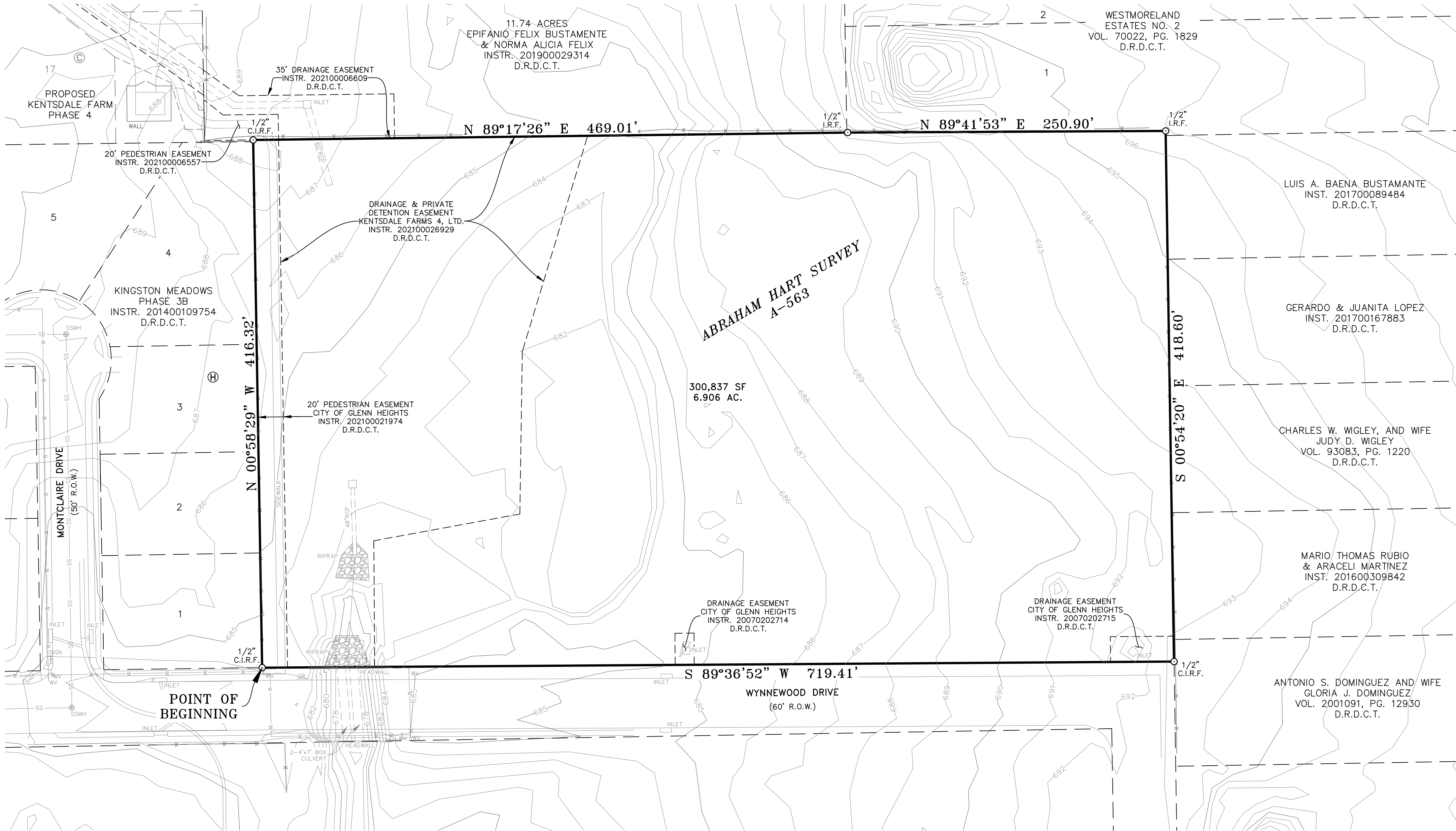
AGENDA SUMMARY SHEET

JULY 10, 2023

CONSENT AGENDA, ITEM 3

Plat Case PP-003-23: Discuss and take action on a Preliminary Plat Request by Wildwood Development Co, on behalf of Thomas M. Gaubert Revocable Trust for Gaubert Addition, an addition to the City of Glenn Heights, Texas, being 6.906 acres, situated in the Abraham Hart Survey, Abst. No. 563, Glenn Heights, Dallas County, Texas.

[illegible]



LEGAL DESCRIPTION

BEING a 6.906 acres of land out of the ABRAHAM HART SURVEY, Abstract No. 563, Dallas County, Texas, and also being part of a 21.95 acre tract conveyed to Michael Knight by Special Warranty Deed as recorded in Volume 2000166, Page 5842, Deed Records, Dallas County, Texas, (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "D&D 4369" found at the Southeast corner of Kingston Meadows, Phase 3B, an addition to the City of Glenn Heights, Texas as recorded In Instrument 201400109754, D.R.D.C.T., said point also being in the north right-of-way line of Wynnewood Drive, a 60 foot right-of-way as recorded in instrument 20070202716, D.R.D.C.T.;

THENCE North 00 degrees 58 minutes 29 seconds West, along the east line of said Kingston Meadows, Phase 3B, passing at 415.00 feet a 1/2-inch iron rod with cap found at the most easterly northeast corner of said Kingston Meadows, Phase 3B, and continuing for a total distance of 416.32 feet to a set 1/2-inch iron rod cap stamped "D&D 4369" found for corner, said point being in the south line of an 11.74 acre tract conveyed to Epifanio Felix Bustamante & Norma Alicia Felix by deed as recorded in instrument 201900029314, D.R.D.C.T.;

THENCE North 89 degrees 17 minutes 26 seconds East, along the south line of said Bustamante tract a distance of 469.01 feet to a 1/2-inch iron rod found at the Southeast corner of said Bustamante tract, said point also being the southwest corner of Westmoreland Estates No. 2, on addition to the City of DeSoto as recorded in Volume 70022, Page 1829, D.R.D.C.T.;

THENCE North 89 minutes 41 minutes 53 seconds East along the south line of said Westmoreland Estates No. 2 a distance of 250.90 feet to a found 1/2-inch iron rod for corner, said point also being the northwest corner of 2.3 acre tract of land conveyed to Luis A. Baena Bustamante by deed recorded in Instrument 201700089484, D.R.D.C.T.;

THENCE South 00 degrees 54 minutes 20 seconds East, along the west line of said Bustamante tract, passing at 400.00 feet to a found 1/2-inch iron rod at the northwest corner of a 2.2957 acre tract of land conveyed to Antonio S. Dominguez and wife, Gloria I. Dominguez by deed recorded in Volume 2001091 at Page 12930, D.R.D.C.T, and continuing for a total distance of 418.60 feet to a 1/2-inch iron rod wit cap stamped "D&D 4369" found for corner, In the north right-of-way line of the aforementioned Wynnewood Drive;

THENCE South 89 degrees 36 minutes 52 seconds West along the north right-of-way line Wynnewood Drive a distance of 719.41 feet to the Point Of Beginning and containing 6.906 acres of land.

This Preliminary Plat was prepared under my supervision.

Todd D. Winters
Todd D. Winters, PE
State of Texas, Registration No. 87085



APPROVAL CERTIFICATE

Approved: _____, 2023.

City of Glenn Heights
Dallas County, Texas

By: _____, Planning Director

Attest: _____, Planning Representative

By: _____, City Engineer

Attest: _____, Engineering Representative

"Preliminary Plat
For Review Proposes Only."

PRELIMINARY PLAT
GAUBERT ADDITION

6.906 ACRES
SITUATED IN THE
ABRAHAM HART SURVEY, ABST. NO. 563
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS

PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1600 N. COLLINS BLVD.
SUITE 3300

201 WINDCO CIR.
SUITE 100

WYLLIE, TX 75098
(972) 941-8400

WYLLIE, TX 75098
(972) 941-8400

DATE: 5/10/2023

SHEET 1 OF 2

Z:\PROJECTS\06539 - Kentsdale Ph4.dwg\6539 Preliminary Plat Knight (Glenn Heights).dwg

NOTES:

- Bearings are based on Texas State Plane Coordinates, Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- A 1/2-inch iron rod will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
- By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area (SFHA) as delineated on the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48113C0610K, dated July 7, 2014. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
- The City of Glenn Heights is not responsible for the maintenance of the Pedestrian easement which will be maintained by the Kentsdale Farm, Phase 4 HOA.
- The City of Glenn Heights is not responsible for the maintenance of the private drainage and detention easement which will be maintained by the Kentsdale Farm, Phase 4 HOA.

11.74 ACRES
EPIFANIO FELIX BUSTAMANTE
& NORMA ALICIA FELIX
INSTR. 201900029314
D.R.D.C.T.

WESTMORELAND
ESTATES NO. 2
VOL. 70022, PG. 1829
D.R.D.C.T.

ABRAHAM HART SURVEY
A-563

300,837 SF
6.906 AC.

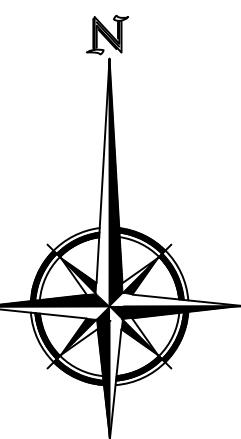
LUIS A. BAENA BUSTAMANTE
INST. 201700089484
D.R.D.C.T.

GERARDO & JUANITA LOPEZ
INST. 201700167883
D.R.D.C.T.

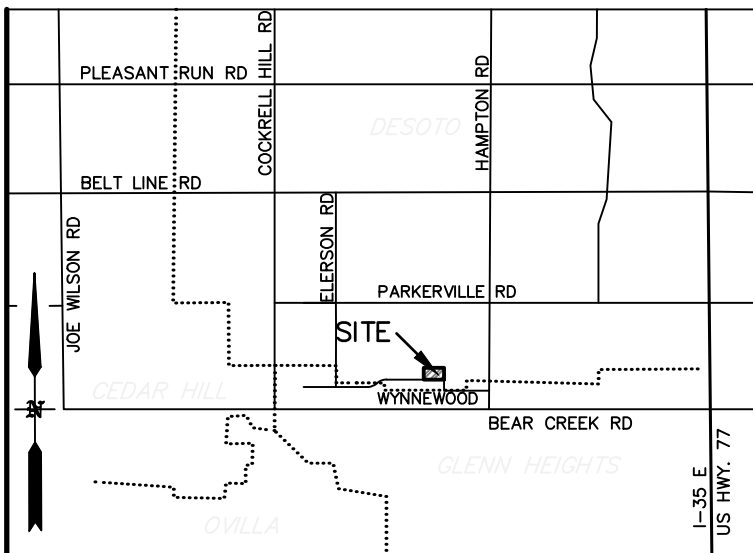
CHARLES W. WIGLEY, AND WIFE
JUDY D. WIGLEY
VOL. 93083, PG. 1220
D.R.D.C.T.

MARIO THOMAS RUBIO
& ARACELI MARTINEZ
INST. 201600309842
D.R.D.C.T.

ANTONIO S. DOMINGUEZ AND WIFE
GLORIA J. DOMINGUEZ
VOL. 2001091, PG. 12930
D.R.D.C.T.



50 25 0 50 100
SCALE IN FEET
1" = 50'



VICINITY MAP
N.T.S.

LEGEND

I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND STAMPED "D&D 4369"
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
FH	FIRE HYDRANT
GR	GUARD RAIL
LP	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
WV	WATER VALVE

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Thomas M. Gaubert Revocable Trust being the owner of 6.906 acres of land out of the ABRAHAM HART SURVEY, Abstract No. 563, Dallas County, Texas, and also being part of a 21.95 acre tract conveyed to Michael Knight by Special Warranty Deed as recorded in Volume 2000166, Page 5842, Deed Records, Dallas County, Texas, (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "D&D 4369" found at the Southeast corner of Kingston Meadows, Phase 3B, an addition to the City of Glenn Heights, Texas as recorded In Instrument 201400109754, D.R.D.C.T., said point also being in the north right-of-way line of Wynnewood Drive, a 60 foot right-of-way as recorded in instrument 20070202716, D.R.D.C.T.;

THENCE North 00 degrees 58 minutes 29 seconds West, along the east line of said Kingston Meadows, Phase 3B, passing at 415.00 feet a 1/2-inch iron rod with cap found at the most easterly northeast corner of said Kingston Meadows, Phase 3B, and continuing for a total distance of 416.32 feet to a set 1/2-inch iron rod cap stamped "D&D 4369" found for corner, said point being in the south line of an 11.74 acre tract conveyed to Epifanio Felix Bustamante & Norma Alicia Felix by deed as recorded in instrument 201900029314, D.R.D.C.T.;

THENCE North 89 degrees 17 minutes 26 seconds East, along the south line of said Bustamante tract a distance of 469.01 feet to a 1/2-inch iron rod found at the Southeast corner of said Bustamante tract, said point also being the southwest corner of Westmoreland Estates No. 2, on addition to the City of DeSoto as recorded in Volume 70022, Page 1829, D.R.D.C.T.;

THENCE North 89 minutes 41 minutes 53 seconds East along the south line of said Westmoreland Estates No. 2 a distance of 250.90 feet to a found 1/2-inch iron rod for corner, said point also being the northwest corner of 2.3 acre tract of land conveyed to Luis A. Boena Bustamante by deed recorded in Instrument 201700089484, D.R.D.C.T.;

THENCE South 00 degrees 54 minutes 20 seconds East, along the west line of said Bustamante tract, passing at 400.00 feet to a found 1/2-inch iron rod at the northwest corner of a 2.2957 acre tract of land conveyed to Antonio S. Dominguez and wife, Gloria I. Dominguez by deed recorded in Volume 2001091 at Page 12930, D.R.D.C.T., and continuing for a total distance of 418.60 feet to a 1/2-inch iron rod wit cap stamped "D&D 4369" found for corner, In the north right-of-way line of the aforementioned Wynnewood Drive;

THENCE South 89 degrees 36 minutes 52 seconds West along the north right-of-way line Wynnewood Drive a distance of 719.41 feet to the Point Of Beginning and containing 6.906 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Thomas M. Gaubert Revocable Trust, the undersigned Owner of the real property described in this plat does hereby adopt this plat designating the hereon above described property as the GAUBERT ADDITION, an addition to the City of Glenn Heights, Texas and does hereby dedicate all streets and alleys identified thereon to the City of Glenn Heights, Texas for the use and benefit of the public as a perpetual right-of-way and easement for the passage and accommodation of vehicle and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way and easement area, for any purpose related to the exercise of a governmental service or function including, but not limited to fire and police protection, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs access. and for all other purposes for which a public street and right-of-way is commonly used, including installing, repairing, maintaining, altering, replacing, relocating and operating utilities in, into, upon, over, across, and under said right-of-way, and including but not limited to all such uses permitted by the Laws of the State of Texas and the Ordinances and Charter of the City of Glenn Heights. Owner covenants and agrees that Owner and Owner's heirs, representatives, administrators, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any right-of-way or easement granted herein or temporary or permanent structures except as may otherwise by authorized by the City of Glenn Heights, and it is further agreed that the City of Glenn Heights shall have the right to enter upon said right-of-way and easement, and remove any fences, buildings or other obstructions as may now be found upon said right-of-way or easement. TO HAVE AND TO HOLD said right-of-way and easement unto the City of Glenn Heights, its successors and assigns, and Owner hereby binds Owner and Owner's heirs, representatives, administrators, successors and assigns to warrant and forever defend, all and singular, said rights-of-ways and easements unto the City of Glenn Heights, its successor: and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The permanent right-of-way and easement rights and privileges granted herein are exclusive, and Owner covenants that it will not convey any other easement or conflicting rights within the are covered by the grant to any other person without the prior written consent of the City of Glenn Heights.

This Certificate of Dedication is signed this ____ day of _____, 2023.

FOR: Thomas M. Gaubert Revocable Trust

By: _____
Thomas M. Gaubert, Trustee

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared Thomas M. Gaubert, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and, in the capacity, therein stated.

Given under my hand and seal of office this ____ day of _____, 2023.

Notary public for the State of Texas
My commission expires:

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

THAT, I WENDELL R. DAY, hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of DeSoto, Texas.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

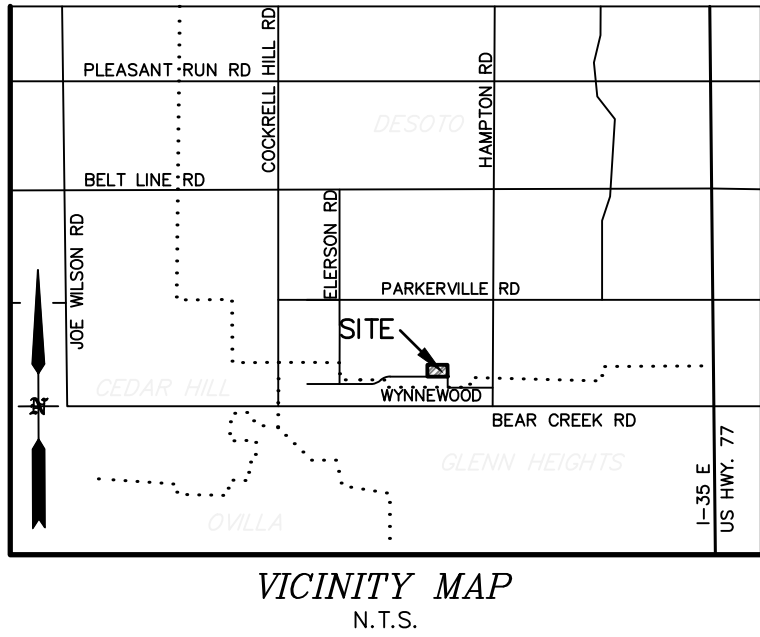
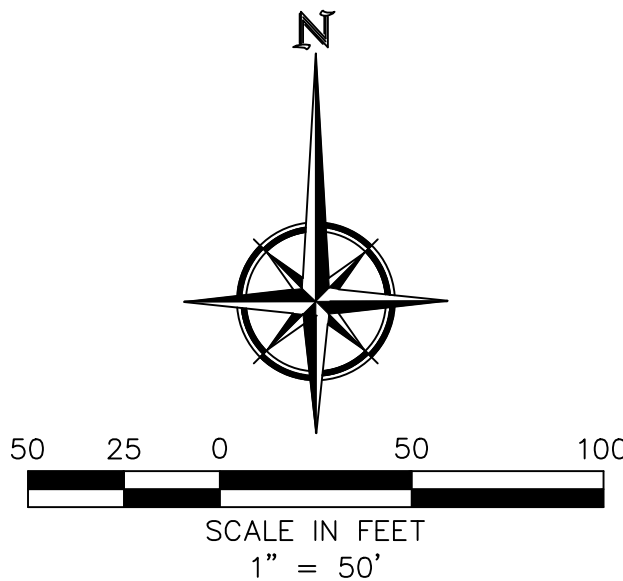
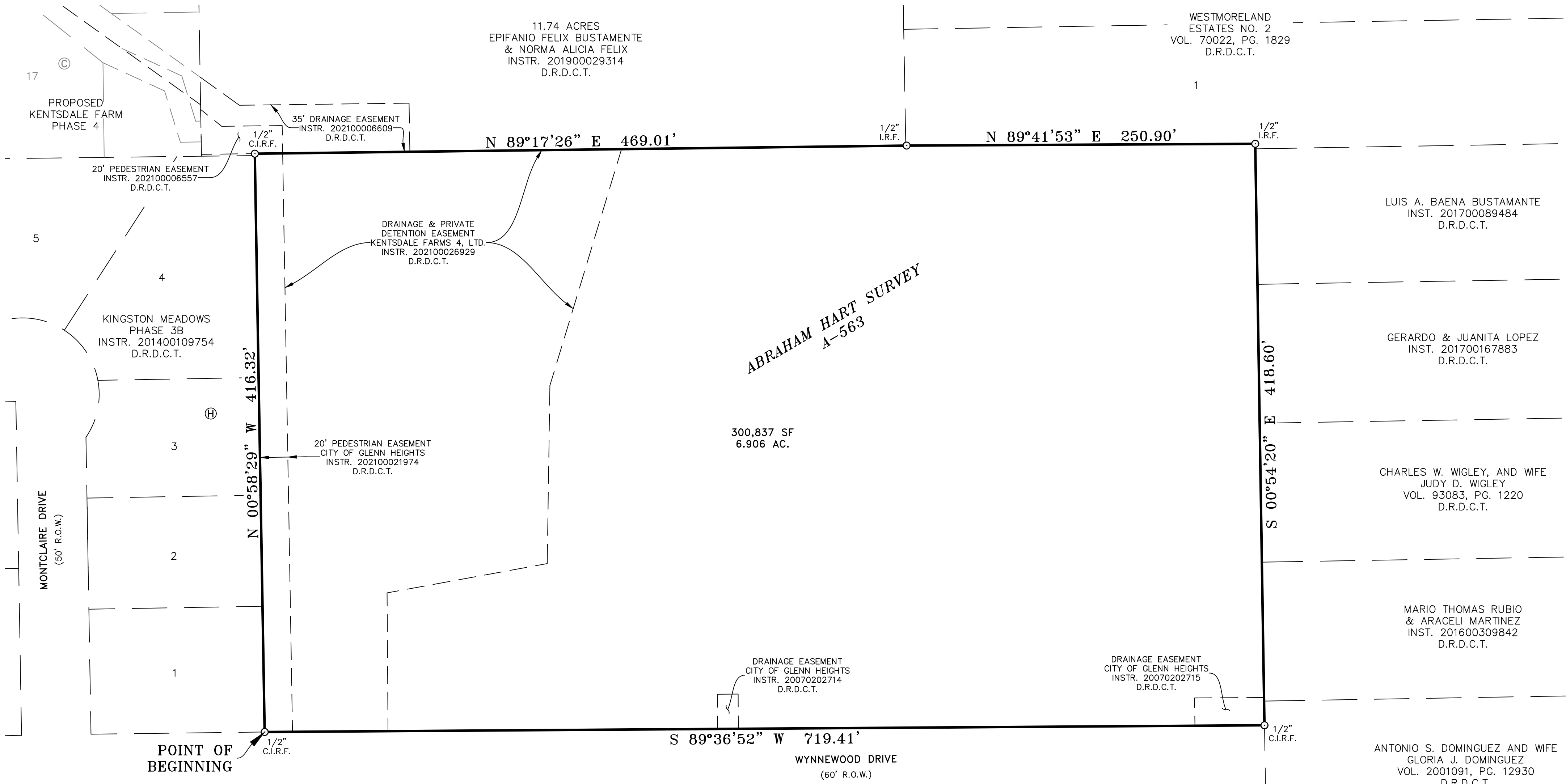
WENDELL R. DAY
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4369

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Wendell R. Day, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



NOTES:

- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- A 1/2-inch iron rod will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
- By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area (SFHA) as delineated on the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48113C00610K, dated July 7, 2014. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
- The City of Glenn Heights is not responsible for the maintenance of the Pedestrian easement which will be maintained by the Kentsdale Farm, Phase 4 HOA.
- The City of Glenn Heights is not responsible for the maintenance of the private drainage and detention easement which will be maintained by the Kentsdale Farm, Phase 4 HOA.

LEGEND	
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND STAMPED "D&D 4369"
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS

OWNER
**THOMAS M. GAUBERT
REVOCABLE TRUST**
1130 N. WESTMORELAND RD.
DESO, TX 75115

LAND SURVEYOR
D&D SURVEYING, INC.
105 S.W. 2ND ST.
GRAND PRAIRIE, TX 75051
TBPLS Firm No. 10011100
(972) 262-3898

APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GAUBERT ADDITION TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS ____ DAY OF _____, 2023, BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS.

Mayor _____ Date _____ City Secretary _____ Date _____

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE DEVELOPMENT CODE OF THE CITY OF GLEN HEIGHTS.

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

City Secretary _____ Date _____

FINAL PLAT
GAUBERT ADDITION
6.906 ACRES
SITUATED IN THE
ABRAHAM HART SURVEY, ABST. NO. 563
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300
RICHARDSON, TX 75080
201 WINDCO CIR.
SUITE 100
WYLLIE, TX 75098
(972) 941-8400

