



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 26, 2024, 7:00 P.M.**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Planning and Zoning Commission Meeting on Monday, February 26, 2024, beginning at 7:00 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 November 3, 2023.
2. Discuss and take action to approve the meeting minutes of December 11, 2023.

AGENDA

1. **Plat Case RP-001-24:** Discuss and take action to approve a Replat Request for the Remainder of Lots 1 through 5 and Lot 6, Block C, Willow Run Addition, as recorded in Volume 12, Page 289, Plat Records, Dallas County Texas, the same being 7.602 acres out of the James Porter Survey, Abstract No. 1129 and out of the William P. Holman Survey, Abstract No. 619, Glenn Heights, Dallas County, Texas. The replat request is submitted by Mike Davis with Bannister Engineering, on behalf of Sanabel Investment, LP.

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, February 23, 2024.

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

[illegible]

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

NOVEMBER 13, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 13th day of November 2023, the Planning and Zoning Committee of the City of Glenn Heights, Texas met in a joint meeting in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

BOARD MEMBERS:

Austin Kelley	*	Chair, Place 1
April Stokes	*	Board Member, Place 2
Stevelyn Miller	*	Board Member, Place 4
Francisco Alvarez	*	Board Member, Place 5
Tabitha Gamble	*	Board Member, Place 7

STAFF:

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

CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Joint Meeting of the Planning and Zoning Committee to order at 6:33 P.M.

INVOCATION

Chair Kelley delivered the Invocation.

PLEDGE OF ALLEGIANCE

Chair Kelley led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

CONSENT AGENDA

1. Chair Kelley – staff will take action to approve meeting minutes from October 9, 2023. Do not have minutes to approve.

Commissioner Stokes motioned to approve consent for the meeting minutes today. Commissioner Alvarez 2nd made a second. The motion was carried with the following record vote:

VOTE 5 Ayes – Kelly, Stokes, Miller, Alvarez, Gamble

AGENDA

1. **Zoning Case:** Public hearing to discuss and take action on a change of zoning request by Farrukh Azim, on behalf of Shamrock Angel LLC. The 111.606-acre tract of land is more particularly described as Everett L. Trees Block A, Lots 4R, 5R, 5R.1, and 6R, and adjacent tracts and being generally located at the Southwest corner of West Bear Creek Road and South Westmoreland Road. The request is to change the zoning from Planned Development 6, established via Ordinance 347-85, consisting of 68 acres, to Planned Development 27, consisting of approximately 111.606 acres for a multi-use development. (Parviz Pourazizian, Director of Development Services)

Chair Kelley – Number 1 (Zoning Case): Pulled from the agenda, moving forward with number 2.

The Planning and Zoning Commission will recess temporarily, and the meeting of the Building and Standards Commission will reconvene.

GLENN HEIGHTS BUILDING AND STANDARDS COMMISSION MEETING

The City of Glenn Heights Building and Standards Commission reserves the right to retire into Executive Session concerning any of the agenda items whenever it is considered necessary and legally justified pursuant to Texas Government Code, Chapter 551. The Building and Standards Commission reconvenes into its Regular Called Meeting.

1. Public Comment

Chair Kelley – Call for public comments.

Director Pourazizian – No public comments received.

2. **Public Hearing Case Number V047219-100523:** Deliberation for Case Number “V047219-100523” to receive sworn testimony and citizen’s comments concerning whether the structure(s) located at 226 Westminster Dr, Glenn Heights, Texas with the legal description being BLK F LT 42, Heritage Heights Ph 3a, Glenn Heights, Dallas County, Texas complies with the standards set forth in the City of Glenn Heights Code of Ordinances, Chapter 3 Building Regulations, Article 3.13 Property Maintenance and Substandard Building Code. After receiving sworn testimony and citizen’s comments the BSC will discuss and consider action on whether the structure(s) comply with the standards set forth in Chapter 3, Article 3.13. Should the structure(s) be found in violation of the standards set forth in Chapter 3, Article 3.13, the BSC may order the structure be demolished by the owner, mortgagee, or lien holder within thirty (30) days from the date of the order. The owner of the record is Willie A Fagan 226 Westminster Dr, Glenn Heights, Texas. (Parviz Pourazizian,

Director of Development Services)

Chair Kelley – Reading the Substandard Structure Hearing Script (Attachment to Minutes)

Chair Kelley – Is it now 6:41 PM, at this time Chair Kelley open the public hearing for case number V047219-1000523, 226 Westminster Drive, Glenn Heights, Dallas County, Texas with the legal description being Block F Lot 42 Heritage Heights, Phase 3A, an Addition to the City of Glenn Heights, Dallas County, Texas, according to the plat therefore recorded in Volume 98203, Page 1, Map Records, Dallas County, Texas.

Chair Keller entertain motion to open public hearing. Motion made by Commissioner Stokes to open public hearing. Commissioner Gamble 2nd made a second. The motion was carried with the following record vote:

VOTE 5 Ayes – Kelley, Stokes, Miller, Alvarez, Gamble

Chair Kelley – Open floor for anyone to speak to the commission. City of Glenn Heights Chief building official has requested this building and standards commission to discuss 226 Westminster Drive. Called Xavier Fountain to present the staff report and recommendations into the records.

Chief Building Official Xavier – Discussing 226 Westminster Drive, presenting the building city of Glenn Heights ordinance 13.09 condemnation of dangerous structures. Front bricks are falling from structures, multiple large holes in roof, more pictures of dilapidated structure, wall separation, multiple abatements, multiple opening for rodents. September 6, 2023 obtained an administrative warrant to get inside pictures. It had black mold, exposed wood, fuse box, ceiling exposed to outside elements. No running water or electricity. Unsafe to go upstairs. Showing multiple pictures of violations within the home. City Engineer confirmed that there is a high risk of structural collapse and a risk of black mold entrance to adjacent lots. Notification was sent to property stakeholder via certified mail, going back to 2019. No response to correspondence.

Commissioner Stokes – Gaining clarity that the pictures started back in 2019 and the home has not gotten any better, in fact the home has gotten worst. Notice shows that there were violations and they were not getting any better. When was it noted that this is a dangerous structure? (Xavier - 2/2023). How did you determine who the lean holders were? (Xavier – internet search through appraisal site, etc., went to last known owner resident and the person did not know the perceived owner). 2015 international maintenance code used? (Xavier – 2015). It was referenced in the notice? (Xavier – yes). Dangerous to go upstairs (Xavier – yes). (Xavier - One person from Wells Fargo responded but had no accurate information).

Chair Kelley – Did wells Fargo have a foreclosure on property? (Xavier – no they basically concluded that they did not have any contact info for property owner).

Commissioner Stokes – Taxes are being paid? (Xavier – yes). Best of City knowledge there is no tax issues or delinquencies.

Commissioner Alvarez – No replies (Xavier – no). Complaints from neighbors (Xavier – yes

multiple).

Chair Kelley – Neighbors came to council on several occasions and complained about the property.

Xavier – Wells Fargo has received notice that the home is in danger of being demolished.

Chair Kelley – Open the floor for public comments.

Chair Keller entertain motion to close public hearing. Motion made by Commissioner Stokes to open public hearing. Commissioner Gamble 2nd made a second. The motion was carried with the following record vote:

VOTE 5 Ayes – Kelley, Stokes, Miller, Alvarez, Gamble

Chair Kelley – Building and Standards Committee deliberating

Chair Kelley – The Building and Standards Committee finds and orders a meeting was properly held and all proper notice has been sent to all interested parties consistent with the city ordered. Property is in violations relative to substandard structures. The structures or determined to be unsafe as it is dilapidated and unfit for human dwelling. It is likely to endanger persons and property and not feasible to repair the structure in compliance with City of Glenn Heights ordinance. The owner, lean holder, or interested parties is ordered to remove or demolish the structure at 226 Westminster no later than 30 days of this order. Also, order that the structure must be unoccupied and shall be secured against unauthorized entry no later than 5 days from the date of this order. If lean holders do not adhere the city may without further order secure the structure and cause the structure to be demolished and attach a lien to the property in accordance with City ordinances. If the property owner violates the terms of this order, the city may seek administrative penalties in an amount not to exceed \$1,000.00 per day.

Chair Keller entertain motion to accept order. Motion made by Commissioner Gamble to open accept order, however on page 2 it has 223 but should be 226, so accept to accept the order with necessary corrections. Commissioner Stokes 2nd made a second. The motion was carried with the following record vote:

VOTE 5 Ayes – Kelley, Stokes, Miller, Alvarez, Gamble

ADJOURNMENT

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

VOTE 5 Ayes – Kelley, Stokes, Miller, Alvarez, Gamble

Commissioner Austin Kelley adjourned the meeting at 7:03 P.M.

Austin Kelley, Chairperson

Attest:

Dr. LaSheyla Jones, City Planner
Passed and approved on the 26th day of February 2024

[illegible]

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

DECEMBER 11, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 9th day of October 2023, the Planning and Zoning Committee of the City of Glenn Heights, Texas met in a joint meeting in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

BOARD MEMBERS:

Austin Kelley	*	Chair, Place 1
Arnold Davis, Jr.	*	Board Member, Place 3
Stevelyn Miller	*	Board Member, Place 4
Francisco Alvarez	*	Board Member, Place 5
Tabitha Gamble	*	Board Member, Place 7

STAFF:

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

CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Joint Meeting of the Planning and Zoning Committee to order at 6:44 P.M.

INVOCATION

Chair Kelley delivered the Invocation.

PLEDGE OF ALLEGIANCE

Chair Kelley led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

6:49 P.M. Commissioner Travis Burton thanked the Planning and Zoning Commission for their service to the City of Glenn Heights.

AGENDA

1. **Plat Case FP-015-23:** Discuss and take action on a Replat Request by DJ Jarrett, on a Replat Request by DJ Jarratt, on behalf of RGH Assets, LLC for Sagebrush Nursery Addition, for a total of approximately 10.30 acres being comprised of 5.14 acres in the Samuel Clark Survey Abstract No. 249, Lot 1, Block A, Sagebrush Nursery Addition, recorded in Volume 99999997050, Page 166 and 5.16 acres situated in the Samuel

Clark Survey Abstract No. 249, Tract 2 of the Sagebrush Nursery Addition, recorded as Document Number 202200302209, both in the City of Glenn Heights, Dallas County and being recorded in the Deed Records of Dallas County Texas. (Parviz Pourazizian, Director of Planning & Development Services)

Pariz Pourazizian, Director of Developmental Services, introduced this item and presented a replat that depicted Lot 1 as 10.3016 Acres.

The motion was carried with the following record:

VOTE 5 Ayes – Kelly, Stokes, Davis, Francisco and Miller

ADJOURNMENT

The motion carried with the following record vote:

VOTE 5 Ayes – Kelly, Stokes, Davis, Francisco and Miller

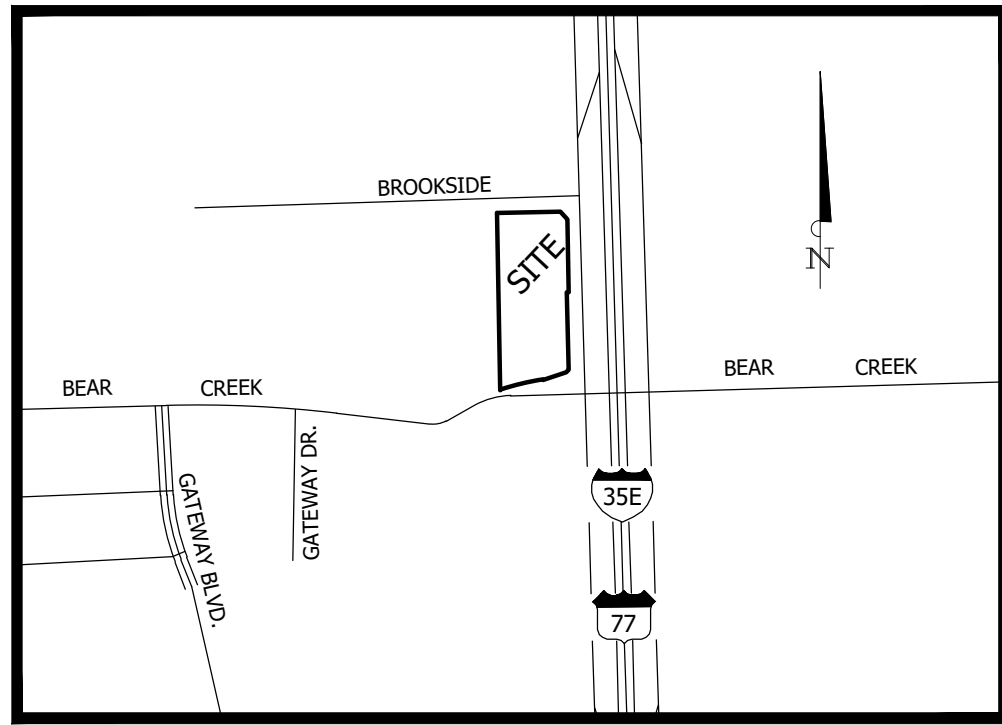
Commissioner Austin Kelley adjourned the meeting.

Austin Kelley, Chairperson

Attest:

Dr. LaSheyla Jones, City Planner
Passed and approved on the 26th day of February 2024

[illegible]



VICINITY MAP
SCALE: 1" = 1000'
GLENN HEIGHTS, TEXAS

GENERAL NOTES:

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48113C0640K, dated July 7, 2014. The property appears to lie within Zone "X" as defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "X" (Shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" zone and within Zone "AE", defined as "Base Flood Elevations determined" zone and within Floodway area, defined as "The floodway is the channel of a street plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights" area, as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

- All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".
- SOURCE BENCHMARK:** Texas Department of Transportation Monument E0575047, located approximately 1900 feet West from the intersection of Interstate Highway 35E and Bear Creek Road and at the Southwest corner of the intersection of Bear Creek Road and Gateway Boulevard, found on a drainage structure, 3.5 feet East from the center of headwall.

Elevation = 629.17'

6. **Waiver of Claim for Damages**

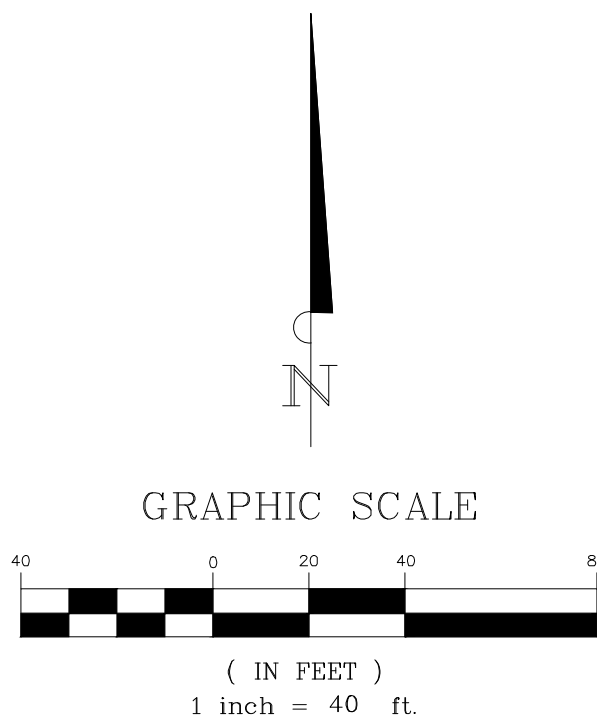
The Owner and the Developer release the City of Glenn Heights from any and all claims, damages, obligations, or liabilities by the establishment of grades, or the alteration of the surface of any portion of the existing streets and alleys, to conform the grades established in this plat.

7. **Common Areas**

All Common Area Tracts will be owned and maintained by the property owners.

Curve Table

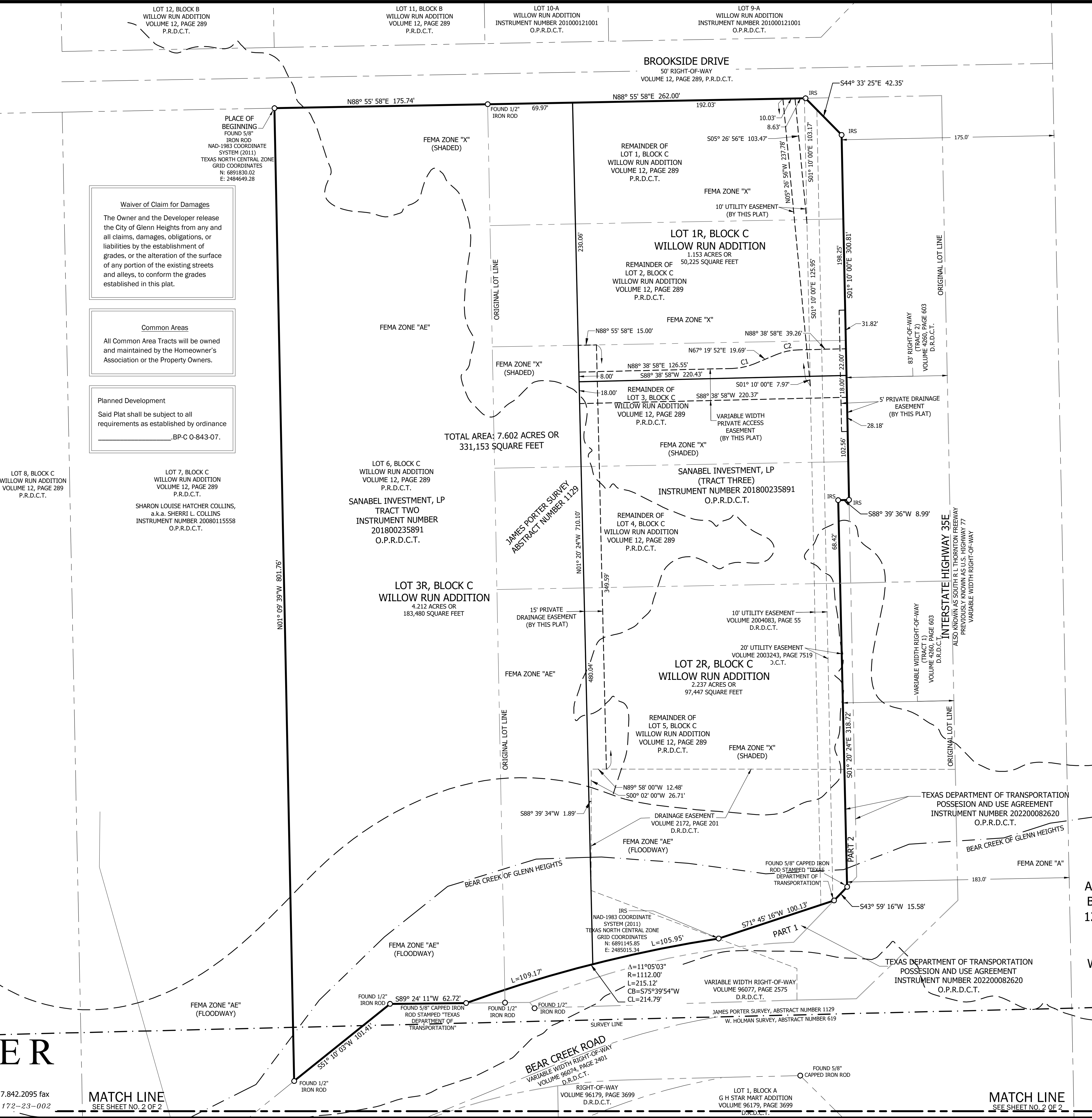
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.60'	50.00'	21°19'05"	N77° 59' 25"E	18.50'
C2	18.60'	49.85'	21°23'04"	N77° 59' 25"E	18.50'



BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 172-23-002

MATCH LINE
SEE SHEET NO. 2 OF 2

B:\Clients\172-23-002 (Bear Creek Topo - Glenn Heights)\Survey\172-23-002 Survey Base.dwg
2/19/2024 1:03:45 PM



LEGEND

N NORTH
S SOUTH
E EAST
W WEST
• DEGREES
• MINUTES/FEET
• SECONDS/INCHES
O.P.R.D.C.T.
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS
D.R.D.C.T.
DEED RECORDS
DALLAS COUNTY, TEXAS
M.R.D.C.T.
MAP RECORDS
DALLAS COUNTY, TEXAS

APPROVED FOR PREPARATION OF FINAL PLAT

Sonja A. Brown, Mayor Date
Brandi Brown, Secretary Date

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Sonja A. Brown**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Brandi Brown**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS

REPLAT
LOT 1R, LOT 2R AND LOT 3R, BLOCK C
WILLOW RUN ADDITION

A Replat of the Remainder of Lots 1 thru 5 and Lot 6, Block C, Willow Run Addition, as recorded in Volume 12, Page 289, Plat Records, Dallas County, Texas and Being 7.602 acres out of the James Porter Survey, Abstract Number 1129 and William P. Holman Survey, Abstract Number 619 City of Glenn Heights, Dallas County, Texas 3 Lots

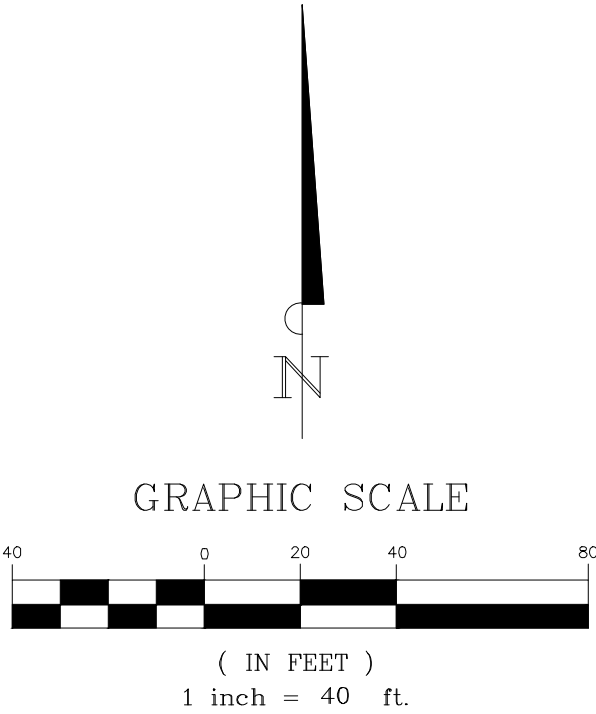
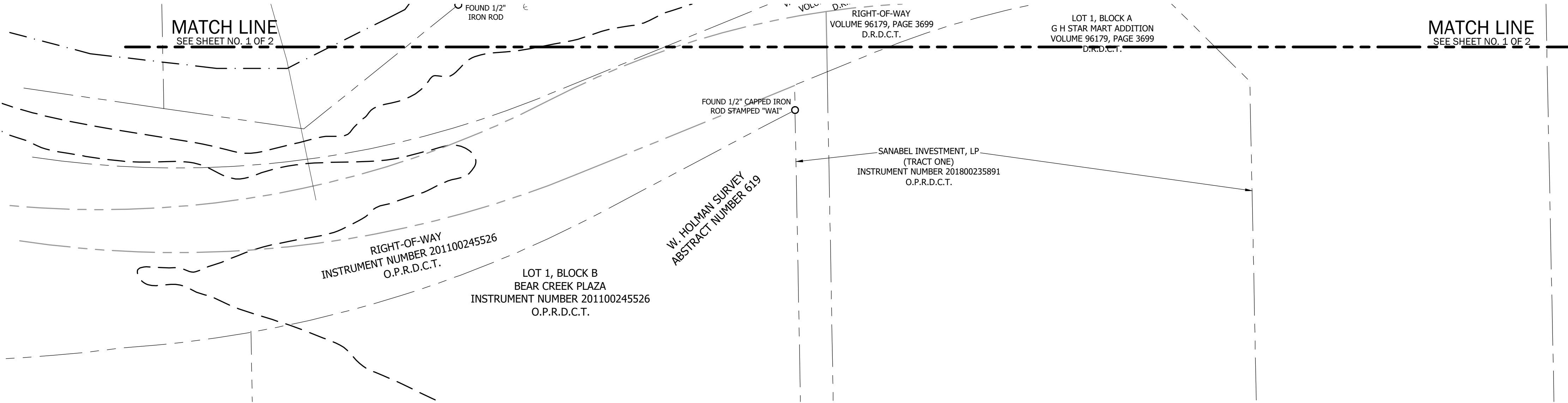
Preparation Date: September 2023
Revision Date: February 2024
SHEET 1 OF 2

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
SANABEL INVESTMENT, LP
P.O. BOX 2599
WAXAHACHIE, TEXAS 75168

MATCH LINE
SEE SHEET NO. 2 OF 2

B:\Clients\172-23-002 (Bear Creek Topo - Glenn Heights)\Survey\172-23-002 Survey Base.dwg
2/19/2024 1:06:41 PM



OWNER'S CERTIFICATE:

State of Texas §
County of Dallas §

WHEREAS, **SANABEL INVESTMENT, LP** is the owners of that certain 7.602 acres (331,153 square feet) of land in the James Porter Survey, Abstract Number 1129, City of Glenn Heights, Dallas County, Texas; said 7.602 acres (331,153 square feet) of land being a portion of that certain described as Lot 1 thru Lot 6, Block C, Willow Run Addition (hereinafter referred to as Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and/or Lot 6), an addition to the City of Glenn Heights, Dallas County, Texas, according to the plat thereof recorded in Volume 12, Page 289, Plat Records, Dallas County, Texas (P.R.D.C.T.), said 7.602 acres (331,153 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod found for the Northwest corner of said Lot 6, same being the Northeast corner of that certain tract of land described as Lot 7, Block C, Willow Run Addition (hereinafter referred to as Lot 7), an addition to the City of Glenn Heights, Dallas County, Texas, according to the plat thereof recorded in Volume 12, Page 289, P.R.D.C.T., same also being the existing South right-of-way line of Brookside Drive (50' right-of-way), as recorded in Volume 12, Page 289, P.R.D.C.T.;

THENCE North 88 degrees 55 minutes 58 seconds East with the common line between said Lot 6 and the existing South right-of-way line of said Brookside Drive, a distance of 175.74 feet to a one-half inch iron rod found for the Northeast corner of said Lot 6, same being the Northwest corner of said Lot 1;

THENCE North 88 degrees 55 minutes 58 seconds East with the common line between said Lot 1 and the existing South right-of-way line of said Brookside Drive, a distance of 262.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the intersection of the existing South right-of-way line of said Brookside Drive and the existing West right-of-way line of Interstate Highway 35E, also known as South R. L. Thornton Freeway, previously known as U. S. Highway 77 (variable width right-of-way), as recorded in Volume 4260, Page 603, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE South 44 degrees 33 minutes 25 seconds East with the common line between the remainder of said Lot 1 and the existing West right-of-way line of said Interstate Highway 35E, a distance of 42.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 01 degree 10 minutes 00 seconds East, continue with the common line between the remainder of said Lot 1 and the existing West right-of-way line of said Interstate Highway 35E, pass at a distance of 69.28 feet, the Southeast corner of the remainder of said Lot 1, same being the Northeast corner of the remainder of said Lot 2, continue with said course with the common line between the remainder of said Lot 2 and the existing West right-of-way line of said Interstate Highway 35E, pass at a distance of 169.28 feet, the Southeast corner of the remainder of said Lot 2, same being the Northeast corner of the remainder of said Lot 3, continue with said course with the common line between the remainder of said Lot 3 and the existing West right-of-way line of said Interstate Highway 35E, pass at a distance of 269.28 feet, the Southeast corner of the remainder of said Lot 3, same being the Northeast corner of the remainder of said Lot 4, continue with said course with the common line between the remainder of said Lot 4 and the existing West right-of-way line of said Interstate Highway 35E for a total distance of 300.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 88 degrees 39 minutes 36 seconds West, continue with the common line between the remainder of said Lot 4 and the existing West right-of-way line of said Interstate Highway 35E, a distance of 8.99 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 01 degree 20 minutes 24 seconds East, continue with the common line between the remainder of said Lot 4 and the existing West right-of-way line of said Interstate Highway 35E, pass at a distance of 68.42 feet, the Southeast corner of the remainder of said Lot 4, same being the Northeast corner of the remainder of said Lot 5 for a total distance of 319.72 feet to a five-eighths inch iron rod with cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for the intersection of the existing West right-of-way line of said Interstate Highway 35E and the existing North right-of-way line of Bear Creek Road (variable width right-of-way), as recorded in Instrument Number 202200082620, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.);

THENCE South 43 degrees 59 minutes 16 seconds West with the common line between the remainder of said Lot 5 and the existing North right-of-way line of said Bear Creek Road, a distance of 15.58 feet to a five-eighths inch iron rod with cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found;

THENCE South 71 degrees 45 minutes 16 seconds West, continue with the common line between the remainder of said Lot 5 and the existing North right-of-way line of said Bear Creek Road, a distance of 100.13 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 75 degrees 39 minutes 54 seconds West, a distance of 214.79 feet;

THENCE Southwesterly, continue with the common line between the remainder of said Lot 5 and the existing North right-of-way line of said Bear Creek Road, with said non-tangent curve to the left having a radius of 1112.00 feet, through a central angle of 11 degrees 05 minutes 03 seconds, pass at a distance of 181.47 feet, the Southwest corner of the remainder of said Lot 5, same being the Southeasterly corner of the remainder of said Lot 6, continue with said course, with the common line between the remainder of said Lot 6 and the existing North right-of-way line of said Bear Creek Road for a total arc distance of 215.12 feet to a five-eighths inch iron rod with cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;

THENCE South 89 degrees 24 minutes 11 seconds West, continue with the common line between said Lot 6 and the existing North right-of-way line of said Bear Creek Road, a distance of 62.72 feet to a one-half inch iron rod found for corner;

THENCE South 51 degrees 10 minutes 03 seconds West, continue with the common line between said Lot 6 and the existing North right-of-way line of said Bear Creek Road, a distance of 101.41 feet to a one-half inch iron rod found for corner, same being the Southwest corner of said Lot 6, same being the Southeast corner of the aforesaid Lot 7;

THENCE North 01 degree 09 minutes 39 seconds West, departing the existing North right-of-way line of said Bear Creek Road, with the common line between said Lot 6 and said Lot 7, a distance of 801.76 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 7.602 acres (331,153 square feet) of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **SANABEL INVESTMENT, LP**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **WILLOW RUN ADDITION**, an addition to the City of Glenn Heights, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the publics use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Glenn Heights. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and the City of Glenn Heights' use thereof. The City of Glenn Heights and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Glenn Heights and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2024.

SANABEL INVESTMENT, LP, a Texas limited partnership

BY: SANABEL MANAGEMENT, LLC, a Texas limited liability company, its General Partner

BY: _____
WALID ALAMEDDINE, Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared WALID ALAMEDDINE, 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 thereof expressed, as Vice President of SANABEL INVESTMENT, LP, a Texas limited partnership, the General Partner of SANABEL MANAGEMENT, LLC, a Texas limited liability company, on behalf of said limited liability company and limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

Know all men by these presents: that I, Michael Dan Davis, a Registered Professional Land Surveyor, licensed by the State of Texas, does hereby certify that I prepared this plat from an actual and accurate survey made on the ground of the land and that corner monuments shown hereon were properly placed or found under my supervision, in accordance with the rules for land subdivision by the City council of the City of Glenn Heights. I further certify that the tract of land herein platted is within the jurisdiction of the City of Glenn Heights, Dallas County, Texas..

Dated this the _____ day of _____, 2024.

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

Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838

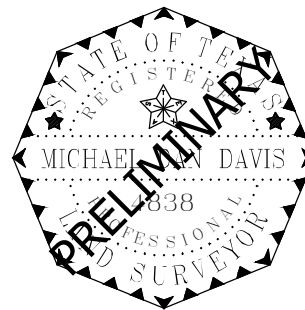
STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Michael Dan Davis**, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS



REPLAT
LOT 1R, LOT 2R AND LOT 3R, BLOCK C
WILLOW RUN ADDITION

A Replat of the Remainder of Lots 1 thru 5 and Lot 6,
Block C, Willow Run Addition, as recorded in Volume
12, Page 289, Plat Records, Dallas County, Texas and
Being 7.602 acres out of the
James Porter Survey, Abstract Number 1129 and
William P. Holman Survey, Abstract Number 619
City of Glenn Heights, Dallas County, Texas

3 Lots
Preparation Date: September 2023
Revision Date: February 2024
SHEET 2 OF 2

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
SANABEL INVESTMENT, LP
P.O. BOX 2599
WAXAHACHIE, TEXAS 75168

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 172-23-002