

ORDINANCE NO. 17-016

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF UNIVERSITY PARK, AS HERETOFORE AMENDED, BY CREATING PLANNED DEVELOPMENT DISTRICT NO. 41, ON PROPERTY DESCRIBED AS A 1.833 ACRE TRACT OF LAND IN THE JEFFERSON TILLEY SURVEY, ABSTRACT NO. 1480, IN THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, AND COMMONLY KNOWN AS 2651 FONDREN DRIVE, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; APPROVING A DETAILED SITE PLAN ATTACHED HERETO AS EXHIBIT "B"; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of University Park and the City Council of the City of University Park, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of University Park is of the opinion and finds that a zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PARK, TEXAS;

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, as heretofore amended, are hereby amended by creating Planned Development District No. 41 (PD-41) on the property described as a 1.833 acre tract of land in the Jefferson Tilley Survey, Abstract No. 1480, in the City of University Park, Dallas County, Texas, and commonly known as 2651 Fondren Drive, University Park, Texas, more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes, by adopting a detailed site plan ("site plan"), authorizing land uses for PD-41, which site plan is attached hereto in multiple sheets as Exhibit "B" and made a part hereof for all purposes, the same as if fully copied herein. That the site plan contains the data required by Section 17-101(2) of the Comprehensive Zoning Ordinance, and is hereby approved in all respects. The detailed site plan has been reviewed and approved

unanimously by the Planning and Zoning Commission.

SECTION 2. Approval of the site plan for Planned Development District No. 41 is subject to the following special conditions:

A. Site Plan; Regulations. Development of the property shall be in accordance with the detailed site plan approved hereby as provided in the Comprehensive Zoning Ordinance of the City of University Park. Unless otherwise defined herein, all terms used herein shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance. Except as otherwise provided herein or in the site plan, the requirements of the “C” Commercial District contained in Section 23-106 of the zoning ordinance shall apply to this PD-41;

B. Building. The building is 43,575 square feet in gross floor area, as shown by the site plan and no addition to such building, nor any accessory building, is permitted on the property;

C. Permitted Uses. The uses permitted in the building shall be those allowed in the “C” Commercial District under the Use Table in Section 20-101 of the zoning ordinance; and

D. Parking Standards. 69 on-site parking spaces are provided on private property and 13 parking spaces. These parking spaces shall be maintained as the required parking for this PD-41.

SECTION 3. All ordinances of the City of University Park in conflict with the provisions of this ordinance or the Comprehensive Zoning Ordinance as amended hereby are hereby repealed.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance or any part or provision thereof other than the part decided to be invalid, illegal or unconstitutional, and the same shall not affect the validity of the Comprehensive Zoning Ordinance.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of University Park, Texas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed

the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day such a violation is continued shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

DULY PASSED by the City Council of the City of University Park, Texas, on the 6th day of June 2017.

APPROVED:

OLIN B. LANE, MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY (RLD/5-15-17/86267)

EXHIBIT "A"

BEING A TRACT OF LAND LOCATED IN THE JEFFERSON TILLEY SURVEY, ABSTRACT No. 1480, DALLAS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO JARRELL CREDIT EQUIVALENT TRUST RECORDED IN INSTRUMENT No. 20070046314, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOCIATES INC" IN THE SOUTH RIGHT-OF-WAY LINE OF FONDREN DRIVE (A CALLED 50 FOOT RIGHT-OF-WAY), FROM WHICH AN "X" CUT FOUND BEARS S 88°51'10" W, 2.19 FEET, SAID POINT BEING THE NORTHWEST CORNER OF SAID JARRELL TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT No. 5 IN A DEED TO DALLAS AREA RAPID TRANSIT (DART), RECORDED IN VOLUME 92042, PAGE 3001, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.);

THENCE N 88°51'10" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FONDREN DRIVE AND THE NORTH LINE OF SAID JARRELL TRACT, AT A DISTANCE OF 225.72 FEET PASSING AN "X" CUT FOUND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 251.39 FEET TO AN "X" CUT SET, BEING THE NORTHEAST CORNER OF SAID JARRELL TRACT, FROM WHICH AN "X" CUT FOUND BEARS N 00°53' W, 1.5 FEET, ALSO FROM WHICH ANOTHER "X" CUT FOUND BEARS N 88°51'10 E, 177.14 FEET, SAID SECOND "X" CUT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF UNIVERSITY PARK RECORDED IN VOLUME 72052, PAGE 706, D.R.D.C.T.;

THENCE S 00°52'57" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID FONDREN DRIVE AND ALONG THE EAST LINE OF SAID JARRELL TRACT, 309.72 FEET TO AN "X" CUT FOUND ON A CONCRETE RETAINING WALL IN THE NORTH RIGHT-OF-WAY LINE OF A CALLED 15 FOOT ALLEY, SAID "X" CUT BEING THE SOUTHEAST CORNER OF SAID JARRELL TRACT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP BEARS N 89°21'04" E, 177.93 FEET, SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID CITY OF UNIVERSITY PARK TRACT;

THENCE S 89°21'04" W, ALONG THE NORTH LINE OF SAID ALLEY AND THE SOUTH LINE OF SAID JARRELL TRACT, AT A DISTANCE OF 25.02 FEET PASSING A POINT, FROM WHICH AN "X" CUT FOUND BEARS N 01°00'17" W, 0.23 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 230.95 FEET TO AN "X" CUT FOUND, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DART RECORDED IN VOLUME 95038, PAGE 616, D.R.D.C.T.;

THENCE ALONG THE EAST LINE OF SAID DART TRACT RECORDED IN VOLUME 95038, PAGE 616, D.R.D.C.T. AS FOLLOWS;

(1) N 61°18'01" W, A DISTANCE OF 24.87 FEET TO AN "X" CUT FOUND;

(2) N 34°23'19" W, A DISTANCE OF 23.51 FEET TO AN "X" CUT FOUND, BEING THE NORTH CORNER OF SAID DART TRACT RECORDED IN VOLUME 95038, PAGE 616 AND IN THE EAST LINE OF SAID DART TRACT No. 5, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHERLY, AN ARC LENGTH OF 276.12 FEET ALONG THE WEST LINE OF SAID JARRELL TRACT, THE EAST RIGHT-OF-WAY LINE OF SAID DART TRACT No. 5, AND SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 6624.56 FEET, A DELTA ANGLE OF 02°19'05" AND A CHORD BEARING OF N 02°02'57" E, 276.10 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.832 ACRES (79,820 SQUARE FEET) OF LAND, MORE OR LESS.



KBA design, LLC

13601 Preston Road
Suite 107 West
Dallas, Texas 75240
Tel. 214.634.9330

Robert J. Kilduff, NCARB

Registration Number 7156

Expires: 4.30.2018

JARRELL
HOME
CENTER



2651 FONDREN DRIVE
DALLAS, TEXAS 75206

KBA design, LLC
DALLAS, TEXAS
COPYRIGHT: 2017

THE DRAWINGS AND WRITTEN MATERIAL
HEREIN CONSTITUTE ORIGINAL WORK OF
THE ARCHITECT, AND AS INTELLECTUAL
PROPERTY AND INSTRUMENTS OF
SERVICE, ARE SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED,
DISTRIBUTED, PUBLISHED OR USED IN ANY
WAY WITHOUT THE EXPRESS WRITTEN
CONSENT OF THE ARCHITECT.

DATE ITEM

PROJECT NO: 16.11.00

MASTER SITE PLAN
04.07.2017

110

GENERAL SITE DATA:	
ZONING	CURRENT: COMMERCIAL PROPOSED: PD XX SPECIAL SIGN DISTRICT
LAND USE	OFFICE SHOWROOM HOME PRODUCTS
LOT AREA	79,843 SF (1.833 AC)
BUILDING(S) FOOTPRINT	43,575 SF
TOTAL BUILDING AREA	43,575 SF
BUILDING HEIGHT (# STORIES)	22'
BUILDING HEIGHT (TALLEST ELEMENT)	98'-6" (SIGN)
LOT COVERAGE	55.00%
FLOOR AREA RATIO	0.55: 1
PARKING:	
PROVIDED PARKING	82
ACCESSIBLE PARKING REQUIRED	4
ACCESSIBLE PARKING PROVIDED	4
LANDSCAPE AREA (INCLUDING TURF):	
LANDSCAPE REQUIRED BY PDXX	0 SF
TOTAL LANDSCAPE AREA:	177 SF (0.2%)
PERMEABLE AREA (NOT INCLUDING LANDSCAPE OR TURF AREAS):	
PERMEABLE PAVEMENT	0
OTHER PERMEABLE AREA	0
TOTAL PERMEABLE AREA:	0
IMPERVIOUS AREA:	
BUILDING FOOTPRINT(S)	43,575 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	36,091 SF
TOTAL IMPERVIOUS AREA:	79,666 SF (99.8%)
SUM OF TOTAL LANDSCAPE AREA+TOTAL PERMEABLE AREA+TOTAL IMPERVIOUS AREA:	79,843 SF

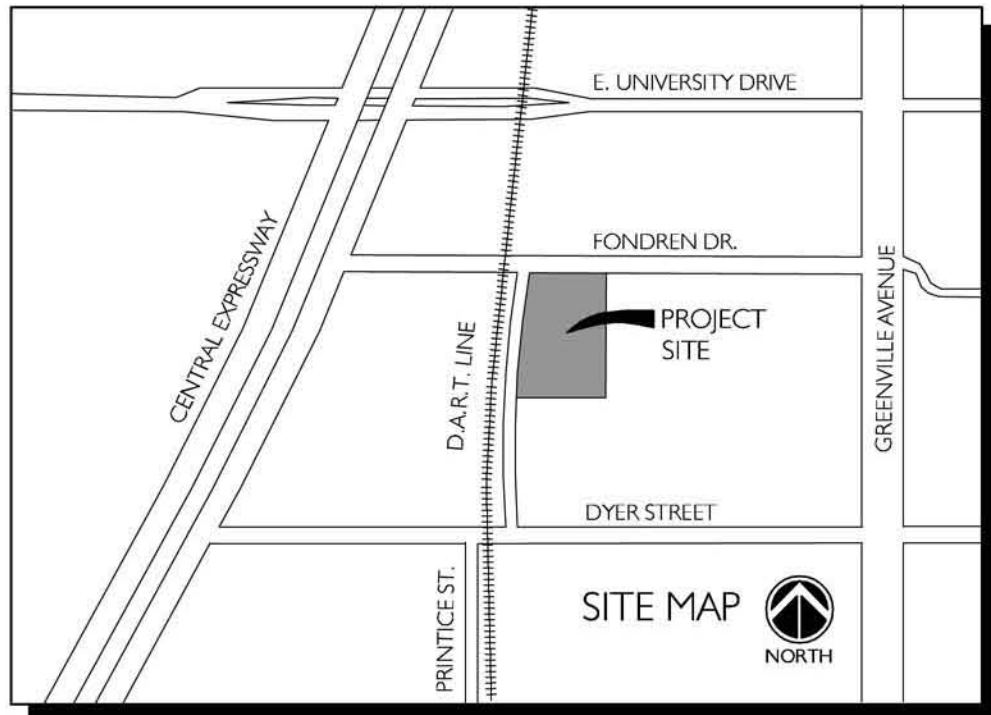


EXHIBIT "B"

CITY OF UNIVERSITY PARK, TEXAS APPROVAL

CURRENT OWNER:
JARRELL CREDIT EXEMPT TRUST
15301 DALLAS PARKWAY, SUITE 960
ADDISON, TEXAS 75001
MR. RICHARD J. SOWAN, TRUSTEE
214.738.9265
RSOWAN@BKMSH.com

PREPARED BY:
KBA 13601 PRESTON ROAD, SUITE 107W
ARCHITECTURE DALLAS, TEXAS 75240
PREPARED BY: BOB KILDUFF
TEL: 214.634.9330
EMAIL: BKILDUFF@KBADESIGN.NET

SITE PLAN
CITY OF UNIVERSITY PARK, TEXAS PROJ#XXXX
JARRELL ADDITION (PLAT PENDING)

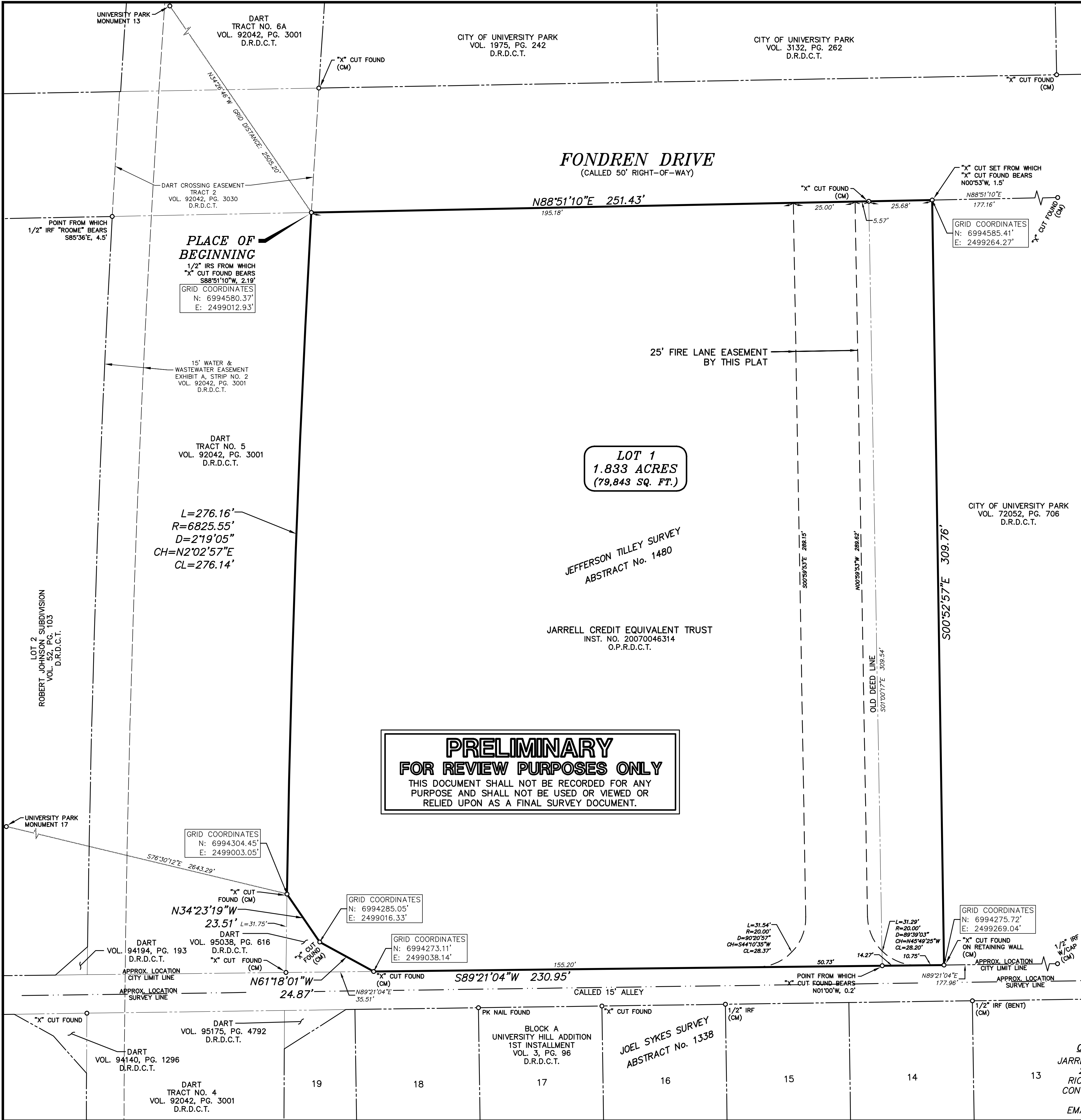
JARRELL CREDIT EQUIVALENT TRUST
INST. NO.: 20070046314
O.P.R.D.C.T.

PROJ. # 1609 SCALE: 1" = 20'-0" SHEET #: 110 DATE: 04.07.2017

01

MASTER SITE PLAN
SCALE: 1" = 20'-0"





FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE JEFFERSON TILLEY SURVEY, ABSTRACT No. 1480, DALLAS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO JARRELL CREDIT EQUIVALENT TRUST, RECORDED IN INSTRUMENT No. 20070046314, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOCIATES INC" IN THE SOUTH RIGHT-OF-WAY LINE OF FONDREN DRIVE (A CALLED 50 FOOT RIGHT-OF-WAY), FROM WHICH AN "X" CUT FOUND BEARS S 88°51'10" W, 2.19 FEET, SAID POINT BEING THE NORTHWEST CORNER OF SAID JARRELL TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT No. 5 IN A DEED TO DALLAS AREA RAPID TRANSIT (DART), RECORDED IN VOLUME 92042, PAGE 3001, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.);

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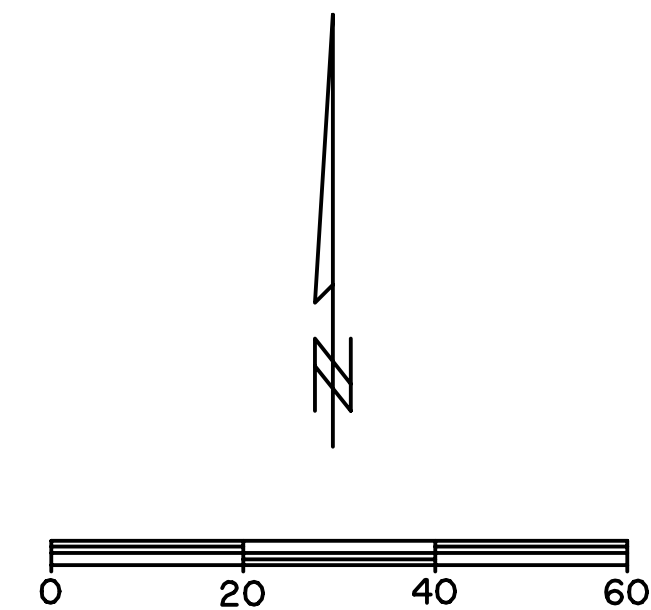
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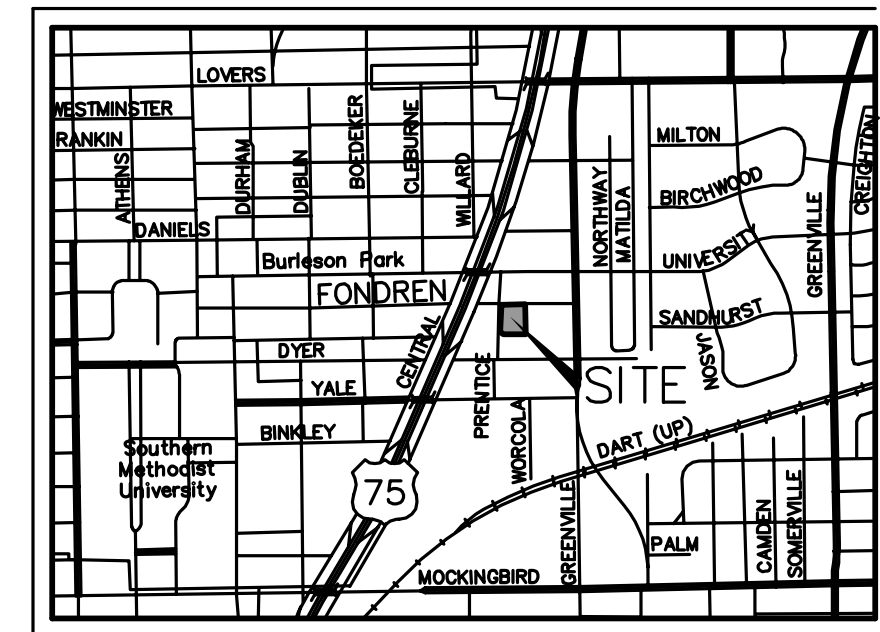
THENCE NORTHERLY, AN ARC LENGTH OF 276.16 FEET ALONG THE WEST LINE OF SAID JARRELL TRACT, THE EAST RIGHT-OF-WAY LINE OF SAID DART TRACT No. 5, AND SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 6625.55 FEET, A DELTA ANGLE OF 02°19'57" AND A CHORD BEARING OF N 02°02'57" E, 276.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.833 ACRES (79,843 SQUARE FEET) OF LAND, MORE OR LESS.

CITY OF UNIVERSITY PARK
VOL. 72052, PG. 706
D.R.D.C.T.



LEGEND

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH CAP STAMPED "WIER & ASSOC INC"



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER

JARRELL CREDIT EXEMPT TRUST
203 LONG CANYON CT
RICHARDSON, TEXAS 75080
CONTACT: RICHARD J. SOWAN
PH: 214-738-9265
EMAIL: RSowan@BKMSH.COM

SURVEYOR

WIER & ASSOCIATES, INC.
CONTACT: Aaron L. Stringfellow
2201 E. LAMAR BLVD. SUITE 200E
ARLINGTON, TEXAS 76006
PH: 817-467-7700
EMAIL: AaronLS@WierAssociates.com

STATE OF TEXAS
COUNTY OF DALLAS

THE UNDERSIGNED HEREBY CERTIFIES THAT JARRELL CREDIT EQUIVALENT TRUST IS THE OWNER OF THE TRACT OF LAND DESCRIBED IN INST. No. 20070046314, OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I RICHARD J. SOWAN, DO HEREBY ADOPT THIS PLAT AS LOT 1, BLOCK A/5188, OF JARRELL ADDITION, AN ADDITION TO THE CITY OF UNIVERSITY PARK.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF ____ 2017

OWNER

STATE OF TEXAS
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ____ BY
RICHARD J. SOWAN, TRUSTEE ON BEHALF OF JARRELL CREDIT EXEMPT TRUST.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ____ DAY OF ____ 2017.

NOTARY PUBLIC OF THE STATE OF TEXAS

COMMISSION EXPIRES: ____

SURVEYOR'S CERTIFICATE:

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS AMENDING PLAT FROM AN ACTUAL SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF UNIVERSITY PARK.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON April 5, 2017. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS NO. 6373
E-MAIL: AARONLS@WIERASSOCIATES.COM

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATION THEREIN EXPRESS AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2017.

NOTARY PUBLIC OF THE STATE OF TEXAS

COMMISSION EXPIRES: ____

I, JESSICA REES, PLANNER FOR THE CITY OF UNIVERSITY PARK, TEXAS, PURSUANT TO THE AUTHORITY OF 212.0085 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE CITY OF UNIVERSITY PARK'S ORDINANCE NUMBER 07/45 DATED DECEMBER 4, 2007, DO HEREBY CERTIFY THAT THE ATTACHED FINAL PLAT WAS DULY FILED AND APPROVED BY THE CITY OF UNIVERSITY PARK ON THE ____ DAY OF ____ 2017.

JESSICA E. REES
PLANNER

APPROVED AS TO FORM:

ROBERT L. DILLARD, III
CITY ATTORNEY

NOTES

1. ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON CITY OF UNIVERSITY PARK MONUMENTS AS RE-ESTABLISHED BY RAYMOND L. GOODSON, JR., INC. (MAY, JUNE, AND JULY 2003).
2. ALL COORDINATES AND BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE CITY OF UNIVERSITY PARK MONUMENTS 13 AND 17.
3. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

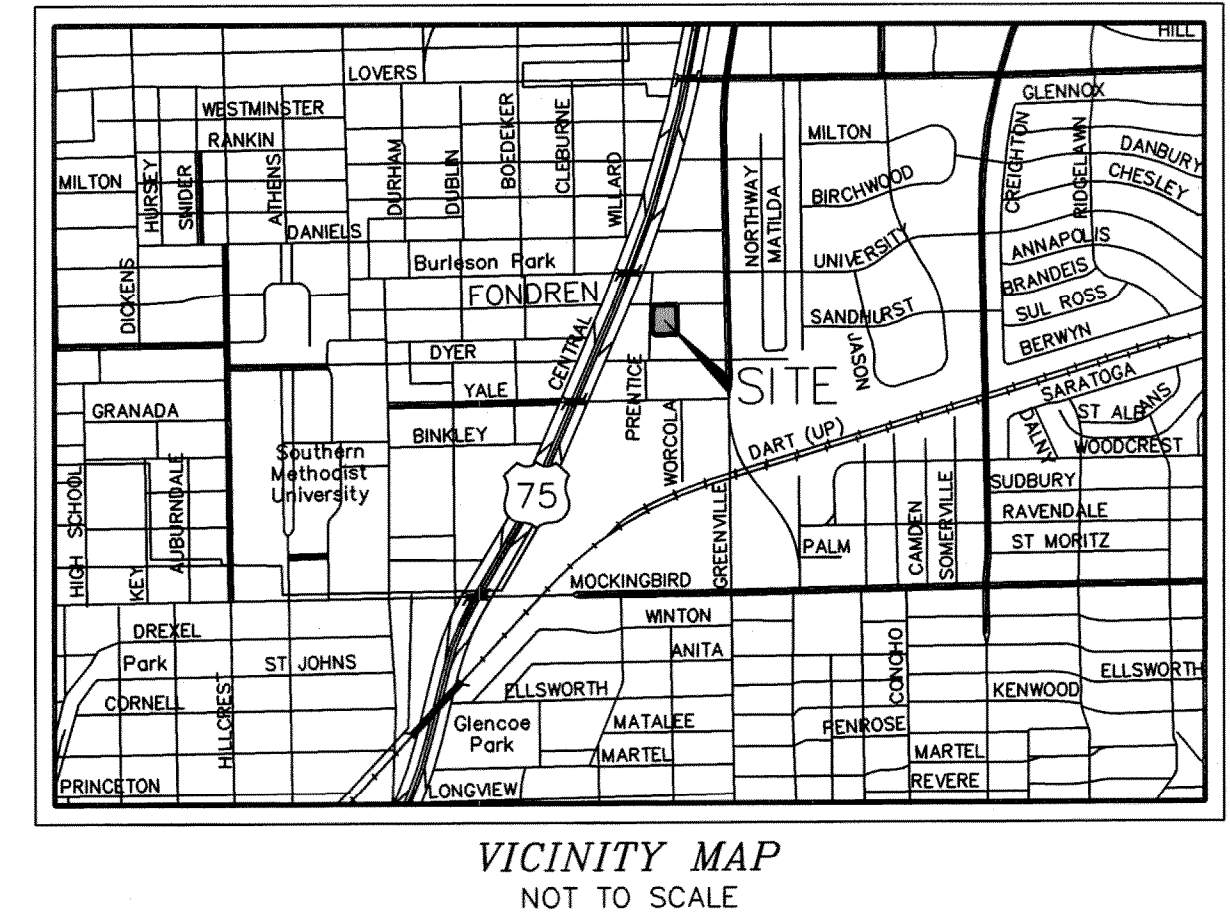
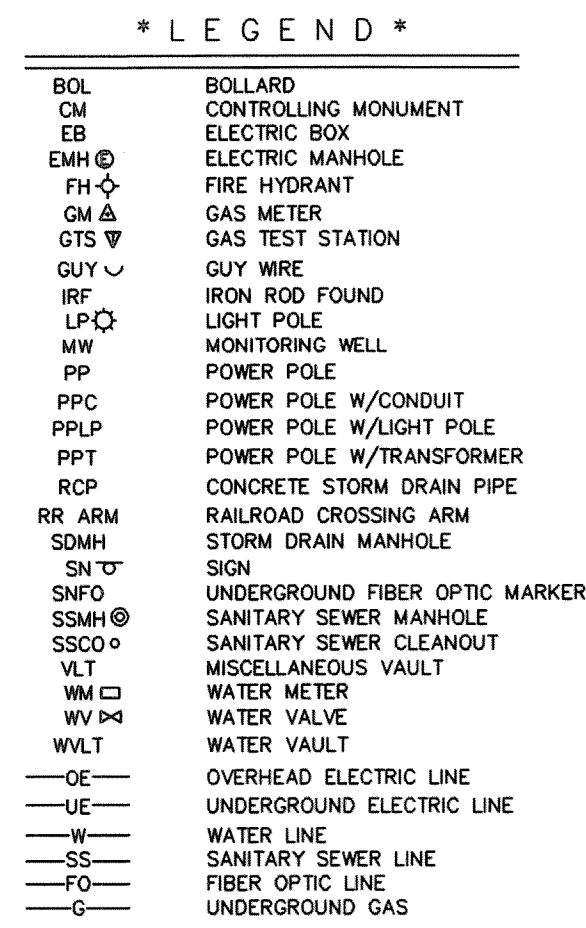
**FINAL PLAT
FOR
LOT 1, BLOCK A/5188
JARRELL ADDITION**

AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS
BEING 1.833 ACRES OF LAND LOCATED IN THE
JEFFERSON TILLEY SURVEY, ABSTRACT No. 1480, DALLAS COUNTY, TEXAS
ADDRESS: 2651 FONDREN DRIVE

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 1

DATE: 4/5/2017
W.A. No. 17021



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THENCE NORTHERLY, AN ARC LENGTH OF 276.16 FEET ALONG THE WEST LINE OF SAID JARRELL TRACT, THE EAST RIGHT-OF-WAY LINE OF SAID DART TRACT NO. 5, AND SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 6625.55 FEET, A DELTA ANGLE OF 02°19'57" AND A CHORD BEARING OF N 02°02'57" E, 276.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.833 ACRES (79,843 SQUARE FEET) OF LAND, MORE OR LESS.

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48113C0335K, MAP REVISED JULY 7TH, 2017, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS, VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.

4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE CITY OF UNIVERSITY PARK CONTROL MONUMENTS 13 AND 17.

5. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE.

6. THE SUBJECT TRACT CONTAINS 52 STRIPED PARKING SPACES, OF WHICH 3 ARE DESIGNATED AS HANDICAPPED ACCESSIBLE.

7. THE SQUARE FOOTAGE OF THE BUILDING IS BASED ON THE EXTERIOR DIMENSIONS AS MEASURED AT GROUND LEVEL.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF TEXAS, AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 11, 13 AND 14 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETE ON FEBRUARY 24TH, 2017.

DATE OF PLAT OR MAP: 3/8/17

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS No. 6373
E-MAIL: AaronLS@WierAssociates.com



**ALTA/NSPS
LAND TITLE SURVEY**



KBAdesign, LLC

13601 Preston Road
Suite 107 West
Dallas, Texas 75240
Tel. 214.634.9330

Robert J. Kilduff, NCARB
Registration Number 7156
Expires: 4.30.2018

**JARRELL
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DATE ITEM

PROJECT NO: 16.11.00

PLANTING PLAN
03.20.2017

L1

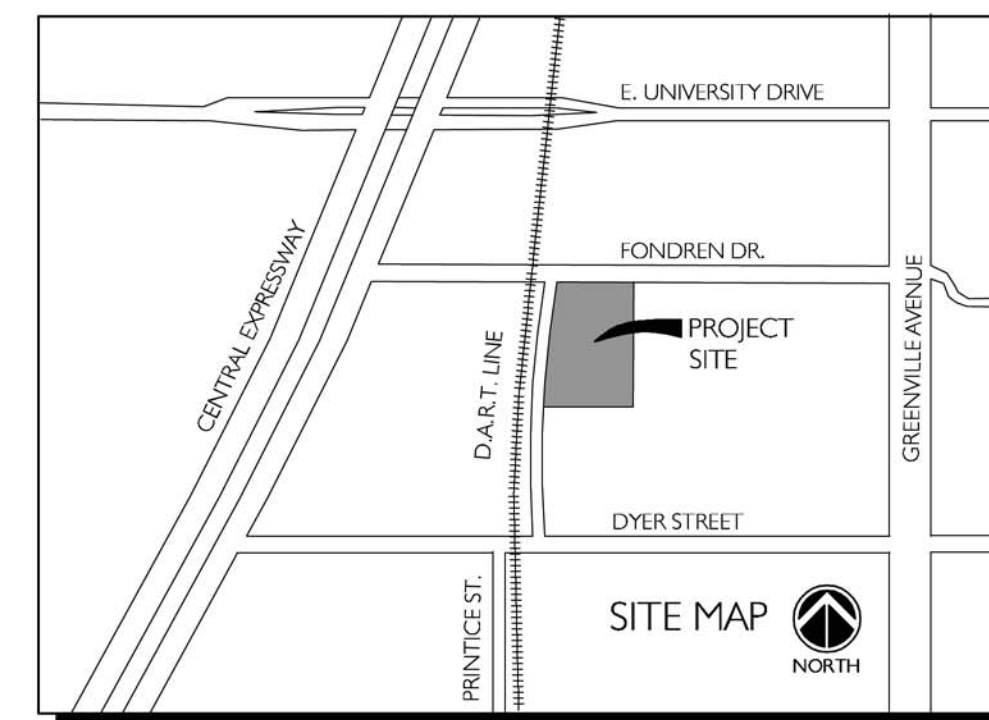
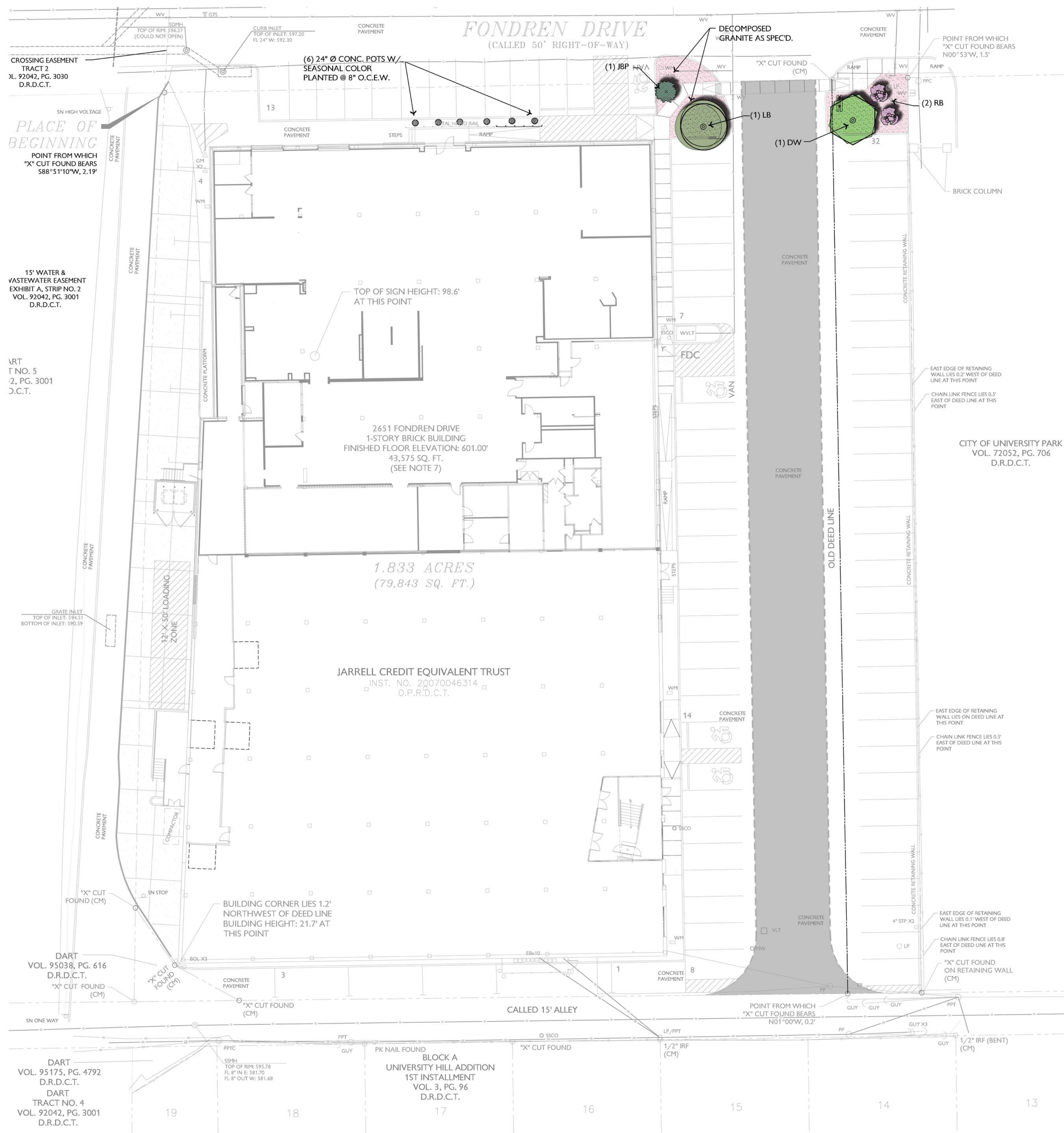


EXHIBIT "B"

CITY OF UNIVERSITY PARK, TEXAS APPROVAL

CURRENT OWNER:
JARRELL CREDIT EXEMPT TRUST
15301 DALLAS PARKWAY, SUITE 960
ADDISON, TEXAS 75001
MR. RICHARD J. SOWAN, TRUSTEE
214.738.9265
RSOWAN@BKMSH.com

PREPARED BY:
KBA 13601 PRESTON ROAD, SUITE 107W
ARCHITECTURE DALLAS, TEXAS 75240
PREPARED BY: BOB KILDUFF
TEL: 214.634.9330
EMAIL: BKILDUFF@KBADESIGN.NET

SITE PLAN
CITY OF UNIVERSITY PARK, TEXAS PROJ# :XXXX
JARREL ADDITION (PLAT PENDING)
JARREL CREDIT EQUIVALENT TRUST
INST. NO.: 20070046314
O.P.R.D.C.T.

PROJ. # 1609 SCALE: 1" = 20'-0" SHEET #: 110 DATE: 04.07.2017

01 PLANTING PLAN
SCALE: 1" = 20'-0"





KBAdesign, LLC

13601 Preston Road
Suite 107 West
Dallas, Texas 75240
Tel. 214.634.9330

Robert J. Kilduff, NCARB
Registration Number 7156
Expires: 4 . 30 . 2018

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DATE	ITEM
------	------

PROJECT NO: 16.11.00

PLANTING
DETAILS/NOTES
03.15.2017

L2

GENERAL NOTES:

- G.1 LANDSCAPE CONTRACTOR IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THE LOCATION OF ALL UTILITIES BY CONTACTING DIG-TESS PRIOR TO COMMENCING WORK UNDER THIS CONTRACT. LANDSCAPE CONTRACTOR IS TO COORDINATE WORK WITH ALL OTHER TRADES ON-SITE.
- G.2 THE FINISH GRADE AT ALL PLANTING BEDS SHALL BE SMOOTH AND FREE OF ANY DEBRIS. THE PLANTING BED GRADE SHALL BE CONSISTANTLY 5" BELOW ALL ADJACENT WALKS OR TURF GRADES TO ALLOW FOR DECOMPOSED GRANITE BEDS.
- G.3 LANDSCAPE CONTRACTOR TO STAKE THE LOCATION OF ALL TREES AND ORNAMENTAL SHRUBS FOR PRIOR APPROVAL BEFORE PLANTING. GROUND COVER AND SEASONAL COLOR PLANTS SHALL BE PLANTED AT THE DIMENSION INDICATED AND EACH ROW SHALL BE STAGGERED HALF THE REQUIRED SPACING.
- G.4 LANDSCAPE CONTRACTOR TO PROVIDE ALL TOP SOIL AND FINISH GRADING PER SPECIFICATIONS.
- G.5 LANDSCAPE CONTRACTOR SHALL NOT IMPEDE DRAINAGE IN ANY WAY AND SHALL SLOPE ALL PLANTING BEDS AWAY FROM STRUCTURES. NO FILL SHALL BE PLACED AS TO COVER ANY WEEPS IN EXTERIOR WALLS.
- G.6 NO PLANTING MATERIAL SHALL BE PLACED ON SITE UNTIL IRRIGATION SYSTEM IS FULLY INSTALLED AND OPERATIONAL.
- G.7 GENERAL EXCAVATION CONTRACTOR TO ESTABLISH ROUGH GRADES IN PLANTING AREAS, LANDSCAPE CONTRACTOR TO SUPPLY TOP SOIL AND FINE GRADE, AUGMENT SOIL AND LEVEL PLANTING AREAS.
- G.8 CHAMFFER METAL EDGING @ 45° ANGLE MIN. 3" LEG WHEN IT INTERSECTS WALK.
- G.9 PLANT TREES NO CLOSER THAN 5'-0" FROM EDGE OF CONCRETE PAVING.
- G.10 LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL WORK UNTIL SUCH WORK IS FINISHED AND ACCEPTED BY ARCHITECT.
- G.11 IF ANY PLANT MATERIAL SPECIFIED HEREIN IS UNAVAILABLE, LANDSCAPE CONTRACTOR IS TO PROVIDE SUBSTITUTE SELECTIONS FOR OWNER REVIEW.
- G.12 DECOMPOSED GRANITE SHALL BE "TEXAS PINK", AND BE MINIMUM 4" DEEP OVER WEED IN-HIBITING GEOFABRIC. MAINTAIN GRANITE LEVEL 1" BELOW ANY ADJACENT WALKS, DRIVES OR TOPS-OF-CURB.
- G.13 LANDSCAPE CONTRACTOR TO FOLLOW DETAILS, SHEET L.2, FOR ALL TREE PRESERVATION NOTES/DETAILS, AND TREE/SHRUB PLANTING DETAILS.
- G.14 LANDSCAPE CONTRACTOR TO PROVIDE THE OWNER A PROPOSAL FOR ANNUAL MAINTENANCE OF THE LANDSCAPE AREAS IN ACCORDANCE TO THE REQUIREMENTS OF THE CITY OF UNIVERSITY PARK.

05 PLANTING GENERAL NOTES

SCALE:

IRRIGATION NOTES:

- I.1 LANDSCAPE PROVIDER TO PROVIDE AN AUTOMATIC, POINT SOURCE DRIP IRRIGATION SYSTEM.
- I.2 SUCCESSFUL BIDDER TO OBTAIN IRRIGATION DRAWINGS DESIGNED AND PREPARED BY AN IRRIGATOR LICENSED IN THE STATE OF TEXAS FOR ARCHITECT'S REVIEW AND CITY APPROVAL WITH DEFERRED PERMIT.
- I.3 IRRIGATOR SHALL VERIFY MODEL OF BACK-FLOW PREVENTER WITH THE CITY OF UNIVERSITY PARK AND THE TCEQ, PER CITY ORDINANCE.
- I.4 IRRIGATOR SHALL FULLY COMPLY WITH THE CITY OF UNIVERSITY PARK ORDINANCES RELATING TO IRRIGATION SYSTEMS AND TCEQ CROSS-CONNECT REGULATIONS.
- I.5 SYSTEM TO INCLUDE FREEZE PROTECTION AND RAIN SHUT-OFF SYSTEM.

03 IRRIGATION NOTES

SCALE:

EXHIBIT "B"

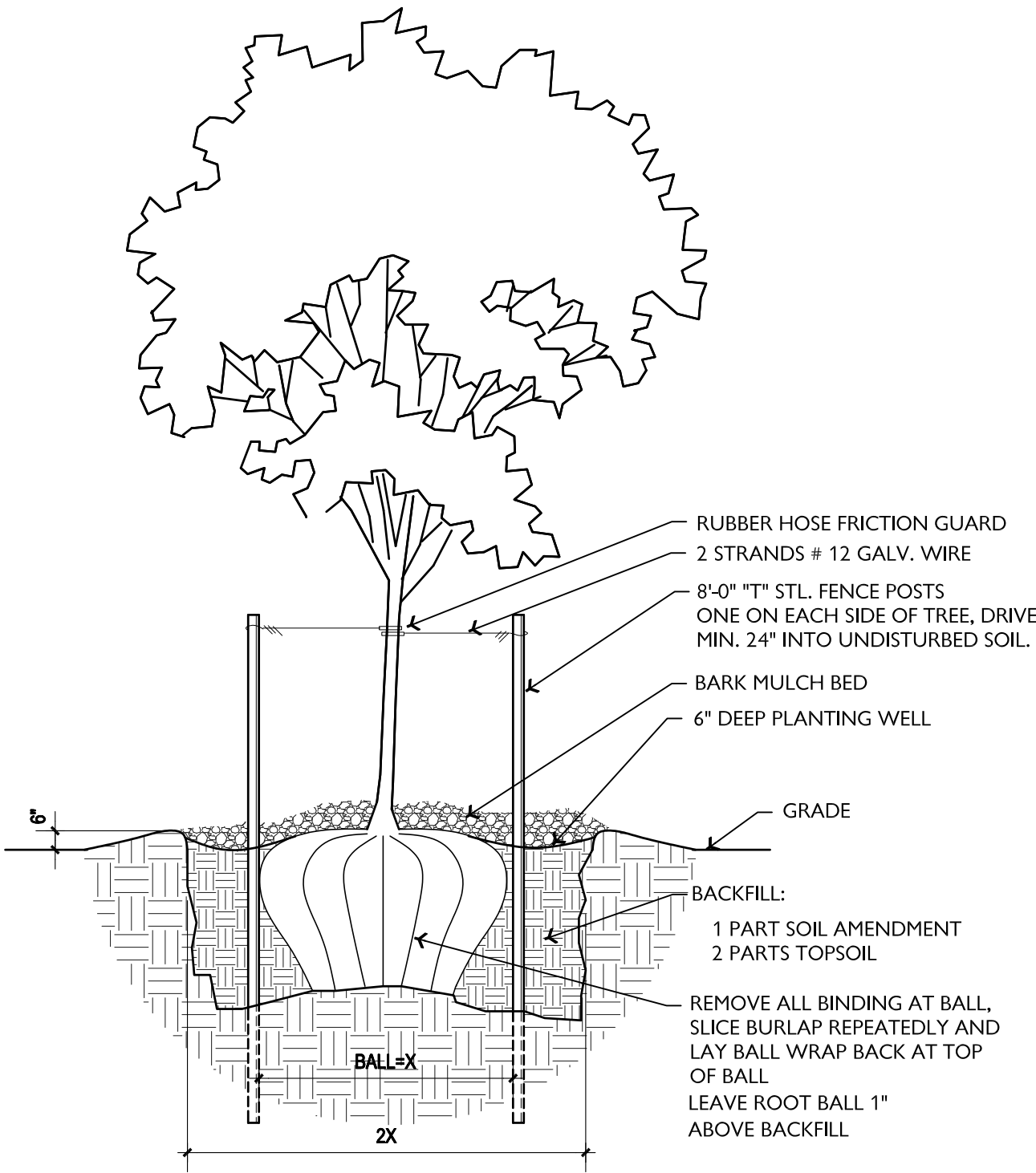
CITY OF UNIVERSITY PARK, TEXAS APPROVAL



CURRENT OWNER: JARRELL CREDIT EXEMPT TRUST 15301 DALLAS PARKWAY, SUITE 960 ADDISON, TEXAS 75001 MR. RICHARD J. SOWAN, TRUSTEE 214.738.9265 RSOWAN@BKMSH.com	PREPARED BY: KBA 13601 PRESTON ROAD, SUITE 107W ARCHITECTURE DALLAS, TEXAS 75240 PREPARED BY: BOB KILDUFF TEL: 214.634.9330 EMAIL: BKILDUFF@KBADESIGN.NET
SITE PLAN CITY OF UNIVERSITY PARK, TEXAS PROJ# :XXXX	
JARRELL ADDITION (PLAT PENDING) JARREL CREDIT EQUIVALENT TRUST INST. NO.: 20070046314 O.P.R.D.C.T.	
PROJ. # 1609	SCALE: 1" = 20'-0"
SHEET #: 110	DATE: 04.07.2017

01 PLANTING DETAILS/NOTES

SCALE:



04 TREE PLANTING DETAIL

SCALE:

PLANT MATERIAL LIST

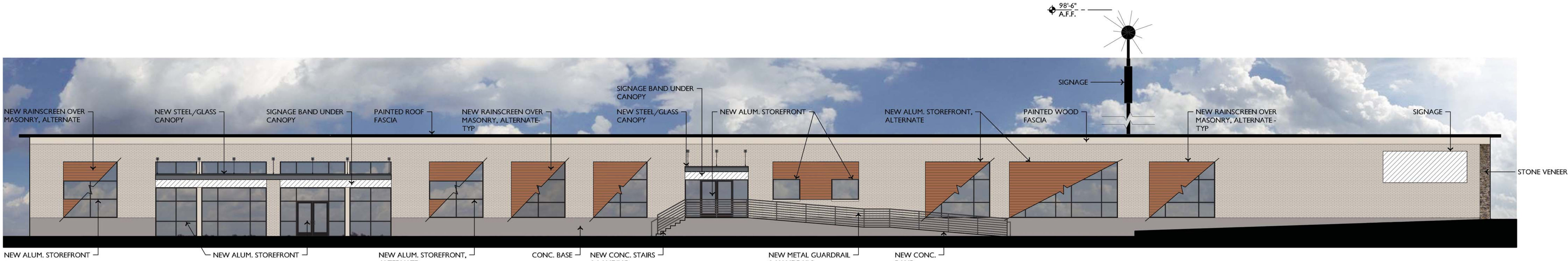
SYMBOL	KEY	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	CALIPER	SPACING	NOTES:
	DW	1	CHILOPSIS LINEARIS	DESERT WILLOW	CONTAINER GROWN	8'-10'	4'-5'	4" MIN.	PER PLAN	LIFT TO 7'-0" ABOVE ADJACENT WALKS/DRIVES
	LB	1	ULMUS PARVIFOLIA "SEMPERVERINIS"	LACE BARK ELM	CONTAINER GROWN	10'-12'	4'-5'	4" MIN.	PER PLAN	LIFT TO 7'-0" ABOVE ADJACENT WALKS/DRIVES
	JBP	1	PINUS THUNBERGII	JAPANESE BLACK PINE	CONTAINER GROWN	5'-7'	4'-5'	4" MIN.	PER PLAN	
	RB	2	CERCIS CANADENSIS "OKLAHOMA"	OKLAHOMA RED BUD	CONTAINER GROWN	6'-7'	3'-5'	3" MIN.	PER PLAN	
			APPROPRIATE SEASONAL COLOR-THREE CHANGES PER YEAR. PLANT IN ELEVATED POTS @ 8" O.C.E.W.							

02 PLANT MATERIAL SCHEDULE

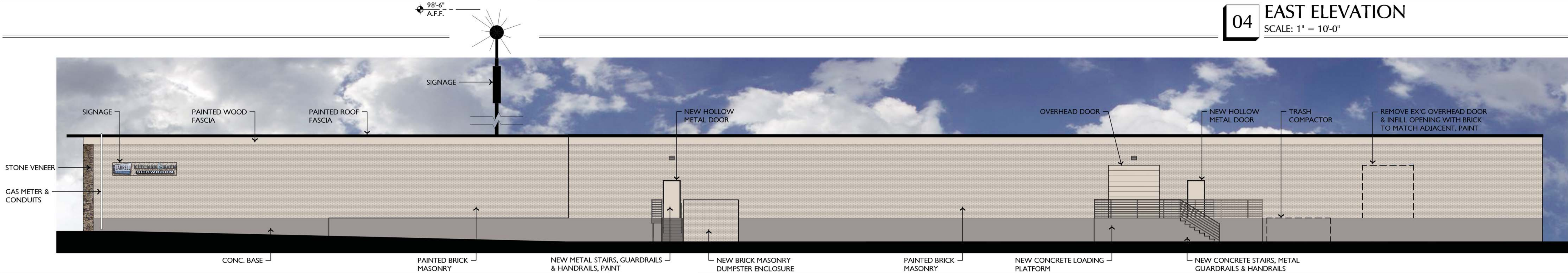
SCALE:

01 PLANTING DETAILS/NOTES

SCALE:



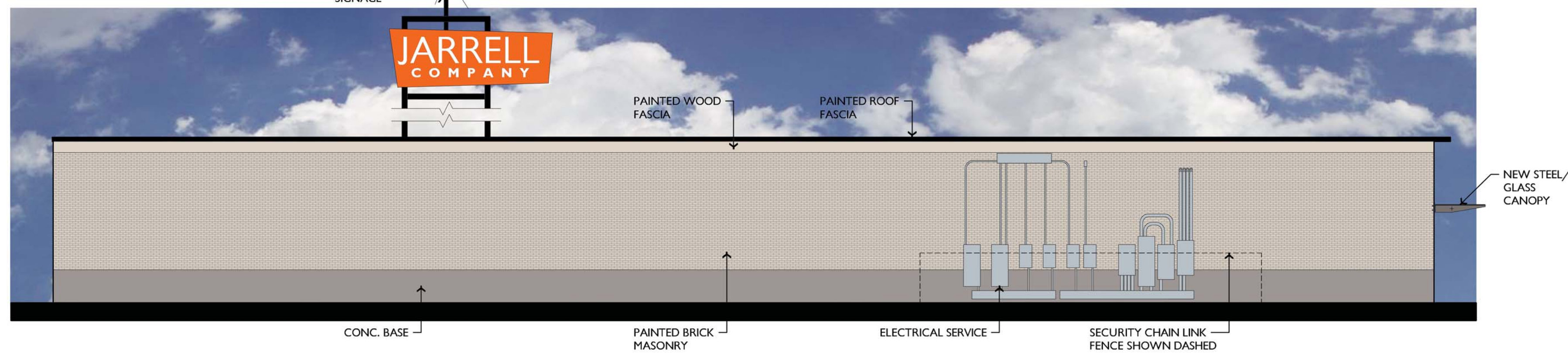
04 EAST ELEVATION
SCALE: 1" = 10'-0"



03 WEST ELEVATION
SCALE: 1" = 10'-0"



02 NORTH ELEVATION
SCALE: 1" = 10'-0"



01 SOUTH ELEVATION
SCALE: 1" = 10'-0"

PROJECT MATERIALS

BRICK VENEER
STONE VENEER
STUCCO
SUSTAINABLE RAINSCREEN
ALUMINUM FRAMES

AREA OF OPENINGS WITH GLASS INFILL

EAST ELEVATION: 5,267 SQ FT WITH 1,095 SQ FT (21%) STOREFRONT
WEST ELEVATION: 5,550 SQ FT WITH 0 SQ FT (0%) STOREFRONT
NORTH ELEVATION: 2,580 SQ FT WITH 326 SQ FT (13%) STOREFRONT
SOUTH ELEVATION: 3,271 SQ FT WITH 0 SQ FT (0%) STOREFRONT

EXHIBIT "B"

CITY OF UNIVERSITY PARK, TEXAS APPROVAL



CURRENT OWNER: JARRELL CREDIT EXEMPT TRUST 15301 DALLAS PARKWAY, SUITE 960 ADDISON, TEXAS 75001 MR. RICHARD J. SOWAN, TRUSTEE 214.738.9265 RSOWAN@BKMSH.com	PREPARED BY:  13601 PRESTON ROAD, SUITE 107W DALLAS, TEXAS 75240 PREPARED BY: BOB KILDUFF TEL: 214.634.9330 EMAIL: BKILDUFF@KBADesign.NET		
SITE PLAN CITY OF UNIVERSITY PARK, TEXAS PROJ#XXXX JARRELL ADDITION (PLAT PENDING) JARREL CREDIT EQUIVALENT TRUST INST. NO.: 20070046314 O.P.R.D.C.T.			
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DATE ITEM

PROJECT NO: 16.11.00

EXTERIOR
ELEVATIONS

300

ORDINANCE NO. 17-016

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF UNIVERSITY PARK, AS HERETOFORE AMENDED, BY CREATING PLANNED DEVELOPMENT DISTRICT NO. 41, ON PROPERTY DESCRIBED AS A 1.833 ACRE TRACT OF LAND IN THE JEFFERSON TILLEY SURVEY, ABSTRACT NO. 1480, IN THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, AND COMMONLY KNOWN AS 2651 FONDREN DRIVE, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; APPROVING A DETAILED SITE PLAN ATTACHED HERETO AS EXHIBIT "B"; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

Duly passed by the City Council of the City of University Park, Texas, on the day of June
6th 2017.

APPROVED:

OLIN B. LANE, MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY