



# CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

## AGENDA

### Planning and Zoning Commission Regular Meeting\*

Tuesday, January 3, 2017, at 6:00 P.M.

City Hall Council Chamber

201 E. Walnut

#### Call to Order

**ITEM 1:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Special Meeting Minutes, December 12, 2016.

#### Public Hearing Items:

**ITEM 2:** **RP2016-04** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-04—Amir Alwani's request, on behalf of Al-Wani Real Estate, to final plat Lot 1R, Block 3, Sunset Hill Addition, being 0.978 acres and a replat of Lots 10-12, Block 2; all of Lots 1-2, part of Lots 3, 4, 22, 23, and 24, Block 3 and part of Guinn Avenue (closed by City Ordinance No. 3-60) and part of the alley lying in said Blocks 2 and 3 (closed by City Ordinance No. 5-76), and more commonly referred to as 200 N US Hwy 81-287, Decatur, Texas. A complete legal description is found on the plat exhibit in the staff report. (***Tabled from November 1, 2016, Planning and Zoning Commission Meeting.***)

#### Non Public Hearing Items:

**ITEM 3:** **RP2016-07** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-07—Daniel Franklin's request, on behalf of Lackland Holdings, to final plat Lot 1-A1, Block A, Rodden Estates, Phase 4, being 14.257 acres and a replat of Lot 1-A, Block A, Rodden Estates, Phase 4 according to the plat recorded in Cabinet B, Slide 353, Property Records Wise County, Texas. A complete legal description is found on the plat exhibit in the staff report.

**ITEM 4:** **RP2016-08** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-08—Jeff and Penny Horn's request to final plat Lot 1, Block 1, Giant Eagle Addition, being 2.48 acres and a replat of all of parts of Blocks 107, 120, and Charles and Short Streets (closed by City Ordinance No. 2-74) in South Decatur Addition to the City of Decatur, Wise County, Texas, according to the plat recorded in Volume 8, Page 642, Deed Records Wise County, Texas. A complete legal description is found on the plat exhibit in the staff report.

**ITEM 5:** New and/or future business items.

#### Adjournment

Prepared and posted this the 29<sup>th</sup> day of December, 2016, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP  
Planning and Development Director

**MINUTES**

A special called meeting of the City of Decatur Planning and Zoning Commission was held at 5:00 p.m., Monday, December 12, 2016, in City Hall Council Chambers with the following in attendance:

**MEMBERS PRESENT:**

William D. Edwards, Chairman  
 Cecil LeMond, Vice-Chairman  
 Eileen Strandridge  
 Terry Berube  
 John Lanier

**MEMBER ABSENT:**

Curtis Creswell  
 Eddie Allen

**OTHERS PRESENT:** Planning and Development Director Dedra Ragland and Development Services Coordinator Codi Delcambre, representing the staff; and Loyd Jackson representing the applicant.

**Chairman Edwards called the meeting to order at 5:00 p.m.**

**ITEM 1:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes, December 6, 2016.

**Vice-Chairman LeMond made a motion to approve the Minutes for December 6, 2016. Commissioner Creswell seconded the motion. The motion passed 4-0, Commissioners Allen and Creswell absent.**

**Public Hearing Items:**

**ITEM 2:** **ZC2016-05** Commission to hear and consider and take action to make a recommendation to City Council regarding Zoning Change Application 2016-05—Loyd Jackson’s request, on behalf of James Wood, to amend a portion (approximately 50.18 acres) of the Martin Branch PD and concept plan, Ordinance 2007-05-12 and Ordinance 2015-03-02-A1, which is an 84.909-acre tract of land, commonly known as “South Martin Branch Subdivision, and includes 2,621.36 linear feet along FM730 where adjacent and previously referred to and approved as ZC2006-09 and ZC2015-01, and more commonly located south of the Brookhollow Addition and west of south FM730. The proposed amendment will affect only the lots in the future residential phases, specifically:

Block B, Lots 1-14, 15A-15D (formerly Lots 1-15) and Open Space; Block C, Lots 1-9; Block D, Lots 8-15 and Open Space; Block E, Lots 47-60, 61A, 61B, 62-64 (formerly lots 47-64); Block G, Lots 1-19; Block H, Lots 1-24 (formerly Lots 1-26) and Open Space; Block I, Lots 1-28 (formerly Lots 1-25) and Open Space; Block J, Lots 1-10 and Open Spaces; Block K, Lots 1-10 (formerly Lots 1-9) and Open Spaces; and Block L, Lots 1-20 (formerly Lots 1-16) and Open Space, South Martin Branch Addition as reflected on the original adopted concept plan for South Martin Branch.

The proposed amendments include a modification in the lot sizes of the remaining undeveloped residential land with a new concept plan; an increase in the roof pitch from 8:12 to 10:12 and modifications to the minimum required home square footages from 1,200 sq. ft. (50' wide lot), 1,400 sq. ft. (60' wide lot) and 1,600 sq. ft. (70' lot) to 1,600 sq. ft., 1,800 sq. ft., and 2,000 sq. ft., respectively.

*Vice-Chairman LeMond and Commissioner Strandridge recused themselves and left the chamber.*

Director Ragland presented the staff report. Staff recommends approval.

**Commissioner Lanier made a motion to recommend approval of Zoning Change Application 2016-05 . Commissioner Berube seconded the motion. The motion passed 2-0, Vice-Chairman LeMond and Commissioner Strandridge recused and Commissioners Allen and Creswell absent.**

*Vice-Chairman LeMond and Commissioners Strandridge returned to the chamber.*

**The meeting adjourned at 5:14 p.m.**

---

William D. Edwards, Chairman

ATTEST:

---

Dedra Denée Ragland, Planning Director



# ATTACHMENT 1 Final Plat Exhibit

**Drainage Easement Restriction**  
No construction or filing, without the written approval of the City of Decatur, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all covenants of the property affected by such construction becoming a party to the request, where construction is permitted, a finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

**Utility Easement Restriction**  
Any public utility, including the City of Decatur, shall have the right to remove all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems or any of the easements shown on the plat, and any public utility, including the City of Decatur, shall have the right at all times to ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, painting, maintenance and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

**Public Open Space Restriction**  
No structure, object or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the top of curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc. in the Public Open Space Easement.

**Landscape Restriction**  
Landscape areas are strictly reserved as landscaped, open green spaces only and shall never allow intrusions of any kind that are not landscaped related or that in any way lessen the amount of area of landscape material without the expressed written permission from the City of Decatur.

**Buffer Restriction**  
Buffer areas are strictly reserved as landscaped, open green spaces only and shall never allow intrusions of any kind that are not landscaped related or that in any way lessen the amount of area of landscape material without the expressed, written permission from the City of Decatur to otherwise.

**Green Space Restriction**  
Green Space areas are strictly reserved as landscaped, open green spaces only and shall never allow intrusions of any kind that are not landscaped related or that in any way lessen the amount of area of landscape material without the expressed, written permission from the City of Decatur.

**Flood Statement**  
According to the Flood Insurance Rate Map (F.R.M.) No. 48497C0352 D, revised one of December 16, 2011, no portion of this property is located in a special flood hazard zone. This property is in area Zone X.

**GPS Control & Benchmarks**  
Coordinate data and bearing source shown herein is based on the city control network. This data is relative to Texas Coordinate System NAD 83 North Central Texas Zone utilizing GPR monuments listed below. Bearing control scale factor is 0.99999998. All distances and coordinates shown are based on feet-U.S. definition.  
CITY OF DECATUR GPS SURVEY MONUMENT NO. 3, LOCATED IN GRASS ISLAND AT THE INTERSECTION OF COUNTY ROAD 2228 AND GREENWOOD ROAD.  
ELEVATION = 904.827 N= 7146634.34 E= 2257452.48

CITY OF DECATUR GPS SURVEY MONUMENT NO. 10, LOCATED IN SOUTH R.O.W. OF US HWY. 380 WITH THE INTERSECTION WITH US HWY. 287.  
ELEVATION = 1053.91' N= 7134583.85 E= 2243328.57

**SURVEYOR'S NOTES**  
This property is in the City Limits of the City of Decatur.  
The all fees found during the survey are shown hereon, however the owner and/or contractors should have all underground utility located and marked by appropriate companies before any excavating or construction.  
Sides 2 and 3 of Sunset Hill Addition shown hereon are as described in Vol. 294, Pg. 572, DRWCT and Inst. No. 201602187, CORWCT, and do not match Lots shown on Replat recorded in Cab. B, 884s 208, PRWCT. The subsurface and environmental conditions were not examined or considered as a part of this survey.

**PLANNING & ZONING CERTIFICATION**

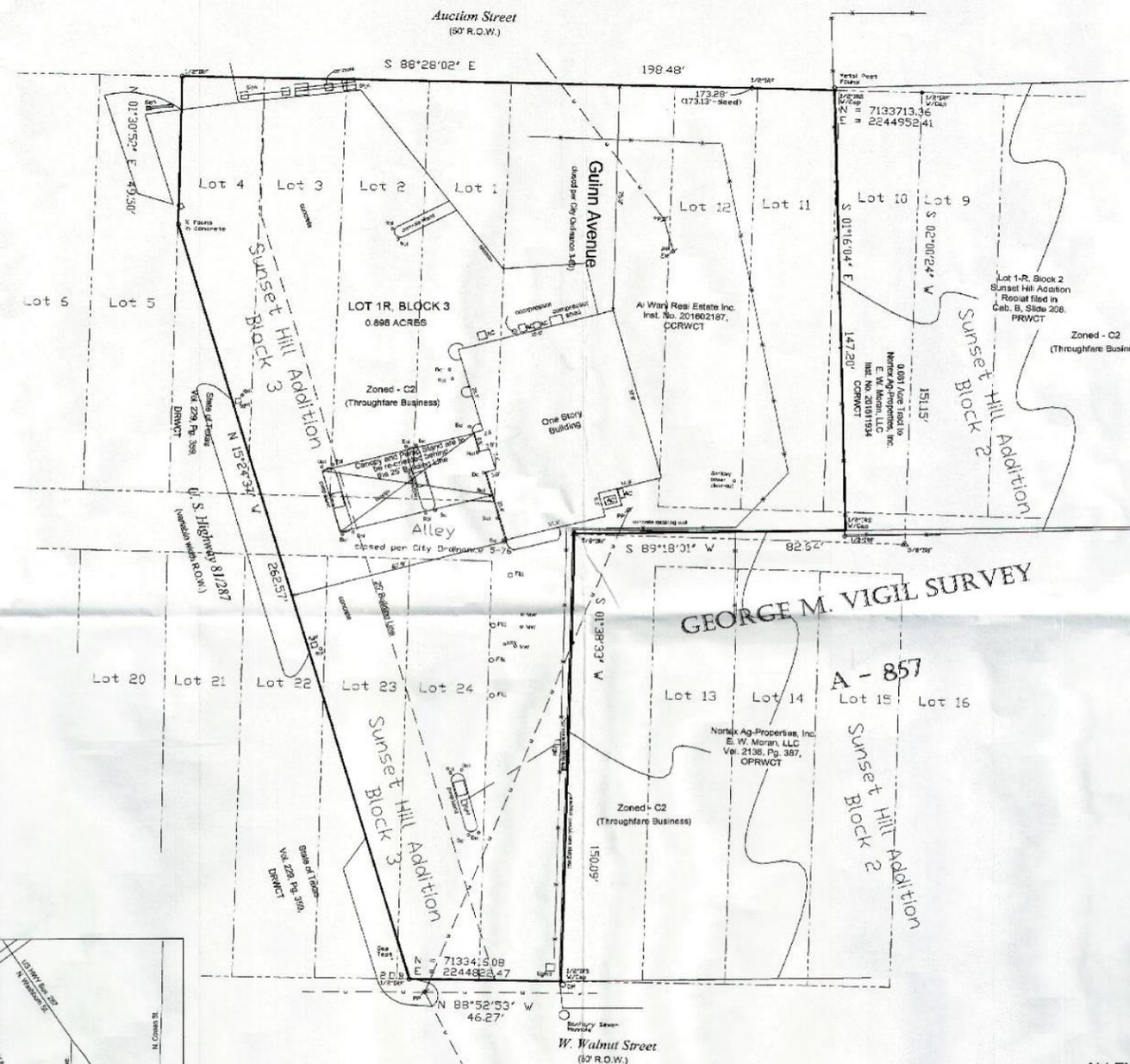
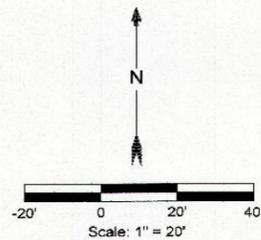
On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, this Plat was duly approved by the Planning and Zoning Commission of the City of Decatur, Texas.

By: \_\_\_\_\_  
Chairman  
Attest: \_\_\_\_\_  
City Secretary

**CITY APPROVAL STATEMENT**

The City Council of Decatur, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, voted affirmatively to adopt this Plat and approve it for filing of record.

By: \_\_\_\_\_  
Mayor  
Attest: \_\_\_\_\_  
City Secretary



STATE OF TEXAS }  
COUNTY OF WISE }

**OWNER'S ACKNOWLEDGEMENT & DEDICATION**

ALWANI REAL ESTATE, INC. is the owner of the land shown on this plat within the area described by notes and bounds as follows:  
BEING a tract or parcel of land lying in the George M. Vigil Survey, Abstract No. 857, and being a part of lots 10 and 11, and all of lot 12, Block 2, Sunset Hill Addition to the City of Decatur, per plat recorded in Volume 97 Page 144, Deed Records, Wise County, Texas; all of lots 1 and 2 and part of lots 3, 4, 22, 23, and 24, Block 3, said Sunset Hill Addition; and part of Guinn Avenue as closed by City Ordinance No. 3-60 dated June 7, 1960, and part of the alley lying in said Blocks 2 and 3 as closed by City Ordinance 5-76, said tract or parcel of land being more particularly described by notes and bounds as follows:  
BEGINNING at a found 1/2" iron rod being the northeast corner of the intersection of U.S. Highway 287 and West Walnut Street, said corner also being the southwest corner of a tract of land as leased to Texaco Inc. by Nolan M. Boydston, et ux, Dana L. Boydston, by lease dated September 10, 1969;  
THENCE North 15 degrees 24 minutes 37 seconds West along the east right-of-way line of U.S. Highway 287, a distance of 252.57 feet to an "X" found in concrete, being a point of angle to the right and continuing along said right-of-way line North 01 degrees 20 minutes 52 seconds West a distance of 49.50 feet to a 1/2 inch iron rod set found in the north line of said Lot 4, Block 3 and the south right-of-way line of Auction Street;  
THENCE North 88 degrees 28 minutes 02 seconds East, along the north line of said Blocks 3 and 2 respectively, and the south right-of-way line of Auction Street, being a point of angle to the right and continuing along said right-of-way line North 01 degrees 20 minutes 52 seconds West a distance of 49.50 feet to a 1/2 inch iron rod set found in the north line of said Lot 4, Block 3 and the south right-of-way line of Auction Street;  
THENCE South 01 degrees 16 minutes 04 seconds East, along said west line, a distance of 147.20 feet to a capped 1/2 inch iron rod set for corner at the inner ell corner of said 0.081 acre tract;  
THENCE South 89 degrees 18 minutes 01 seconds West, with the westerly north line of said 0.081 acre tract, 82.64 feet to a 5/8 inch iron rod found for corner adjacent to the east edge of a concrete retaining wall and the inner ell corner of main described tract;  
THENCE South 01 degrees 38 minutes 33 seconds West, along the east edge of said retaining wall, at 149.7 feet to the end of the retaining wall, a total distance of 160.09 feet to a capped 1/2 inch iron rod set in the north right-of-way line of West Walnut Street;  
THENCE South 88 degrees 52 minutes 53 seconds West along the north right-of-way of said West Walnut Street, a distance of 46.27 feet to the POINT OF BEGINNING, and containing 0.878 acres of land, more or less and being the same tract as described in deed to Al-Wani Real Estate Inc. as recorded in instrument No. 201602187, County Clerk Records, Wise County, Texas. Save and except that 0.081 acre tract as described in instrument No. 201611934, County Clerk Records, Wise County, Texas; and being designated herein as Lot 1R, Block 3, SUNSET HILL ADDITION, an addition to the City of Decatur, Wise County, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places there shown for the purpose and consideration therein expressed.

Amr Alwani, President  
ALWANI REAL ESTATE, INC.  
917 DeForest Road  
Coppell, TX 75016

STATE OF TEXAS }  
COUNTY OF WISE }

**NOTARY PUBLIC**  
Before me, on this day personally appeared Amr Alwani, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My commission expires: \_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF WISE }

**SURVEYOR'S CERTIFICATE**  
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this Plat is true and correct and was prepared from an actual survey of the property made on the ground by me or under my supervision and direction.

Troy Allen Roddy  
R.P.L.S. No. 5141

**FINAL PLAT  
OF LOT 1R, BLOCK 3,  
SUNSET HILL ADDITION  
BEING A REPLAT OF LOTS 1 & 2, AND PART OF  
LOTS 3, 4, 22, 23, & 24, BLOCK 3, AND PART  
OF LOTS 10 & 11, AND ALL OF LOT 12, BLOCK 2, AND PART OF  
GUINN AVENUE CLOSED BY CITY ORDINANCE 3-60 &  
ALLEY BETWEEN BLOCK 2 & BLOCK 3, CLOSED BY CITY ORDINANCE 5-76,  
SUNSET HILL ADDITION  
CITY OF DECATUR, WISE COUNTY, TEXAS  
IN THE GEORGE M. VIGIL SURVEY, ABSTRACT NO. 857,  
WISE COUNTY, TEXAS**

**Arrow Surveying**  
FROM REGISTRATION NO. 1002809  
P.O. Box 902, Decatur, Texas 76234  
Ph. (940) 626-8034 e-mail: arrowsurvey@aol.com

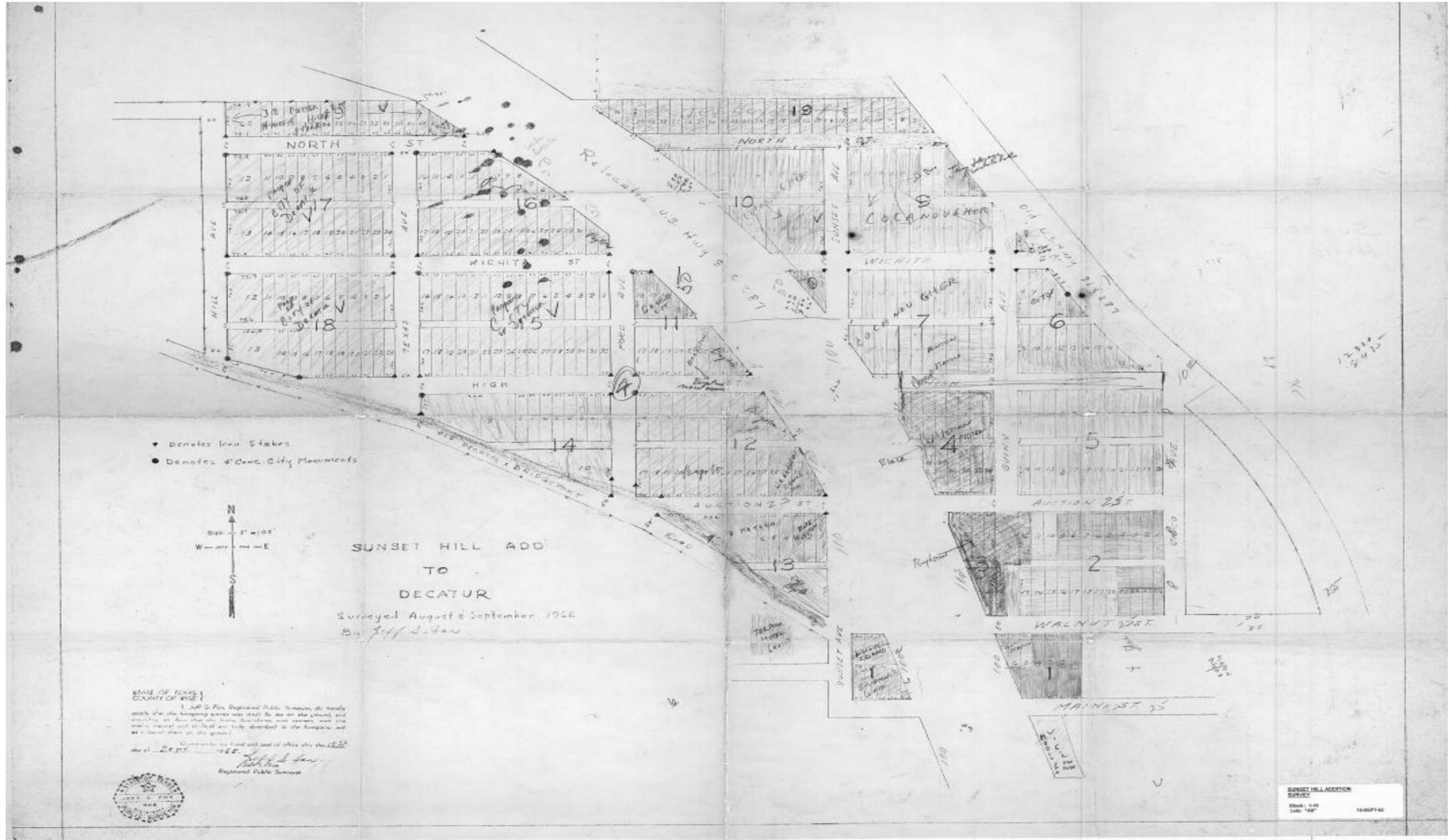
Revised: 12-14-2016  
Revised: 11-18-2016  
Revised: 10-19-2016  
Date: 06-27-2016  
Drawn by: TR  
Job No: 1608014-DUG-PLAT

Owner/Developer  
ALWANI REAL ESTATE, INC.  
AMR ALWANI, President  
917 DeForest Road  
Coppell, Texas 75019  
Ph. 469-879-5388

• Iron Rod Set    • Concrete Monument    • G.M. This Marker  
• Iron Rod Found in Hole    • Wood or Wire Fence    • P.M. Electric Meter  
• Air Conditioner    • Overhead Utility Lines    • Power Pole  
All area rods are 1/2" unless otherwise noted.

Cabinet Slide PRWCT

ATTACHMENT 2  
Original Plat Exhibit





# CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

## STAFF REPORT

*January 3, 2017 - Planning & Zoning Commission Meeting*

**TO:** Planning & Zoning Commissioners      **CASE:** RP2016-07  
**FROM:** Dedra D. Ragland, AICP, Planning Director      **APPLICANT:** Daniel Franklin  
**DATE:** December 22, 2016      **REQUEST:** Replat Application

**Case Notes:**

Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-07—Daniel Franklin’s request, on behalf of Lackland Holdings, to final plat Lot 1-A1, Block A, Rodden Estates, Phase 4, being 14.257 acres and a replat of Lot 1-A, Block A, Rodden Estates, Phase 4 according to the plat recorded in Cabinet B, Slide 353, Property Records Wise County, Texas. A complete legal description is found on the plat exhibit in the staff report.

**Legality:**

This property can be legally platted in accordance with Section 212 of the *Texas Local Government Code*.

**Issues:**

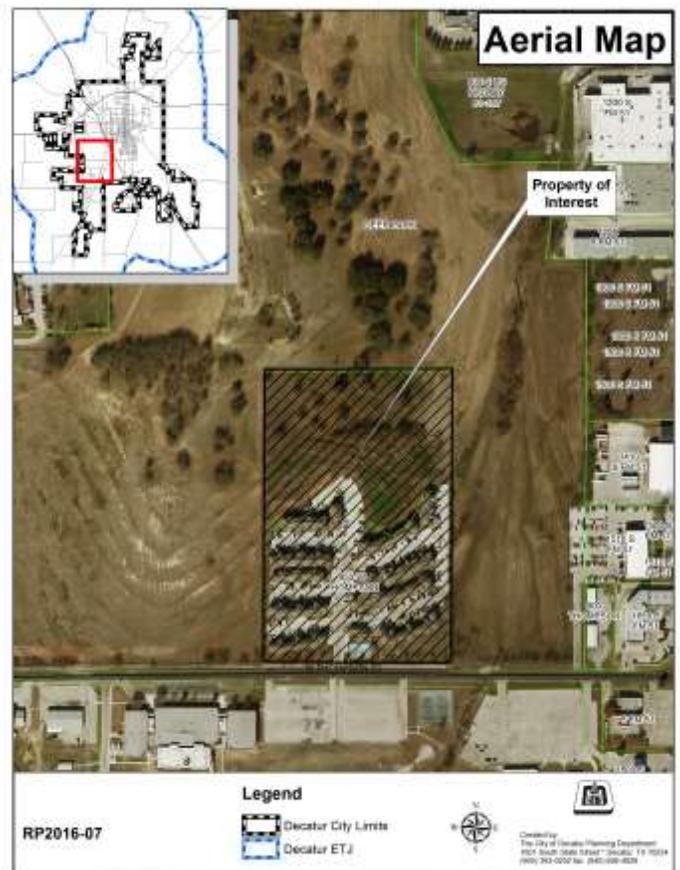
None.

**Recommendation:**

The plat meets the minimum requirements of the City of Decatur’s Zoning Ordinance, Subdivision Regulations and the Design Standards. Staff recommends approval.

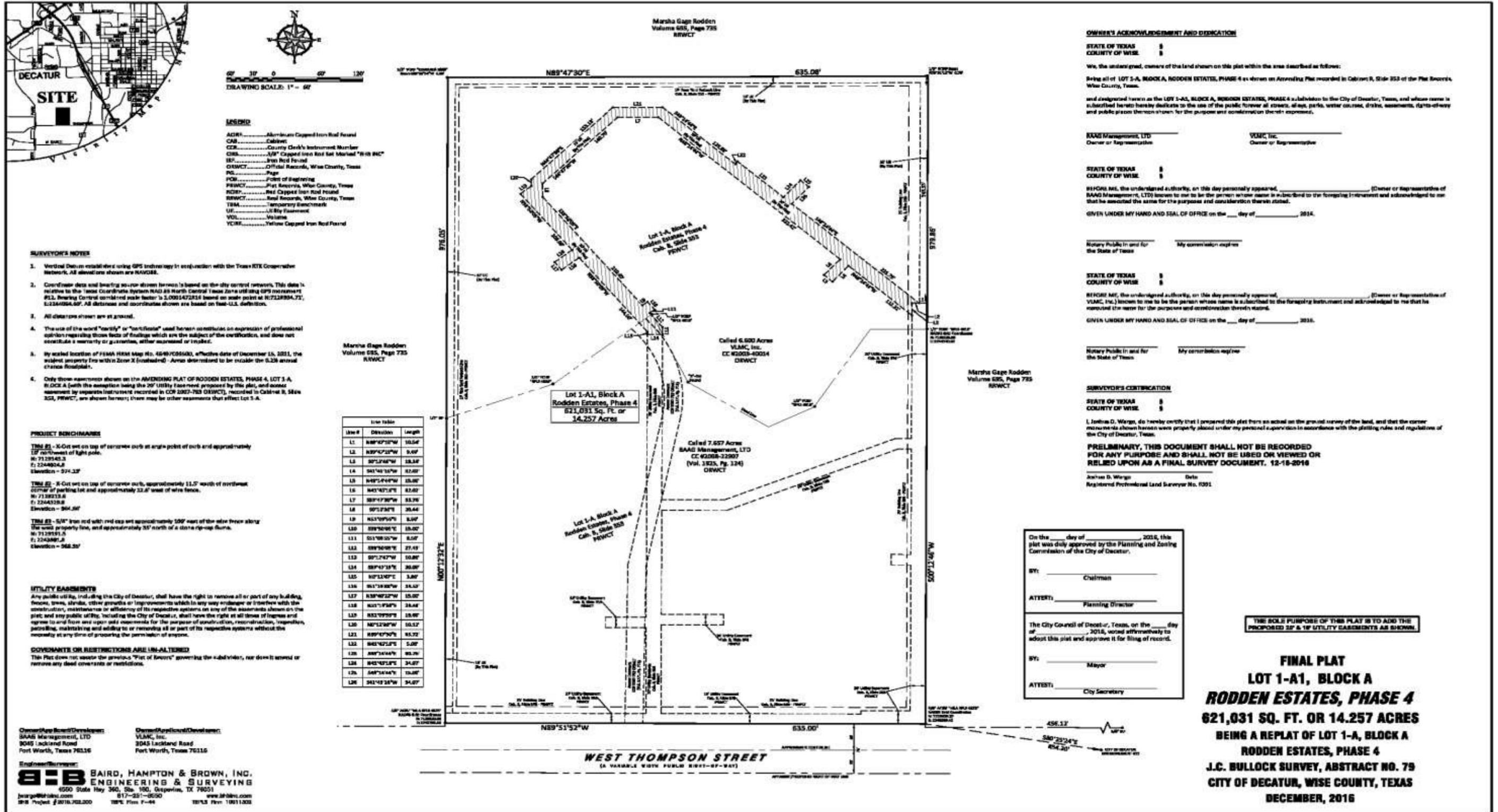
**Attachment:**

1. Final Plat Exhibit
2. Original Plat Exhibit



**LOCATION MAP**

ATTACHMENT 1  
Final Plat Exhibit



DRAWING FILE: E:\Survey\15\702\000 GreenView Place Apartments\DWG\SHB PP.dwg | AP 22x34





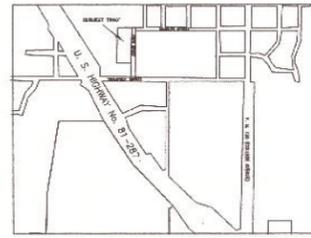
# ATTACHMENT 1

## Final Plat Exhibit



0 60 120 180  
GRAPHIC SCALE  
1" = 60'

CONTROL BOUNDS:  
COMMENTS: DATA AND BEARING SOURCE SHOWN HEREIN ARE BASED ON THE CITY CONTROL SYSTEM. THIS DATA IS BELIEVED TO HAVE COMING FROM THE CITY CONTROL SYSTEM. THE DATA IS BELIEVED TO BE CORRECT. THE CITY ENGINEER HAS REVIEWED THE DATA AND HAS DETERMINED THAT THE DATA IS CORRECT. THE CITY ENGINEER HAS REVIEWED THE DATA AND HAS DETERMINED THAT THE DATA IS CORRECT. THE CITY ENGINEER HAS REVIEWED THE DATA AND HAS DETERMINED THAT THE DATA IS CORRECT.



In reference to Map 480576 of the Flood Insurance Rate Maps (FIRM) for the City of Decatur, Wise County, Texas, the subject tract is considered to be in Zone X, outside the 500 year flood plain.

**DRAINAGE EASEMENT RESTRICTION**  
NO CONSTRUCTION OR FILING WITHOUT THE WRITTEN APPROVAL OF THE CITY OF DECATUR, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT. THAT NO OBSTRUCTION OF THE NATURAL FLOW OF WATER WILL RESULT AND SUBJECT TO ALL OWNERS OF PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

**UTILITY EASEMENTS RESTRICTION**  
ANY PUBLIC UTILITY, INCLUDING THE CITY OF DECATUR, SHALL HAVE THE RIGHT TO REMOVE ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON PLAT AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF DECATUR, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS AND EGRESS TO AND FROM AND UNDER SUCH EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

**BUILDING OPEN SPACE RESTRICTION**  
NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT.

**LANDSCAPE RESTRICTION**  
LANDSCAPE AREAS ARE STRICTLY RESERVED AS LANDSCAPED, OPEN GREEN SPACES ONLY AND SHALL NEVER ALLOW INTRUSIONS OF ANY KIND THAT ARE NOT LANDSCAPE RELATED OR THAT IN ANYWAY LESSEN THE AMOUNT OF AREA OR LANDSCAPE MATERIAL WITHOUT THE EXPRESSED, WRITTEN PERMISSION OF THE CITY OF DECATUR.

**BUFFER RESTRICTION**  
BUFFER AREAS ARE STRICTLY RESERVED AS LANDSCAPED, OPEN GREEN SPACES ONLY AND SHALL NEVER ALLOW INTRUSIONS OF ANY KIND THAT ARE NOT LANDSCAPE RELATED OR THAT IN ANYWAY LESSEN THE AMOUNT OF AREA OR LANDSCAPE MATERIAL. BUFFER WALLS SHALL BE HEREAFTER AND FOREVERMORE REMOVED UNLESS SPECIFIC APPROVAL AND EXPRESSED, WRITTEN PERMISSION FROM THE CITY IS GRANTED TO DO OTHERWISE.

**GREEN SPACE RESTRICTION**  
GREEN SPACE AREAS ARE STRICTLY RESERVED AS LANDSCAPED, OPEN GREEN SPACES ONLY AND SHALL NEVER ALLOW INTRUSIONS OF ANY KIND THAT ARE NOT LANDSCAPE RELATED OR THAT IN ANYWAY LESSEN THE AMOUNT OF AREA OR LANDSCAPE MATERIAL WITHOUT THE EXPRESSED, WRITTEN PERMISSION OF THE CITY OF DECATUR.

**OWNERS:**  
W.H. STORAGE LLC  
P.O. BOX 1029  
DECATUR, TEXAS 76234  
(840) 827-8485

**LIEN FOLDER**  
L.I.M.B.  
1013 West University Drive  
Decatur, Texas 76234  
(840) 323-5203

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DECATUR, TEXAS.

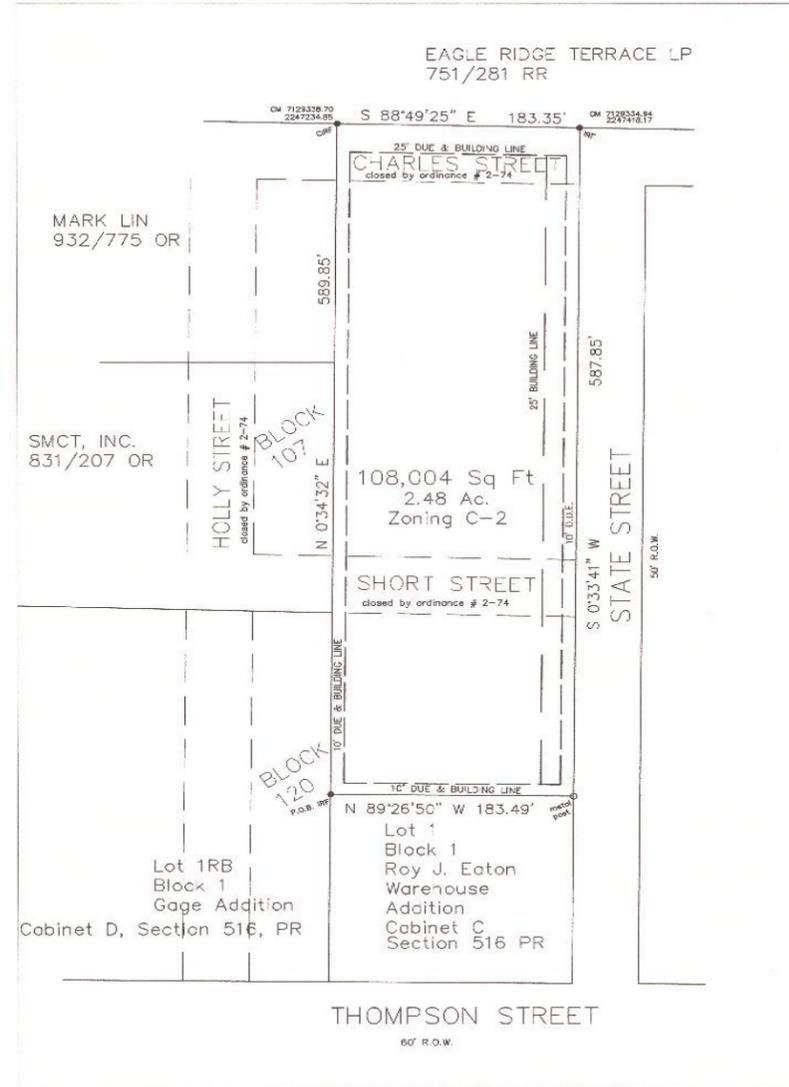
BY: \_\_\_\_\_  
CHAIRMAN

ATTEST: \_\_\_\_\_  
PLANNING DIRECTOR

THE CITY COUNCIL OF DECATUR, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY SECRETARY



FINAL PLAT OF:

Lot 1 Block 1, GIANT EAGLE ADDITION, a re-plat of parts of Blocks 107, 120, Charles Street (closed by Ordinance # 2-74) and Short Street (closed by Ordinance # 2-74) in the South Decatur Addition to the City of Decatur, Wise County, Texas, according to the plat recorded in Volume 8, Page 642, Deed Records, Wise County, Texas.

STATE OF TEXAS §  
COUNTY OF WISE §

OWNER'S ACKNOWLEDGMENT AND DEDICATION

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Being 2.48 acres of land and improvements out of the A.J. Walter Survey, Abstract No. 846, City of Decatur, Wise County, Texas, being the same tract of land as described in W.H. STORAGE, L.L.C. in Volume 213A, Page 105, Deed Records, Wise County, Texas, being part of 64.0000 (1/2) and 120.0000 (1/2) acres of land and improvements closed by Ordinance # 2-74 in the South Decatur Addition to the City of Decatur, Wise County, Texas, according to the plat recorded in Volume 8, Page 642, Deed Records, Wise County, Texas, and 2.48 acres of land being more particularly described by metes and bounds as follows, to-wit:

BEING 2.48 ACRES OF LAND AND IMPROVEMENTS OUT OF THE A.J. WALTER SURVEY, ABSTRACT NO. 846, CITY OF DECATUR, WISE COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS DESCRIBED IN W.H. STORAGE, L.L.C. IN VOLUME 213A, PAGE 105, DEED RECORDS, WISE COUNTY, TEXAS, BEING PART OF 64.0000 (1/2) AND 120.0000 (1/2) ACRES OF LAND AND IMPROVEMENTS CLOSED BY ORDINANCE # 2-74 IN THE SOUTH DECATUR ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 642, DEED RECORDS, WISE COUNTY, TEXAS.

BEING 2.48 ACRES OF LAND AND IMPROVEMENTS OUT OF THE A.J. WALTER SURVEY, ABSTRACT NO. 846, CITY OF DECATUR, WISE COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS DESCRIBED IN W.H. STORAGE, L.L.C. IN VOLUME 213A, PAGE 105, DEED RECORDS, WISE COUNTY, TEXAS, BEING PART OF 64.0000 (1/2) AND 120.0000 (1/2) ACRES OF LAND AND IMPROVEMENTS CLOSED BY ORDINANCE # 2-74 IN THE SOUTH DECATUR ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 642, DEED RECORDS, WISE COUNTY, TEXAS.

THENCE with a force line in the west line of said Giant Eagle tract and the east line of said Charles Addition, North 00°14'12" East, in 190.00 feet passing an iron stake found for the southeast corner of said Charles Addition, and the southeast corner of a tract of land as described in Cabinet C, Section 516, Plat Record, Wise County, Texas, in its 199.88 feet to a corner, iron stake found for the southeast corner of said Charles Addition and the southeast corner of said Giant Eagle tract and being in the south line of a tract of land as described in Eagle Ridge Terrace LP in Volume 711, Page 281, Deed Records, Wise County, Texas.

THENCE with the north line of said Giant Eagle tract and the south line of said Eagle Ridge Terrace LP, South 88°49'25" East, 183.35 feet to an iron stake found for the southeast corner of said Giant Eagle tract and being in the connection of more located Charles and South State Street.

THENCE with said force line in the east line of said Giant Eagle tract and the west right of way of South State Street, South 09°33'41" West 587.85 feet to a metal post found for the southeast corner of the tract herein described and the southeast corner of said Eaton tract.

THENCE with said force line in the south line of the tract herein described and the north line of said Eaton tract, North 89°26'50" West 183.49 feet to the POINT OF BEGINNING, containing 2.48 acres of land, more or less.

AND DESIGNATED HEREIN AS LOT 1 BLOCK 1, GIANT EAGLE STORAGE ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LEFT HAND:

DATE: \_\_\_\_\_

RIGHT HAND:

DATE: \_\_\_\_\_

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

\_\_\_\_\_ COUNTY, TEXAS.

John Heiler

DATE: \_\_\_\_\_

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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

\_\_\_\_\_ COUNTY, TEXAS.

STATE OF TEXAS §  
§ CERTIFICATE OF SURVEYOR  
COUNTY OF WISE §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: \_\_\_\_\_

Tx.B.P.L.S. GEN.  
RULES OF  
PROCEDURES AND  
PRACTICES §663.18  
(c) PRELIMINARY.  
THIS DOCUMENT  
SHALL NOT BE  
RECORDED FOR ANY  
PURPOSE.



JOB #: 2016-129  
SURVEY DATE: September 26, 2016  
DRAWING SCALE: 1"=60'  
TEXAS CERT. NO. 1100994-00  
OKLAHOMA CERT. NO. 4788  
EDWARDS SURVEYING, L.L.C.  
TEXAS & OKLAHOMA PROFESSIONAL LAND SURVEYING  
TEXAS & OKLAHOMA PROFESSIONAL LAND SURVEYING  
CERTIFIED FEDERAL SURVEYING  
GEOSPATIAL SUBCONTRACTORS  
P.O. BOX 618  
208 WEST WALNUT STREET  
DECATUR, WISE COUNTY, TEXAS 76234  
(840) 427-2961 OFFICE  
(840) 427-3991 FAX  
www.edwardsurveying.com

ATTACHMENT 2  
Original Plat Exhibit

