

**City Council
Staff Agenda Report**

Agenda Item: 8e.

Agenda Subject: Approval of Ordinance No. 2023-28 approving budget carryovers from the FY 2022-2023 Budget to the FY 2023-2024 Budget.

<p>Meeting Date:</p> <p>December 21, 2023</p>	<p>Financial Considerations:</p> <p>Budgeted:</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>Strategic Vision Pillar:</p> <p><input type="checkbox"/> Financial Stability</p> <p><input type="checkbox"/> Appearance of City</p> <p><input checked="" type="checkbox"/> Operations Excellence</p> <p><input type="checkbox"/> Infrastructure Improvements/Upgrade</p> <p><input type="checkbox"/> Building Positive Image</p> <p><input type="checkbox"/> Economic Development</p> <p><input type="checkbox"/> Educational Excellence</p>
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Background Information: The purpose of this item is to have Council approve, by way of an ordinance, to carry over funds for specific projects from the previous budget year, FY 2022-2023, to the current budget year, FY 2023-2024. Carryovers are required to be completed within 90 days of the close of the previous budget year. The reasons for each carryover can be found next to each line item in the spreadsheet.

Recommended Action/Motion: Motion to approve Ordinance No. 2023-28 approving budget carryovers from the FY 2022-2023 Budget to the FY 2023-2024 Budget.

Attachments: Ordinance
Exhibit A for Carryovers

ORDINANCE NO. 2023-28

AN ORDINANCE OF THE CITY OF DALWORTHINGTON GARDENS, TEXAS, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; PROVIDING FOR SEVERABILITY

WHEREAS, the City Council is authorized by law to make changes in the City budget for municipal purposes and for emergency appropriations to meet a pressing need for public expenditure to protect the public health, safety, and welfare as a result of unusual and unforeseen conditions; and

WHEREAS, said amendments are necessary to reflect additional appropriations as carryovers for fiscal year 2023 revenue and expenses.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALWORTHINGTON GARDENS, TEXAS:

SECTION 1. The recitals contained in the preamble to the Ordinance are found to be true and correct.

SECTION 2. The annual budget of the City of Dalworthington Gardens, Texas for the fiscal year beginning October 1, 2023 and ending September 30, 2024, is hereby amended by increasing and decreasing the appropriations to the various accounts contained therein as provided in Exhibit A attached hereto and made a part hereof.

SECTION 3. In the event any section, paragraph, subdivision, clause, phase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Dalworthington Gardens, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any such part of this declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED AND APPROVED this 21st day of December, 2023.

CITY OF DALWORTHINGTON GARDENS

Laura Bianco, Mayor

ATTEST:

Sandra Ma
Interim City Secretary

**CITY OF DALWORTHINGTON GARDENS
FY 22/23 BUDGET CARRYOVER TO FY 23/24**

FUND	DESCRIPTION	ACCOUNT NUMBER	FY 23/24 BUDGET	INCREASE/ (DECREASE)	AMENDED BUDGET	JUSTIFICATION
	REVENUE					
	TOTAL REVENUE			-		

EXPENSES						
	PSO					
110	Training	110-50-6100	30,740.00	7,500.00	39,440.00	(3) Basic Training
110	Training	110-50-6100		1,200.00		Supervisor School
110	Mat/Supplies: Emergency Equipment	110-50-6270	14,704.00	4,000.00	19,704.00	(1) Body Shield
110	Mat/Supplies: Emergency Equipment	110-50-6270		1,000.00		(1) Motorcycle Helmet
	FIRE					
110	Training	110-55-6100	16,844.00	4,950.00	42,394.00	(3) EMT School \$1650/ea
110	Training	110-55-6100		20,600.00		(4) Fire Academy \$5150/ea
110	Mat/Supplies: Emergency Equipment	110-55-6270	13,410.00	6,000.00	21,210.00	(4) 100' 5" LDH
110	Mat/Supplies: Emergency Equipment	110-55-6270		1,800.00		(2) 25' 5" LDH
110	Furnishings	110-55-6276	-	4,650.00	6,350.00	Bunker Gear Racks (15 Racks) (24" wide)
110	Furnishings	110-55-6276		1,700.00		Fire Hose Drying Rack (2)
110	Capital Outlay: Equipment	110-55-9350	28,000.00	41,463.00	69,463.00	(2) Lucas Devices - rec'd in Nov 2023
110						
	TOTAL EXPENSES			94,863.00		

FUND	DESCRIPTION	ACCOUNT NUMBER	FY 23/24 BUDGET	INCREASE/ (DECREASE)	AMENDED BUDGET	JUSTIFICATION
	GF Department Expenditures		Unaudited FY22/23 Over(Under) Amended Budget Surplus Balance	Carry Over (use of budget surplus)		
	Community Development		(1,571.00)	-		
	Court		(1,843.00)	-		
	Admin		(3,304.00)	-		
	PSO		(261,273.00)	13,700.00		
	Fire		(150,563.00)	81,163.00		
	Public Works		(12,729.00)	-		
	Other Financing Uses-Transfer to DPS Complex		18,556.00	-		
	Other Financing Uses-Transfer to CCPD		(66,672.00)	-		
	Other Financing Uses-Transfer to Gas Reserve		(5,099.00)	-		
	Total Expenditures		(484,498.00)	94,863.00		
				-		
	Fund		Unaudited FY22/23 Over(Under) Amended Budget Surplus Balance	Carry Over (use of budget surplus)		
	General Fund Revenue over Expenditures		596,801.00	94,863.00		

FUND	DESCRIPTION	ACCOUNT NUMBER	FY 23/24 BUDGET	INCREASE/ (DECREASE)	AMENDED BUDGET	JUSTIFICATION
	REVENUE					
	TOTAL REVENUE			-		
185	Capital Outlay: Vehicles	185-50-9100	140,000.00	62,208.00	202,208.00	(3) Accessory packages for vehicles rec'd in FY 22/23
	TOTAL EXPENSES			62,208.00		

	Fund	Unaudited FY22/23 Over(Under) Amended Budget Surplus Balance	Carry Over (use of budget surplus)
	CCPD	210,009.00	62,208.00

Note: Budget Carryover must be submitted to council for approval no later than 90 days after the prior budget period has ended.

RESOLUTION NO. 2023-18

**A RESOLUTION OF THE CITY OF DALWORTHINGTON GARDENS, TEXAS,
ADOPTING THE CITY OF DALWORTHINGTON GARDENS INVESTMENT POLICY**

WHEREAS, Chapter 2256 of the Local Government Code, known as the Public Funds Investment Act, requires a governing body to review its investment policy and investment strategies not less than annually; and

WHEREAS, the governing body is required adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALWORTHINGTON GARDENS, TEXAS, THAT:

PASSED & APPROVED this 21st day of December, 2023.

CITY OF DALWORTHINGTON GARDENS

Laura Bianco, Mayor

ATTEST:

Sandra Ma, Interim City Secretary



CITY OF DALWORTHINGTON GARDENS

INVESTMENT POLICY

1. Policy Statement

It is the policy of the City of Dalworthington Gardens (City) that the investment of public funds shall be handled as its highest public trust. Investments shall be made in a manner which will provide the maximum security of principal invested through limitations and diversification while meeting the daily cash flow demands of the City and conforming to all applicable state and City statutes governing the investment of public funds. The receipt of a market rate of return will be secondary to the requirements for safety and liquidity.

It is the intent of the City to be in complete compliance with local law, the Public Funds Investment Act and the Public Funds Collateral Act. Specific investment parameters for the investment of public funds in Texas are stipulated in the Public Funds Investment Act (“PFIA”), Chapter 2256, Texas Government Code. The Public Funds Collateral Act, Chapter 2257, Texas Government Code, specifies collateral requirements for deposits of all public funds. The Interlocal Cooperation Act, Chapter 791, Texas Government Code, authorizes local governments in Texas to participate in a Texas investment pool established thereunder.

2. Scope

This investment policy applies to all financial assets and funds held by the City. These funds are accounted for in the City's Annual Financial Report.

- A. General Fund
- B. Special Revenue Funds
- C. Debt Service Funds
- D. Capital Project Funds
- E. Proprietary (Enterprise) Funds
- F. All Other Funds

Any new operating or bond funds created by the City will be managed under the provisions of this Policy unless specifically exempted by the City Council and this Policy.

3. Objectives and Strategy

It is the policy of the City that all funds shall be managed and invested with four primary objectives, listed in order of their priority: *safety, liquidity, diversification and yield*. These objectives encompass the following:

Safety [PFIA 2256.005(b)(2)]: Safety of principal is the foremost objective of the investment program. Investments of the City shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, diversification is required in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.

Liquidity [PFIA 2256.005(b)(2)]: The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which might be reasonably anticipated. This is accomplished by structuring the portfolio so that investments mature concurrent with cash needs to meet anticipated demands. Because all possible cash demands cannot be anticipated, a portion of the portfolio will be invested in shares of money market funds or local government investment pools that offer same-day liquidity.

Diversification [PFIA 2256.005(b)(3)]: Diversification is required in the portfolio's composition. Diversification of the portfolio will include diversification by maturity and market sector and will include the use of a number of broker/dealers or banks for diversification and market coverage.

Yield [PFIA 2256.005(b)(3)]: The City's investment portfolio shall be designed with the objective of attaining a reasonable market yield throughout budgetary and economic cycles, commensurate with the City's investment risk constraints and the cash flow characteristics of the portfolio. Return on investment is of secondary importance compared to the safety and liquidity objectives described above.

4. Delegation of Authority [PFIA 2256.005(f)]

Authority to manage the City's investment program are derived from a Resolution of the City Council, wherein, the City Administrator and Finance Director are designated as the Investment Officers of the City and are responsible for all investment management decisions and activities. The investment authority granted to the investing officer(s) is effective until rescinded by the Council or termination of employment. No person may engage in an investment transaction or the management of City funds except as provided under the terms of this Investment Policy as approved by the City Council.

Procedures will be developed for the operation of the investment program which is consistent with this Investment Policy. Procedures will include safekeeping, wire transfer agreements, banking service contracts and collateral/depository agreements.

5. Prudence Person Standard [PFIA 2256.006]

The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. This standard states that:

"Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived".

Limitation of Personal Liability - Investment officers and those delegated investment authorities, when acting in accordance with written procedures and this Policy and in accord with the Prudent Person Rule, shall be relieved of personal liability in the management of the portfolio provided that deviations from expectations for a specific security's credit risk or market price change are reported in a timely manner and that appropriate action is taken to control adverse developments.

6. Investment Training [PFIA 2256.008(1)(2)]

The City shall provide periodic training in investments for the designated investment officer(s) in order to insure the quality and capability of investment management in compliance with the Public Funds Investment Act.

The investment officer shall:

- 1) within 12 months from the date the officer takes office or assumes the officer's duties, shall attend an initial training session of at least 10 hours of instruction relating to investment responsibilities in accordance with the Public Funds Investment Act; and
- 2) attend at least 8 hours of additional investment training not less than once within a 2-year period that begins on the first day of the City's fiscal year and consists of the 2 consecutive fiscal years after that date.

The investment training session shall be provided by an independent source approved by the Council. For purposes of this policy, an "independent source" from which investment training shall be obtained shall include a professional organization, an institution of higher education or any other sponsor, other than a business organization with whom the City may engage in an investment transaction.

7. Ethics and Conflicts of Interest [PFIA 2256.005(i)]

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution and management of the investment program, or which could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the City Council any material interests in or with financial institutions with which they conduct business. They shall further disclose any material personal financial/investment positions that could be related to the performance of the City's investment portfolio.

The Investment Officer(s) of the City who have a personal business relationship with an organization seeking to sell an investment to the City shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity (Close relationship or kinship) or consanguinity (Blood relationship) to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the City Council.

8. Authorized Financial Dealers and Institutions [LOC GOV'T 105.017] & [PFIA 2256.025]

The City shall designate one banking institution through a competitive process as its central banking services provider at least once every (5) five years. This institution will be used for normal banking services including disbursements, collections and safekeeping of securities.

The City will maintain a list of financial institutions and/or broker/dealers which are authorized to provide investment services. This list will be reviewed at least annually and updated as needed by the investment officers, acting as the Council's investment committee. Time and demand deposits shall be made in qualified public depositories under a written agreement with the City.

All financial institutions, broker/dealers and pools who desire to provide investment services will be required to review the Investment Policy and to supply the City with the appropriate credentials, as determined by the Investment Officer, to qualify as an approved service provider. The firm will be required to return a signed copy of the Certification Form certifying that the Policy has been received and reviewed and only those securities approved by the Policy will be sold to the City. [PFIA 2256.005(k-l)]

9. Investments [PFIA 2256.005 (b)(4)(A)]

Acceptable investments under this Policy shall be limited to the instruments listed below and as further described by the Public Funds Investment Act.

Authorized:

- A. Obligations of the United States Government, its agencies and instrumentalities, not to exceed five years to stated maturity, but excluding all mortgage backed securities. [PFIA 2256.009(1)]
- B. Direct obligations of the State of Texas or its agencies and instrumentalities. [PFIA 2256.009(2)]

- C. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States. *[PFIA 2256.009(4)]*
- D. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated not less than A or its equivalent. *[PFIA 2256.009(5)]*
- E. Certificates of Deposit which are fully FDIC insured or collateralized from a depository institution doing business in the State of Texas and under the terms of a written depository agreement with that bank, not to exceed five years to stated maturity. Collateral should equal 102% of principal and interest excluding FDIC insurance coverage. *[PFIA 2256.010]*
- F. No-load Money Market Mutual Funds that are 1) registered with and regulated by the Securities and Exchange Commission, 2) must provide a prospectus and other information required by federal law, 3) has a dollar-weighted average stated maturity of 90 days or fewer, 4) include in their investment objectives to maintain a stable net asset value of \$1.00 per share, and 5) investing entity may not own more than 10% of the fund's total assets. *[PFIA 2256.014(a)]*
- G. Texas Local Government Investment Pools defined to meet the requirements of the Public Funds Investment Act. An investment pool that is created to function as a money market mutual fund must mark its portfolio to market daily, and to the extent reasonably possible, stabilize at a constant \$1 net asset value. A Public Funds Investment Pool must be continuously rated no lower than AAA or AAAM or an equivalent rating by at least one nationally recognized rating service. *[PFIA 2256.019]*

Council approval by resolution is required for participation in any local government pool. An investigation of the pool/fund is necessary prior to investing and on a continual basis. If local government investment pools and/or money market mutual funds are utilized, each must provide confirmations on deposits/withdrawals, full monthly reporting and a prospectus (information statement) fully describing the pool/fund with information as listed in Chapter 2256.016(b-c) of the Public Funds Investment Act.

Delivery versus Payment - All security transactions entered into by the City, shall be conducted on a delivery versus payment (DVP) basis.

Not Authorized [PFIA 2256.009(b)(1-4)]:

The City is specifically prohibited from investing in:

- A. An obligation whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security and bears no interest.
- C. Collateralized mortgage obligations that have a stated final maturity of greater than 10 years.
- D. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

If additional types of securities are approved for investment by public funds by state statute, they will not be eligible for investment until this Policy has been amended and the amended version adopted by the City Council.

10. Maximum Maturities & Diversification [PFIA 2256.005(b)(4)(B-C)]

To the extent possible, the City will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than (2) two years from the date of purchase. At no time will more than 20% of the portfolio extend beyond (1) one year. This will be accomplished by purchasing high quality, short-term and intermediate securities in a laddered structure or utilizing constant dollar investment pools. The composite portfolio will have a dollar weighted average maturity (WAM) of no more than 365 days. This dollar-weighted average maturity will be calculated using the stated final maturity dates of each security. The portfolio shall be diversified to protect against market and credit risk in any one sector. Diversification requirements can be fully met through use of an authorized investment pool.

SECURITY TYPE	MAXIMUM ALLOWABLE PERCENTAGE OF PORTFOLIO
U.S. Treasury Obligations	100%
U.S. Government Agencies and Instrumentalities	50%
Fully insured or collateralized CD's	30%
Money Market Funds	100%
Local Government Investment Pools	100%
Maximum percent of pool ownership	20%

11. Safekeeping and Collateralization

The City shall contract with a bank or banks for the safekeeping of securities either owned by the City as part of its investment portfolio or held as collateral to secure demand or time deposits. Securities owned by the City shall be held in the City's name as evidenced by safekeeping receipts of the institution holding the securities.

Collateral for deposits will be held by the depository bank or a third-party custodian designated by the City and pledged to the City as evidenced by safekeeping receipts of the institution with which the collateral is deposited. Original safekeeping receipts shall be obtained. Collateral may be held by the depository bank's trust department, a Federal Reserve Bank or branch of a Federal Reserve Bank, a Federal Home Loan Bank, or a third-party bank approved by the City.

12. Collateral Policy [PFCA 2257.02]

Consistent with the requirements of the Public Funds Collateral Act, it is the policy of the City to require full collateralization of all City funds on deposit with a depository bank, other than investments. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest on deposits or investments less an amount insured by the FDIC. At its discretion the City may require a higher level of collateralization for certain investment securities. Securities pledged as collateral shall be held by the depository bank or an independent third-party with which the City has a current custodial agreement. The Investment Officer(s) are responsible for entering into collateralization agreements with third-party custodian in compliance with this Policy. The agreements are to specify the acceptable investment securities for collateral, including provisions relating to possession of the collateral, the substitution or release of investment securities, ownership of securities, and the method of valuation of securities. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the City and retained. Collateral shall be reviewed at least annually to assure that the market value of the pledged securities is adequate.

Collateral Defined [PFIA 2256.009]

The City shall accept only the following types of collateral:

- FDIC and FSLIC insurance coverage.
- Letter of Credit issued by a federal home loan bank.
- Obligations, the principal and interest of which are unconditionally guaranteed or insured by the State of Texas.

- Direct obligations of the United States or other obligations of the United States, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of the United States.
- Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States with a remaining maturity often (IO) years or less
- Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized rating firm not less than A or its equivalent

All collateral shall be **subject to inspection and audit** by the City's independent auditors.

13. Reporting [PFIA 2256.023]

The Investment Officer shall provide to the City Council investment reports no less than quarterly which provide a clear picture of the status of the current investment portfolio and conform to requirements of the Public Funds Investment Act. The management report should summarize investment strategies employed in the most recent quarter.

Schedules in the report should include detail and summary information including the following:

- A listing of individual securities held at the end of the reporting period.
- Unrealized gains or losses resulting from appreciation or depreciation by listing The beginning and ending book and market value of securities for the period.
- Additions and changes to the market value during the period.
- Average weighted yield to maturity of portfolio as compared to applicable benchmark.
- Listing of investments by maturity date.
- Fully accrued interest for the reporting period.
- The percentage of the total portfolio that each type of investment represents.
- Statement of compliance of the City's investment portfolio with state law and the investment strategy and policy approved by the Council.

The report will be prepared jointly by all involved in the investment activity and be signed by all Investment Officer(s) as in compliance with the PFIA and this Policy. Prices used for the calculation of market values shall be obtained from an independent source.

14. Investment Policy Adoption [PFIA 2256.005(e)]

The City's Investment Policy shall be adopted by resolution annually by the City Council. The City's investment policy shall be subject to revisions consistent with changing laws, regulations, and needs of the City. The Council shall adopt a resolution stating that it has

reviewed the policy and investment strategies annually, approving any changes or modifications.

ADOPTED BY COUNCIL DECEMBER 21, 2023

Mayor Laurie Bianco

Date

BROKER/DEALER CERTIFICATION FORM
As required by Texas Government Code 2256.005(k)

City of Dalworthington Gardens (the "City")

_____ (the "Firm")

I, as a registered principal or authorized representative for the Firm hereby certify that I and the broker covering this account have received and reviewed the Investment Policy of the City.

We acknowledge that this firm has implemented reasonable internal procedures and controls in an effort to preclude investment transactions conducted between this Firm and the City that are not authorized by the City's Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

Signature _____

Name: _____

Title: _____

Firm Name: _____

Date: _____

LIST OF FINANCIAL INSTITUTIONS AND/OR BROKER/DEALERS

Banks:

Susser Bank

CDARS-Certificate of Deposit Account Registry Service

Texas Public Funds Investment Pools:

LOGIC (Local Government Investment Cooperative)

TexSTAR

Broker/Dealers:

N/A



CITY OF DALWORTHINGTON GARDENS

INVESTMENT POLICY

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6. Investment Training IPFIA 2256.008(e1)(2)

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The investment training session shall be provided by an independent source approved by the Council. For purposes of this policy, an "independent source" from which investment training shall be obtained shall include a professional organization, an institution of higher education or any other sponsor, other than a business organization with whom the City may engage in an investment transaction.

7. Ethics and Conflicts of Interest IPFIA 2256.005(i)

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8. Authorized Financial Dealers and Institutions *[LOC GOV'T 105.017] & [PFIA 2256.025]*

The City shall designate one banking institution through a competitive process as its central banking services provider at least once every (5) five years. This institution will be used for normal banking services including disbursements, collections and safekeeping of securities.

The City will maintain a list of financial institutions and/or broker/dealers which are authorized to provide investment services. This list will be reviewed at least annually and updated as needed by the investment officers, acting as the Council's investment committee. Time and demand deposits shall be made in qualified public depositories under a written agreement with the City.

All financial institutions, broker/dealers and pools who desire to provide investment services will be required to review the Investment Policy and to supply the City with the appropriate credentials, as determined by the Investment Officer, to qualify as an approved service provider. The firm will be required to return a signed copy of the Certification Form certifying that the Policy has been received and reviewed and only those securities approved by the Policy will be sold to the City. *[PFIA 2256.005(k-l)]*

9. Investments *[PFIA 2256.005 (b)(4)(A)]*

Acceptable investments under this Policy shall be limited to the instruments listed below and as further described by the Public Funds Investment Act.

Authorized:

- A. Obligations of the United States Government, its agencies and instrumentalities, not to exceed five years to stated maturity, but excluding all mortgage backed securities. *[PFIA 2256.009(1)]*
- B. Direct obligations of the State of Texas or its agencies and instrumentalities. *[PFIA 2256.009(2)]*

- C. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States. *[PFIA 2256.009(4)]*
- D. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated not less than A or its equivalent. *[PFIA 2256.009(5)]*
- E. Certificates of Deposit which are fully FDIC insured or collateralized from a depository institution doing business in the State of Texas and under the terms of a written depository agreement with that bank, not to exceed five years to stated maturity. Collateral should equal 102% of principal and interest excluding FDIC insurance coverage. *[PFIA 2256.010]*
- F. No-load Money Market Mutual Funds that are 1) registered with and regulated by the Securities and Exchange Commission, 2) must provide a prospectus and other information required by federal law, 3) has a dollar-weighted average stated maturity of 90 days or fewer, 4) include in their investment objectives to maintain a stable net asset value of \$1.00 per share, and 5) investing entity may not own more than 10% of the fund's total assets. *[PFIA 2256.014(a)]*
- G. Texas Local Government Investment Pools defined to meet the requirements of the Public Funds Investment Act. An investment pool that is created to function as a money market mutual fund must mark its portfolio to market daily, and to the extent reasonably possible, stabilize at a constant \$1 net asset value. A Public Funds Investment Pool must be continuously rated no lower than AAA or AAAM or an equivalent rating by at least one nationally recognized rating service. *[PFIA 2256.019]*

Council approval by resolution is required for participation in any local government pool. An investigation of the pool/fund is necessary prior to investing and on a continual basis. If local government investment pools and/or money market mutual funds are utilized, each must provide confirmations on deposits/withdrawals, full monthly reporting and a prospectus (information statement) fully describing the pool/fund with information as listed in Chapter 2256.016(b-c) of the Public Funds Investment Act.

Delivery versus Payment - All security transactions entered into by the City, shall be conducted on a delivery versus payment (DVP) basis.

Not Authorized [PFIA 2256.009(b)(1-4)]:

The City is specifically prohibited from investing in:

- A. An obligation whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security and bears no interest.
- C. Collateralized mortgage obligations that have a stated final maturity of greater than 10 years.
- D. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

If additional types of securities are approved for investment by public funds by state statute, they will not be eligible for investment until this Policy has been amended and the amended version adopted by the City Council.

10. Maximum Maturities & Diversification [PFIA 2256.005(b)(4)(B-C)]

To the extent possible, the City will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than (2) two years from the date of purchase. At no time will more than 20% of the portfolio extend beyond (1) one year. This will be accomplished by purchasing high quality, short-term and intermediate securities in a laddered structure or utilizing constant dollar investment pools. The composite portfolio will have a dollar weighted average maturity (WAM) of no more than 365 days. This dollar-weighted average maturity will be calculated using the stated final maturity dates of each security. The portfolio shall be diversified to protect against market and credit risk in any one sector. Diversification requirements can be fully met through use of an authorized investment pool.

SECURITY TYPE	MAXIMUM ALLOWABLE PERCENTAGE OF PORTFOLIO
U.S. Treasury Obligations	100%
U.S. Government Agencies and Instrumentalities	50%
Fully insured or collateralized CD's	30%
Money Market Funds	100%
Local Government Investment Pools	100%
Maximum percent of pool ownership	20%

11. Safekeeping and Collateralization

The City shall contract with a bank or banks for the safekeeping of securities either owned by the City as part of its investment portfolio or held as collateral to secure demand or time deposits. Securities owned by the City shall be held in the City's name as evidenced by safekeeping receipts of the institution holding the securities.

Collateral for deposits will be held by the depository bank or a third-party custodian designated by the City and pledged to the City as evidenced by safekeeping receipts of the institution with which the collateral is deposited. Original safekeeping receipts shall be obtained. Collateral may be held by the depository bank's trust department, a Federal Reserve Bank or branch of a Federal Reserve Bank, a Federal Home Loan Bank, or a third-party bank approved by the City.

12. Collateral Policy *IPFCA 2257.021*

Consistent with the requirements of the Public Funds Collateral Act, it is the policy of the City to require full collateralization of all City funds on deposit with a depository bank, other than investments. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest on deposits or investments less an amount insured by the FDIC. At its discretion the City may require a higher level of collateralization for certain investment securities. Securities pledged as collateral shall be held by the depository bank or an independent third-party with which the City has a current custodial agreement. The Investment Officer(s) are responsible for entering into collateralization agreements with third-party custodian in compliance with this Policy. The agreements are to specify the acceptable investment securities for collateral, including provisions relating to possession of the collateral, the substitution or release of investment securities, ownership of securities, and the method of valuation of securities. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the City and retained. Collateral shall be reviewed at least annually to assure that the market value of the pledged securities is adequate.

Collateral Defined *IPFCA 2256.0091*

The City shall accept only the following types of collateral:

- FDIC and FSLIC insurance coverage.
- Letter of Credit issued by a federal home loan bank.
- Obligations, the principal and interest of which are unconditionally guaranteed or insured by the State of Texas.

- Direct obligations of the United States or other obligations of the United States, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of the United States.
- Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States with a remaining maturity often (IO) years or less
- Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized rating firm not less than A or its equivalent

All collateral shall be **subject to inspection and audit** by the City's independent auditors.

13. Reporting /PFIA 2256.023/

The Investment Officer shall provide to the City Council investment reports no less than quarterly which provide a clear picture of the status of the current investment portfolio and conform to requirements of the Public Funds Investment Act. The management report should summarize investment strategies employed in the most recent quarter.

Schedules in the report should include detail and summary information including the following:

- A listing of individual securities held at the end of the reporting period.
- Unrealized gains or losses resulting from appreciation or depreciation by listing The beginning and ending book and market value of securities for the period.
- Additions and changes to the market value during the period.
- Average weighted yield to maturity of portfolio as compared to applicable benchmark.
- Listing of investments by maturity date.
- Fully accrued interest for the reporting period.
- The percentage of the total portfolio that each type of investment represents.
- Statement of compliance of the City's investment portfolio with state law and the investment strategy and policy approved by the Council.

The report will be prepared jointly by all involved in the investment activity and be signed by all Investment Officer(s) as in compliance with the PFIA and this Policy. Prices used for the calculation of market values shall be obtained from an independent source.

14. Investment Policy Adoption /PFIA 2256.005(e)/

The City's Investment Policy shall be adopted by resolution annually by the City Council. The City's investment policy shall be subject to revisions consistent with changing laws, regulations, and needs of the City. The Council shall adopt a resolution stating that it has

reviewed the policy and investment strategies annually, approving any changes or modifications.

ADOPTED BY COUNCIL DECEMBER 21, 2023

Mayor Laurie Bianco

Date

BROKER/DEALER CERTIFICATION FORM
As required by Texas Government Code 2256.005(k)

City of Dalworthington Gardens (the "City")

_____ (the "Firm")

I, as a registered principal or authorized representative for the Firm hereby certify that I and the broker covering this account have received and reviewed the Investment Policy of the City.

We acknowledge that this firm has implemented reasonable internal procedures and controls in an effort to preclude investment transactions conducted between this Firm and the City that are not authorized by the City's Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

Signature _____

Name: _____

Title: _____

Firm Name: _____

Date: _____

LIST OF FINANCIAL INSTITUTIONS AND/OR BROKER/DEALERS

Banks:

Susser Bank

CDARS-Certificate of Deposit Account Registry Service

Texas Public Funds Investment Pools:

LOGIC (Local Government Investment Cooperative)

TexSTAR

Broker/Dealers:

N/A

**City Council
Staff Agenda Report**

Agenda Item: 9a

Agenda Subject: Discussion and possible action on a replat for property described as Lot 2R, Block 1 and 1R1, Block 1 of Dalworthington Gardens Addition, Dalworthington Gardens, Tarrant County, Texas otherwise known as 3428 W. Arkansas Lane Dalworthington Gardens, Tarrant County, Texas

<p>Meeting Date: December 21, 2023</p>	<p>Financial Considerations: Engineering Review</p> <p>Budgeted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>Strategic Vision Pillar:</p> <p><input checked="" type="checkbox"/> Financial Stability <input type="checkbox"/> Appearance of City <input checked="" type="checkbox"/> Operations Excellence <input type="checkbox"/> Infrastructure Improvements/Upgrade <input checked="" type="checkbox"/> Building Positive Image <input type="checkbox"/> Economic Development <input type="checkbox"/> Educational Excellence</p>
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Background Information:

Section 10.02.004 of the City’s Code of Ordinance states no land is to be subdivided in the city, or building permit issued, on any property not platted.

On November 16, 2023, John W. Guerin submitted a replat application for property described as Lot 2R, Block 1 of Dalworthington Gardens Addition, Dalworthington Gardens, Tarrant County, Texas otherwise known as 3428 W. Arkansas Lane Dalworthington Gardens, Tarrant County, Texas. The plat application was forwarded to the city engineer for review. On December 4, 2023, the city engineer conducted his final review of the plat and determined the plat conforms with the City’s ordinance and recommended approval of the plat. Local Government Code , Chapter 212, states plats that satisfy all applicable regulations must be approved. The proposed plat satisfies all requirements of city ordinance. As such, staff recommends approval of this plat

Recommended Action/Motion: Motion to approve a replat application from John W. Guerin for property described as Lot 2R, Block 1 and 1R1, Block 1 of Dalworthington Gardens Addition, Dalworthington Gardens, Tarrant County, Texas otherwise known as 3428 W. Arkansas Lane Dalworthington Gardens, Tarrant County, Texas

Attachments:

- Plat Application
- Email confirming approval
- Civil Site Plans for New Parking Lot Paving



COPY

PLAT Application

CITY OF DALWORTHINGTON GARDENS

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

Replat Amending Plat Preliminary Plat Final Plat

Applicant's Name: John W Guerin

Address: 3428 W. Arkansas Ln.

Applicant Contact Number: 817-614-0383

Applicant Email: john@a-genterprises.com

Surveyor: Peiser & Mankin Surveying

Address: 1612 Hart St. Suite 201 Southlake TX 76092

RECEIVED
NOV 15 2023
BY: C. Newberry

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

Signature [Handwritten Signature] John W Guerin

Date 11-14-23

For Office Use Only		
Fee: <u>\$3000.00</u>	Date Paid: <u>11/16/2023</u>	Receipt # <u>CC247635</u>
P & Z Scheduled: _____	Public Hearing Published: _____	
Council Scheduled: _____	Public Hearing Published: _____	
Pro-Rata Paid: \$ _____	Date: _____	



CIVIL SITE PLANS FOR NEW PARKING LOT PAVING

MONTESSORI ACADEMY OF ARLINGTON
3428 W. ARKANSAS LANE
DALWORTHINGTON GARDENS, TX 76016
LOT 2R, BLOCK 1, 13.675 ACRES
DALWORTHINGTON GARDENS ADDITION

OWNER/ DEVELOPER

CONTACT: MONTESSORI ACADEMY OF ARLINGTON INC
ADDRESS: 2016 GRAND PARK PLACE LANE
FLOWER MOUND, TX 75028
PHONE NUMBER: 817-274-1548

CONTRACTOR

GUERIN'S A&G ENTERPRISES
CONTACT: JOHN GUERIN
ADDRESS: 1105 MERIWETHER ST.
MANSFIELD, TX. 76063
PHONE NUMBER: (817) 641-0383
EMAIL: john@a-genterprises.com

DESIGN ENGINEER

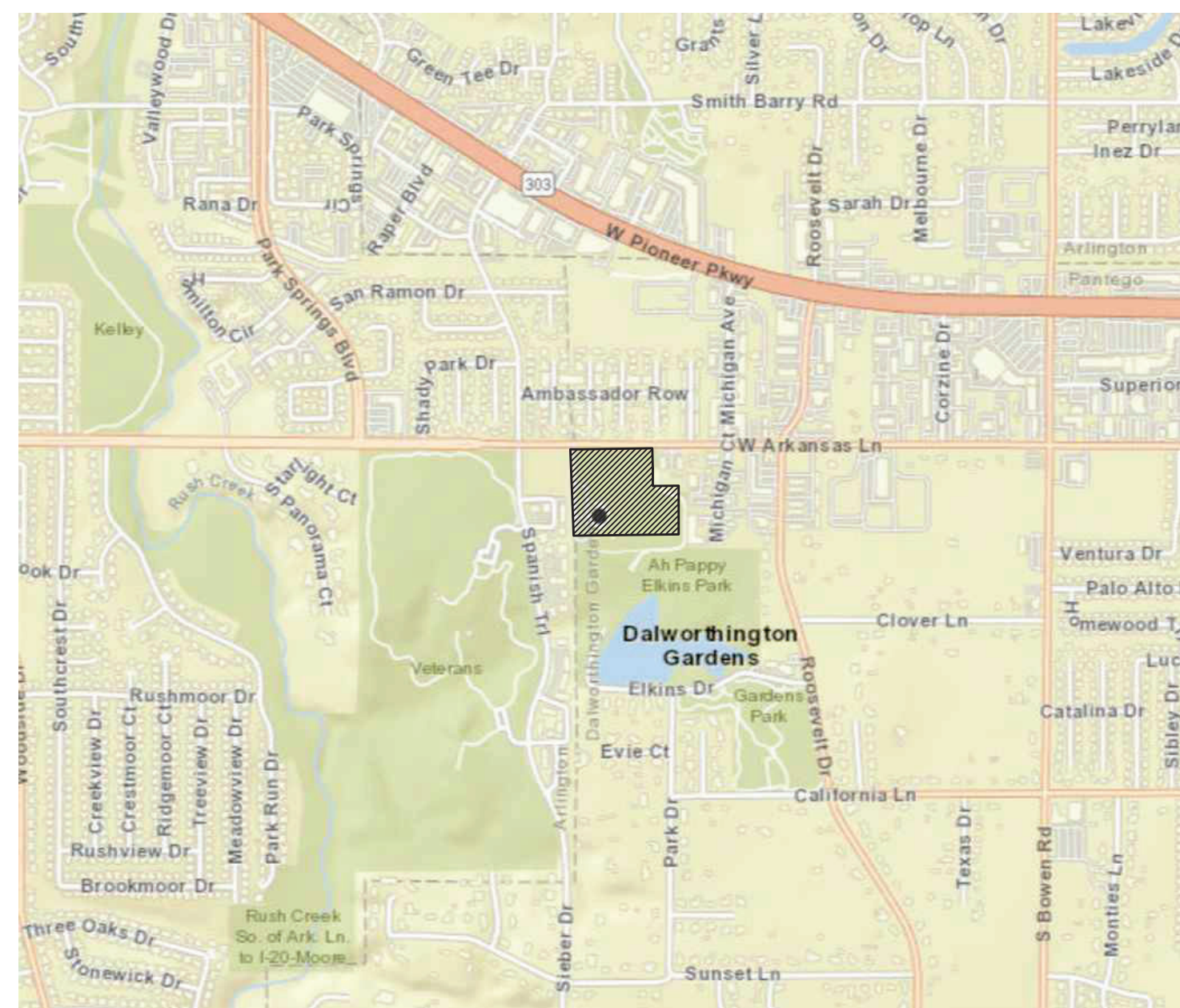
CONTACT: THOMAS GRAHAM, PE
ADDRESS: 2600 CINNAMON PARK CIR. #616
ARLINGTON, TX. 76016
PHONE NUMBER: (817) 966-7388
EMAIL: engineerdsc@gmail.com

INDEX OF SHEETS

SHEET	DESCRIPTION
C0	COVER SHEET
C0.1	FINAL PLAT
C1.0	SITE / DIMENSIONAL PLAN
C2.0	GRADING PLAN
C3.0	DRAINAGE PLAN
C4.0	PAVING PLAN
C4.1	PAVING DETAILS
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL DETAILS

CODE DESIGN SUMMARY

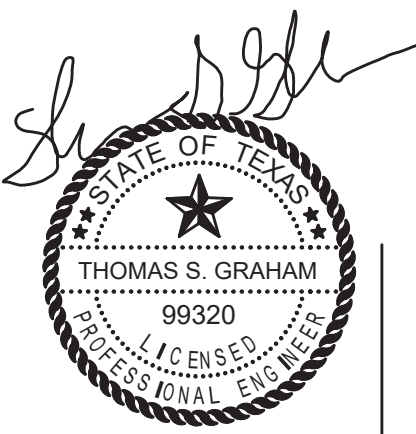
IBC	2021
IECC	2021
IFC	2021
IPC	2021
IMC	2021
NEC	2017

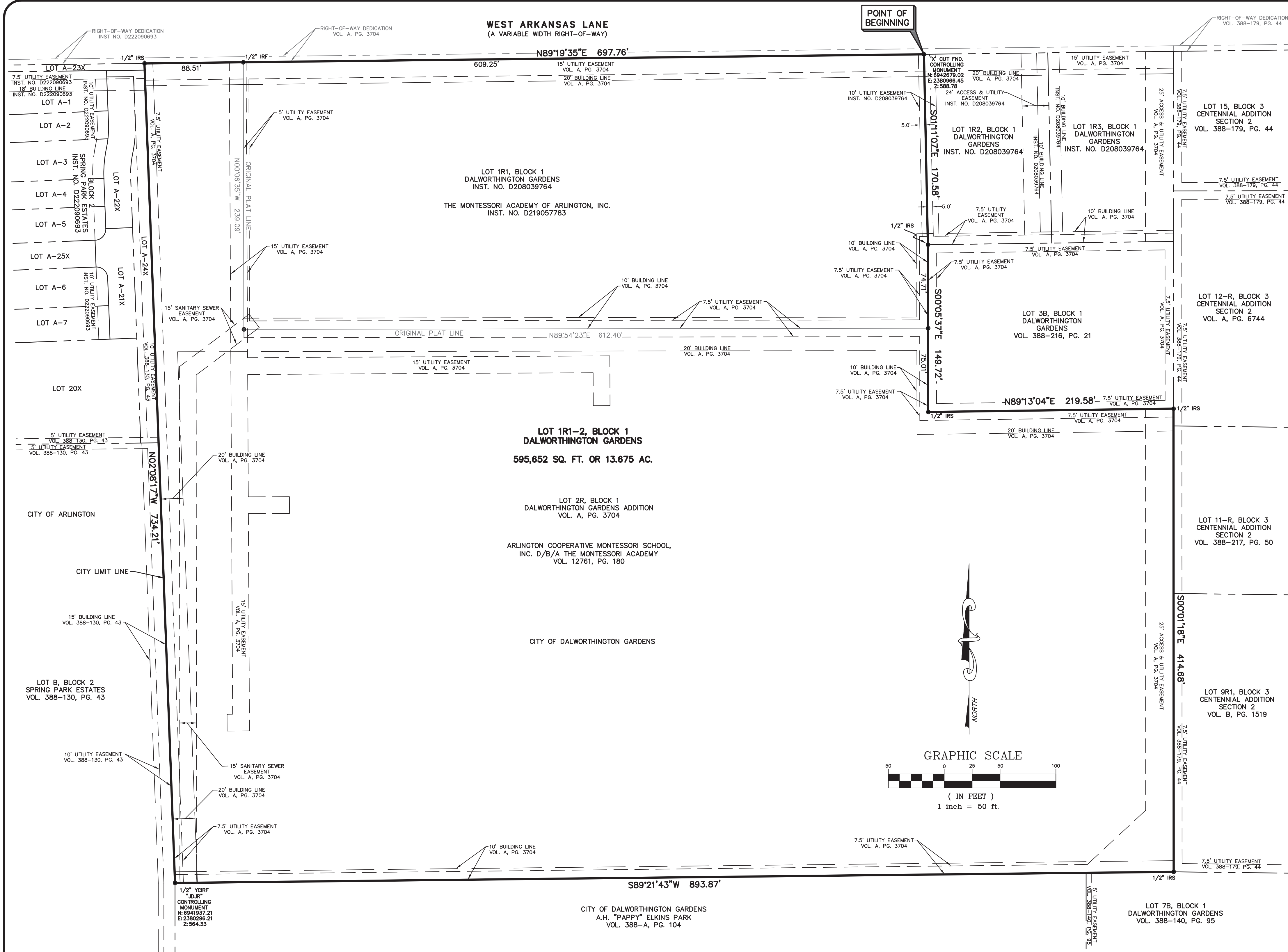


Site Map

This set does not contain a landscape plan. Recommend checking with the City to see if this parking lot expansion meets the City's requirements for landscaping.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS S. GRAHAM, P.E. 99320 ON 10/27/2023





STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS ARLINGTON COOPERATIVE Montessori School Inc. and The Montessori Academy of Arlington, Inc., are the sole owners of that certain tract of land situated in the L. Randall Survey, Abstract No. 1311, City of Dalworthington Gardens, Tarrant County, Texas, and being all of Lot 1R1, Block 1, Dalworthington Gardens, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D208039764, Official Public Records, Tarrant County, Texas, and being all of Lot 2R, Block 1, Dalworthington Gardens Addition, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat thereof recorded in Volume A, Page 3704, Map Records, Tarrant County, Texas, same being all that certain tract of land conveyed to Arlington Cooperative Montessori School, Inc., d/b/a The Montessori Academy, by General Warranty Deed recorded in Volume 12761, Page 180, Deed Records, Tarrant County, Texas, same being all that certain tract of land conveyed to The Montessori Academy of Arlington, Inc., by Special Warranty Deed recorded in Instrument Number D219057783, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found for the northeast corner of said Lot 1R1, same being the northwest corner of Lot 1R2, said Block 1, Dalworthington Gardens, Instrument Number D208039764, said Official Public Records, same being in the south right-of-way line of West Arkansas Lane (a variable width right-of-way);

THENCE South 01 deg. 11 min. 07 sec. East, along the common line of said Lot 1R1 and said Lot 1R2, a distance of 170.58 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" set (hereinafter referred to as 1/2 inch iron rod set) for angle point, same being the southwest corner of said Lot 1R2, same being the northwest corner of Lot 3B, Block 1, Dalworthington Gardens, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-216, Page 21, Map Records, Tarrant County, Texas;

THENCE South 00 deg. 05 min. 37 sec. East, along the common line of said Lot 1R1 and said Lot 3B, passing at a distance of 74.71 feet the southeast corner of said Lot 1R1, same being the northeast corner of aforesaid Lot 2R, and continuing along the common line of said Lot 2R and said Lot 3B, a total distance of 149.72 feet to a 1/2 inch iron rod set for internal corner, same being the southwest corner of said Lot 3B;

THENCE North 89 deg. 13 min. 04 sec. East, continuing along the common line of said Lot 2R and said Lot 3B, a distance of 219.58 feet to a 1/2 inch iron rod set for the most easterly northeast corner of said Lot 2R, same being the southeast corner of said Lot 3B, same being in the west line of Lot 12-R, Block 3, Centennial Addition Section 2, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat thereof recorded in Volume A, Page 6744, Map Records, Tarrant County, Texas;

THENCE South 00 deg. 01 min. 18 sec. East, along the common line of said Lot 2R and said Lot 12-R, passing the southwest corner of said Lot 12-R, same being the northwest corner of Lot 11-R, Block 3, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-217, Page 50, Map Records, Tarrant County, Texas, and continuing along the common line of said Lot 2R and said Lot 11-R, passing the southwest corner of said Lot 11-R, same being the northwest corner of Lot 9R1, Block 3, Centennial Addition Section 2, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat thereof recorded in Volume B, Page 1519, Map Records, Tarrant County, Texas, and continuing along the common line of said Lot 2R and said Lot 9R1, a total distance of 414.68 feet to a 1/2 inch iron rod set for the southeast corner of said Lot 2R, same being the southwest corner of said Lot 9R1, same being in the north line of Lot 7B, Block 1, Dalworthington Gardens, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-140, Page 95, Map Records, Tarrant County, Texas;

THENCE South 89 deg. 21 min. 43 sec. West, along the common line of said Lot 2R and said Lot 7B, passing the northwest corner of said Lot 7B, same being the northeast corner of City of Dalworthington Gardens A.H. "Pappy" Elkins Park, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-A, Page 104, Map Records, Tarrant County, Texas, and continuing along the common line of said Lot 2R and said City of Dalworthington Gardens A.H. Pappy, a total distance of 893.87 feet to a 1/2 inch iron rod with yellow plastic cap stamped "JUR" found for the southwest corner of said Lot 2R, same being the northwest corner of City of Dalworthington Gardens A.H. Pappy, same being in the east line of Lot B, Block 2, Spring Park Estates, an addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-130, Page 43, Map Records, Tarrant County, Texas;

THENCE North 02 deg. 08 min. 17 sec. West, along the common line of said Lot 2R and said Lot B, passing the northeast corner of said Lot B, same being the southeast corner of Lot A-24X, Block 2, Spring Park Estates, an addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D222090693, Official Public Records, Tarrant County, Texas, and continuing along the common line of said Lot 2R and said Lot A-24X, passing the northeast corner of said Lot A-24X, same being the southeast corner of Lot A-23X, said Block 2, Spring Park Estates, Instrument Number D222090693, and continuing along the common line of said Lot 2R and said Lot A-23X, a total distance of 734.21 feet to a 1/2 inch iron rod set for the northwest corner of said Lot 2R, same being the northeast corner of said Lot A-23X, same being in the south right-of-way line of aforesaid West Arkansas Lane;

THENCE North 89 deg. 19 min. 35 sec. East, along the common line of said Lot 2R and said West Arkansas Lane, passing at a distance of 88.51 feet, a 1/2 inch iron rod found for the most northerly northeast corner of said Lot 2R, same being the northeast corner of aforesaid Lot 1R1, and continuing along the common line of said Lot 1R1 and said West Arkansas Lane, a total distance of 697.76 feet to the POINT OF BEGINNING and containing 595,652 square feet or 13.675 acres of computed land, more or less.

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT The Montessori Academy of Arlington, Inc. and Arlington Cooperative Montessori, acting by and through their duly authorized agent, do hereby adopt this plat designating the herein described real property as **DALWORTHINGTON GARDENS ADDITION**, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and do hereby dedicate to the public's use forever, the streets and easements shown hereon to the public's use unless otherwise noted.

Witness my hand this the _____ day of _____, 2023

By: _____
[Name], [Title]

State of Texas:
County of _____:

Before me, the undersigned authority, a notary public in and for said county and state, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated.

Given under my hand and seal of office, this ___ day of _____, 2023.

Notary Public in and for _____ County

Witness my hand this the _____ day of _____, 2023

By: _____
[Name], [Title]

State of Texas:
County of _____:

Before me, the undersigned authority, a notary public in and for said county and state, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated.

Given under my hand and seal of office, this ___ day of _____, 2023.

Notary Public in and for _____ County

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors, and Texas Local Government Code, Chapter 212.

PRELIMINARY-FOR CITY REVIEW ONLY RELEASED ON 9/5/2023

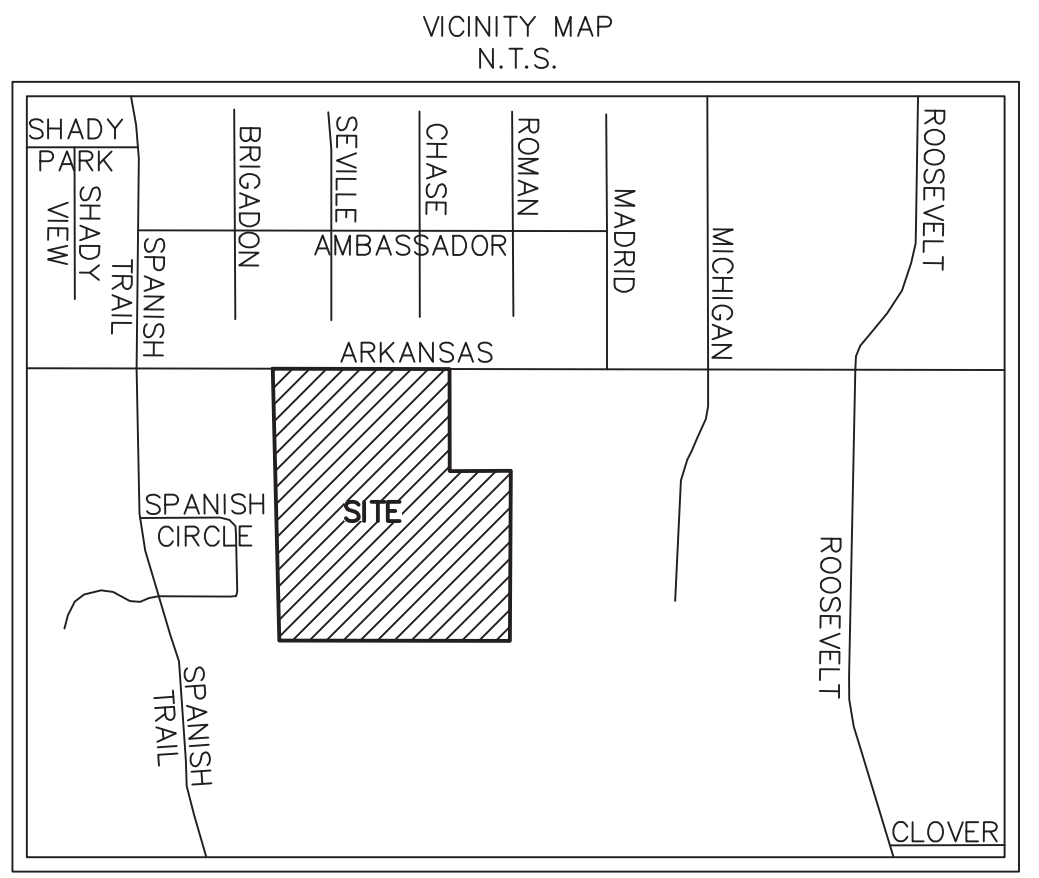
TIMOTHY R. MANKIN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

- NOTES:
1. IRF - Iron Rod Found
 2. YCIRF - Iron Rod Found with yellow plastic cap
 3. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 4. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00013246 was used to scale grid coordinates and distances to surface.
 5. Visibility Triangles shall be provided at all public or private street intersections in accordance with City Ordinance. All landscaping (nothing over 2 feet in height as measured from the top of curb) within the visibility triangles shall comply with the Visibility Ordinance.
 6. This property may be subject related to impact fees and the applicant should contact the City of Dalworthington Gardens regarding any applicable fees due.
 7. This plat does not alter or remove deed restrictions or covenants, if any on this property.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/25/2009 Community Panel No. 48439C0335K subject lot is located in Zone "X".

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.



State of Texas:
County of Tarrant:

Before me, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Timothy R. Mankin, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated.

Given under my hand and seal of office, this ___ day of _____, 2023.

Notary Public in and for Tarrant County

OWNER LOT 1R1:
MONTESSORI ACADEMY OF ARLINGTON INC
3428 W ARKANSAS LANE
ARLINGTON, TEXAS 76016

OWNER LOT 2R:
ARL COOP MONTESSORI SCHOOL INC
3428 W ARKANSAS LANE
ARLINGTON, TEXAS 76016

ENGINEER:
AME ENGINEERING, INC
3825 W GREEN OAKS BLVD
SUITE 200
ARLINGTON, TEXAS 76016
817-653-4122
MAIL@AMEENGINEER.COM

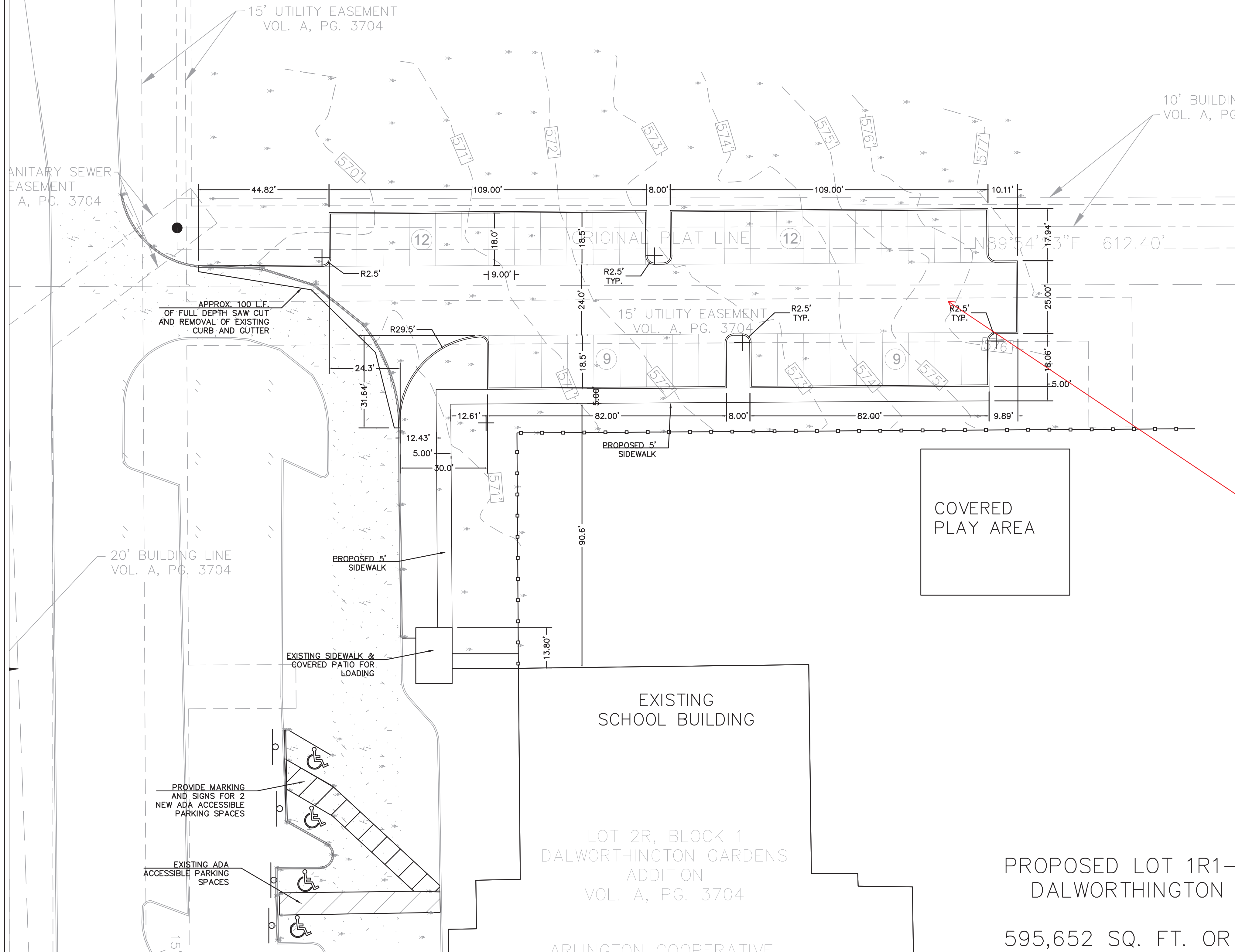
REPLAT/MINOR PLAT
**LOT 1R1-2, BLOCK 1
DALWORTHINGTON GARDENS ADDITION**

BEING A REPLAT OF LOT 1R1, BLOCK 1, DALWORTHINGTON GARDENS ADDITION, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D208039764, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS & LOT 2R, BLOCK 1, DALWORTHINGTON GARDENS, AN ADDITION OF CITY OF DALWORTHINGTON GARDENS, ACCORDING TO THE PLAT RECORDED IN VOLUME A, PAGE 3704, PLAT RECORDS OF TARRANT COUNTY, TEXAS

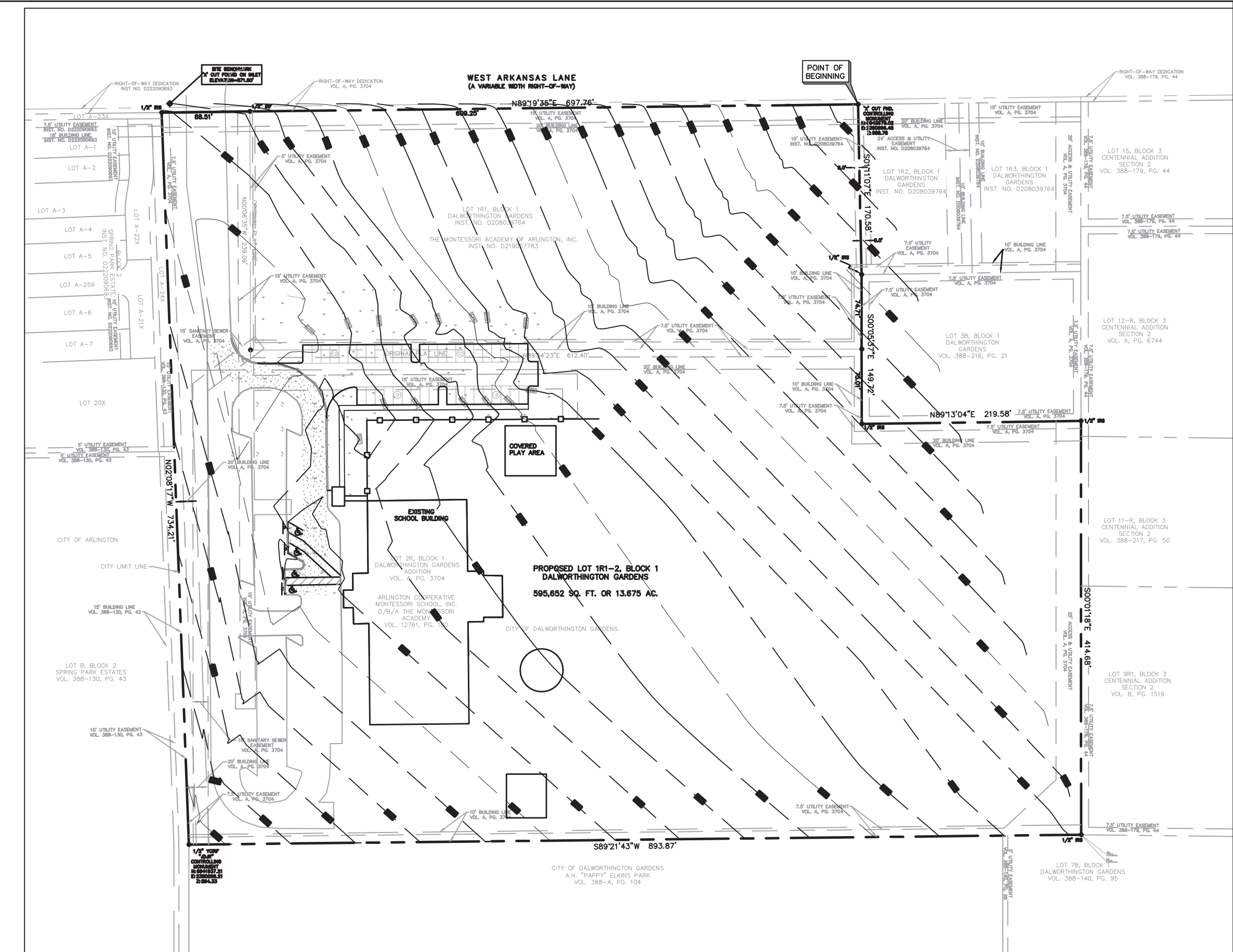
JOB NO.:	23-0804	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 1
DATE:	9/5/2023		
FIELD DATE:	8/28/2023	1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
SCALE:	1" = 50'		
FIELD:	A.R.M.	Texas Society of Professional Surveyors	1 OF 1
DRAWN:	J.M.N.		
CHECKED:	T.R.M.	tman@peisersurveying.com	FIRM No. 100999-00 Member Since 1977

LOT 1R1, BLOCK 1
DALWORTHINGTON GARDENS
INST. NO. D208039764

THE MONTESSORI ACADEMY OF ARLINGTON, INC.
INST. NO. D219057783



NEW PAVING PLAN
SCALE: 1" = 20'



SITE MAP
SCALE: 1" = 100'

There are multiple utility easements in the area where the parking lot is proposed to be located. There's a City water tower just east of this site so i would assume that at least some of these easements are for water but I do not have any information as to whether or not any private franchise utility easements may be present as well. If any private utilities are present in these easements I recommend verifying that they do not have a problem with new paving in the easements. I have seen conflicts of this nature before requiring removal of new paving.

North arrow appears to be missing from this sheet, recommend adding it.

According to the cover sheet, and checking the web, the address of this school is 3428 W. Arkansas Lane. Revise if needed (typ. all sheets).

BENCHMARK:
At x cut in top of curb inlet just inside of R.O.W. at northwest corner of this property.

Actual elevation 571.90'

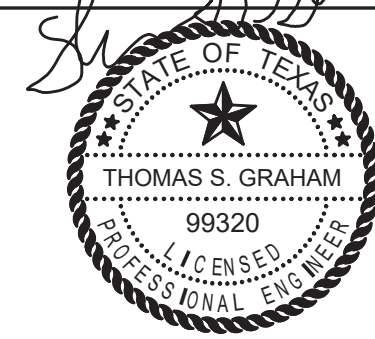
C1.0 SITE AND DIMENSIONAL PLAN
SCALE: N.T.S.

CONTRACTOR TO CONTACT ALL UNDERGROUND UTILITY COMPANIES PRIOR TO BEGINNING OF ANY EXCAVATION WORK. EXERCISE CAUTION WHEN WORKING IN AREA NEAR OVERHEAD ELECTRIC LINES

REVISIONS		
#	DATE	DESCRIPTION
1		

THOMAS S. GRAHAM, PE
2600 CINNAMON PARK CIR., #616
ARLINGTON, TEXAS 76016
OFFICE / CELL: (817) 966-7388
email: engineerds@gmail.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS S. GRAHAM, P.E. 99320 ON 10/27/23



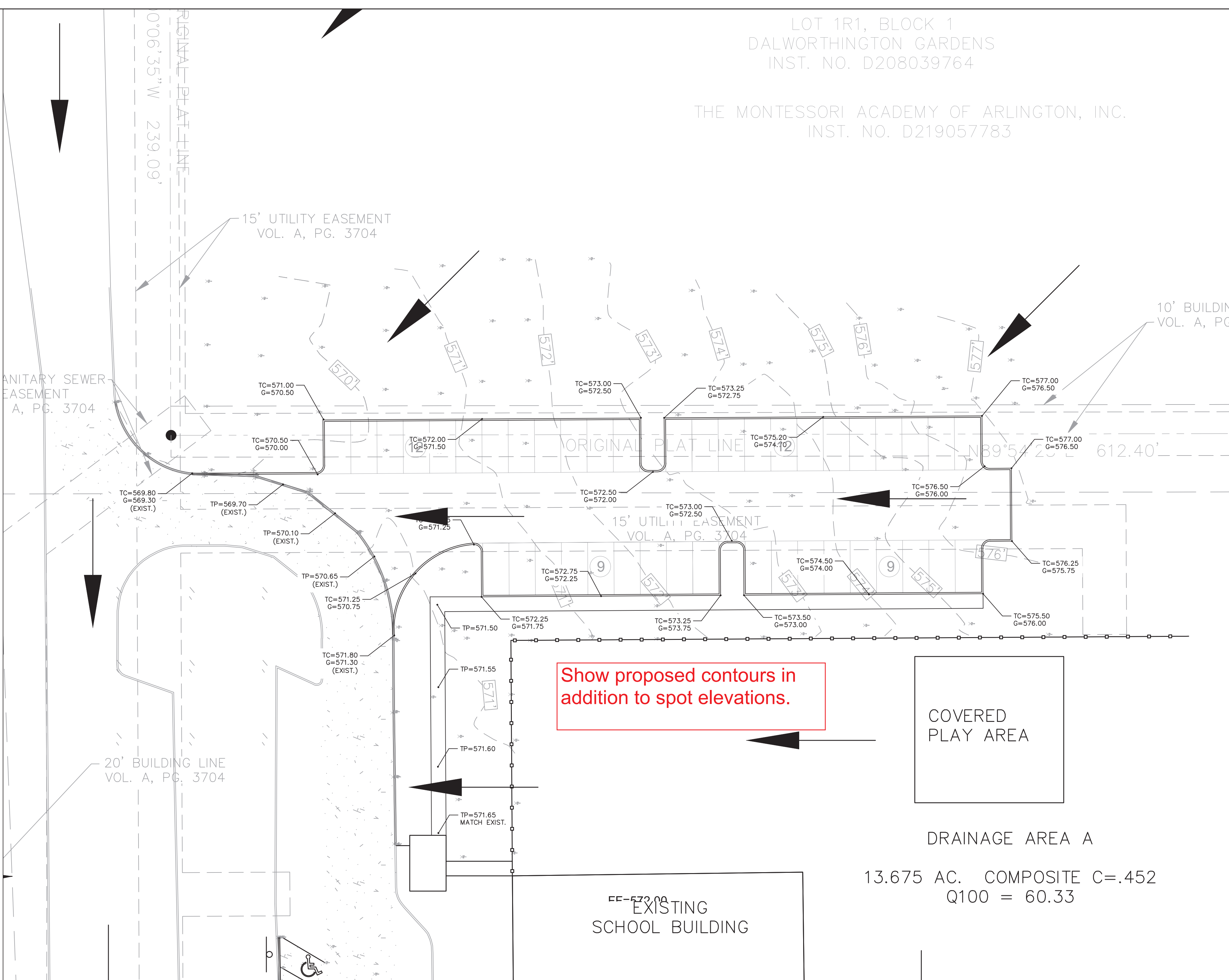
PARKING LOT PAVING ADDITION
2230 ARKANSAS LANE, DALWORTHINGTON GARDENS, TX 76016
13.675 ACRES, LOT 2R, BLOCK 1, DALWORTHINGTON GARDENS ADDN.
CONTACT NAME: JOHN GUERIN, CONTRACTOR
CONTACT COMPANY: A & G ENTERPRISES
CONTACT PHONE: 817-641-0383

PROJECT NO. 23-531
SHEET NUMBER **C1.0**

LOT 1R1, BLOCK 1
DALWORTHINGTON GARDENS
INST. NO. D208039764

THE MONTESSORI ACADEMY OF ARLINGTON, INC.
INST. NO. D219057783

GRADING KEY		ELEVATION NOTATION	
	PROJECT SITE, PROPERTY LINE	TS = Top of Sidewalk	
	PROPOSED CONTOUR LINES	TP = Top of Pavement	
	SURVEYOR'S CONTOUR LINES	BC = Back of Curb	
	PROPOSED SPOT ELEVATION	G = Gutter	
	SURVEYOR'S SPOT ELEVATION	FG = Finished Grade	
		TW = Top of Wall	
		TC = Top of Curb	



- GRADING NOTES:
0. ANY CONFLICTS BETWEEN THE FOLLOWING NOTES AND THE INCLUDED CITY CONSTRUCTION NOTES/DETAILS IN THESE PLANS SHALL BE CONCEDED TO THE CITY'S NOTES UNLESS OTHERWISE ALLOWED AT THE DISCRETION OF THE CITY BUILDING INSPECTOR.
 1. TREE/BRUSH REMOVAL: ANY TREES AND BRUSH IN THE CONSTRUCTION AREA ARE TO BE UPROOTED AND REMOVED FROM THE SITE.
 2. SITE STRIPPING: STRIP FROM THE CONSTRUCTION SITE ALL TOPSOIL AND ANY SURFACE SOILS CONTAINING VEGETATION AND ORGANIC MATTER. TOP SOILS ARE TO BE REMOVED IN ALL CONSTRUCTION AREAS TO A DEPTH THAT IS BELOW GRASS ROOTS OR TO A MINIMUM OF 3 - 6 INCHES. CONTRACTOR IS TO MAINTAIN A STOCKPILE OF TOP SOIL STRIPPINGS ON SITE IN AN AREA DESIGNATED BY THE GC FOR LATER USE FOR BACKFILLING IN GRASSED AREAS OR FINAL GRADING. BEFORE SETTING ELEVATION STAKES, CONFIRM/VERIFY EXISTING PAVING ELEVATIONS AND REPORT ANY DISCREPANCIES TO UNDERSIGNED ENGINEER.
 3. DRAINAGE: POSITIVE DRAINAGE IS TO BE ESTABLISHED AT THE OUTSET OF CONSTRUCTION TO PREVENT WATER FROM PONDING IN THE BUILDING PAD AND PAVING AREAS. POSITIVE DRAINAGE IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNTIL ALL PAVEMENT HAS BEEN PLACED AND FINAL GRADES ESTABLISHED.
 4. PROOFROLLING: (PAD AND PAVEMENT AREAS): AFTER STRIPPING OF VEGETATION AND TOP SOIL AND AFTER PERFORMING ANY REQUIRED CUTS, BUT PRIOR TO PLACEMENT OF ANY FILL, THE CONTRACTOR AND THE G.C. ARE TO INSPECT THE SUBGRADE WITH A TEST LAB REPRESENTATIVE PRESENT. PROOFROLL, AS NECESSARY, TO LOCATE ANY SOFT OR UNSTABLE SOILS. ANY SOFT OR UNSTABLE SOILS ARE TO BE REMOVED TO LEVEL OF STIFF OR DENSE SOILS AND THE EXCAVATION SHALL BE BACKFILLED WITH PROPERLY COMPACTED LOW SWELL POTENTIAL FILL MATERIAL.
 5. GRADING LIMITATIONS: FIRELANE MAY NOT EXCEED 6% SLOPE IN DIRECTION OF TRAVEL OR 3% IN THE LATERAL DIRECTION.
 6. PROPOSED SPOT ELEVATIONS MAY BE MODIFIED AS NEEDED BASED ON UNKNOWN SITE CONDITIONS AS LONG AS THE OVERALL INTENDED DRAINAGE PATTERN IS MAINTAINED.
 7. IF ROUGH GRADING REVEALS THE POTENTIAL FOR PONDING TO OCCUR, CONTACT THE UNDERSIGNED ENGINEER AS NEEDED FOR POSSIBLE PLAN REVISIONS.

Show proposed contours in addition to spot elevations.

COVERED PLAY AREA

DRAINAGE AREA A

13.675 AC. COMPOSITE C=.452
Q100 = 60.33

EXISTING SCHOOL BUILDING

*ESTABLISH AND MAINTAIN TEMPORARY BENCHMARK AT SITE DURING CONSTRUCTION

BENCHMARK:
At x cut in top of curb inlet just inside of R.O.W. at northwest corner of this property.

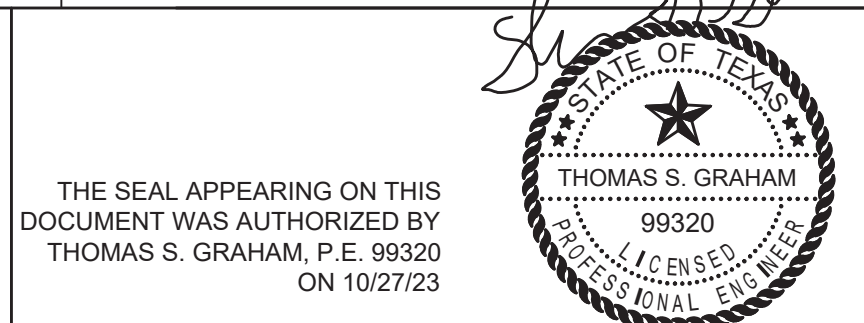
Actual elevation 571.90'

C2.0 GRADING PLAN
SCALE: 1" = 20'
GRAPHIC SCALE IN FEET

CONTRACTOR TO CONTACT ALL UNDERGROUND UTILITY COMPANIES PRIOR TO BEGINNING OF ANY EXCAVATION WORK. EXERCISE CAUTION WHEN WORKING IN AREA NEAR OVERHEAD ELECTRIC LINES

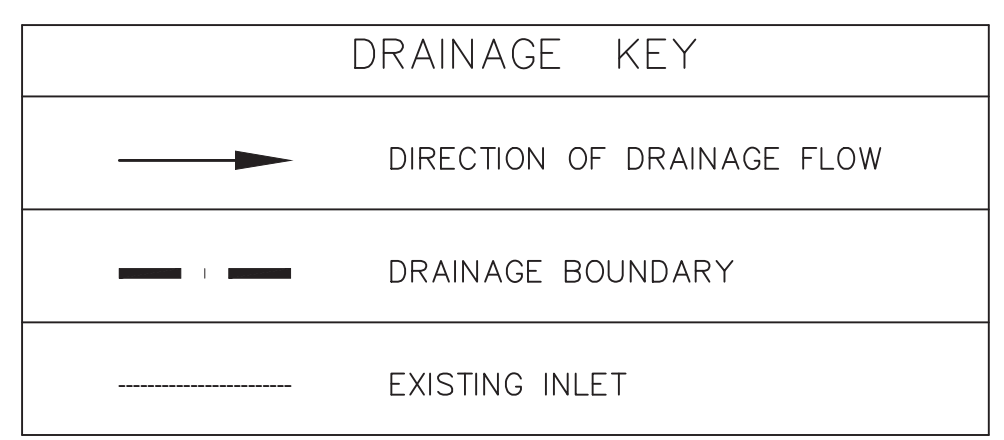
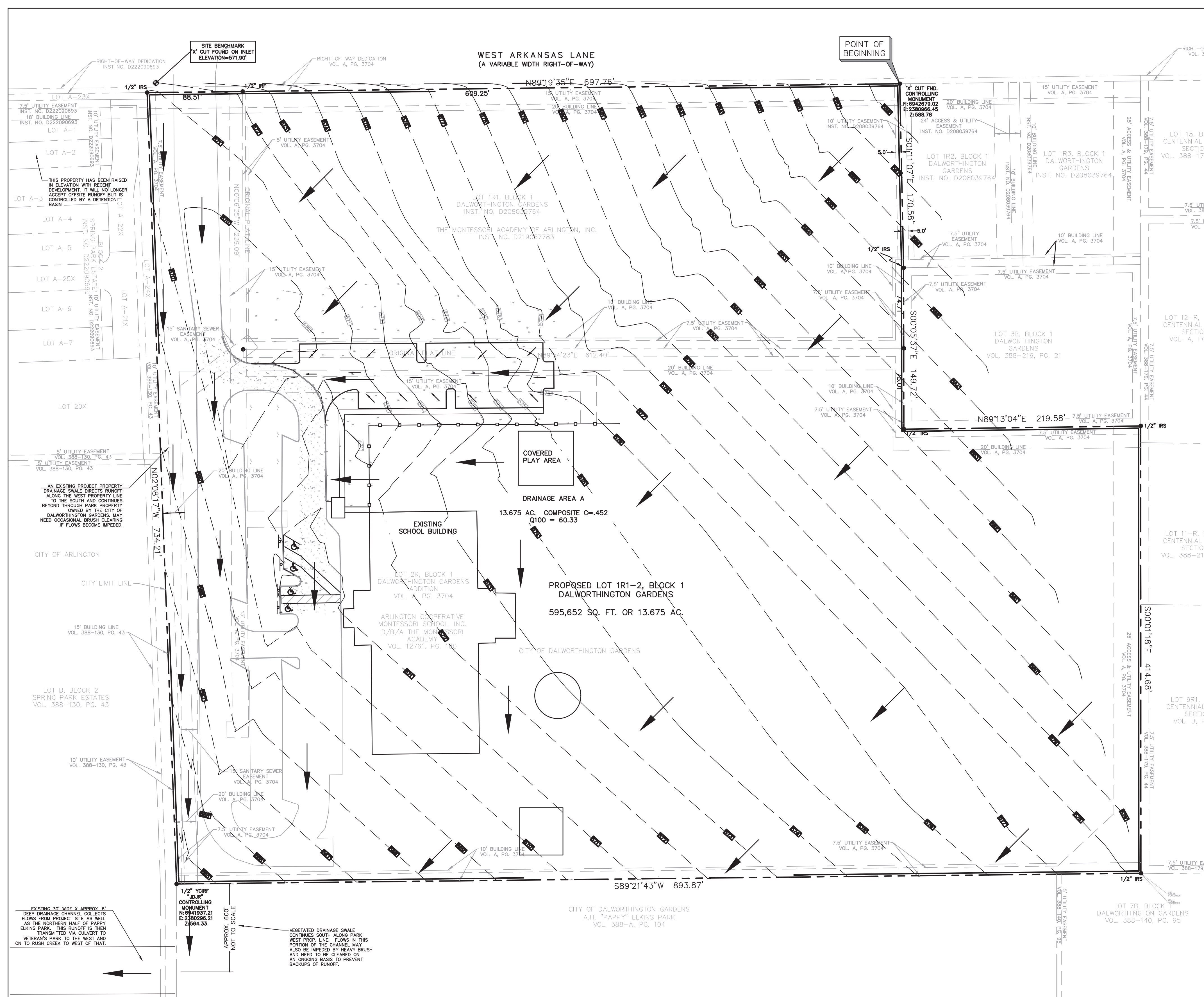
REVISIONS		
#	DATE	DESCRIPTION
1	3-7-19	REVISED PER CITY COMMENTS

THOMAS S. GRAHAM, PE
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PARKING LOT PAVING ADDITION
2230 ARKANSAS LANE, DALWORTHINGTON GARDENS, TX 76016
13.675 ACRES, LOT 2R, BLOCK 1, DALWORTHINGTON GARDENS ADDN.
CONTACT NAME: JOHN GUERIN, CONTRACTOR
CONTACT COMPANY: A & G ENTERPRISES
CONTACT PHONE: 817-641-0383

PROJECT NO. **23-531**
SHEET NUMBER **C2.0**



	EXISTING	PROPOSED
SITE AREA	13.675 AC.	13.675 AC.
IMPERVIOUS	1.85 AC.	2.15 AC.
PERVIOUS	11.825 AC.	11.53 AC.
% IMPERVIOUS	13.5%	15.7%
% PERVIOUS	86.5%	84.3%

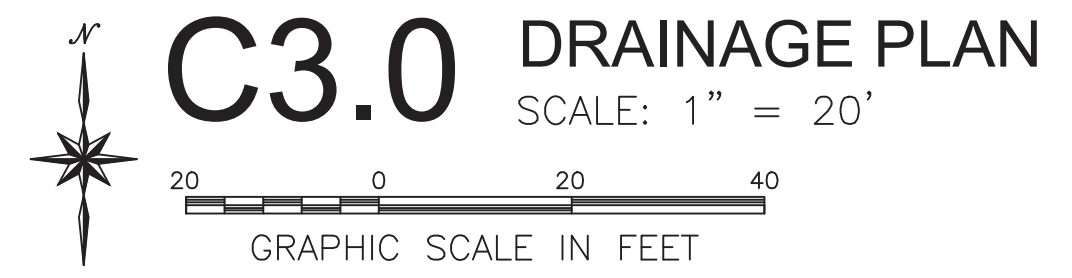
- DRAINAGE NOTES:**
- EXISTING DRAINAGE CALCULATION FOR THE SITE USING A COMPOSITE RUNOFF "C" MOST ACCURATELY ESTIMATES PRESENT RAIN RUNOFF CONDITIONS. Q100 FLOW RESULT OF 58.33 CFS.
 - PROPOSED COMPOSITE CALCULATIONS YIELD A Q100 = 60.33 CFS. THE RESULT IS A SMALL INCREASE IN TOTAL SITE RUNOFF OF 2.0 CFS WHICH IS AN INCREASE OF 3.3% OVER PRE-DEVELOPMENT FLOWS.
 - THE DRAINAGE CALCULATIONS ARE BY THE RATIONAL METHOD OF $Q = C \cdot I \cdot A$. COMPOSITE C VALUES WERE CALCULATED USING A C=1.0 FOR ALL PAVED AREAS AND C=.35 FOR ALL UNPAVED PORTIONS OF THE SITE. THIS IS A CONSERVATIVE CALCULATION FOR SIMPLICITY.
 - THE TYPICAL C=.70 AND THE RAINFALL INTENSITY (I) VALUES WERE TAKEN FROM THE CHARTS IN THE 2020 EDITION OF THE ISWM MANUAL FOR THE DFW AREA. THIS SET OF VALUES ARE INCLUDED TO ILLUSTRATE HOW COMPOSITE "C" VALUE CALCULATIONS ARE MORE REALISTIC TO ACTUAL CONDITIONS.

DRAINAGE CALCULATIONS

AREA#	A	C _x C _a	T _c	I10	Q10	I25	Q25	I100	Q100	NOTES
EXISTING SITE COMPOSITE "C" CALCULATION										
A	13.675	0.44	10	6.51	38.90	7.78	46.49	9.76	58.33	(1)
PROPOSED SITE COMPOSITE "C" CALCULATION										
A	13.675	0.45	10	6.51	40.24	7.78	48.09	9.76	60.33	(2)
TYPICAL SITE "C" VALUES FOR NEIGHBORHOOD BUSINESS										
A	13.675	.70	10	6.51	62.32	7.78	74.47	9.76	93.43	(4)

*ESTABLISH AND MAINTAIN TEMPORARY BENCHMARK AT SITE DURING CONSTRUCTION

BENCHMARK:
At x cut in top of curb inlet just inside of R.O.W. at northwest corner of this property.
Actual elevation 571.90'



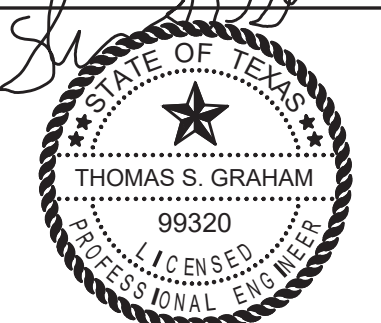
CONTRACTOR TO CONTACT ALL UNDERGROUND UTILITY COMPANIES PRIOR TO BEGINNING OF ANY EXCAVATION WORK. EXERCISE CAUTION WHEN WORKING IN AREA NEAR OVERHEAD ELECTRIC LINES

REVISIONS

#	DATE	DESCRIPTION
1		

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ARLINGTON, TEXAS 76016
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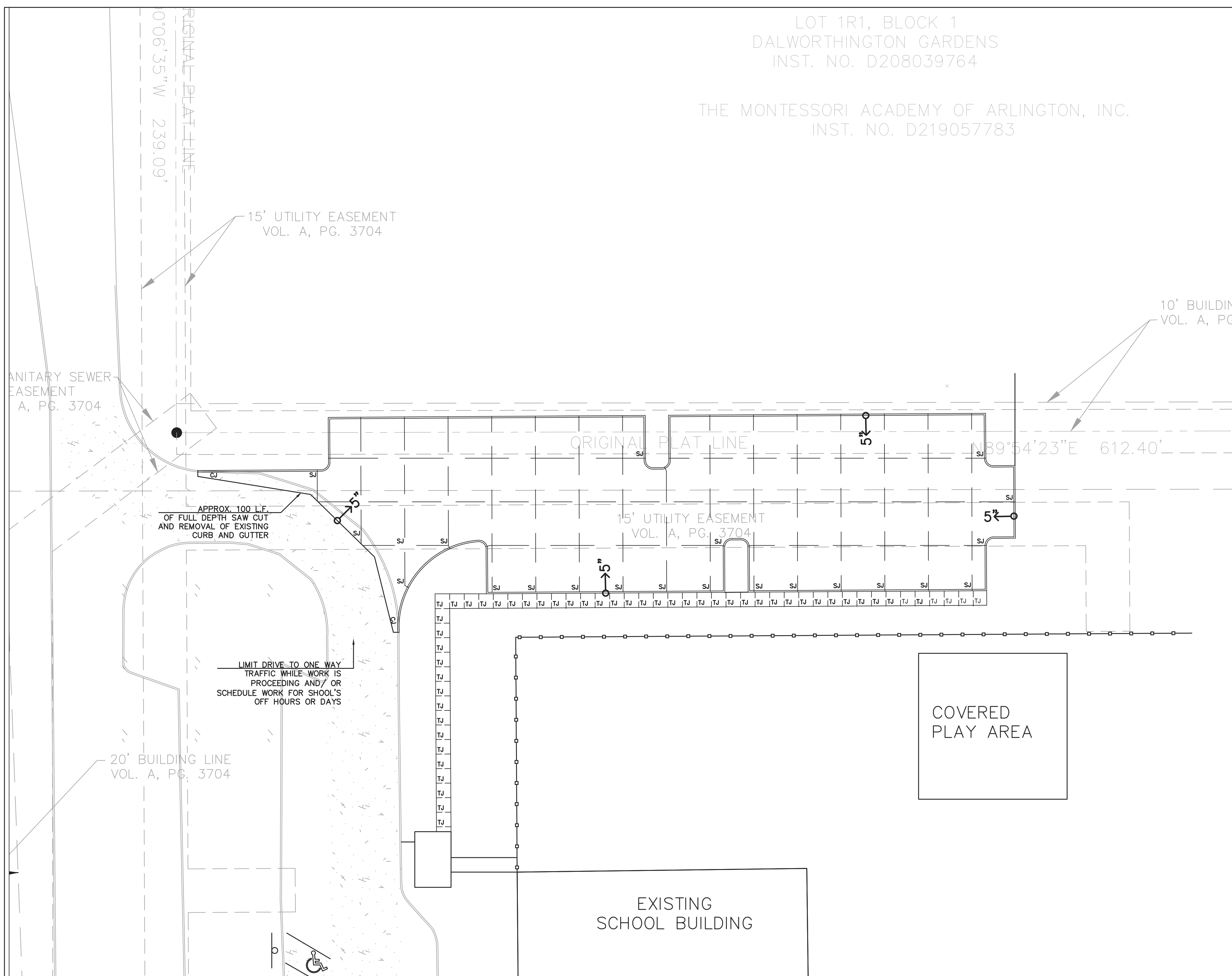


PARKING LOT PAVING ADDITION
2230 ARKANSAS LANE, DALWORTHINGTON GARDENS, TX 76016
13.675 ACRES, LOT 2R, BLOCK 1, DALWORTHINGTON GARDENS ADDN.
CONTACT NAME: JOHN GUERIN, CONTRACTOR
CONTACT COMPANY: A & G ENTERPRISES
CONTACT PHONE: 817-641-0383

PROJECT NO. **23-531**
SHEET NUMBER **C3.0**

LOT 1R1, BLOCK 1
DALWORTHINGTON GARDENS
INST. NO. D208039764

THE MONTESSORI ACADEMY OF ARLINGTON, INC.
INST. NO. D219057783



PAVING GENERAL NOTES

0. ANY CONFLICTS BETWEEN THE FOLLOWING NOTES AND THE INCLUDED CITY CONSTRUCTION NOTES ON SHEET C0.2 BE CONCEDED TO THE CITY'S NOTES UNLESS OTHERWISE ALLOWED AT THE DISCRETION OF THE CITY BUILDING INSPECTOR
1. Paving shall be as noted on the plans and as described below. The general guidelines for grading handicap pavement areas shall be no slope greater than 1:50 in the parking lot spaces. Sidewalks shall have no longitudinal slope greater than 1:20.
2. REINFORCED CONCRETE PAVEMENT:
 - A. ALL CONCRETE TO BE 3500 PSI MINIMUM.
 - B. IN ACCORDANCE WITH ACI 318.
 - C. BAR LAPS SHALL BE 30 DIAMETERS.
 - D. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.

SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)

 - A. STRIP ALL VEGETATION AND TOPSOIL
 - B. SCARIFY 8" OF SUBGRADE SOIL
 - C. WET SOIL TO FROM -1% TO +4% ABOVE OPTIMUM MOISTURE
 - D. COMPACT THE SOIL BASE TO 95% SOIL DENSITY, ASTM D-698
 - E. IF LIME IS USED, USE 4% DRY LIME BY WEIGHT MIXED INTO THE SOIL.
3. Control joints shall be cut into the concrete paving in the parking lot area at 15 foot intervals. Joints are to be 1-1/2" deep. Cut joints the next day after the pour. Wash and clean pavement after sawcutting to remove all sluff mud. Chipped edges along the sawcut will not be accepted. Fill all joints with a backer rod and sealant.
4. Joints should be continuous across the slab unless interrupted by full-depth preformed joint filler, and should extend completely.
5. All control joints, construction joints and isolations joints shall be sealed completely before opening lot to traffic.
6. Provide a preformed joint filler where concrete abuts building walls. Also wrap base of bollards with the same. Fill top of joint with sealant.
7. Parking lot striping are to be painted yellow. Fire lane striping is to be painted red with white letters stating, "Fire Lane No Parking" Handicap symbols are painted blue with white trim. Loading zone, HC spaces and crosswalk are painted yellow.
8. All exposed concrete paving, driveways and curbs are to receive a consistent, light and even broom finish before curing. Protect all work from inclement weather as well as protecting adjacent work from concrete spills, splashes and stains. Any work that is not acceptable to the Owner will be removed and replaced.

PAVEMENT LEGEND

- 5' x 6'** PAVEMENT THICKNESS
- EJ** EXPANSION JOINT
- CJ** CONSTRUCTION JOINT
- SJ** SAWED JOINT
- TJ** TOOLED JOINT

NEW PAVED AREA = 13,068 SQ. FT.

T=6" IN FIRELANE AREAS
WITH #4 REBARS @ 12" O.C.E.W.
T=5" IN PASSENGER VEHICLE AREAS
WITH #4 REBARS @ 18" O.C.E.W.

*ESTABLISH AND MAINTAIN
TEMPORARY BENCHMARK AT SITE
DURING CONSTRUCTION

BENCHMARK:
At x cut in top of curb inlet just inside of
R.O.W. at northwest corner of this property.

Actual elevation 571.90'



C4.0 PAVING PLAN
SCALE: 1"=20'

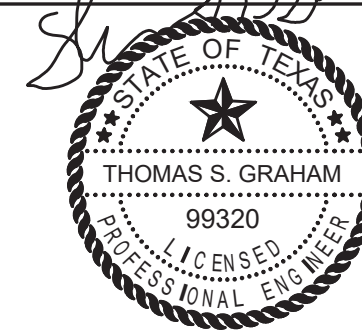


CONTRACTOR TO CONTACT
ALL UNDERGROUND UTILITY
COMPANIES PRIOR TO BEGINNING
OF ANY EXCAVATION WORK.
EXERCISE CAUTION WHEN WORKING
IN AREA NEAR OVERHEAD ELECTRIC LINES

REVISIONS		
#	DATE	DESCRIPTION
1		

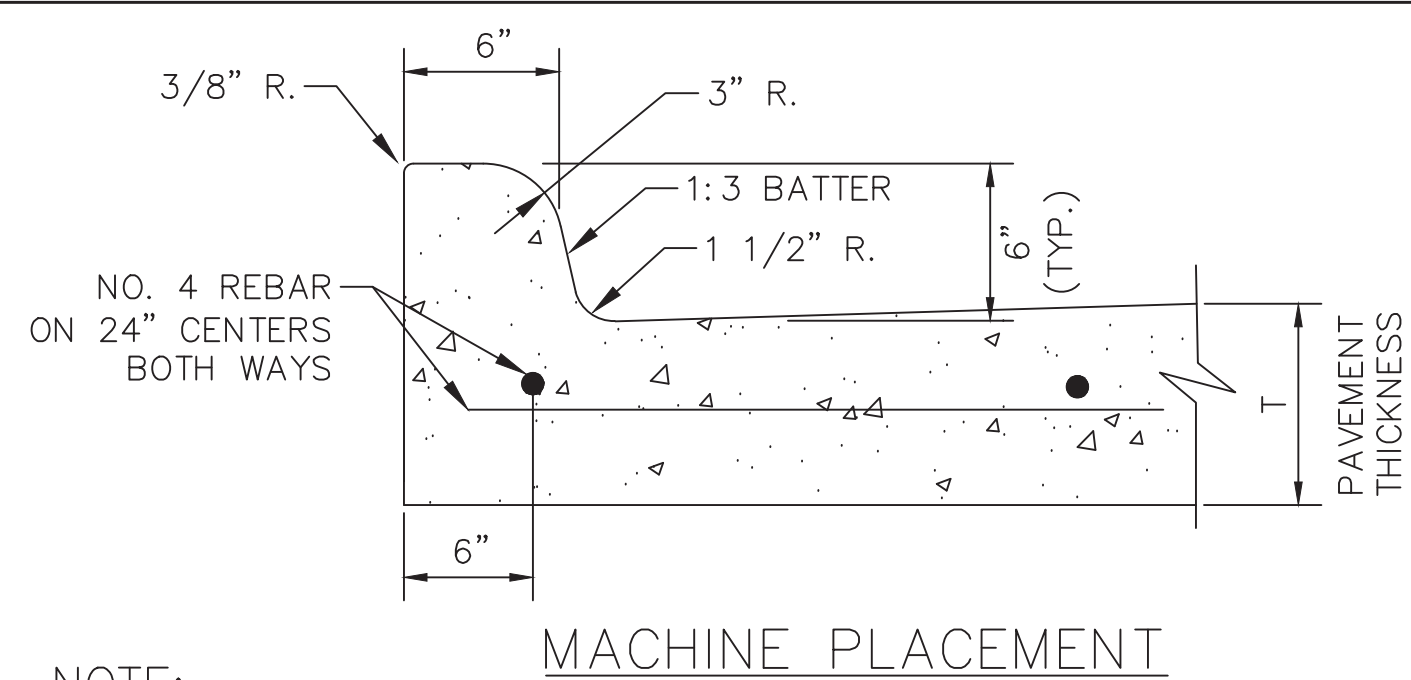
THOMAS S. GRAHAM, PE
2600 CINNAMON PARK CIR., #616
ARLINGTON, TEXAS 76016
OFFICE / CELL: (817) 966-7388
email: engineerdsc@gmail.com

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THOMAS S. GRAHAM, P.E. 99320
ON 10/27/23

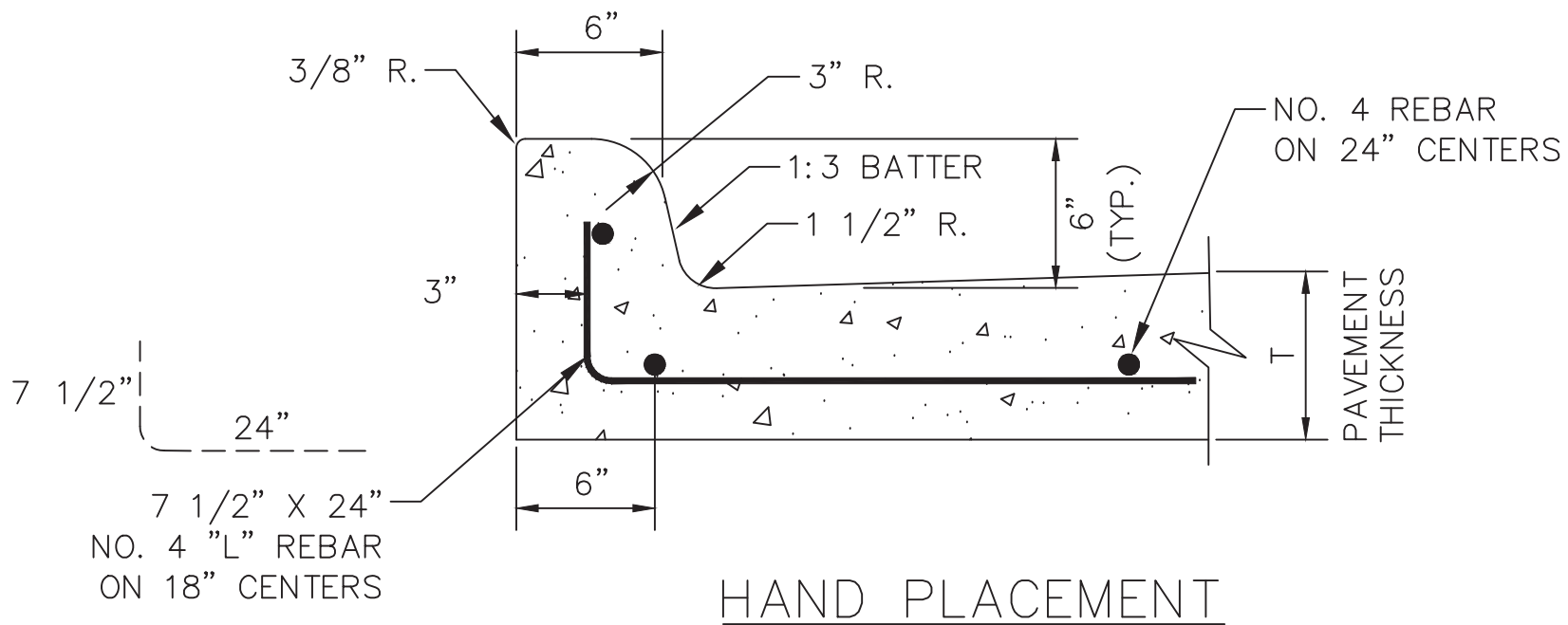


PARKING LOT PAVING ADDITION
2230 ARKANSAS LANE, DALWORTHINGTON GARDENS, TX 76016
13.675 ACRES, LOT 2R, BLOCK 1,
DALWORTHINGTON GARDENS ADDN.
CONTACT NAME: JOHN GUERIN, CONTRACTOR
CONTACT COMPANY: A & G ENTERPRISES
CONTACT PHONE: 817-641-0383

PROJECT NO. **23-531**
SHEET NUMBER
C4.0

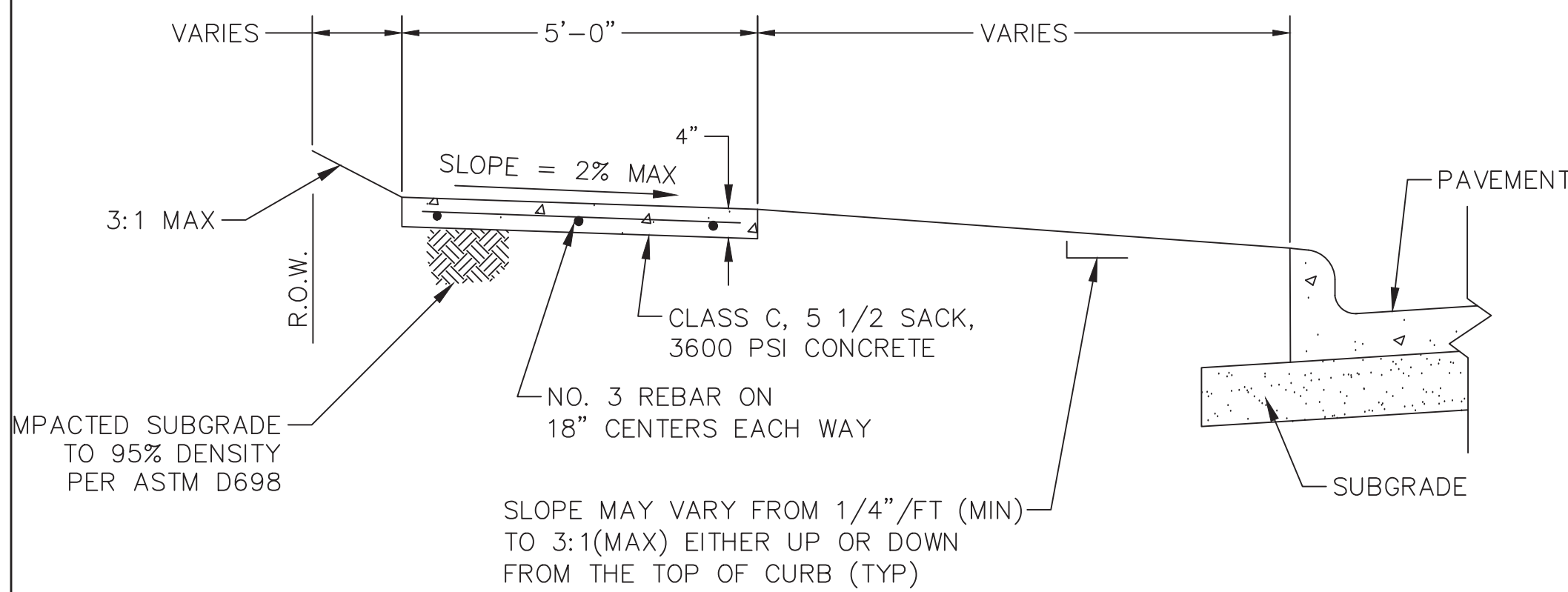


MACHINE PLACEMENT
 NOTE:
 1. CONCRETE SHALL BE CLASS C, 5 1/2 SACK, 3600 PSI.



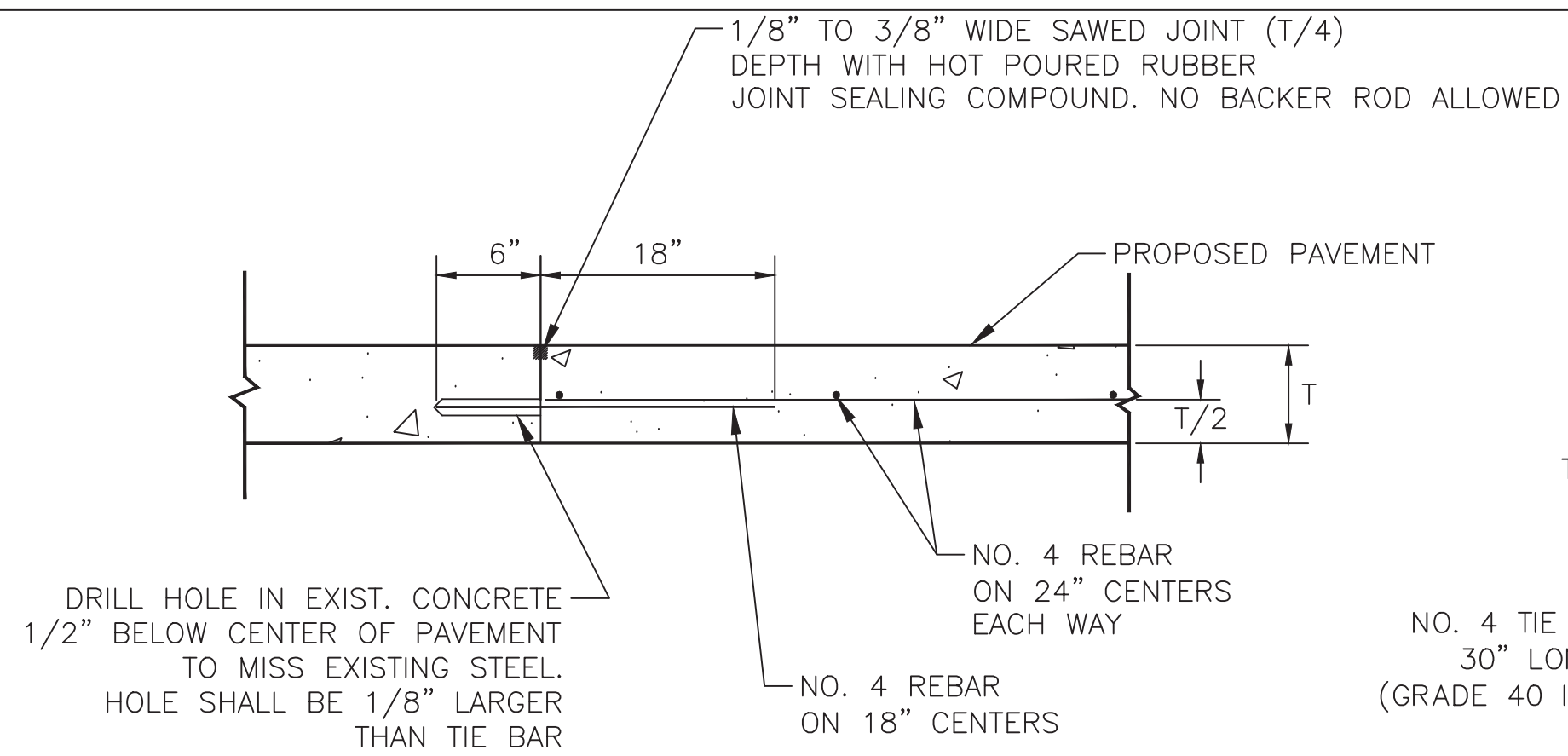
HAND PLACEMENT
 NOTE:
 1. CONCRETE SHALL BE CLASS C, 6 SACK, 3600 PSI.

INTEGRAL CONCRETE CURB & GUTTER
 NTS REV: 6/20/17

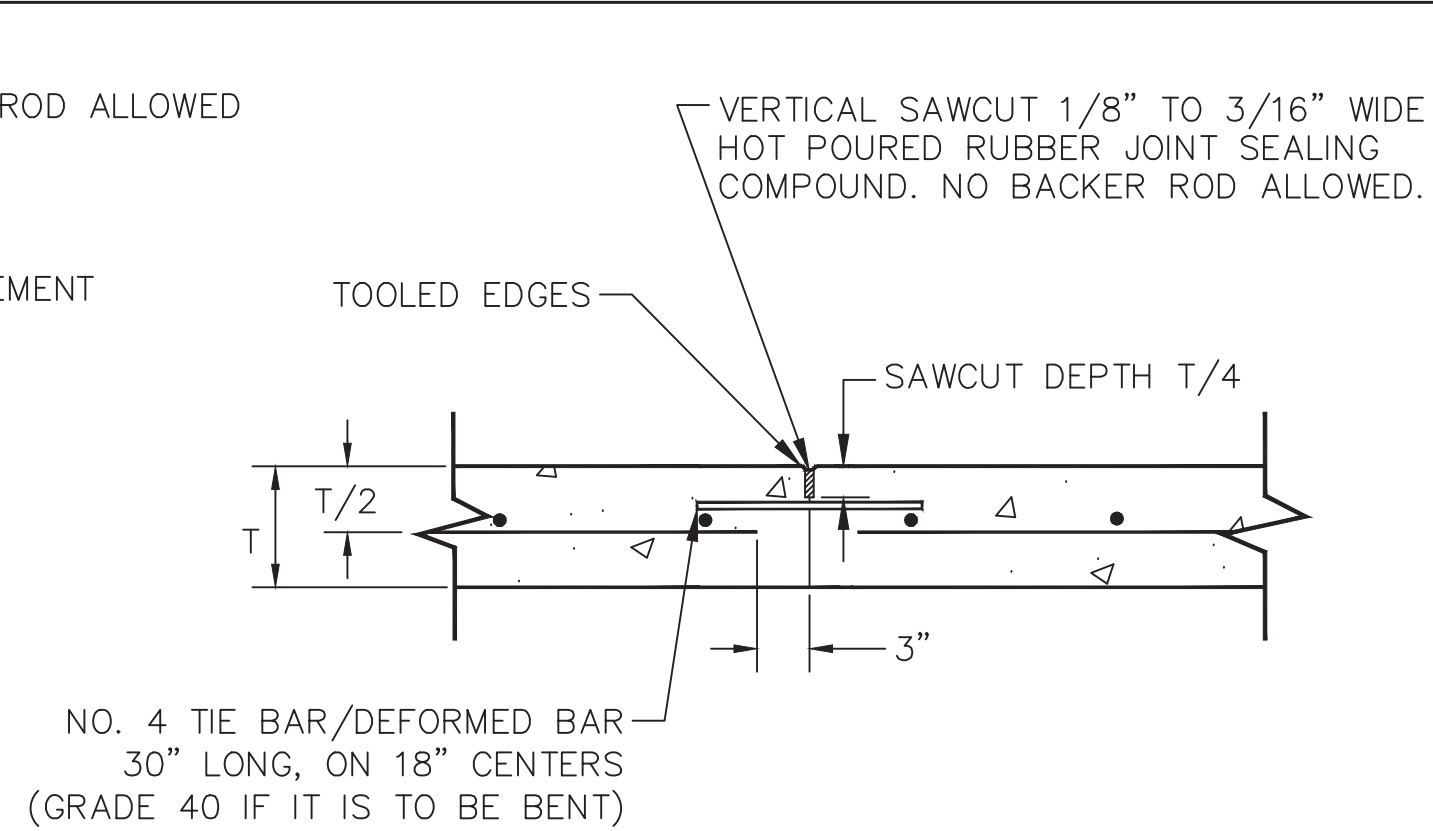


NOTES:
 1. TOOLED JOINT EVERY 4'.
 2. EXPANSION JOINT EVERY 40'.
 (*SEE SIDEWALK EXPANSION JOINT DETAIL)

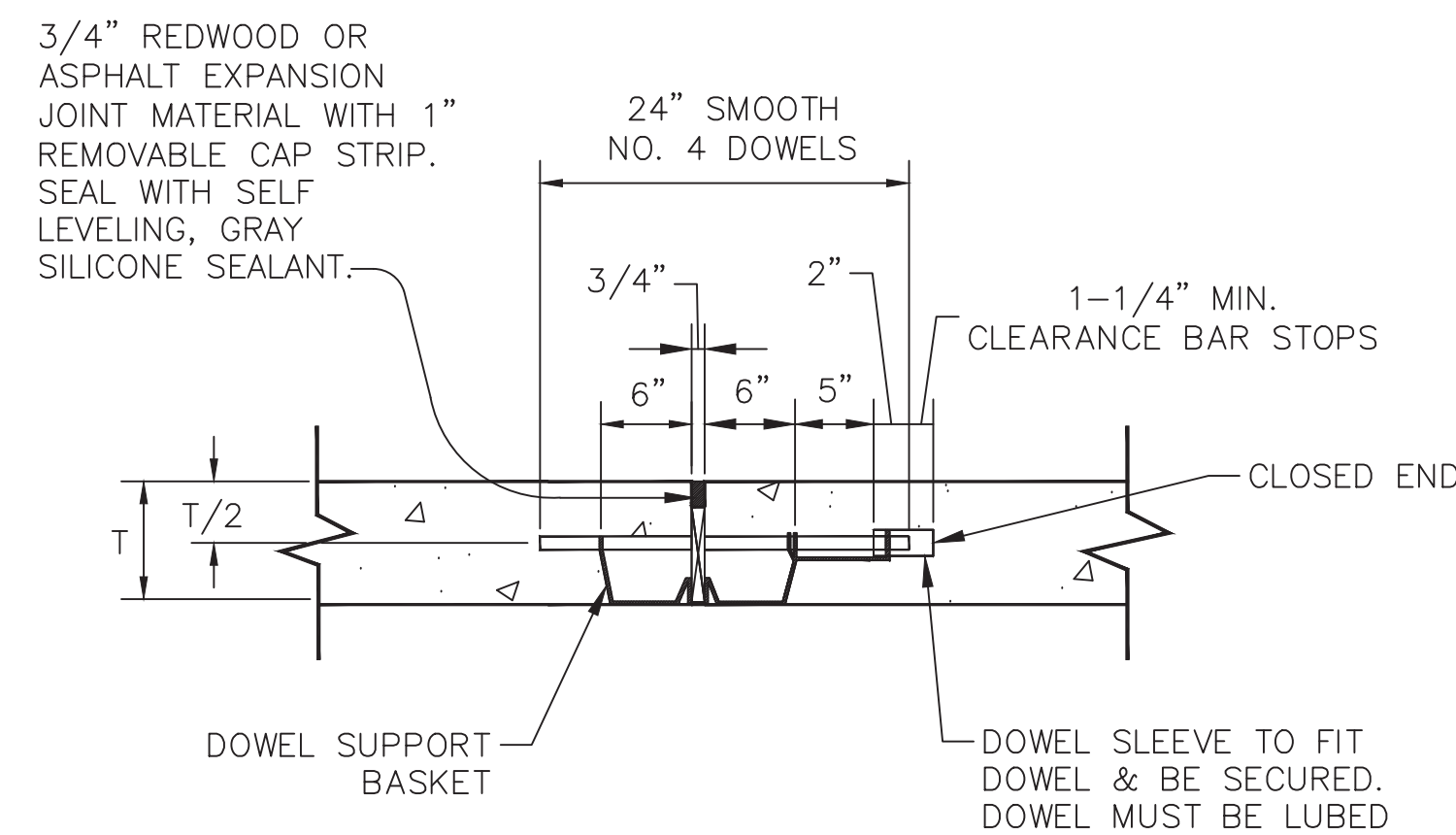
5 FOOT SIDEWALK
 NTS REV: 8/8/17



EPOXY TIE BAR - BUTT JOINT (EXISTING PAVEMENT TO PROPOSED)
 NTS REV: 7/25/17

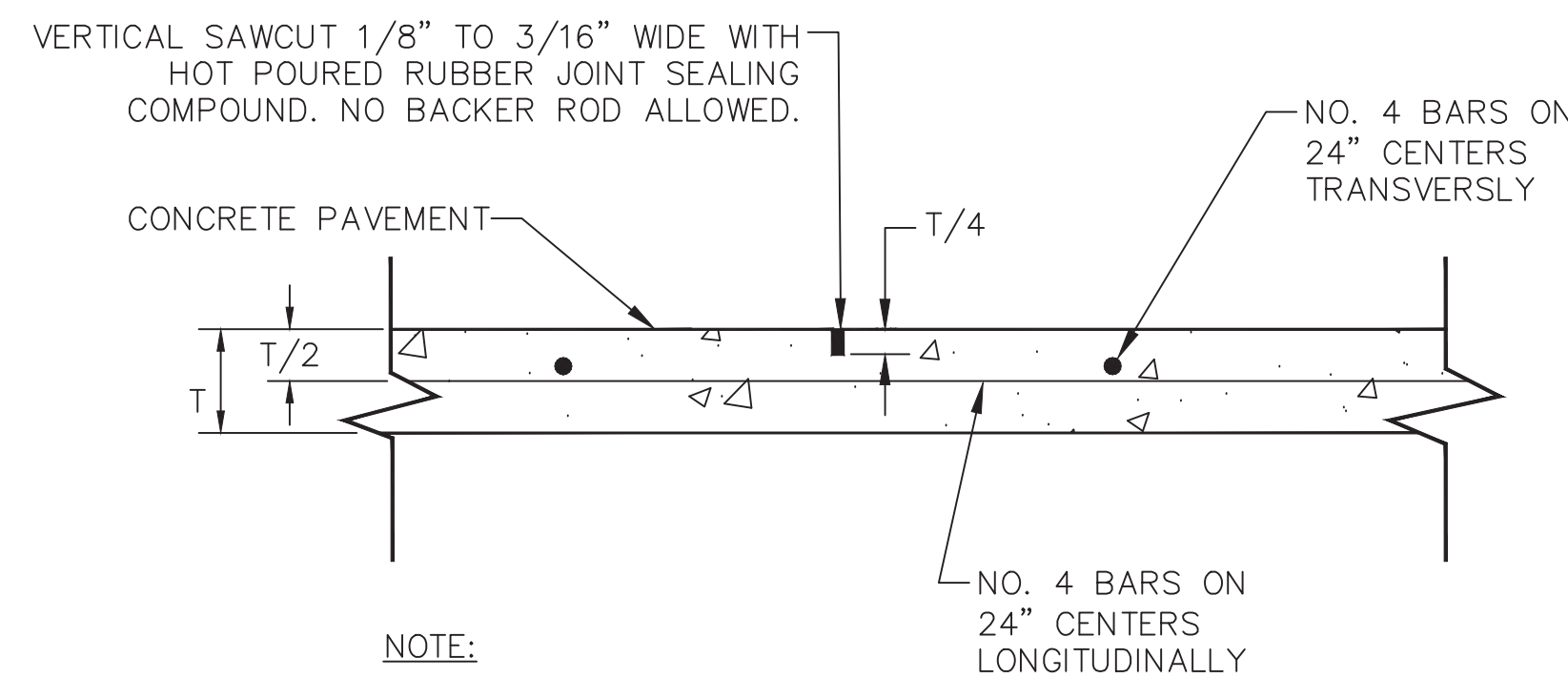


LONGITUDINAL CONTRACTION JOINT
 NTS REV: 7/25/17

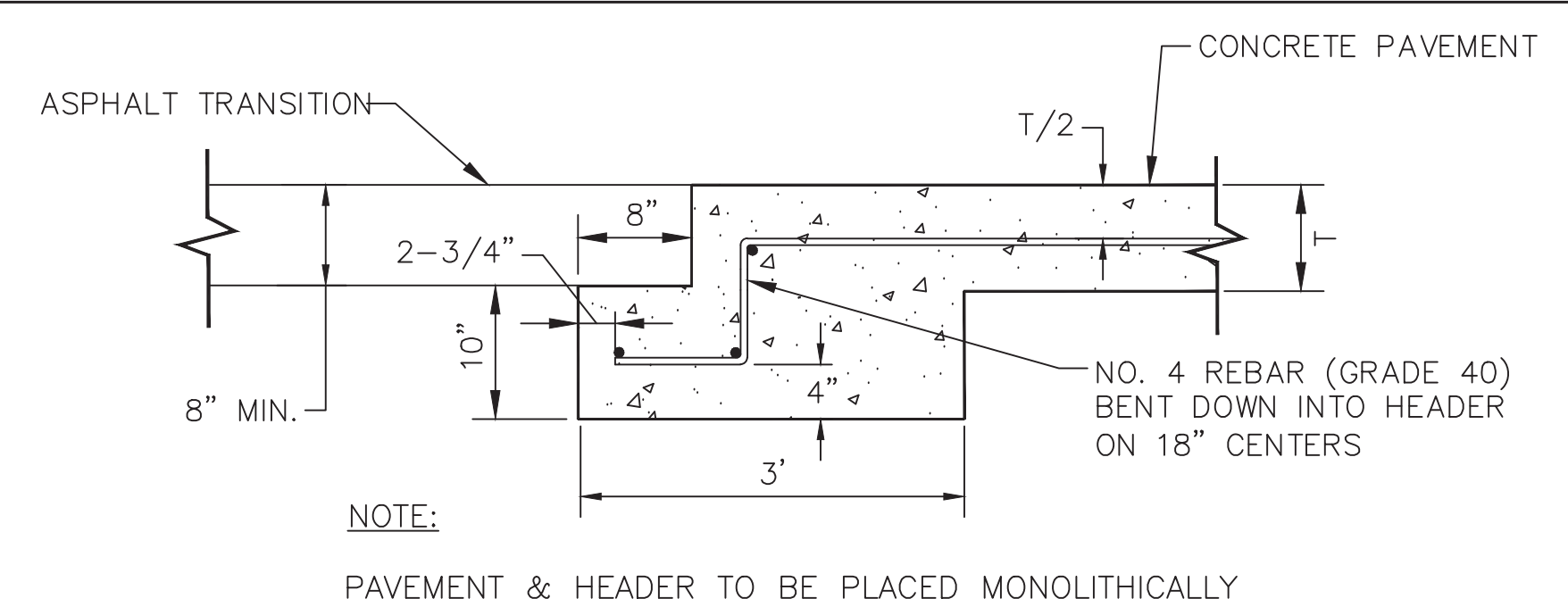


NOTES:
 1. SPACING SHALL BE 12" CENTERS.
 2. SIDEWALK REINFORCING STEEL NOT SHOWN FOR CLARITY AND SHALL STOP 3" FROM DOWEL BAR.

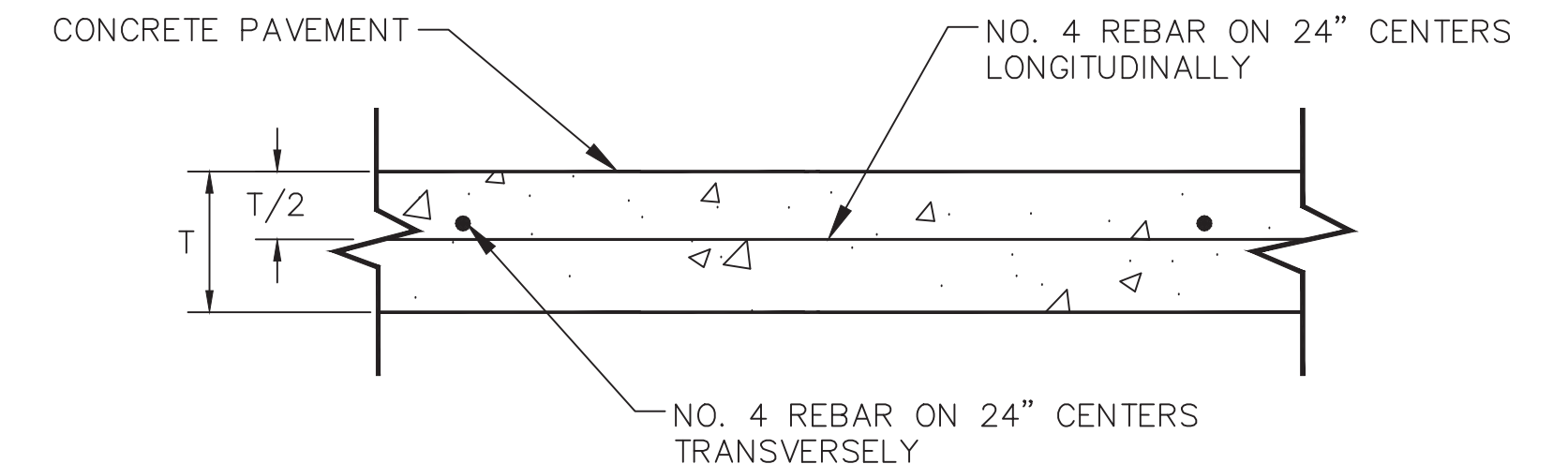
SIDEWALK EXPANSION JOINT
 NTS REV: 8/8/17



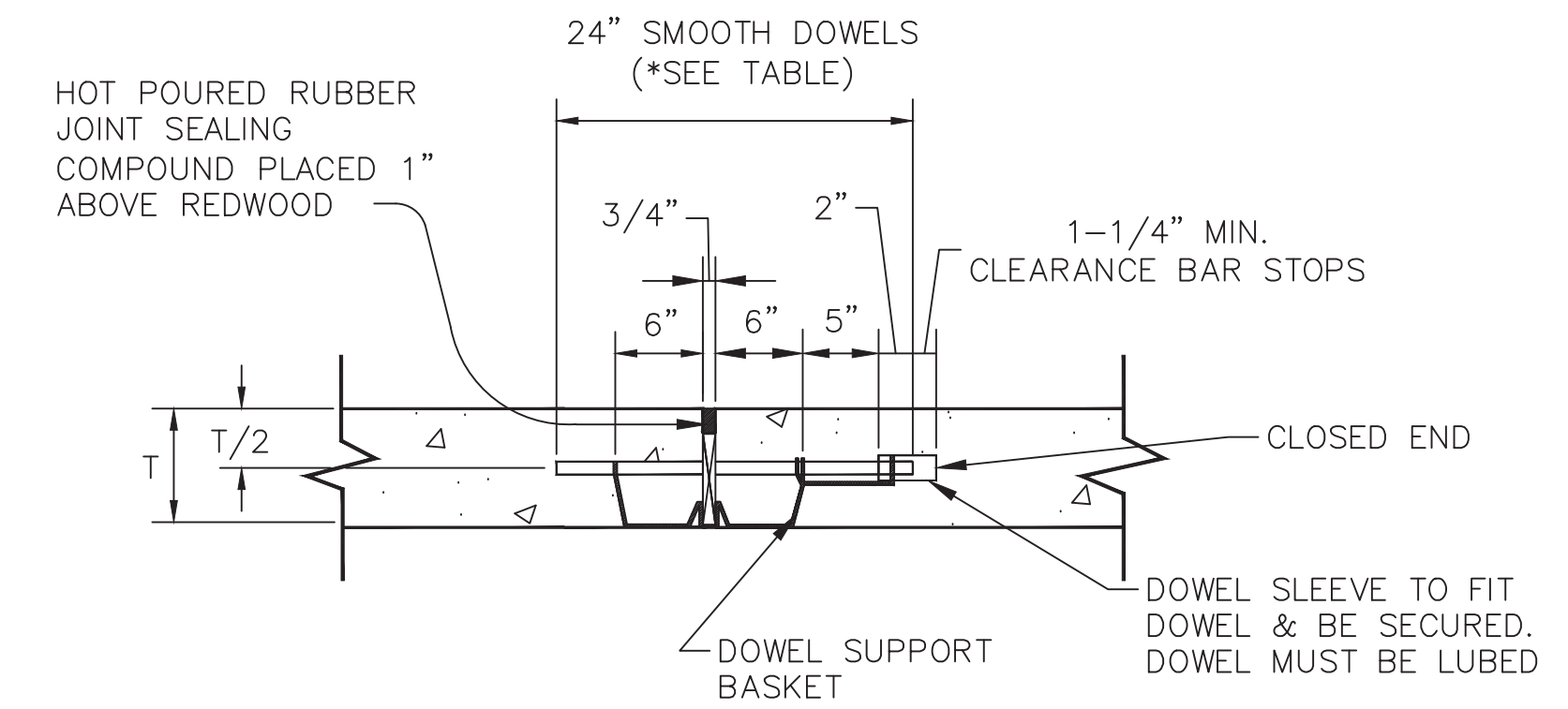
NOTE:
 SAWED CONTRACTION JOINTS SHALL BE PLACED EVERY 15'.
SAWED CONTRACTION JOINT
 NTS REV: 8/8/17



PAVEMENT HEADER
 NTS REV: 7/25/17



PAVEMENT REINFORCING
 NTS REV: 8/8/17



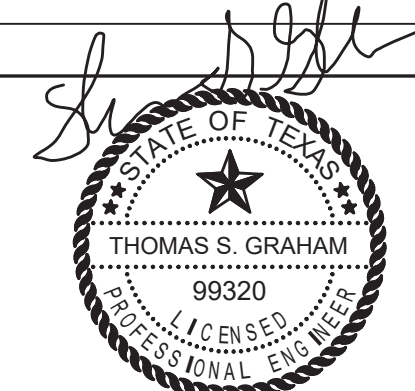
T	DOWEL SIZE	SPACING
LESS THAN 7"	NO. 6	12"
7" AND GREATER	NO. 8	12"

NOTES:
 1. PAVEMENT STEEL IS NOT SHOWN FOR CLARITY AND SHALL STOP 3 INCHES FROM DOWEL BAR.
 2. EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 600 FEET.
 3. CURB EARS SHALL BE ASPHALT EXPANSION MATERIAL.

TRANSVERSE EXPANSION JOINT
 NTS REV: 8/8/17

CITY OF ARLINGTON, TEXAS
TYPICAL DRIVE APPROACH ON A CONCRETE STREET
 DATE: _____ SCALE: NTS SHEET _____ OF _____
 DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

C4.1 PAVING DETAILS
 SCALE: N.T.S.



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REVISIONS		
#	DATE	DESCRIPTION
1		

CONTRACTOR TO CONTACT ALL UNDERGROUND UTILITY COMPANIES PRIOR TO BEGINNING OF ANY EXCAVATION WORK. EXERCISE CAUTION WHEN WORKING IN AREA NEAR OVERHEAD ELECTRIC LINES

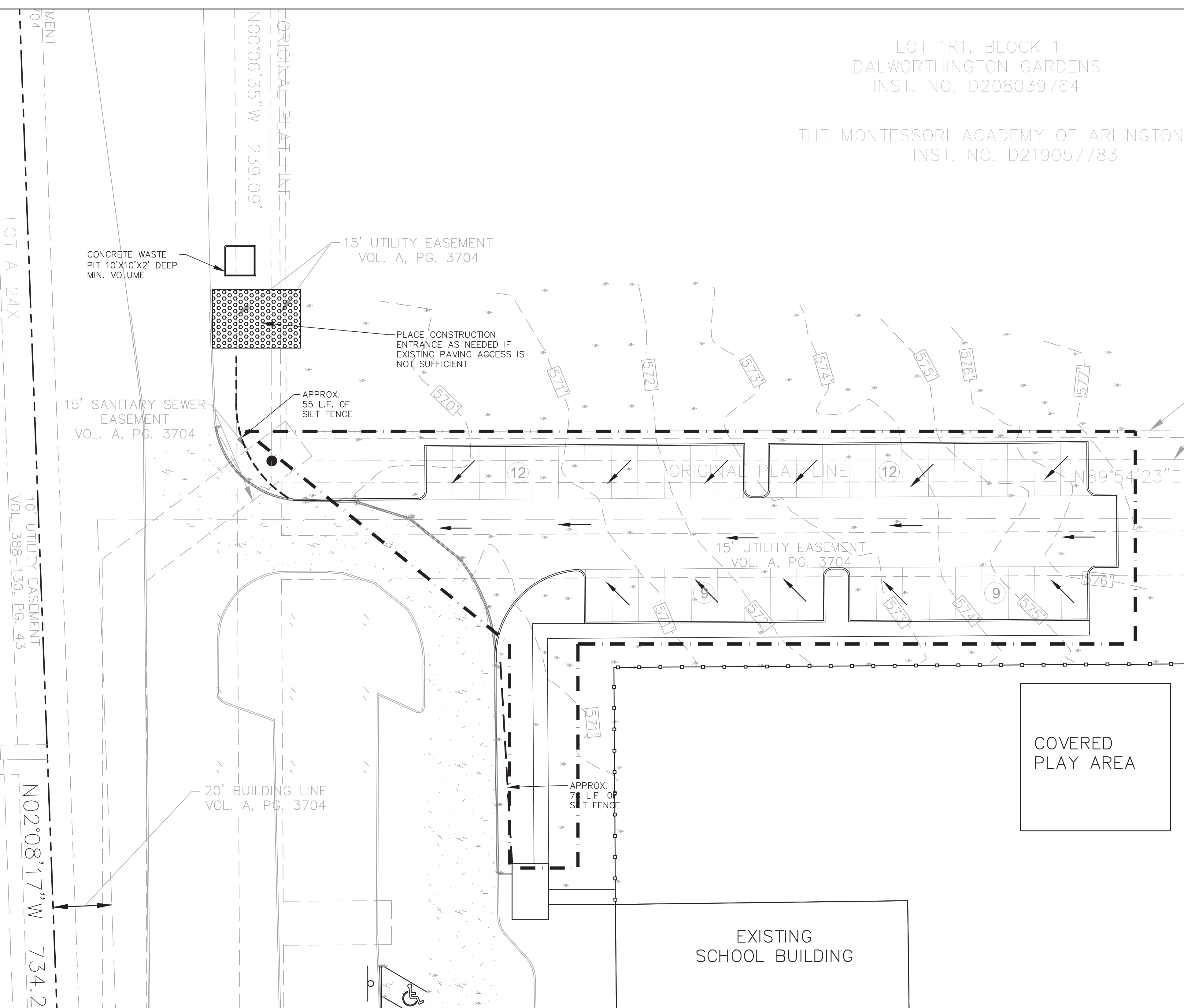
PARKING LOT PAVING ADDITION
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 CONTACT NAME: JOHN GUERIN, CONTRACTOR
 CONTACT COMPANY: A & G ENTERPRISES
 CONTACT PHONE: 817-641-0383

PROJECT NO. **23-531**
 SHEET NUMBER **C4.1**

AMANDA NO. 23-XXXXXX

LOT 1R1, BLOCK 1
DALWORTHINGTON GARDENS
INST. NO. D208039764

THE MONTESSORI ACADEMY OF ARLINGTON,
INST. NO. D219057783



EROSION GENERAL NOTES:

- STABILIZATION PRACTICES:
STABILIZATION PRACTICES SHALL INCLUDE THE FOLLOWING:
(A) PRESERVE EXISTING VEGETATION WHERE POSSIBLE.
(B) STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE, BUT NO MORE THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED UNLESS CONSTRUCTION WILL RESUME ON THE PORTION OF THE SITE WITHIN 21 DAYS.
(C) INTERIM STABILIZATION METHODS MAY INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PRESERVATION OF MATURE VEGETATIVE BUFFER STRIPS, AND OTHER APPROPRIATE MEASURES. IF CLEARING OF TREES OCCURS ON THE SITE AND MULCHING IS TO BE USED, THE CONTRACTOR MUST CONTACT THE PROJECT ENGINEER TO CONSIDER FEASIBLE AREAS WHERE MULCH CAN BE USED FOR TEMPORARY EROSION CONTROL.
(D) FINAL STABILIZATION TO BE MADE BY SODDING AND HYDROMULCHING DISTURBED AREAS WITH BERMUDA GRASS PER LANDSCAPING SHEET L1. NEWLY MULCHED AND SODDED AREAS SHALL BE WATERED REGULARLY. UNTIL HEAVY STAND OF GRASS IS ESTABLISHED OVER AT LEAST 80% OF THE DISTURBED AREA WITH NO BALD SPOTS. TEMPORARY EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL ALL AREAS HAVE BEEN ESTABLISHED WITH 80% GROWTH MINIMUM.
- THE CONTRACTOR SHALL PERFORM CONSTRUCTION OPERATIONS IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES DURING CONSTRUCTION. THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS TO CONTROL STORM WATER POLLUTANTS, AND TO CONTROL EROSION AND SEDIMENT FROM LEAVING THE SITE, INCLUDING DUST AND LITTER CONTROL.
- TRASH RECEPTACLES SHALL BE PROVIDED ON-SITE AND EMPTIED AT REGULAR INTERVALS. CONTRACTOR SHALL THOROUGHLY POLICE THE SITE AT LEAST ONCE DAILY. ALL LOOSE TRASH, SOLID REFUSE AND CONSTRUCTION DEBRIS SHALL BE PICKED UP AND DISPOSED OF IN THE RECEPTACLE TO ENSURE TRASH IS NOT BLOWN OFF THE SITE.
- THE CONTRACTOR SHALL LIMIT THE AREAS DISTURBED ON THE PROJECT SITE TO THE AREA NECESSARY FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL PREVENT PERSONNEL, SUPPLIERS, AND SUBCONTRACTORS FROM DISTURBING AREAS OUTSIDE OF DESIGNATED CONSTRUCTION AREAS.
- AREA ESTIMATES:
TOTAL AREA ONSITE: 13.7 ACRES
ESTIMATED DISTURBED AREA ON-SITE: 0.47 ACRES
ESTIMATED DISTURBED AREA OFF-SITE: 0 ACRES
- AN SWPPP MUST BE PREPARED AND SUBMITTED BY EACH CONTRACTOR AND EACH MAJOR SUBCONTRACTOR. CONTRACTORS SHALL CONTACT THE UNDERSIGNED ENGINEER FOR A COPY OF THIS EROSION CONTROL PLAN TO BE INCLUDED IN EACH SWPPP.
- GENERAL CONTRACTOR TO SUBMIT AN ORIGINAL CONSTRUCTION SITE NOTICE TO THE CITY WHICH IS SIGNED BY A PRINCIPLE EXECUTIVE OF THE CONTRACTOR.
- CONTRACTOR SHALL POLICE SITE REGULARLY AND KEEP SITE FREE OF TRASH AND CONSTRUCTION DEBRIS.

EROSION CONTROL SPECIFICATIONS

- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DEVICES IN THE AREAS INDICATED ON THE EROSION CONTROL PLAN OR ANY OTHER AREAS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- THE ELECTRICAL UTILITY, NATURAL GAS, TELEPHONE, AND CABLE TV CONTRACTOR SHALL RE-ESTABLISH ANY PREVIOUSLY ESTABLISHED EROSION CONTROL MEASURE OR DEVICE THAT IS DISTURBED BY THEIR CONSTRUCTION, INCLUDING VEGETATIVE COVER.
- SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
- TEMPORARY SEEDING OR OTHER METHOD OF STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE, UNLESS ADDITIONAL CONSTRUCTION ON THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
- UPON COMPLETION OF FINE GRADING BY PAVING AND GRADING CONTRACTOR, ALL AREAS NOT OTHERWISE PERMANENTLY STABILIZED SHALL BE SEEDED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 80% MINIMUM DENSITY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, IS ACHIEVED.
- EROSION CONTROL DEVICES MAY BE ADDED OR REDUCED IN THE FIELD AS DIRECTED BY THE OWNER'S REPRESENTATIVE OR AS REQUIRED BY THE CITY.
- CONTRACTOR SHALL INSTALL AND USE A TEMPORARY PIT OR BASIN FOR ON-SITE DISPOSAL OF CONCRETE WASTE FROM MIXING DRUMS AND CHUTES. WASTE MATERIAL WILL NOT BE DISCHARGED TO VACANT LOTS, STREETS AND DRAINAGE RIGHT-OF-WAYS, ETC.
- IF PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
- MAINTENANCE - EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION. CONTRACTOR SHALL INSPECT EROSION DEVICES WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER.
- THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH HE DISTURBS. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBE OIL, PESTICIDES, AND SOLID WASTE MATERIALS.
- OFFSITE BORROW MATERIAL IS EXPECTED TO BE USED ON THIS PROJECT.
- NO OFFSITE EQUIPMENT STORAGE AREAS ARE EXPECTED TO BE USED.
- THERE ARE NO INDUSTRIAL DISCHARGES PLANNED FROM THIS SITE.
- ASPHALT AND / OR CONCRETE WILL ONLY BE PRODUCED AT SUPPLIERS' SITES.

EROSION CONTROL LEGEND

- CONCRETE WASTE PIT
- SILT FENCE
- ROCK STABILIZED ENTRANCE
- STORM DRAIN INLET PROTECTION
- SOLID WASTE REFUSE CONTAINER
- DISTURBED AREA BOUNDARY

NOTE:

ALL EROSION DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH CITY STANDARD EROSION CONTROL CONSTRUCTION DETAILS, SHEET 7.3 & 7.4 ATTACHED.
CONTRACTOR SHALL POLICE SITE REGULARLY AND KEEP SITE FREE OF TRASH AND CONSTRUCTION DEBRIS.

BENCHMARK:
At x cut in top of curb inlet just inside of R.O.W. at northwest corner of this property.

Actual elevation 571.90'

C5.0 EROSION CONTROL PLAN
SCALE: 1"=20'
GRAPHIC SCALE IN FEET

CONTRACTOR TO CONTACT ALL UNDERGROUND UTILITY COMPANIES PRIOR TO BEGINNING OF ANY EXCAVATION WORK. EXERCISE CAUTION WHEN WORKING IN AREA NEAR OVERHEAD ELECTRIC LINES

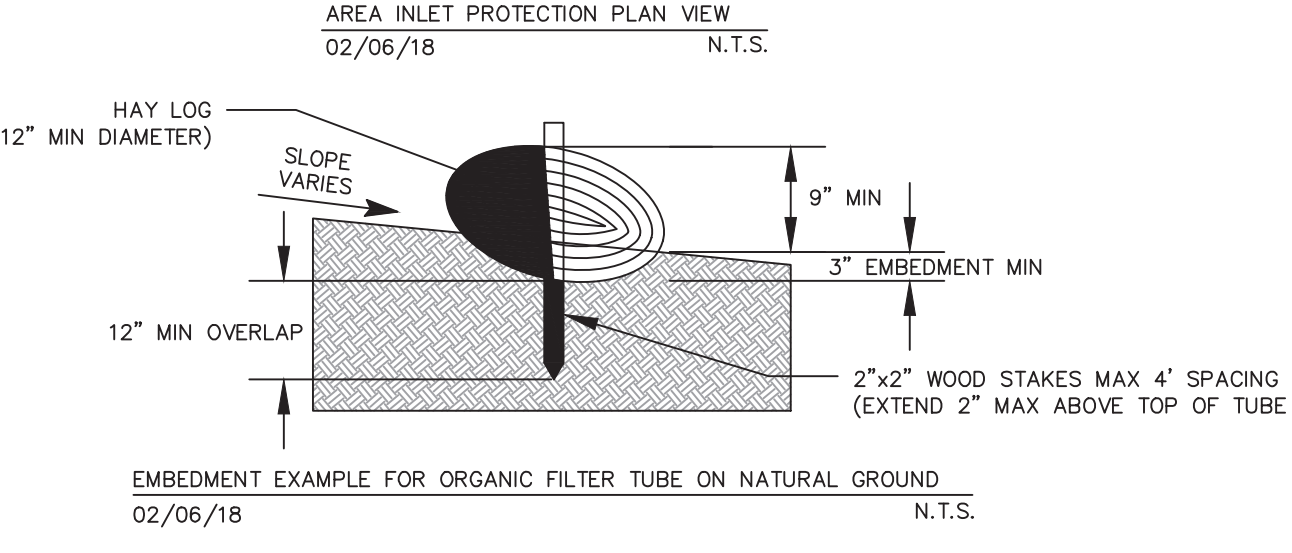
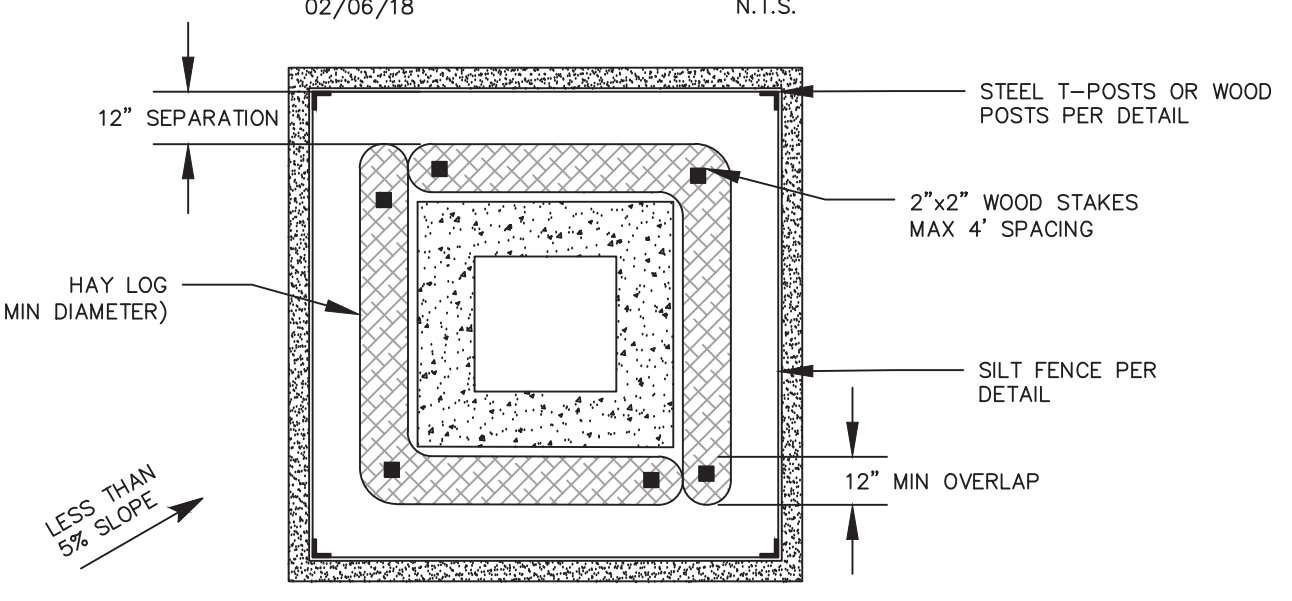
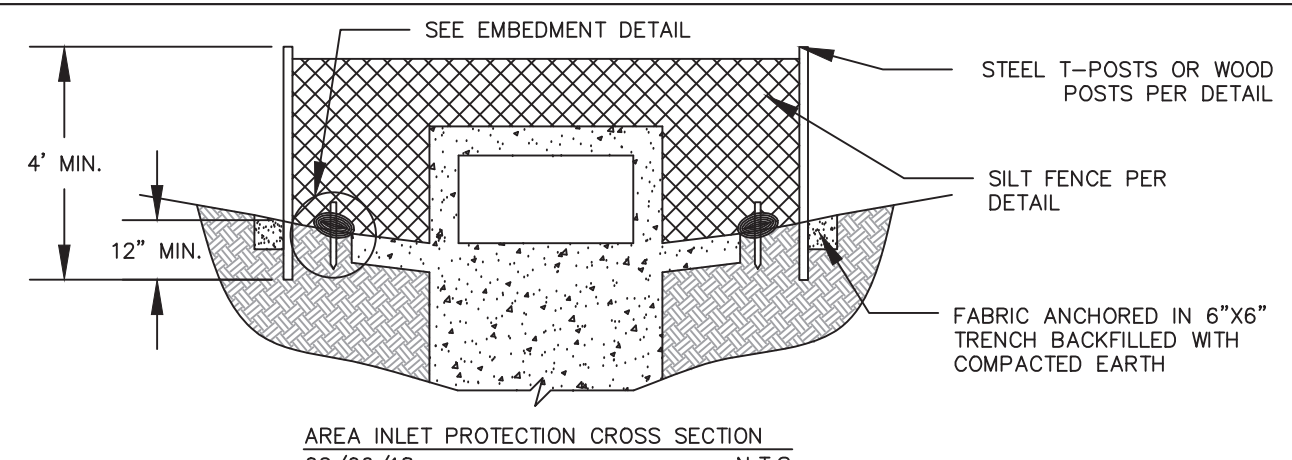
REVISIONS		
#	DATE	DESCRIPTION
1		

THOMAS S. GRAHAM, PE
2600 CINNAMON PARK CIR., #616
ARLINGTON, TEXAS 76016
OFFICE / CELL: (817) 966-7388
email: engineerdsc@gmail.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS S. GRAHAM, P.E. 99320 ON 10/27/23

PARKING LOT PAVING ADDITION
2230 ARKANSAS LANE, DALWORTHINGTON GARDENS, TX 76016
13.675 ACRES, LOT 2R, BLOCK 1, DALWORTHINGTON GARDENS ADDN.
CONTACT NAME: JOHN GUERIN, CONTRACTOR
CONTACT COMPANY: A & G ENTERPRISES
CONTACT PHONE: 817-641-0383

PROJECT NO. 23-531
SHEET NUMBER **C5.0**

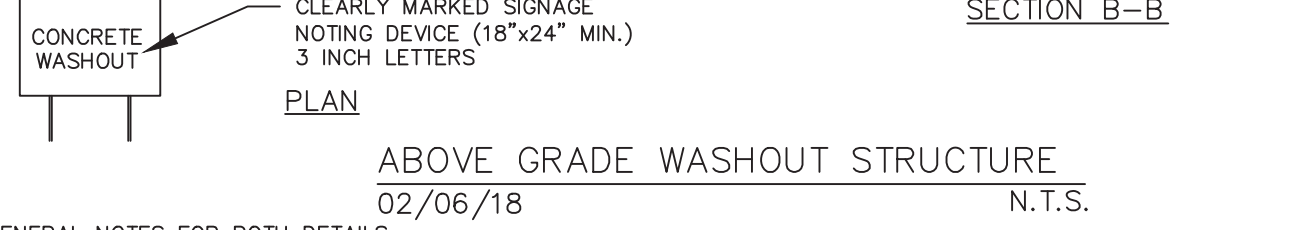
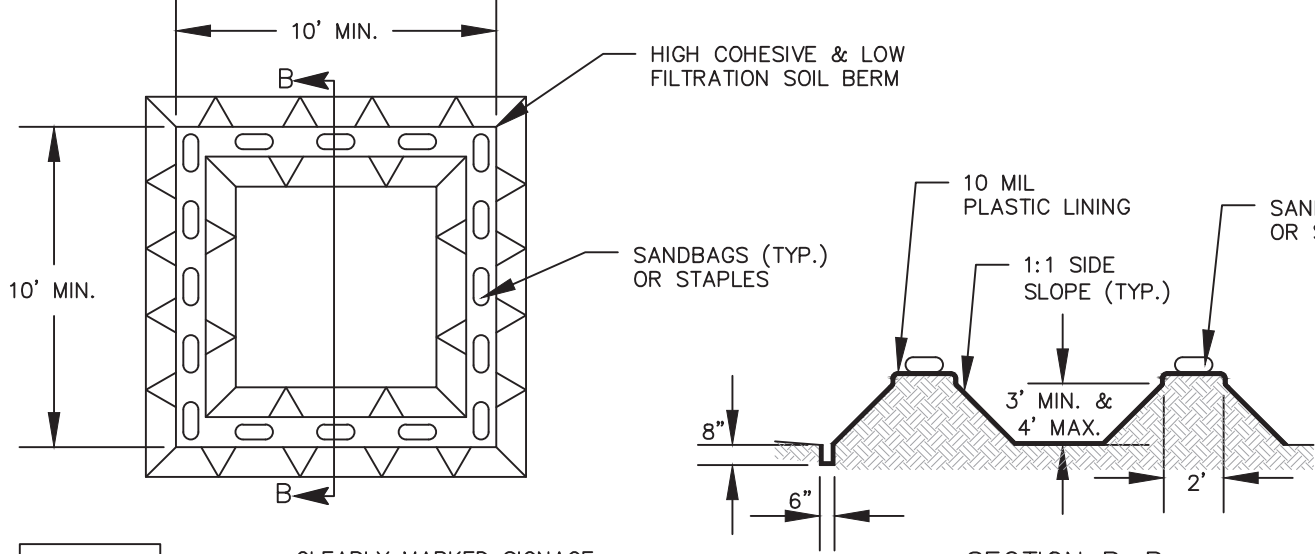
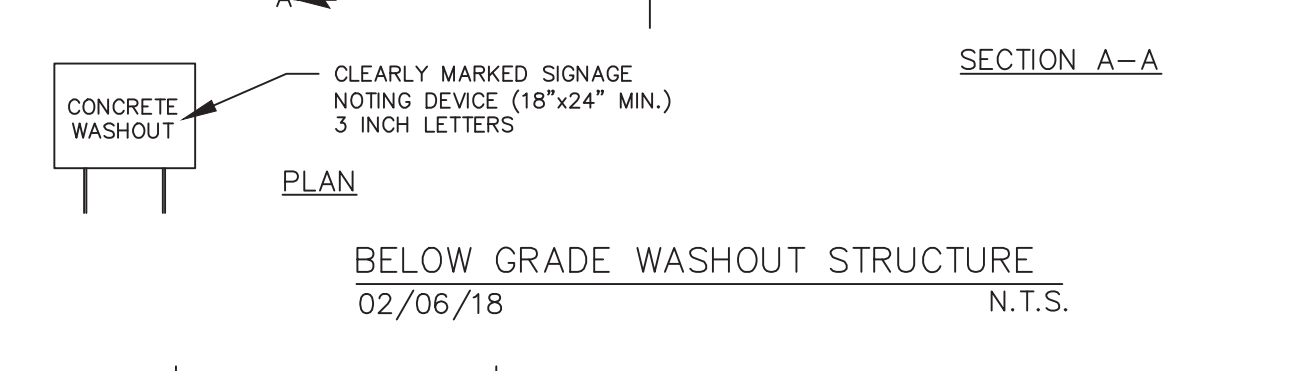
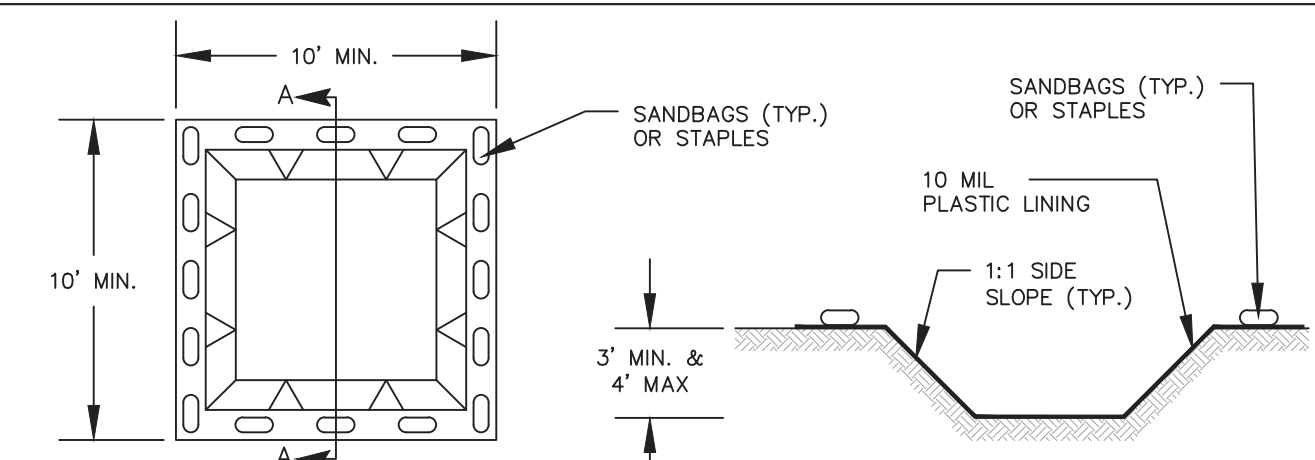


- NOTES:
- CONCENTRATED DITCH FLOW COMING FROM ONE OR MORE SIDES TOWARDS THE INLET MAY REQUIRE A STONE OVERFLOW STRUCTURE TO BE CONSTRUCTED ON ONE SIDE OF THE INLET (SEE SILT FENCE DETAIL).
 - POSTS SHALL BE INSTALLED AT EACH CORNER AND BETWEEN CORNERS IF THE DISTANCE IS GREATER 6' BETWEEN THE CORNERS.
 - SILT FENCE FILTER FABRIC MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS.

CITY OF ARLINGTON, TEXAS

AREA INLET PROTECTION

DATE: 02/06/18 SCALE: N.T.S. DESIGNED BY: EDC DRAWN BY: EDC CHECKED BY:

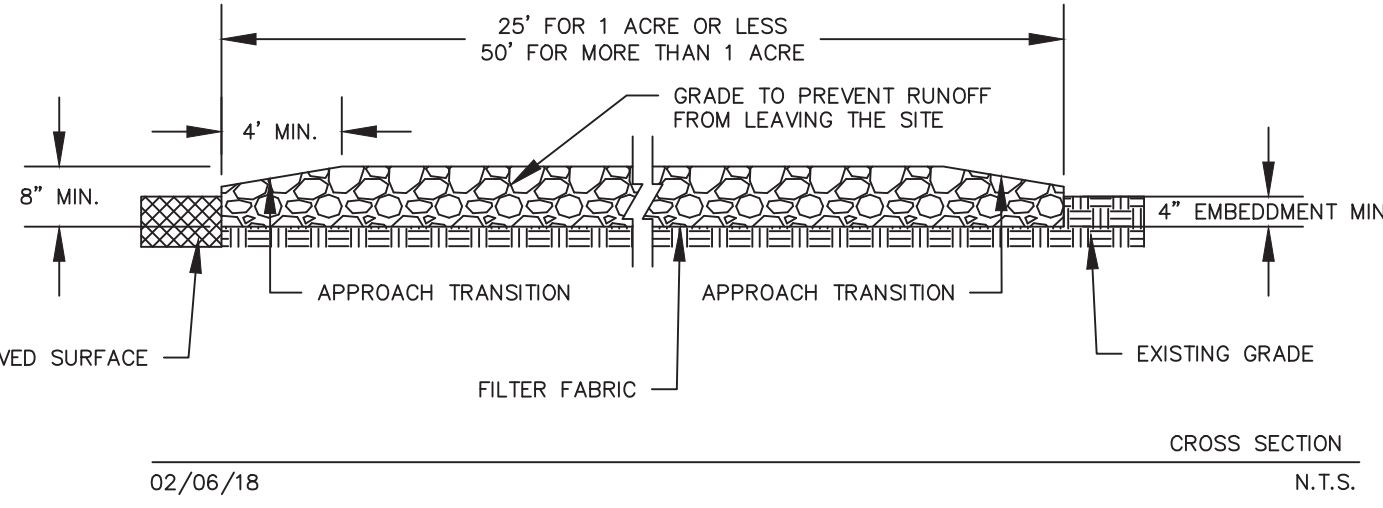
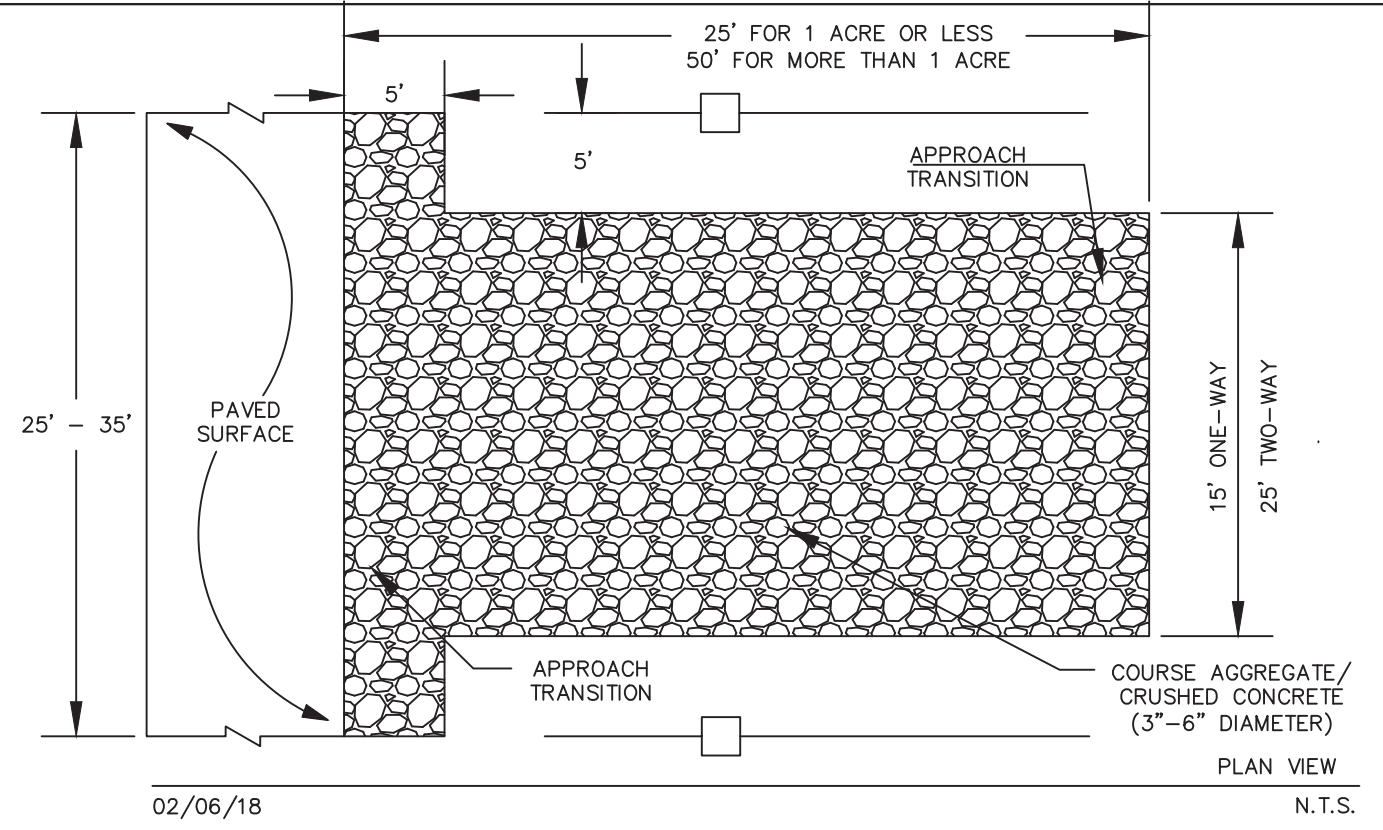


- GENERAL NOTES FOR BOTH DETAILS:
- LOCATION SHALL BE INDICATED ON THE PLANS.
 - THE CONCRETE WASHOUT STRUCTURES SHALL BE CLEANED OUT WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES' CAPACITY.
 - CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH A SIGNAGE NOTING DEVICE.
 - ANY PREFABRICATED CONCRETE WASHOUT BINS MUST BE APPROVED BY THE CITY PRIOR TO USE.

CITY OF ARLINGTON, TEXAS

CONCRETE WASHOUT

DATE: 02/06/18 SCALE: N.T.S. DESIGNED BY: EDC DRAWN BY: EDC CHECKED BY:

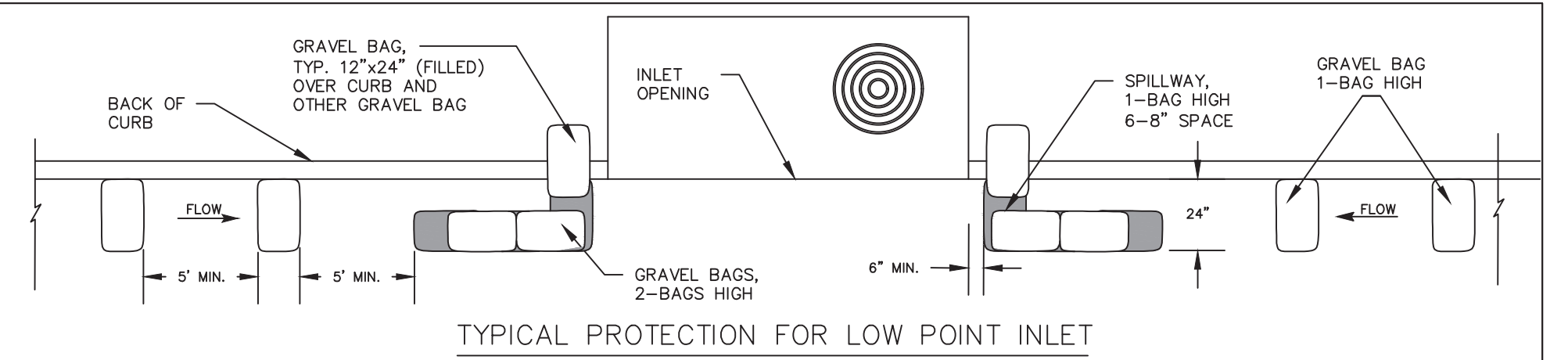


- GENERAL NOTES
- APPROACH TRANSITIONS SHALL BE CONSTRUCTED AS DIRECTED BY THE CITY. USE CURB PROTECTION IF EXISTING CURB IS PRESENT. SEE TEMPORARY CURB PROTECTION DETAIL.
 - INSTALL BARRIERS ON THE SIDE OF THE ACCESS TO PREVENT TRAFFIC FROM SHORT-CUTTING THE FULL LENGTH OF THE ACCESS. USE SILT FENCE OR SIMILAR BARRIERS.
 - DO NOT PLACE THE ACCESS AT THE LOW POINT OF THE SITE.
 - GRADE THE CROSS SLOPE AWAY FROM STABILIZATION AND PAVED SURFACES AND DRAIN TO A SEDIMENT TRAP/OUTLET.
 - DIRECT DRAINAGE FROM THE ACCESS TOWARDS A CONTROLLED, STABILIZED OUTLET ONSITE.
 - INSPECT AND ASSESS ROUTINELY FOR DAMAGE EFFECTIVENESS OF THE CONSTRUCTION ACCESS. REPAIR IF ACCESS IS CLOGGED WITH SEDIMENT OR AS DIRECTED BY THE CITY.
 - CONSTRUCTION ACCESS FILTER FABRIC MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS.

CITY OF ARLINGTON, TEXAS

CONSTRUCTION ACCESS

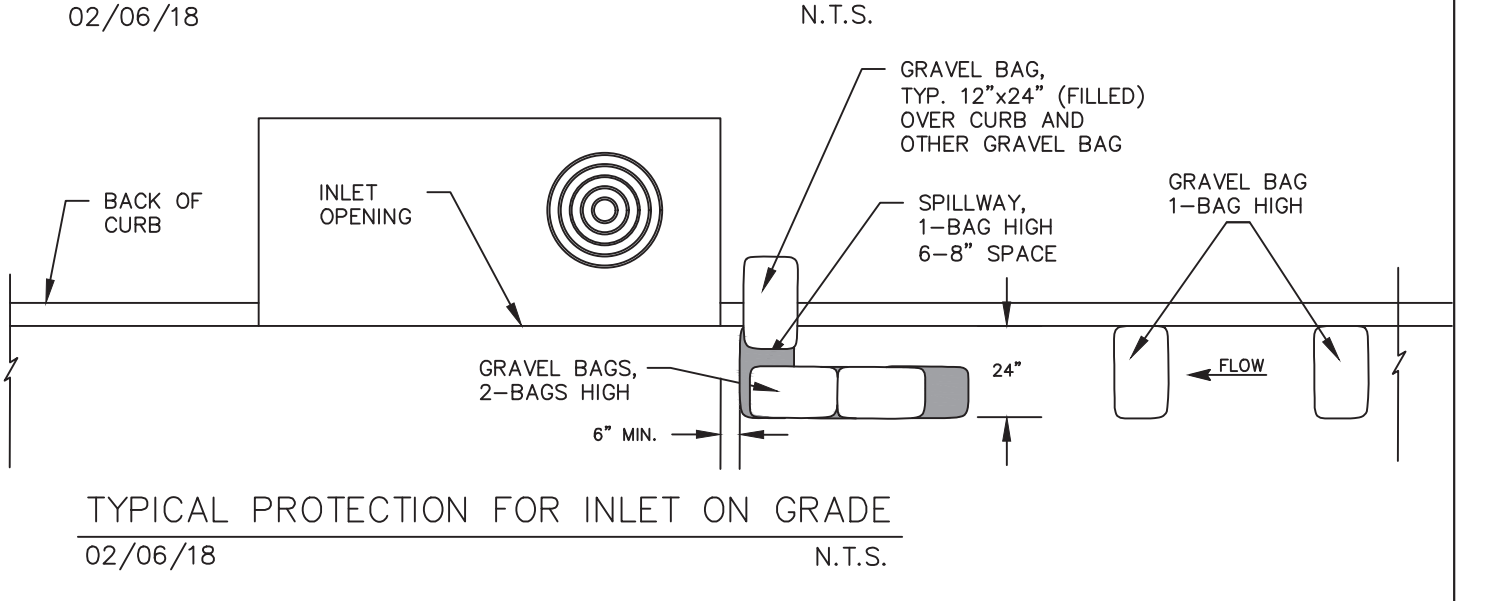
DATE: 02/06/18 SCALE: N.T.S. DESIGNED BY: EDC DRAWN BY: EDC CHECKED BY:



GRADATION TABLE

SIÊU SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES	NO. 4
2"		100
1 1/2"		90 - 100
1"		20 - 55
3/8"		0 - 15
3/4"		0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COURSE AGGREGATE FOR CONCRETE PER AASHTO M4.3. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

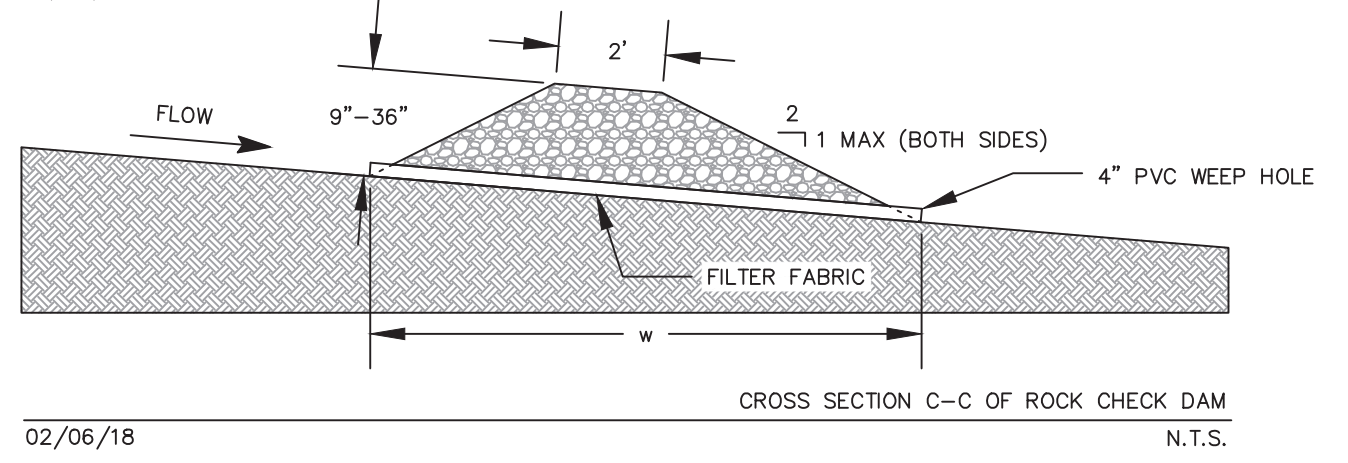
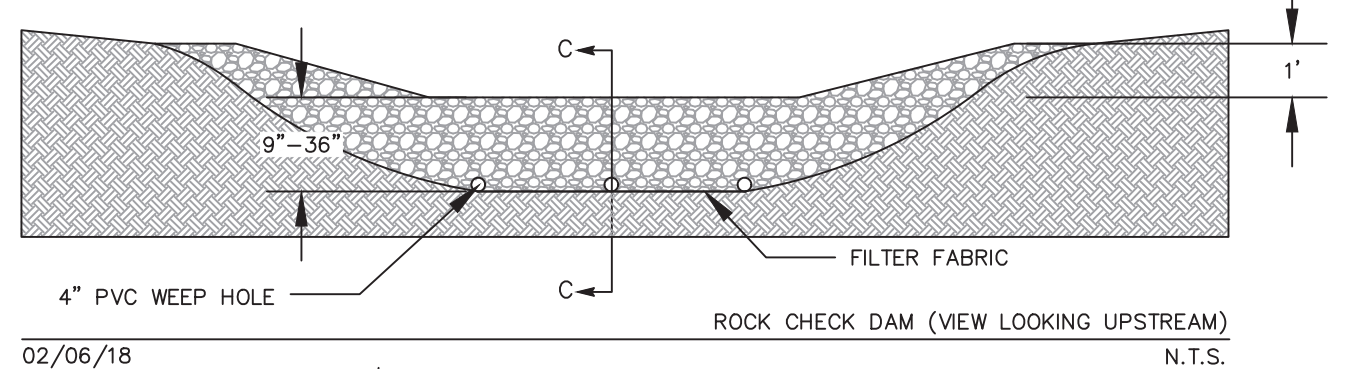


- NOTES:
- GRAVEL BAGS SHALL BE MADE OF HIGH DENSITY POLYETHYLENE (HDPE) MONOFILAMENT FILTER FABRIC FROM HD SUPPLY (OR APPROVED EQUAL).
 - GRAVEL BAGS SHALL BE FILLED WITH 1/2" CLEAN, FRACTURE FACED GRAVEL AND WEIGH 40-50 LBS AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET.
 - GRAVEL BAGS SHALL BE 4" TO 6" HIGH WHEN PLACED AT THE CURB.
 - GRAVEL BAGS SHALL BE PLACED 6" OR MORE FROM THE OPENING OF THE INLET AND SHALL NOT EXTEND MORE THAN THE WIDTH OF ONE GRAVEL BAG PAST THE LIP OF THE GUTTER.
 - GRAVEL BAGS SHALL NOT BE PLACED IN FRONT OF DRIVEWAYS OPENINGS AND SHALL NOT BE PLACED WITHIN 15' OF A MAILBOX.
 - PROTECTION CAN BE EFFECTIVE EVEN IF IT IS NOT IMMEDIATELY ADJACENT TO THE INLET, PROVIDED THAT THE INLET IS PROTECTED FROM POTENTIAL SOURCES OF POLLUTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ROUTINELY INSPECTING AND MAINTAINING GRAVEL BAGS.
 - GRAVEL BAGS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED BEYOND REPAIR.
 - SEDIMENTS SHALL BE REMOVED WHEN IT IS HALF THE HEIGHT OF ONE GRAVEL BAG.
 - GRAVEL BAGS MUST BE REMOVED AFTER ADJACENT OPERATIONS ARE COMPLETED.
 - FILTER FABRIC CURB INLET PROTECTION DETAIL MAY BE USED IN LIEU OF THIS DETAIL FOR ON GRADE CURB INLETS ONLY.

CITY OF ARLINGTON, TEXAS

CURB INLET PROTECTION

DATE: 02/06/18 SCALE: N.T.S. DESIGNED BY: EDC DRAWN BY: EDC CHECKED BY:

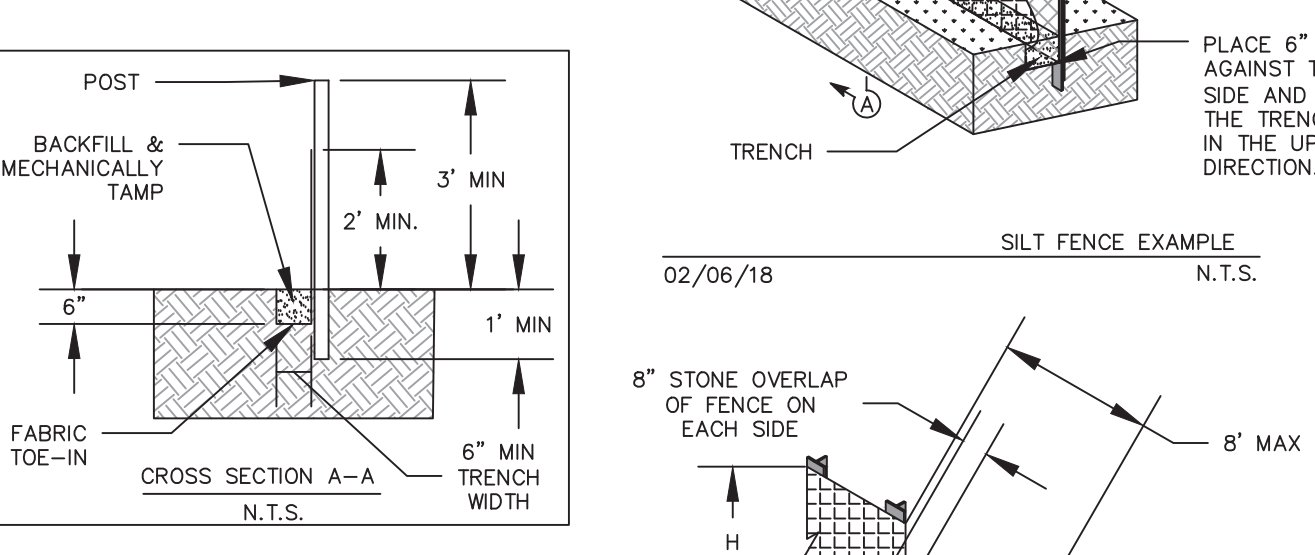
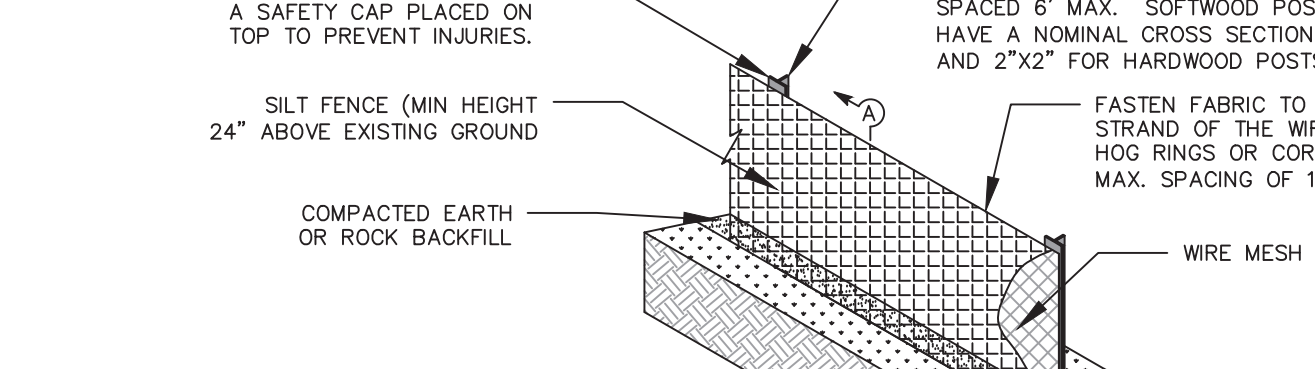


- GENERAL DESIGN NOTES:
- IF SHOWN ON THE PLANS OR DIRECTED BY THE CITY, CHECK DAMS SHALL BE PLACED NEAR THE TOE OF SLOPES WHERE EROSION IS ANTICIPATED, UPSTREAM AND/OR DOWNSTREAM AT DRAINAGE STRUCTURES, AND IN ROADWAY DITCHES AND CHANNELS TO COLLECT SEDIMENT.
 - THE HEIGHT OF THE CHECK DAM SHALL ALWAYS BE LESS THAN ONE-THIRD THE DEPTH OF THE CHANNEL.
 - CHECK DAMS SHALL BE SPACED SUCH THAT THE TOP OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION AS THE TOE OF THE UPSTREAM DAM. ON CHANNEL GRADES LESS THAN 0.4 PERCENT, CHECK DAMS SHALL BE PLACED AT A DISTANCE THAT ALLOWS SMALL POOLS TO FORM BETWEEN EACH CHECK DAM.
 - THE SIDE OF THE DAMS SHALL BE EMBEDDED A MINIMUM OF 18 INCHES INTO THE SIDE OF THE DRAINAGE DITCH, SWALE OR CHANNEL TO MINIMIZE THE POTENTIAL FOR FLOWS TO ERODE AROUND THE SIDE OF THE DAM.
 - LARGER FLOWS (GREATER THAN 2-YEAR, 24-HOUR DESIGN STORM) MUST PASS THE CHECK DAM WITHOUT CAUSING EXCESSIVE UPSTREAM FLOODING.
 - ROCK CHECK DAMS SHALL BE INSPECTED REGULARLY. REMOVE SILT WHEN IT REACHES APPROXIMATELY ONE-THIRD THE HEIGHT OF THE DAM OR 12 INCHES, WHICHEVER IS LESS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE DRAIN PIPE TO ENSURE PROPER FLOW.

CITY OF ARLINGTON, TEXAS

ROCK CHECK DAM

DATE: 02/06/18 SCALE: N.T.S. DESIGNED BY: EDC DRAWN BY: EDC CHECKED BY:



- SILT FENCE USAGE GUIDE
- A SILT FENCE SHALL BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF.
 - SILT FENCE SHALL BE SIZED TO FILTER A MAXIMUM FLOW THROUGH RATE OF 1 CFS. MAXIMUM DRAINAGE AREA SHALL BE 0.25 ACRES PER 100 LINEAR FEET OF SILT FENCE.
 - SILT FENCE FABRIC SHALL OVERLAP AT ABUTTING ENDS A MIN. 3 FEET AND SHALL BE JOINED SUCH THAT NO LEAKAGE OR BYPASS OCCURS.
 - THE LAST 10 FEET (OR MORE) AT THE END OF A LINE OF SILT FENCE SHALL BE TURNED UPSLOPE TO PREVENT BYPASS OF STORMWATER.
 - DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FEET WHERE NO LOW POINT IS APPARENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DRAINAGE ON AND OFF OF ADJOINING PROPERTIES.
 - SILT FENCE FILTER FABRIC MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS.

CITY OF ARLINGTON, TEXAS

SILT FENCE

DATE: 02/06/18 SCALE: N.T.S. DESIGNED BY: EDC DRAWN BY: EDC CHECKED BY:

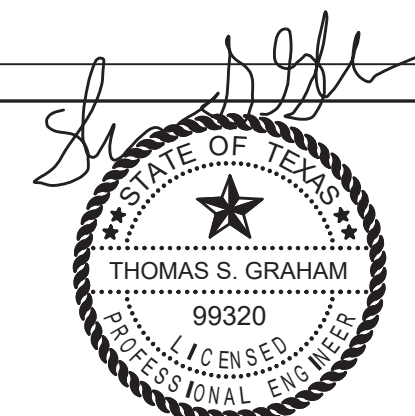
CONTRACTOR TO CONTACT ALL UNDERGROUND UTILITY COMPANIES PRIOR TO BEGINNING OF ANY EXCAVATION WORK. EXERCISE CAUTION WHEN WORKING IN AREA NEAR OVERHEAD ELECTRIC LINES

REVISIONS

#	DATE	DESCRIPTION
1		

THOMAS S. GRAHAM, PE
2600 CINNAMON PARK CIR., #616
ARLINGTON, TEXAS 76016
OFFICE / CELL: (817) 966-7388
email: engineerds@gmail.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS S. GRAHAM, P.E. 99320 ON 10/27/23



PARKING LOT PAVING ADDITION
2230 ARKANSAS LANE, DALWORTHINGTON GARDENS, TX 76016
13.675 ACRES, LOT 2R, BLOCK 1, DALWORTHINGTON GARDENS ADDN.
CONTACT NAME: JOHN GUERIN, CONTRACTOR
CONTACT COMPANY: A & G ENTERPRISES
CONTACT PHONE: 817-641-0383

PROJECT NO. 23-531
SHEET NUMBER C5.1

From: [BBG Planning](#)
To: [Sandra Ma](#)
Subject: [EXTERNAL] Fw: Replet of Dalworthington Gardens Addition
Date: Monday, December 4, 2023 12:33:22 PM

Hey Sandra,

This is good to go! They are not creating any new lots.

Sincerely,

Ian Knox
TX BBG Consulting

**City Council
Staff Agenda Report**

Agenda Item: 9b.

Agenda Subject: Discussion and possible action regarding a Zone Change Application requesting a rezone from single-family “SF” residential to garden homes “GH” base zoning with a mixed-use “MU” overlay for properties located at 2500 California Lane and 2512 California Lane, Dalworthington Gardens.

<p>Meeting Date: November 16, 2023</p>	<p>Financial Considerations: Budgeted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Strategic Vision Pillar:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Financial Stability <input type="checkbox"/> Appearance of City <input type="checkbox"/> Operations Excellence <input checked="" type="checkbox"/> Infrastructure Improvements/Upgrade <input checked="" type="checkbox"/> Building Positive Image <input checked="" type="checkbox"/> Economic Development <input type="checkbox"/> Educational Excellence
--	---	---

Background Information: The Planning and Zoning Commission took no action and continued this item to their December 13 meeting. Thus, the City Council cannot take action on this item. It will come back to council at the December 21,2023 meeting. **Council’s action should be to “continue the item to the December 21, 2023 Council Meeting at 7pm.”**

A Zone Change Application was received for properties located at 2500 California Lane and 2512 California Lane for a change from single family “SF” residential to garden home “GH” base zoning with a mixed-use “MU” overlay. Per Local Government Code, Chapter 211, zone changes must comply with the City’s Comprehensive Plan as follows:

Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN. (a) Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:

- (1) lessen congestion in the streets;
- (2) secure safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population; or
- (7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

The Future Land Use Map from the current 2005 adopted Plan shows these properties to remain as single family residential. However, in the latest Plan draft amendment from June 2023 includes changes to proposed Bowen Road future land uses as described below. The full description can be found in your packet.

The Bowen Road Planned Development Overlay may include Large Lot Residential uses but may also include a mixture of Medium Density Single Family Garden Homes, and Commercial Uses with a preference toward agricultural related businesses (vegetable and meat markets, farm and ranch supply, etc.) and restaurants. Garden Home developments shall include 10 percent open space for parks and community gardens. The Planned Development shall provide an orderly transition from commercial uses to the large lot Residential uses and incorporate suitable separation barriers with a preference to vegetated barriers in lieu of hardened barriers such as fences. Uses other than large lot residential uses shall be planned development. The applicant has communicated to the City he desires to build garden homes with a few small foot print restaurants on the south end of the development.

Recommended Action/Motion: Required action is shown at the top of the staff report.

Attachments: **Zone Change Application, 2005 Current Future Land Use Map, Bowen Road Corridor PD Overlay Verbiage from Comp Plan, 2023 Draft Future Land Use Map** 12.21.2023 Council Packet Pg. 183 of 213



Zone Change Application

General Information

- Prior to the submittal of an application, the applicant is encouraged to schedule a pre-application conference with City Staff.
- This application will not be scheduled for hearing until reviewed by the Director of Community Development or designee.
- Incomplete applications will not be reviewed.
- The application fee is \$1,500.00 plus \$50.00/acre if not SF zoned.

Applicant Information

Property Owner **Authorized Representative** *(Notarized affidavit required including signature of legal owner(s))*

Name: TREVOR TURNBOW

Phone Number: 682-266-8929

Mailing Address: 4726 LENNON AVE. ARLINGTON, TX 76016

Email Address: TREVOR.TURNBOW@ICLOUD.COM

Subject Property Address and/or Location *(Use attachment, if necessary):*

2500 & 2512 CALIFORNIA LN DALWORTHINGTON, TX 76015

Legal Description *(Use attachment, if necessary):*

DALWORTHINGTON GARDENS ADDN BLOCK 4 LOT 4AI
DALWORTHINGTON GARDENS ADDN BLOCK 4 LOT 4

Existing Use of Property: RAW LAND

Proposed Use of Property: Garden Homes as outlined in DWG City Ordinance

Current Zoning: SFR

Comprehensive Plan Designation: Garden Homes

Proposed Zoning: Garden Homes "GH" As Base Zoning with Mixed Use Overlay

Important Information Regarding Zone Change Requests

1. An application for a zone change on a property may only be made by the owner of that property and/or an authorized representative of the property owner. An authorized representative shall present a notarized affidavit from the property owner. If the subject property is owned by the City of Dalworthington Gardens, the City Administrator or designee may apply for the zone change on behalf of the City.
2. No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity not allowed by present zoning cannot occur before City Council's final approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court. **(continued)**

Zone Change Application (cont.)

3. If approved, a zone change is applied to the property, not the property owner.
4. The Planning & Zoning Commission makes recommendations to City Council. If the Planning & Zoning Commission recommends approval of a zone change request, the case must still go before City Council for final action.
5. Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between residential and non-residential zoning districts. These requirements are outlined in the City of Dalworthington Garden's Ordinances. It is the applicant's benefit to ensure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.
6. The City is required to mail letters to owners of property within 200 feet of the subject property of the zone change request.
7. The applicant or an authorized representative should attend public hearings pertaining to the request and be prepared to present the case and answer any relevant questions from the Planning & Zoning Commission and City Council members.

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Signature: 

Date: 07/17/23

OFFICE USE ONLY

Case Number:	Date of Application:	Date Paid:
Affidavit attached?: Yes <input type="checkbox"/> No <input type="checkbox"/>	P&Z Meeting Date:	

CITY OF DALWORTHINGTON GARDENS

Tarrant County, Texas

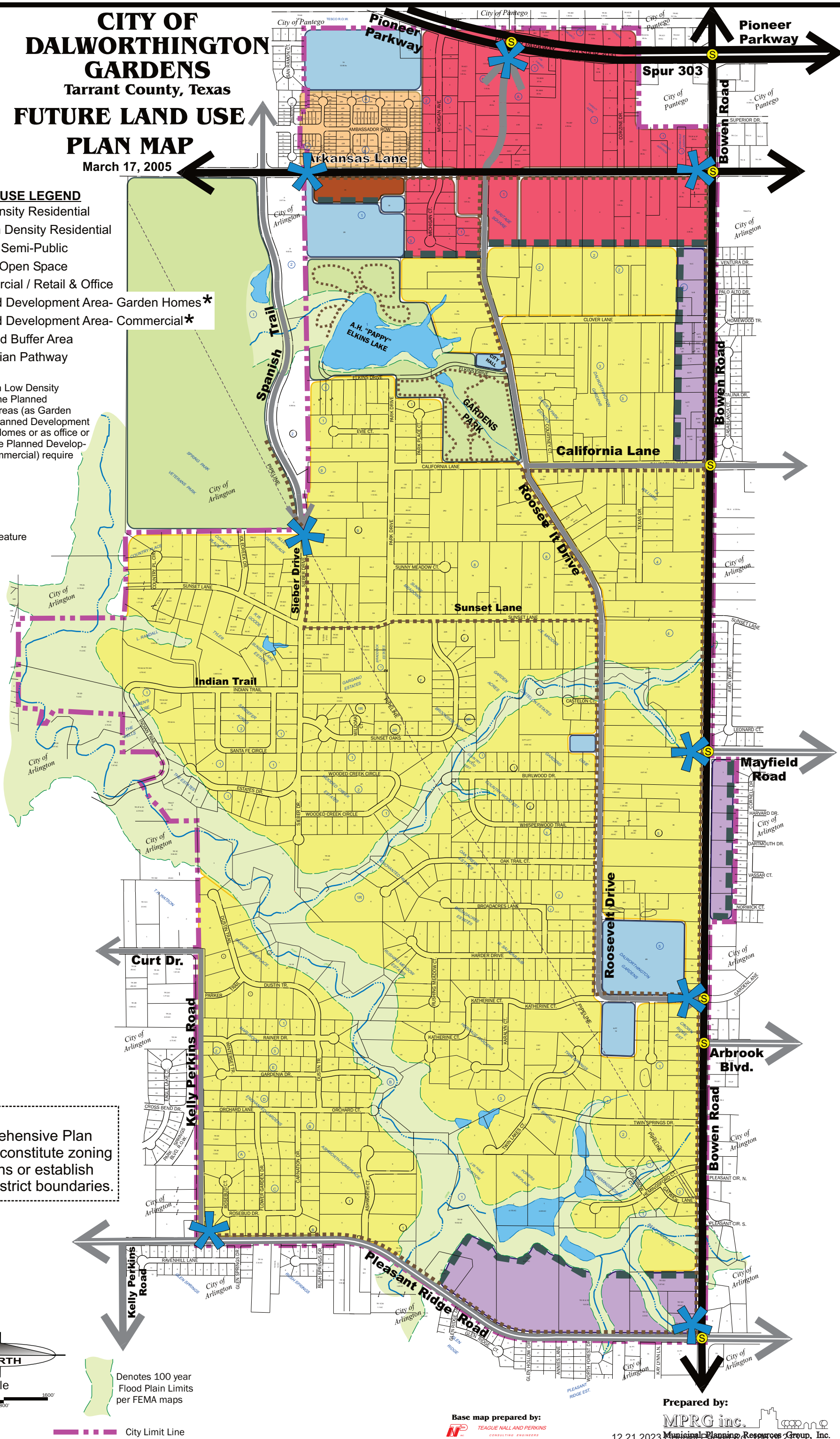
FUTURE LAND USE PLAN MAP

March 17, 2005

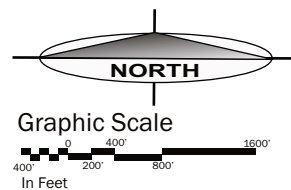
- LAND USE LEGEND**
- Low Density Residential
 - Medium Density Residential
 - Public / Semi-Public
 - Parks / Open Space
 - Commercial / Retail & Office
 - Planned Development Area- Garden Homes*
 - Planned Development Area- Commercial*
 - Required Buffer Area
 - Pedestrian Pathway

***NOTE:**
Uses other than Low Density Residential in the Planned Development Areas (as Garden homes in the Planned Development Area- Garden Homes or as office or retail uses in the Planned Development Area- Commercial) require plan approval.

- Traffic Signal
- Entry Feature



Note:
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.



Denotes 100 year Flood Plain Limits per FEMA maps

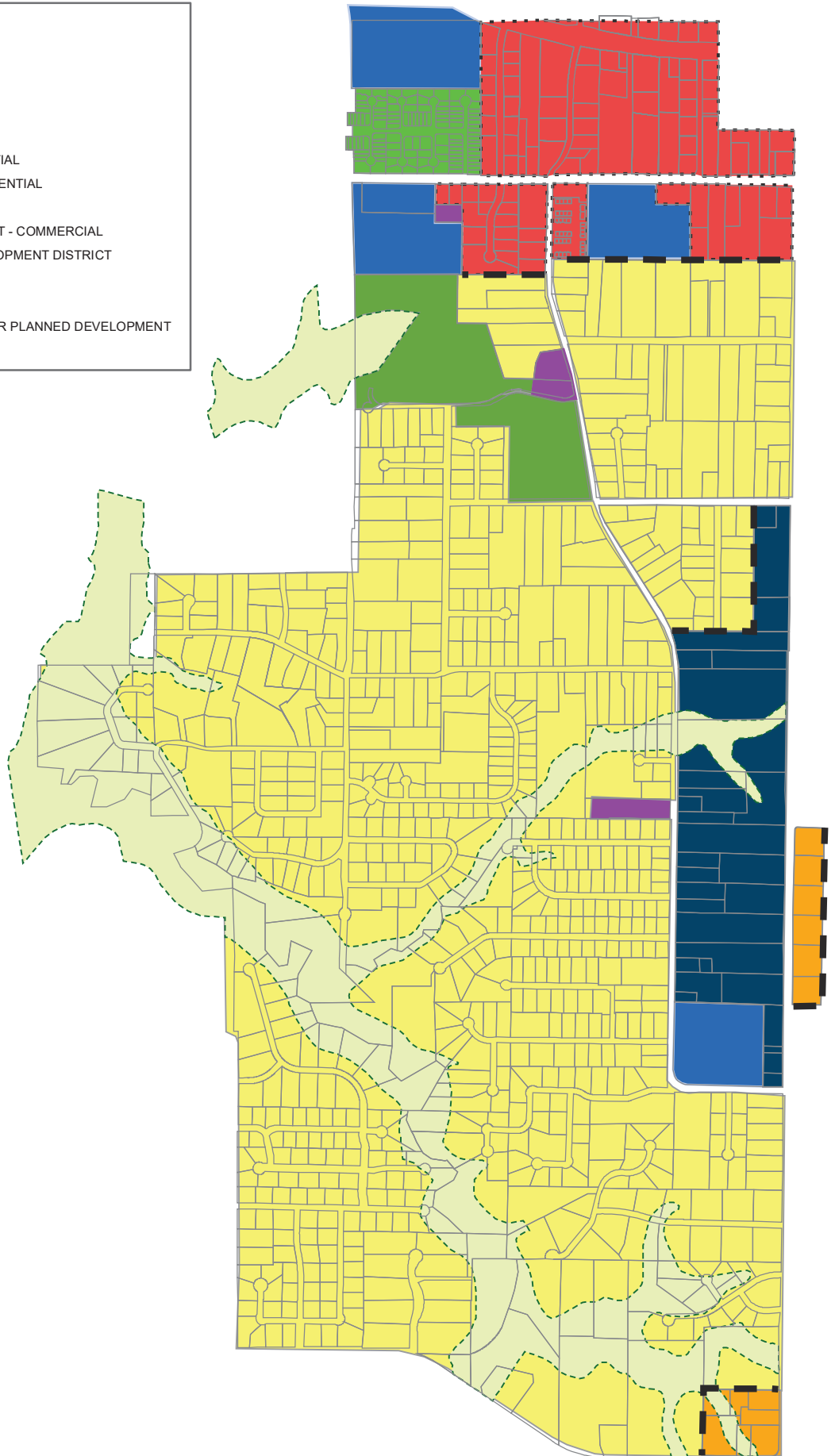
City Limit Line

Base map prepared by:
TEAGUE HALL AND PERKINS
CONSULTING ENGINEERS

Prepared by:
MPRG inc.
Municipal Planning Resources Group, Inc.
12.21.2023 Council Packet Pg. 188 of 219

Land Use Legend

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- PARKS/OPEN SPACE
- PLANNED DEVELOPMENT - COMMERCIAL
- COMMERCIAL/REDEVELOPMENT DISTRICT
- EDUCATION
- PUBLIC/SEMI-PUBLIC
- BOWEN ROAD CORRIDOR PLANNED DEVELOPMENT



Bowen Road Corridor Area (Planned Development Overlay)

The Bowen Road corridor will have a multi-use purpose. Its future development will focus on commercial as well as residential development. Existing large residential lots that have both Bowen and Roosevelt access may be subdivided to allow commercial development on the Bowen Corridor only. These said lots shall remain residential on the Roosevelt side with no vehicular traffic connection between them.

One Planned Development Area of higher intensity use is designated along Bowen Road. The area on the east side of Bowen Road, south of Mayfield, would be an ideal location for an office or retail development.

The west side of the Bowen Road corridor between Roosevelt Drive and Bowen Road from the Roosevelt Drive intersection to the California Lane intersection shall be designated as a Planned Development Overlay Area.

Such a community shall be defined as an organized mixed-use community that integrates agricultural and food service commercial businesses, with residential uses, and open spaces that might be used as parks or community gardens.

Most of the west side of the Bowen Road corridor between Roosevelt Drive and Bowen Road from the Roosevelt Drive intersection to the California Lane intersection shall be designated as a Planned Development. The exception to including all of the land between Roosevelt Drive and Bowen Road begins at the California Lane intersection. Here the Planned Development shall only extend approximately 290 feet to the west from the Bowen Road right-of-way line for a distance of approximately 1,042 feet south along Bowen Road. (See the Future Land Use Map.)

The Bowen Road Planned Development Overlay may include Large Lot Residential uses but may also include a mixture of Medium Density Single Family Garden Homes, and Commercial Uses with a preference toward agricultural related businesses (vegetable and meat markets, farm and ranch supply, etc.) and restaurants. Garden Home developments shall include 10 percent open space for parks and community gardens. The Planned Development shall provide an orderly transition from commercial uses to the large lot Residential uses and incorporate suitable separation barriers with a preference to vegetated barriers in lieu of hardened barriers such as fences. Uses other than large lot residential uses shall be planned development.

The decisions made now by the City as to the type of uses permitted along Bowen Road as it passes the core of the City are surely critical to the future of Dalworthington Gardens. Although it may be possible to attract some limited retail uses to this corridor, it is believed that such development would likely not be of a character clearly compatible with the residential development along Roosevelt Drive and would almost certainly tend toward the sort of intermittent strip development seen along Pioneer Parkway. The most promising area is at the intersection of Mayfield/Bowen between the Rush Creek tributaries. The light there affords good traffic flow in all directions. It is also highly probable that indecisiveness in the land use designation for Bowen Road will inhibit the build-out of the area between Bowen and Roosevelt south of California Lane as large lot residential developments. Dalworthington Gardens is a very small city surrounded by a very large one. Build-out of the area within Bowen Road, Roosevelt Drive, and California Lane as large lot residential properties is highly desirable in order to maintain a critical mass of large lot residential properties and identity of DWG as having such attractive land use. This is the surest path to maintaining the property values of the residential property in the City.



The Villages of DWG

Project Narrative

Introduction

This mixed-use planned development envisions a vibrant node of commercial and residential uses on 5 acres of vacant land at the high-traffic intersection of S. Bowen Road and California Lane. Currently zoned single-family residential yet situated along an approved commercial corridor, the site allows a thoughtful fusion of neighborhood-scale commerce and garden homes that align with both Ordinance No. 2023-18 and Dalworthington Gardens' growth management goals.

The Villages of DWG project comes from long-time Dalworthington Gardens resident Trevor Turnbow and his firm Turnbow Construction. For over 20 years prior to its transfer to Trevor, the land had been part of his family heritage and stories. Having witnessed DWG endure sweeping changes over the decades of personal history here, Trevor feels passionately about guiding the next chapter of positive yet sensitive development growth. As both a landowner deeply vested in this place as well as a developer attuned to responsible practices, Trevor Turnbow through Turnbow Construction and its affiliate Turnbow Fairytale LLC is dedicated to collaboratively seeing The Villages at DWG come to life in alignment with the City's Vision.

Honoring the City's History

As the only surviving New Deal subsistence homestead town in Texas, Dalworthington Gardens cherishes its roots while welcoming new development. The Villages of DWG concept seeks to continue that balance of history and progress through a carefully-designed mix of uses befitting DWG's heritage. 14 garden homes pay homage to the City's original homestead cottages, buffering nearby neighborhoods from more intense retail and offices. High-quality architectural designs will complement the development's placement along the new "Gates Gateway" into DWG.

Alignment with City Plans

The 2005 Comprehensive Plan encourages partnerships to enable fiscally and environmentally responsible growth. It also endorses beautification initiatives and redevelopment of aging sites. Located on vacant land at the intersection of two critical roadways, The Villages of DWG will transform an underutilized lot into an attractive commercial node offering contemporary conveniences to residents and visitors alike. Landscaping, lighting, and signage will enhance aesthetics and safety for all.

Traffic Mitigation Strategy

While the site's arterial placement suits a commercial node, Bowen Road's high southbound volumes necessitate circulation improvements. As such, the developer will proactively dedicate a 0.05 acre portion of land on the corner for the City to later build a deceleration lane. Though not essential currently, this concession reserves the option to enhance mobility long-term.

Responsible Site Design

Initial engineering consultation confirms the relatively flat topography limits major grading needs. The site also falls outside flood-prone areas. Upon concept approval, the developer will furnish professionally engineered grading and drainage plans meeting all City specifications for review, helping ensure responsible stormwater management.

Requested Concessions

In the spirit of win-win compromise, the developer seeks the following concessions from the City:

1) Waiver of all impact fees and replatting fees in exchange for the gifted deceleration lane land noted above, worth approximately \$125,000. This mirrors concessions secured for similar developments in Arlington.

2) Additionally, the developer will construct an ornamental entrance sign on donated land near the site to welcome visitors to Dalworthington Gardens along the high-profile Bowen Road corridor.

We believe these community enhancements demonstrate good faith while saving taxpayer funds and enabling the City to meet its growth vision. We kindly request consideration of the requested concessions above in recognition of the significant value being provided to the public through The Villages of DWG.

Sincerely,

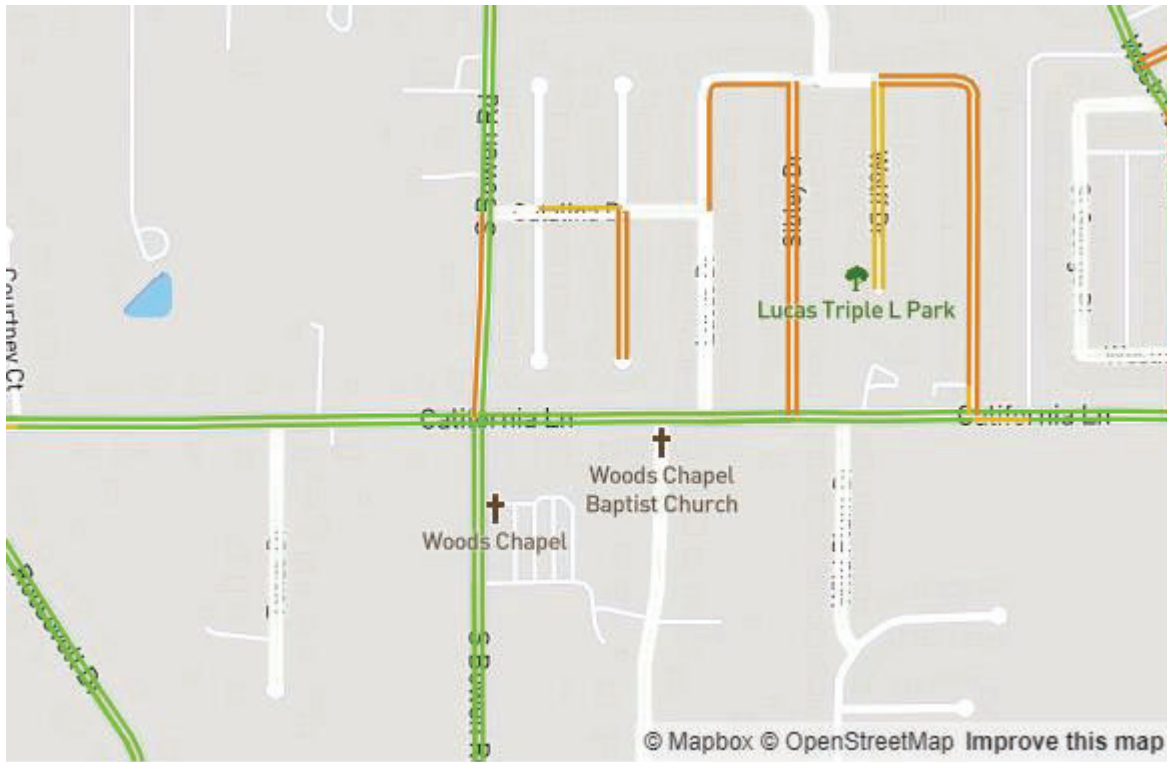
Trevor Turnbow

President Turnbow Construction

www.TurnbowConstruction.biz

682-266-8929

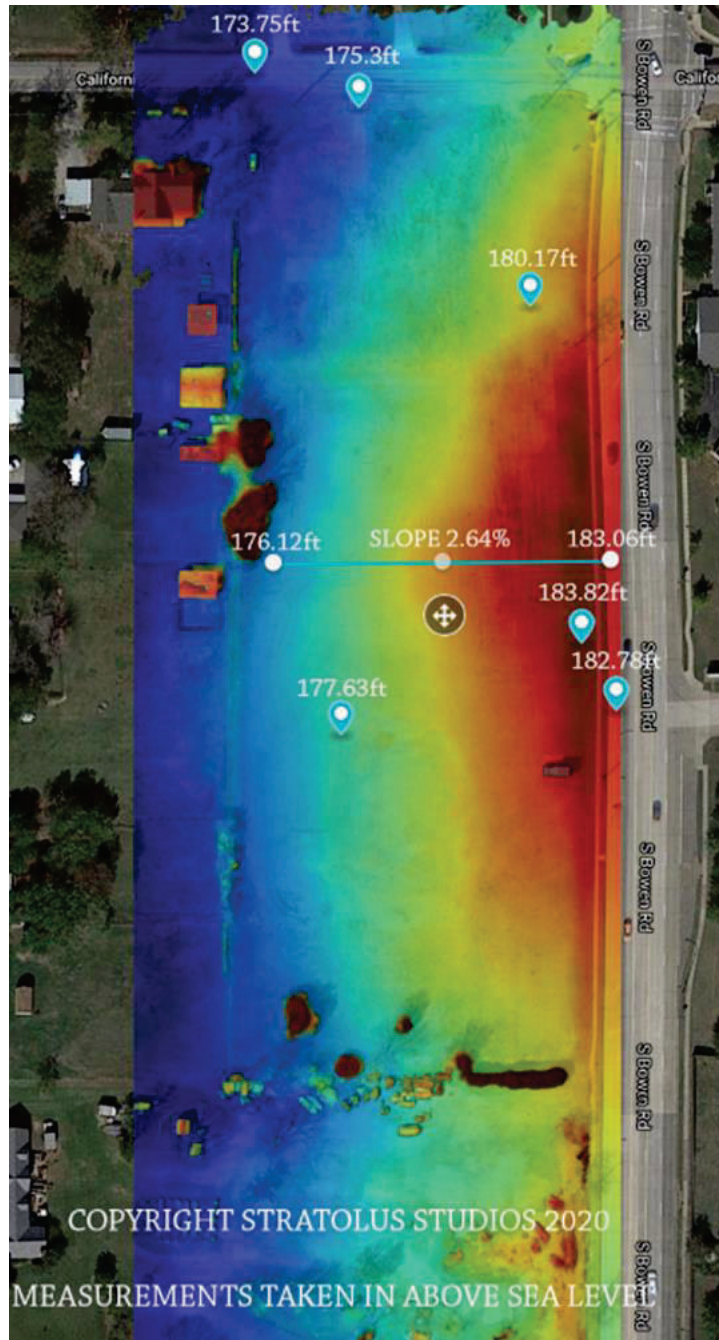
Traffic Study provided by Mapbox OpenStreetMap



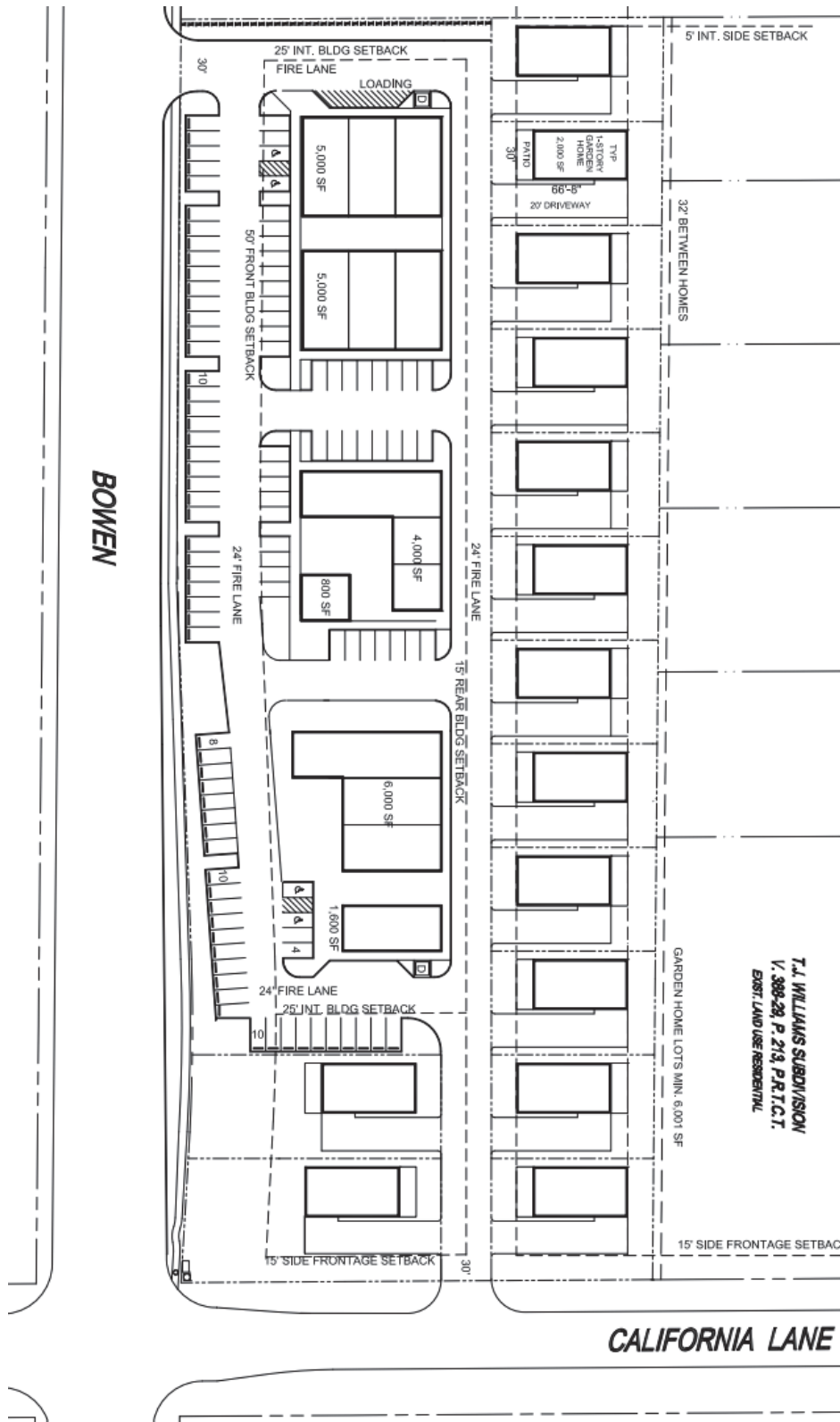
Ariels provided by Turnbow Construction



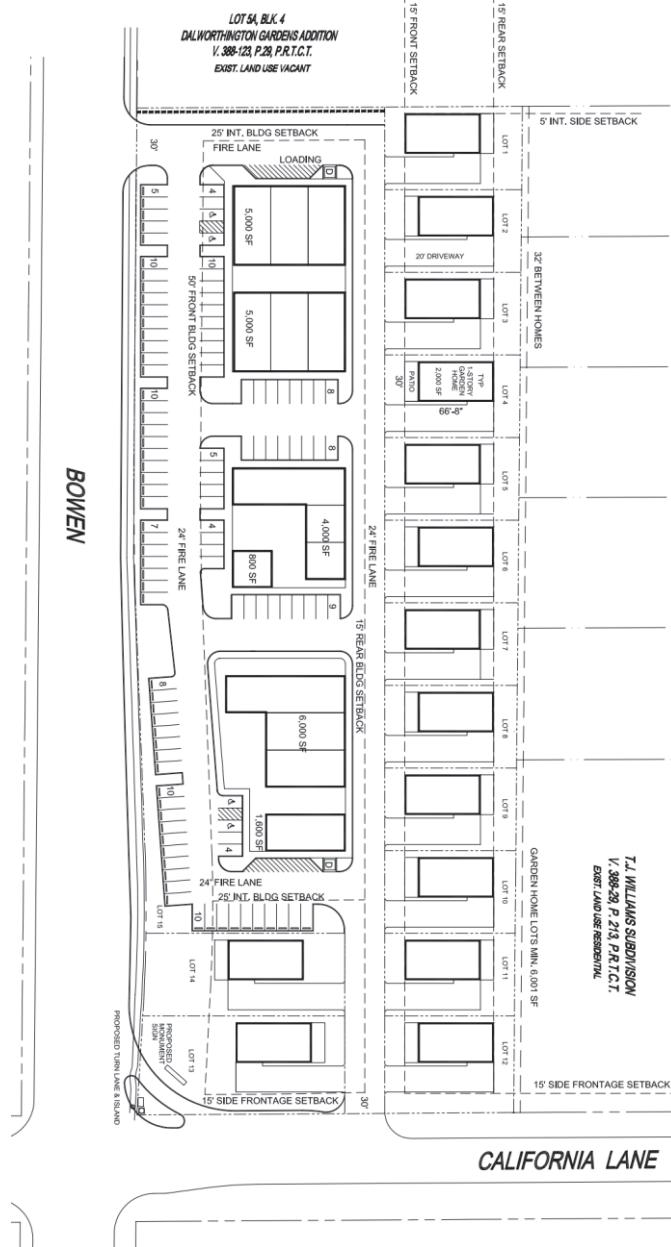
Topography Report



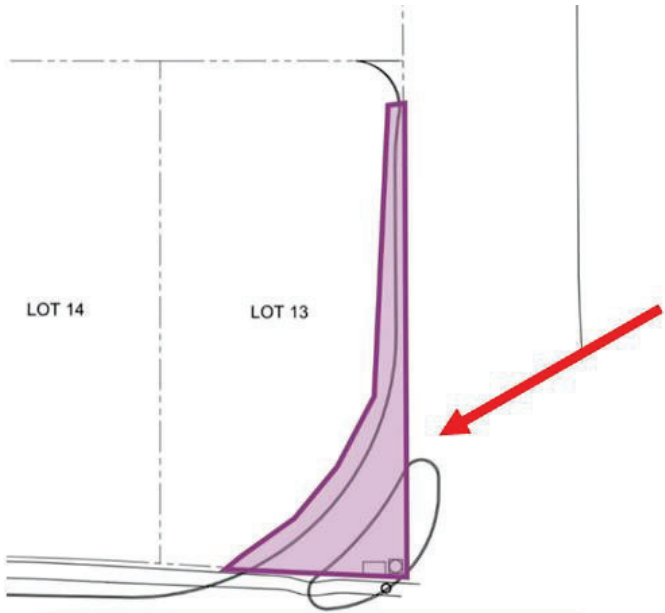
Concept Plans without Deceleration Lane or City Monument Sign



Concept Plan with Deceleration Lane & City Monument Sign



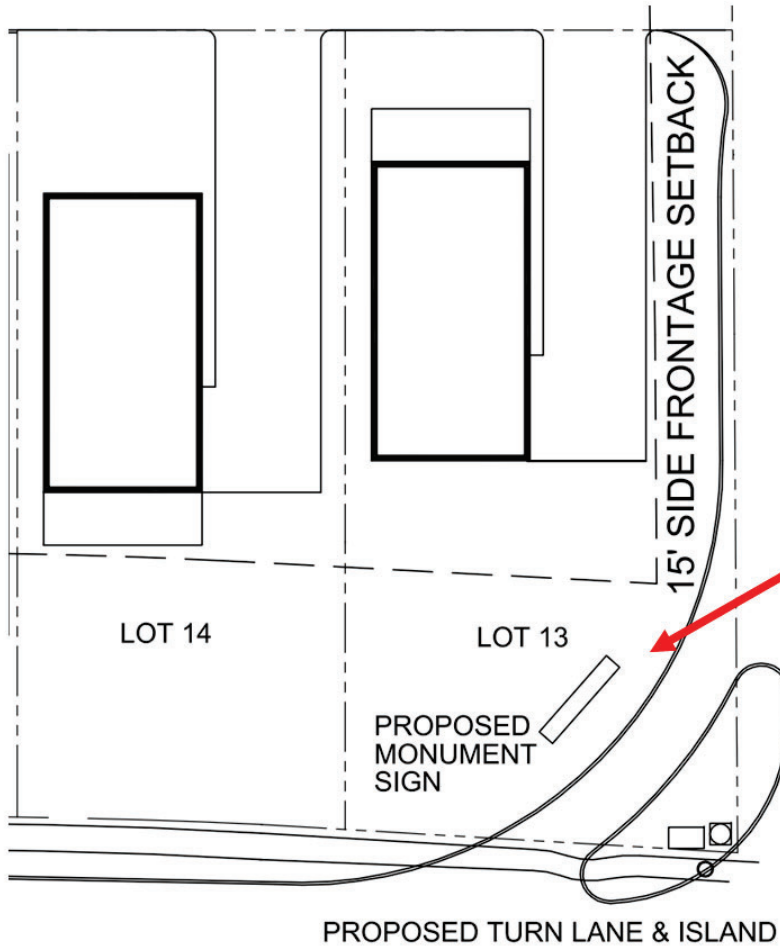
Deceleration Lane



Deceleration Lane provided to city as concession for no impact fees & no platting fees on this PD.

 Deceleration Easement	2,148.59 SF
---	-------------

Monument Sign



Proposed City Monument Sign provided to city as concession for no impact fees & no platting fees on this PD.

Example of Deed w/ Impact & Replat Fee Waivers

Mary Louise Garcia Mary Louise Garcia

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN LANGUAGE

GF# 17000230167 Stewart/drx/23

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §**

THAT, **CENTER STREET COMPLEX, LLC**, a Texas limited liability company ("Grantor"), whose address is 4040 Vernon Way, Fort Worth, Texas 76244, for and in consideration of the sum of \$10.00 cash in hand paid by **CENTER ST. FACTOR, LLC**, a Texas limited liability company ("Grantee"), whose address is 4040 Vernon Way, Fort Worth, Texas 76244, and other good and valuable consideration, and the further consideration of the execution and delivery by the said Grantee of its promissory note in the stated principal sum set forth therein ("Note"), payable to the order of **PLAINSCAPITAL BANK**, a Texas state bank ("Lender"), bearing interest, being payable and maturing as therein provided, and being secured by a vendor's lien and superior title retained herein in favor of said Lender and being also secured by, inter alia, that certain Deed of Trust, Security Agreement, Assignment of Leases, Assignment of Rents, and Financing Statement from Grantee in favor of Darrell G. Adams, Trustee for the benefit of the Lender, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain tract of real property situated in Tarrant County, Texas, and described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Land") together with, all and singular, all improvements thereon (if any), and all rights and appurtenances pertaining thereto, including, without limitation, any right, title and interest of Grantor in and to adjacent streets, roads, alleys, or rights-of-way, strips and gores adjoining the Land, any development rights, air rights, and any other easements, interests, rights, powers and privileges appurtenant to the use and enjoyment of the Land. The Land and all rights, property and interests above described being hereinafter referred to collectively as the "Property."

This conveyance is being made by Grantor and accepted by Grantee subject to all easements, restrictions, rights, reservations, encumbrances and other matters described in Exhibit "B" attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

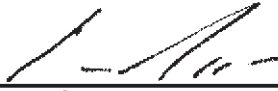
Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

Unofficial Copy

EFFECTIVE as of the 18 day of July, 2018.

GRANTOR:

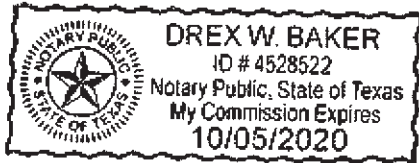
CENTER STREET COMPLEX, LLC,
a Delaware limited liability company



Name: Cary Moon
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on July 18, 2018, by Cary Moon, the President, of CENTER STREET COMPLEX, LLC, a Texas limited liability company, on behalf of said limited liability company.



Notary Public, State of Texas

DOCUMENT PREPARED BY:

Husch Blackwell LLP
2001 Ross Avenue, Suite 2000
Dallas, Texas 75201
Attention: W. Brian Memory

Unofficial Copy

Exhibit "A" to the Deed

Legal Description

Lot 2R1A, Block 2, of Original Town of Arlington, an addition to the City of Arlington, Tarrant County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. D216177186, Map/Plat Records, Tarrant County, Texas.

Unofficial Copy

Exhibit "A"

Exhibit "B" to the Deed

Permitted Exceptions

1. Restrictive covenants recorded in/under Clerk's File No. D216177186, Map/Plat Records, Tarrant County, Texas. (Provisions, if any, based on race, color, religion, sex, handicap, familial status or national origins are nullified.)
2. Standby fees, taxes and assessments by any taxing authority for the year 2018 and subsequent years.
3. Terms, conditions, provisions and stipulations of Off-Premise Parking Agreement, by and between City of Arlington and Center Street Station, LLC, dated 12/22/2008, filed 01/16/2009, recorded in/under Clerk's File No. D209012721, Real Property Records, Tarrant County, Texas, and as shown on survey dated 05/14/2018 prepared by David Carlton Lewis RPLS No. 5647 of Spry Surveyors, Project No. 016-018-11.
4. Terms, conditions, provisions and stipulations of Off-Premise Parking Agreement, by and between City of Arlington and Center Street Station, LLC, dated 12/18/2008, filed 01/16/2009, recorded in/under Clerk's File No. D209012722, Real Property Records, Tarrant County, Texas, and as shown on survey dated 05/14/2018 prepared by David Carlton Lewis RPLS No. 5647 of Spry Surveyors, Project No. 016-018-11.
5. Terms, conditions, provisions and stipulations of Mutual Covenant to Maintain Private Water Lines, by and between Center Street Station and City of Arlington, dated 11/13/2009, filed 12/10/2009, recorded in/under Clerk's File No. D209322285, Real Property Records, Tarrant County, Texas, and as shown on survey dated 05/14/2018 prepared by David Carlton Lewis RPLS No. 5647 of Spry Surveyors, Project No. 016-018-11.
6. Terms, conditions, provisions and stipulations of Parking Agreement, by and between Center Street Station Downtown, LLC and CSSD Mushroom LLC, dated 03/11/2011, filed 04/25/2011, recorded in/under Clerk's File No. D211095535, Real Property Records, Tarrant County, Texas. As amended by First Amendment to Parking Agreement, by and between Center Street Station Downtown, LLC and RAH Arlington, LLC, effective 05/30/2013, filed 05/31/2013, recorded in/under Clerk's File No. D21138798, Real Property Records, Tarrant County, Texas, and as shown on survey dated 05/14/2018 prepared by David Carlton Lewis RPLS No. 5647 of Spry Surveyors, Project No. 016-018-11.
7. Terms, conditions, provisions and stipulations of First Amendment Off-Premise Parking Agreement, by and between City of Arlington, Center Street Station, LLC and CCSD Mushroom LLC, effective 07/19/2011, filed 11/04/2011, recorded in/under Clerk's File No. D211269338, Real Property Records, Tarrant County, Texas, and as shown on survey dated 05/14/2018 prepared by David Carlton Lewis RPLS No. 5647 of Spry Surveyors, Project No. 016-018-11.

Exhibit "B"

8. Terms, conditions, provisions and stipulations of Off-Premise Parking Agreement, by and between City of Arlington and Center Street Station, LLC, effective 07/19/2011, filed 11/04/2011, recorded in/under Clerk's File No. D211269339, Real Property Records, Tarrant County, Texas, and as shown on survey dated 05/14/2018 prepared by David Carlton Lewis RPLS No. 5647 of Spry Surveyors, Project No. 016-018-11.
9. The location of sidewalk, as shown on survey dated 05/14/2018 prepared by David Carlton Lewis RPLS No. 5647 of Spry Surveyors, Project No. 016-018-11.

Unofficial Copy

Exhibit "D-1"

PLANNED DEVELOPMENT
DISTRICT FOR MIXED USE
DALWORTHINGTON GARDENS, TEXAS 76016
LOT 4 & 4A

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INTERIM REVIEW DOCUMENTS
This document is preliminary and is for planning purposes only. It is not intended for Regulatory Approval, Permit, or Construction Purposes.
This document is issued under good faith, and the issuer is not held liable under any circumstances.

REVISIONS:

ISSUE DATE:
13 DEC 2023

PROJECT No.:
22028.100

SHEET TITLE:

OVERALL
ARCHITECTURAL
SITE PLAN

SHEET No.:

A1.02

CALIFORNIA LANE

T.J. WILLIAMS SUBDIVISION
V. 388-29, P. 213, P.R.T.C.T.
EXIST. LAND USE RESIDENTIAL

GARDEN HOME LOTS MIN. 6,001 SF (.1377 ACRES MIN. EA.)

5' INT. SIDE SETBACK

32' BETWEEN HOMES

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 15

LOT 14

LOT 13

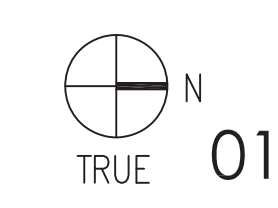
COMMERCIAL LOT - 119,035 SF (2.7325 ACRES)

BOWEN

AREA TABULATIONS

TOTAL COMMERCIAL LOT = 2.733 ACRES (APPROX. 119,035 SF)

TOTAL RESIDENTIAL LOTS = 2.060 ACRES (APPROX. 89,733 SF)
(MIN. LOT = 6,001 SF , MAX. LOT = 11,342 SF.)



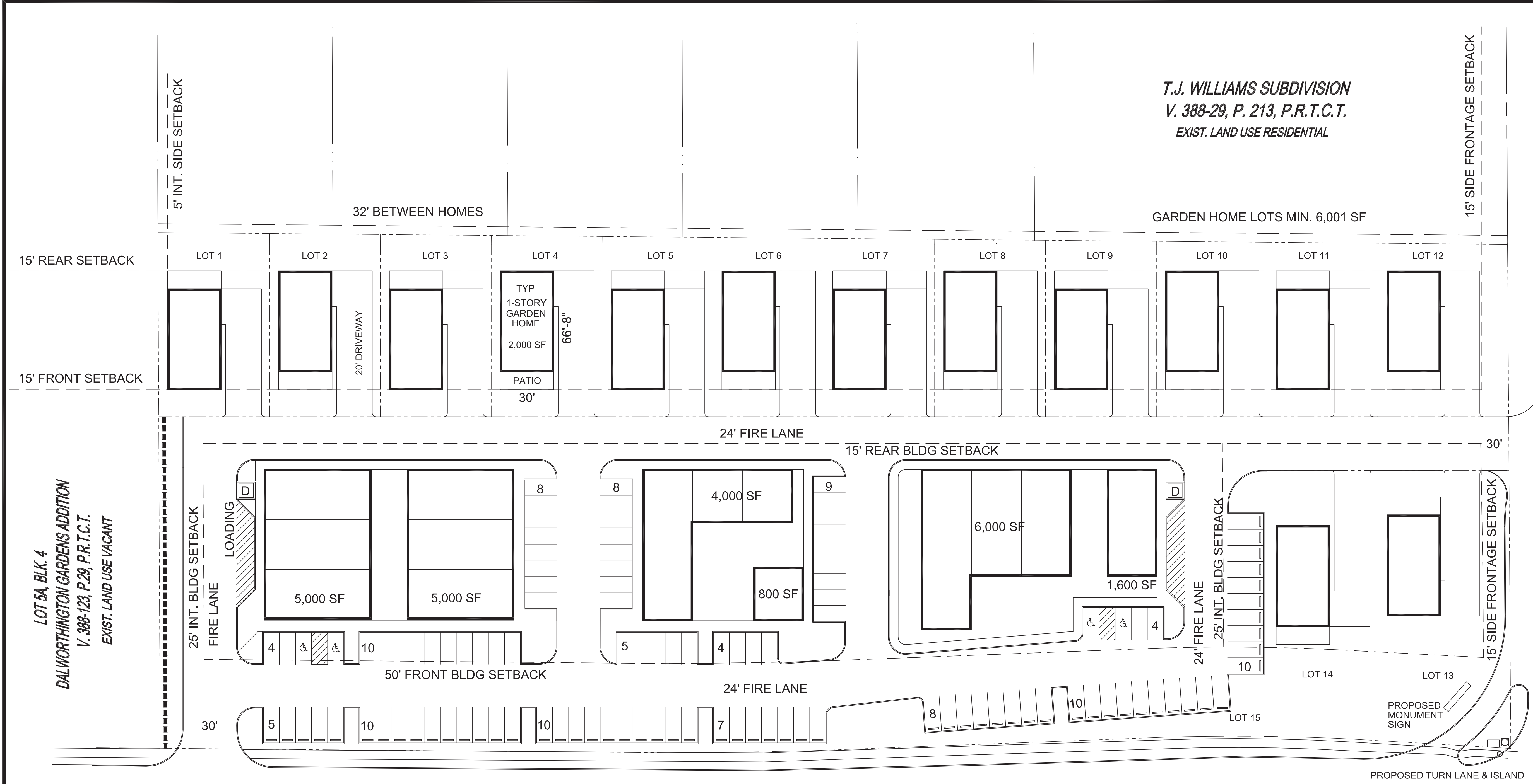
OVERALL
CONCEPT PLAN

SCALE: NTS. ALL DIMENSIONS ARE APPROXIMATE

LOT 5A, BLK. 4
DALWORTHINGTON GARDENS ADDITION
V. 388-123, P.29, P.R.T.C.T.
EXIST. LAND USE VACANT

CALIFORNIA LANE

T.J. WILLIAMS SUBDIVISION
V. 388-29, P. 213, P.R.T.C.T.
EXIST. LAND USE RESIDENTIAL



LOT 5A, BLK. 4
DALWORTHINGTON GARDENS ADDITION
V. 388-123, P.29, P.R.T.C.T.
EXIST. LAND USE VACANT

BOWEN

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INTERIM REVIEW DOCUMENTS
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ZONING INFORMATION	
LOCATION:	LOTS 4 & 4A DALWORTHINGTON GARDENS ADDITION (S. BOWEN RD. & CALIFORNIA LN.)
CITY:	DALWORTHINGTON GARDENS, TX
COUNTY:	TARRANT
PROPERTY SIZE:	4.793 ACRES (208,783 S.F.)
LAND USE:	NONE (UNDEVELOPED LAND)
CURRENT ZONING:	SF-1 (SINGLE FAMILY)
PROPOSED ZONING:	MIXED USE OVERLAY DISTRICT - SINGLE FAMILY (GARDEN HOMES) - RESTAURANT - RETAIL - OFFICE

ZONING STANDARDS			
SINGLE FAMILY:	GARDEN HOME:	NON-RESIDENTIAL	
MIN. AREA = 21,780 SF	= 6,000 SF		
MIN. LIVING = 1,250 SF	= 800-1,800 SF	= NONE	
MAX. HEIGHT = 35'	= 35'	= NONE	
		= 45'	
MIN. LOT WIDTH = 80'	= 50'	= NONE	
MAX. BUILDING = 25%	= 50%	= 25%	
MAX. IMPERVIOUS COVERAGE = 40%	= 70%		
FRONT YARD = 50'	= 15'	= 50'	
SIDE INT. YARD = 25'	= 5'	= 25'	
SIDE EXT. YARD = 35'	= 15'	= 35'	
REAR YARD = 25'	= 15'	= 25'	
DBL. FRONTAGE REAR YARD = 35'	= N/A	= 35'	
LANDSCAPE = NONE	= NONE	= 20%	

LEGEND	
	LANDSCAPE AREA
LANDSCAPING	
NON-RESIDENTIAL LOT SIZE = 133,337 SF	
TOTAL LANDSCAPING PROVIDED AT NON-RESIDENTIAL LOT = 39,815 SF	
NON-RESIDENTIAL LANDSCAPE COVERAGE = 29.8 %	

PARKING ANALYSIS	
RESIDENTIAL	2 COVERED STALLS PER UNIT
NON-RESIDENTIAL	
PERSONAL SERVICE	= 1/200 SF I.F.A.
RETAIL SHOP	= 1/200 SF I.F.A.
DRIVE UP/TAKE OUT	= 1/75 SF I.F.A. & O.F.A. (MIN. 8 SPACES)
DRIVE UP/EAT IN	= 1/50 SF I.F.A. & O.F.A. (MIN. 12 SPACES)
DINE IN ONLY	= 1/100 SF I.F.A. & O.F.A. (MIN. 12 SPACES)
BUSINESS/PRO OFFICE	= 3 + 1/300 SF I.F.A.
LOADING	
RETAIL/COMMERCIAL	0-25K SF = 1, 25K-84K SF = 2
OFFICE/RESTAURANT	0-150K SF = 1

AREA TABULATIONS			
COMMERCIAL LOT = 2.733 ACRES (APPROX. 119,035 SF)			
RESIDENTIAL LOTS = 2.060 ACRES (APPROX. 89,733 SF)	(MIN. LOT = 6,001 SF)		
TOTAL = 4.793 ACRES (APPROX. 208,783 S.F.)			
RESIDENTIAL	SINGLE-STORY GARDEN HOMES X14 = 2,000 SF		
	TOTAL RESIDENTIAL = 28,000 SF		
COMMERCIAL	SINGLE-STORY SHELL BLDG'S 5,000 SF + 5,000 SF + 4,000 SF + 800 SF + 6,000 SF + 1,600 SF = 22,400 SF		
	TOTAL DEVELOPMENT = 50,400 SF		
PARKING:	RATE	REQUIRED	PROVIDED
RETAIL:	1 PER 200	112	112
RESIDENTIAL:	2 PER UNIT	28	28
LOADING:	1 PER BLDG	-	2

PRELIMINARY ARCH. SITE PLAN A
SCALE: NTS.
ALL DIMENSIONS ARE APPROXIMATE

REVISIONS:	
ISSUE DATE:	13 DEC 2023
PROJECT No.:	22028.100
SHEET TITLE:	PRELIMINARY ARCHITECTURAL SITE PLAN
SHEET No.:	A1.01

**City Council
Staff Agenda Report**

Agenda Item: 9c

Agenda Subject: Discussion and possible action to approve an Interlocal Agreement with the City of Arlington for the Provision of Library Services to Dalworthington Gardens Residents.

<p>Meeting Date: December 21, 2023</p>	<p>Financial Considerations: Budgeted: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Strategic Vision Pillar:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Financial Stability <input type="checkbox"/> Appearance of City <input checked="" type="checkbox"/> Operations Excellence <input type="checkbox"/> Infrastructure Improvements/Upgrade <input type="checkbox"/> Building Positive Image <input type="checkbox"/> Economic Development <input checked="" type="checkbox"/> Educational Excellence
--	---	--

Background Information:

Over the past several years we are consistently approached by citizens about free library cards. At one time, our citizens were granted free cards because of a fundraising campaign for the new downtown library. After that one year period passed, citizens was once again required to pay for an individual/family membership. We have been working with the City of Arlington to try and find a resolution to this problem. The City of Arlington is willing to work with us to provide library cards for our citizens, but it would be at the city’s expense.

After crafting an application (see packet info) with our city we will determine if our citizen would qualify for a library card at the expense of DWG.

We determined our best course of action would be to offer free library cards to the qualifying citizens from January 16, 2024 to January 31, 2024.

We would offer this for the first 40 families who qualify. This would be a maxium total cost of \$2000.00. This process would continue annually.

Recommended Action/Motion:

Approval of Interlocal Agreement with the City of Arlington for the Provision of Library Services with the City of Dalworthington Gardens Residents.

Attachments:

Interlocal Agreement

Interlocal Agreement for the Provision of Library Services to Dalworthington Gardens Residents

Whereas, this Interlocal Agreement for Library Services (“Agreement”) is made and entered into by and between the City of Arlington (“Arlington”) and the City of Dalworthington Gardens (“DWG”). The agreement covers the provision of library services to residents of Dalworthington Gardens.

Whereas, the City of Arlington and the City of Dalworthington Gardens have joined together to provide library services to Dalworthington Gardens residents and;

Whereas, the City of Dalworthington Gardens agrees to allow the City of Arlington to act as fiscal agent in the provision of library services and to invoice the City of Dalworthington Gardens for their agreed share of the cost; and

Whereas, the City of Arlington agrees to include Dalworthington residents in all electronic communication when an email address is provided and;

Whereas, pursuant to authority granted by the Interlocal Cooperation Act 791.001 et. Seq. of the Texas Government Code, the governing bodies of Arlington and Dalworthington Gardens with to enter into an agreement for library services, and further find that this contract is in the common interest of both parties; and

Now therefore, the parties agree as follows:

1. Purpose and Scope

The purpose of this agreement is to secure library services from Arlington Public Library offered to Dalworthington residents. Through this agreement, Dalworthington Gardens residents will be afforded the same borrowing privileges as full-service library card holders after completing the required library card application process. The City of Dalworthington Gardens shall compensate Arlington for each full use library account issued to Dalworthington Garden residents.

2. Term

The agreement shall commence on the date of its execution by both parties (“Effective Date”) and remain in effect for one (1) year from the date of the Effective Date. After one (1) year, the agreement shall automatically renew for successive one (1) year terms (“Renewal Period”) and shall continue in full force and effect unless terminated by either party upon written notice. Such notice shall be given no later than ninety (90) days prior to the end of the renewal period.

3. Services provided

Dalworthington Gardens residents will receive library services equivalent to a full-service library cardholder after completing the current library card application process and acceptance of the current Arlington Public Library Service Policy (Appendix A). All library account holders are subject to this policy.

Access to library services include access to all print, e-content, electronic resources, meeting room spaces at no cost, premium meeting spaces at an additional cost. Dalworthington Gardens will also have access to the online catalog and the ability to place holds for pick up at any library location..

The Library Department will invoice the City of Dalworthington Garden monthly for each new library account established for a Dalworthington Garden resident. Library accounts will renew yearly at the current rate for non-resident library accounts. Dalworthington agrees to pay the current rate for non-resident library accounts as listed on the ARLINGTON LIBRARY FEES SCHEDULE (Appendix B).

APPENDIX A

ARLINGTON PUBLIC LIBRARY (APL) SERVICE POLICY, CITY OF ARLINGTON RESOLUTION NO. 23-254

1. "Library account" a library card with a unique barcode number issued by an authorized library staff member for purposes of identifying the person (borrower) to whom the account was issued. The library account holder (borrower) will then be authorized to borrow materials and access library services subject to all limitations and conditions imposed on such access by the library system issuing such an account.

2. Library accounts are issued without a fee to an individual who is a resident of the city of Arlington or owns property in Arlington. This type of account must be renewed every year from the date the account is opened.

- a) "Resident" is defined as a person having a place of habitation within the city limits of Arlington, proof of which may include a government issued form of photo identification, accompanied by rent agreement, current utility bill, or tax statement, presented upon application for a library account.
- b) Proof of ownership of property within the city limits shall be determined upon application for a library account by the presentation of a current year's receipt for payment of ad valorem taxes on the property owned.

Library accounts are issued to non-residents of Arlington for a fee. Non-resident accounts are valid for one year from the date the account is opened or renewed. Non-Resident fee is applied annually. (See the complete and current schedule of library-fees and operation and services charged on file at the City Secretary's Office and the Library website (www.arlingtonlibrary.org):

The following non-residents are exempt from this fee:

- a) If the resident or property owner designation does not apply, a library account can be issued without a fee to an individual who is a student currently attending classes or an adult currently employed at a primary or secondary public, charter, private school, college or university with campuses located in Arlington city limits. The exclusion will also include any child enrolled in a licensed daycare provider located in Arlington city limits. This type of account must be renewed at the beginning of each new school year with proof of continued enrollment or employment with listed type of educational organizations.
 - Proof of current enrollment may include student ID, current report card, or registration records.
 - Proof of current employment may include employer ID, recent pay stub, or current employment verification document.
- b) Residents of Pantego, in accordance with the current interlocal agreement between Pantego and Arlington.
- c) Non-resident volunteers actively serving at Arlington Public Library (8 hours of service per month.)

Proof of residence and exception must be validated annually to renew the account.

Library accounts are issued to temporary residents of Arlington for up to but not to exceed three (3) months. Individuals eligible for this card would be applicants who are in Arlington either to attend an educational program, to receive medical treatment, to visit a relative, or the applicant may reside temporarily in one of the several Arlington-based social service centers.

A library account can be renewed for any individual after confirmation of contact information and any existing balance due on the account is paid.

3. The name, address, phone number, and email provided by an applicant for a library account shall be considered the true and current contact information at the time of application. It is the responsibility of the library account holder to report any change of that person's name, address, phone number, and/or email address. All library records that identify patrons by name will remain confidential to the extent allowed by local, state, and federal laws and regulations. Such records will be limited to use by Library staff for only legitimate library business and shall not be sold or shared for commercial purposes.

4. If a borrower retains property owned by or subject to the control of the Arlington Public Library for more than fifteen (15) calendar days after the return due date of any such item, and has accumulated charges of \$25.00 or more, then such person shall be denied the privilege of borrowing any items, placing holds on items or reserving a library meeting/community/study room pending the return of all overdue library material and/or payment of library charges to such library account. At the discretion of the Director of Libraries, a payment plan may be established to facilitate the payment of these charges over a 12-month period.

5. Any item recorded in a circulation transaction shall be considered to have been borrowed by the person whose name is on the library account used in the transaction, and the responsibility for any and all library fines or charges resulting from such transactions

shall be the responsibility of the person whose name appears on the account. In the event the library account information is lost or stolen, it is the responsibility of the account holder to notify the Library immediately of the loss or theft which releases the account holder of any charges against a stolen library account after the account holder has notified the library.

6. The number of items allowed to be on loan to any single borrower is limited to 50 items, which may be a combination of any library materials in the circulating collection. Limitations on borrowing may also be set by the Director of Libraries on specific portions of the collection to ensure equitable access to resources in high demand.

7. A complete and current schedule of library fees, and operations and services charges is on file with the City Secretary's Office and may be found on the Library website (www.arlingtonlibrary.org).

8. An item borrowed from the Arlington Public Library becomes overdue on the first day of library service following the due date of the item as recorded in the circulation transaction when the item was borrowed. A library item placed in a book-return receptacle at any library facility during hours when the library building is not open shall be deemed to have been returned to the library on the date of that library building's closing. Materials are considered long overdue on the 16th day after the item was due and the replacement cost will be assessed.

9. Each type of material has its own replacement cost. No borrower or class of borrowers shall be exempt from payment of fees for the replacement of lost or damaged materials.

The charge for lost or damaged materials is the price paid by the Library for the particular item as recorded in the Library's Circulation System database. If an item record does not include the price paid by the Library, the standard replacement cost represents the average cost of the type of item borrowed and will be charged for the item.

Borrowers of library materials may provide a comparable replacement item of like kind and quality for lost or damaged items subject to approval by library staff. Refunds on books lost and paid for will be made if the item is returned in good condition and within six (6) months of the date of payment. The borrower must present the item to qualify for a refund. The current set replacement charges schedule is on file with the City Secretary's Office and may be found on the Library website (www.arlingtonlibrary.org).

Payment of replacement charges does not transfer ownership of the material to the borrower paying the charges. Lost or damaged items remain the property of the Library.

10. As a courtesy, when items checked out to a borrower become seven or more days overdue, the library will attempt to notify them via text or by email based on the notification settings made by the account holder. A final written billing notice will be sent to the email or mailing address listed in the borrower's library account after materials become 16 days overdue.

In the event, a library account balance exceeds \$25.00 in unpaid fees the account will be considered to be delinquent if unpaid within 15 days from the date the fees are charged to the account. The collection of delinquent accounts may be pursued through several means, depending on the amount, including referral to collection or through contact by City of Arlington Attorney's Office. The account holder involved shall be informed, using the contact information provided by the account holder, of any long overdue library materials that must be returned to the library, or that payment be made to the library in the amount of the cost of replacing any and all such items including the standard replacement cost and the collection fee.

11. Actions for the collection of delinquent library fees and/or payment for library material not returned to the library, when such charges exceed the sum of Three Hundred and No/100 Dollars (\$300.00) may consist of the filing of a civil suit against the offender. The pertinent documentation will be assembled by the Director of Libraries or designee and forwarded to the City Attorney's Office.

12. In appropriate cases, criminal prosecution will be pursued by the Director of Libraries or their designee by filing appropriate paperwork in the Tarrant County District Attorney's Office and/or the Arlington City Attorney's Office after investigation. Offenses that may be prosecuted include, but are not limited to: THEFT (Chapter 31 of the Texas Penal Code, as amended); SECURING EXECUTION OF DOCUMENT BY DECEPTION (Section 32.46 of the Texas Penal Code, as amended); FRAUD (Chapter 32 of the Texas Penal Code, as amended); CRIMINAL MISCHIEF (Section 28.03 of the Texas Penal Code, as amended); and RECKLESS DAMAGE OR DESTRUCTION (Section 28.04 of the Texas Penal Code, as amended).

Appendix B

ARLINGTON LIBRARY FEES SCHEDULE, RESOLUTION NO. Fines Fees Schedule Rel. 23-254

Operations and Service	Charges
Collection fee/long overdue processing	\$10.00
Community room application fee or hourly rental rate based on room	
*Please refer to the Meeting Room Usage Policy for complete details based on room selected.	
Computer printouts - 3-D Prints (Minimum charge \$1.00)	\$0.20 per gram
Computer printouts – B & W	\$0.15
Computer printouts – Color.....	\$0.50
Computer printouts - microfiche.....	\$0.25
Computer printouts – plotter printer large format prints.....	\$7.00 per linear foot
Faxing (per page).....	\$1.00
Scanning (per page)	\$0.05
GED/ESL materials fee.....	\$25.00 per year
Interlibrary loan postage	\$2.00
Passport Processing fee.....	\$35.00
Passport Photo fee	\$15.00

Facility and Meeting Room usage fees **Charges**

(see Meeting and Study Room Usage Policy for complete guidelines and exceptions)

Branch Community Room Application fee	\$20.00 per request
Downtown Library Room Rental Fees per hour during hours the building is open to the public.	
[re]Brary A & B	\$70
[re]Brary A.....	\$35
[re]Brary B.....	\$35
Catering Alcove.....	\$11
Resilience Room.....	\$31
Excellence Room	\$38
Sun Club Roof Top Gardens.....	\$56
Other rooms may be rented, contact LIBMeetingRooms@arlingtontx.gov	varies
After hours room rental, contact LIBMeetingRooms@arlingtontx.gov	varies
After hours staff fee (2 staff minimum).....	\$40 per hour
After hours security officer (3 hour minimum)	\$135

Non-Resident **fee applied annually**

Public Access Computer guest pass per session	\$1.00
Non-resident full services (all items including digital materials and PCs).....	\$50.00

Replacement Cost **Charges Vary**

The charge for lost or damaged item from the collection is the actual price paid by the Library for the item as recorded in the Library’s integrated library system (ILS). If an item record does not include the actual price paid by the Library, the “standard replacement cost” will be charged for the item. The standard replacement cost represents the average cost of the type of item borrowed. Borrowers of library materials and equipment may provide replacement items for lost or damaged items subject to approval by library staff. Refunds on items lost and paid for will be made if the item is returned in good condition and within six (6) months of the date of payment. The borrower must present the item to qualify for a refund. Replacement or repair cost for any furniture, fixtures, or facility will be charged. Payment of replacement charges does not transfer ownership of the material to the borrower paying the charges. Lost or damaged items remain the property of the Library.



CITY OF DALWORTHINGTON GARDENS

To obtain a library card from the Arlington Library, would you kindly fill out the following questionnaire:

1. Name: _____
2. Address: _____
3. Do you have a student who attends school (public, private, charter, college, university, or daycare) located in Arlington? _____
4. Are you or any member of your immediate family employed by an educational institution (public, private, charter, college, university, or daycare)? _____

If you answered yes to question 3, you must provide proof of current enrollment which may include student ID, current report card, or registration records when submitting this document at a local library branch.

If you answered yes to question 4, proof of current employment with an employee ID, recent paystub, or current employment verification document is required when submitting this form at a local library branch

Please take this form, along with any other required documents, to any branch of the Arlington Library system to obtain your library card.

City subsidized or Exempt (requires documentation)

Verified by _____

Date: _____

Invoice number: _____