



AMENDED
NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, MARCH 25, 2024, 6:30 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, March 25, 2024, beginning at 6:30 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

AGENDA

1. **Site Plan Case SP-001-24:** Discuss and take action to consider making a recommendation to City Council regarding a Site Plan 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, and generally located at northwestern corner of E. Bear Creek Road and IH 35. The site plan request is submitted by Bannister Engineering, on behalf of Sanabel Investment, LP.
2. **Preliminary Plat Case PP-003-24:** Discuss and take action to consider making a recommendation on a Preliminary Plat Request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition, for a 9.951-acre tract of land described as Abstract No. 1135, in the J.P. Woolsey Survey, City of Glenn Heights, Ellis County, Texas, and generally located at the southeastern corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas.

3. **Final Plat Case FP-003-24:** Discuss and take action to consider making a recommendation to City Council regarding a Final Plat request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition, for a 9.951 acre tract of land described as Abstract No. 1135, in the J.P. Woolsey Survey, City of Glenn Heights, Ellis County, Texas, and generally located at southeastern corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas.

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.

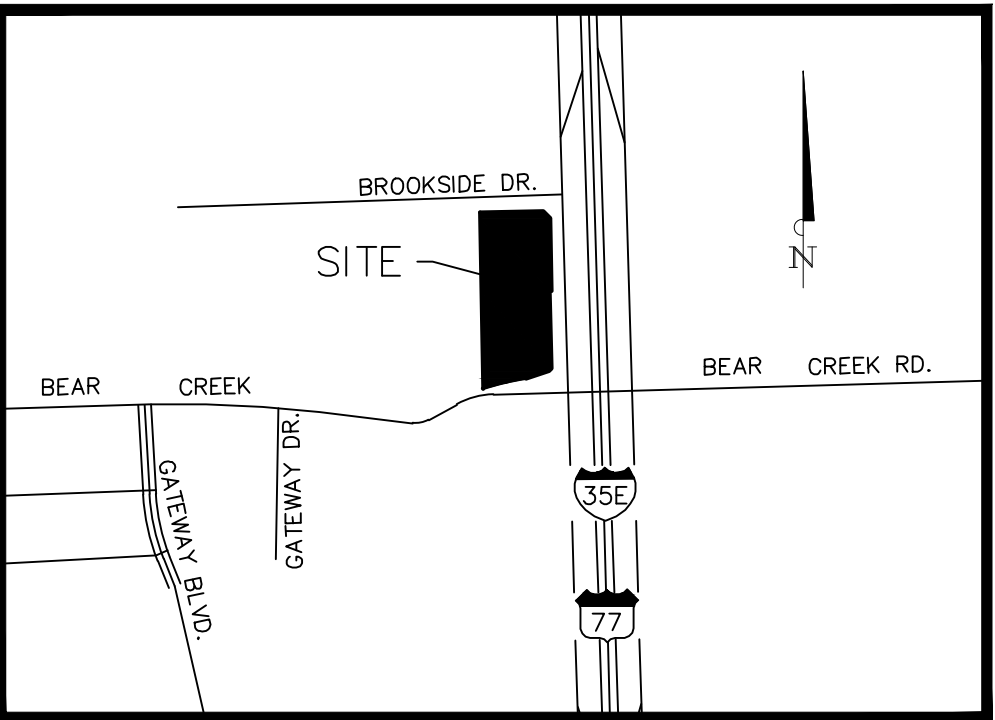
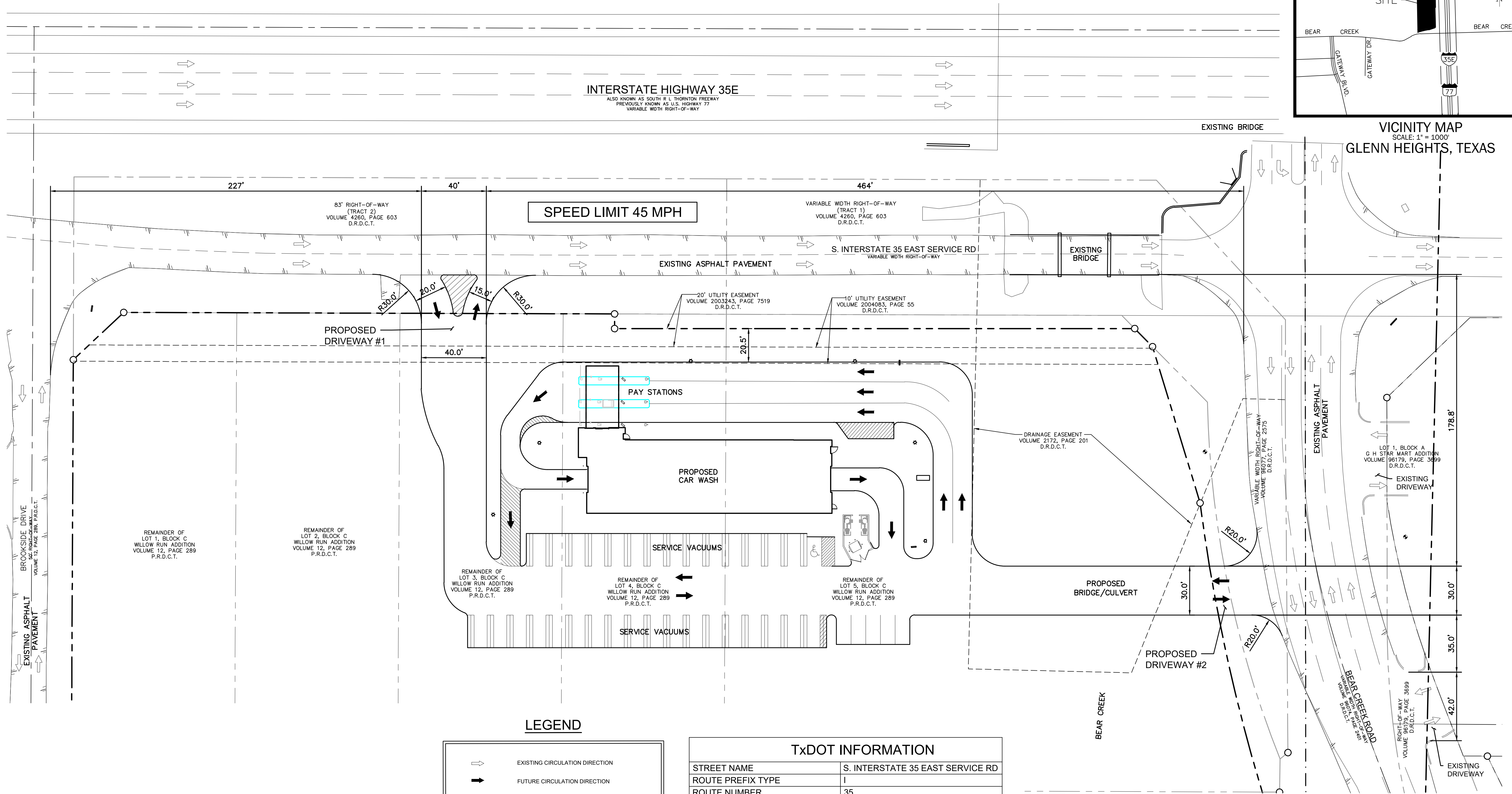
I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938-C South Hampton Road, Glenn Heights, Texas by ~~5:00 P.M. on Friday, March 8, 2024~~ 6:30 P.M. on Friday, March 22, 2024.

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.

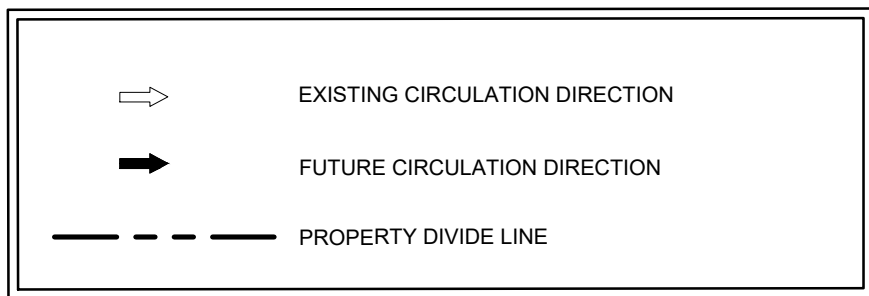
Brandi Brown, City Secretary



1. Conceptual Site Plan



LEGEND

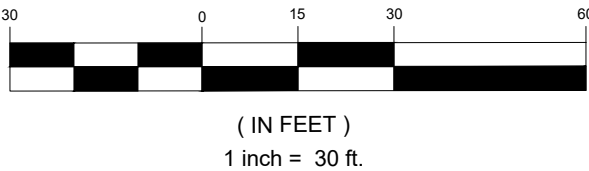


TxDOT INFORMATION

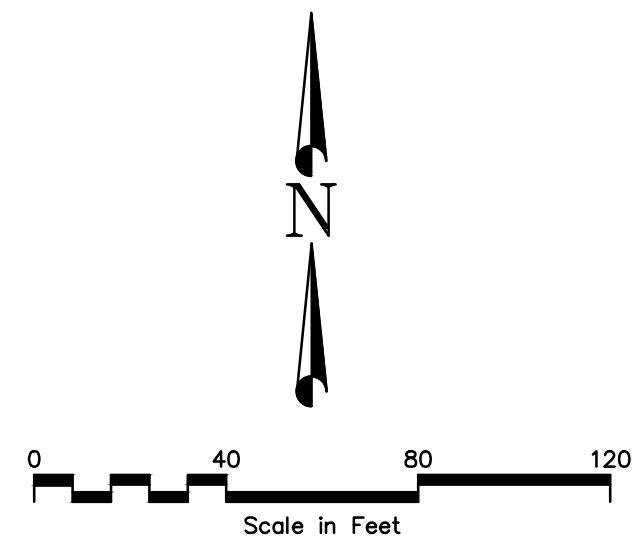
STREET NAME	S. INTERSTATE 35 EAST SERVICE RD
ROUTE PREFIX TYPE	I
ROUTE NUMBER	35
MAXIMUM SPEED LIMIT	45-MPH
MINIMUM DRIVEWAY SPACING	VARIANCE



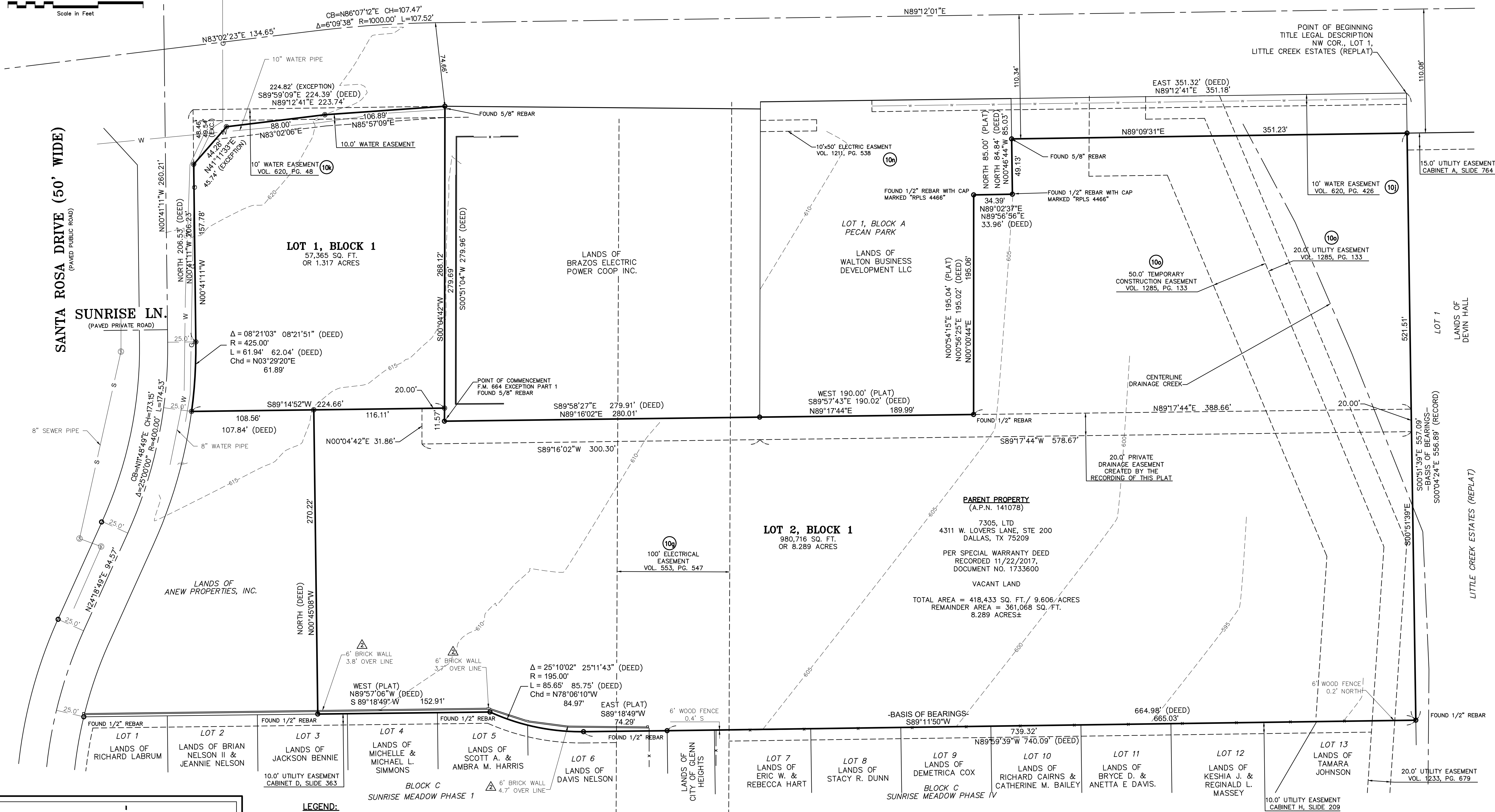
GRAPHIC SCALE







E. OVILLA RD./F.M. 664 (WIDTH VARIES)
(PAVED PUBLIC HIGHWAY)



10 west
LAND SURVEYING
& MAPPING
410 S. FOREST GLEN BLVD., POST FALLS, ID 83854
tel/fax: 1-888-TEN-WEST
www.10westsurvey.com

- LEGEND:**
- SUBJECT PROPERTY LINE
 - EASEMENT LINE
 - B.S.L. BUILDING SETBACK LINE
 - CENTERLINE
 - S UNDERGROUND SANITARY SEWER LINE
 - W UNDERGROUND WATER LINE
 - G UNDERGROUND GAS LINE
 - 1/2" REBAR W/ CAMP STAMPED "WENDE PLS 6133" TO BE SET
 - FOUND 5/8" REBAR WITH NO CAP UNLESS OTHERWISE NOTED

PRELIMINARY PLAT		DATE: 12/6/2023	PROJECT SURVEYOR: JWV
O'REILLY OVILLA ROAD ADDITION		SCALE: 1"=40'	LAST DATE OF REVISION: 03/18/2024
CITY OF GLENN HEIGHTS		DRAWN BY: BCD	JOB NO.: 22-0397
ELLIS COUNTY, TEXAS		CHECKED BY: JWV	SHEET: 2 OF 2
		DATE CHECKED: 12/6/2023	

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS 7305, LTD., IS THE OWNER OF A 9.606 ACRE TRACT OF LAND SITUATED IN THE J.P. WOOLSEY SURVEY, ABSTRACT NO. 1135, CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.P. WOOLSEY SURVEY, ABSTRACT NO. 1135, AND BEING A PART OF A CALLED 9.951 ACRE TRACT OF LAND CONVEYED TO 7305, LTD., BY DEED RECORDED UNDER INSTRUMENT NO. 1733800 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY (OPREC), TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND MARKING THE NORTHEAST CORNER OF SAID TRACT, AND THE SOUTHEAST CORNER OF THAT "PARCEL 23 – PART 2" DESCRIBED IN THAT RIGHT–OF–WAY DEED FROM 7305 LTD TO TEXAS DEPARTMENT OF TRANSPORTATION RECORDED UNDER INSTRUMENT NO. 1920960, OPREC, BEING ON THE EAST LINE OF SAID 9.951 ACRE TRACT, THE SOUTHERLY RIGHT–OF–WAY LINE OF EAST OVILLA ROAD (VARIED WIDTH RIGHT–OF–WAY) AND ON THE WEST LINE OF LOT 1 OF LITTLE CREEK ESTATES (REPLAT), AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 764 OF THE PLAT RECORDS, ELLIS COUNTY, TEXAS (PRECT);

THENCE SOUTH 00°51'39" EAST 521.51 FEET ALONG THE EAST LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND ALONG THE WEST LINE OF SAID LOT 1, TO A 1/2" STEEL ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND THE NORTHEAST CORNER OF SUNRISE MEADOW PHASE FOUR, AN ADDITION TO THE CITY OF GLENN EIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 209, PRECT;

THENCE SOUTH 89°11'50" WEST 665.03 FEET (DEED NORTH 89°59'39" WEST 664.98 FEET) ALONG THE MOST SOUTHERLY LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND ALONG THE NORTH LINE OF SAID SUNRISE MEADOW PHASE FOUR, TO A 1/2 INCH STEEL ROD FOUND MARKING THE NORTHWEST CORNER OF SAID SUNRISE MEADOW PHASE FOUR AND THE NORTHEAST CORNER OF SUNRISE MEADOW PHASE ONE, AN ADDITION TO THE CITY OF GLEN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 363 PRECT;

THENCE SOUTH 89°18'49" WEST 74.29 FEET ALONG THE MOST SOUTHERLY LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND ALONG THE NORTH LINE OF SAID SUNRISE MEADOW PHASE ONE, TO A 1/2 INCH STEEL ROD FOUND MARKING THE POINT OF TANGENCY WITH A 195.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WITH A CENTRAL ANGLE OF 25°10'02" (DEED 25°11'43"), WHOSE LONG CHORD BEARS NORTH 78°06'10" WEST 84.97(DEED NORTH 77°26'49" WEST 85.06 FEET);

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 85.65 FEET (DEED 85.75 FEET), CONTINUING ALONG THE SOUTH LINE OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE NORTH LINE OF SAID SUNRISE MEADOW PHASE ONE, TO A 1/2 INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 89°18'49" WEST 152.91 FEET (DEED SOUTH 89°57'06" WEST 152.91 FEET) CONTINUING ALONG THE SOUTH LINE OF THIS TRACT, THE SOUTH LINE OF SAID 9.951 ACRE TRACT, AND THE NORTH LINE OF SAID SUNRISE MEADOW PHASE ONE, TO A 1/2 INCH STEEL ROD FOUND;

THENCE NORTH 00°45'08" WEST 270.22 FEET (DEED ALONG A WESTERLY LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR CORNER OF THIS TRACT;

THENCE SOUTH 89°14'52" WEST 108.56 FEET (DEED SOUTH 107.84 FEET) ALONG A SOUTH LINE OF THIS TRACT, AND SAID 9.951 ACRE TRACT, TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR THE INTERSECTION OF SAID SOUTH LINE, AND THE EASTERLY RIGHT–OF–WAY LINE OF SANTA ROSA DRIVE (A 50 FOOT RIGHT–OF–WAY) AND SOUTHWEST CORNER OF THIS TRACT AND SAID 9.951 ACRE PARCEL, SAID POINT ALSO BEING A POINT OF NON–TANGENCY WITH A 425.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, WHOSE LONG CHORD BEARS NORTH 03°29'20" EAST 61.39 FEET (DEED NORTH 04°10'56" EAST 61.99 FEET);

THENCE 61.94 FEET ALONG SAID EASTERLY RIGHT–OF–WAY LINE, THE WESTERLY LINE OF THIS TRACT, AND THE WESTERLY LINE OF SAID 9.951 ACRE PARCEL, TO A 1/2" STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR THE POINT OF TANGENCY;

THENCE NORTH 00°41'11" WEST (DEED NORTH) 157.78 FEET ALONG SAID EASTERLY RIGHT–OF–WAY LINE, THE WESTERLY LINE OF THIS TRACT, AND THE WESTERLY LINE OF SAID 9.951 ACRE PARCEL, TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT "PARCEL 23 – PART 1" DESCRIBED IN THAT DEED FROM 7305 LTD TO TEXAS DEPARTMENT OF TRANSPORTATION RECORDED UNDER INSTRUMENT NO. 1920960, OPREC, THE SOUTHERLY RIGHT–OF–WAY LINE OF EAST OVILLA ROAD (VARIED RIGHT–OF–WAY) AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 41°11'33" EAST 44.28 FEET ALONG SAID SOUTHERLY LINE TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR A CORNER;

THENCE NORTH 83°02'06" EAST 88.00 FEET ALONG SAID SOUTHERLY LINE TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR A CORNER;

THENCE NORTH 85°57'09" EAST 106.89 FEET ALONG SAID SOUTHERLY LINE TO A 5/8 INCH STEEL ROD FOUND FOR A CORNER, BEING THE NORTHWEST CORNER OF A CALLED 1.7998 ACRE TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 1140, PAGE 619 OPRECT;

THENCE SOUTH 00°04'42" WEST (DEED SOUTH 00°51'04" WEST), ALONG AN INTERIOR EASTERLY LINE OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE WEST LINE OF SAID 1.7998 ACRE TRACT, PASSING AT 268.12 FEET A 1/2" STEEL ROD MARKED "WEHDE LS 6133" SET FOR INTERIOR LOT LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 279.68 FEET (DEED 279.96 FEET) TO A 5/8 INCH STEEL ROD FOUND MARKING AN INTERIOR CORNER OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE SOUTHWEST CORNER OF SAID 1.7998 ACRE TRACT;

THENCE NORTH 89°16'02" EAST 280.01 FEET (DEED SOUTH 89°58'27" EAST 179.91 FEET) ALONG A NORTHERLY LINE OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE SOUTHERLY LINE OF SAID 1.7998 TRACT TO A 5/8 INCH REBAR FOUND MARKING THE SOUTHEAST CORNER OF SAID 1.7998 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 1, BLOCK A, PECAN PARK, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 213 PRECT;

THENCE NORTH 89°17'44" EAST 189.99 FEET (DEED SOUTH 89°57'43" EAST 190.02 FEET) ALONG THE NORTHERLY LINE OF THIS TRACT, THE NORTHERLY LINE OF SAID 9.951 ACRE TRAC, AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, TO A 1/2 INCH STEEL ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT, BLOCK A;

THENCE NORTH 00°00'44" EAST 195.06 FEET (DEED NORTH 00°56'25" EAST 195.02 FEET) ALONG EAST LINE OF SAID LOT 1, BLOCK A, A WESTERLY LINE OF THIS TRACT AND A WESTERLY LINE OF SAID 9.951 ACRE TRACT TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 4466" FOUND MARKING AN INTERIOR CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH 89°02'37" EAST 34.39 FEET (DEED NORTH 89°56'56" EAST 33.96 FEET) ALONG A NORTH LINE OF THIS TRACT, A NORTH LINE OF SAID 9.951 ACRE TRACT, AND A SOUTH LINE OF SAID LOT 1, BLOCK A TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 4466" FOUND MARKING AN INTERIOR CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH 00°46'44" WEST (DEED NORTH) 49.13 FEET ALONG A WEST LINE OF THIS TRACT, THE WEST LINE OF SAID 9.951 ACRE TRACT, AND THE EAST LINE OF SAID LOT 1, BLACK A TO A 5/8 INCH STEEL ROAD FOUND MARKING THE SOUTHWEST CORNER OF SAID "PARCEL 23 – PART 2";

THENCE NORTH 89°09'31" EAST 351.23 FEET ALONG THE NORTH LINE OF SAID TRACT, THE NORTH LINE OF SAID 9.951 ACRE TRACT, SOUTH LINE OF SAID "PARCEL 23 – PART 2", AND THE SOUTH RIGHT–OF–WAY LINE OF EAST OVILLA ROAD TO THE POINT OF BEGINNING, AND CONTAINING APPROXIMATELY 9.607 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT 7305 LTD., THE UNDERSIGNED OWNER OF THE REAL PROPERTY DESCRIBED IN THE PLAT HEREBY ADOPTS THIS PLAT DESIGNATING THE HEREBY ABOVE DESCRIBED PROPERTY AS O'REILLY OVILLA ADDITION, AN ADDITION TO THE CITY OF GLENN HEIGHTS, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED A PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF GLENN HEIGHTS. THE UTILITIES AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____, DAY OF _____, 2024.

ON BEHALF OF 7305 LTD

BY: _____

PRINTED NAME _____

TITLE _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS _____, DAY OF _____, 2024, PERSONALLY APPEARED _____, ON BEHALF OF 7305 LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC OF THE STATE OF _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES V. WEHDE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE PERIMETER CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF GLENN HEIGHTS, TEXAS.

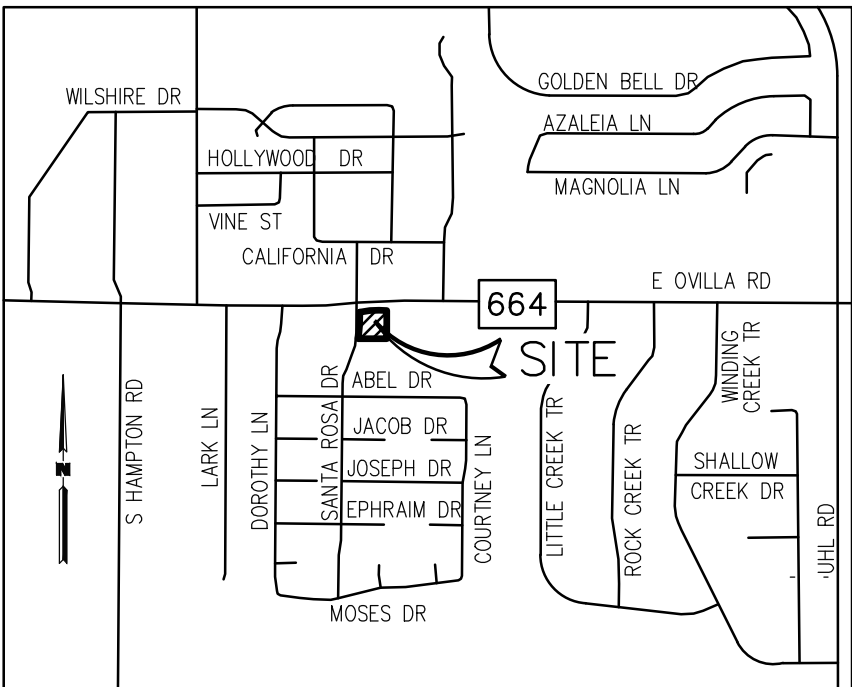


JAMES V. WEHDE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, NO. 6133

STATE OF _____ §
COUNTY OF _____ §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS _____, DAY OF _____, 2024, PERSONALLY APPEARED _____, ON BEHALF OF 7305 LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC OF THE STATE OF _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
(NOT TO SCALE)

PRELIMINARY PLAT

O'REILLY OVILLA ROAD ADDITION
CITY OF GLENN HEIGHTS
ELLIS COUNTY, TEXAS

10 west
LAND SURVEYING
& MAPPING

410 S. FOREST GLEN BLVD., POST FALLS, ID 83854
tel/fax: 1-888-TEN-WEST
www.10westsurvey.com

DATE: 12/6/2023	PROJECT SURVEYOR: JWV
SCALE: 1"=40'	LAST DATE OF REVISION:03/18/2024
DRAWN BY: BCD	JOB NO.: 22-0397
CHECKED BY: JWV	SHEET: 1 OF 2
DATE CHECKED: 12/6/2023	



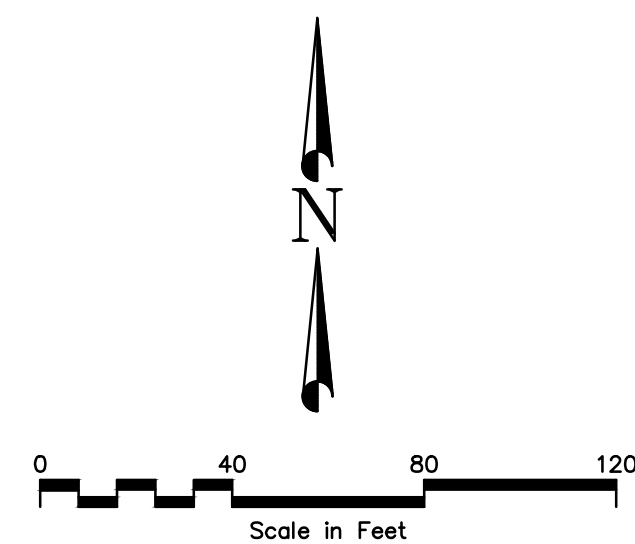
AGENDA SUMMARY SHEET

March 25, 2024

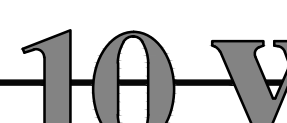
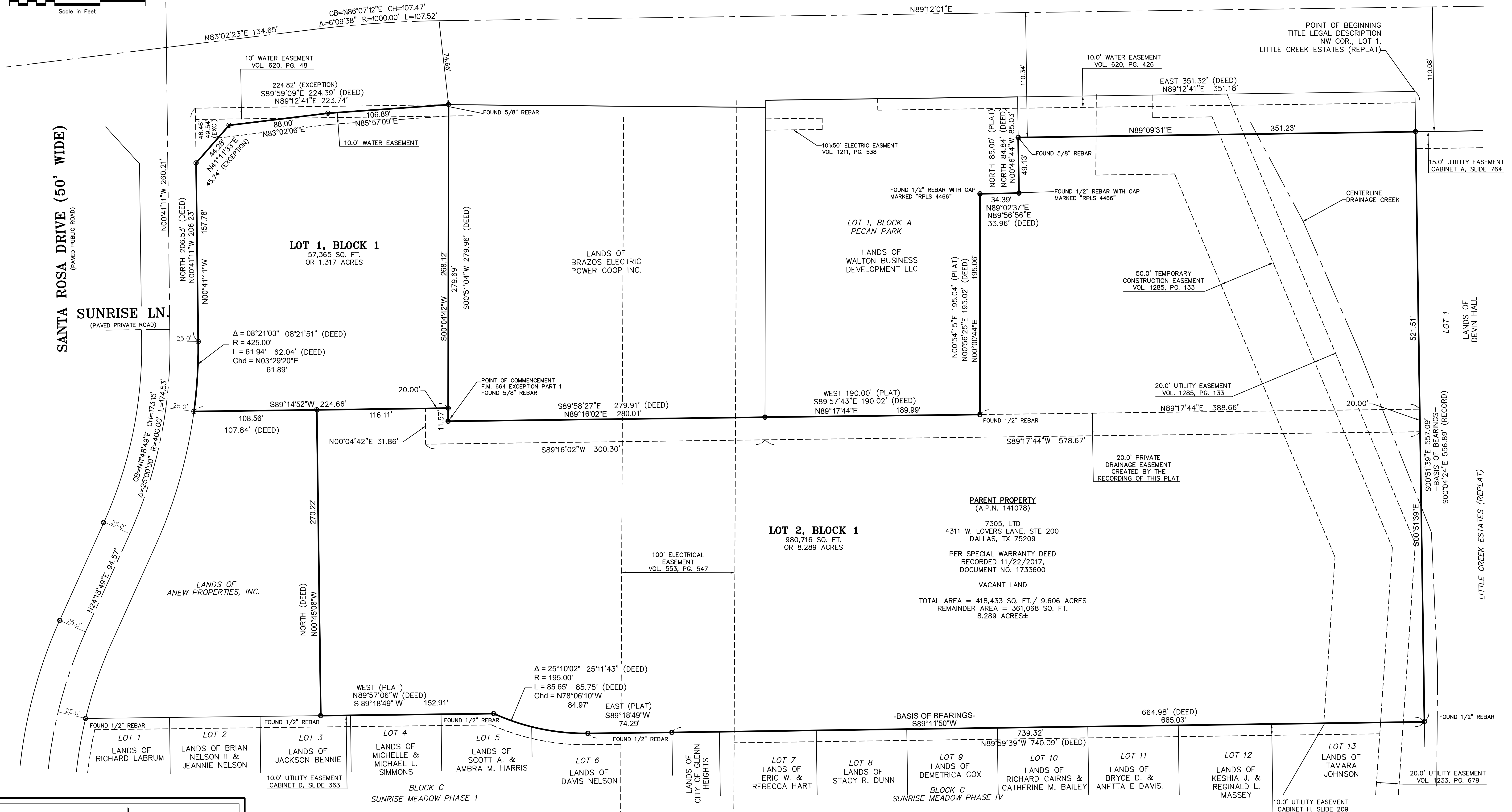
AGENDA, ITEM 3

Final Plat Case FP-003-24: Discuss and take action to consider making a recommendation to City Council regarding a Final Plat request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition, for a 9.951 acre tract of land described as Abstract No. 1135, in the J.P. Woolsey Survey, City of Glenn Heights, Ellis County, Texas, and generally located at southeastern corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas.

[illegible]



E. OVILLA RD./F.M. 664 (WIDTH VARIES)
(PAVED PUBLIC HIGHWAY)



10 west
LAND SURVEYING
& MAPPING
410 S. FOREST GLEN BLVD., POST FALLS, ID 83854
tel/fax: 1-888-TEN-WEST
www.10westsurvey.com

LEGEND:

- _____ SUBJECT PROPERTY LINE
 - - - - - EASEMENT LINE
 _____ CENTERLINE
- 1/2" REBAR W/ CAMP STAMPED
 "WEHDE PLS 6133" TO BE SET
- FOUND 5/8" REBAR WITH NO CAP
 UNLESS OTHERWISE NOTED

FINAL PLAT O'REILLY OVILLA ROAD ADDITION CITY OF GLENN HEIGHTS ELLIS COUNTY, TEXAS	DATE: 12/6/2023	PROJECT SURVEYOR: JWW
	SCALE: 1"=40'	LAST DATE OF REVISION: 03/18/2024
	DRAWN BY: BCD	JOB NO.: 22-0397
	CHECKED BY: JWW	SHEET: 2 OF 2
	DATE CHECKED: 12/6/2023	

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS 7305, LTD., IS THE OWNER OF A 9.606 ACRE TRACT OF LAND SITUATED IN THE J.P. WOOLSEY SURVEY, ABSTRACT NO. 1135, CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.P. WOOLSEY SURVEY, ABSTRACT NO. 1135, AND BEING A PART OF A CALLED 9.951 ACRE TRACT OF LAND CONVEYED TO 7305, LTD., BY DEED RECORDED UNDER INSTRUMENT NO. 1733800 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY (OPREC), TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND MARKING THE NORTHEAST CORNER OF SAID TRACT, AND THE SOUTHEAST CORNER OF THAT "PARCEL 23 – PART 2" DESCRIBED IN THAT RIGHT–OF–WAY DEED FROM 7305 LTD TO TEXAS DEPARTMENT OF TRANSPORTATION RECORDED UNDER INSTRUMENT NO. 1920960, OPREC, BEING ON THE EAST LINE OF SAID 9.951 ACRE TRACT, THE SOUTHERLY RIGHT–OF–WAY LINE OF EAST OVILLA ROAD (VARIED WIDTH RIGHT–OF–WAY) AND ON THE WEST LINE OF LOT 1 OF LITTLE CREEK ESTATES (REPLAT), AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 764 OF THE PLAT RECORDS, ELLIS COUNTY, TEXAS (PRECT);

THENCE SOUTH 00°51'39" EAST 521.51 FEET ALONG THE EAST LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND ALONG THE WEST LINE OF SAID LOT 1, TO A 1/2" STEEL ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND THE NORTHEAST CORNER OF SUNRISE MEADOW PHASE FOUR, AN ADDITION TO THE CITY OF GLENN EIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 209, PRECT;

THENCE SOUTH 89°11'50" WEST 665.03 FEET (DEED NORTH 89°59'39" WEST 664.98 FEET) ALONG THE MOST SOUTHERLY LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND ALONG THE NORTH LINE OF SAID SUNRISE MEADOW PHASE FOUR, TO A 1/2 INCH STEEL ROD FOUND MARKING THE NORTHWEST CORNER OF SAID SUNRISE MEADOW PHASE FOUR AND THE NORTHEAST CORNER OF SUNRISE MEADOW PHASE ONE, AN ADDITION TO THE CITY OF GLEN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 363 PRECT;

THENCE SOUTH 89°18'49" WEST 74.29 FEET ALONG THE MOST SOUTHERLY LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, AND ALONG THE NORTH LINE OF SAID SUNRISE MEADOW PHASE ONE, TO A 1/2 INCH STEEL ROD FOUND MARKING THE POINT OF TANGENCY WITH A 195.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WITH A CENTRAL ANGLE OF 25°10'02" (DEED 25°11'43"), WHOSE LONG CHORD BEARS NORTH 78°06'10" WEST 84.97(DEED NORTH 77°26'49" WEST 85.06 FEET);

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 85.65 FEET (DEED 85.75 FEET), CONTINUING ALONG THE SOUTH LINE OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE NORTH LINE OF SAID SUNRISE MEADOW PHASE ONE, TO A 1/2 INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 89°18'49" WEST 152.91 FEET (DEED SOUTH 89°57'06" WEST 152.91 FEET) CONTINUING ALONG THE SOUTH LINE OF THIS TRACT, THE SOUTH LINE OF SAID 9.951 ACRE TRACT, AND THE NORTH LINE OF SAID SUNRISE MEADOW PHASE ONE, TO A 1/2 INCH STEEL ROD FOUND;

THENCE NORTH 00°45'08" WEST 270.22 FEET (DEED ALONG A WESTERLY LINE OF THIS TRACT AND SAID 9.951 ACRE TRACT, TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR CORNER OF THIS TRACT;

THENCE SOUTH 89°14'52" WEST 108.56 FEET (DEED WEST 107.84 FEET) ALONG A SOUTH LINE OF THIS TRACT, AND SAID 9.951 ACRE TRACT, TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR THE INTERSECTION OF SAID SOUTH LINE, AND THE EASTERLY RIGHT–OF–WAY LINE OF SANTA ROSA DRIVE (A 50 FOOT RIGHT–OF–WAY) AND SOUTHWEST CORNER OF THIS TRACT AND SAID 9.951 ACRE PARCEL, SAID POINT ALSO BEING A POINT OF NON–TANGENCY WITH A 425.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, WHOSE LONG CHORD BEARS NORTH 03°29'20" EAST 61.39 FEET (DEED NORTH 04°10'56" EAST 61.99 FEET);

THENCE 61.94 FEET ALONG SAID EASTERLY RIGHT–OF–WAY LINE, THE WESTERLY LINE OF THIS TRACT, AND THE WESTERLY LINE OF SAID 9.951 ACRE PARCEL, TO A 1/2" STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR THE POINT OF TANGENCY;

THENCE NORTH 00°41'11" WEST (DEED NORTH) 157.78 FEET ALONG SAID EASTERLY RIGHT–OF–WAY LINE, THE WESTERLY LINE OF THIS TRACT, AND THE WESTERLY LINE OF SAID 9.951 ACRE PARCEL, TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT "PARCEL 23 – PART 1" DESCRIBED IN THAT DEED FROM 7305 LTD TO TEXAS DEPARTMENT OF TRANSPORTATION RECORDED UNDER INSTRUMENT NO. 1920960, OPREC, THE SOUTHERLY RIGHT–OF–WAY LINE OF EAST OVILLA ROAD (VARIED RIGHT–OF–WAY) AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 41°11'33" EAST 44.28 FEET ALONG SAID SOUTHERLY LINE TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR A CORNER;

THENCE NORTH 83°02'06" EAST 88.00 FEET ALONG SAID SOUTHERLY LINE TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "WEHDE LS 6133" SET FOR A CORNER;

THENCE NORTH 85°57'09" EAST 106.89 FEET ALONG SAID SOUTHERLY LINE TO A 5/8 INCH STEEL ROD FOUND FOR A CORNER, BEING THE NORTHWEST CORNER OF A CALLED 1.7998 ACRE TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 1140, PAGE 619 OPRECT;

THENCE SOUTH 00°04'42" WEST (DEED SOUTH 00°51'04" WEST), ALONG AN INTERIOR EASTERLY LINE OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE WEST LINE OF SAID 1.7998 ACRE TRACT, PASSING AT 268.12 FEET A 1/2" STEEL ROD MARKED "WEHDE LS 6133" SET FOR INTERIOR LOT LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 279.69 FEET (DEED 279.96 FEET) TO A 5/8 INCH STEEL ROD FOUND MARKING AN INTERIOR CORNER OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE SOUTHWEST CORNER OF SAID 1.7998 ACRE TRACT;

THENCE NORTH 89°16'02" EAST 280.01 FEET (DEED SOUTH 89°58'27" EAST 179.91 FEET) ALONG A NORTHERLY LINE OF THIS TRACT, SAID 9.951 ACRE TRACT, AND THE SOUTHERLY LINE OF SAID 1.7998 TRACT TO A 5/8 INCH REBAR FOUND MARKING THE SOUTHEAST CORNER OF SAID 1.7998 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 1, BLOCK A, PECAN PARK, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 213 PRECT;

THENCE NORTH 89°17'44" EAST 189.99 FEET (DEED SOUTH 89°57'43" EAST 190.02 FEET) ALONG THE NORTHERLY LINE OF THIS TRACT, THE NORTHERLY LINE OF SAID 9.951 ACRE TRAC, AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, TO A 1/2 INCH STEEL ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT, BLOCK A;

THENCE NORTH 00°00'44" EAST 195.06 FEET (DEED NORTH 00°56'25" EAST 195.02 FEET) ALONG EAST LINE OF SAID LOT 1, BLOCK A, A WESTERLY LINE OF THIS TRACT AND A WESTERLY LINE OF SAID 9.951 ACRE TRACT TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 4466" FOUND MARKING AN INTERIOR CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH 89°02'37" EAST 34.39 FEET (DEED NORTH 89°56'56" EAST 33.96 FEET) ALONG A NORTH LINE OF THIS TRACT, A NORTH LINE OF SAID 9.951 ACRE TRACT, AND A SOUTH LINE OF SAID LOT 1, BLOCK A TO A 1/2 INCH STEEL ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 4466" FOUND MARKING AN INTERIOR CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH 00°46'44" WEST (DEED NORTH) 49.13 FEET ALONG A WEST LINE OF THIS TRACT, THE WEST LINE OF SAID 9.951 ACRE TRACT, AND THE EAST LINE OF SAID LOT 1, BLACK A TO A 5/8 INCH STEEL ROAD FOUND MARKING THE SOUTHWEST CORNER OF SAID "PARCEL 23 – PART 2";

THENCE NORTH 89°09'31" EAST 351.23 FEET ALONG THE NORTH LINE OF SAID TRACT, THE NORTH LINE OF SAID 9.951 ACRE TRACT, SOUTH LINE OF SAID "PARCEL 23 – PART 2", AND THE SOUTH RIGHT–OF–WAY LINE OF EAST OVILLA ROAD TO THE POINT OF BEGINNING, AND CONTAINING APPROXIMATELY 9.607 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT 7305 LTD., THE UNDERSIGNED OWNER OF THE REAL PROPERTY DESCRIBED IN THE PLAT HEREBY ADOPTS THIS PLAT DESIGNATING THE HEREBY ABOVE DESCRIBED PROPERTY AS O'REILLY OVILLA ADDITION, AN ADDITION TO THE CITY OF GLENN HEIGHTS, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED A PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF GLENN HEIGHTS. THE UTILITIES AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____, DAY OF _____, 2024.

ON BEHALF OF 7305 LTD

BY: _____

PRINTED NAME _____

TITLE _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS _____, DAY OF _____, 2024, PERSONALLY APPEARED _____, ON BEHALF OF 7305 LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC OF THE STATE OF _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES V. WEHDE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE PERIMETER CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF GLENN HEIGHTS, TEXAS.

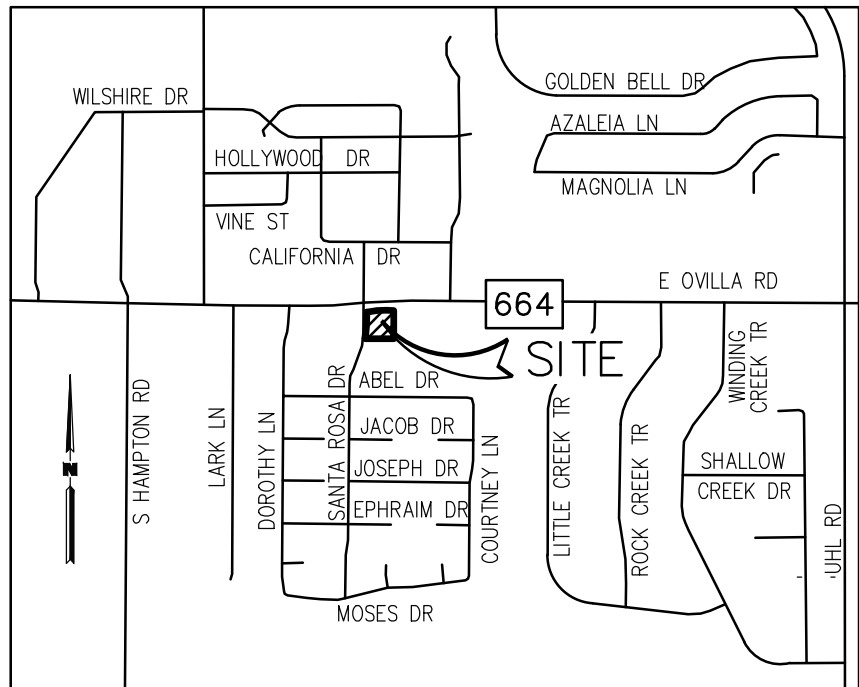
JAMES V. WEHDE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, NO. 6133



STATE OF _____ §
COUNTY OF _____ §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS _____, DAY OF _____, 2024, PERSONALLY APPEARED _____, ON BEHALF OF 7305 LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC OF THE STATE OF _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
(NOT TO SCALE)

FINAL PLAT

O'REILLY OVILLA ROAD ADDITION
CITY OF GLENN HEIGHTS
ELLIS COUNTY, TEXAS

10 west
LAND SURVEYING
& MAPPING

410 S. FOREST GLEN BLVD., POST FALLS, ID 83854
tel/fax: 1-888-TEN-WEST
www.10westsurvey.com

DATE: 12/6/2023	PROJECT SURVEYOR: JWV
SCALE: 1"=40'	LAST DATE OF REVISION:03/18/2024
DRAWN BY: BCD	JOB NO.: 22-0397
CHECKED BY: JWV	SHEET: 1 OF 2
DATE CHECKED: 12/6/2023	