

**Notice of a Meeting
Dalworthington Gardens Planning and Zoning Commission**

March 28, 2022 at 6:00 P.M.

City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas

1. Call to Order
2. Approval of November 15, 2021 minutes.
3. Consider approval of an application from Eric Strickland for a replat of Lot 1-R-1, Block 1, Strickland Addition, being a replat of a portion of Lot 1, Block 1, Strickland Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded in Instrument No. D217254340, plat records, Tarrant County, Texas and Lot 1-R-2, Gargano Estates, being a replat of a portion of Lot 1, Block 1, of said Strickland Addition, and all of Lot 2, Gargano Estates, an addition to the City of Dalworthington Gardens, Tarrant County, Texas as recorded in Volume 388-215, Page 70, P.R.T.C.T., and being adjacent to location commonly known as 3201 Sieber Drive.
 - i. Public hearing
 - ii. Discussion and possible action
4. Adjourn

CERTIFICATION

This is to certify that a copy of the **March 28, 2022** Planning and Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofdwwg.net, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: _____ TIME OF POSTING: _____ TAKEN DOWN: _____

Lola Hazel, City Administrator

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
November 15, 2021

1. Call to Order

Chairperson Todd Batiste called the meeting to order at 6:02 p.m. with the following present:

Members Present:

Todd Batiste, Chairperson
Maurice Clark, Vice Chairperson
Johanna Storm
Brian Colin, Alternate (arrived at 6:04 p.m.)

Members Absent:

Paul Sweitzer
Brad Catlett, Alternate

Staff and Council Present:

Laurie Bianco, Mayor
Lola Hazel, City Administrator

2. Minutes

- i. **April 26, 2021 meeting minutes**
- ii. **October 19, 2021 meeting minutes**

A motion was made by Commissioner Johanna Storm and seconded by Commissioner Maurice Clark to approve the meeting minutes for April 26, 2021 and October 19, 2021.

Motion carried by the following vote:

Ayes: Members Clark and Storm
Nays: Nays

3. Consider approval of an application from Laurie Bianco for a final plat of Lot 1, Block 1, Bianco Estate, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, being 12.060 acres of land located in the J.W. Hale Survey, Abstract No. 802, Dalworthington Gardens, Tarrant County, Texas, and commonly known as 2801 Pleasant Ridge.

- i. **Public hearing**
- ii. **Discussion and possible action**

Background information on this item: Section 10.02.004 of the City's Code of Ordinance states, "No building permit shall be issued for the construction of improvements on any property not platted..." Mrs. Bianco has submitted a plat application to combine properties located at 2701 and 2801 Pleasant Ridge Road.

In accordance with Section 10.02.031, the city determined the plat application to be complete on July 20, 2021. In accordance with Section 10.02.094, the plat application was then forwarded to the city engineer for review. On October 5, 2021, the city engineer conducted his third and final review of the plat, determined the plat conforms with the City's subdivision ordinance, and recommends approval of the plat.

The city has notified all property owners within 200' and included information on how to provide public comments at both the planning and zoning meeting and city council meeting.

Local Government Code, Chapter 212, states plats that satisfy all applicable regulations must be approved. The proposed plat satisfies all requirements of city ordinances. As such, staff recommends approval of this plat. Chairperson Todd Batiste opened the public hearing at 6:04 p.m.

With no one desiring to speak, Chairperson Todd Batiste closed the public hearing at 6:04 p.m.

A motion was made by Commissioner Maurice Clark and seconded by Commissioner Johanna Storm to approve an application from Laurie Bianco for a final plat of Lot 1, Block 1, Bianco Estate, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, being 12.060 acres of land located in the J.W. Hale Survey, Abstract No. 802, Dalworthington Gardens, Tarrant County, Texas, and commonly known as 2801 Pleasant Ridge.

Motion carried by the following vote:

Ayes: Members Clark, Storm, and Colin

Nays: Nays

4. Adjourn

The meeting was adjourned at 6:07 p.m.

Staff Agenda Report

Agenda Subject: Consider approval of an application from Eric Strickland for a replat of Lot 1-R-1, Block 1, Strickland Addition, being a replat of a portion of Lot 1, Block 1, Strickland Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded in Instrument No. D217254340, plat records, Tarrant County, Texas and Lot 1-R-2, Gargano Estates, being a replat of a portion of Lot 1, Block 1, of said Strickland Addition, and all of Lot 2, Gargano Estates, an addition to the City of Dalworthington Gardens, Tarrant County, Texas as recorded in Volume 388-215, Page 70, P.R.T.C.T., and being adjacent to location commonly known as 3201 Sieber Drive.

Background Information: Section 10.02.004 of the City’s Code of Ordinance states, “No building permit shall be issued for the construction of improvements on any property not platted...”

3121 Sieber Drive which is owned by Ben Smith will be combined with the back half of the property at 3201 Sieber Drive (formerly owned by Eric Strickland and now owned by Bryson Swiggart).

In accordance with Section 10.02.031, the city determined the plat application to be complete on November 16, 2021 (initially received on June 17, 2021 but found to be incomplete). In accordance with Section 10.02.094, the plat application was then forwarded to the city engineer for review. On March 2, 2022, the city engineer conducted his final review of the plat, determined the plat conforms with the City’s subdivision ordinance, and recommended approval of the plat.

The city has notified all property owners within 200’ and included information on how to provide public comments at both the planning and zoning meeting and city council meeting.

Local Government Code, Chapter 212, states plats that satisfy all applicable regulations must be approved. The proposed plat satisfies all requirements of city ordinances. As such, staff recommends approval of this plat.

Recommended Action/Motion: Motion to approve an application from Eric Strickland for a replat of property adjacent to 3201 Sieber Drive.

Attachments: **Engineering Letter**
Plat Application
Plat
Site Plan
Legal Notice
200’ Notice Address List

March 2, 2021

Lola Hazel
City Secretary, City of Dalworthington Gardens
2600 Roosevelt Drive, Dalworthington Gardens, Texas

RE: Strickland Addition/Gargano Addition Re-Plat and Site Plan Final Review

Lola,
We have reviewed the above referenced re-plat and have the following comments:

1. There are utility easements shown on the previous plat of Gargano Estates that are not reflected on this replat. See attached original copy that is more legible than the recorded version. **SATISFACTORILY COMPLETED.**
2. The owner's certificates need to be tailored to corporate and individual as appropriate for each entity, and need to match Appendix G and Appendix H of the Dalworthington Gardens Subdivision ordinance respectively. **SATISFACTORILY COMPLETED.**
3. City approval statement needs to be changed from Mayor to City Secretary on the signature line. **SATISFACTORILY COMPLETED.**
4. It is recommended that the preamble to the property description only include the current plat references for all of the property included in this replat as they exist today. **SATISFACTORILY COMPLETED.**
5. The dimension of 336.60' in the property description as shown on the previous markups has not been corrected. **SATISFACTORILY COMPLETED.**

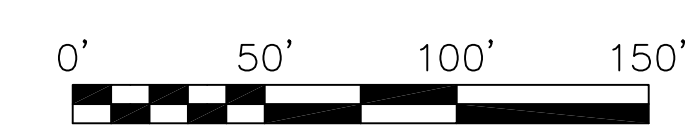
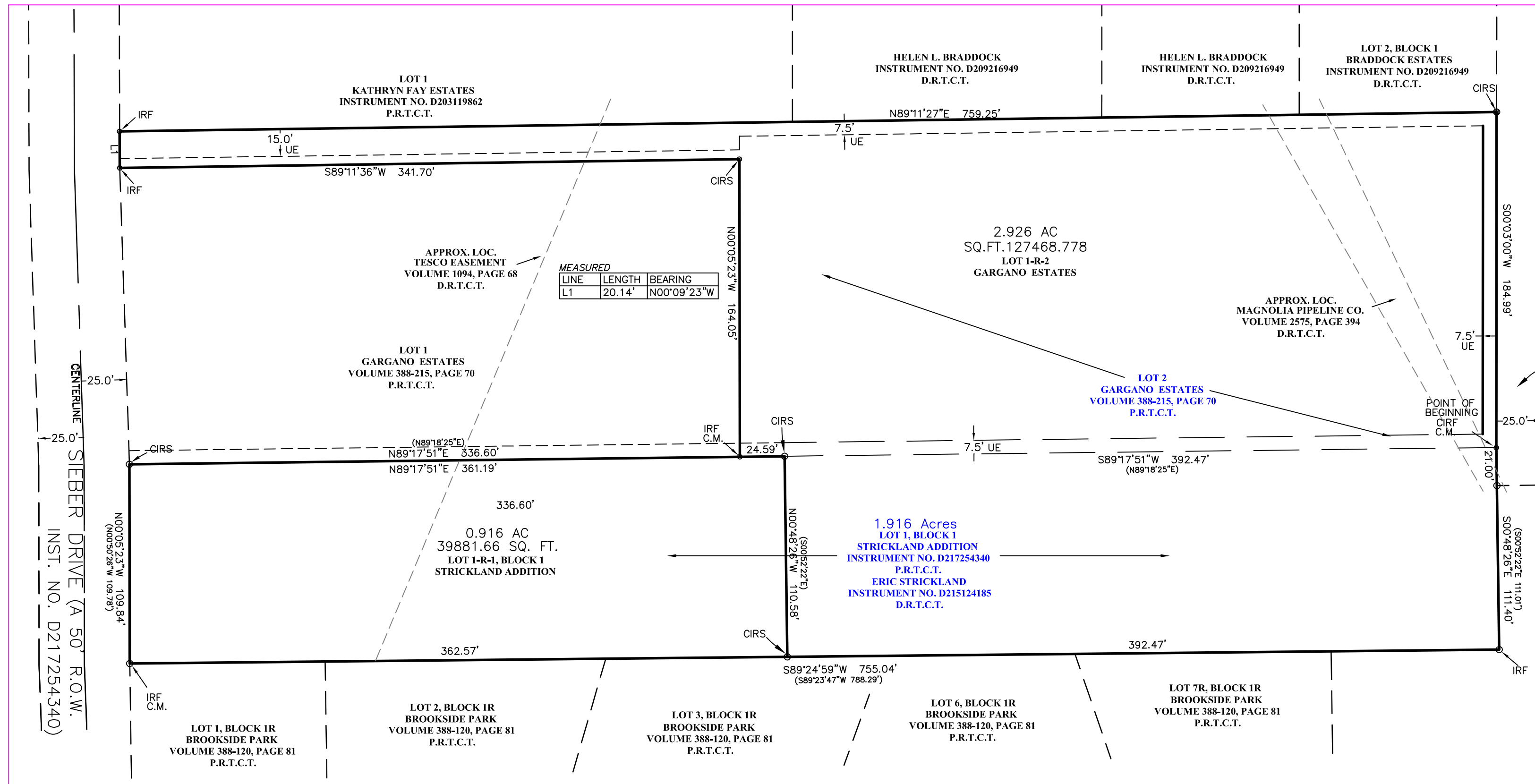
We have reviewed the Site Plan for the above referenced re-plat and have the following comments:

1. Key map needs to be updated to include all of the subject property that is included in the replat. **SATISFACTORILY COMPLETED.**
2. Show the approximate location of the existing water and sewer lines, as well as the approximate location and size of the proposed service line connections for both lots. If none are proposed, please note that on the Site Plan. **SATISFACTORILY COMPLETED.**
3. There are utility easements shown on the previous plat of Gargano Estates that are not reflected on this Site Plan. See attached original copy that is more legible than the recorded version. **SATISFACTORILY COMPLETED.**
4. Note the elevation datum of the contours depicted on the Site Plan. **SATISFACTORILY COMPLETED.**
5. Show existing and proposed zoning. **SATISFACTORILY COMPLETED.**
6. Show setback lines. **SATISFACTORILY COMPLETED.**
7. It is recommended that the preamble to the property description only include the current plat references for all of the property included in this replat as they exist today. **SATISFACTORILY COMPLETED.**
8. The dimension of 336.60' in the property description as shown on the previous markups has not been corrected. **SATISFACTORILY COMPLETED.**

I will note that the street frontage for Lot 1-R-2 Gargano Estates is only 20.14 feet. Sec. 10.02.183 (3)(C) states that the minimum width of a panhandle shall be 25 feet. However, this lot was approved by the city with this street frontage as it exists now on the original plat of Gargano Estates in 1988. We recommend this re-plat for approval.
Thank You,



S. Erik Dumas, RPLS
Director of Civil Surveying



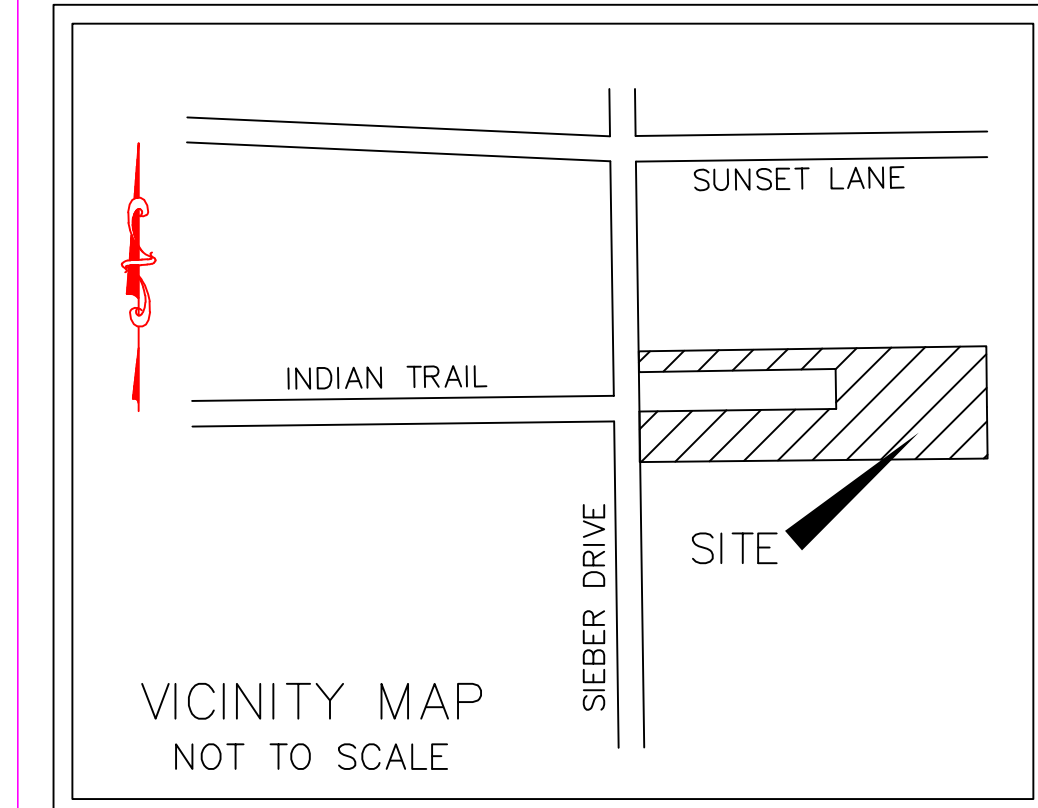
LOT NOS.	ACRES	SQUARE FOOTAGE
LOT 1-R-1	0.916	39881.66
LOT 1-R-2	2.926	127468.778

LEGEND

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- C.M. STAMPED "GSI SURVEYING"
- C.M. CONTROLLING MONUMENT

GENERAL NOTES:
 1. BEARINGS, DISTANCES, ACREAGE AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4202, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
 2. ADJOINING INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
 3. ACCORDING TO THE FEMA FIRM MAP NUMBER 4810130335K REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PLAT NOTES:
 1. 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 BY LAW.
 2. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
 3. There shall be provided at the intersection of all public streets, visibility triangles as required by section 10.02.227 of the Subdivision Ordinance of the City.



CITY APPROVAL STATEMENT
 CITY OF DALWORTHINGTON GARDENS, TEXAS

APPROVED: CITY SECRETARY, CITY OF DALWORTHINGTON GARDENS

PLAT APPROVAL DATE: _____

BY: _____
 CITY SECRETARY

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Ben Raising Cattle, LTD. CO. Owner
 SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20____.

Notary Public, State of Texas
 Notary name (printed)
 My commission expires:

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Bryson Swiggart Owner
 SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20____.

Notary Public, State of Texas
 Notary name (printed)
 My commission expires:

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Elizabeth Swiggart Owner
 SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20____.

Notary Public, State of Texas
 Notary name (printed)
 My commission expires:

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Bryson Swiggart Owner
 SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20____.

Notary Public, State of Texas
 Notary name (printed)
 My commission expires:

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, We, Ben Raising Cattle, LTD. CO., Bryson Swiggart, and Elizabeth Swiggart are all of the owners of a tract of land, more particularly described as follows: BEING LOT 1-R-1, BLOCK 1, STRICKLAND ADDITION, AND LOT 1-R-2, GARGANO ESTATES, A 3.842 ACRE TRACT OF LAND, BEING ALL OF LOT 1, BLOCK 1, OF STRICKLAND ADDITION, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D217254340, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 2, GARGANO ESTATES, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-215, PAGE 70, PLAT RECORDS, TARRANT COUNTY, TEXAS, (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING, AT A CAPPED IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID LOT 1, AT THE SOUTHEAST CORNER OF SAID LOT 2, IN THE WEST LINE OF LOT 1R2B, BLOCK 7, DALWORTHINGTON GARDENS, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, RECORDED IN INSTRUMENT NO. D214200619, P.R.T.C.T.; THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH SAID LOT 1R2B, AND WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH LOT 1R, BLOCK 2R, BROOKSIDE PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-90, PAGE 57, P.R.T.C.T., AND WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH LOTS 7R, 6, AND 3, 2 AND 1, BLOCK 1R, OF BROOKSIDE PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-120, PAGE 81, P.R.T.C.T., CONSECUTIVELY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 1. S 00°48'26" E, A DISTANCE OF 111.40 FEET, TO AN IRON ROD FOUND;
 2. S 89°24'59" W, A DISTANCE OF 755.04 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 1, IN THE EAST LINE OF SIEBER DRIVE;
 THENCE, WITH THE EAST LINE OF SAID SIEBER DRIVE, N 00°05'23" W, A DISTANCE OF 109.84 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHWEST CORNER OF SAID LOT 1, AT THE SOUTHWEST CORNER OF LOT 1, OF SAID GARGANO ESTATES;
 THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH LOT 1, OF SAID GARGANO ESTATES, AND WITH THE COMMON LINE BETWEEN SAID LOTS 1 AND 2, OF SAID GARGANO ESTATES, CONSECUTIVELY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
 1. N 89°17'51" E, A DISTANCE OF 336.60 FEET, TO AN IRON ROD FOUND;
 2. N 00°05'23" W, A DISTANCE OF 164.05 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
 3. S 89°11'36" W, A DISTANCE OF 341.70 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF LOT 2, OF SAID GARGANO ESTATES;
 THENCE, WITH THE EAST LINE OF SAID SIEBER DRIVE, N 00°09'23" W, A DISTANCE OF 20.14 FEET, TO AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF LOT 2, OF SAID GARGANO ESTATES, AT THE SOUTHWEST CORNER OF LOT 1, OF KATHRYN FAY ESTATES, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, AS RECORDED IN INSTRUMENT NO. D203119862, P.R.T.C.T.;
 THENCE, WITH THE COMMON LINE BETWEEN LOT 2, OF SAID GARGANO ESTATES AND WITH LOT 1, OF SAID KATHRYN FAY ESTATES, AND WITH THE COMMON LINE BETWEEN LOT 2, OF SAID GARGANO ESTATES AND WITH A TRACT OF LAND, CONVEYED TO HELEN L. BRADDOCK, AS DESCRIBED IN A DEED, CONVEYED TO HELEN L. BRADDOCK, AS DESCRIBED IN INSTRUMENT NO. D209216949, DEED RECORDS, TARRANT COUNTY, TEXAS, (D.R.T.C.T.), CONSECUTIVELY, N 89°11'27" E, A DISTANCE OF 759.25 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHEAST CORNER OF LOT 2, OF SAID GARGANO ESTATES;
 THENCE, WITH THE COMMON LINE BETWEEN LOT 2, OF SAID GARGANO ESTATES AND WITH SAID LOT 1R2B, S 00°03'00" W, A DISTANCE OF 184.99 FEET, TO THE POINT OF BEGINNING AND CONTAINING 3.842 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON FEBRUARY 7, 2019.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, Bryson and Elizabeth Swiggart, being all of the owners, do hereby adopt this plat designating the hereinabove-described property as Lot 1-R-1, Block 1, Strickland Addition, and Lot 1-R-2, Gargano Estates, AND DO HEREBY CERTIFY THAT WE ARE THE CURRENT OWNERS OF LOT 1-R-1, Block 1, Strickland Addition, AND HAVE NO OBJECTION TO THIS REPLAT.

WITNESS MY HAND AND SEAL OF OFFICE on this _____ day of _____, 20____.

Ben Raising Cattle, LTD. CO. Owner
 Elizabeth Swiggart Owner
 Bryson Swiggart

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20____.

Notary Public, State of Texas
 Notary name (printed)
 My commission expires:

STATE OF TEXAS
 COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____

Notary Public, State of Texas
 Notary name (printed)
 My commission expires:

THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE: _____

My commission expires:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Ben Raising Cattle, LTD. CO., by and through the undersigned, its duly authorized officer or agent, does hereby adopt this plat designating the hereinabove-described property as Lot 1-R-1, Block 1, Strickland Addition, and Lot 1-R-2, Gargano Estates, an addition to the City of Dalworthington Gardens, Texas, and it DOES HEREBY CERTIFY THAT IT IS THE CURRENT OWNER OF LOT 1-R-2, Gargano Estates, AND HAS NO OBJECTION TO THIS REPLAT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 20____.

Ben Smith, Ben Raising Cattle, LTD. CO.

STATE OF TEXAS
 COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____

Notary Public, State of Texas
 Notary name (printed)
 My commission expires:

REPLAT

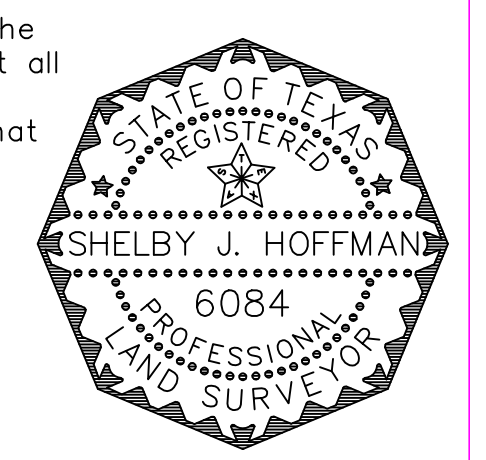
LOT 1-R-1, BLOCK 1, STRICKLAND ADDITION, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, STRICKLAND ADDITION, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D217254340, PLAT RECORDS, TARRANT COUNTY, TEXAS AND LOT 1-R-2, GARGANO ESTATES, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, OF SAID STRICKLAND ADDITION, AND ALL OF LOT 2, GARGANO ESTATES, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-215, PAGE 70, P.R.T.C.T.

OWNERS:
 BEN RAISING CATTLE, LTD. CO.
 BEN SMITH-AUTHORIZED OFFICER
 3201 SIEBER DR.
 DALWORTHINGTON GARDENS, TEXAS 76016
 BRYSON AND ELIZABETH SWIGGART
 3201 SIEBER DR.
 DALWORTHINGTON GARDENS, TEXAS 76016
 SURVEYOR:
 GEOMATIC SOLUTIONS, INC.
 3000 S. HULEN, SUITE 124-236
 FORT WORTH, TEXAS 76109

THIS is to certify that I, Shelby J. Hoffman, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6084



GEOMATIC SOLUTIONS, INC.
 3000 S. HULEN, SUITE 124-236, CROWLEY, TEXAS
 OFFICE: 817-487-8916
 PELS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=50'	Date: 10/11/21	DWG: 2019050-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2019-050

GENERAL NOTES:
 1. BEARINGS, DISTANCES, ACREAGE AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4202, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983. ALL ELEVATIONS ARE CORRELATED TO NAVD 88.

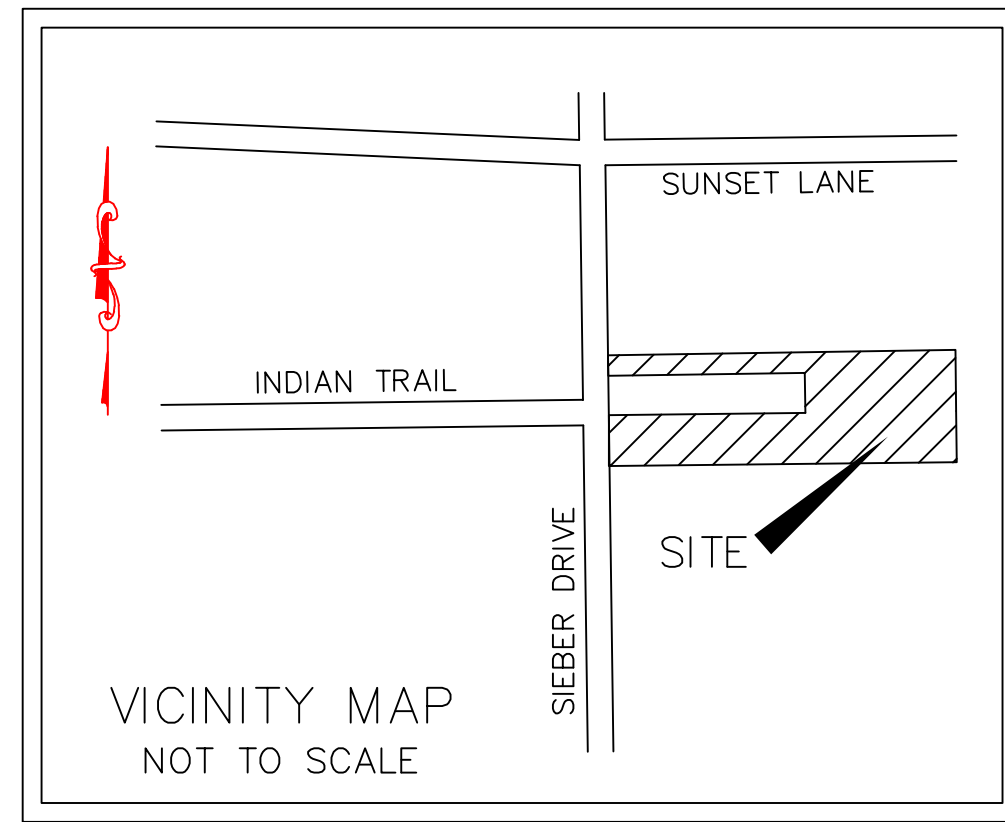
2. ADJOINING INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.

3. ACCORDING TO THE FEMA FIRM MAP NUMBER 4810130335K REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

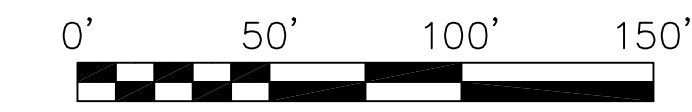
4. NO PROPOSED SERVICE LINE CONNECTIONS.

PLAT NOTES:
 1. 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 BY LAW.

2. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
 3. There shall be provided at the intersection of all public streets, visibility triangles as required by section 10.02.227 of the Subdivision Ordinance of the City.
 4. CURRENT AND PROPOSED ZONING IS SF-1



OWNERS:
 BEN RAISING CATTLE, LTD. CO.
 BEN SMITH-AUTHORIZED OFFICER
 3201 SIEBER DR.
 DALWORTHINGTON GARDENS, TEXAS 76016
 BRYSON AND ELIZABETH SWIGGART
 3201 SIEBER DR.
 DALWORTHINGTON GARDENS, TEXAS 76016
 SURVEYOR:
 GEOMATIC SOLUTIONS, INC.
 3000 S. HULEN, SUITE 124-236
 FORT WORTH, TEXAS 76109

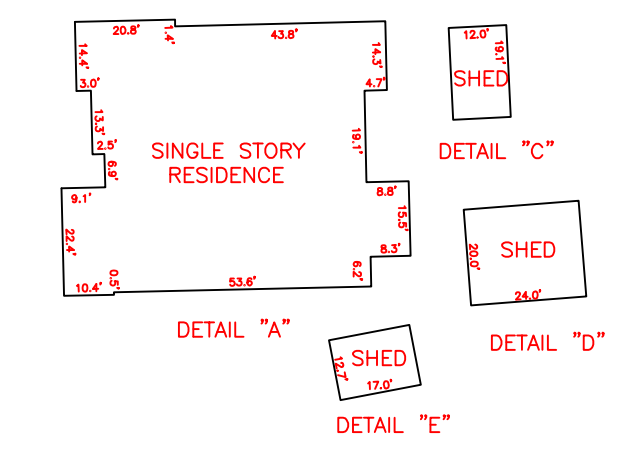
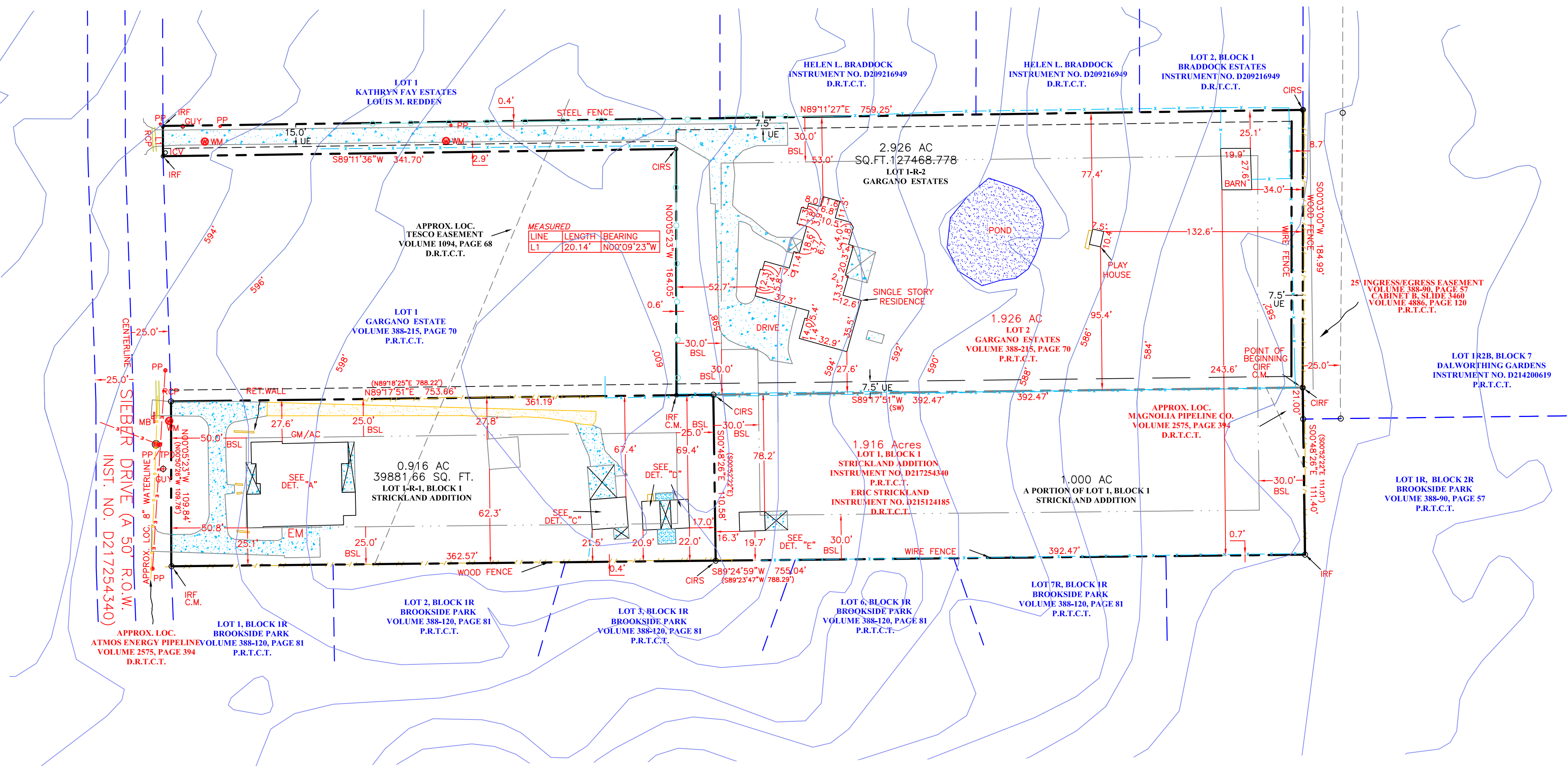


LEGEND

- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- () DENOTES RECORD DATA
- OHE OVERHEAD ELECTRIC
- AC AIR CONDITIONER
- PP POWER POLE
- TPD TELEPHONE PEDESTAL
- GUY ANCHOR GUY
- MB MAILBOX
- EM ELECTRIC METER
- GM GAS METER
- RPC REINFORCED CONCRETE PIPE

STATE OF TEXAS
 }
 COUNTY OF TARRANT
 }

WHEREAS, We, Ben Raising Cattle, Ltd. CO., Bryson Swiggart, and Elizabeth Swiggart are all of the owners of a tract of land, and more particularly described as follows:
BEING LOT 1-R-2, BLOCK 1, GARGANO ESTATES, A 3.842 ACRE TRACT OF LAND, BEING ALL OF LOT 1, BLOCK 1, OF STRICKLAND ADDITION, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D217254340, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 2, GARGANO ESTATES, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-215, PAGE 70, PLAT RECORDS, TARRANT COUNTY, TEXAS, (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING, AT A CAPPED IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID LOT 1, AT THE SOUTHWEST CORNER OF SAID LOT 2, IN THE WEST LINE OF LOT 1R2B, BLOCK 7, DALWORTHINGTON GARDENS, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, RECORDED IN INSTRUMENT NO. D201200619, P.R.T.C.T.;
THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH SAID LOT 1R2B, AND WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH LOT 1R, BLOCK 2R, BROOKSIDE PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-90, PAGE 57, P.R.T.C.T., AND WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH LOTS 7R, 6, AND 3, 2 AND 1, BLOCK 1R, OF BROOKSIDE PARK, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-120, PAGE 81, P.R.T.C.T., CONSECUTIVELY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 1. S 00°48'26" E, A DISTANCE OF 111.40 FEET, TO AN IRON ROD FOUND;
 2. S 89°24'59" W, A DISTANCE OF 755.04 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 1, IN THE EAST LINE OF SIEBER DRIVE;
THENCE, WITH THE EAST LINE OF SAID SIEBER DRIVE, N 00°05'23" W, A DISTANCE OF 109.84 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHWEST CORNER OF SAID LOT 1, AT THE SOUTHWEST CORNER OF LOT 1, OF SAID GARGANO ESTATES;
THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 1 AND WITH LOT 1, OF SAID GARGANO ESTATES, AND WITH THE COMMON LINE BETWEEN SAID LOTS 1 AND 2, OF SAID GARGANO ESTATES, CONSECUTIVELY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
 1. N 89°17'51" E, A DISTANCE OF 336.60 FEET, TO AN IRON ROD FOUND;
 2. N 00°05'23" W, A DISTANCE OF 164.05 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
 3. S 89°11'36" W, A DISTANCE OF 341.70 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF LOT 2, OF SAID GARGANO ESTATES;
THENCE, WITH THE EAST LINE OF SAID SIEBER DRIVE, N 00°09'23" W, A DISTANCE OF 20.14 FEET, TO AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF LOT 2, OF SAID GARGANO ESTATES, AT THE SOUTHWEST CORNER OF LOT 1, OF KATHRYN FAY ESTATES, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS;
THENCE, WITH THE COMMON LINE BETWEEN LOT 2, OF SAID GARGANO ESTATES AND WITH LOT 1, OF SAID KATHRYN FAY ESTATES, AND WITH THE COMMON LINE BETWEEN LOT 2, OF SAID GARGANO ESTATES AND WITH A TRACT OF LAND, CONVEYED TO HELEN L. BRADDOCK, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D209216949, DEED RECORDS, TARRANT COUNTY, TEXAS, (D.R.T.C.T.), CONSECUTIVELY; N 89°11'27" E, A DISTANCE OF 759.25 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHEAST CORNER OF LOT 2, OF SAID GARGANO ESTATES;
THENCE, WITH THE COMMON LINE BETWEEN LOT 2, OF SAID GARGANO ESTATES AND WITH SAID LOT 1R2B, S 00°03'00" W, A DISTANCE OF 184.99 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 3.842 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON FEBRUARY 7, 2019.

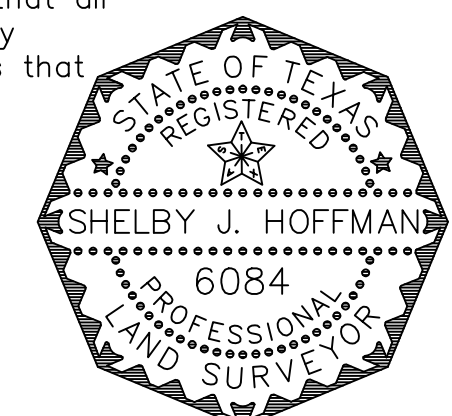


LOT NOS.	ACRES	SQUARE FOOTAGE
LOT 1-R-1	0.916	39881.66
LOT 1-R-2	2.926	127468.778

SITE PLAN

LOT 1-R-1, BLOCK 1, STRICKLAND ADDITION, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, STRICKLAND ADDITION, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D217254340, PLAT RECORDS, TARRANT COUNTY, TEXAS AND LOT 1-R-2, GARGANO ESTATES, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, OF SAID STRICKLAND ADDITION, AND LOT 2, GARGANO ESTATES, AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-215, PAGE 70, P.R.T.C.T.

THIS is to certify that I, Shelby J. Hoffman, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.



PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.
 3000 S. HULEN, SUITE 124-236, CROWLEY, TEXAS
 OFFICE: 817-487-8916
 PELS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=50'	Date: 10/11/21	DWG: 2019050-SITE PLAN
Drawn: OF	Checked: SJH	Job: 2019-050



PLAT Application

CITY OF DALWORTHINGTON GARDENS

2600 Roosevelt
TEL 817-274-7368 FAX 817-265-4401
www.cityofdwg.net

Replat Amending Plat Preliminary Plat Final Plat

Applicant's Name: Eric Strickland

Address: 3201 Sieber Dr.

Applicant Contact Number: 817-793-1406

Applicant Email: id

Surveyor: SITELBY HOFFMAN, RPLS

Address: 3000 S. Hulen #124-236 F.W. TX 76109

I have purchased or have access to the City of Dalworthington Gardens Subdivision Ordinance which specifies requirements for plat submissions.

Yes No

The attached submission complies with all applicable requirements of the City Subdivision Ordinance.

Yes No

Eric Strickland Signature 6/17/2021 Date

For Office Use Only		
Fee: <u>\$1750.00</u>	Date Paid: <u>6/18/2021</u>	Receipt #: <u>CC 212404</u>
P & Z Scheduled: _____	Public Hearing Published: _____	
Council Scheduled: _____	Public Hearing Published: _____	
Pro-Rata Paid: \$ _____	Date: _____	

RECEIVED
JUN 19 2021
BY C Newbell

COMMERCIAL RECORDER PROOF

EMAIL ADDRESS: recorder@flash.net

Deadline for submitting legal notices is **11:00 (am)** the business day before

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

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PUBLIC NOTICE

PUBLIC NOTICE

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LEGAL NOTICE

Notice is hereby given that the Dalworthington Gardens Planning & Zoning Commission will hold a public hearing on March 28, 2022 at 6:00 p.m., and the Dalworthington Gardens City Council will hold a public hearing on April 21, 2022 at 7:00 p.m., in the Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following: An Application from Eric Strickland, 3201 Sieber Drive, for a replat of Lot I-R-1, Block 1, Strickland Addition, being a replat of a portion of Lot 1, Block 1, Strickland Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded in Instrument No. D217254340, plat records, Tarrant County, Texas and Lot I-R-2, Gargano Estates, being a replat of a portion of Lot 1, Block 1, of said Strickland Addition, and all of Lot 2, Gargano Estates, an addition to the City of Dalworthington Gardens, Tarrant County, Texas as recorded in Volume 388-215, Page 70, P.R.T.C.T.

3-8

00318868
BILL G AND ESTHER BRAY
3205 WILD OAK CT
ARLINGTON, TX 76016-5947

00318825
JAMES H SEWELL
3206 WILD OAK CT
ARLINGTON, TX 76016-5947

00318884
AUSTIN AND ASHLEY N MAY
3207 WILD OAK CT
ARLINGTON, TX 76016

00319007
CONNIE MACK AND DONNA J
PECK
3301 SUNSET OAKS ST
ARLINGTON, TX 76016-5946

00318892
LARRY D AND PAULA S
CARLTON
3216 SUNSET LN
ARLINGTON, TX 76016-5935

00318906
CURTIS VON DER AHE
3209 SUNSET OAKS ST
ARLINGTON, TX 76016-5944

00318914
DEBORAH MEEK
PO BOX 153053
ARLINGTON, TX 76015

00318922
BRIAN J AND ALISE R JEWELL
3205 SUNSET OAKS ST
ARLINGTON, TX 76016-5944

00693952
MICHAEL A AND NICOLE
AUSTIN
3212 SUNSET LN
ARLINGTON, TX 76016

42004991
NICOLLE AND KENNETH BLOCK
3106 SUNSET OAKS
ARLINGTON, TX 76016

06573487
BYRON E AND NANCY JO WARD
3300 SUNSET LN
ARLINGTON, TX 76016-5937

06573495
HELEN L BRADDOCK
2179 N HOLLAND RD
MANSFIELD, TX 76063

04643526
HELEN L BRADDOCK
2179 N HOLLAND RD
MANSFIELD, TX 76063

04643534
HELEN L BRADDOCK
2179 N HOLLAND RD
MANSFIELD, TX 76063

40334031
LOUIS M AND MICHELLE
REDDEN
3111 SIEBER DR
ARLINGTON, TX 76016

04130162
DAVID JON AND KAREN D
BOGEN
3109 SIEBER DR
ARLINGTON, TX 76016-2409

06267084
BEN XAVIER SMITH
LACY XAVIER REEVES
3121 SIEBER DR
ARLINGTON, TX 76016

06267076
JOANIE FOWLER PACE
3131 SIEBER DR
ARLINGTON, TX 76016

42327324
BRYSON A AND ELIZABETH
ANN SWIGGART
3201 SIEBER DR
ARLINGTON, TX 76016

NOTICE OF PUBLIC HEARINGS
CITY OF DALWORTHINGTON GARDENS, TEXAS

P&Z HEARING DATE: March 28, 2022

HEARING TIME: 6:00 PM

The Planning & Zoning Commission will hold a public hearing at the above noted date and time in the City Hall Council Chambers, 2600 Roosevelt Drive to consider the proposed **Replat** request indicated on the map below. This is not a summons to appear at the hearing, but if you care to attend, you will be given an opportunity to be heard. A written statement may be filed with the City Administrator's Office, which will be presented at the Planning & Zoning Commission meeting. If additional information is desired, please contact the City Administrator's Office at 682-330-7418 (closed weekends and holidays).

CITY COUNCIL HEARING DATE: April 21, 2022

HEARING TIME: 7:00 PM

The action of the Planning & Zoning Commission is not final but is a recommendation to the City Council and is reviewed by the Council.

Application from Eric Strickland for a replat of Lot 1-R-1, Block 1, Strickland Addition, being a replat of a portion of Lot 1, Block 1, Strickland Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat recorded in Instrument No. D217254340, plat records, Tarrant County, Texas and Lot 1-R-2, Gargano Estates, being a replat of a portion of Lot 1, Block 1, of said Strickland Addition, and all of Lot 2, Gargano Estates, an addition to the City of Dalworthington Gardens, Tarrant County, Texas as recorded in Volume 388-215, Page 70, P.R.T.C.T., and being adjacent to location commonly known as 3201 Sieber Drive.



I AM IN FAVOR _____ I HAVE NO OBJECTIONS _____ I HAVE OBJECTIONS _____

COMMENTS:

 (PRINTED NAME)

 (SIGNATURE)

 (ADDRESS)

 (CITY, STATE, ZIP)

MAIL TO:
 CITY OF DALWORTHINGTON GARDENS
 CITY ADMINISTRATOR
 2600 ROOSEVELT DRIVE
 DALWORTHINGTON GARDENS, TX 76016

For questions: 682-330-7418 or lhazel@cityofdwwg.net