PLANNING AND ZONING COMMISSION
MEETING AGENDA
CITY HALL, 3200 DIANA DRIVE
DECEMBER 1, 2025, at 6:00 PM

1. CALL TO ORDER

2. EXECUTIVE SESSION

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. **Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the City Attorney as to the posted subject matter of this Planning and Zoning Commission meeting.**

3. PUBLIC COMMENTS

This is the public's opportunity to address the Planning & Zoning Commission about non-agenda items. In compliance with the Texas Open Meetings Act, Commission members and city staff are prevented from discussing non-agenda items and may only respond with statements of factual information or existing city policy.

REGULAR AGENDA

4. Approve minutes from the July 22, 2025, Planning and Zoning Commission meeting.

5. Consider a Replat for the property described as Lots 1R and 2R, Block A, J & D Properties Addition, otherwise known as 3924 Booth Calloway, Richland Hills, Texas 76118.

6. ADJOURNMENT

A quorum of the City Council or other Boards may be present at this meeting

CERTIFICATE

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the official bulletin board at the Richland Hills City Hall, 3200 Diana Drive, Richland Hills, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time: **Wednesday, November 19, 2025, by 5:30 p.m.,** and remained so posted at least three business days before said meeting convened, pursuant to the Texas Government Code, Chapter 551.

Lindsay Rawlinson
Lindsay Rawlinson
City Secretary

ACCESSIBILITY STATEMENT

The Facility is wheelchair accessible. If you plan to attend this public meeting and have a disability that requires special arrangements, please notify the City Secretary 48 hours in advance at (817) 616-3810 and reasonable accommodations will be made to assist you.

Memorandum

To: Richland Hills Planning and Zoning Commission

From: Lindsay Rawlinson, City Secretary

Date: December 1, 2025

Subject: Minutes from the July 22, 2025 Regular Planning and Zoning Commission Meeting

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Agenda Item:

Approve minutes from the July 22, 2025 Planning and Zoning Commission meeting.

Background Information:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Board/Citizen Input:

N/A

Attachments:

July 22, 2025 Draft Minutes

Suggested Motion:

Motion to approve the minutes from the July 22, 2025 Planning and Zoning Commission meeting.

RICHLAND HILLS PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 22, 2025
MINUTES

Members Present
Keith Albee, Place 1
Allison Barger, Place 5
John Garza, Alternate 1
Lynette Hart, Alternate 2

Members Absent
Michael Wilson, Chair
Jackson Durham, Place 3
Fernando Peralta, Place 4

Staff Present
JP Ducay, Director of Planning and Development Services
Lindsay Rawlinson, City Secretary
Annabelle Ackling, City Attorney

1. CALL TO ORDER

Commissioner Albee called to order at 6:00 p.m.

2. OATH OF OFFICE

City Secretary Lindsay Rawlinson administered the Oath of Office to John Garza, Alternate 1, and Lynette Hart, Alternate 2.

3. EXECUTIVE SESSION

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. Refer to posted list attached hereto and incorporated herein. Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the City Attorney as to the posted subject matter of this Planning and Zoning Commission meeting.

None.

4. PUBLIC COMMENTS

Travis Malone, 2641 Mimosa Park Drive, Richland Hills, expressed his appreciation to the new commission members remarking that the Planning and Zoning Commission is an important board for the City.

REGULAR AGENDA

5. Approved minutes from the March 25, 2025, Planning and Zoning Commission meeting and the April 28, 2025 and May 12, 2025 Joint Meetings of the City Council and Planning and Zoning Commission.

Motion: Motion was made by Commissioner Barger and seconded by Commissioner Garza to approve the minutes from the March 25, 2025, Planning and Zoning Commission meeting and the April 28, 2025 and May 12, 2025 Joint Meetings of the City Council and Planning and Zoning Commission.

Motion carried by a vote of 4-0.

6. Approved Ordinance 1529-25 amending Chapter 90 "Zoning", Section 4.02.01 "Accessory Structure Standards" in order to update size, setback, and general regulations for accessory structures. PUBLIC HEARING

Director of Planning and Development Services JP Ducay presented the item to the Commission and advised that on May 6, 2014, the City of Richland Hills adopted a Comprehensive Plan along with a new Zoning Ordinance. The new zoning ordinance did not establish new or modern standards for accessory structures. Instead, the new ordinance recycled the accessory structure regulations that existed prior to 2014. Permitting staff has recognized that the application of such standards can be unreasonably limiting and, in some cases, prohibit improvements to property. The purpose of the proposed text amendment is to establish a more flexible ordinance that may result in higher quality development. The proposed amendments will better regulate the size, setbacks, and general standards associated with accessory structures.

Mr. Ducay presented several changes to the accessory structure standards including better regulating size, setback, and general standards, increasing the allowed height to not exceed the height of the principal building, calculating overall floor area of structures, residential and nonresidential setback requirements, and allowing the Zoning Administrator to make minor adjustments allowing minor deviations be resolved administratively.

Cecil Lanter, 7133 Hovenkamp Avenue, Richland Hills, advised that he is a long-time resident and the setback requirements for individual properties have varied greatly over the years. He supports updating and improving the requirements to be more uniform and allow flexibility.

Commissioner Albee opened the public hearing at 6:39 p.m. and asked to hear from any proponents followed by opponents of the case.

Seeing none, Commissioner Albee closed the public hearing at 6:39 p.m.

Discussion ensued regarding why different zoning districts require different setbacks.

Mr. Ducay advised that he would further research the different setback requirements.

Motion: Motion was made by Commissioner Barger and seconded by Commissioner Garza to approve Ordinance 1529-25 amending Chapter 90 “Zoning”, Section 4.02.01 “Accessory Structure Standards” in order to update size, setback, and general regulations for accessory structures with alternative side yard – street setback options be presented and considered by the City Council.

Motion carried by a vote of 4-0.

7. ADJOURNMENT

Commissioner Albee declared the meeting adjourned at 6:47 p.m.

ATTEST: **APPROVED:**

_____ _____

Lindsay Rawlinson, City Secretary Michael Wilson, Chair

Memorandum

To: Richland Hills Planning and Zoning Commission

From: JP Ducay, Director of Planning and Development Services

Date: December 1, 2025

Subject: J&D Properties Addition, Replat

Agenda Item:

Consider a Replat for the property described as Lots 1R and 2R, Block A, J & D Properties Addition, otherwise known as 3924 Booth Calloway, Richland Hills, Texas 76118.

Background Information:

On October 6, 2025, an application for a replat (case 2025-0964) including 2.42 acres was submitted by Jasmine Martinez with CBG Surveying (applicant) on behalf of J&D Properties (owner). The purpose of this plat is to subdivide Lot 1 to create Lots 1R and 2R in an effort to establish two lots. If approved, Lot 1 would contain the existing cell tower and Lot 2 would be placed on the market for future development. The application is administratively complete and meets the requirements of Article II Plats.

Financial Considerations:

There are not any financial considerations for the replat.

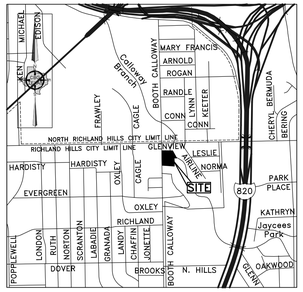
Board/Citizen Input:

Planning and Zoning Commission consideration: December 1, 2025
City Council consideration: December 8, 2025

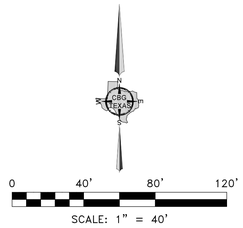
Attachments:
Proposed Replat
Original Plat

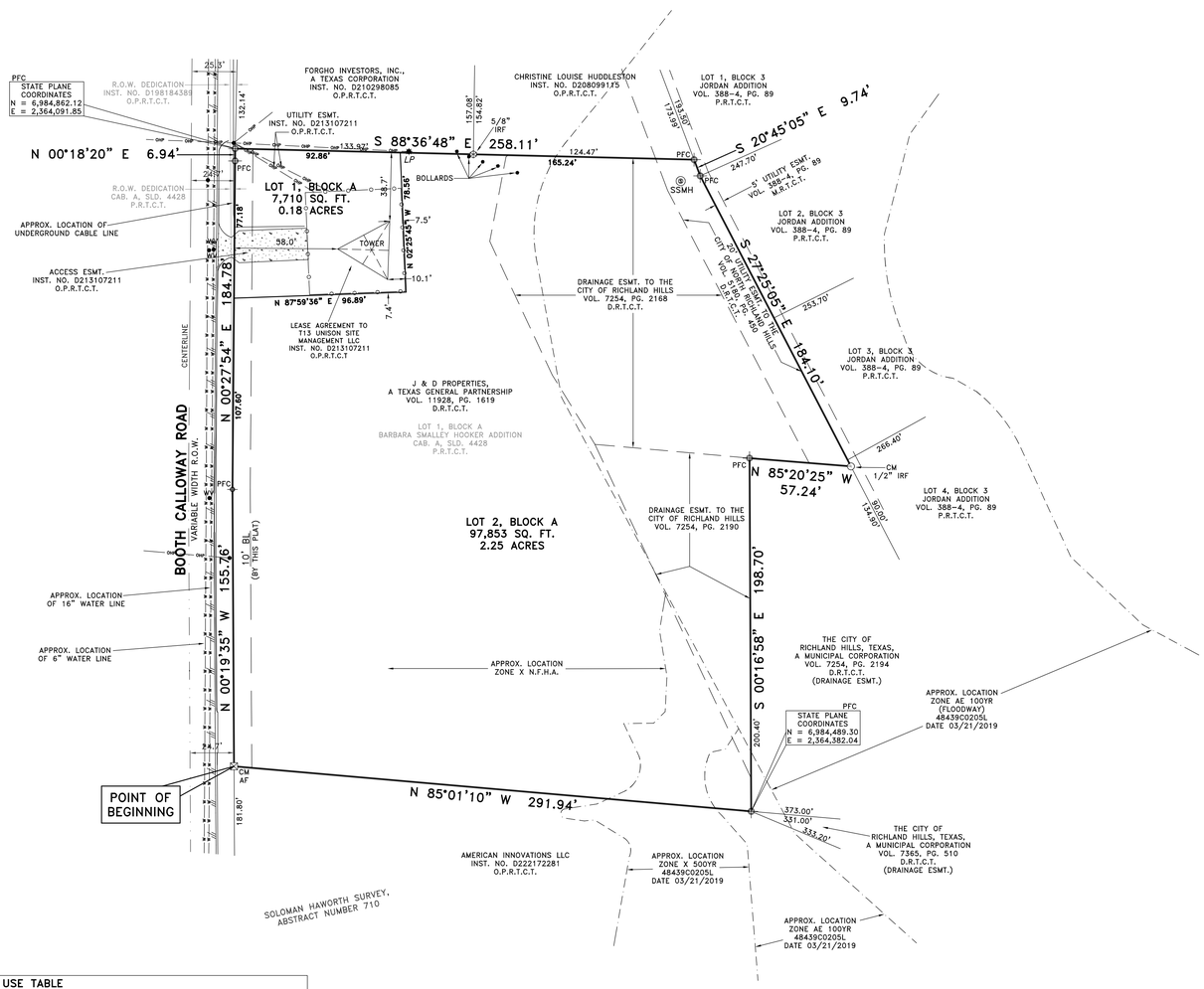
Suggested Motion:

Motion to approve the Replat for the property described as Lots 1R and 2R, Block A, J & D Properties Addition, otherwise known as 3924 Booth Calloway, Richland Hills, Texas 76118.



VICINITY MAP
NOT TO SCALE





LAND USE TABLE

LOT TYPE : MIXED-USE
TOTAL NUMBER: 2

GROSS SITE AREA: 105,563 SQUARE FEET / 2.423 ACRES
NET SITE AREA: 105,563 SQUARE FEET / 2.423 ACRES

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
AF	AXLE FOUND
PFC	POINT FOR CORNER
ESMT.	EASEMENT
APPROX.	APPROXIMATE
CAB.,/SLD.	CABINET, SLIDE
VOL.,/PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

GENERAL NOTES

1) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OUT OF ONE LOT FOR CELL TOWER LEASE.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY.
6) **UTILITY EASEMENTS:** ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
7) FLOOD NOTE: ACCORDING TO THE F.I.R.M. NO. 48439C02050L, THIS PROPERTY DOES LIE IN ZONE AE (FLOODWAY) AND DOES LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

I (we), the undersigned, owner(s) of the land, as recorded in Volume 11928, Page 1619, Deed Records, Tarrant County, Texas, shown on this plat within the area described by metes and bounds as follows:

WHEREAS, J & D Properties, are the sole owners of a tract of land situated in the Soloman Haworth Survey, Abstract No. 710, City of Richland Hills, Tarrant County, Texas, and being Lot 1, Block A, of the Barbara Smalley Hooker Addition, an Addition to the City of Richland Hills, Tarrant County, Texas, same being a tract of land conveyed to J & D Properties, a Texas limited liability company by Special Warranty Deed recorded in Volume 11928, Page 1619, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an axle found for corner, said corner being the Northwest corner of a tract of land conveyed to American Innovations, LLC, by deed recorded in Instrument Number D222172281, Official Public Records Tarrant County, Texas, and lying on the East right-of-way line of Booth Calloway Road (variable width right-of-way);

THENCE North 00 degrees 19 minutes 35 seconds West, along the East right-of-way line of said Booth Calloway Road, a distance of 155.76 feet to a point for corner;

THENCE North 00 degrees 27 minutes 54 seconds East, along the East right-of-way line of said Booth Calloway Road, a distance of 184.78 feet to a point for corner;

THENCE North 00 degrees 18 minutes 20 seconds East, along the East right-of-way line of said Booth Calloway Road, a distance of 6.94 feet to a point for corner, said corner being the Southwest corner of a tract of land conveyed to Forgho Investors, Inc., a Texas corporation, by deed recorded in Instrument Number D210298085, Official Public Records, Tarrant County, Texas;

THENCE South 88 degrees 36 minutes 48 seconds East, along the South line of said Forgho Investors, Inc. tract, passing at a distance of 133.97 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said Forgho Investors, Inc. tract, and being the Southwest corner of a tract of land conveyed to Christine Louise Huddleston, by deed recorded in Instrument Number D208099115, Official Public Records, Tarrant, County, Texas, and continuing a total distance of 258.11 feet to a point for corner, said corner being the Southeast corner of said Huddleston tract, and lying on the Southwest line of Lot 1, Block 3, of Jordan Addition, an Addition to the City of Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-4, Page 89, Plat Records, Tarrant County, Texas;

THENCE South 20 degrees 45 minutes 05 seconds East, along the Southwest line of said Lot 1, Block 3, of Jordan Addition, a distance of 9.74 feet to a point for corner, said corner being the South corner of said Lot 1, Block 3, of Jordan Addition, and being the West corner of Lot 2, Block 3, of said Jordan Addition;

THENCE South 27 degrees 25 minutes 05 seconds East, along the Southwest line of said Lot 2, Block 3, of Jordan Addition, a distance of 184.10 feet to a 1/2 inch iron rod found for corner, said corner lying on the Southwest line of Lot 4, Block 3, of said Jordan Addition, and being the Northeast corner of a tract of land conveyed to The City of Richland Hills, Texas, a municipal corporation, by deed recorded in Volume 7254, Page 2194, Deed Records, Tarrant County, Texas;

THENCE North 85 degrees 20 minutes 25 seconds West, along the North line of said The City of Richland Hills, Texas tract, a distance of 57.24 feet to a point for corner, said corner being the Northwest corner of said The City of Richland Hills, Texas tract;

THENCE South 00 degrees 16 minutes 58 seconds East, along the West line of said The City of Richland Hills, Texas tract, a distance of 198.70 feet to a point for corner, said corner being the Southwest corner said The City of Richland Hills, Texas tract, and being the West corner of a tract of land conveyed to The City Richland Hills, Texas, a municipal corporation, by deed recorded in Volume 7365, Page 510, Deed Records, Tarrant County, Texas, and lying on the Northerly line of a tract of land conveyed to American Innovations LLC, by deed recorded in Instrument Number D222172281, Official Public Records, Tarrant County, Texas;

THENCE North 85 degrees 01 minute 10 seconds West, along the Northerly line of said American Innovations LLC tract, a distance of 291.94 feet to the POINT OF BEGINNING and containing 105,563 square feet or 2.42 acres of land.

and designated herein as the subdivision to the city, 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 thereon shown for the purpose and consideration therein expressed.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, J & D Properties, acting by and through it's duly authorized agent Gerold L. Hook, do hereby adopt this plat designating the hereinabove described real property as **LOTS 1R AND 2R, Block A, J & D PROPERTIES ADDITION**, an addition to the City of Richland Hills, Tarrant County, Texas, and do hereby dedicate to the publics use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

J & D Properties (Owner)

_____
Gerold L. Hook (Owner)

_____
DATE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appears Gerold L. Hook, 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 _____, 2025.

_____
Notary Public, State of Texas

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor in the State of Texas, do 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.

RELEASED FOR REVIEW 11/11/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

_____
DATE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appears Bryan Connally, 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 expressed, in the capacity therein stated, and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the ____ day of _____, 2025.

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING COMMISSION

This plat has been submitted to and considered by the PLANNING AND ZONING COMMISSION of the City of Richland Hills, Texas, and is hereby approved by such Commission.

Date this _____ day of _____, 20___.

By: _____
Chairman

ATTEST: _____
Secretary

STATEMENT OF ADOPTION BY COUNCIL

THE CITY COUNCIL OF RICHLAND HILLS, TEXAS, ON _____ 20___, VOTED AFFIRMATIVELY TO APPROVE OF THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

FLOODWAY RESTRICTION STATEMENT:

The developer's engineer will be required to submit a report to the "Federal Emergency Management Agency" for any development that alters a floodway. Development shall not begin within a floodway without an approved plan by FEMA. No construction, without the written approval of the city shall be allowed within an identified "FIRM" floodplain area, and then only after detailed floodplain development permit including engineering plans and studies show that no rise in the base flood elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the 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 foot above the 100-year flood elevation.

The existing creeks, lakes, reservoirs, or drainage channel traversing along or across portions of this addition, will remain open at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across such lots. The city will not be responsible for the maintenance and operation of such drainageways or for the control of erosion.

Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The city shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodway easement line as shown on the plat

CITY CASE NUMBER: 20250964

REPLAT
J & D PROPERTIES ADDITION
LOTS 1R AND 2R, BLOCK A,
an Addition to the City of Richland Hills,
Tarrant County, Texas,
Being a Replat of Lot 1, Block A,
an Addition to the City of Richland Hills,
according to the Plat recorded in
Cabinet B, Slide 4428
Soloman Haworth Survey, Abstract No. 710,
Tarrant County, Texas
October 2, 2025

THIS PLAT FILED AS INSTRUMENT NO. _____, DATED_____.

OWNER: J & D PROPERTIES
AGENT: GEROLD L. HOOK
PHONE: 214-537-2573
EMAIL: portargyle@me.com

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=40' / DATE: 11-11-2025 / JOB NO. 2409330-03 / DRAWN BY: CAJ

D198184898 A182
A-4428

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS CREEDE PROPERTIES, LTD., is the owner of a tract of land situated in the S. Hayworth Survey, Abstract Number 710 in the City of Richland Hills, Tarrant County, Texas and being part of those tracts of land conveyed to O.D. Smalley by Deeds recorded in Volume 8787, Page 1127 and Volume 8787, Page 1124, Deed Records of Tarrant County, Texas and also being part of a tract of land conveyed to J & D Properties, as recorded in Volume 11928, Page 1619, Deed Records of Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found in the South line of Glenview Drive (Variable Width Right-of-Way) for the Northwest corner of Lot 1A, Block 3 of Jordon Addition, an addition to the City of Richaland Hills as recorded in Volume 388-4, Page 89 of the Plat Records of Tarrant County, Texas, said point also being the Northwest corner of a tract of land conveyed to Tarrant Cable Communications by Deed recorded in Volume 6854, Page 2297, Deed Records of Tarrant County; Texas, and also being the Northeast corner of a tract of land conveyed to L. Van Jones by Deed recorded in Volume 11995, Page 476, Deed Records of Tarrant County, Texas;

THENCE South 20°30'00" East along the West line of said Jordon Addition same being the east line of said L. Van Jones tract for a distance of 183.76 feet to a PK nail in Limestone Creek bottom found for the POINT OF BEGINNING of the herein described tract said point being the Southeast corner of said Jones tract;

THENCE South 20°30'00" East continuing along the West line of said Jordon Addition for a distance of 9.74 feet to a PK nail in Limestone Creek bottom found for corner;

THENCE South 27°10'00" East continuing along the West line of said Jordon Addition for a distance of 164.10 feet to a point for corner at the most northerly Northeast corner of a tract of land conveyed to J.N. Harris by Deed recorded in Volume 909, Page 286, Deed Records of Tarrant County, Texas;

THENCE North 85°05'20" West leaving the West line of said Jordon Addition and along the North line of said J.N. Harris tract for a distance of 57.24 feet to a one-half inch iron rod set of corner;

THENCE South 00°16'49" East along the West line of said J.N. Harris tract for a distance of 199.63 feet to a one-half inch iron rod found at the Southwest corner of said J.N. Harris tract and being in the North line of a tract of land conveyed to Robert S. Morgan, (now Deceased) and wife, Erma Morgan by Deed recorded in Volume 2232, Page 0337, Deed Records of Tarrant County, Texas;

THENCE North 84°46'05" West along the North line of said Robert S. Morgan, tract for a distance of 291.94 feet to an axle found in the East line of Booth Calloway Road (Variable Width Right-of-Way) for the Northwest corner of said Robert S. Morgan, tract;

THENCE North 00°16'49" West along the East line of said Booth Calloway Road for a distance of 347.55 feet to a 5/8 inch iron rod found at the Southwest corner of a tract of land conveyed to D Q Properties by Deed recorded in Volume 8741, Page 418, Deed Records of Tarrant County, Texas;

THENCE South 88°33'58" East departing the East line of said Booth Calloway Road, along the South line of said D Q Properties tract and along the South line of said L. Van Jones tract for a total distance of 261.09 feet to the POINT OF BEGINNING and containing 105,941 square feet or 2.432 acres of land more or less.

STATE OF TEXAS §
COUNTY OF §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CREEDE PROPERTIES, LTD., do hereby adopt this plat designating the hereinabove described property as the BARBARA SMALLEY HOOKER ADDITION, an addition to the City of Richland Hills, Tarrant 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, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

Owner _____

STATE OF TEXAS §
COUNTY OF §

D198184898 A182
A-4428

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CREEDE PROPERTIES, LTD., do hereby adopt this plat designating the hereinabove described property as the BARBARA SMALLEY HOOKER ADDITION, an addition to the City of Richland Hills, Tarrant 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, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

Owner _____

Date Apr. 16, 1998

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared, Gerald Hooker, of Creede Properties, Inc., 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 the 16th day of April, 1998.

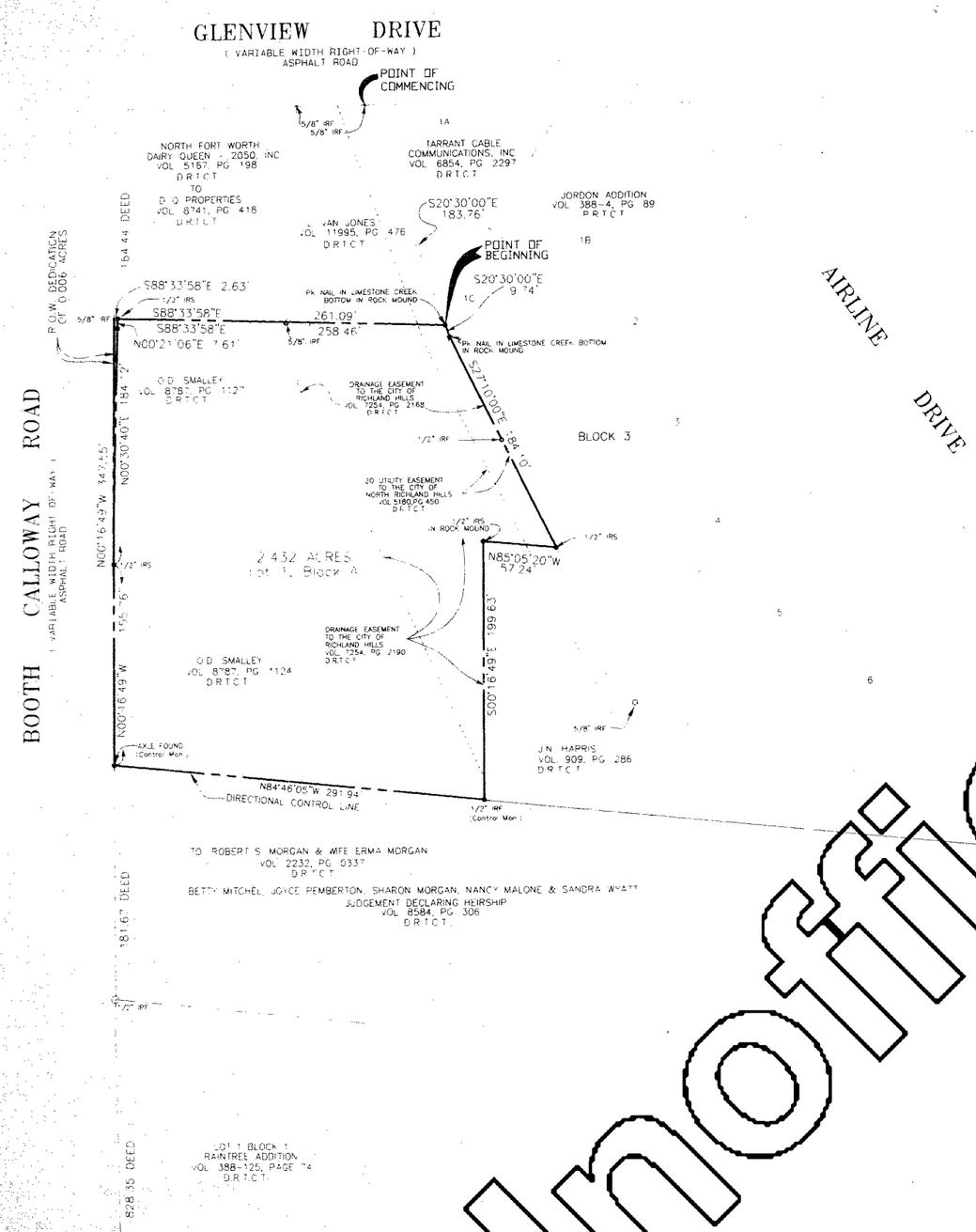
Notary Public in and for the State of Texas

_____ County, Texas

GRAPHIC SCALE 1"=50'
50 0 50 100 150

Unofficial Copy

D198184898



Legend

IRS - Iron Rod with cap marked "USA INC, RPLS 2026" set
IRF - Iron Rod Found
D R T C T - Deed Records, Tarrant County, Texas
P R T C T - Plat Records, Tarrant County, Texas
——— - Fence
——— - Overhead Electric Line
——— - Guy Wire for Power Pole
PP - Power Pole

Note
Bearing system is based on those found on the Plat of Jordon Addition, an addition to the City of Richland Hills recorded in Volume 388-4, Page 89, P R T C T

GRAPHIC SCALE 1"=50'
50 0 50 100 150

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS CREEDE PROPERTIES, LTD., is the owner of a tract of land situated in the S. Hayworth Survey, Abstract Number 710 in the City of Richland Hills, Tarrant County, Texas and being part of those tracts of land conveyed to O.D. Smalley by Deeds recorded in Volume 8787, Page 1127 and Volume 8787, Page 1124, Deed Records of Tarrant County, Texas and also being part of a tract of land conveyed to J & D Properties, as recorded in Volume 11928, Page 1619, Deed Records of Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found in the South line of Glenview Drive (Variable Width Right-of-Way) for the Northwest corner of Lot 1A, Block 3 of Jordon Addition, an addition to the City of Richaland Hills as recorded in Volume 388-4, Page 89 of the Plat Records of Tarrant County, Texas, said point also being the Northwest corner of a tract of land conveyed to Tarrant Cable Communications by Deed recorded in Volume 6854, Page 2297, Deed Records of Tarrant County, Texas, and also being the Northeast corner of a tract of land conveyed to L. Van Jones by Deed recorded in Volume 11995, Page 476, Deed Records of Tarrant County, Texas;

THENCE South 20°30'00" East along the West line of said Jordon Addition same being the east line of said L. Van Jones tract for a distance of 183.76 feet to a PK nail in Limestone Creek bottom found for the POINT OF BEGINNING of the herein described tract said point being the Southeast corner of said Jones tract;

THENCE South 20°30'00" East continuing along the West line of said Jordon Addition for a distance of 9.74 feet to a PK nail in Limestone Creek bottom found for corner;

THENCE South 27°10'00" East continuing along the West line of said Jordon Addition for a distance of 84.10 feet to a point for corner at the most northerly Northeast corner of a tract of land conveyed to J.N. Harris by Deed recorded in Volume 909, Page 286, Deed Records of Tarrant County, Texas;

THENCE North 85°05'20" West leaving the West line of said Jordon Addition and along the North line of said J.N. Harris tract for a distance of 57.24 feet to a one-half inch iron rod set of corner;

THENCE South 00°16'49" East along the West line of said J.N. Harris tract for a distance of 199.63 feet to a one-half inch iron rod found at the Southwest corner of said J.N. Harris tract and being in the North line of a tract of land conveyed to Robert S. Morgan, (now Deceased) and wife, Erma Morgan by Deed recorded in Volume 2232, Page 0337, Deed Records of Tarrant County, Texas;

THENCE North 84°46'05" West along the North line of said Robert S. Morgan, tract for a distance of 291.94 feet to an axle found in the East line of Booth Calloway Road (Variable Width Right-of-Way) for the Northwest corner of said Robert S. Morgan, tract;

THENCE North 00°16'49" West along the East line of said Booth Calloway Road for a distance of 347.55 feet to a 5/8 inch iron rod found at the Southwest corner of a tract of land conveyed to D Q Properties by Deed recorded in Volume 8741, Page 418, Deed Records of Tarrant County, Texas;

THENCE South 88°33'58" East departing the East line of said Booth Calloway Road, along the South line of said D Q Properties tract and along the South line of said L. Van Jones tract for a total distance of 261.09 feet to the POINT OF BEGINNING and containing 105,941 square feet or 2.432 acres of land more or less

STATE OF TEXAS §
COUNTY OF §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT, CREEDE PROPERTIES, LTD., do hereby adopt this plat designating the hereinabove described property as the BARBARA SMALLEY HOOKER ADDITION, an addition to the City of Richland Hills, Tarrant 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, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

Owner _____

Date _____

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared, Gerald Hooker, of Creede Properties, Inc., 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 the 14th day of April 1998.

_____
Notary Public in and for the State of Texas

_____ County, Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

SURVEYOR'S CERTIFICATE

THIS is to certify that I, John N. Cordle, a Registered Professional Land Surveyor for the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Cordle 4-07-98
John N. Cordle, R.P.L.S. No. 2026 Date
USA Professional Services Group, Inc

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared John N. Cordle, know to me to be the person whose name is subscribed to the foregoing instrument and acknowledge 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 on the 7th day of April 1998.

NANCY E. JEANE
Notary Public, State of Texas
My Commission Expires 02-05-01

Nancy E. Jeane
Notary Public in and for the State of Texas

My Commission Expires
2/26/01

This Plat has been submitted to and considered by the PLANNING AND ZONING COMMISSION of the City of Richland Hills, Texas, and is hereby approved by such Commission

Dated this _____ day of _____ 1998.

By _____
Chairman

THE CITY COUNCIL OF RICHLAND HILLS, TEXAS, on the 27th day of January 1998, VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD

BY _____
Mayor

ATTEST _____
City Secretary

CITY OF RICHLAND HILLS TEXAS

COUNTY OF TARRANT
STATE OF TEXAS
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Tarrant County, Texas as stamped hereon by me.

8-13-98 14:42
COUNTY CLERK
TARRANT COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FINAL PLAT
BARBARA SMALLEY HOOKER ADDITION

of a 2.432 Acre Tract of Land
Lot 1, Block A
Situated In The
S. Hayworth Survey, Abstract No. 710
In The
City of Richland Hills, Tarrant County, Texas

OWNER/DEVELOPER:
CREEDE PROPERTIES, LTD.
923 PIONEER CIRCLE EAST, SUITE 400
ARGYLE, TEXAS 76226
(214) 631-4500 FAX: (214) 630-1458

ENGINEERS/SURVEYORS/PLANNERS:
USA PROFESSIONAL SERVICES GROUP, INC.
8700 STEMMONS FRWY., SUITE 400
DALLAS, TEXAS 75247
(214) 634-3300 FAX: (214) 634-3338

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