

# Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council  
From: Jason Moore, Assistant City Manager  
Date: January 17, 2017  
Subject: Final Plat Richland Hills, Lots 1 & 2, Block 1 Brumlow Addition

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**Council Action:** Approve and issue a final plat, Lots 1& 2, Block 1, Brumlow Addition, to the City of Richland Hills, Tarrant County, Texas.

**Background Information:** Brumlow Properties, the owner of the abovementioned properties located in the 7600 block of Baker Blvd, is utilizing the short form plat process to combine their properties into two platted lots. Having a platted lot is required to obtain a building permit in the City. Currently, none of the properties owned by the applicant are platted. This includes the Tenant Build Inc. building, located at 7604 Baker Blvd.

Brumlow Properties, the applicant, is considering the sale of the 7604 Baker Blvd location, where Tenant Build Inc. (TBI) currently resides (proposed Lot 2, Block 1), to the owners of that company. As such, the process requires they separate the parcels which will also allow Brumlow properties access to their remaining property to the south and east (proposed Lot 1 Block 1). Brumlow Properties does not have a development planned for Lot 1, Block 1 at this time.

See attached vicinity map and aerial image for better description of location.

Because the property owner, Brumlow Properties, meets the criteria of Short Form Plats, they are able to bypass the typical preliminary plat process and go straight to Final Plat consideration.

An excerpt from this section of the Subdivision Code (Chapter 74) is pasted below:

Division 5. – Short Form Plats, Section 74-126 of the City's Subdivision Regulations control this request. The short form plat approval procedure may be applicable when the following conditions have been met:

(1) Short form plat and supporting instruments are respectively drawn and compiled in compliance with the requirements for a final plat.

- (2) The short form plat and supporting instruments or subdivision they represent are not otherwise in contravention with V.T.C.A., Government Code ch. 212.
- (3) Each lot and block has frontage upon a dedicated and improved street to city specifications.
- (4) All easements to each block, or lot have been previously granted or are shown on the plat.
- (5) The proposed development neither contains nor creates a significant drainage problem, nor is topography a salient development consideration.
- (6) All utilities required to serve each block, or lot are in place or arrangements to provide such utilities have been made with the appropriate agency.
- (7) The proposed lots shall meet the size requirements of the zoning ordinance.
- (8) Subject property shall not exceed five acres.
- (9) The property so platted shall conform in size and shape to the lots in the vicinity.
- (10) All design, engineering, improvements and specifications of documents to be submitted that are applicable to final plats shall be applicable to the short form plat.

City staff has worked with the property owner and their surveyor to insure all of the necessary requirements have been included. Since they have met the requirements provided in the ordinance, staff recommends approval of this Final Plat.

**Board/Citizen Input:**

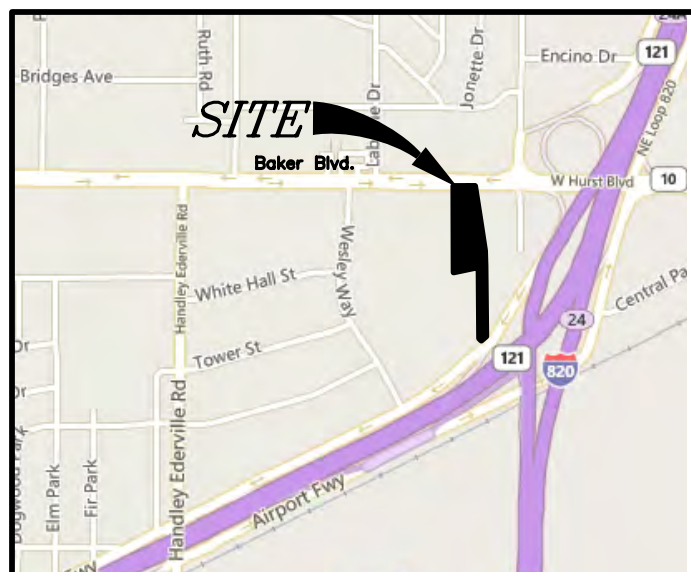
The Planning & Zoning Commission considered this request at their January 9<sup>th</sup> regular meeting and voted 5-0 to recommend approval to the City Council.

**Financial Impact:** N/A

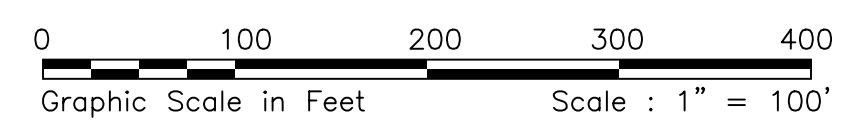
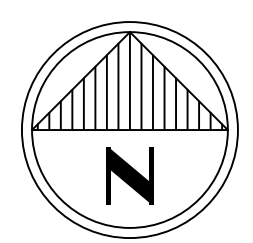
**Staff Contacts:** Jason Moore, Assistant City Manager, [jmoore@richlandhills.com](mailto:jmoore@richlandhills.com)

**Attachments:**

- 1) Final Plat (the official plat will have a different seal and will be signed by P&Z and the Mayor, if approved);
- 2) Vicinity Map; &
- 3) Aerial Map



VICINITY MAP N.T.S.



NOTE:  
BEARINGS ARE BASED UPON GPS-DERIVED STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83.

**CERTIFICATE OF APPROVAL OF PLANNING AND ZONING COMMISSION**  
This plat has been submitted to and considered by the PLANNING AND ZONING COMMISSION of the City of Richland Hills, Texas, and is hereby approved by such Commission.  
Date this \_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Chairman

ATTEST:

Secretary

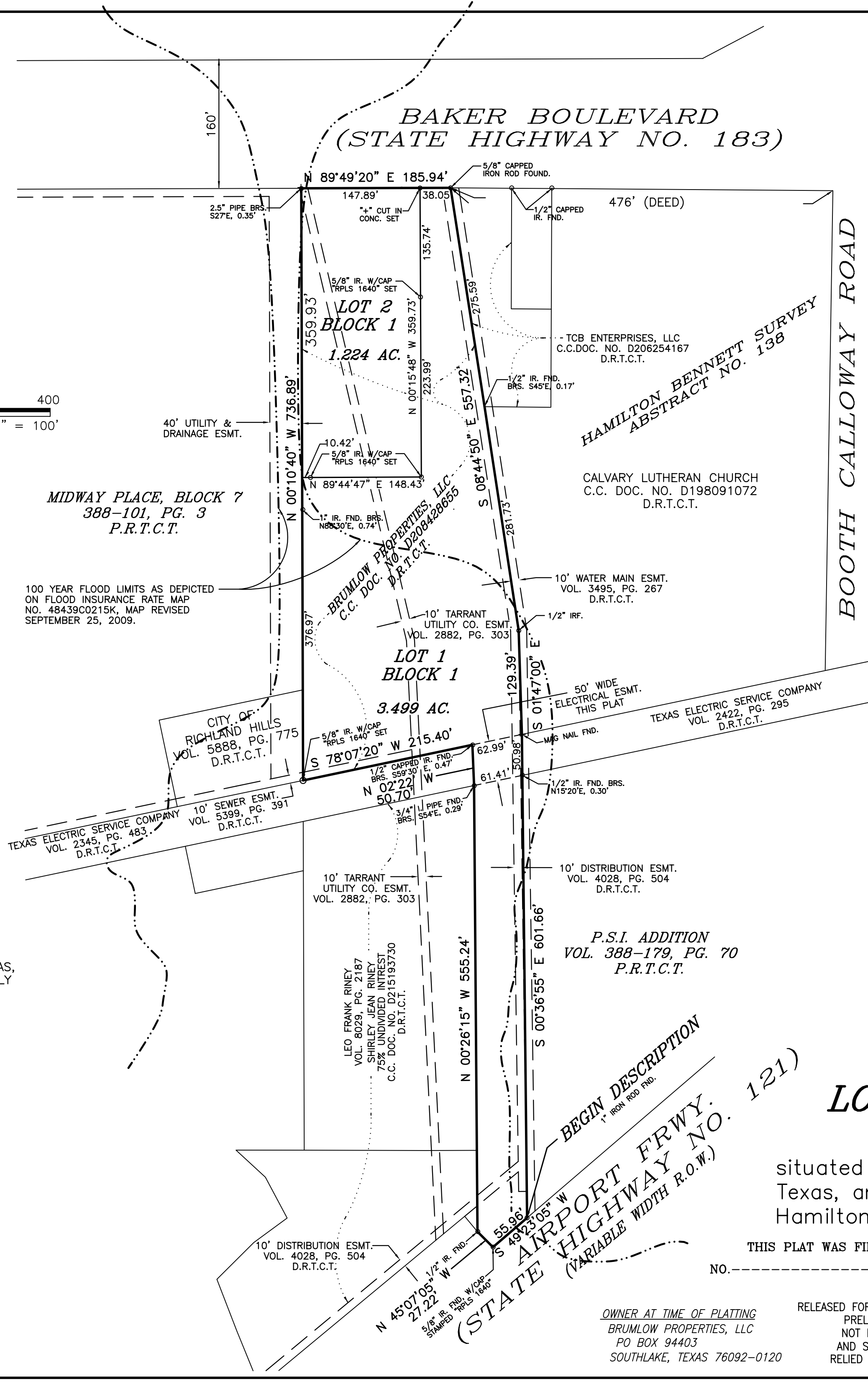
**STATEMENT OF ADOPTION BY COUNCIL**  
THE CITY COUNCIL OF RICHLAND HILLS, TEXAS, ON \_\_\_\_\_ 20\_\_, VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

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

ATTEST: \_\_\_\_\_  
CITY SECRETARY  
(Ord. No. 819, § 5(E), 6-10-1997)

All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.

G CURTIS SURVEYORS, LLC  
T.B.P.L.S. Surveying Firm No.10194225  
P.O. Box 471787 817/334-0381  
Fort Worth, Texas 76147-1408



THE STATE OF TEXAS §  
COUNTY OF TARRANT §  
KNOW ALL MEN BY THESE PRESENTS:  
THAT, Brumlow Properties, LLC being the owner of the following described property, as conveyed by deed recorded under Tarrant County Clerk's Document No. D208428655:

SITUATED in the City of Richland Hills, Tarrant County, Texas, and being a tract of land in the HAMILTON BENNETT SURVEY, Abstract No. 138, and being that same tract conveyed to Brumlow Properties, LLC, by deed recorded under Tarrant County Clerk's File No. D208428655, and said tract being more fully described as follows:

BEGINNING at a 1" iron rod found in place in the northerly line of Airport Freeway/State Highway 121 (variable width right-of-way) for the southeast corner of said Brumlow tract and the southwest corner of P.S.I. Addition, as shown on plat thereof recorded in Volume 388-179, Page 70, of the Tarrant County Plat Records;

THENCE with said northerly line of Airport Freeway and a southerly line of said Brumlow tract, South 49 degrees, 23 minutes, 05 seconds West, 55.96 feet to a 5/8" iron rod found in place for the most southerly corner of said Brumlow tract and an "L" corner in said northerly line of Airport Freeway;

THENCE North 45 degrees, 07 minutes, 05 seconds West with a westerly line of said Brumlow tract and continuing with said northerly line of Airport Freeway, 27.22 feet to a 1/2" iron rod found in place for the most southerly southwest corner of said Brumlow tract and the southeast corner of that certain undivided 75% interest conveyed to Shirley Jean Riney by deed recorded in Clerk's File No. D215193730;

THENCE North 0 degrees, 26 minutes, 15 seconds West with the most southerly west line of said Brumlow tract and the east line of said Riney tract, 555.24 feet to the northeast corner of said Riney tract and the southeast corner of that certain Texas Electric Service Company (T.E.S.Co.) right-of-way described in deed recorded in Volume 2345, Page 483, of the Tarrant County Deed Records, a 3/4" iron pipe found bears South 54 degrees East, 0.28 foot;

THENCE North 2 degrees, 22 minutes West, along the most southerly west line of said Brumlow tract and the east line of said T.E.S.Co. right-of-way, 50.70 feet to the northeast corner of said T.E.S.Co. right-of-way and an "L" corner in said Brumlow tract, from which point a 1/2" capped iron rod found in place bears South 59 degrees East, 0.46 foot;

THENCE South 78 degrees, 07 minutes, 20 seconds West with the north line of said T.E.S.Co. right-of-way and the most northerly south line of said Brumlow tract, 215.4 feet to an "RPLS 1640" capped 5/8" iron rod set for the most northerly southwest corner of said Brumlow tract and the southeast corner of that certain tract conveyed to the City of Richland Hills by deed recorded in Volume 5888, Page 775, of said Deed Records;

THENCE North 0 degrees, 10 minutes, 40 seconds West with the most northerly west line of said Brumlow tract and the east line of said City of Richland Hills tract, continuing with the east line of Block 7, Midway Place, as shown on plat thereof recorded in Volume 388-101, Page 3, of said Plat Records, in all 736.89 feet to the northwest corner of said Brumlow tract and the northeast corner of said Block 7, Midway Place in the south line of Baker Boulevard/State Highway 183, from which point a 2-1/2" pipe bears South 27 degrees East, 0.35 foot;

THENCE North 89 degrees, 49 minutes, 20 seconds East, 185.94 feet to a 5/8" iron rod found in place for the northeast corner of said Brumlow tract and the northwest corner of that certain tract conveyed to TCB Enterprises by deed recorded under Clerk's File No. D206254167;

THENCE South 8 degrees, 44 minutes, 50 seconds East with the most northerly east line of said Brumlow tract and with the west line of said TCB Enterprises tract and continuing with the west line of that certain tract conveyed to Calvary Lutheran Church by deed recorded under Clerk's File No. D198091072, 557.32 feet to a 1/2" iron rod found in place for an angle point in said east line of Brumlow tract and west line of Calvary Lutheran Church tract;

THENCE South 1 degree, 47 minutes East with an east line of said Brumlow tract and the west line of said Calvary Lutheran tract, 129.21 feet to a MAG nail found in place for the southwest corner of said Church tract and a northwest corner of that certain tract conveyed to T.E.S.Co. by deed recorded in Volume 2422, Page 295, of said Deed Records;

THENCE South 0 degrees, 36 minutes, 55 seconds East with the most southerly east line of said Brumlow tract, with the west line of said T.E.S.Co. tract, passing the southwest corner of said T.E.S.Co. tract, and the northwest corner of said P.S.I. Addition, continuing with the west line of said P.S.I. Addition, in all 601.66 feet to the PLACE OF BEGINNING, and containing 4.723 acres.

DOES HEREBY ADOPT THE PLAT HEREON as its plan for subdividing same, to be known as LOTS 1 and 2, BLOCK 1, BRUMLOW ADDITION, and does hereby dedicate the easements created by this plat to the use of the public.

BRUMLOW PROPERTIES, LLC  
Derek Neubauer, Manager

THE STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Derek Neubauer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and as the act and deed of said organization.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, State of Texas  
My commission expires

PLAT OF  
**LOTS 1 AND 2, BLOCK 1,  
BRUMLOW ADDITION**

situated in the City of Richland Hills, Tarrant County, Texas, and being a subdivision of a tract of land in the Hamilton Bennett Survey, Abstract No. 138.

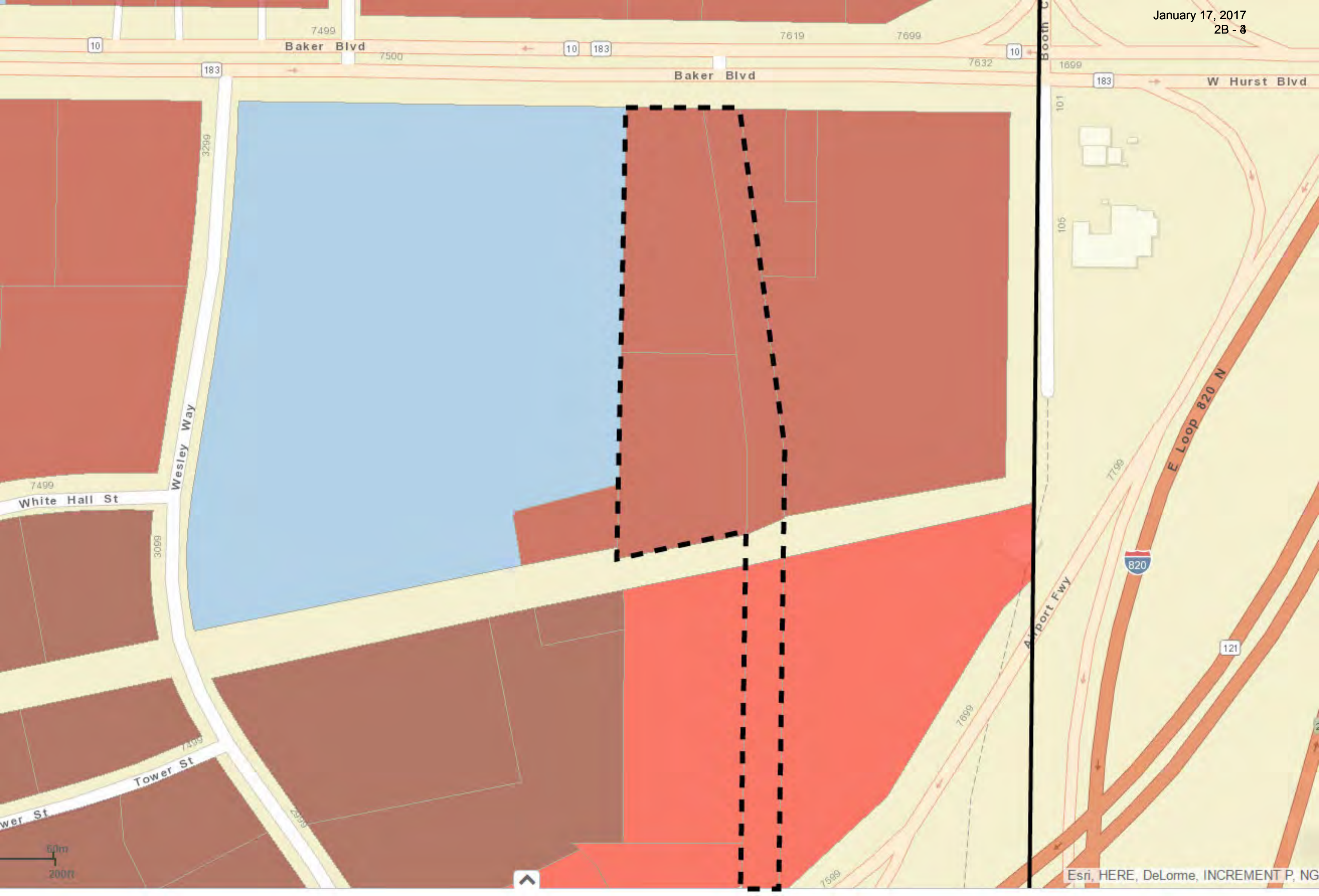
THIS PLAT WAS FILED UNDER DOCUMENT NO. \_\_\_\_\_, DATE: \_\_\_\_\_

I hereby certify that the plat hereon was prepared from surveys made on the ground, under my supervision.  
G CURTIS SURVEYORS, LLC  
TBPLS Firm No. 10194225

OWNER AT TIME OF PLATTING  
BRUMLOW PROPERTIES, LLC  
PO BOX 94403  
SOUTHLAKE, TEXAS 76092-0120

RELEASED FOR REVIEW PURPOSES NOVEMBER 29, 2016  
PRELIMINARY: THIS DOCUMENT SHOULD NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Gerald A. Curtis, RPLS  
Texas Registration No. 1640





Baker Blvd

10

Baker Blvd

January 17, 2017  
28B-5

3299

Wesley Way

7499  
White Hall St

3099

7499  
Tower St

2999

2999

7499  
Tower St

7099

7599

2899

121

60m  
200ft