



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, AUGUST 28, 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, August 28, 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 meeting minutes of June 26, 2023.
2. Discuss and take action to approve the meeting minutes of July 24, 2023.

AGENDA

1. **Zoning Case:** Public hearing to receive testimony concerning the change of Zoning request by DJ Jarratt on behalf of Rolke Greenhouse LLC (Sagebrush Nursery) for the property located at 1908 S Hampton Rd and 1926 S Hampton Rd, Glenn Heights, Dallas County, Texas. This approximately 10.297-acre parcel is situated in the Samuel Clark Survey, abstract# 249 and the applicant proposes to change the zoning from Single Family-1 (SF-1) for 1926 S Hampton and from Retail (R) for the 1908 S Hampton Rd, to Commercial (C).
2. 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, August 25, 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**

JUNE 26, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On June 26, 2023, the Planning and Zoning Commission of the City of Glenn Heights, Texas, met in a Regular Called City Council 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 staff presentation. Parviz Pourazizian, Director of Planning and Development service, 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 in the next city Council meeting for final approval if it gets approval. There is no significant impact, and the property is not part of any subdivision. Chair Kelley asked a question to clarify The necessity of the plat for a "Business 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 our 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 our 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 recommends 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. He questioned what this item was.

Mr. Pourazizian explained that this item had been done at his previous job, and it is an opportunity for the commissioner 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 are working to bring that meeting along with this meeting to the next P&Z meeting agenda.

Commissioners explained they do not have any activity to report.

Commissioner Bracken also asked whom they need to have their correspondence regarding "Light Pollution," 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 Development
Passed and approved on the 28th day of August 2023

[illegible]

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

JULY 24, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 24th day of July 2023, the Planning and Zoning Commission of the City of Glenn Heights, Texas, met in a Regular Called Planning and Zoning Meeting in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Dr. Kelvin Stroy, Sr.	*	Co-Chair, Place 6
Arnold Lenoris Davis, Jr.	*	P&Z Member, Place 3
Stevelyn Miller	*	P&Z Member, Place 4
Tabitha Gamble	*	P&Z Member, Place 7

STAFF:

Kathi Morgan	*	IT Administrator
Parviz Pourazizian	*	Director of Planning & Development Services

CONSULTANT:

Not applicable.

CALL TO ORDER

Co-Chair Dr. Kelvin Stroy, Sr. called the Planning and Zoning Commission Meeting to order at 6:57 P.M., with a quorum of the commission present.

INVOCATION / PLEDGE OF ALLEGIANCE

Commissioner Arnold Lenoris Davis, Jr., delivered the Invocation and lead the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

There were no Public Comments.

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of June 26, 2023.
2. Discuss and take action to approve the meeting minutes of April 24, 2023.

3. **Plat Case PP-007-23:** Discuss and take action on a Preliminary Plat Request by Shawne Walker , on behalf of Alex Blake for Freedom Church Addition, an addition to the City of Glenn Heights, Texas, being 6.044 acres, situated in the Samuel Clark Survey, Abst. No. 249 and M.L. Swing Survey, Abst. No. 1455, Glenn Heights, Dallas County, Texas.
4. **Plat Case FP-007-23:** Discuss and take action on a Final Plat Request by Shawne Walker , on behalf of Alex Blake for Freedom Church Addition, an addition to the City of Glenn Heights, Texas, being 6.044 acres, situated in the Samuel Clark Survey, Abst. No. 249 and M.L. Swing Survey, Abst. No. 1455, Glenn Heights, Dallas County, Texas.

Commissioner Davis made a motion to approve Consent Agenda Items 2, 3 and 4.
Commissioner Miller made the second. The motion carried with the following record vote:

VOTE 4 Ayes – Gamble, Davis, Miller, and Stroy

Consent Agenda Item 2 was tabled due to Commissioner comments.

AGENDA

1. **Zoning Case:** Discuss and take action on a request concerning a Site Plan for Holy House Of Prayer Church by Oscar Galan with Classic Design Group. The 1.1636- acre property is zoned Neighborhood Services “NS” and is situated in the Heritage Estates Block F. The property is located at the northwest corner of West Bear Creek and Heritage BLVD, Glenn Heights, Dallas County, Texas. The proposed use is Church.

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation regarding the site plan. Staff recommended increasing the landscape buffer to 25’, staff recommended to utilize right in and right out island at the driveway on W Bear Creek; staff commented on having 25’ by 25’ visibility triangle, staff commented on ensuring driveways have Min. approach radius of 25 feet.

Commissioner Davis made a motion to approve Agenda Items 1. Commissioner Gamble made the second. The motion carried with the following record vote:

VOTE 4 Ayes – Gamble, Davis, Miller and Stroy.

2. Commissioners Activity Report

No activity to report.

ADJOURNMENT

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

VOTE 4 Ayes – Gamble, Davis, Miller, and Stroy.

Co-Chair Stroy adjourned the meeting at 7:14 P.M.

Dr. Kelvin Stroy, Sr., Co-Chair

Attest:

Parviz R Pourazizian, Director of Development
Passed and approved on the 28th day of August 2023



CITY OF GLENN HEIGHTS PLANNING & ZONING COMMISSION REPORT

Date: August 28, 2023

SUBJECT

Zoning Case: Public hearing to receive testimony concerning the change of Zoning request by DJ Jarratt on behalf of Rolke Greenhouse LLC for the property located at 1908 S Hampton Rd and 1926 S Hampton RD, Glenn Heights, Dallas County, Texas. This approximately 10.297-acre parcel is situated in the Samuel Clark Survey, abstract# 249 and the applicant proposes to change the zoning from Single Family-1 (SF-1) for 1926 S Hampton and from Retail (R) for the 1908 S Hampton Rd, to Commercial (C).

DISCUSSION / BACKGROUND

The applicant proposes to expand the existing nursery to the southern lot (1908 S Hampton Rd). The owner purchased the property about a year ago. The existing nursery has the zoning of Retail (R). However, the lot at 1908 S Hampton zoned single-family residential.

Zoning Ordinance

Retail and SF-1 to Commercial.

PRIOR COUNCIL OR BOARD ACTION

Not applicable. The existing facility has zoned Retail (R)

PUBLIC CONTACT

Letters were sent to the neighbors within a 200' radius and a notice was posted in the local Newspaper.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends APPROVAL of this site plan request with the condition that the ultimate site plan shall meet the zoning requirements, including 6' tall Masonry wall and improving the driveways.

ATTACHMENTS

1. Site Survey
2. Proposed Site Plan
3. Zoning Map

PREPARED BY

Parviz Pourazizian, Director of Planning and Development Services.

REVIEWED BY

Brandi Brown, City Secretary

METES & BOUNDS DESCRIPTION

BEING A 10.297 ACRE TRACT OF LAND SITUATED IN THE SAMUEL CLARK SURVEY, ABSTRACT NUMBER 249, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK A, SAGEBRUSH NURSERY ADDITION, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 97050, PAGE 166, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.14 ACRE TRACT OF LAND (TRACT I) AND ALL OF A CALLED 5.14 ACRE TRACT OF LAND (TRACT II) DESCRIBED BY DEED TO RGH ASSETS, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-302209, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID TRACT I, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A, AND BEING THE SOUTHWEST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO PLACIDO & LENOR HUERTA FAMILY, LP, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2019-34518, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING ON THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH HAMPTON ROAD, A CALLED 60' RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 5.00 ACRE TRACT BEARS NORTH 01 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 200.93 FEET, AND FROM WHICH A 3/8" IRON ROD FOUND BEARS SOUTH 89 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 0.73 FEET;

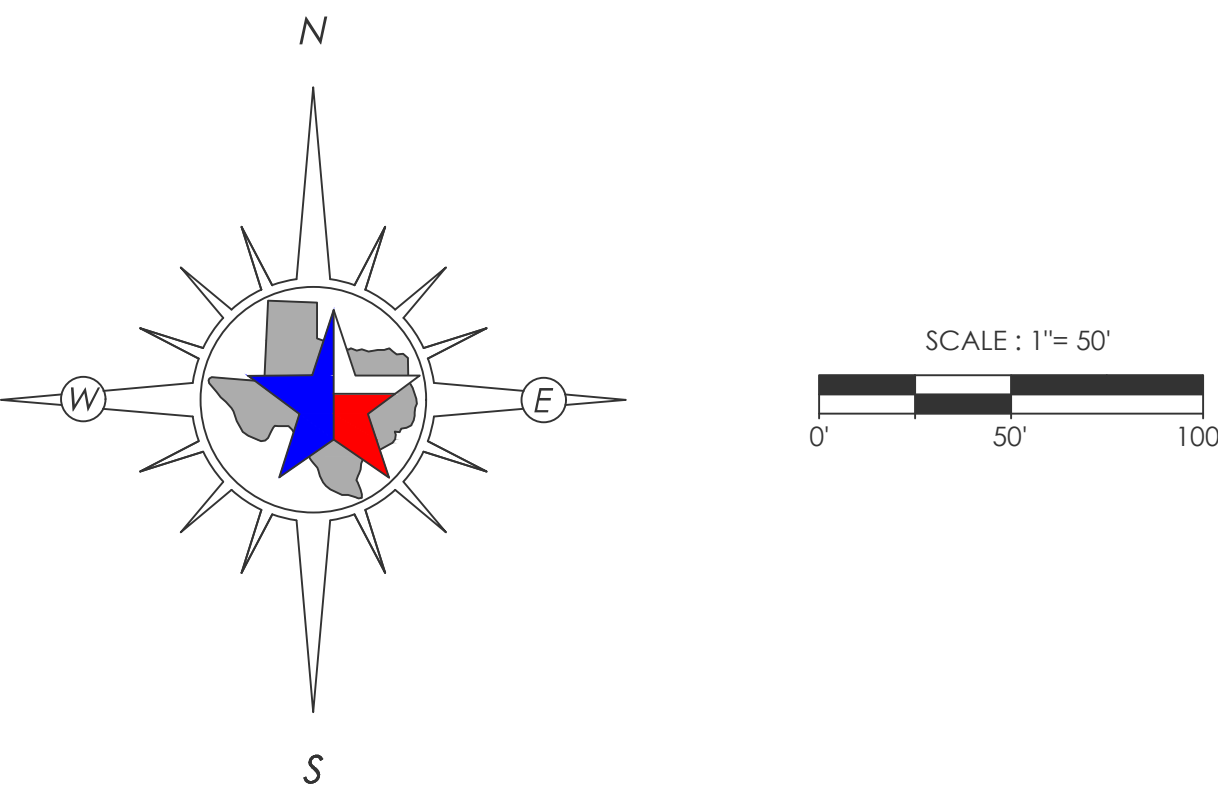
THENCE NORTH 89 DEGREES 16 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT I, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 5.00 ACRE TRACT, A DISTANCE OF 1077.36 FEET, TO A 1/2" CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID TRACT I, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, AND BEING THE SOUTHEAST CORNER OF SAID CALLED 5.00 ACRE TRACT, AND BEING ON THE WEST LINE OF LOT 36, BLOCK 1, THE MESA PHASE III, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82237, PAGE 3225, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 09 MINUTES 17 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID TRACT I, BEING COMMON WITH THE WEST LINE OF SAID BLOCK 1, AT A DISTANCE OF 16.95 FEET, PASSING A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 36, AT A DISTANCE OF 163.65 FEET, PASSING A 1/2" IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF LOT 35, SAID BLOCK 1, AND CONTINUING IN ALL 207.04 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT I, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A, AND BEING THE NORTHEAST CORNER OF SAID TRACT II;

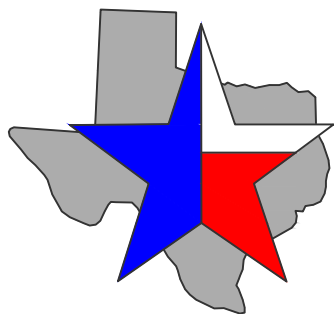
THENCE SOUTH 00 DEGREES 43 MINUTES 14 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID TRACT II, BEING COMMON WITH THE WEST LINE OF SAID LOT BLOCK 1, A DISTANCE OF 208.88 FEET, TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT II, SAME BEING AN ANGLE POINT IN THE WEST LINE OF LOT 25, SAID BLOCK 1, AND BEING THE NORTHEAST CORNER OF LOT 12, THE MESA PHASE I, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82177, PAGE 2225, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 11 MINUTES 43 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID TRACT II, BEING COMMON WITH THE NORTH LINE OF SAID BLOCK 1, AND THE NORTH LINE OF A CALLED 1.185 ACRE TRACT OF LAND DESCRIBED BY DEED TO HAMPTON ROAD CHURCH OF CHRIST, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2007-32994, AND THE NORTH LINE OF A CALLED 0.75 ACRE TRACT OF LAND DESCRIBED BY DEED TO CITY OF GLENN HEIGHTS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2017-18149, DEED RECORDS, DALLAS COUNTY, TEXAS, RESPECTIVELY, AT A DISTANCE OF 707.97 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 3, SAID BLOCK 1, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 1.185 ACRE TRACT, AT A DISTANCE OF 934.88 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.185 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 0.75 ACRE TRACT, AND CONTINUING IN ALL 1075.14 FEET, TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT II, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 0.75 ACRE TRACT, AND BEING ON THE APPARENT RIGHT-OF-WAY LINE OF SAID SOUTH HAMPTON ROAD, FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.75 ACRE TRACT;

THENCE NORTH 01 DEGREES 14 MINUTES 27 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINES OF SAID TRACT II AND TRACT I, AND WITH THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID SOUTH HAMPTON ROAD, A DISTANCE OF 417.30 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 10.297 ACRES OR 448,532 SQUARE FEET OF LAND, MORE OR LESS.



BOUNDARY SURVEY
OF
10.297 ACRES OF LAND
SITUATED IN THE SAMUEL CLARK SURVEY,
ABSTRACT NO. 249, CITY OF GLEN HEIGHTS,
DALLAS COUNTY, TEXAS



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

GENERAL NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
- ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
- THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48113C0640K, DATED JULY 7, 2014, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MARCH BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND

ALL SYMBOLS MAY NOT APPLY
BURIED UTILITY MARKER
TELEPHONE PEDESTAL
SANITARY SEWER MANHOLE
MAILBOX
SEWER CLEANOUT
WATER VALVE
FIRE HYDRANT
POWER POLE
ELECTRIC BOX
STORM DRAIN MANHOLE
SINGLE POST TRAFFIC SIGN
GUY WIRE
LIGHT POLE
WATER METER
IRRIGATION CONTROL VALVE
ELECTRIC METER
A/C UNIT
GAS METER
SEPTIC LID
GAS LINE MARKER
CHAINLINK FENCE
BARBED WIRE FENCE
WOOD FENCE
IRON FENCE
DRCT = DEED RECORDS, DALLAS COUNTY, TEXAS
PRCT = PLAT RECORDS, DALLAS COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIR = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
OHE = OVERHEAD ELECTRIC



SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON MAY 31, 2023. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON, EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY.

EXECUTED THIS THE 6th DAY OF JUNE, 2023.

Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882



PROJECT NUMBER: 230368
REVISION NOTES:

DATE: JUNE 6, 2023

SHEET 1 OF 1

