



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 18, 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, November 18, 2024, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, 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

The public is invited to address the Planning and Zoning Commission on any topic. Speakers should complete a Public Comment form and submit it to the City Secretary prior to the beginning of the meeting. The Texas Open Meetings Act prohibits Planning and Zoning Commission from discussing or taking action on issues not posted on the agenda; however, the Planning and Zoning Commission Chair, City Manager or designee may provide specific factual information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of October 7, 2024.

AGENDA

1. **Site Plan SP-05-24:** Discuss and receive testimony to consider making a recommendation to City Council of the City of Glenn Heights, Texas, regarding a request concerning a Site Plan for Tractor Supply by Garret Howicz with SE3, LLC. The 5.09-acre property is zoned Commercial "C" and situated in the James Porter Survey, Abstract No. 1129, Dallas County,

Texas, described as lots 2, 3, 4, 5, 6, 7, and 8, in Block B of Willow Run Addition, an Addition to the City of Glenn Heights, Dallas County, Texas and being commonly known as 1523 S. Beckley Road, Glenn Heights, Dallas County, Texas.

2. **Replat Case RP-05-24:** Discuss and receive testimony to consider making a recommendation to City Council of the City of Glenn Heights, Texas, regarding a Replat Request for a tract of land situated in the James Porter Survey, Abstract No. 1129, Dallas County, Texas, described as lots 2, 3, 4, 5, 6, 7, and 8, in Block B of Willow Run Addition, an Addition to the City of Glenn Heights, Dallas County, Texas and being commonly known as 1523 S. Beckley Road, Glenn Heights, Dallas County, Texas.
3. **Final Plat Case FP-04-24:** Discuss and receive testimony to consider making a recommendation to City Council of the City of Glenn Heights, Texas, regarding a Final Plat Request by Todd Wintters, on behalf of Bloomfield Homes L.P. for Hampton Park Phase 2. This Final Plat request is for an addition to the City of Glenn Heights, Texas, being 26.396-acre, situated in the John C. Patton Survey, Abstract No. 841 and William G. Berry Survey, Abstract No. 74, City of 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 South Hampton Road, Bldg. C, Glenn Heights, Texas by 6:30 P.M. on Friday, November 15, 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**

OCTOBER 7, 2024

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 7th day of October 2024, 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 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, with the following members present:

BOARD MEMBERS:

Austin Kelley	*	Chair, Place 1
Arnold Davis, Jr.	*	Board Member, Place 3
Brodrick K. Rhodes	*	Board Member, Place 5
Dr. Kelvin Stroy	*	Board Member, Place 6

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services
Dr. LaSheyla Jones	*	City Planner

CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Meeting of the Planning and Zoning Committee to order at 6:31 PM

INVOCATION

Commissioner Kelly delivered the Invocation at 6:32 PM

PLEDGE OF ALLEGIANCE

Commissioner Kelly led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

The public is invited to address the Planning and Zoning Commission on any topic. Speakers should complete a Public Comment form and submit it to the City Secretary prior to the beginning of the meeting. The Texas Open Meetings Act prohibits Planning and Zoning Commission from discussing or taking action on issues not posted on the agenda; however, the Planning and Zoning Commission Chair, City Manager or designee may provide specific factual information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of August 12, 2024.
2. Discuss and take action to approve the meeting minutes of September 9, 2024.

VOTE – Kelley, Davis, Rhodes, Stroy
CARRIED (4-0)

AGENDA

1. **Zone Change with Specific Use Permit ZC-03-24:** A Public Hearing will be held to discuss and receive testimony to consider making a recommendation to City Council of the City of Glenn Heights, Texas, amending the Comprehensive Zoning Ordinance, Plan and Map of the City of Glenn Heights, as hereto amended, by granting a Specific Use Permit (SUP) to all for the continuation of use as a Rehabilitation Care Institution on a 2.784-acre +/- tract of land located at 1201 and 1205 E Bear Creek Road, Glenn Heights, Dallas County, Texas situated in the James Porter, Abstract No. 1129 Glenn Heights, Dallas County, Texas (Parviz Pourazizian – Presenter).

Mr. Dennis Presented his presentation and gave the history and background of the facility. Chair Kelley asked about the success rate in which Mr. Dennis stated it was a 78% success rate.

Public Hearing Opened
Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE – Kelley, Davis, Rhodes, Stroy
CARRIED (4-0)

Closed Public Hearing
Commissioner Davis Motion, Commissioner Rhodes 2nd

VOTE – Kelley, Davis, Rhodes, Stroy
CARRIED (4-0)

RECOMMEND – Approval
CARRIED (4-0)

ADJOURNMENT

Motion to Adjourn by Commissioner Stroy, 2nd by Commissioner Davis

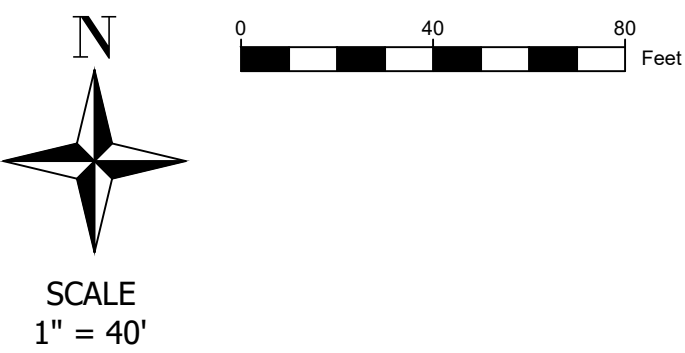
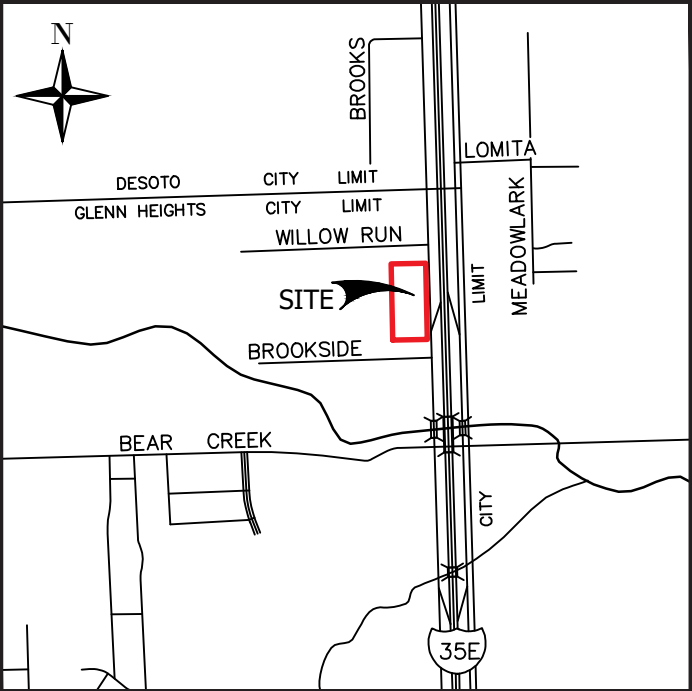
VOTE – Kelley, Davis, Rhodes, Stroy
CARRIED (4-0)

Commissioner Austin Kelley adjourned the meeting at 6:51 PM

Austin Kelley, Chairperson

Attest:

Dr. LaSheyla Jones, City Planner
Passed and approved on the 7th day of October 2024



VICINITY MAP
NOT TO SCALE

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. According to graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas, Incorporated Areas, Panel 630 of 725, Map Numbers 4811300630K, Map Revised Date: July 7, 2014, the subject property is located in: Zone X (unshaded), Table A, Item 3

Zone X (unshaded) defined as - areas determined to be outside the 0.2% annual chance floodplain.

This statement does not reflect any type of flood study by this firm.

3. Zoning report or letter not provided by client. Table A, Item 6(a) and 6(b) Per City of Glen Heights Zoning map dated June 28, 2018 tract appears to be located in BP-C (Business Park Commercial) Ordinance 043-07

4. The location of utility features shown hereon are based upon field location of physical structures. No excavations were made to verify underground utility locations and additional underground utilities may exist. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Underground excavation can be coordinated with a Subsurface Utility Engineer for Quality Level A utility locates. Utility Plans have not been provided by client. Table A, Item 11a

5. Adjoining owners on the survey are from current tax records per the Dallas County Appraisal District, February 21, 2024. Table A, Item 13

6. Per TxDOT project tracker (02-21-2024) Table A, Item 17

Project Information - TxDOT Connect
Control Section Job: 044202167
Highway: IH 35E
From Limit: Ellis County Line
To Limit: Ann Arbor Avenue
Description: Safety Improvement Projects
Project Construction
Work Begin Date: 01/20/2022
Estimated Completion Date: TBD

Project Information - TxDOT Connect
Control Section Job: 044202162
Highway: IH 35E
From Limit: Ellis County Line
To Limit: Bear Creek Road
Description: Interchange (new or reconstructed)
Project Construction: TBD

7. Field delineation markers of wetlands conducted by a qualified specialist hired by the client were not observed in the process of conducting fieldwork. Table A, Item 20

8. Improvements in Access Denied areas obtained from Aerial Photogrammetry (AEP)
Dated: February 13, 2024

9. The following instruments of public record are located or touching the subject property.

- i) Easement recorded in Volume 5068 Page 334, Real Property Records, Dallas County, Texas, as shown.
- ii) Easement recorded in Volume 5068 Page 331, Real Property Records, Dallas County, Texas, as shown.

9. The surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey with the benefit of a title commitment issued by First American Title Insurance Company, GF No. NCS-1199323-NAS, with an effective date of November 8, 2023 and an issue date of November 17, 2023 and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

SCHEDULE B NOTES

The following instruments of public record as listed in Schedule B of said Title Commitment **ARE LOCATED ON OR TOUCHING** the Subject property:

1. Subject to Restrictive covenants recorded in Volume 12 Page 289, Volume 3196 Page 613, Volume 3568 Page 280, Volume 2757 Page 199, Volume 3299 Page 116, Volume 3193 Page 233, Volume 3174 Page 619 and Volume 2636 Page 569, Real Records, Dallas County, Texas.
- 10.e. Right-of-way deed recorded in volume 4300 page 460, Real Property Records, Dallas County, Texas, as shown.
- 10.f. Deed recorded recorded in volume 5259 page 380, Real Property Records, Dallas County, Texas, as shown.
- 10.g. Right-of-way Deed recorded in volume 4215 page 89, Real Property Records, Dallas County, Texas, as shown.
- 10.h. Right-of-way Deed recorded in volume 4347 page 631, Real Property Records, Dallas County, Texas, as shown.
- 10.i. Right-of-way Deed recorded in volume 4377 page 344, Real Property Records, Dallas County, Texas, as shown.
- 10.j. Easement recorded in volume 5068 page 336, Real Property Records, Dallas County, Texas, as shown.
- 10.k. Easement recorded in volume 5068 page 337, Real Property Records, Dallas County, Texas, as shown.
- 10.l. Service Agreement recorded in volume 2003243 page 7519, Real Property Records, Dallas County, Texas is blanket in nature. Affects Lots 4, 5, 6, 7 and 8 of Block B.

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.

NO.	DESCRIPTION
2601	19" HACKBERRY
2602	9" HACKBERRY
2603	5" HACKBERRY
2604	9" CEDAR
2605	9" CEDAR
2606	8" CEDAR
2607	5" CEDAR
2608	8" HACKBERRY
2609	6" CEDAR
2610	7" CEDAR
2611	5" MISC. TREE
2612	8" CEDAR
2613	15" HACKBERRY
2614	7" MISC. TREE
2615	5" HACKBERRY
2616	5" HACKBERRY
2617	7" ELM
2618	12" HACKBERRY
2619	4" CEDAR
2620	4" ELM

NO.	DESCRIPTION
2621	4" CEDAR
2622	4" MISC. TREE
2623	6" HACKBERRY
2624	4" HACKBERRY
2625	4" MISC. TREE
2626	4" CEDAR
2627	7" HACKBERRY
2628	5" HACKBERRY
2629	18" HACKBERRY
2630	6" HACKBERRY
2631	8" HACKBERRY
2632	10" HACKBERRY
2633	9" HACKBERRY
2634	8" HACKBERRY
2635	7" HACKBERRY
2636	8" HACKBERRY
2637	5" HACKBERRY
2638	5" HACKBERRY
2639	10" HACKBERRY
2640	7" HACKBERRY

NO.	DESCRIPTION
2641	9" HACKBERRY
2642	17" HACKBERRY
2643	5" HACKBERRY
2644	11" CEDAR
2645	6" CEDAR
2646	14" ELM
2647	8" HACKBERRY
2648	8" HACKBERRY
2649	9" CEDAR
2650	7" MISC. TREE
2651	5" HACKBERRY

SURVEYOR'S CERTIFICATE

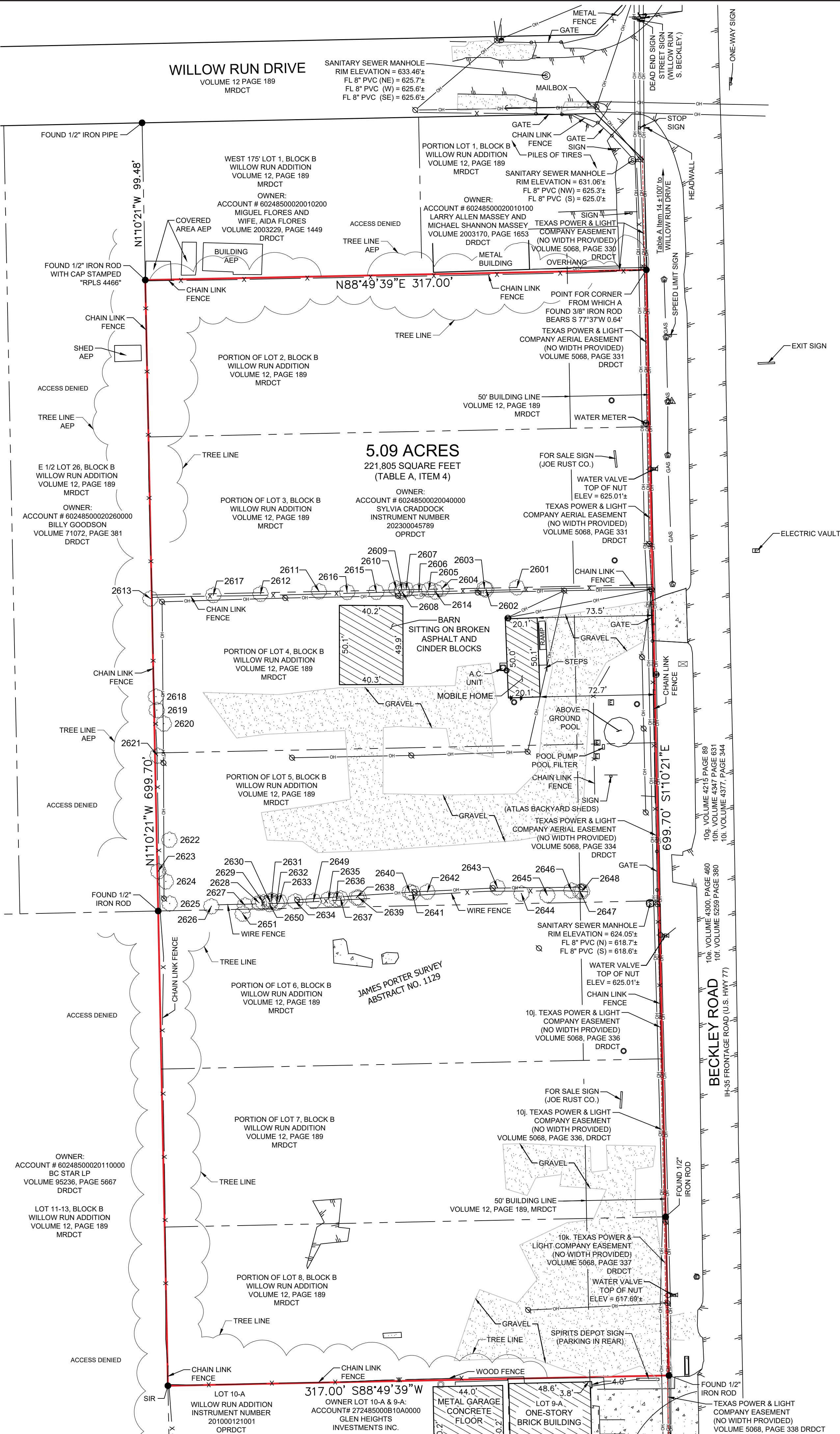
To: First American Title Insurance Company, TKC Land Development II, LLC, Sylvia Craddock

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a) 6(b), 8, 11(b), 13, 14, 17 and 20(a) of Table A thereof.

The field work was completed on February 15, 2024.

February 15, 2024
Desirée L. Hurst
Registered Professional Land Surveyor No. 6230

This certificate is revoked and the survey null and void if this document is altered in any manner, used or relied upon by any person other than those addressed above or does not bear an original signature and embossed seal of the Surveyor.



Property Description

Being all of Lots 2, 3, 4, 5, 6, 7 and 8 in Block B, of WILLOW RUN ADDITION, an Addition to the City of Glenn Heights, Dallas County, Texas, according to the Map thereof recorded in Volume 12, Page 289, of the Map Records of Dallas County, Texas.

SAVE AND EXCEPT THE FOLLOWING TRACTS OF LAND:

- That portion of Lots 2 and 3, conveyed to the State of Texas, by that Right-of-Way Deed filed 07/12/1955, recorded in Volume 4300, Page 460, Real Property Records, Dallas County, Texas.
- That portion of Lot 4, conveyed to the State of Texas, by that Right-of-Way Deed filed 1/11/1960, recorded in Volume 5259, Page 380, Real Property Records, Dallas County, Texas.
- That portion of Lot 5, conveyed to the State of Texas, by that Right-of-Way Deed filed 03/10/1955, recorded in Volume 4215, Page 89, Real Property Records, Dallas County, Texas.
- That portion of Lots 6 and 7, conveyed to the State of Texas, by that Right-of-Way Deed filed 09/22/1955, recorded in Volume 4347, Page 631, Real Property Records, Dallas County, Texas.
- That portion of Lot 8, conveyed to the State of Texas, by that Right-of-Way Deed filed 11/07/1955, recorded in Volume 4377, Page 344, Real Property Records, Dallas County, Texas.

LEGEND

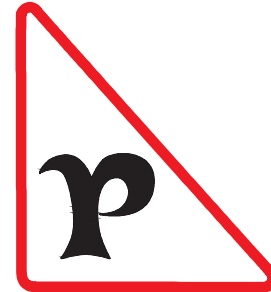
	GAS METER
	GAS MARKER FLAG/YELLOW PAINT MARK
	GAS SIGN
	GUY ANCHOR
	UTILITY POLE
	SIGN
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	WATER BOX
	SITE BENCHMARK
	WATER MANHOLE
	WATER VALVE
	WATER METER
	ELECTRIC BOX
	ELECTRIC HAND HOLE
	GAS BOX
	WATER HAND HOLE
	MAILBOX
	A.C. UNIT
AEP	OBTAINED FROM AERIAL PHOTOGRAMMETRY

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	OVERHEAD UTILITY LINE
	GRAVEL
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
OPRDCT	OFFICIAL PUBLIC DALLAS COLLIN COUNTY TEXAS
MRDCT	MAP RECORDS DALLAS COUNTY TEXAS
DRECT	DEED RECORDS DALLAS COUNTY TEXAS
SIR	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"

ALTA/NSPS LAND TITLE SURVEY OF 5.09 ACRES ACRES

SITUATED IN THE
JAMES PORTER SURVEY, ABSTRACT NUMBER 1129
CITY OF GLENN HEIGHTS
DALLAS COUNTY, TEXAS



YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 817.268.3316 ypassociates.com TBPELS 10194022
Bedford, TX 76095 info@ypassociates.com
2024-148-001 February 15, 2024 PAGE 1 OF 1

PRELIMINARY SITE PLAN

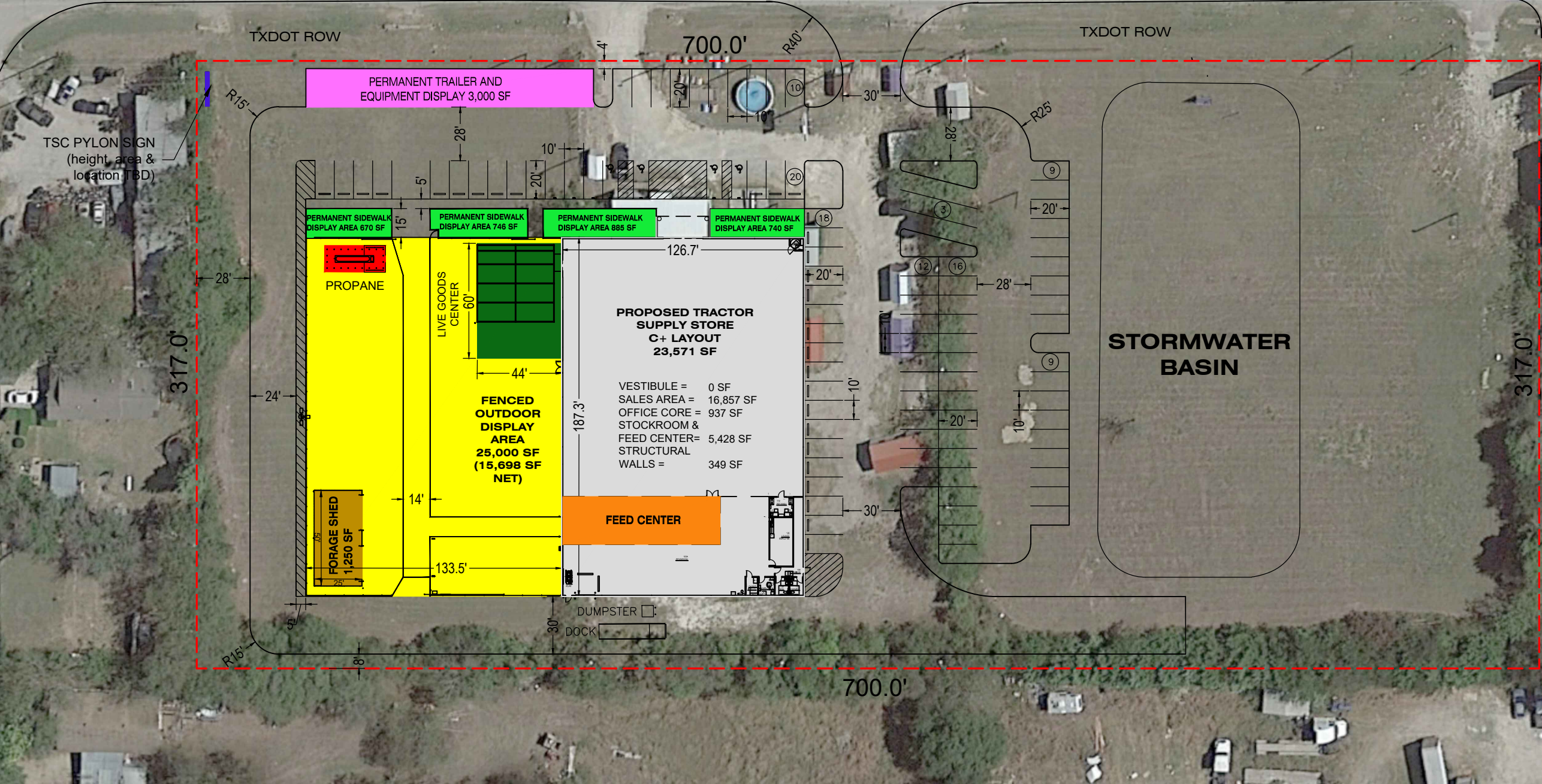
COLOR LEGEND
DEMISED PREMISE

- BUILDING FOOTPRINT
- PYLON SIGN
- FENCED OUTDOOR DISPLAY AREA
- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- PERMANENT SIDEWALK DISPLAY AREA
- FORAGE SHED
- LIVE GOODS CENTER
- FEED CENTER
- PROPANE

SCALE: 1"= 60'
(11X17)

IH-35

IH-35 FRONTAGE ROAD



PROJECT INFORMATION

SITE AREA		
LOT		± 5.00 AC
TOTAL		± 5.00 AC

PARKING COUNT SUMMARY

TSC	23,571 SF	97 SP
TOTAL PROVIDED		97 SP
REQUIRED BY CITY		
BLDG 1/ PER 300 SF		79 SP
OUT SALES 1/600 SF		54 SP
TOTAL REQUIRED		133 SP

ZONING CLASSIFICATION

EXISTING	BP-C
PROPOSED	C

REQUIRED SETBACKS

FRONT	60'
SIDE	20'
REAR	20'

- PROJECT NOTES
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE, PAVEMENT LINES AND UTILITY REQUIREMENTS MUST BE VERIFIED.
 - ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

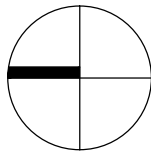
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	DRAWN BY
10/1/23	INITIAL RELEASE	SE3
10/11/23	REVISIONS	SE3
11/16/23	REVISIONS	SE3
2/12/24	REVISIONS	SE3
6/20/24	REVISIONS	SE3
8/7/24	REVISIONS	SE3

C+ PROTOTYPE

TRACTOR SUPPLY
GLENN HEIGHTS, TX - SITE 2

PRELIMINARY SITE PLAN
(AUTOTURN)



SCALE: 1"= 60'
(11X17)

IH-35

COLOR LEGEND
DEMISED PREMISE

- BUILDING FOOTPRINT
- PYLON SIGN
- FENCED OUTDOOR DISPLAY AREA
- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- PERMANENT SIDEWALK DISPLAY AREA
- FORAGE SHED
- LIVE GOODS CENTER
- FEED CENTER
- PROPANE

TENANT SIGNATURE

NAME & TITLE/COMPANY (PRINTED)

DATE

LANDLORD SIGNATURE

NAME & TITLE/COMPANY (PRINTED)

DATE

PROJECT INFORMATION

SITE AREA		
LOT		± 5.09 AC
TOTAL		± 5.09 AC

PARKING COUNT SUMMARY

TSC	23,571 SF	97 SP
TOTAL PROVIDED		97 SP
REQUIRED BY CITY		
BLDG 1/ PER 300 SF		79 SP
OUT SALES 1/600 SF		54 SP
TOTAL REQUIRED		133 SP

ZONING CLASSIFICATION

EXISTING	C
PROPOSED	C

REQUIRED SETBACKS

FRONT	60'
SIDE	20'
REAR	20'

PROJECT NOTES

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- ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

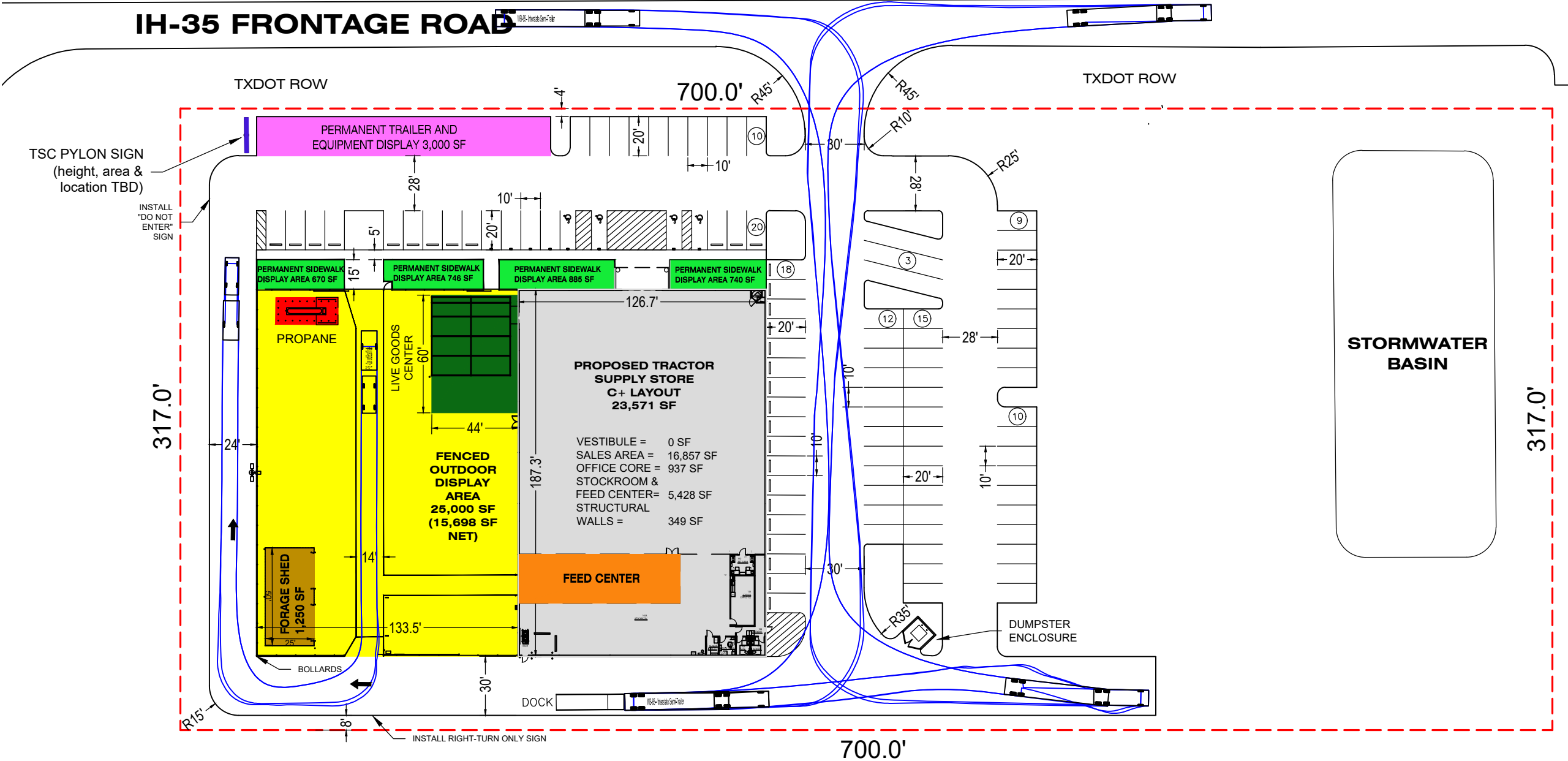
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	DRAWN BY
10/1/23	INITIAL RELEASE	SE3
10/11/23	REVISIONS	SE3
11/16/23	REVISIONS	SE3
2/12/24	REVISIONS	SE3
6/20/24	REVISIONS	SE3
8/7/24	REVISIONS	SE3
8/22/24	REVISIONS	SE3
8/28/24	REVISIONS	SE3
8/30/24	REVISIONS	SE3
9/26/24	REVISIONS	SE3
10/15/24	REVISIONS	SE3

C+ PROTOTYPE

TRACTOR SUPPLY
GLENN HEIGHTS, TX - SITE 2

101



Landscape Requirements:

- Perform all work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by Federal, State, and local authorities in supply, transportation, and installation of materials.
- The contractor shall be responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, TV, etc.) and all overhead utility easements prior to start of any planting works.
- All plant materials shall possess the following minimum qualities:
 - Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least twelve months.
 - All plants shall be heavy, symmetrical, lightly knit, so trained or favored for development and appearance as to be superior in form, number of branches, compactness, and symmetry.
 - Plants shall be sound, healthy and vigorous, well branched, and densely foliated when in leaf. They shall be free of disease, insects, pests, eggs, or larvae.
 - All plants shall be true of species and variety and shall conform to measurements (caliper size, trunk heights, spread) as specified on the drawings.
 - Container grown stock when specified shall have grown in the container in which delivered for at least six months, but not over two years. Samples must prove no rootbound conditions exist.
 - Caliper measurements shall be taken at a point on the trunk six inches (6") above natural ground line for trees up to four inches (4") in caliper.
 - All trees shall be staked by a minimum of two metal "T" stakes for single trunk trees and three stakes for all multi-trunk trees.
- Planting mix shall be thoroughly mixed in the following proportions:
 - Prepared soil as backfill for shade and ornamental trees shall be: 5 part clay loam topsoil + 2 part compost + 1 part sharp sand + 4 Lbs. Commercial fertilizer per CY Or 10 Lbs. Organic fertilizer.
 - Prepared soil as backfill for shrubs and groundcovers and seasonal colors shall be: 1 part enriched mulch + 1 part compost bark mulch + 1 part enriched topsoil + 1 part No. 1 Bank Sand + 3 Lbs. Time-released fertilizer, 14-14-14 per CY or 8 Lbs. Organic fertilizer.
- Excavation work and Surface drainage works shall conform to the following requirements:
 - Test drainage of plant beds and plant pits by filling with water twice in succession. Conditions permitting the retention of water for more than 24 hours shall be brought to the attention of the Owner.
 - Work shall include the final responsibility for proper surface drainage of planted areas. Any obstructions on the site, or prior work done by another part, which precludes establishing proper drainage shall be brought to the attention of the Owner in writing.
 - Excavate each tree hole 18" deep plus the depth of the tree container size (15 gal. Or 30 gal. Or 65 gal. Or 100 gal.).
 - Excavate entire shrub bed to a depth of 8" plus the depth of the shrub container size (5 gal.) unless noted as being pit planted on landscape legend.
 - Excavate entire groundcover bed to a depth of 6" plus the depth of the groundcover container size (4" pot or 1 gal.).
- Additional work requirements on landscape areas:
 - Prior to installation of any planting works (trees, shrubs, groundcover and grass works); apply "Round Up" in all planting areas to eradicate all weed growths on site.
 - ADD ALTERNATE:** Install weed control barriers in all trees, shrub and groundcover planting areas. Weed barrier fabric shall be back polypropylene sheet 27 mils thick, 4 oz/s.y. grab tensile strength per ASTM D-4632; 90 lbs. (machine direction) 50 lbs. (cross machine direction). Provide DeWitt "Weed Barrier" or approved substitute.
 - Use "Shovel Edge" to separate all plant beds from grass areas.
 - Spread a minimum two inch layer of pine bark mulch overall shrub and groundcover bed areas.
- Landscape maintenance work by the Landscape Contractor after final acceptance shall include the following:
 - The maintenance period shall commence upon inspection and approval at Final Acceptance and shall be for a period of Sixty Days (60).
 - The landscape contractor shall coordinate the watering program for all the landscape work with the Owner.
 - Maintenance of new plantings shall consist of watering, cultivating, weeding, mulching, restaking, tightening and repair of guys; resetting plants for proper grades or upright position, and furnishing and application of pesticides/herbicides; sprays, and invigorants as are necessary to keep plantings free of insects and disease and in a thriving condition.
- Warranty Periods, Plant Guarantees, and Replacements:
 - Planting supplied shall be warranted to remain alive and healthy for a period of twelve months (12) after the date of Final Acceptance by Owner. Plants in an impaired, dead, or dying condition after initial acceptance or within 12 months shall be removed and replaced immediately to the satisfaction of the Owner.

Grass Hydromulching Work Requirements:

- Grass works:
 - Seed which has become wet, moldy and otherwise damaged in transit or in storage will not be acceptable.
 - All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
 - Grass seed shall have the following minimum ratio:

Summer Mix:
Cynodon Dactylon (Hulled Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre.

Winter Mix:
Cynodon Dactylon (Unhulled - Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre. Annual Rye Grass or equal, 85% pure live seed at 175 Lbs. Pure live seed per acre.
- Slurry Mix Component per Acre shall be Wood cellulose fiber mulch = 2,000 pounds + Grass Seed as specified + fertilizer (13-13-13) 800 pounds.
- Hydromulched seeding on Prepared finished grades:
 - Install and spread out a minimum of one inch layer of topsoil over all areas to be hydromulched.
 - Bed preparation: Immediately after the finished grade has been approved, begin hydroseeding operation to reduce excessive weed growth and erosion.
 - Apply seed, fertilizer and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herein.
 - Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.
 - Where slope of areas to be grassed exceed a 3:1 H:V; an erosion control fabric shall be installed prior to hydromulching process.
- Maintenance:
 - Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.
 - Guarantee growth and coverage of hydromulch planting shall be a minimum on ninety five percent 95% of the area planted will be covered with specified planting after sixty days with no bare spots visible.
 - Watering: Coordinate with the Owner to properly operate irrigation system to assure a regular, deep watering program.
- Inspection and Final Acceptance:

Final acceptance of lawn establishment shall mean that hydrosseed areas are Ninety Five percent 95% uniform coverage of grass in excess of one inch height. No bare spots will be acceptable.

GLENN HEIGHTS LANDSCAPE CALCULATION:

Section 15.02.063 Landscape Area and location requirements:

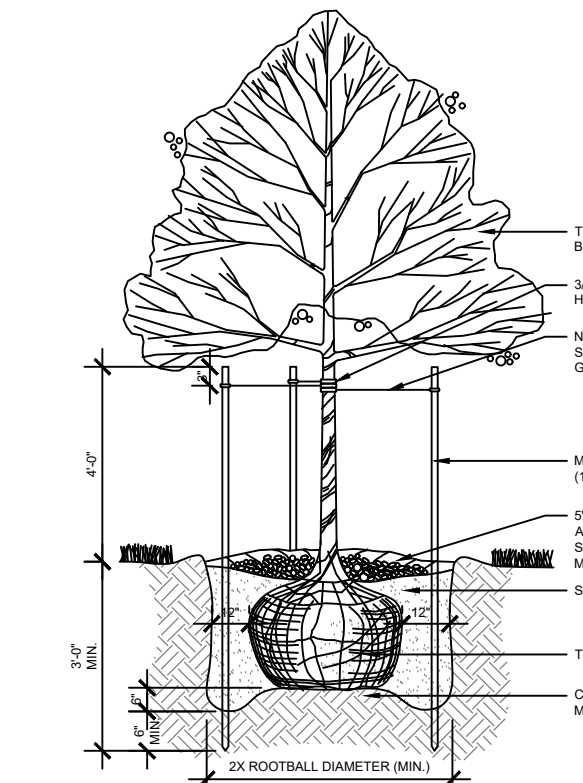
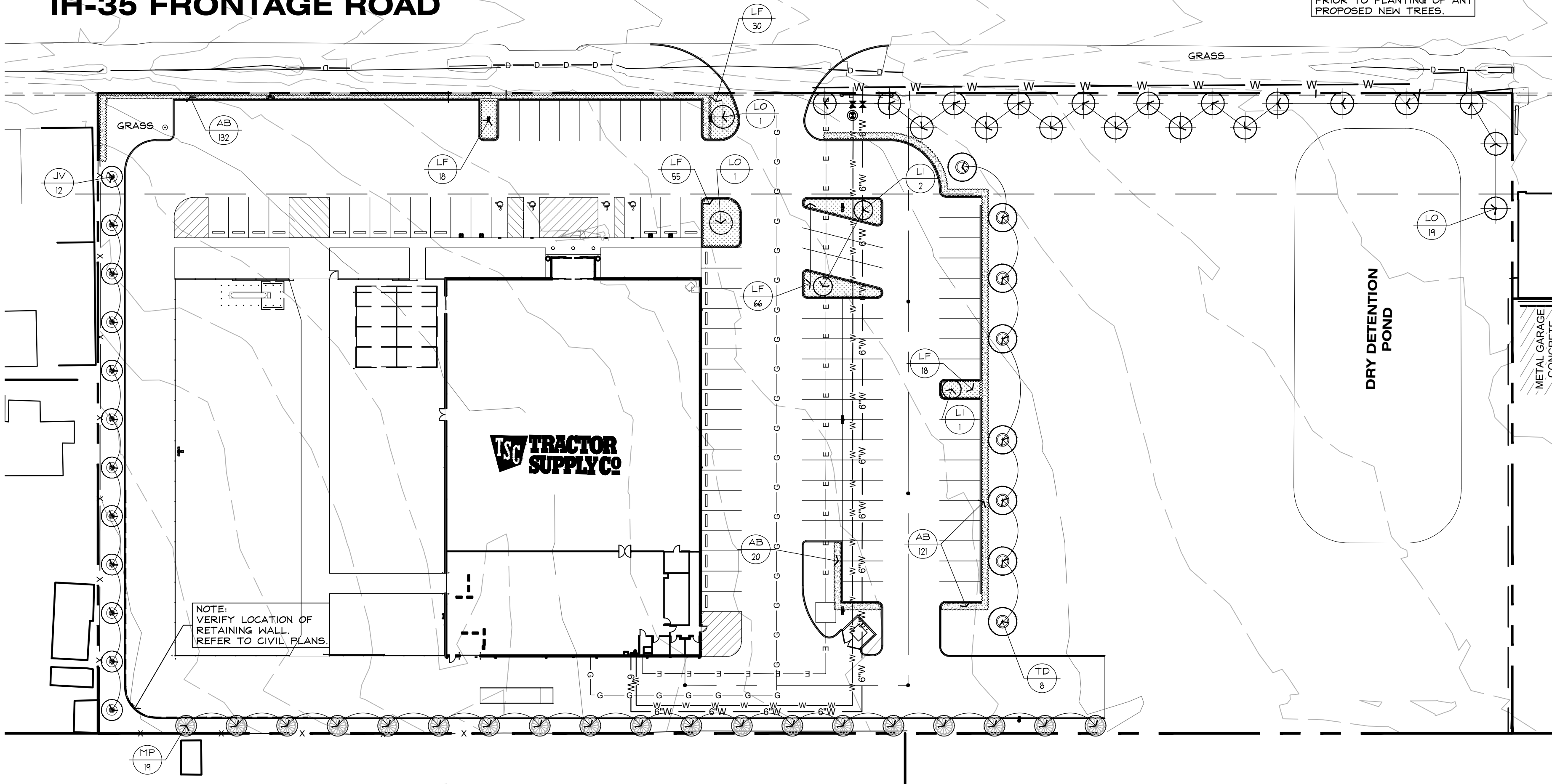
- Non Residential (Industrial):

Total Site S.F. 5.09 acres or 221,720 SF.
30% Landscape SF required or 66,516.12 SF.
40% Landscape SF provided or 88,688.00 SF
- Trees Required: Minimum 1 shade tree per 5,000.00 SF of lot area:
221,720 SF / 5000 = 44 Tree Required. Tree Provided: 54 Trees Provided.
- I-35 Frontage Road = 700'-0" LF/ 35 = 20 Street Tree Required.
20 Street Trees provided.
- Parking Lot Interior Landscape:
81 Parking Spaces provided on site: 12 Parking Trees provided.

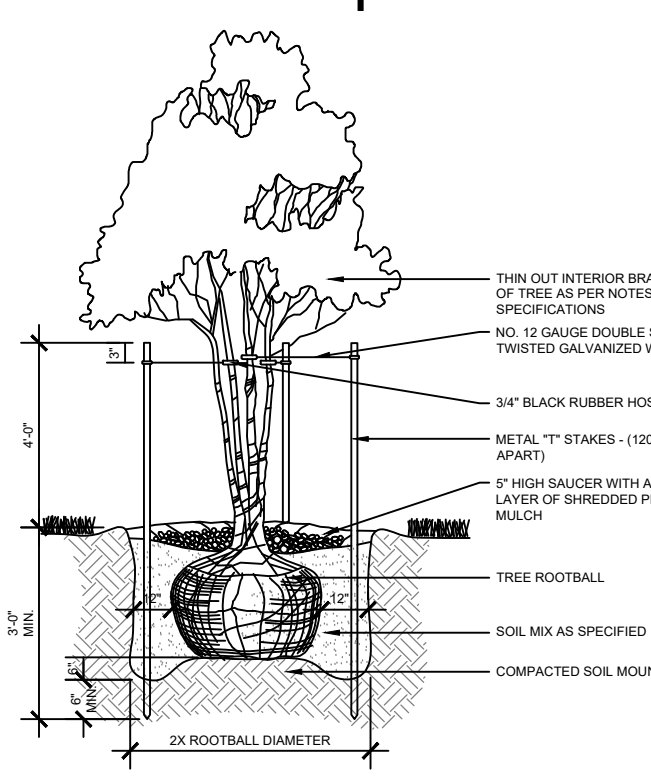
Landscape Legend:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO	21	Quercus Virginiana	Live Oak	3" cal. 65 gal. container; 12' to 14' ht.
TD	8	Taxodium Distichum	Bald Cypress	3" cal. 65 gal. container; 12' to 14' ht.
MP	19	Prunus Mexicana	Mexican Plum	3" cal. 65 gal. container; 12' to 14' ht.
JV	12	Juniperus Virginiana	Red Cedar	3" cal. 65 gal. container; 12' to 14' ht.
LI	3	Lagerstroemia Indica	Red Crepemyrtles	3" cal. 65 gal. container; 10' to 12' ht.
AB	274	Calicarpa Americana	American Beauty Berry	5 gal. planted at 36" o.c. single row.
LF	187	Leucophyllum Frutescens	Silverado Texas Sage	5 gal. planted at 36" o.c. triangularly spaced.
Grass	Verify	Cynodon Dactylon	Common Bermuda	Hydromulch for all areas within the limits of this project including the dry detention pond. All areas to be grassed shall be cleaned up prior to fine grading works. All fine grading works shall adhere to civil grading/drainage plans.

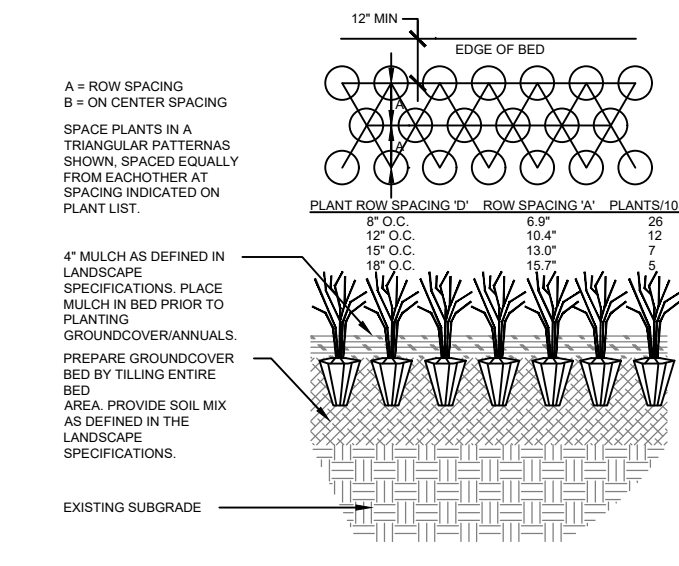
IH-35 FRONTAGE ROAD



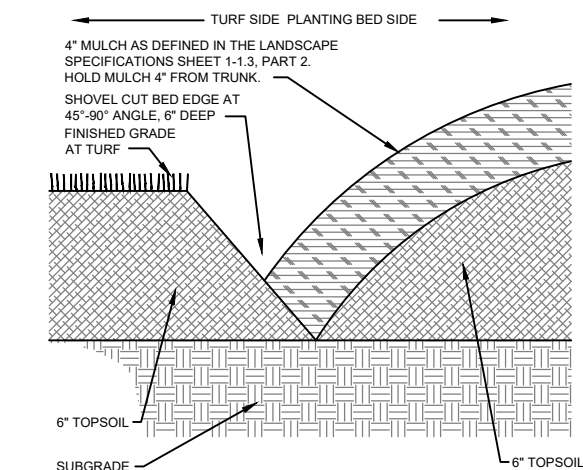
A SINGLE-TRUNK TREE PLANTING
SCALE: NOT TO SCALE



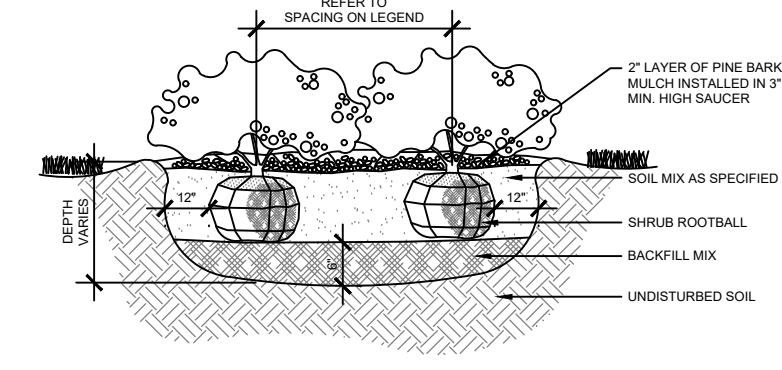
B MULTI-TRUNK TREE PLANTING
SCALE: NOT TO SCALE



C GROUNDCOVER PLANTING
SCALE: NOT TO SCALE



D SHOVEL CUT BED EDGE
SCALE: NOT TO SCALE



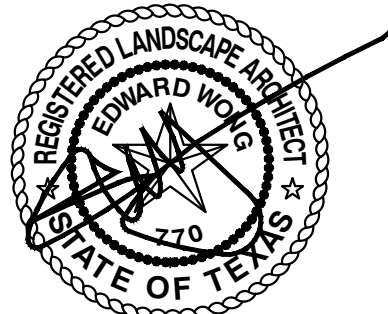
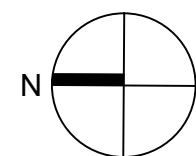
E SHRUB PLANTING
SCALE: NOT TO SCALE

Owner's Responsibility for Maintenance
Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance in areas such as, but not limited to, operation and maintenance of automatic irrigation system, all site drainage and all planting materials maintenance may result in damage to property or persons. Client further acknowledges that he is solely responsible for the results of any lack of or improper maintenance.

Landscape Contractor's Responsibilities:
All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the installing landscape contractor and landscape maintenance company. All grading of areas along all building areas must absolutely have positive slope away from building. In no case shall any plant bed be constructed along edge of building that will impede water flow away from building. If planting beds are located at edges of building, landscape contractor shall make sure that these areas drain properly (surface and subsurface-wise). Contractor shall install moisture barrier along building as necessary to keep water from penetrating underneath building slab.

"REFER TO FINISHED GRADES SHOWN ON PROJECT CIVIL GRADING PLAN. IT WILL REPRESENT FINAL ELEVATIONS. CARE SHOULD BE TAKEN BY THE LANDSCAPE CONTRACTOR NOT TO INCREASE THESE FINISHED GRADES WITH LANDSCAPING OR OTHER ALTERATIONS. THE THICKNESS OF SOIL, GRASS AND LANDSCAPING MATERIALS SHOULD BE DEDUCTED FROM THE FINISHED GRADE ELEVATIONS IN THESE CIVIL GRADING PLANS IN ORDER TO DETERMINE THE GROUND ELEVATIONS DURING CONSTRUCTION."

1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"



Wong & Associates, Inc.
P.O. Box 2028 Bellairre, Texas 77402-2028
Tel. 713-777-9198 Cell : 713-557-9298
Member: American Society of Landscape Architects

DATE	ISSUE FOR
09.25.24	PRELIMINARY
10.22.24	ISSUE FOR PERMIT

DEVELOPER/ CLIENT

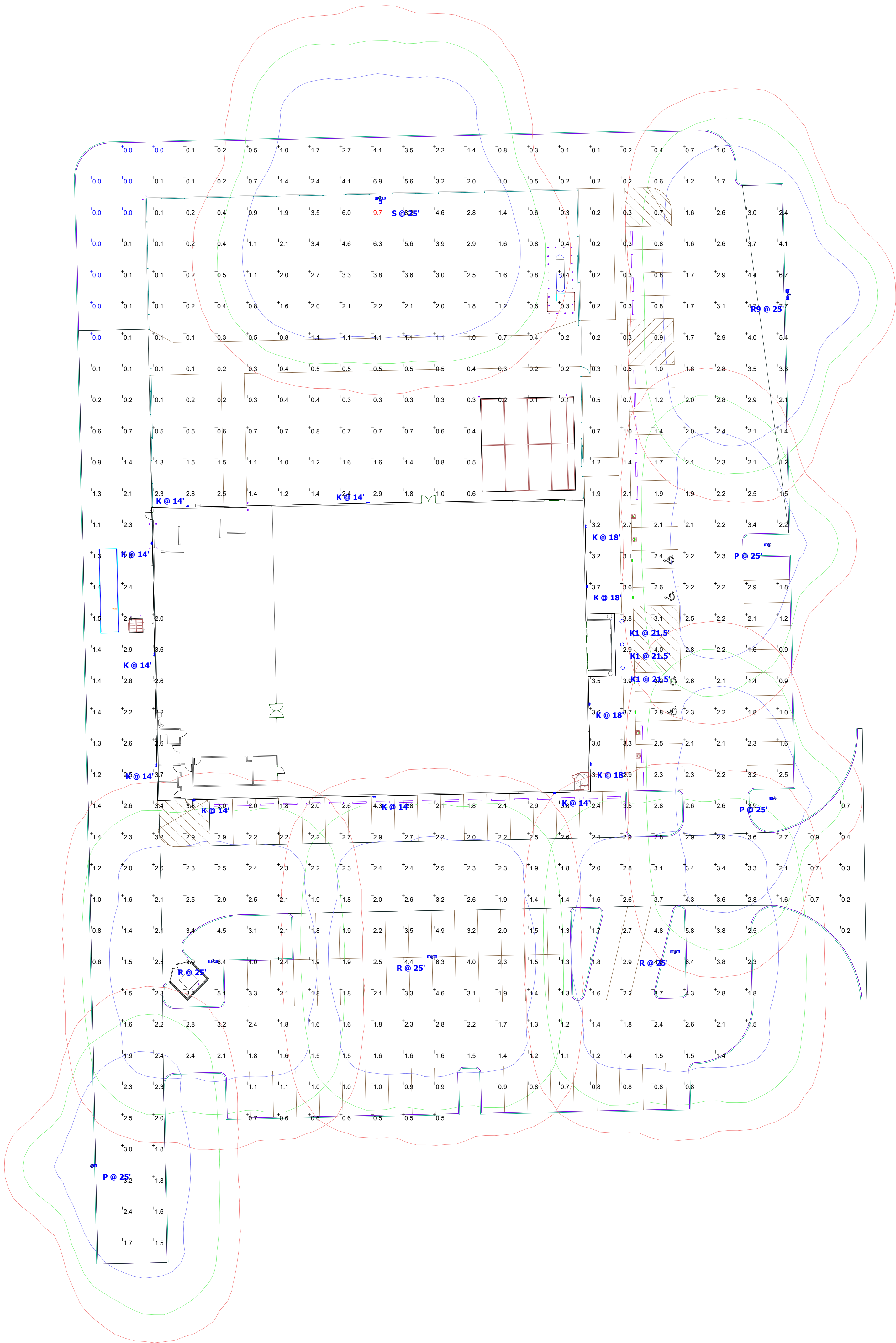
PROJECT NAME

TRACTOR SUPPLY COMPANY
GLENN HEIGHTS, TEXAS

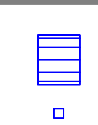
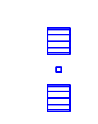
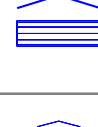
SHEET DESCRIPTION

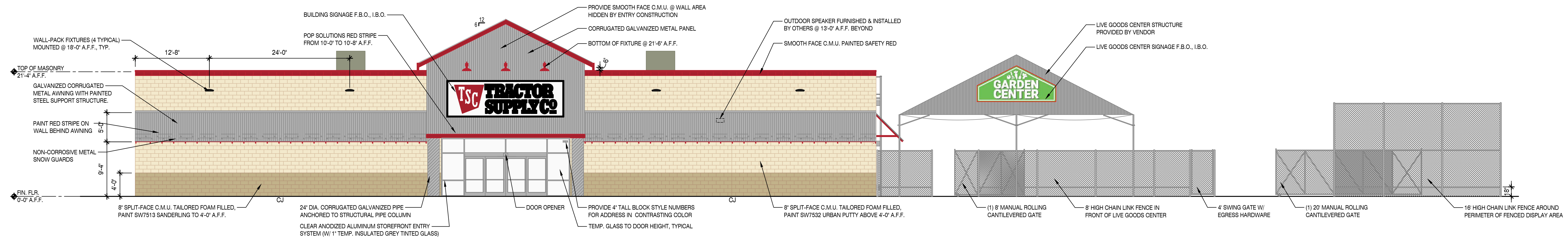
LANDSCAPE PLAN

DATE:
PROJECT NO.:
DRAWN BY: EW/SR
CHECKED BY: EW

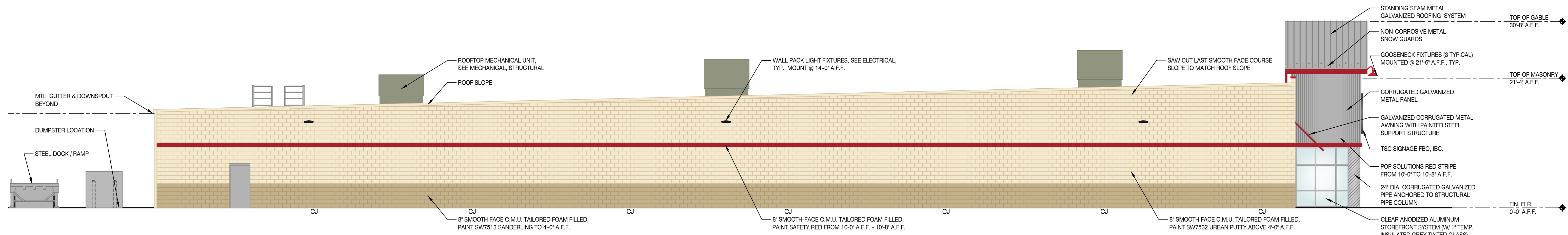


Statistics						
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Parking Lot Light Levels	+	1.9 fc	9.7 fc	0.0 fc	N/A	N/A

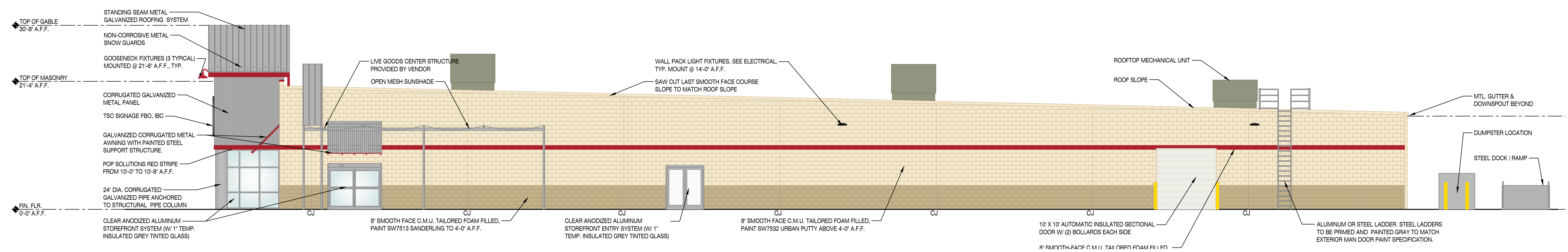
Schedule								
Symbol	Label	Quantity	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	P	3	RSX1-LED-P3-50K-R3-MVOLT-SPA	Single Head Lithonia RSX1 Series LED Area Unit w/Type R3 Distribution (22ft. Pole Height w/3ft. Base) FULL CUTOFF DESIGN	LED/5000K (FULL CUTOFF DESIGN)	14022	0.95	109.44
	R	3	RSX1-LED-P3-50K-R3-MVOLT-SPA	Double Head Lithonia RSX1 Series LED Area Unit w/Type R3 Distribution (22ft. Pole Height w/3ft. Base) FULL CUTOFF DESIGN	LED/5000K (FULL CUTOFF DESIGN)	14022	0.95	218.88
	R9	1	RSX1-LED-P3-50K-R3-MVOLT-SPA	Double Head Lithonia RSX1 Series LED Area Unit w/Type R3 Distribution (22ft. Pole Height w/3ft. Base)	LED/5000K (FULL CUTOFF DESIGN)	14022	0.95	218.88
	S	1	RSX1-LED-P3-50K-R3-MVOLT-SPA	Triple Head Lithonia RSX1 Series LED Area Unit w/Type R3 Distribution (22ft. Pole Height w/2ft. Base) FULL CUTOFF DESIGN	LED/5000K (FULL CUTOFF DESIGN)	14022	0.95	328.32
	K	12	DSXW1-LED-10C-1000-50K-T3M-MVOLT-DDBXD	Lithonia DSXW1 Series Wall Mount LED Unit w/Type T3M Distribution (18ft. and 14ft. Fixture Mounting Heights) FULL CUTOFF DESIGN	LED/5000K (FULL CUTOFF DESIGN)	3898	0.95	38.8
	K1	3	H-15118-97/HL-AHD-27°97/21/LED2/40/D/BCM-M	Hi-Lite H15118 Series LED Goosneck Unit (21.5ft. Mounting Height) Red Finish (FULL CUTOFF DESIGN)	LED/4000K (FULL CUTOFF DESIGN)	1170	0.95	21



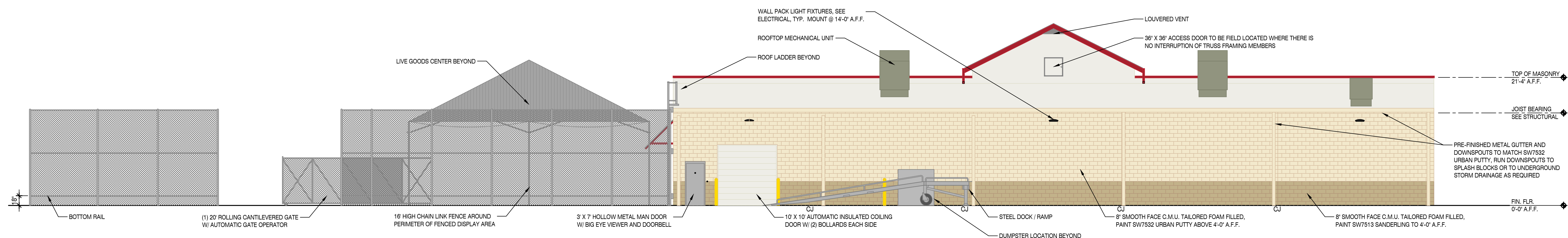
1 ELEVATION
SCALE: 1/8"=1'-0"
FRONT



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



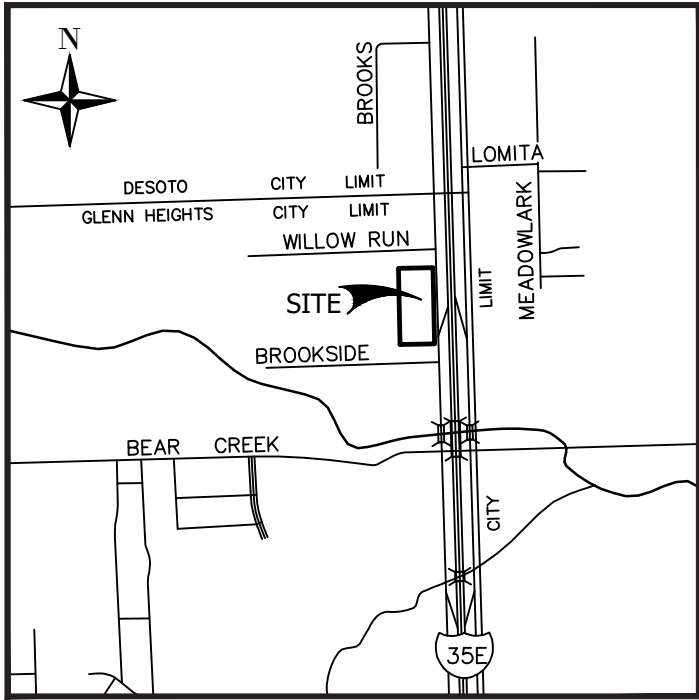
3 ELEVATION
SCALE: 1/8"=1'-0"
RIGHT SIDE



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

TRACTOR SUPPLY COMPANY
GLENN HEIGHTS, TEXAS





VICINITY MAP
NOT TO SCALE

NOTES

- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
- According to graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas, Incorporated Areas, Panel 630 of 725, Map Numbers 48113C0630K, Map Revised Date: July 7, 2014, the subject property is located in: Zone X (unshaded), Table A, Item 3
- Zone X (unshaded) defined as - areas determined to be outside the 0.2% annual chance floodplain.
- This statement does not reflect any type of flood study by this firm.
- 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.
- Waiver 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.
- The purpose of this replat is to combine several lots into 1 Lot.
- Set backs shall follow to the City of Glenn Heights Zoning Ordinance at the time of development.
- Subject to all requirements as established by zoning ordinance C

LEGEND	
OPRDCT	OFFICIAL PUBLIC DALLAS COLLIN COUNTY TEXAS
MRDCT	MAP RECORDS DALLAS COUNTY TEXAS
DRCT	DEED RECORDS DALLAS COUNTY TEXAS
SIR	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"

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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Desir   L. Hurst, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the development code regulations of the City of Glenn Heights, Texas.

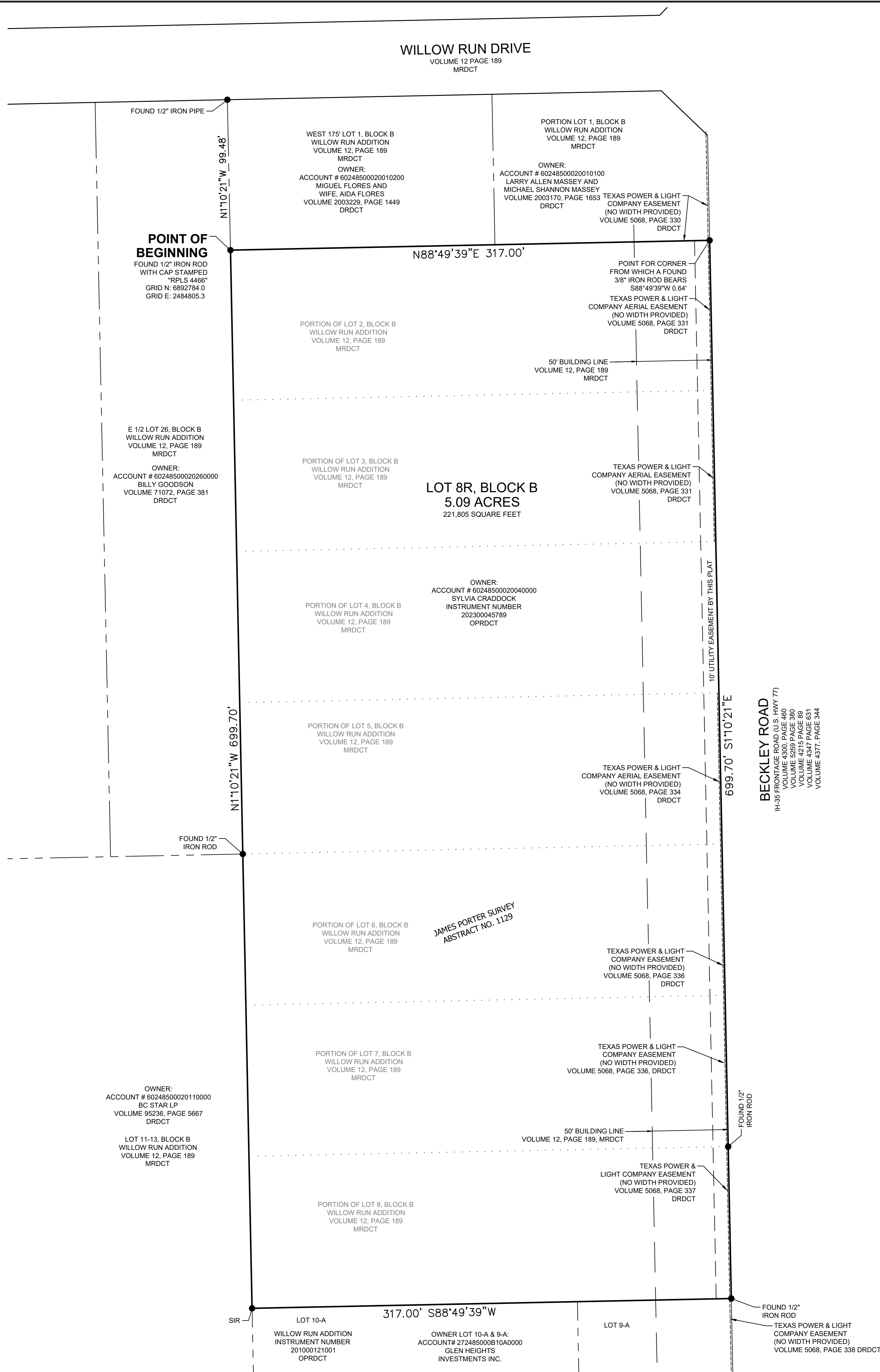
Desir   L. Hurst
Registered Professional Land Surveyor No. 6230

STATE OF TEXAS ~
COUNTY OF TARRANT~

Before Me, the undersigned authority, on this day personally appeared Desir   L. Hurst 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, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2024.

Notary Public in an for the State of Texas



STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, Sylvia Craddock, is the owner of a 5.09 acre tract of land situated in the James Porter Survey, Abstract No. 1129, City of Glenn Heights, Dallas County, Texas and being a portion of Lots 2, 3, 4, 5, 6, 7 and 8 in Block B, of WILLOW RUN ADDITION, an Addition to the City of Glenn Heights, Dallas County, Texas, according to the Map thereof recorded in Volume 12, Page 289, of the Map Records of Dallas County, Texas, said 5.09 acre tract as determined from a survey by Desir   L. Hurst, RPLS 6230 on February 15, 2024 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000136506) being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with cap stamped "RPLS 4466", having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 6892784.0 and Easting 2484805.3, at the Northwest corner of said Lot 2 in the South line of Lot, Block B of said Addition and in the East line of Lot 26, Block B of said Addition from which a found 1/2 inch iron pipe bears North 1  10' 21" West, a distance of 99.48 feet at the Northwest corner of said Lot 1 in the South line of Willow Run Drive;

THENCE North 88  49' 39" East, along the South line of said Lot 1 and the Northline of said Lot 2, a distance of 317.00 feet to a point at the intersection of said Lot lines with the West line of Beckley Road (Interstate Highway No. 35 Frontage Road U.S. Highway No. 77), a variable width right-of-way, recorded in said State of Texas Deeds recorded in Volume 4300, Page 460; Volume 5259, Page 380; Volume 4215, Page 89, Volume 4347, Page 631 and Volume 4377, Page 344, from which a found 3/8 inch iron rod bears South 88  49' 39" West at a distance of 0.63 feet;

THENCE South 1  10' 21" East, along said West Right-of-way line, a distance of 699.70 feet to a found 1/2 inch iron rod in the South line of said Lot 8 at the Northeast corner of Lot 9-A, of WILLOW RUN ADDITION, an Addition to the City of Glenn Heights, Dallas County, Texas recorded in Instrument Number 201000121001 Official Public Records, Dallas County, Texas;

THENCE South 88  49' 39" West, along the South line of said Lot 8 and the North Line of said Willow Run Addition recorded in Instrument Number 201000121001, a distance of 317.00 feet to a set 1/2 inch iron rod with cap stamped "ypassociates.com" in the East line of Lot 11, Block B of said Willow Run Addition recorded in Volume 12, Page 289 at the Southwest corner of said Lot 8 and the Northwest corner of Lot 10-A of said Willow Run Addition recorded in Instrument Number 201000121001;

THENCE North 1  10' 21" West, along the west lines of said Lots 2, 3, 4, 5, 6, 7 and 8 in Block B, a distance of 699.70 feet the POINT OF BEGINNING and containing 5.09 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Sylvia Craddock, does hereby adopt this plat, designating the herein described property as Lot 8R, Block B, Willow Run Addition, an addition to the City of Glenn Heights, Dallas County, Texas.

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

WITNESS, my hand, Texas, this the ____ day of _____, 20____.

By: _____
Sylvia Craddock

STATE OF TEXAS ~
COUNTY OF _____~

Before Me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public in an for the State of Texas

APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE AND FORGOING PLAT OF LOT 8R, BLOCK B, WILLOW RUN ADDITION, TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

RECORDING SECRETARY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE AND FORGOING PLAT OF LOT 8R, BLOCK B, WILLOW RUN ADDITION, TO THE CITY OF GLENN HEIGHTS WAS APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLENN HEIGHTS.

MAYOR _____ DATE _____

SECRETARY _____ DATE _____

REPLAT LOT 8R, BLOCK B WILLOW RUN ADDITION

A REPLAT OF THE PORTIONS OF LOTS 2 THRU 8, BLOCK B, WILLOW RUN ADDITION, AS RECORDED IN VOLUME 12 PAGE 189, PLAT RECORDS, DALLAS COUNTY, TEXAS AND BEING 5.09 ACRES SITUATED IN THE JAMES PORTER SURVEY, ABSTRACT NUMBER 1129 CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS

1 LOT
PREPARATION DATE: OCTOBER 2024

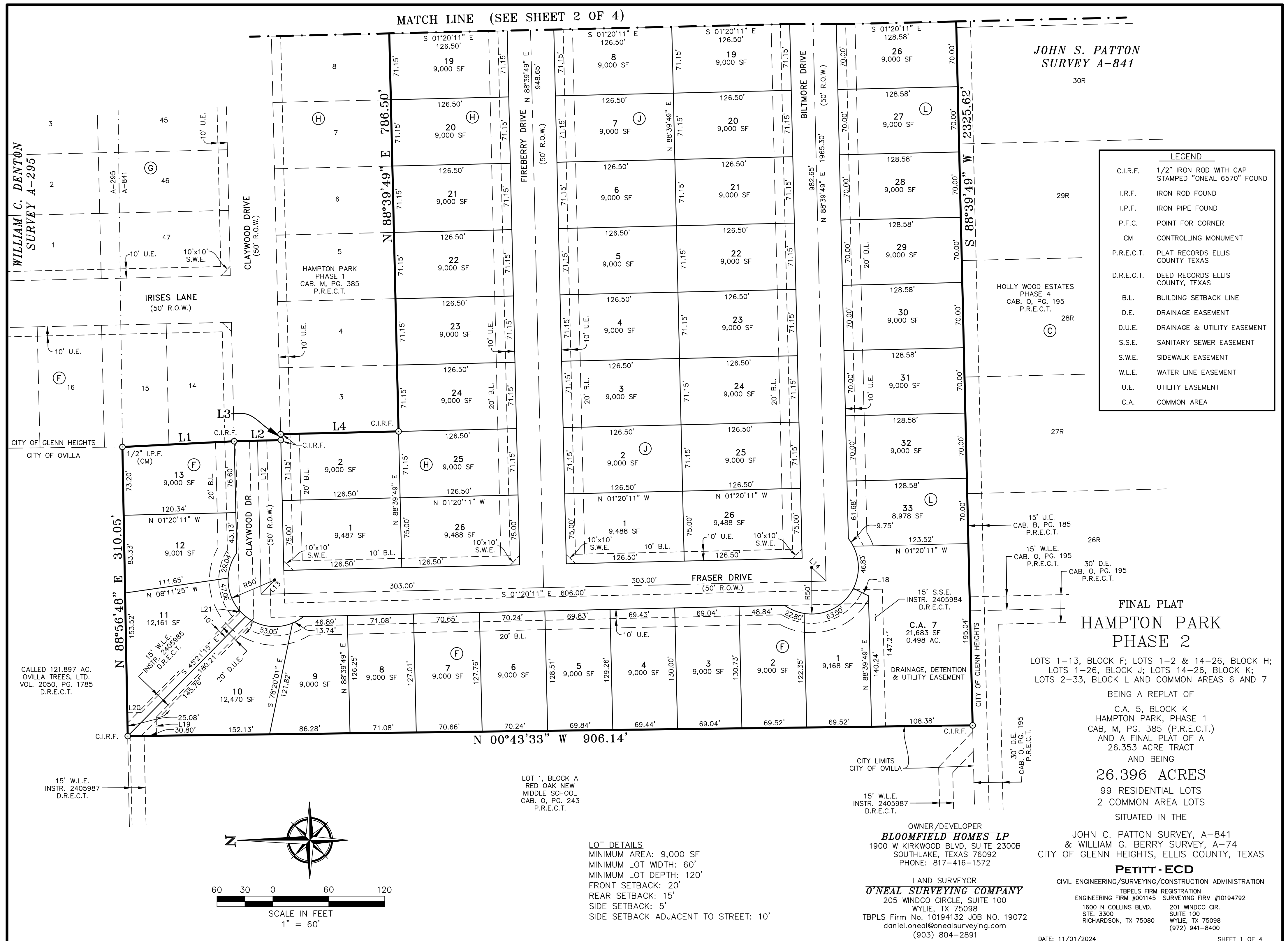
OWNER/DEVELOPER:
SYLVIA CRADDOCK
1711 MASTERS DRIVE
DESO, TX 75115

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 862.233.2030

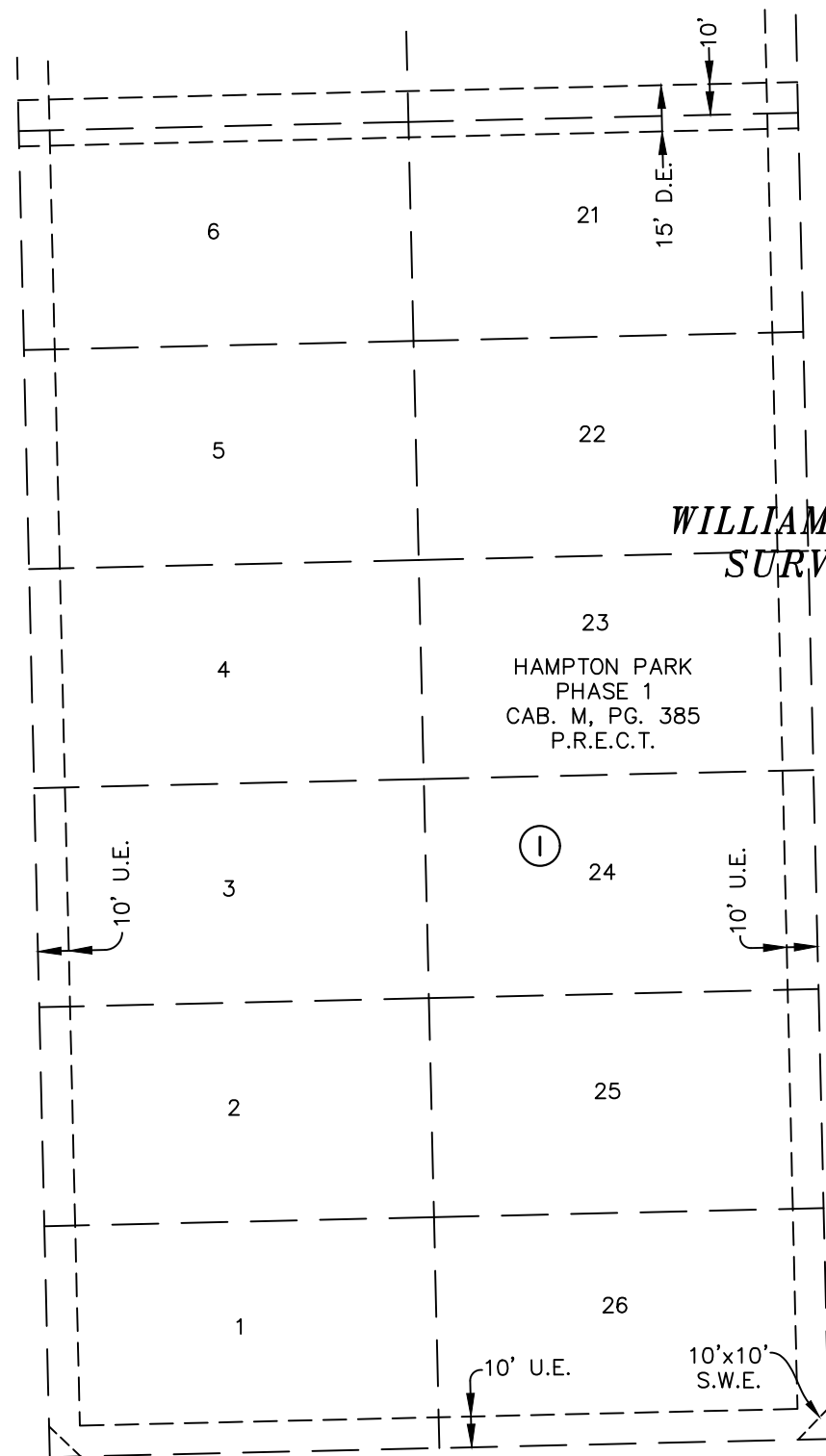
YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
817.268.3316
info@ypassociates.com
TBPELS 10194022

October 10, 2024
Page 1 OF 1





MATCH LINE (SEE SHEET 2 OF 4)



WILLIAM C. DENTON
SURVEY A-295

(I)

(K)

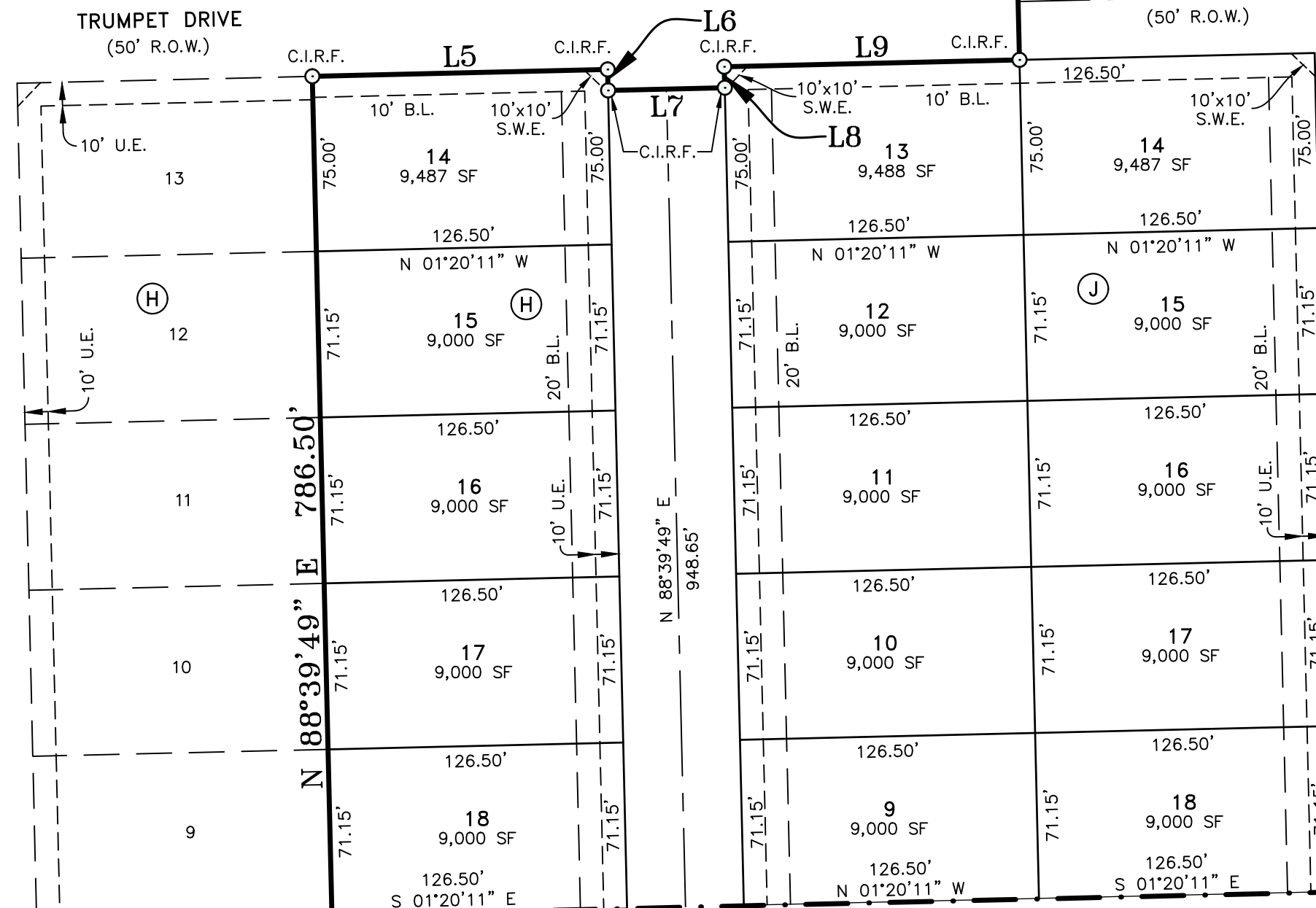
N 88°39'49" E 1032.65'

FIREBERRY DRIVE
(50' R.O.W.)

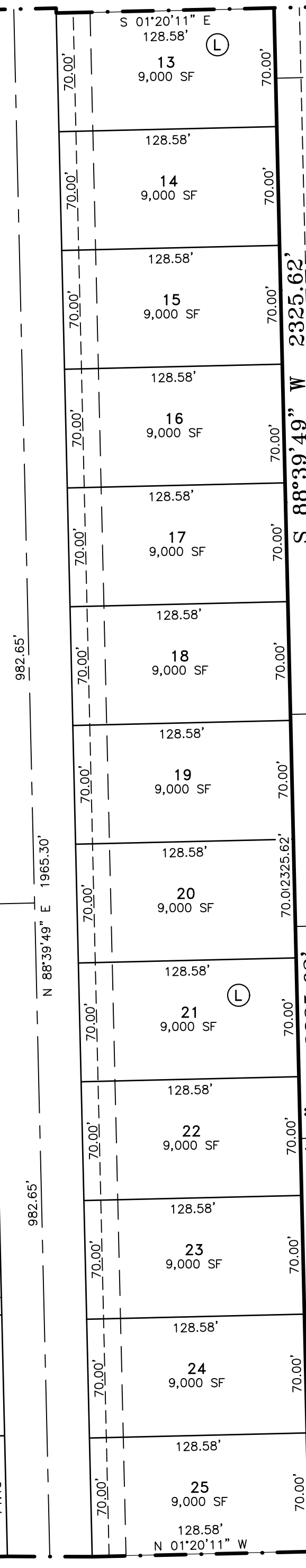
TRUMPET DRIVE
(50' R.O.W.)

TRUMPET DR
(50' R.O.W.)

CLAYWOOD DRIVE
(50' R.O.W.)



MATCH LINE (SEE SHEET 1 OF 4)

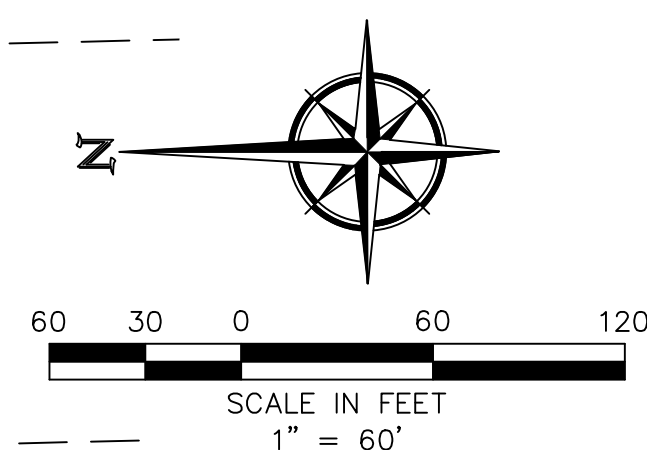


S 88°39'49" W 2325.62'

S 88°39'49" W 2325.62'

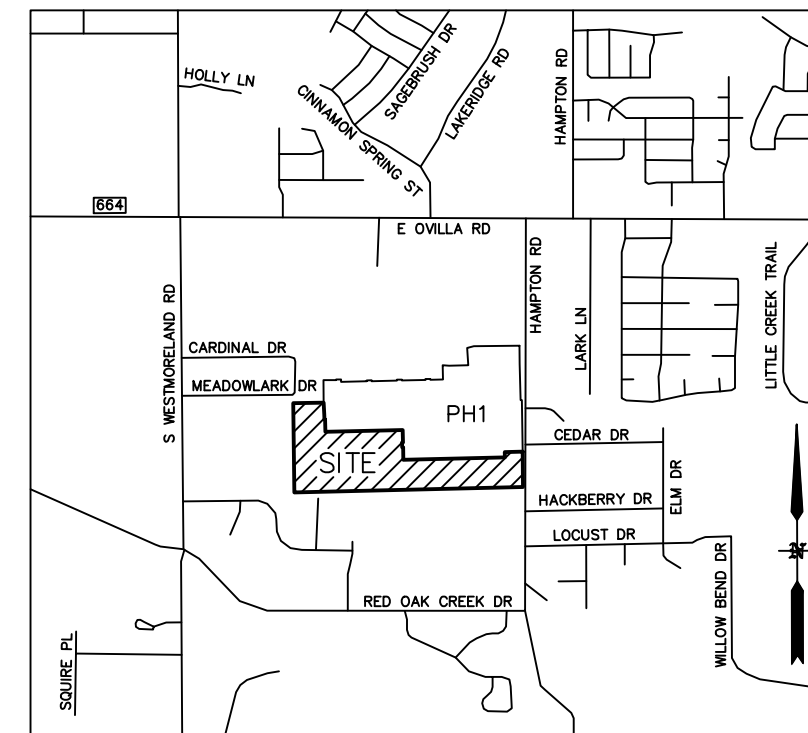
JOHN S. PATTON
SURVEY A-841

HOLLY WOOD ESTATES
PHASE 4
CAB. O. PG. 195
P.R.E.C.T.



OWNER/DEVELOPER
BLOOMFIELD HOMES LP
1900 W KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 19072
daniel.oneal@onealsurveying.com
(903) 804-2891



VICINITY MAP
N.T.S.

LEGEND

C.I.R.F.	1/2" IRON ROD WITH CAP STAMPED "ONEAL 6570" FOUND
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
P.F.C.	POINT FOR CORNER
CM	CONTROLLING MONUMENT
P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY TEXAS
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.L.E.	WATER LINE EASEMENT
U.E.	UTILITY EASEMENT
C.A.	COMMON AREA

FINAL PLAT HAMPTON PARK PHASE 2

LOTS 1-13, BLOCK F; LOTS 1-2 & 14-26, BLOCK H;
LOTS 1-26, BLOCK J; LOTS 14-26, BLOCK K;
LOTS 2-33, BLOCK L AND COMMON AREAS 6 AND 7

BEING A REPLAT OF

C.A. 5, BLOCK K
HAMPTON PARK, PHASE 1
CAB. M, PG. 385 (P.R.E.C.T.)
AND A FINAL PLAT OF A
26.353 ACRE TRACT
AND BEING

26.396 ACRES

99 RESIDENTIAL LOTS
2 COMMON AREA LOTS

SITUATED IN THE

JOHN C. PATTON SURVEY, A-841
& WILLIAM G. BERRY SURVEY, A-74
CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS

PETITT - ECD

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

DATE: 11/01/2024

SHEET 2 OF 4

Z:\PROJECTS\06543 Hampton Park\dwg\Plats\6543 Final Plat Ph 2.dwg

OWNER’S CERTIFICATE AND DEDICATION

WHEREAS BLOOMFIELD HOMES, LP BEING THE OWNER OF 26.396 acres of land located in the John S. Patton Survey, Abstract Number 841, and the William C. Berry Survey, Abstract No. 74, City of Glenn Heights, Ellis County, Texas, and being a portion of the Bloomfield Homes, LP, called 47.803–acre tract as described to by deed recorded in Document No. 2005619, Deed Records, Ellis County, Texas (DRECT), and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found at the southeast corner of said 47.803–acre tract in the approximate centerline of Hampton Road, a variable width right–of–way;

THENCE South 88 degrees 39 minutes 49 seconds West, along the south line of said 47.803–acre tract passing at a distance of 36.25 feet a 1/2–inch iron rod with cap stamped 4207 found at the northeast corner of Holly Wood Estates, Phase 4, an addition to the City of Glenn Heights, as shown on plat thereof recorded in Cabinet O, Page 195, Plat Records, Ellis County, Texas (PRECT), and continuing along the common line of said 47.803–acre tract and said Holly Wood Estates, a total distance of 2325.62 feet to a 1/2–inch iron rod with red cap stamped “ONEAL 6570” found (herein after called “iron rod found”) at the southwest corner of said 47.803–acre tract, common to the southeast corner of Lot 1, Block A, Red Oak New Middle School, an addition to the City of Ovilla, as shown on plat thereof recorded in Cabinet O, Page 243, PRECT;

THENCE North 00 degrees 43 minutes 33 seconds West, along the common line of said 47.803–acre tract and said Red Oak New Middle School addition, a distance of 906.14 feet to an iron rod found at the common north corner of same in the south line of the Ovilla Trees, LTD called 121.897–acre tract as described to. by deed recorded in Volume 2050, Page 1785, DRECT;

THENCE North 88 degrees 56 minutes 48 seconds East, along the common line of said 47.803–acre tract and said 121.897–acre tract, a distance of 310.05 feet to a 1/2–inch iron pipe found at the southwest corner of the Bloomfield Homes, LP called 34.503–acre tract as described by deed recorded in Document No. 2005618, DRECT in the west line of Hampton Park, Phase 1, an addition to the City of Glenn Heights, as shown on plat thereof recorded in Cabinet M, Page 385, PRECT;

- THENCE, along said Hampton Park, Phase 1, the following thirteen (13) courses and distances:
- 1)South 02 degrees 57 minutes 29 seconds East, a distance of 120.03 feet to an iron rod found;
 - 2) South 01 degrees 20 minutes 11 seconds East, a distance of 50.00 feet to an iron rod found;
 - 3) North 88 degrees 39 minutes 49 seconds East, a distance of 6.42 feet to an iron rod found;
 - 4) South 01 degrees 20 minutes 11 seconds East, a distance of 126.50 feet to an iron rod found;
 - 5) North 88 degrees 39 minutes 49 seconds East, a distance of 786.50 feet to an iron rod found;
 - 6) South 01 degrees 20 minutes 11 seconds East, a distance of 126.50 feet to an iron rod found;
 - 7) South 88 degrees 39 minutes 49 seconds West, a distance of 9.00 feet to an iron rod found;
 - 8) South 01 degrees 20 minutes 11 seconds East, a distance of 50.00 feet to an iron rod found;
 - 9) North 88 degrees 39 minutes 49 seconds East, a distance of 9.00 feet to an iron rod found;
 - 10)South 01 degrees 20 minutes 11 seconds East, a distance of 126.50 feet to an iron rod found;
 - 11)North 88 degrees 39 minutes 49 seconds East, a distance of 1032.65 feet to an iron rod found;
 - 12)North 01 degrees 20 minutes 11 seconds West, a distance of 54.57 feet to an iron rod found;
 - 13)North 88 degrees 39 minutes 49 seconds East, a distance of 180.79 feet to a mag nail found at the southeast corner of said Hampton Park, Phase 1 in the east line of said 47.803–acre tract, same being in the approximate centerline of Hampton Road;

THENCE South 00 degrees 43 minutes 33 seconds East, along the east line of said 47.803–acre tract and said Hampton Road, a distance of 359.66 feet to the POINT OF BEGINNING and containing 26.396 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT BLOOMFIELD HOMES, LP, the undersigned Owner of the real property described in this plat does hereby adopt this plat designating the hereon above described property as HAMPTON PARK, PHASE 2, 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 any 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 _____, 2024.

FOR: Bloomfield Homes, L.P.,
a Texas limited partnership
By: Bloomfield Properties, Inc.,
a Texas corporation, General Partner

By: _____
Donald J. Dykstra, President

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 Donald J. Dykstra, 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 _____, 2024.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

CITY APPROVAL CERTIFICATE

I hereby certify that the above and foregoing plat of HAMPTON PARK, PHASE 2 addition to the City of Glenn Heights was approved this ____ day of _____, 2024 by the Planning and Zoning Commission of the City of Glenn Heights, Texas.

Chairman Secretary

I hereby certify that the above and foregoing plat of HAMPTON PARK, PHASE 2 addition to the City of Glenn Heights was approved this ____ day of _____, 2024 by the City Council of the City of Glenn Heights, Texas.

Mayor City Secretary

SURVEYOR’S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT, I Daniel Chase O’Neal, do hereby certify that this plat was prepared under my supervision from an actual survey of the land and that the corner monuments shown hereon were properly placed under my supervision, in accordance with the development code of the City of Glenn Heights, Texas.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. For Final Plat review purposes only.

DANIEL CHASE O’NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared Daniel Chase O’Neal, 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 _____, 2024.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

FINAL PLAT
HAMPTON PARK
PHASE 2

LOTS 1–13, BLOCK F; LOTS 1–2 & 14–26, BLOCK H;
LOTS 1–26, BLOCK J; LOTS 14–26, BLOCK K;
LOTS 2–33, BLOCK L AND COMMON AREAS 6 AND 7

BEING A REPLAT OF

C.A. 5, BLOCK K
HAMPTON PARK, PHASE 1
CAB, M, PG. 385 (P.R.E.C.T.)
AND A FINAL PLAT OF A
26.353 ACRE TRACT
AND BEING

26.396 ACRES

99 RESIDENTIAL LOTS
2 COMMON AREA LOTS

SITUATED IN THE

JOHN C. PATTON SURVEY, A–841
& WILLIAM G. BERRY SURVEY, A–74
CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS

PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1600 N COLLINS BLVD. 201 WINDCO CIR.
STE. 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941–8400

OWNER/DEVELOPER
BLOOMFIELD HOMES LP
1900 W KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TEXAS 76092
PHONE: 817–416–1572

LAND SURVEYOR
O’NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 19072
daniel.oneal@onealsurveying.com
(903) 804–2891

DATE: 11/01/2024

SHEET 4 OF 4