CEDAR HILL
WHERE OPPORTUNITIES GROW NATURALLY

City of Cedar Hill
285 Uptown Boulevard
Cedar Hill, Texas 75104
972-291-5100
fax 972-291-5250

NOTICE OF MEETING
Board of Adjustments and Appeals
Tuesday, November 7, 2017
285 Uptown Blvd
Administrative Conference Room- 4th floor
1:00 p.m.

AGENDA

I. Call meeting to order.

II. Approve the minutes for the Tuesday, October 10, 2017 meeting.

III. Review and consider a request by Abdellatif Mahmound and Amal Family Trust for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 5.4.2.6 to allow the construction of eight (8) foot tall fence in the required front yard at Lots 6 and 7, Block C, Pleasant Run Farms more commonly known as 978 N. Hwy 67.

IV. Review and consider two requests by Joe Property and Construction for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.3.3.A. Minimum Lot Area to allow a lot area of 0.702 acres and Section 3.3.3.B. Minimum Side Yard (interior) to allow a side yard of 10 feet at Tract 2.6 Abstract 942, John N Gainer more commonly known as 363 Lakeview Drive.

V. Review and consider a request by Tanya Ragan for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 3.18.3.B and the platted building line of 35 feet to allow a building line of 15.3 feet on the Hall Street frontage of Lot 5, Block A, B & J Industrial Installment #2, more commonly known as 601 Jealouse Way.

This facility is wheelchair accessible. Handicapped parking spaces are available. Requests for sign interpretive services must be made 48 hours ahead of meeting. To make arrangements, call 972-291-5100 ext 1018 or (TDD) 1-800-RELAY TX (1-800-735-2989).

PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY

CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE

VI. Adjourn.

I certify that copies of the above notice of meeting were posted at Cedar Hill Government Center, 285 Uptown Boulevard, Cedar Hill, Texas, on the 1st day of November 2017.

Jeanette Cosme

Jeanette Cosme – Permit Tech/Secretary

This facility is wheelchair accessible. Handicapped parking spaces are available. Requests for sign interpretive services must be made 48 hours ahead of meeting. To make arrangements, call 972-291-5100 ext 1018 or (TDD) 1-800-RELAY TX (1-800-735-2989).

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Minutes
Board of Adjustments and Appeals
Meeting of Tuesday, October 10, 2017

The Board of Adjustments of the City of Cedar Hill, Texas met on Tuesday, October 10, 2017 at 1PM in the Cannady Room- Executive Briefing Room on the 1st floor of the Government Center, City of Cedar Hill, Texas.

Present: Ray Stroh, Douglass Hibbs, Roger Welch, Michael Craig and Jerry Berry
Staff Present: Johnny Kendro, Building Official; Jeanette Cosme, Permit Tech

I. **Call the meeting to order.**

Michael Craig calls meeting to order and explains to the people who are present that they must have for votes in favor of their request in order for it to pass.

II. **Approve meeting minutes of meeting for October 10, 2017**

Doug Hibbs makes a motion to approve the minutes from August 22, 2017 and Ray Stroh seconded the motion.

Michael Craig takes a vote to approve the minutes and all members voted in favor of the minutes being approved.

III. **Review and consider a request by Ole Nygaard for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 4.1.3.E.2 to allow the use of Hardie Board siding on an accessory building at Tract 142, Abstract 539, James Hughes survey more commonly known as 966 Mobley Road.**

Ole Nygaard is present to speak on his request for the variance. There is no one present to speak in opposition. Mr. Nygaard is requesting to match the other storage buildings in the neighborhood. Currently there are not any storage buildings that are all masonry in the neighborhood. He wants to have some brick and siding, which will match his house along with the others in the neighborhood. His home is not 100% brick and that is the reason he is requesting this variance. He has provided pictures of other homes and storage buildings in his area to show that they are not 100% masonry. He has also provided signatures form six neighbors that are in

support of his request. Roger Welch asked Johnny Kendro about the others in the area and Johnny explained that the majority are not brick. Some of those were built prior to the ordinance and others were granted through variance requests.

Doug Hibbs motions to approve the request and Ray Stroh seconds the motion to approve. Michael Craig asks for a vote and all members vote in favor of granting the request.

IV. **Review and consider a request by Abdellatif Mahmoud & Amal Family Trust for an exception to the Cedar Hill Zoning Ordinance #2001-64, Section 5.4.2 to allow the construction of a 10 foot tall fence in the required front yard at Lots 6 and 7, Block C, Pleasant Run Farms more commonly known as 978 N Hwy 67.**

Carol Bosinger is present at the meeting. She works for Electric Guard Dog Company located at 550 Assembly St, Columbia SC 29201. There is currently a fence now but it is not in the front. She is explaining the documents in the paper work they submitted. The blue lines show the fence, as they want it, which is 10 feet. The yellow is the current fence, which is six feet. The owners want to add this fence to help deter anyone from stealing property or parts from the cars. A 10-foot fence would make it harder for them to get onto the property, not to mention how hard it would be to get things over that fence.

Michael Craig explains that this is located across from where Best Buy used to be for any of the Board members who may not be familiar with the area.

Mrs. Bosinger explains that the fence will be an energized, pulse fence and that is why it would be located behind the perimeter fence. Roger Welch is concerned that the height of the fence will not be aesthetically appealing. Michael Craig explains that it would move back some and just be adding 4 feet because it is currently 6 feet tall. Roger asked why they want it so high and she said 10 feet is the standard fence height for all locations throughout the United States. Mrs. Bosinger also explains that the fence will not be energized during business hours. They would set it for times that the business is closed. Johnny mentions that the current fence is not in compliance and Michael Craig asks if the height ordinance if for commercial or residential. Johnny explains that the ordinance is for both residential and commercial.

Ray Stroh asks about any hardships that may be the reason they want this variance granted. Mrs. Bosinger explains that people steal tires and rims

from cars that are being worked on. Caliber Collision has a problem with people stealing off the cars on the property. In California, the problem was very big and they were high-end cars.

Michael Craig asks if anyone has any more questions before voting and all members state they are ready to vote. Roger Welch motions to deny the request and Jerry berry and Ray Stroh also vote to deny the request. Michael explains that he does not have a problem with the request because if his car was there and being worked on, he would want the car protected. Doug Hibbs agrees with Michael and agrees that he also would like to know his car is protected if it is there for some work and even while it sits there a few days before the work begins.

Michael Craig explains different options but they would lose about 16 parking spaces if they did it and it would have a 20-foot setback. The vote was 3 against and 2 for the request. Michael explains they can resubmit once she talked with her customers about possibly moving the fence back.

V. Mr. Roger Welch motions to adjourn the meeting and Doug Hibbs seconds that motion. All approved the motion. Meeting adjourned.

RECEIVED

OCT 1 8 2017

CITY OF CEDAR HILL
Code Enforcement & Building Inspections

10/18/17
JC
CK31677

CEDAR HILL

BOARD OF ADJUSTMENT
APPLICATION FORM

Owner Abdellatif Mahmoud & Amal Family Trust of
Address 80 Ritz Cove Dr.
Dana Point, CA 92629
Phone Number (817)427-1410
Email address:

Applicant Nikki Huggins
Address 550 Assembly St. 5th Floor
Columbia, SC 29201
Phone Number (803) 978-5828
Email address: nhuggins@electricguarddog.com

Address of property requesting variance: 978 N. Highway 67 Cedar Hill, TX 75104
Legal Description of Property:

Lot 5, Block C, of Pleasant Run Farms Subdivision

AND/OR

Tract _____, Block _____, _____ Survey

Explain Variance Desired Installation of a 8' 12V/DC, battery operated, low-voltage electric security fence 6-12" inside of existing permitted perimeter fence within the 20' setback and increasing existing permitted 8' security fence to 10' along the side and rear

Zoning Ordinance No. 2002-103, Section 5.4.2, Requirement Per building official, a fence is considered a structure as a is a building. The fence line/building line is at the property line. With that determination, there is no front yard. We should have no problem installing 1' inside/behind existing perimeter fence since it would not be in the front yard.

Give reason for hardship and justify need for variance See attached letter of justification

Attachments required: Survey of property desiring variance, and all supporting documents for variance requested.

I am the owner of the herein described property and Electric Guard Dog, LLC is Authorized to file this application on my behalf.

X _____
Applicant

X _____
Owner

Existing Zoning: Commercial

Filing Date: _____

****Submit Application with Plot Plan, supporting documents & Filing Fee)****
Residential Fee: $125.00
Non-residential Fee: $250.00

Variance Criteria Response – Caliber Collision

The request for variance from the Cedar Hill zoning Code is to install an 8' security fence within the 20' front yard setback (frontage) and measuring 20' back on both sides of the frontage, and to raise the 8' allowed fence height to 10' along the rear and side of the property.

The determination of fencing within Cedar Hill Coding as relayed by the Building Official is that a fence is considered a structure just like a building. There is no difference in the two. There is an existing permitted perimeter fence which is on the property line along the frontage. With the determination, the front yard would be measured from the property line, to the perimeter fence. The proposed fence is to be installed 6-12" inside of (behind) the existing structure and therefore out of the front yard.

1. Caliber Collision is a Body Shop with highly desirable supplies, inventory and equipment. We believe hardships to be:
    a. High value of inventory – both the equipment and the metal inventory
    b. Due to size and nature of items, **must** be stored in outside lot and cannot be protected inside a building

    Special circumstance and conditions of the location dictate the height of the electric security fence be permitted at ten feet.
    - The perimeter security fence which is standard chain link and strands of barbed wire (**NOT electrified**) is 8'.
    - The electric fence should be considerably higher than the perimeter fence.
    - The 10' height prevents the perpetrators from simply hurdling both the perimeter, non-electric fence and the Electric Fence as a single barrier in one continuous motion. They would be required to navigate 2 unequal barriers to access the property for purposes of criminal intent.
    - At 10', the fence is more imposing to someone thinking about scaling it. We have experimented with different heights and have found shorter fences (8') to be too tempting to breach.

    The location of the property and the high value targets secured in the yard are an open invitation to the criminal class. The only system that actually PREVENTS crime and break-ins is the Electric Guard Dog security system

2. Presently the code does not allow for 10' fencing (8' max) or building within the front yard setback (20'). The business is currently using chain link and barbed wire (**NOT electrified**) fencing which is allowed by code. This fencing was permitted in 2015 and included in the 20' setback. It has proved ineffective, resulting in multiple thefts during the past several months. The EGD must be installed 6-12" inside of the existing permitted chain link fence.

3. The variance authorized will not be injurious to adjacent properties or the surrounding neighborhood or otherwise be detrimental to public welfare. It is installed completely inside the existing perimeter, non-electrified fence and therefore not exposed to the public. To come in contact with the EGD, one would have to be trespassing and illegally entering the property.

4. This variance is in harmony with and serves the general intent and purpose of the Cedar Hill Zoning Code because it enhances the community by effectively deterring crime. It is not exposed to the public so there is no danger or nuisance. Much more effective and reliable than security guards, Electric Guard Dog will provide Caliber Collision with an affordable means to protect their assets and

employees, allowing them to invest monies into growth, resulting in continued employment and continued or increased tax base for the county. With the recent crime they require our more effective security system to remain a viable business. This security system requires the fence to be 10' to be most effective.

5. This variance is not being sought to relieve illegal acts or self-imposed hardships. The business is a reputable business, located in the appropriate zoning and complies with all other county ordinances. The variance authorized will be consistent with the general purpose and intent of the provision from which the variance is sought as the general safety and welfare of the public is maintained, crime is prevented, and the City can husband police resources toward crime other than property break-ins and vandalism. The variance is the minimum necessary to relieve a practical difficulty and resulting hardship, cameras record crime and don't prevent it, guards are unreliable (don't show up for work, sleep on the job, and at times are complicit in the criminal action). The EGD is the most reliable, most economical, and safest security application available. In actuality the installation of the EGD will secure the variance property and increase the security of the surrounding properties and the immediate area by deterring the criminal element.

The Electric Guard Dog

The #1 Theft Deterrent Service in the U.S.

550 Assembly St., 5th Floor
Columbia, SC 29201
Phone: (803) 978-5828 | Fax: (803) 404-5378

October 12, 2017

Johnny Kendro
285 Uptown Blvd. Bldg 100
Cedar Hill, Tx 75104

RE: Variance Application for 8' security fence within the 20' front yard setback (frontage) and to allow 10' security fencing along the rear and side of the property – 978 N. Hwy 67 – Caliber Collision

Mr. Kendro,

Enclosed is the completed BOA application form, a check in the amount of $250.00 for the filing fee, and supporting documentation. This includes the revised site plan as suggested, the approved original survey, the site plan finalized in 2015 which shows the perimeter fence within the 20' setback, and the documents that you provided me with. Members of the Board had concerns about our system looking like a prison as well as the safety of the system. With the new submittal, I have included a copy of our safety document as well as photos of previously installed EGD systems and photos of prisons to address both concerns.

In addition, the site currently has 6' chain link with 2' of barbed wire strands on top to make the total fence height 8' along the frontage. To address the concern with aesthetics, we would like to suggest that if allowed, we would remove the 2' of barbed wire from atop the perimeter fence. This would actually improve the aesthetics of the site.

Please confirm receipt of the submittal and let me know if there is anything else needed from me. Also let me know the date of the hearing upon scheduling.

Thank you,

ELECTRIC GUARD DOG.
#1 Theft Deterrent Service™
SDM DEALER OF THE YEAR

Nikki Huggins
Compliance Manager

Electric Guard Dog, LLC
803-978-5828
nhuggins@electricguarddog.com
electricguarddog.com

Follow us:

Original

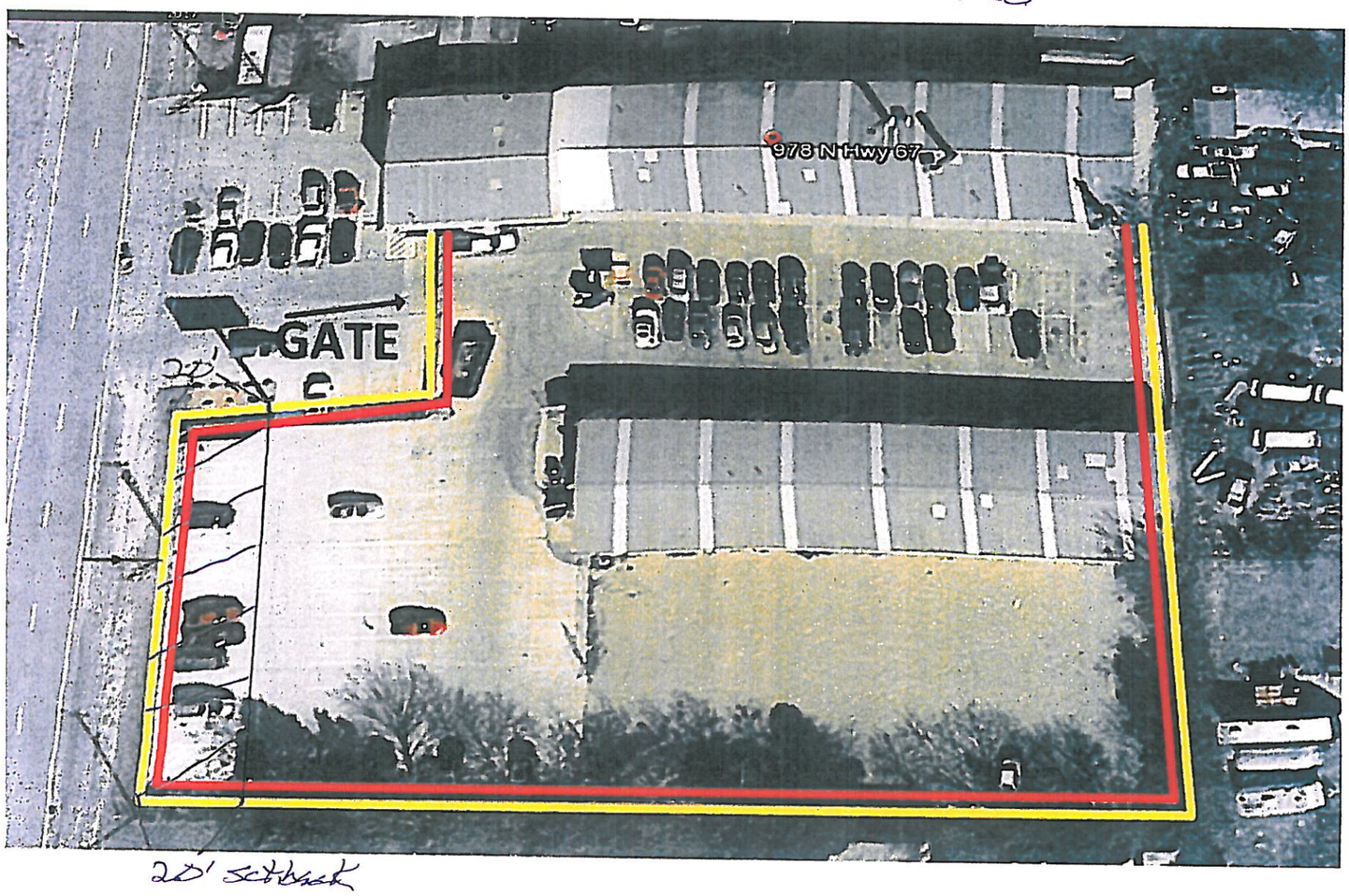
Provided by Johnny Kendro

SITE PLAN
Caliber Collision
978 N Hwy 67
Cedar Hill, TX 75104

PROPOSED SECURITY FENCE; 8' HIGH, 12" BEHIND EXISTING FENCE

PERIMETER FENCE

Fences are prohibited in this area



20' setback

Revised

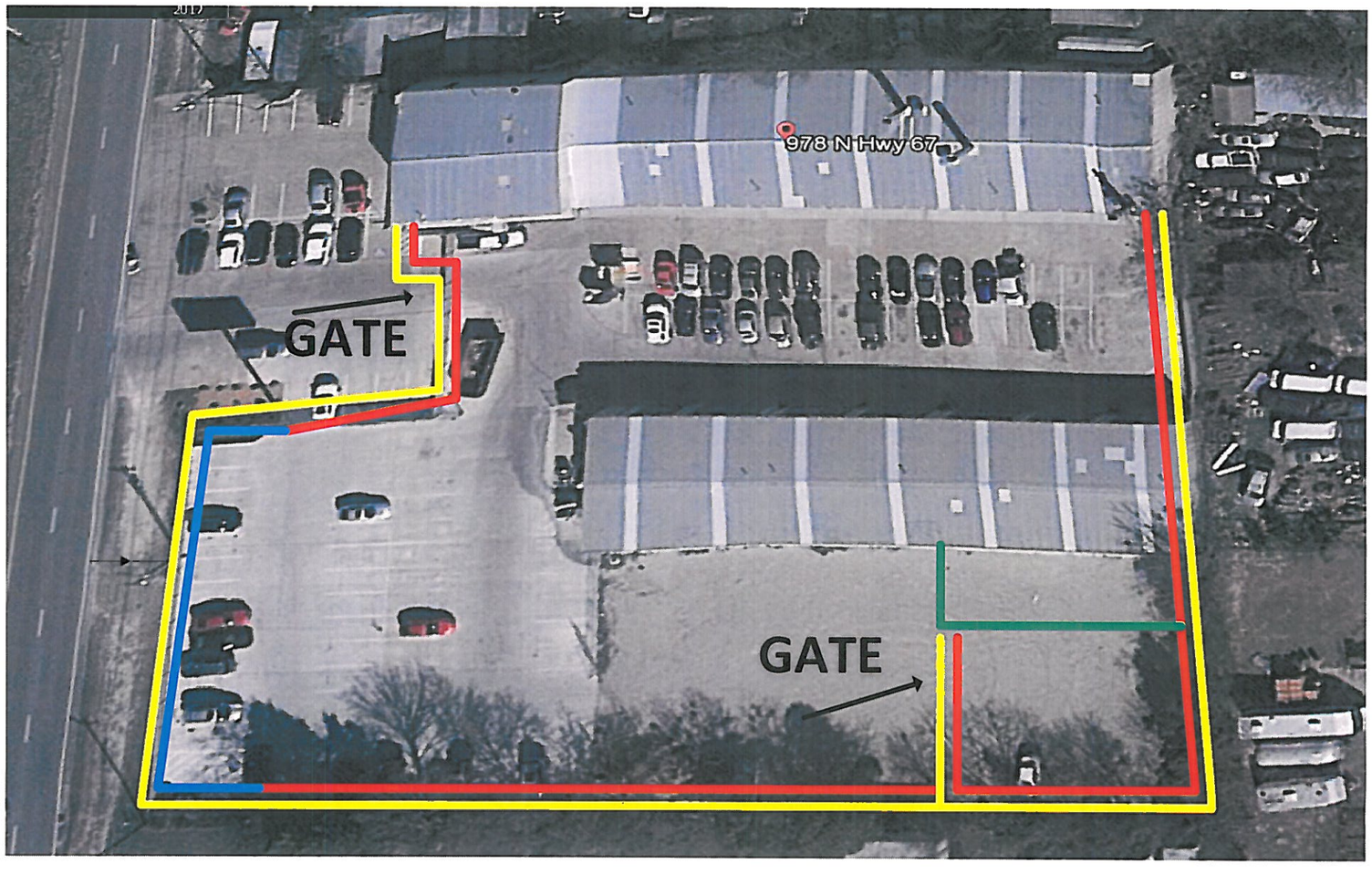
SITE PLAN
Caliber Collision
978 N Hwy 67
Cedar Hill, TX 75104

PROPOSED ADDITION OF 2' TO PERMITTED 8' FENCE; 10' HIGH, 12" BEHIND EXISTING FENCE

PERIMETER FENCE

EXISTING SHOP

PROPOSED ADDITION TO PERMITTED SECURITY FENCE; 8'



SECTION 5.4 SUPPLEMENTAL REGULATIONS

5.4.1 Setbacks and Lot Configuration:

A. **Measuring Setbacks** - All setback measurements shall be made in accordance with Illustrations 6, 7, and 8.

B. **Configuration of Lots** - Wherever possible, flag lots (i.e., lots with minimal, or panhandle type, frontage) shall be avoided. Similarly, through (i.e., double frontage) lots (particularly within residential zoning districts) shall also be avoided wherever possible. (Also see Subdivision Ordinance for regulations pertaining to the configuration of lots.)

5.4.2 Front Yard:

A. On all corner lots, the front yard setback shall be observed along the frontage of both intersecting streets, unless approved specifically otherwise on a final plat. Where single-family and townhouse lots have double frontage, extending from one street to another, or are on a corner, a required front yard shall be provided on both streets unless a side or rear yard building line has been established along one frontage on the plat, in which event only one required front yard need be observed. The side and/or rear yards in the case of single-family and townhouse uses shall be identified and the front of the structure shall not face the side or rear yard (see Illustration 9).

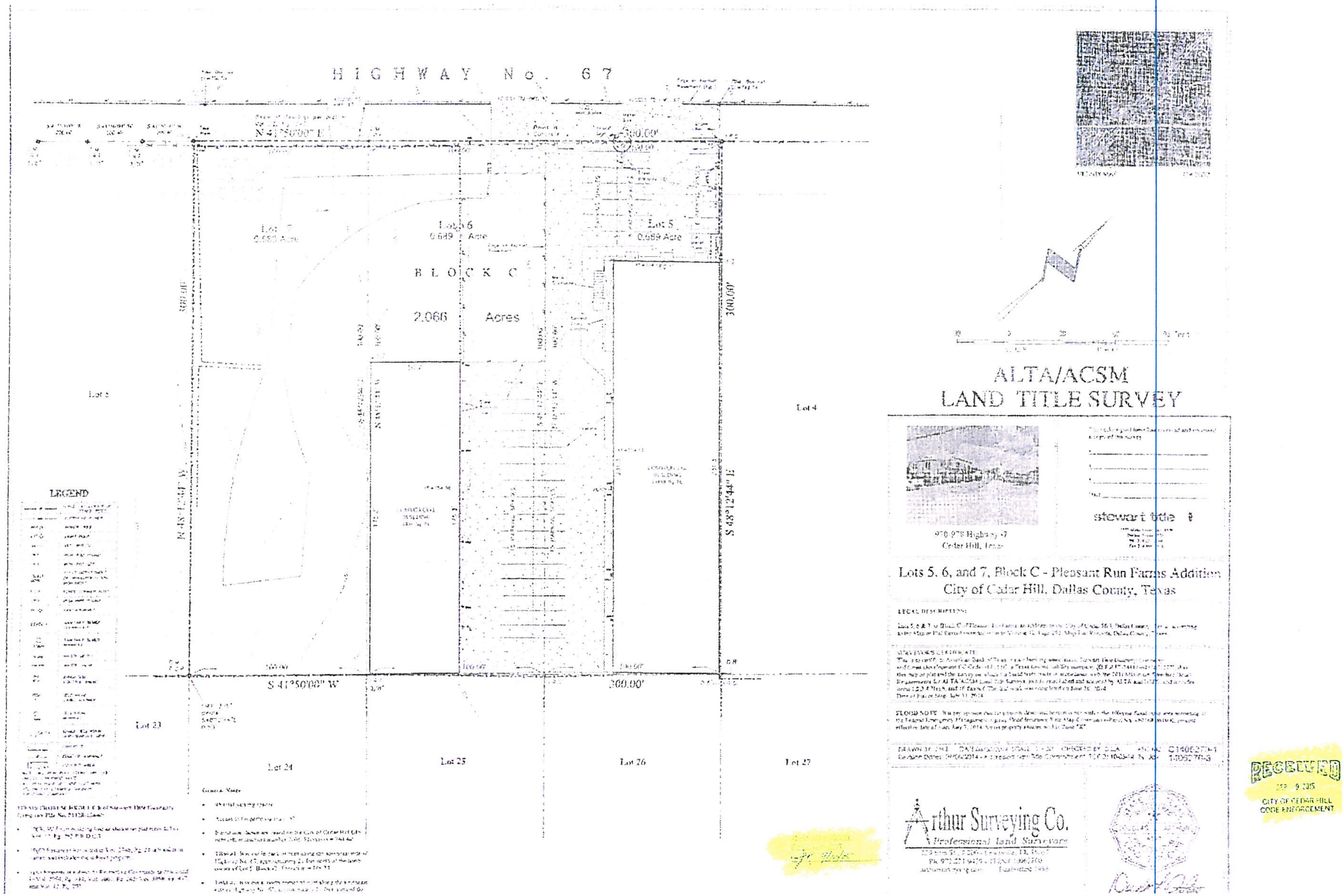
B. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage (see Illustration 3).

C. The front yard shall be measured from the property line to the front face of the building, to the nearest supporting member of a covered porch or terrace, or to any attached accessory building. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed four feet (4'), and subsurface structures, platforms or slabs may not project into the front yard to a height greater than thirty inches (30") above the average grade of the yard (see Illustration 4).

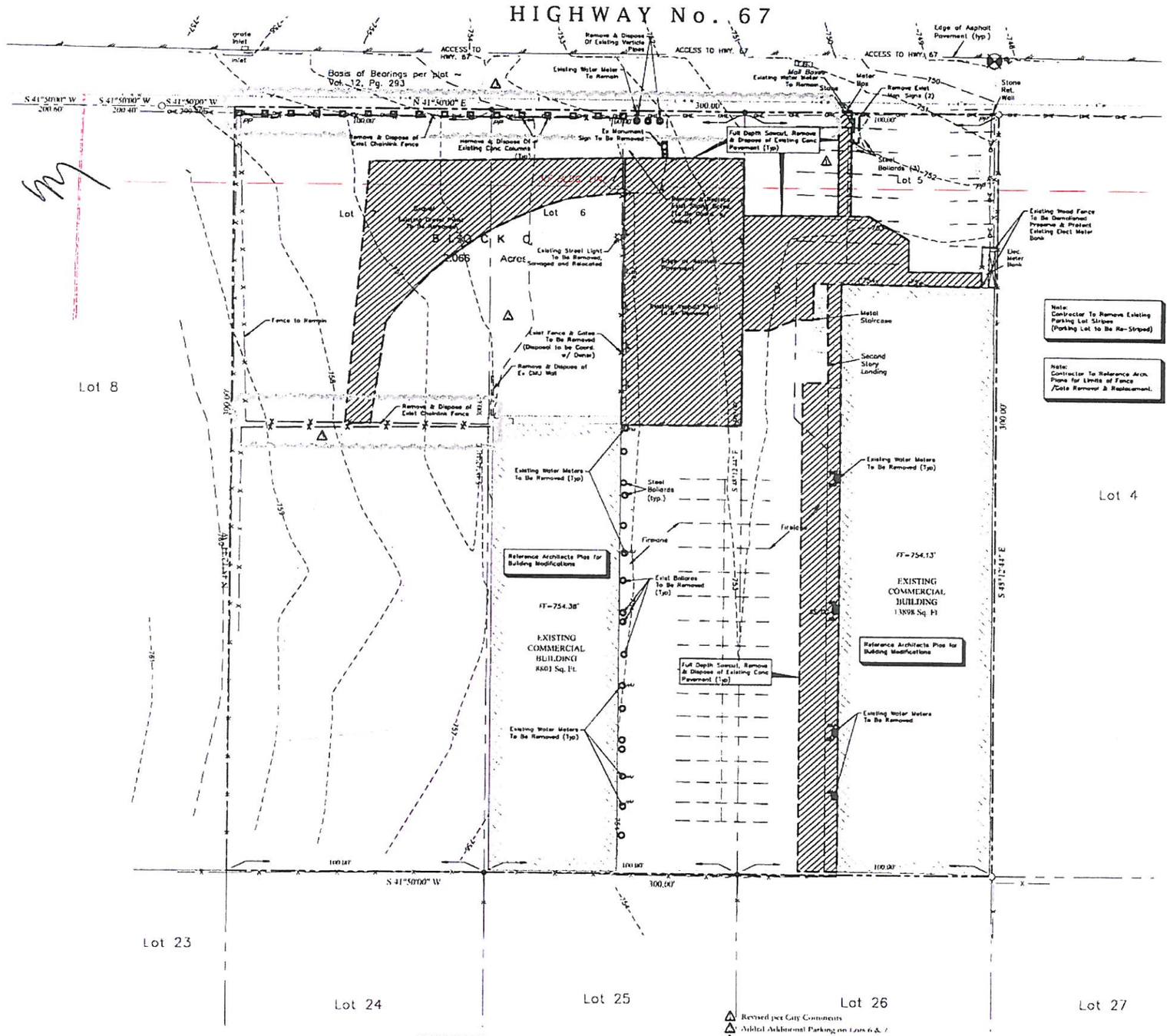
D. Lots fronting on the bubble portion of a cul-de-sac or "eyebrow" of a street shall have a minimum lot width of 70-feet unless a lesser lot width is specified for the zoning district in which the lot is located. Measurement of the width of such lots shall be in a straight line from the points of the intersection of the building line with the side lot line. (See Illustration 6) (Ord No. 02-103 § 1. 03-26-02)

E. Gasoline service station pump islands that parallel a public street may be located a minimum of eighteen feet (18') to the property line adjacent to a public street. For pump islands that are perpendicular or diagonal to a public street, the setback shall be thirty feet (30') in order to prevent vehicles stacking out into the street while waiting for a pump position. Pump islands may extend beyond the front building line as described above (provided that all other requirements of this Ordinance are met), but shall not be closer than fifteen feet (15') to any property line that is not adjacent to a public street.

F. Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare, upon which a lot abuts, then the front, side, or rear yard shall be measured from the future right-of-way line.



HIGHWAY No. 67
N 41°50'00" E
300.00'
Lot 7
0.689 Acre
Lot 6
0.689 Acre
Lot 5
0.689 Acre
BLOCK C
2.066 Acres
300.00'
N 48°12'44" W
S 48°12'44" E
S 41°50'00" W
300.00'
Lot 8
Lot 4
Lot 23
Lot 24
Lot 25
Lot 26
Lot 27
LEGEND
General Notes
ALTA/ACSM
LAND TITLE SURVEY
stewart title
970-978 Highway 67
Cedar Hill, Texas
Lots 5, 6, and 7, Block C - Pleasant Run Farms Addition
City of Cedar Hill, Dallas County, Texas
LEGAL DESCRIPTIONS
SURVEYOR'S CERTIFICATE
FLOOD NOTE
C1405270-1
1405270-3
Arthur Surveying Co.
Professional Land Surveyors
RECEIVED
SEP 9 2015
CITY OF CEDAR HILL
CODE ENFORCEMENT



0 20 60
GRAPHIC SCALE 1" = 20'

CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANY REGARDING THE RAISING, LOWERING, REMOVAL, OR RELOCATION OF FRANCHISE UTILITIES.

NOTES:

ALL WATER AND SANITARY SEWER TAPS THAT ARE NO LONGER NEEDED SHALL BE ABANDONED.

REMOVE AND OR RELOCATE EXISTING SIGNAGE INSIDE DEMOLITION AREA

AREA OF DEMOLITION, REMOVE ALL CONCRETE, GRAVEL, ASPHALT AND /OR CURB & GUTTER

LIMITS OF DEMOLITION

STOP!
CALL BEFORE YOU DIG
Texas811 Know what's below.
(@ least 72 hours prior to digging)

BENCHMARK:

Cedar Hill Mon. #2006
Elevation = 744.44'

TBM #1: Box cut in back of curb along the southeast side of Highway No. 67, Approx 21 feet north of the north corner of lot 5, Block C.
Elevation = 748.74'

TBM #2: Box cut at north corner of inlet along the southeast side of Highway No. 67, Approx 21 feet north of the northeast corner of Lot 7, Block C.
Elevation = 736.58'

△ Revised per City Comments
△ Added Additional Parking on Lots 6 & 7
△ Revised per Owner / City Comments

Issue Dates:	Revisions:	Date:
1 10/14/2014	1	10/29/2014
2 03/27/2014	2	03/27/2015
3	3	04/14/2015
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
1315 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-3968

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=20'

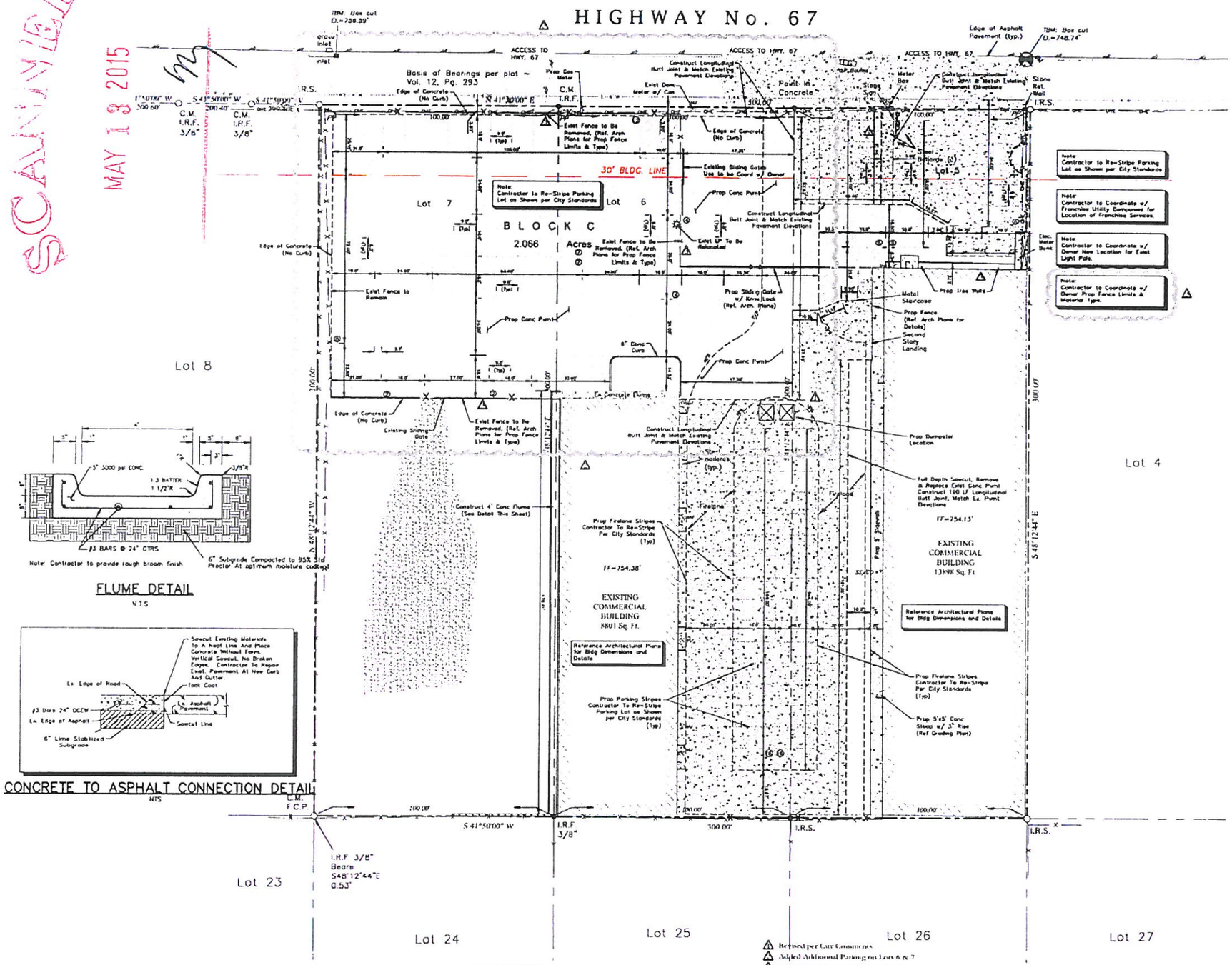
04/14/15

DEMOLITION PLAN

CALIBER COLLISION
CROSS DEVELOPMENT, INC.
CITY OF CEDAR HILL, TEXAS

Sheet No. C1 of 5
Project No. 14078

DEMOLITION PLAN
CALIBER COLLISION



Note: Contractor to provide rough broom finish

FLUME DETAIL
N.T.S.

CONCRETE TO ASPHALT CONNECTION DETAIL
N.T.S.

BENCHMARK:

Cedar Hill Mon. #7006
Elevation = 744.44'

TBM #1: Box cut in back of curb along the southwest side of Highway No. 67, Approx 21 feet north of the north corner of lot 5, Block C.
Elevation = 748.74'

TBM #2: Box cut at north corner of inlet along the southwest side of Highway No. 67, Approx 21 feet north of the northeast corner of Lot 7, Block C.
Elevation = 756.39'

GENERAL NOTES

1. All materials and construction shall be in accordance with the City of Cedar Hill Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by the North Central Texas Council of Governments (Latest Revision).

2. Existing utilities are shown schematically and are for the Contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The Contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities

3. Contractor shall be responsible for protecting all existing improvements in the construction of this project. The Contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction

4. All onsite paving dimensions are to the FACE of curb, where applicable, unless noted otherwise

5. All curb radii are 3' unless noted otherwise

6. All parking spaces are 9' x 18', unless noted otherwise.

7. Firelanes shall be striped in accordance with the City of Cedar Hill Standards.

8. Parking stripes shall be 4" wide, spray applied white vinyl acrylic paint. Paint shall be applied in two coats to a clean, dry surface using template or striping machine.

9. All paving and earthwork operations shall conform to the City of Cedar Hill Standards.

10. All concrete pavement shall be sawcut @ 15' OC E.W.

LEGEND

- 4" 3000 psi Reinforced Concrete Sidewalk with #3 rebar @ 24" O.C.E.W.
- 7" 3,600 psi Reinforced Concrete Pavement with #3 rebar @ 24" O.C.E.W. (4% - 6% Entrained Air)

Subgrade:
6" Lime Stabilized Subgrade TxDot Item 260-(6% or 27lbs Per S.Y.) Compacted to 95% Maximum Dry Density at or above Optimum Moisture

- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

STOP!
CALL BEFORE YOU DIG
Texas811
Know what's below.
(@ least 72 hours prior to digging)

⚠ Revised per City Comments
⚠ Added Additional Parking on Lots 6 & 7
⚠ Revised per Owner / City Comments

Issue Dates:	Revisions:	Date:
1 10/14/2014	1	10/29/2014
2 10/27/2014	2	03/27/2015
3	3	04/14/2015
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St
McKinney, Texas 75069
972.562.4409
Texas P.E. Firm No. F-5993

Drawn By:	Checked By:	Scale:
C.H.C.I.	C.H.C.I.	1"=20'

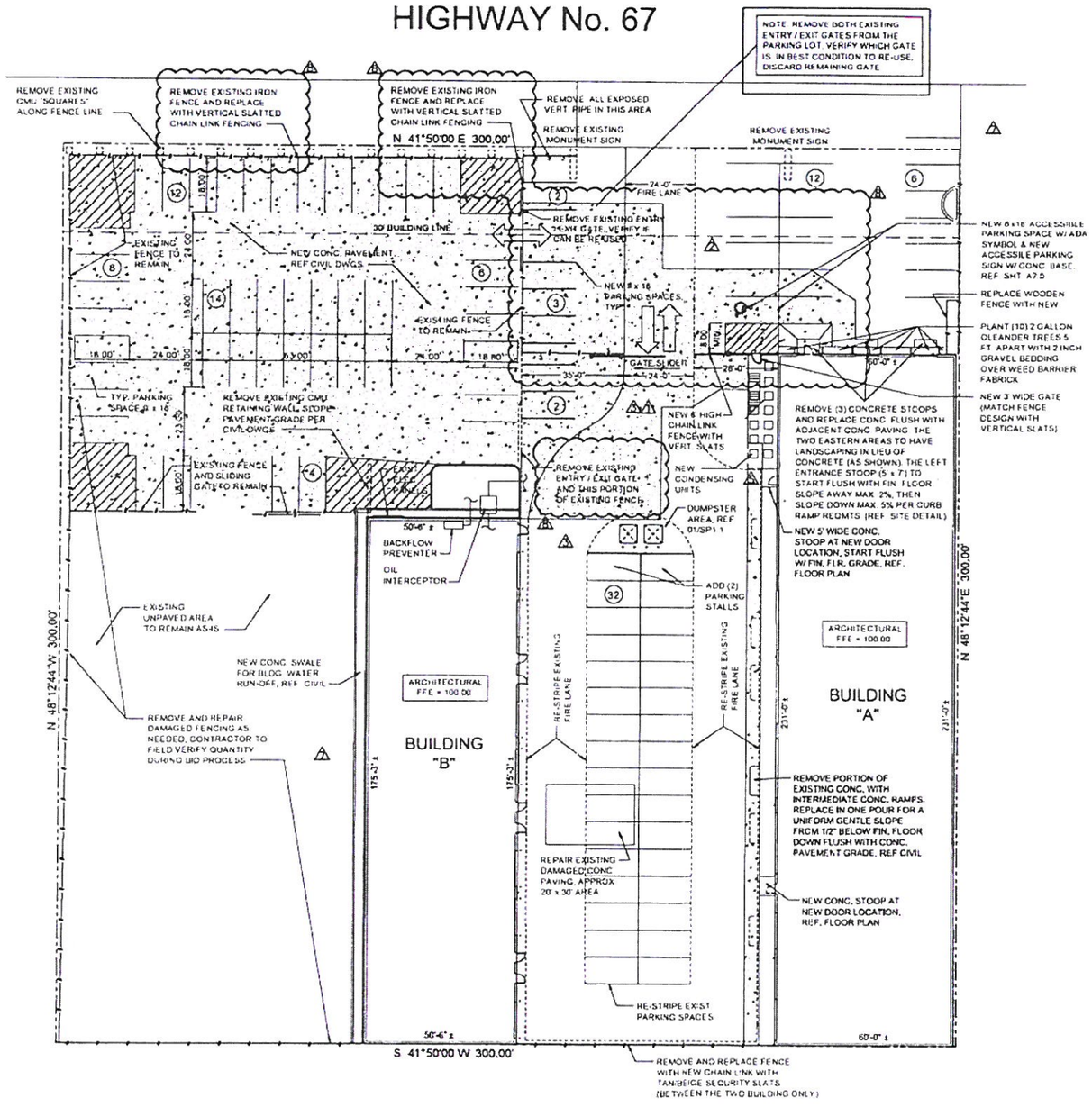
04/14/15

PAVING PLAN

CALIBER COLLISION
CROSS DEVELOPMENT, INC.
CITY OF CEDAR HILL, TEXAS

Sheet No. C2 of 5
Project No. 14075

CALIBER COLLISION PAVING PLAN



1 SITE PLAN
1" = 20'

SITE DATA

ACRES	2.066 ±
BUILDING	16,846 BLDG A TOTAL SQ. FT. ± (13,838 1ST FLR., 3,008 2ND FLR.) 8,894 BLDG B TOTAL SQ. FT. ± 25,740 SQ. FT. TOTAL (BOTH BLDGS.)
PARKING. (TYP. 9'x18')	
BODY SHOP: 1/600 MIN.	
PARKING REQUIRED:	43 SPACES
PARKING PROVIDED:	22 PUBLIC SPACES (INCLUDING 1 ACCESSIBLE SPACE) 78 SPACES BEHIND GATED ACCESS (100 TOTAL SPACES)
BODY SHOP STORAGE SPACES	24 SPACES

PLAN NORTH

TRUE NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ARCHITECT:
BRIAN RUMSEY
1255 W. 15TH. ST., SUITE 125
PLANO, TEXAS 75075
PH: 972.398.6644
FAX: 972.312.9666
brumsey@crossarchitects.com

REGISTERED ARCHITECT BRIAN RUMSEY STATE OF TEXAS 10/29/14

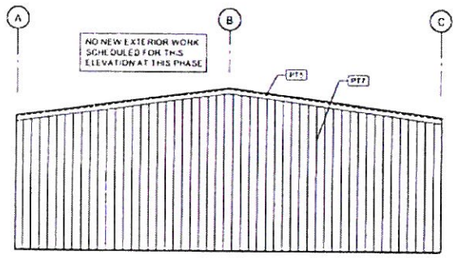
CALIBER COLLISION
CEDAR HILL, TEXAS

PROJECT
CALIBER COLLISION
870 and 878 N. HWY 67
CEDAR HILL, TEXAS 75104

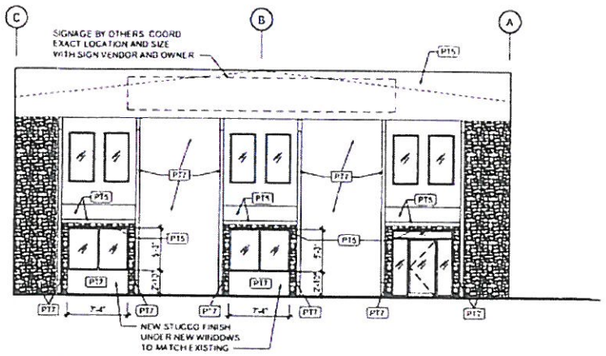
REVISIONS

NO	DATE
	PERMIT ISSUE 09.22.14
1	CITY COMMENTS 10.15.14
2	ADDENDUM #1 10.15.14
3	ADDENDUM #2 10.29.14
4	REVISION #2 01.27.15
5	REVISION #4 03.27.15
6	CITY COMMENTS 04.14.15

DATE: 09/22/14
PROJ. NO: 14049
SHEET NUMBER: SP1.0
SITE PLAN



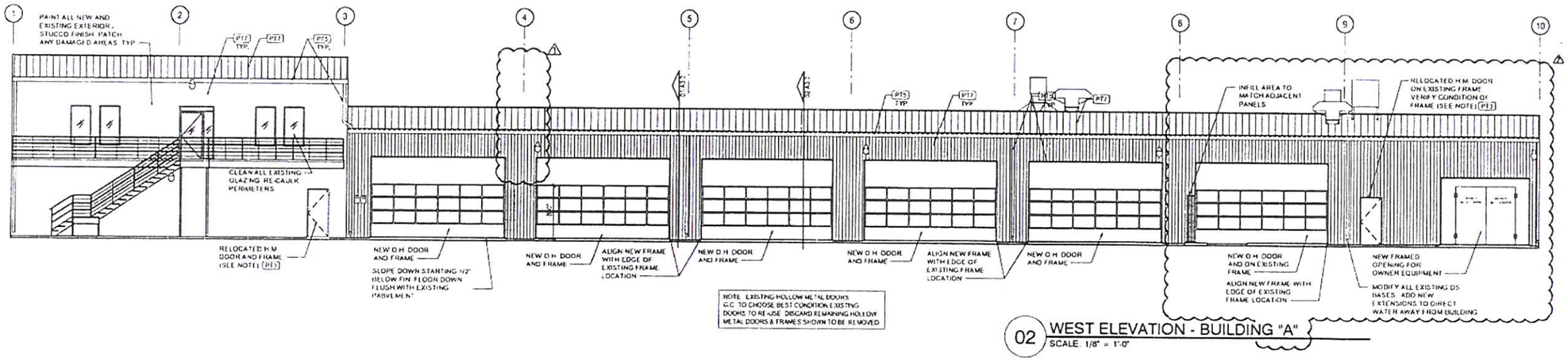
04 SOUTH ELEVATION - BUILDING "A"
SCALE: 1/8" = 1'-0"



03 NORTH ELEVATION - BUILDING "A"
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. G.C. TO PROVIDE AN ALLOWANCE FOR RE-SEALING ALL EXISTING SKYLIGHTS AND TO VERIFY ANY DAMAGED OR CRACKED SKYLIGHTS FOR BOTH BUILDINGS.
2. G.C. TO PROVIDE AN ALLOWANCE FOR REPAIRING ANY DAMAGED GUTTERS OR DOWNSPOUTS FOR BOTH BUILDINGS.
3. REFER SHEET A3.4 FOR FINISHES AND MATERIALS.
4. G.C. TO PROVIDE AND INSTALL ALL NEW METAL BUILDING COMPONENTS.
5. G.C. TO VERIFY CONDITION OF EXISTING ROOF TOP UNITS FOR POSSIBLE RE-USE.



02 WEST ELEVATION - BUILDING "A"
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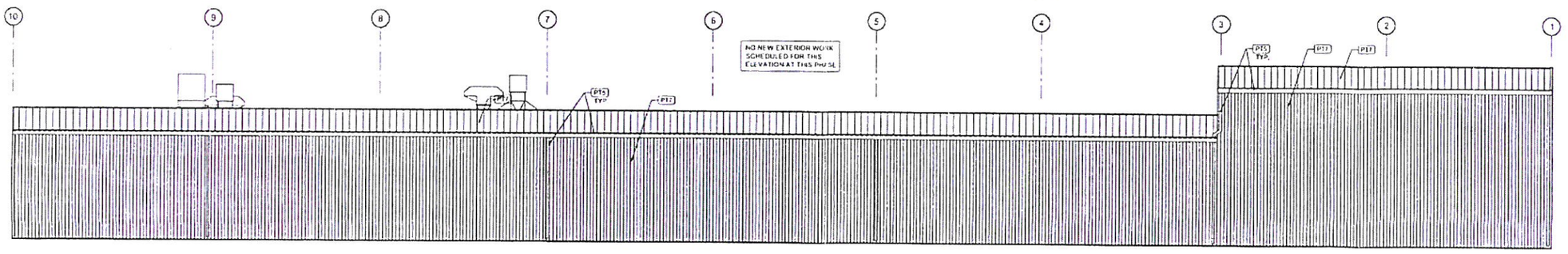

01 EAST ELEVATION - BUILDING "A"
SCALE: 1/8" = 1'-0"

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REGISTERED ARCHITECT BRIAN RUMSEY STATE OF TEXAS 10729/14

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REVISIONS

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A2.0
EXTERIOR ELEVATIONS BLDG. A

Safety of electric security fences

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Electric current shocks us, not voltage

Most of us can remember receiving an electric shock; it can happen during a regular day. How can that happen and when? Walking across a carpet during dry weather, then touching a doorknob and feeling a spark that jumps to the doorknob is a very common way. Placing a finger inside of a lamp socket that inadvertently was turned on is yet another. Touching the spark plug in a car or lawn mower has happened to many people as well. But why are we all still alive after receiving these electric shocks during a regular day? *We are still alive because even though the voltage is high, not enough electric current flowed through our heart.*

Even when the voltage is high, when the current flows for only a very short duration we can not be electrocuted. Furthermore, it is even hard to get electrocuted in the home because the power line voltage of 120 volts can't drive enough continuous current through the high resistance of our dry skin. Kitchens and bathrooms fall in a different category; they are dangerous places because our skin may be wet. When our skin is wet, our skin resistance is low and permits a large electric current to flow through the body as shown in Figure 1. A large enough current can cause ventricular fibrillation. During ventricular fibrillation the pumping action of the heart ceases and death occurs within minutes unless treated. In the United States, approximately 1000 deaths per year occur in accidents that involve cord-connected appliances in kitchens, bathrooms, and other wet locations.

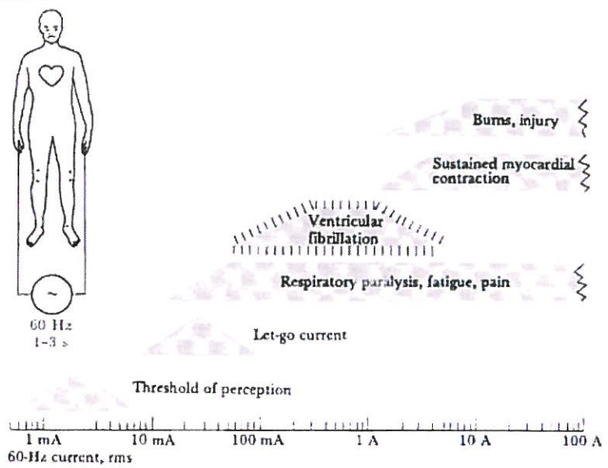

Figure 1 Physiological effects of electricity. Threshold or estimated mean values are given for each effect in a 70 kg human for a 1- to 3 s exposure to 60 Hz current applied via copper wires grasped by the hands. From W. A. Olson, Electrical Safety, in J. G. Webster (ed.), *Medical Instrumentation Application and Design*, 3rd. ed., New York: John Wiley & Sons, 1998.

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Short duration pulses are safer than continuous electric current

Figure 2 shows that shock durations longer than 1 second are the most dangerous. Note that as the shock duration is shortened to 0.2 seconds, it requires much more electric current to cause ventricular fibrillation. Electric security fences have taken advantage of this fact by shortening their shock duration to an even shorter duration of about 0.0003 seconds. Therefore, electric security fences are safe and do not lead to ventricular fibrillation due to the short 0.0003 second shock duration. .

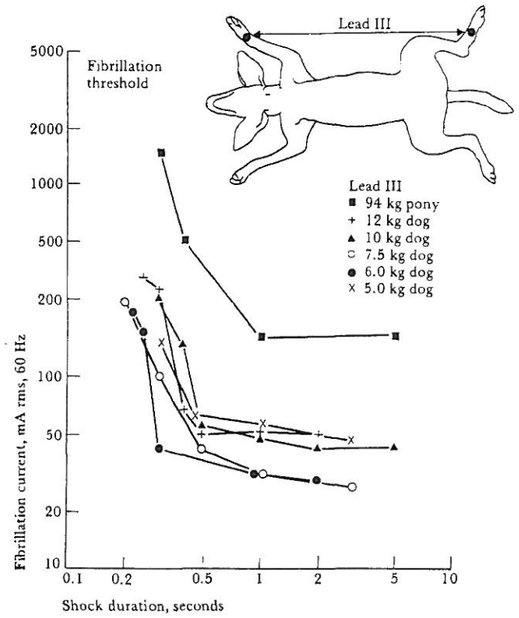
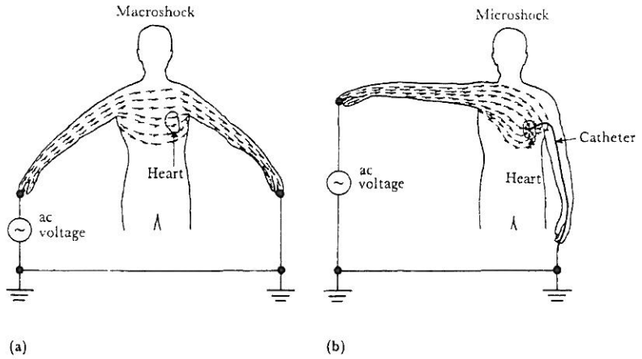


Figure 2 Thresholds for ventricular fibrillation in animals for 60-Hz ac current. Duration of current (0.2 to 5 s) and weight of animal body were varied. Fibrillation current versus shock duration for a 70 kg human is about 100 milliamperes for 5 second shock duration. It increases to about 800 milliamperes for 0.3 second shock duration. From L. A. Geddes, *IEEE Trans. Biomed. Eng.*, 1973, 20, 465–468.

Electricity near the heart is most dangerous

There are four situations where electricity may be applied close to the heart. (1) Figure 3(b) shows when a catheter tube is threaded through a vein into the heart, any accidental current is focused within the heart and a small current can cause ventricular fibrillation. (2) Cardiac pacemakers also pass electric current inside the heart, but the current is kept so small that ventricular fibrillation does not occur. (3) A Taser weapon may rarely shoot a dart between the ribs very close to the heart and apply a 0.0001 second pulse, but this has not been shown to cause ventricular fibrillation. Typically when a person takes an overdose of drugs, he creates a disturbance, police are called, the person refuses to obey, the police Taser him, afterwards he dies of a drug overdose, and the newspapers report, "Man dies after Taser shot." (4) A defibrillator applies a 0.005 second, 40 ampere electric current. This causes massive heart contraction that can change ventricular fibrillation to normal rhythm and save a life.



(a) (b)

Figure 3 Effect of entry points on current distribution. (a) *Macroshock,* externally applied current spreads throughout the body, (b) *Microshock,* all the current applied through an intracardiac catheter flows through the heart. From F. J. Weibell, "Electrical Safety in the Hospital," *Annals of Biomedical Engineering,* 1974, 2, 126–148.

When comparing an electric security fence to the above examples, we know that an electric security fence is similar to Figure 3(a). Why do we know that? If a person contacts an electric fence, electric current is concentrated in the limbs and causes a deterrent shock; when it continues to pass through the torso, it spreads out and becomes more diffuse. Therefore as shown in Figure 3(a) and in Figure 2 electric security fences are safe because the deterrent shock spreads out and becomes more diffuse and is of a very short duration.

Only power lines cause ventricular fibrillation

Table 1 shows that short duration electric pulses, even though applied near the heart do not cause ventricular fibrillation. In contrast, the continuous current from power lines kills 1000 persons per year.

Table 1 Only power lines cause ventricular fibrillation

	Duration of pulse in seconds	Current in amperes	Likely to be applied near heart?	Caused ventricular fibrillation?
Power lines	Continuous	0.1	No	1000 per year
Electric security fence	0.0003 0.8 times/sec	10	No	No
Taser	0.0001 19 times/sec	2	May be	No
Cardiac pacemaker	0.001 1 time/sec	0.005	Yes	No
Defibrillator	0.005 1 time	40	Yes	Cures ventricular fibrillation
Spark plug	0.00002 1 time	0.2	No	No
Doorknob	0.00002 1 time	0.2	No	No

Sentry Security Systems, LLC position on the relationship of security fences

to codes and standards

Electric fencing is used safely throughout the world, with applications for both animal control and commercial security. In a commercial security setting, security fences deter crime and help apprehend criminals. The mere presence of a security fence discourages unlawful entry, theft and the destruction of property. Additionally, it is easier to apprehend the determined criminal because the owner and police are notified instantaneously when the criminal distorts or breaks the fence. Security fences also protect the people who work at a site, providing business owners and employees significant peace of mind.

The security fence sold by Sentry Security Systems is powered by a 12 volt DC marine (or similar) battery. The National Electric Code does not cover battery powered products such as smoke alarms. Therefore, the security fence sold by Sentry Security Systems is not covered by the NEC.

There is in fact no US standard that addresses security fences whether main or battery powered. UL 69 addresses animal control fences but not security fences. There is, however, a good international standard - IEC 60335-2-76 - that addresses security fences. This standard is attached for your information.

We respectfully request that you determine that, as a battery powered device, security fences do not fall under the National Electric Code.

Safety of electric fence energizers

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Abstract

The strength–duration curve for tissue excitation can be modeled by a parallel resistor–capacitor circuit that has a time constant. We tested five electric fence energizers to determine their current-versus-time waveforms. We estimated their safety characteristics using the existing IEC standard and propose a new standard. The investigator would discharge the device into a passive resistor–capacitor circuit and measure the resulting maximum voltage. If the maximum voltage does not exceed a limit, the device passes the test.

Key words: strength–duration curve, cardiac stimulation, ventricular fibrillation, electric safety, electric fence energizers, standards.

1. Introduction

The vast majority of work on electric safety has been done using power line frequencies such as 60 Hz. Thus most standards for electric safety apply to continuous 60 Hz current applied hand to hand. A separate class of electric devices applies electric current as single or a train of short pulses, such as are found in electric fence energizers (EFEs). A standard that specifically applies to EFEs is IEC (2006). To estimate the ventricular fibrillation (VF) risk of EFEs, we use the excitation behavior of excitable cells. Geddes and Baker (1989) presented the cell membrane excitation model (Analytical Strength–Duration Curve model) by a lumped parallel resistance–capacitance (*RC*) circuit. This model determines the cell excitation thresholds for varying rectangular pulse durations by assigning the strength–duration rheobase currents, chronaxie, and time constants (Geddes and Baker, 1989). Though this model was originally developed based on the experimental results of rectangular pulses, the effectiveness of applying this model for other waveforms has been discussed (IEC 1987, Jones and Geddes 1977). The charge–duration curve, derived from the strength–duration curve, has been shown in sound agreement with various experimental results for irregular waveforms. This permits calculating the VF excitation threshold of EFEs with various nonrectangular waveforms. We present measurements on electric fence energizers and discuss their possibility of inducing VF.

2. Mathematical background and calculation procedures

Based on the cell membrane excitation model (Weiss–Lapique model), Geddes and Baker (1989) developed a lumped *RC* model (analytical strength–duration curve) to describe the membrane excitation behavior. This model has been widely used in various fields in electrophysiology to calculate the excitation threshold. Figure 1 shows the normalized strength–duration curve for current (*I*), charge (*Q*) and energy (*U*). The expression of charge is also known as the charge–duration curve which is important for short duration stimulations.

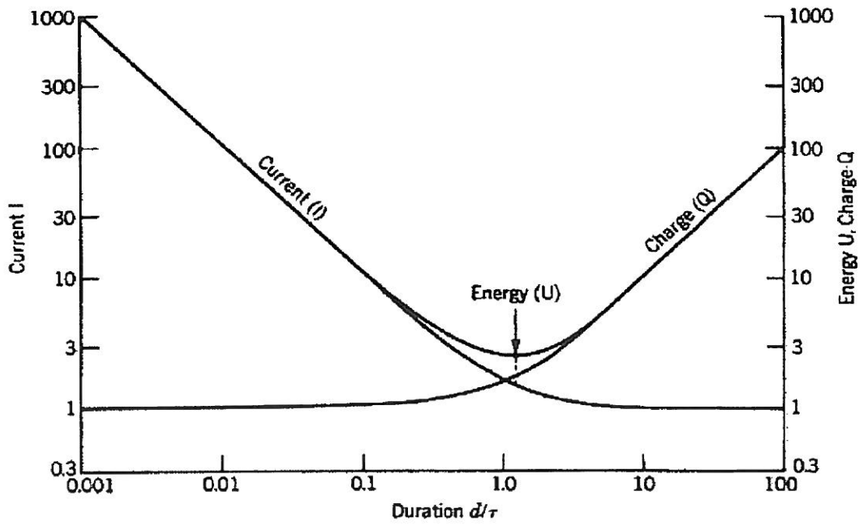

Figure 1. Normalized analytical strength–duration curve for current I, charge Q, and energy U. The x axis shows the normalized duration of d/τ. Note that for $d << \tau$, Q is constant and the most appropriate variable for estimating cell excitation. (from Geddes and Baker, 1989).

The equation for the strength–duration curve is (Geddes and Baker, 1989),

$$\Delta v = IR(1 - e^{-\frac{t}{\tau}}), \tag{1}$$

where I is a step current intensity, R is the shunt resistance, Δv is the depolarization potential threshold which is about 20 mV for myocardial cells, τ is the RC time constant, and t is the time I is applied.

If we let the stimulation duration go to infinity, the threshold current is defined as the rheobase current ($I = b$). If we substitute I in equation (1) by b and define the threshold current $I_d = \Delta v/R$ for the stimulation with duration d. Equation (1) becomes,

$$I_d = \frac{b}{1 - e^{-\frac{d}{\tau}}}. \tag{2}$$

We can calculate the threshold charge (Q_d) by integrating equation (2) and it becomes,

$$Q_d = I_d d = \frac{bd}{1 - e^{-\frac{d}{\tau}}}, \tag{3}$$

For short duration stimulation ($d << \tau$) with duration shorter than 0.1 times the RC time constant, equation (3) can be approximated by equation (4) and it yields equation (5),

$$1 - e^{-\frac{d}{\tau}} \approx \frac{d}{\tau}, \tag{4}$$

$$Q_d = b\tau \tag{5}$$

Equation (5) suggests that the charge excitation threshold for short duration stimulation is constant and equals the product of the RC time constant τ and the rheobase b. Geddes and Bourland (1985) showed that the charge–duration curve for single rectangular, trapezoidal, half sinusoid and critically damped waveforms had a good agreement for short duration stimulations. Therefore we used the same model to estimate thresholds for stimulation sources where I was not constant, under the same stimulation setting.

Cardiac cell excitation has been intensively studied at the 60 Hz power line frequency because most accidental electrocutions occur with 60 Hz current, which has a longer duration relative to the cardiac cell time constant of about 2 ms. However, EFEs operate with pulse durations much shorter than the time constant.

3. Methods

Figure 2 shows our experimental test set-up. The EFEs under test consist of Gallagher Group Ltd PowerPlus B600 (EFE1), Gallagher Group Ltd PowerPlus B280 (EFE2), Speedrite HPB (EFE3), Intellishock 20B (EFE4) and Blitzer 8902 (EFE5) EFEs. The short duration electrical pulses from these EFEs are passed though a series of eleven 47 Ω (ARCOL D4.29, HS50 47 R F) resistors which measure 518 Ω, which represents approximately the internal resistance of the human body. It is further connected to two 18 Ω (RH 10 207 DALE 10 W 3%) resistors connected in parallel which measure 9.08 Ω. This is used as the sensing resistor across which the oscilloscope measures the output voltage. For these very short pulses it is important to use noninductive resistors because the same current flowing through a resistor that has substantial inductance will measure a larger current than a resistor that is noninductive. To reduce electromagnetic interference, a faraday cage, covered with aluminum foil, was connected to ground. This diverted the electromagnetic interference to ground. The data were collected in EXCEL format from a disk in the Agilent 54621 oscilloscope. The calculations for different parameters presented in Table 1 and the Figures 3–5 were plotted using MATLAB.

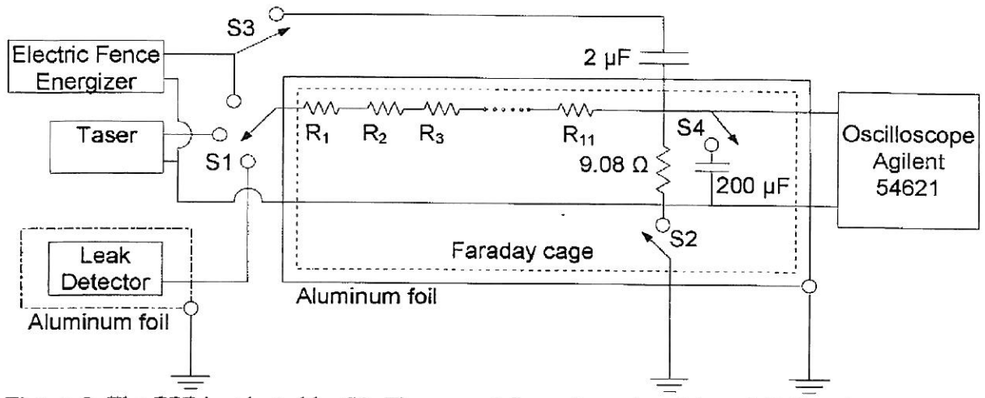

Figure 2. The EFE is selected by S1. The current flows through a string of 47 Ω resistors R_1–R_{11} (total 518 Ω) which approximates the internal body resistance of 500 Ω. The 9.08 Ω yields a low voltage that is measured by the oscilloscope.

3.1. Determination of current

EFEs are used in conjunction with fences wires to form animal control fences and security fences. We tested five EFEs (EFE1–EFE5) using the experimental set-up in Figure 2 and obtained the output currents shown in Figure 3.

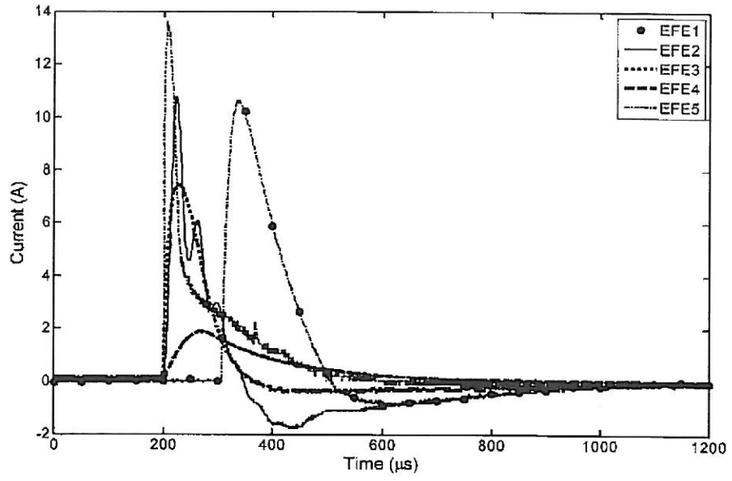

Figure 3. The output current waveform for five EFEs. EFE1 yields about 7.75 A for 151 μs = 1170 μC, EFE2 yields about 3.34 A for 345 μs = 1150 μC, EFE3 yields about 5.69 A for 91 μs =

518 μC, EFE4 yields about 1.25 A for 252 μs = 315 μC and EFE5 yields about 5.7 A for 137 μs = 781 μC.

4. Results

Table 1 shows the approximate results for the rms current, power, duration and charge for all the EFEs.

Table 1 Approximate results for all EFEs.

EFEs		**EFE1**	**EFE2**	**EFE3**	**EFE4**	**ECF5**
Parameters	Units					
A. (IEC)						
Total Energy	A^2ms	7.94	4.04	3.10	0.42	4.69
95% Energy Duration	μs	129	346	91	253	138
I_{rms}	A	7.65	3.33	5.69	1.25	5.69
IEC Standard I_{rms}	A	13.0	6.21	16.8	7.85	7.37
Pass IEC Standard	Yes/No	Yes	Yes	Yes	Yes	Yes
B. Proposed standard						
Voltage	V	3.88	2.91	NAv	NAv	NAv
Duration	μs	233	132			
Current	A	3.33	4.41			
Charge	μC	776	582			

NA- not applicable, NAv- not available

IEC (2006) defines in 3.116 "impulse duration: duration of that part of the impulse that contains 95% of the overall energy and is the shortest interval of integration of $I^2(t)$ that gives 95% of the integration of $I^2(t)$ over the total impulse. $I(t)$ is the impulse current as a function of time." In 3.117 it defines "output current: r.m.s. value of the output current per impulse calculated over the impulse duration." In 3.118 it defines "standard load: load consisting of a non-inductive resistor of 500 Ω ± 2.5 Ω and a variable resistor that is adjusted so as to maximize the energy per impulse or output current in the 500 Ω resistor, as applicable." In 22.108, "Energizer output characteristics shall be such that – the impulse repetition rate shall not exceed 1 Hz; – the impulse duration of the impulse in the 500 Ω component of the standard load shall not exceed 10 ms; – for energy limited energizers the energy/impulse in the 500 Ω component of the standard load shall not exceed 5 J; The energy/impulse is the energy measured in the impulse over the impulse duration. – for current limited energizers the output current in the 500 Ω component of the standard load shall not exceed for an impulse duration of greater than 0.1 ms, the value specified by the characteristic limit line detailed in Figure 102; an impulse duration of not greater than 0.1 ms, 15 700 mA. The equation of the line relating impulse duration (ms) to output current (mA) for 1 000 mA < output current < 15 700 mA, is given by impulse duration = $41.885 \times 10^3 \times (\text{output current})^{-1.34}$." We used these definitions and calculated the total energy, the shortest duration where 95% of the total energy occurs, the rms current for that duration from Figure 3 for the EFEs (EFE1–EFE5). Similarly we calculated the output current using the relationship impulse duration = $41.885 \times 10^3 \times (\text{output current})^{-1.34}$, provided by the IEC for all the EFEs (EFE1–EFE5). Table 1 lists these under the heading "A. (IEC)". Table 1 shows that all the EFEs pass the IEC standard.

5. Proposed new standard

IEC (2006) uses the rms current for the shortest duration where 95% of the total energy occurs as the standard to determine if the EFE is safe for use. Geddes and Baker (1989) have shown that for pulses shorter than the cardiac cell time constant of 2 ms, the electric charge is the quantity that excites the cells. We propose a simple experimental set-up shown in Figure 2 to determine the maximum amount of charge that would flow from the EFEs and cause cardiac cell excitation. The cardiac cell is modeled as an *RC* circuit in Fig. 2 with $R = 9.08\ \Omega$ and $C = 200\ \mu F$ (GECONOL 9757511FC 200 μF ±10% 250 VPK) with the *RC* time constant of 1.82 ms. For the EFEs (EFE1 and EFE2) the switches S1 and S4 are closed. This allows the 200 μF capacitor to charge rapidly (about 100 μs) and discharge fairly slowly ($\tau = RC = 1.82$ ms). Figures 4 and 5 show the voltage vs time waveforms for the different EFEs. The test was not performed for electric fence energizers EFE3–EFE5.

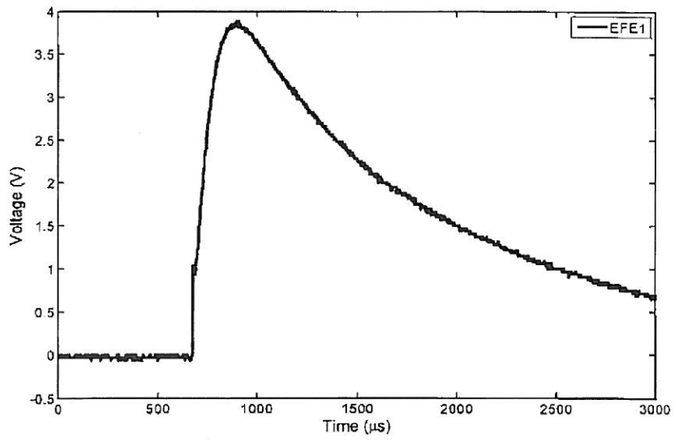

Figure 4. Output voltage waveform for EFE1. The maximal charge that flows through the cardiac cell model is given by $Q = CV = 200\ \mu F \times 3.88\ V = 775\ \mu C$, the current during which the capacitor charges to maximal value is given by $I = CV/T = (200\ \mu F \times 3.88\ V)/233\ \mu s = 3.33\ A$.

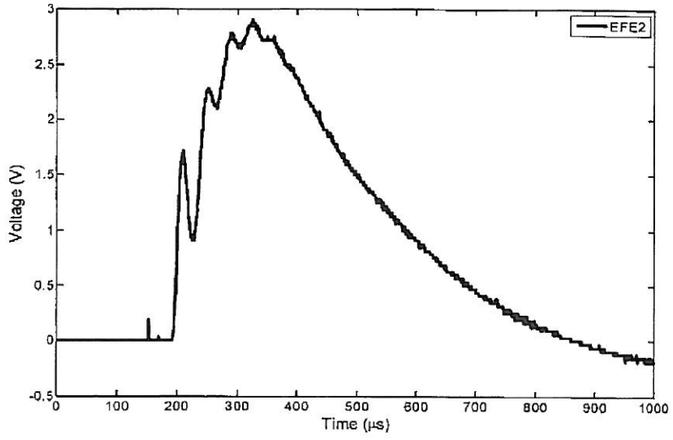

Figure 5. Output voltage waveform for the electric fence energizers EFE2. The maximal charge that flows through the cardiac cell model is given by $Q = CV = 200\ \mu F \times 2.91\ V = 582\ \mu C$, the current during which the capacitor charges to maximal value is given by $I = CV/T = (200\ \mu F \times 2.91\ V)/132\ \mu s = 4.41\ A$.

6. Discussion

Geddes and Baker (1989) have shown that for pulses shorter than the cardiac cell time constant of 2 ms, the electric charge is the quantity that excites cardiac cells. Because the first half wave is the largest, the charge integrated in the first half wave determines cardiac cell excitation. The next half wave discharges the cardiac cell capacitance and does not contribute to cardiac cell excitation. Thus we list integral $I(t)$ = charge Q in Table 1.

IEC (2006) integrates $I^2(t)$, which is roughly equal to $I(t)$. Their Figure 102 roughly follows charge.

We propose revising EFE standards for measuring current to determine a safety standard to prevent VF. The new standard would measure cardiac cell excitation. It would not require the complex calculations required to determine "The current which flows during the time period in which 95 percent of the output energy (is delivered)." It would use a simple circuit similar to that in Figure 2 composed of resistors and a capacitor. The investigator would discharge the device into the circuit and measure the maximum voltage. If the maximum voltage does not exceed 5 V (as a conservative estimate), the EFE passes the test. The 500 Ω resistor closely approximates the resistance of the body and determines the current that flows through the body.

Acknowledgements

We thank L Burke O'Neal and Silas Bernardoni for their help and suggestions.

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IEC 1987 *International Electrotechnical Commission IEC Report: Effects of current passing through the human body* (IEC 60479-2) pp 47

IEC 2006 *Household and similar electrical appliances – Safety – Part 2-76: Particular requirements for electric fence energizers*, (IEC 60335-2-76, Edition 2.1)

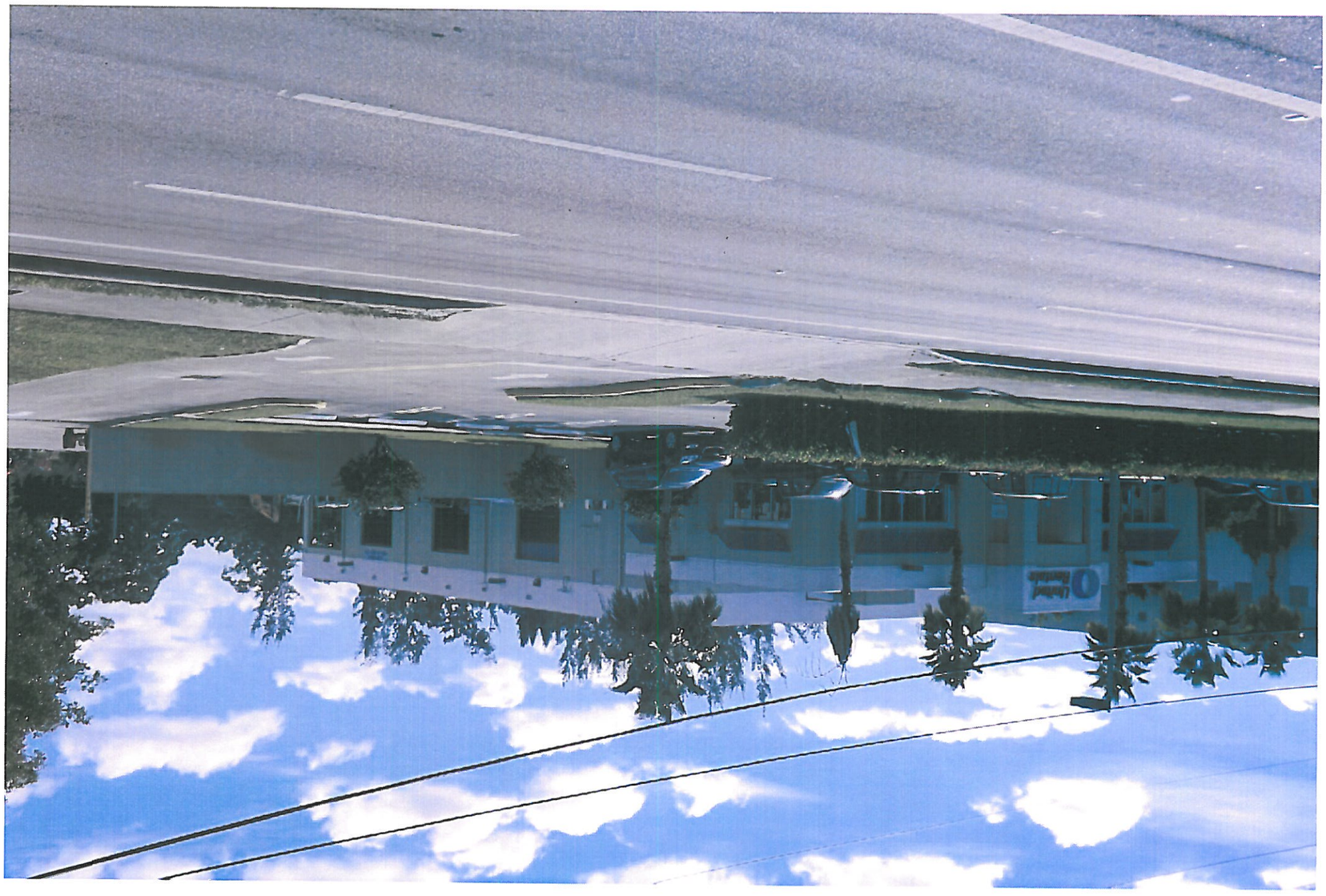
Jones M and Geddes L A 1977 Strength duration curves for cardiac pacemaking and ventricular fibrillation *Cardiovasc. Res. Center Bull.* **15** 101–12

Pictures of installed E6D

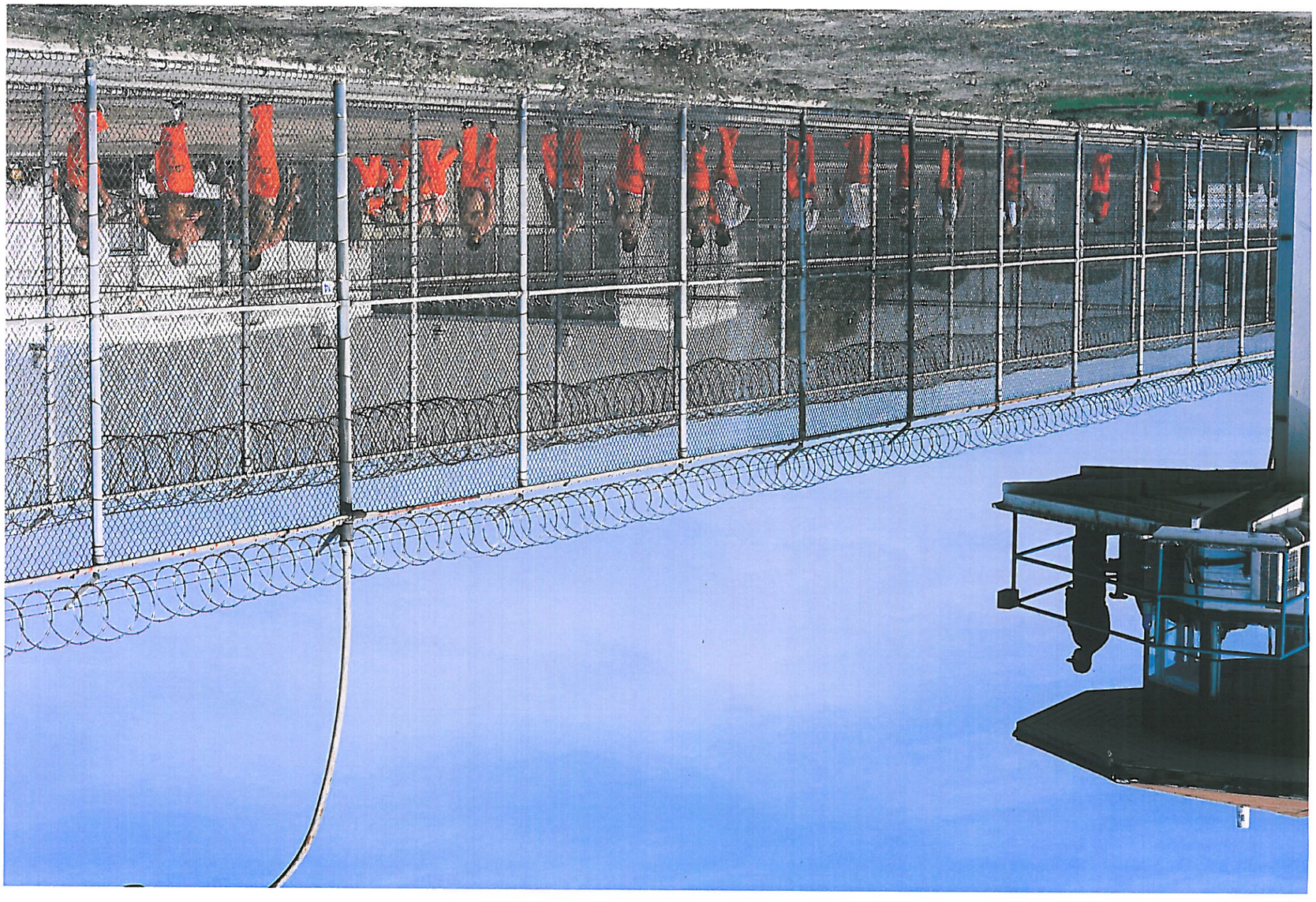

AJF
AJF
AJF
AJF


Moving?
800-YOU-PACK
upack.com

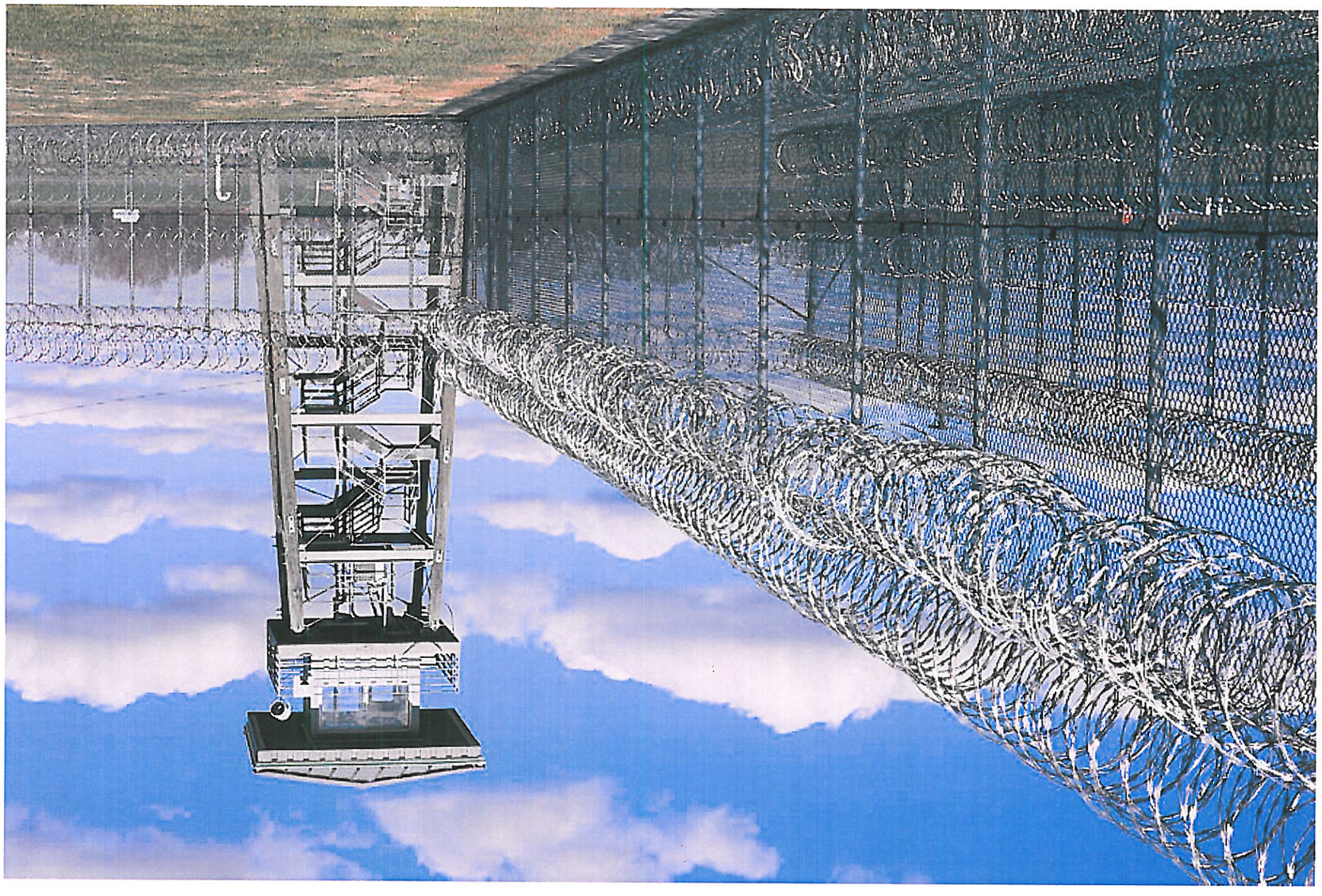

Con-way



Pictures of Prisons



Chronicle / Lacy Atkins



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OCT 18 2017
CITY OF
CODE ENF & [illegible]

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125-
JC

CEDAR HILL

BOARD OF ADJUSTMENT
APPLICATION FORM

Owner Joe Property & Construction Systems LLC.
Address 3820 Spring Valley Rd #908 Addison TX 75001
Phone Number 214-334-4030

Applicant Joe Lara
Address 3820 Spring Valley Rd. #908 Addison TX 75001
Phone Number 214-334-4030

Address of property requesting variance:
Aprox. ~~1891~~ 363 Lakeview DR

Legal Description of Property:

Plat App. Submitted 15-17
Lot 1, Block 2, of Joe Property Addition Subdivision
AND/OR
Tract 2.6, ~~Block~~ Abstract 492 _____, John N. Guiner Abstract 492 Survey

Explain Variance Desired Minimum side yard (interior) 10 Ft. Rather than 20
Variance for the minimum Lot width 125 Ft (Back) 43.6 Ft
Variance Minimum Lot area of 1 ACER to the .702 ACER

Zoning Ordinance No. 3.3, Section 3.3.3, Requirement
minimum Lot area 1 ACER. ~~minimum Lot width 125 Ft.~~
Minimum side yard 20 Ft

Give reason for hardship and justify need for variance Property was subdivided without a subdivision Plat.

Attachments required: Survey of property desiring variance, and all supporting documents for variance requested.

I am the owner of the herein described property and Jose G. Lara Jr. is Authorized to file this application on my behalf.

X Jose N. Lara
Applicant

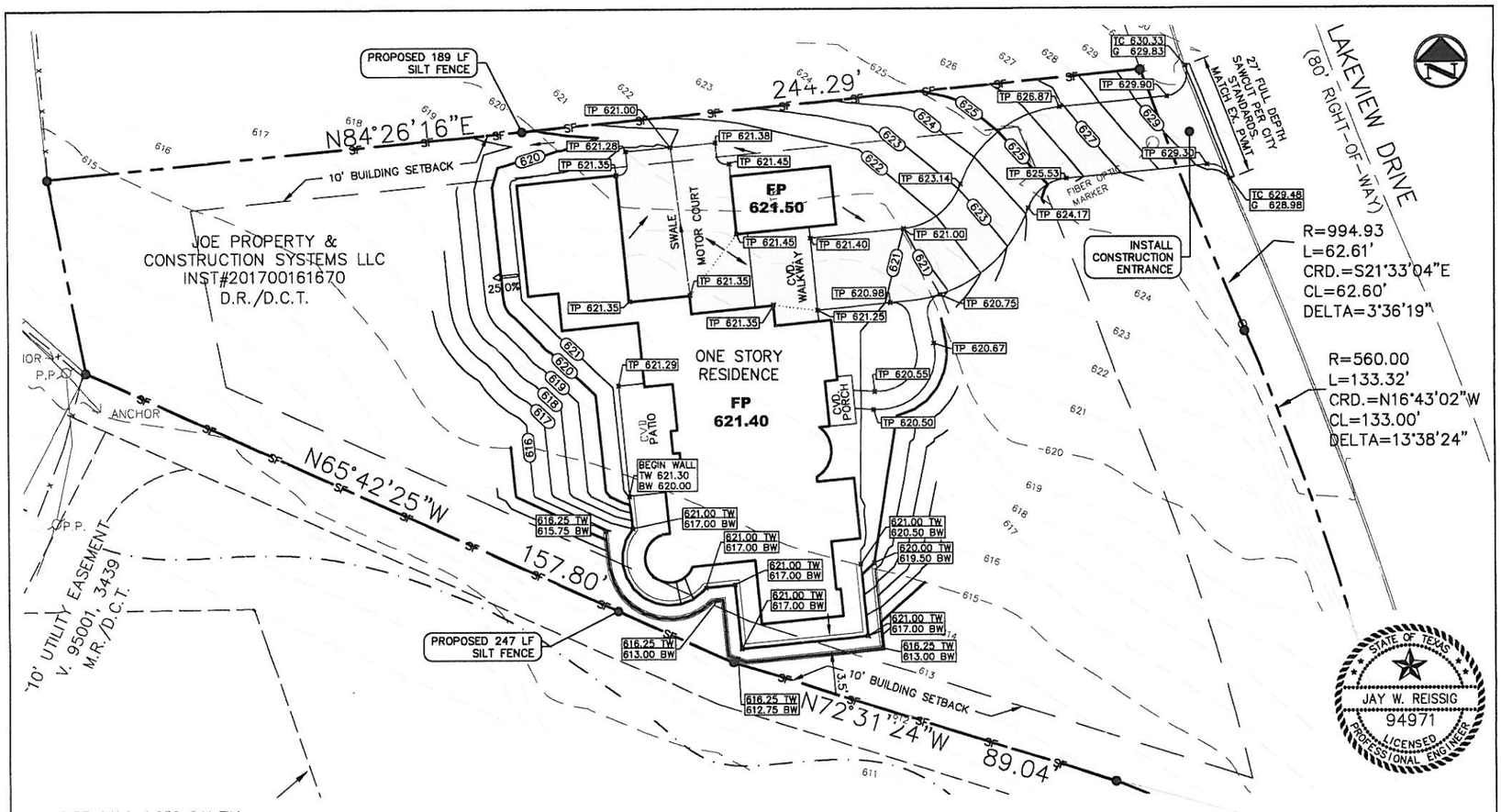
X Joe Property & Construction Systems LLC.
Owner

Existing Zoning: SF-E

Filing Date: 10/18/2017

****Submit Application with Plot Plan, supporting documents & Filing Fee)****

Residential Fee: $125.00
Non-residential Fee: $250.00



DIRT CALC=1,250 C.Y FILL

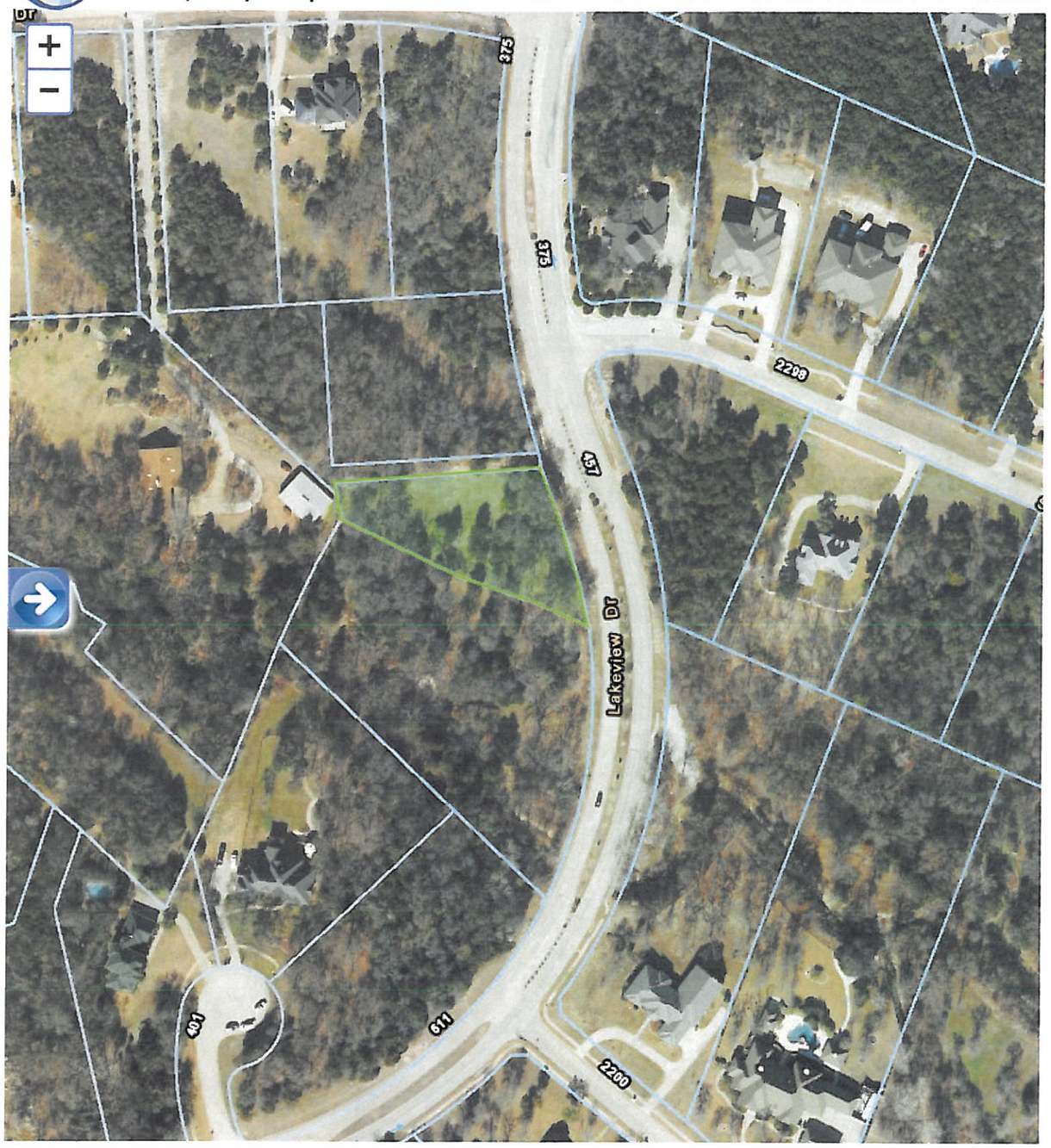
SHEET	D-1
SCALE:	1"=20'
CLIENT:	JOE PROPERTY & CONSTRUCTION SYSTEM LLC.
ADDRESS:	3820 SPRING VALLEY RD.
CITY, STATE:	ADDISON, TX 75006
PHONE #:	214-334-4030
CONTACT:	JOE LARA

LAKE RIDGE RESIDENCE
LOT 1, BLOCK 1
0.702 Acres
CITY OF CEDAR HILL - DALLAS COUNTY, TEXAS

GRADING AND EROSION CONTROL PLAN

MVG GROUP
CONSULTING | PLANNING | DESIGN
310 Morene Ave Waxahachie, TX 75165
1.469.658.9097

DCAD Property Map



0 100 200ft

SECTION 3.3 SF-E – SINGLE-FAMILY RESIDENTIAL DISTRICT -- ESTATE

3.3.1 Purpose:

The "SF-E", Estate District is designed to create areas of low density, contemporary detached single family housing to be located on large lots - not less than one acre, with large setbacks, which are protected from excessive noise, illumination, odors, visual clutter and other influences that are generally objectionable or not conducive to family living. This purpose should be achieved through curvilinear, well-landscaped and unified street-scaped streets. The intent of this district is to provide high quality larger single-family housing while maintaining the natural environment and open space in the City.

3.3.2 Authorized Uses:

A. Those uses listed for the SF-E – Single-Family Residential—Estate district in Section 4.1.2 (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in Section 3.20.

3.3.3 District Development Standards:

A. **Lot Dimension Requirements** —

Minimum Lot Area	—1 acre (43,560 square feet).
Minimum Lot Width	—125 feet
Minimum Lot Depth	—150 feet

B. **Yard Requirements** —

Minimum Front Yard	—30 feet
Minimum Side Yard (interior)	—20 feet
Minimum Side Yard (street side)	—30 feet
Minimum Rear Yard	—30 feet

C. **Structure Standards** —

Maximum Lot Coverage	—40% main and accessory buildings
Maximum Height	—35 feet
Minimum Living Area	—2,500 square feet.
Minimum Exterior Masonry	—100% of the front wall elevation and 80% of each additional wall elevation; for additional standards see Section 5.7. (Ord No. 01-71, § 2, 07-21-01)
D. **Minimum Off-Street Parking**	—2 enclosed parking spaces; for additional standards see Section 5.1 (Ord No. 09-377, § 2, 01-13-09)
E. **Landscaping Requirements**	—None (see Section 5.2) (Ord No 09-377, § 2, 01-13-09)
F. **Screening Requirements**	—See Section 5.3 (Ord No 09-377, § 2, 01-13-09)

F. **Screening Requirements** —See Section 5.3

(Ord. No. 09-377, § 2, 01-13-09)

G. **Other Requirements** —See Sections 5.4 through 5.7

(Ord. No. 09-377, § 2, 01-13-09)

H. **Site Plan Requirements** —None, except for non-residential uses allowed within residential districts; see Section 2.6

(Ord. No. 09-377, § 2, 01-13-09)

I. **Special Requirements** —None

(Ord. No. 09-377, § 2, 01-13-09)

Dallas Central Appraisal District

Commercial Account #65049202010020600

Location (Current 2018)

Address: 1001 LAKEVIEW DR
Market Area: 0
Mapsco: 81A-J (DALLAS)

DCAD Property Map

View Photo

2017 Appraisal Notice

Electronic Documents (ENS)

Print Homestead Exemption Form

Owner (Current 2018)

JOE PROPERTY AND CONSTRUCTION
SYSTEMS LLC
1644 W ALABAMA ST STE 100
HOUSTON, TEXAS 770064102

Multi-Owner (Current 2018)

Owner Name	Ownership %
JOE PROPERTY AND CONSTRUCTION	100%

Legal Desc (Current 2018)

1: JOHN N GAINER ABST 492 PG 020
2: TR 2.6 ACS 0.7020
3:
4: INT201700161670 DD06072017 CO-DC
5: 0492020100206 5CH04920201
Deed Transfer Date: 6/8/2017

Value

2017 Certified Values	
Improvement:	$0
Land:	+ $4,210
Market Value:	=$4,210
Revaluation Year:	2015
Previous Revaluation Year:	2013

Improvements (Current 2018)

No Improvements.

Land (2017 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	SINGLE FAMILY	0	0	0.7020 ACRE	STANDARD	$10,000.00	-40%	$4,212	N

*** All Exemption information reflects 2017 Certified Values. ***

Exemptions (2017 Certified Values)

No Exemptions

Estimated Taxes (2017 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per $100	$0.69876	$1.516	$0.2531	$0.124238	$0.2794	N/A
Taxable Value	$4,210	$4,210	$4,210	$4,210	$4,210	$0
Estimated Taxes	$29.42	$63.82	$10.66	$5.23	$11.76	N/A
Tax Ceiling					N/A	N/A
					Total Estimated Taxes:	**$120.89**

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. Click Here

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc.**. If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

Building Footprint (Current 2018)

Building Footprint Not Available

History

History

RECEIVED
OCT 19 2017
CITY OF CEDAR HILL
CODE ENF & BLDG INSP

CEDAR HILL

BOARD OF ADJUSTMENT
APPLICATION FORM

Owner Ragan, LLC.
Address 1907 Marilla St., 2nd Floor
Dallas, Texas 75201
Phone Number 214-233-0485
Email address: tragan@wildcatmanagement.net

Applicant Tanya Ragan
Address 1907 Marilla St., 2nd Floor
Dallas, Texas 75201
Phone Number 214-233-0485
Email address: tragan@wildcatmanagement.net

Address of property requesting variance: 601 Jealouse Way, Cedar Hill, Texas 75104
Legal Description of Property:

Lot 5, Block A, of B & J Ind District 2nd Inst Rep Subdivision

AND/OR

Tract _____, Block _____, _____ Survey

Explain Variance Desired A variance allowing an existing building to protrude the 35' building setback line against Hall Street.

Zoning Ordinance No. 2001-44, Section 3.18.3.B, Requirement
35 foot building minimum setback requirment on corner lots

Give reason for hardship and justify need for variance
Current setback affects the existing building ownership. Other adjacent property owners have been granted variances in the past.

Attachments required: Survey of property desiring variance, and all supporting documents for variance requested.

I am the owner of the herein described property and Tanya Ragan is Authorized to file this application on my behalf.

X _____
Applicant

X _____
Owner

Existing Zoning: Idustrial District

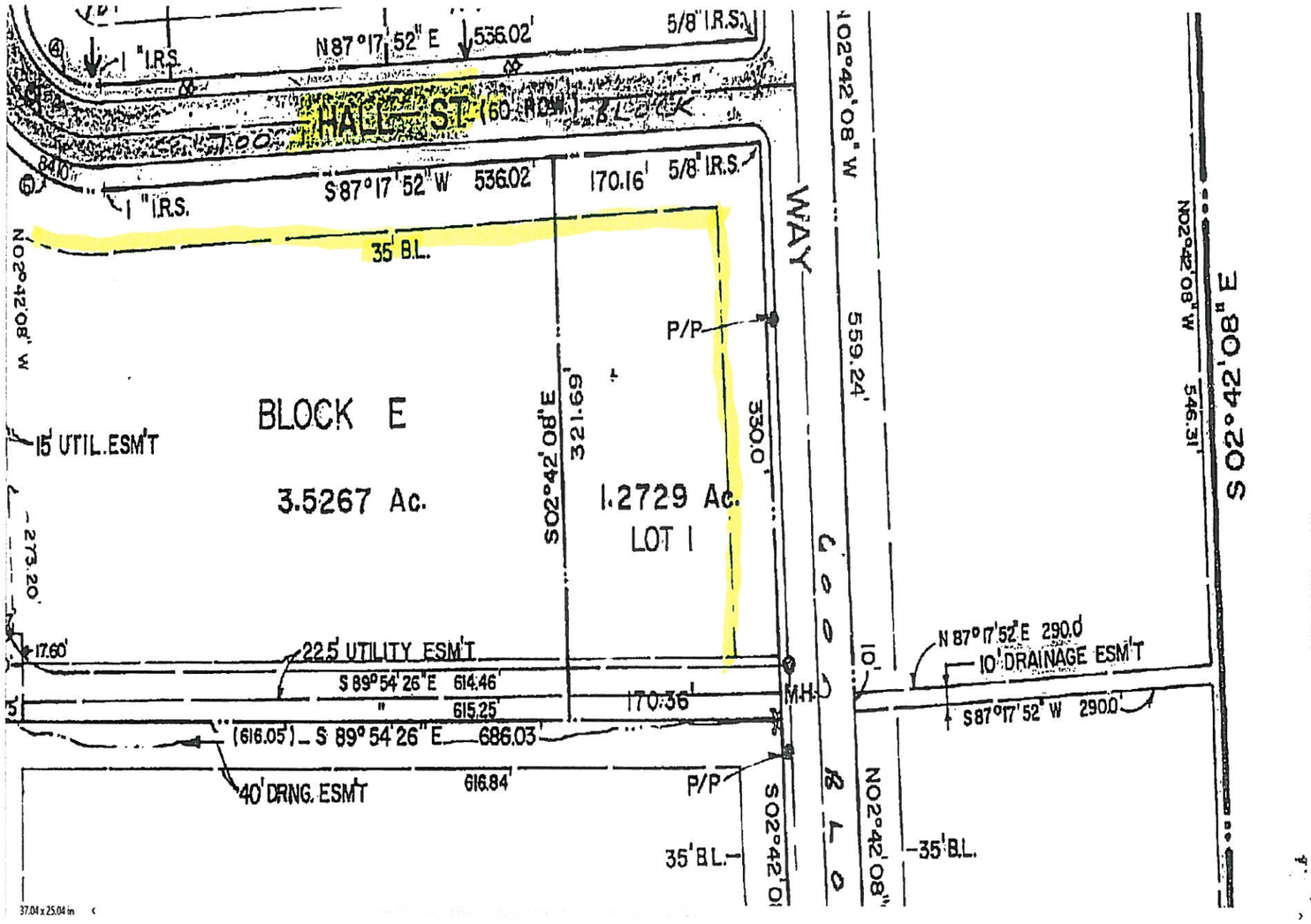
Filing Date: 10-12-17

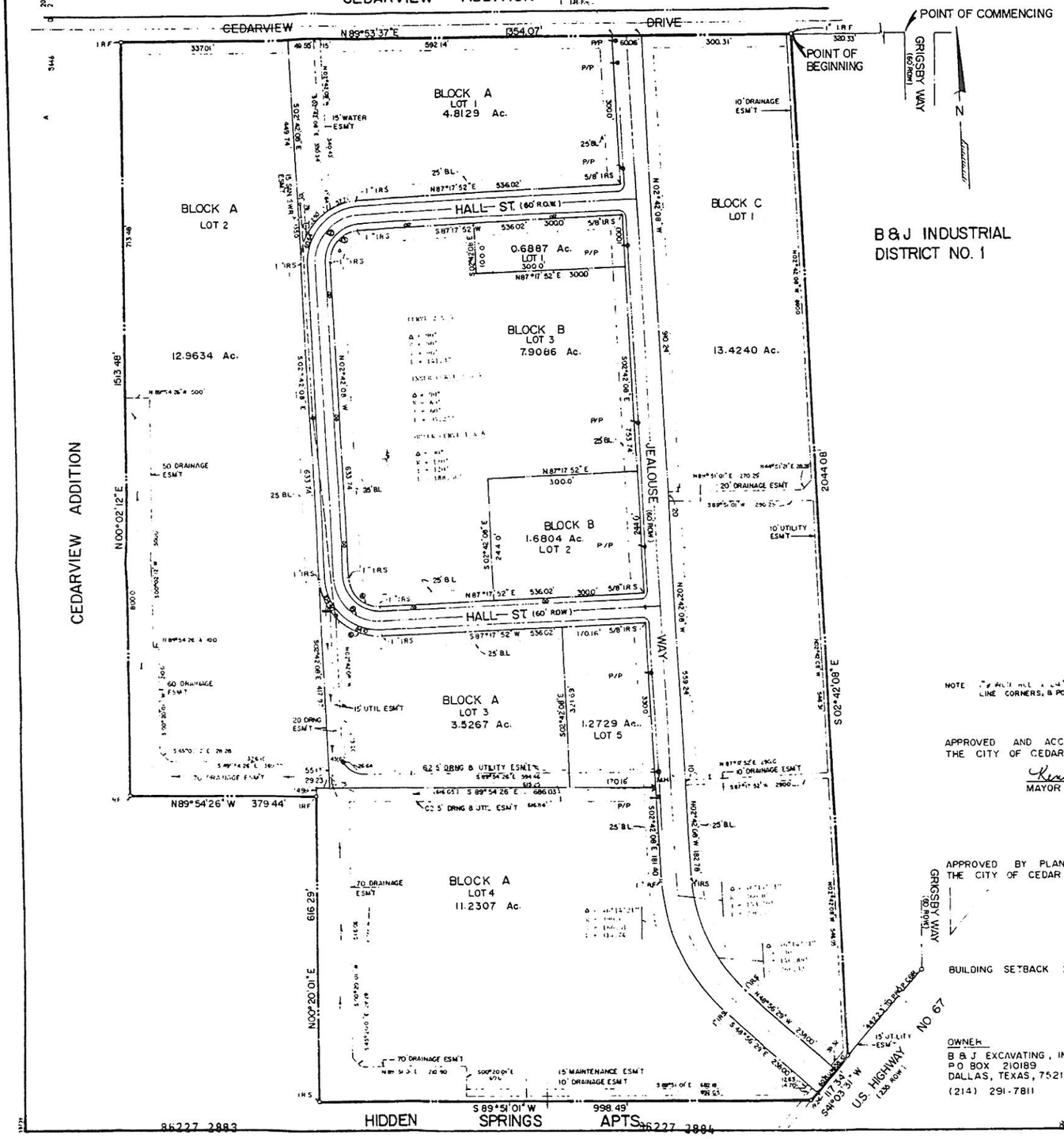
****Submit Application with Plot Plan, supporting documents & Filing Fee)****
Residential Fee: $125.00
Non-residential Fee: $250.00

DCAD Property Map

DCAD Property Map

0 100 200ft


N87°17'52"E 536.02'
5/8" I.R.S.
1" I.R.S.
HALE ST. (60' R/W)
840.10'
S87°17'52"W 536.02'
170.16'
5/8" I.R.S.
1" I.R.S.
35' B.L.
N02°42'08"W
P/P
BLOCK E
15' UTIL. ESM'T
3.5267 Ac.
1.2729 Ac.
LOT 1
S02°42'08"E 321.69'
330.0'
559.24'
WAY
N02°42'08"W
546.31'
S02°42'08"E
273.20'
17.60'
22.5' UTILITY ESM'T
S 89°54'26"E 614.46'
" 615.25'
170.36'
M.H.
(616.05') S 89°54'26"E 686.03'
40' DRNG. ESM'T
616.84'
P/P
S02°42'08"E
35' B.L.
N02°42'08"W
35' B.L.
10'
N 87°17'52"E 290.0'
10' DRAINAGE ESM'T
S 87°17'52" W 290.0'



NOTE: ⅝" IRS WILL BE SET ON ALL PROPERTY LINE CORNERS, & POINT OF CURVATURE OF ALL CURVE.

APPROVED AND ACCEPTED BY THE MAYOR OF THE CITY OF CEDAR HILL, TEXAS, 11-18, 1986

Kenneth Barlow — MAYOR
Frankie Lee — CITY SECRETARY

APPROVED BY PLANNING & ZONNING COMMISION OF THE CITY OF CEDAR HILL, TEXAS, 11-18 1986

CHAIRMAN

BUILDING SETBACK 25.0' MIN

OWNER
B & J EXCAVATING, INC
P.O. BOX 210189
DALLAS, TEXAS, 75211
(214) 291-7811

Revised B.L. setback to 25'-0" 8/19/86

OWNER'S CERTIFICATE

CITY OF CEDAR HILL
COUNTY OF DALLAS

WHEREAS, B & J EXCAVATING, INC. is the owner of a tract of land situated in the City of Cedar Hill, Dallas County, Texas, and being out of the UZZELL BAGGETT SURVEY, Abstract 136, and being part of a tract of land conveyed to the Texas Youth Camp as recorded in Volume 2851, Page 340 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:
BEGINNING at an iron rod for corner in the southerly line of Cedarview Drive (60 ft. wide) said rod being 320.33 feet in a westerly direction from the intersection of the said southerly line of Cedarview Drive and the westerly line of Grigsby Way (60 ft. wide).
THENCE S 02°42'08" E along the westerly line of B & J Industrial District Revised Addition, an addition to the City of Cedar Hill as recorded in Volume 80206, Page 522, a distance of 2044.08 feet to an iron rod for corner in the northeasterly line of U. S. Highway No. 67
THENCE S 49°03'31" W along said northeasterly line of U. S. Highway 67, a distance of 117.34 feet to an iron rod for corner;
THENCE S 89°51'01" W, a distance of 998.49 feet to an iron rod for corner in the easterly line of Cedarview Addition Revised, an addition to the City of Cedar Hill as recorded in Volume 28, Page 155, of the Deed Records of Dallas County, Texas,
THENCE S 0°20'01" E along the said easterly line of Cedarview Addition revised a distance of 616.29 feet to an iron rod for corner;
THENCE N 89°54'26" W continuing along said easterly line of Cedarview Addition Revised, a distance of 379.44 feet to an iron rod for corner.
THENCE N 00°02'12" E continuing along said easterly line of Cedarview Addition Revised, a distance of 1513.48 feet to an iron rod for corner in said southerly line of Cedarview Drive;
THENCE S 89°53'37" E along the southerly line of Cedarview a distance of 1354.07 feet to the POINT OF BEGINNING and containing 2755111.5782 Square feet of 63.2946 Acres fo Land more or less.

Easement granted by George M. Jordan to Texas Power and Light Company as recorded in Volume 2701, page 342 D.R.D.C.T. no longer serves subject property and is to be abandoned.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

that B. J. Excavating, Inc. does hereby adopt this plat designating the hereinabove described property as B & J Industrial District, an addition to the City of Cedar Hill, Dallas County, Texas; and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accomodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or parts of any buildings fences trees, shrubs or other improvements or growth which in any way may endanger or interfere with the construction maintenance or efficien y of its respective system on any of these easement strips; and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the ne cessity of any time procuring the permission of anyone.

WITNESS, my hands at Dallas, Texas, this the 16 day of Sept. 1986

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared [illegible] known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16 day of Sept. 1986
Barbara Jo Potts
Notary Public in and for Dallas County, Texas

BARBARA JO POTTS Notary Public STATE OF TEXAS My Comm. Exp. Apr. 18, 1988

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, William H. Perry, Jr. do hereby certify, that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Ordinance of the City Plan Commission of the City of Cedar Hill.
William H. Perry Jr.
WILLIAM H. PERRY, JR.
Registered Public Surveyor No. 2182

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this date personally appeared William H. Perry, Jr. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL this the 16 day of Sept. 1986.
Barbara Jo Potts
Notary Public in and for Dallas County, Texas

BARBARA JO POTTS Notary Public STATE OF TEXAS My Comm. Exp. Apr. 18, 1988

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.
NOV 21 1986
Earl Burkett
COUNTY CLERK, Dallas County, Texas

CITY OF CEDAR HILL
I, [illegible], Secretary of the City of Cedar Hill, Texas, do hereby certify that the above plat and dedication was approved by the City of Cedar Hill, Texas, for filing in the records of Dallas County, Texas, on the [illegible] day of [illegible] 19[illegible]

86 NOV 21 PM 4:25
CONSOLIDATION DEDICATION

REPLAT

B & J INDUSTRIAL DISTRICT
INSTALLMENT Nº 2 1655
DALLAS COUNTY, TEXAS 75104

SURVEY	DRAWN	APPROVED	SCALE	DATE	JOB
DAL	DAL		1" = 100'	4-86	85-19

BILL PERRY & ASSOCIATES
1511 Prudential Drive
Dallas, Texas 75235 634-9591

SHEET 1 OF 1

SECTION 3.18 I–INDUSTRIAL DISTRICT

3.18.1 Purpose:

The "I", Industrial District is intended to provide for light industrial and light manufacturing uses that are somewhat limited in nature and function of permissive uses, such as assembling and fabrication, warehousing, wholesaling and service operations that do not depend upon frequent customer or client visits. The developments in this district should be in accordance to established performance standards and shall be characterized by large setbacks, minimal building coverage, off street parking and loading facilities, and landscaping and buffering requirements. This district should also require accessibility to major thoroughfares, major highways, or other means of transportation.

3.18.2 Authorized Uses:

A. Those uses listed for the I—Industrial district in Section 4.1.2 (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in Section 3.20.

3.18.3 District Development Standards:

A. **Lot Dimension Requirements** —

Minimum Lot Area	—None
Minimum Lot Width	—None
Minimum Lot Depth	—None

B. **Yard Requirements** —

Minimum Front Yard	—25 feet
Minimum Side Yard (interior)	—None (Ord. No. 09-377, § 2, 01-13-09)
Minimum Side Yard (corner)	—25 feet (Ord. No. 09-377, § 2, 01-13-09)
Minimum Rear Yard	—None, except 40 feet when adjacent to single family residential district

C. **Structure Standards** —

Maximum Lot Coverage	—None
Maximum Height	—None
Minimum Exterior Masonry	—None; for additional standards, see Section 5.7

D. **Minimum Off-Street Parking** —See Section 5.1

E. **Minimum Landscaping Requirements** —5% of the gross site area; also 25-foot

Dallas Central Appraisal District

Commercial Account #160046100A0050000

Location Owner Legal Desc Value Improvements Land Exemptions Estimated Taxes Building Footprint History

Location (Current 2018)

Address: 601 JEALOUSE WAY
Market Area: 0
Mapsco: 81A-R (DALLAS)

DCAD Property Map

View Photo

2017 Appraisal Notice

Electronic Documents (ENS)

Print Homestead Exemption Form

Owner (Current 2018)

RAGAN LLC
2ND FLOOR
1907 MARILLA ST
DALLAS, TEXAS 752016217

Multi-Owner (Current 2018)

Owner Name	Ownership %
RAGAN LLC	100%

Legal Desc (Current 2018)

1: B & J IND DISTRICT 2ND INST REP
2: BLK A LOT 5 1.2729 AC
3:
4: INT200600325990 DD08302006 CO-DC
5: 0046100A00500 2CH0046100A
Deed Transfer Date: 9/1/2006

Value

2017 Certified Values	
Improvement:	$814,240
Land:	+ $55,450
Market Value:	=$869,690
Revaluation Year:	2016
Previous Revaluation Year:	2014

Improvements (Current 2018)

#	Desc: OFFICE/SHOWROOM	Total Area: 21,600 sqft	Year Built: 1986

#	Construction		Depreciation		Appraisal Method
1	**Construction:**	S-PRE-ENGINEERED STEEL BLDGS	**Physical:**	52%	INCOME
	Foundation (Area):	CONCRETE SLAB (21,600 sqft)	**Functional:** +	0%	
	Net Lease Area :	21,600 sqft	**External:** +	0%	
	# Stories:	1	**Total:** =	52%	
	# Units:	0	**Quality:**	GOOD	
	Basement (Area):	NONE	**Condition:**	GOOD	
	Heat:	CENTRAL PARTIAL			
	A/C:	CENTRAL PARTIAL			

Land (2017 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL IMPROVEMENTS	INDUSTRIAL	0	0	55,447.0000 SQUARE FEET	STANDARD	$1.00	0%	$55,447	N

*** All Exemption information reflects 2017 Certified Values. ***

Exemptions (2017 Certified Values)

No Exemptions

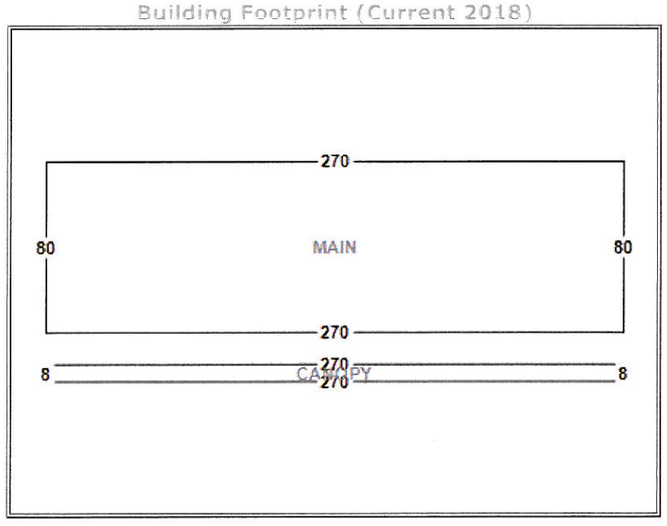
Estimated Taxes (2017 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	CEDAR HILL	CEDAR HILL ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per $100	$0.69876	$1.516	$0.2531	$0.124238	$0.2794	N/A
Taxable Value	$869,690	$869,690	$869,690	$869,690	$869,690	$0
Estimated Taxes	$6,077.05	$13,184.50	$2,201.19	$1,080.49	$2,429.91	N/A
Tax Ceiling					N/A	N/A
					Total Estimated Taxes:	**$24,973.13**

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. Click Here

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc.**. If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

Building Footprint (Current 2018)



History

History

FLOOD NOTE

NO PORTION OF THE TRACT OF LAND SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS AREAS, MAP NUMBER 48113C0605 J, EFFECTIVE DATE: AUGUST 23, 2001.

PARKING SPACE NOTE:

THERE ARE 46 REGULAR PARKING SPACES AND 0 HANDICAPPED PARKING SPACES ON THE TRACT OF LAND SHOWN HEREON.

EASEMENT NOTES

REGARDING EASEMENTS IDENTIFIED ON SCHEDULE B OF LAWYERS TITLE INSURANCE CORPORATION, TITLE COMMITMENT GF NO. 2011000317

LAWYERS TITLE
ITEM NO. 10

d. THE FOLLOWING MATTERS AS SHOWN ON PLAT RECORDED IN VOLUME 86227, PAGE 2879 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, TO WIT:

1. DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERN PROPERTY LINE, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.

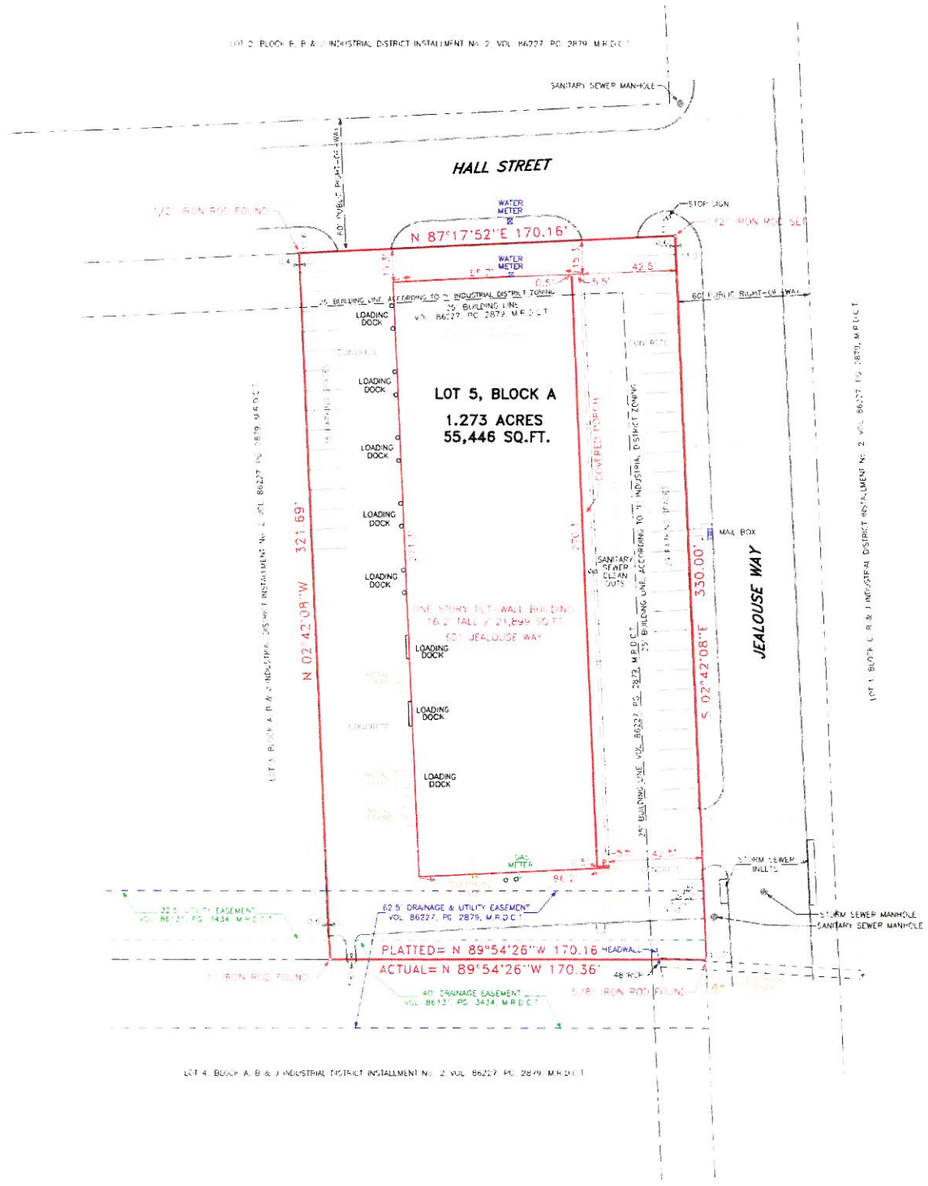
2. 25' BUILDING LINE ALONG THE NORTHERN AND EASTERN PROPERTY LINES, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.

ZONING NOTE

THE TRACT OF LAND SHOWN HEREON IS ZONED "I" INDUSTRIAL DISTRICT INTENDED FOR LIGHT INDUSTRIAL AND LIGHT MANUFACTURING USES THAT DO NO DEPEND UPON FREQUENT CUSTOMER OR CLIENT VISITS.

"I" INDUSTRIAL DISTRICT HAS A 25 FOOT MINIMUM FRONT YARD BUILDING SETBACK REQUIREMENT AND A 25 FOOT MINIMUM SIDE YARD BUILDING SETBACK REQUIREMENT FOR A CORNER LOT AND A ZERO MINIMUM BUILDING SETBACK REAR YARD REQUIREMENT WHEN NOT ADJOINING A SINGLE FAMILY RESIDENTIAL DISTRICT, IN WHICH CASE A MINIMUM REAR YARD SETBACK DISTANCE OF 40 FEET IS REQUIRED. THE TRACT OF LAND SHOWN HEREON DOES NOT ABUT A SINGLE FAMILY RESIDENTIAL DISTRICT, SO THE SETBACK REQUIREMENT IS ZERO.

"I" INDUSTRIAL DISTRICT ZONING HAS NO MAXIMUM LOT COVERAGE REQUIREMENT, NO MAXIMUM HEIGHT OF BUILDING REQUIREMENT, AND HAS A 5% GROSS SITE AREA LANDSCAPING REQUIREMENT.



NORTH

SCALE 1" = 30'
0 30 60 90

BRITTAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
(817) 926-0211 - METRO (817) 429-5112
FAX No. (817) 926-9741
P.O. BOX 1174 - 3908 S.W. 7th FREEWAY
FORT WORTH, TEXAS 76113
EMAIL: jamie@brittain-crawford.com

CERTIFICATION

TO: RAGAN, LLC; LANDAMERICA AMERICAN TITLE COMPANY, and their underwriter LAWYERS TITLE INSURANCE CORPORATION.

The undersigned does hereby certify that a survey was this day made on the ground on the property legally described hereon or in attached field notes prepared by the undersigned, and is correct; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible easements or rights-of-way, except as shown on the plat hereon; that said property has access to and from a public roadway; and, that the plat hereof is a true, correct and accurate representation of the property described hereinabove. Further, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon or in said attached field notes, and certifies that the quantity of land shown hereon is correct. No portion of this property is located within a 100-year flood hazard area. This survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1-A, Condition II Land Title Survey.

SURVEYED ON THE GROUND
JULY 25, 2006

James L. Brittain

JAMES L. BRITTAIN
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 1674

STATE OF TEXAS · JAMES L. BRITTAIN · 1674 · REGISTERED PROFESSIONAL LAND SURVEYOR

DRAWING REVISED: AUGUST 14, 2006, CHANGED PLAT REFERENCE IN TITLE BLOCK, AND CHANGED PLAT REFERENCE ON EAST BUILDING LINE AND ADDED SOUTH BOUNDARY LINE PLATTED DISTANCE.

BOUNDARY SURVEY MAP
OF
LOT 5, BLOCK A
B & J INDUSTRIAL DISTRICT INSTALLMENT No. 2

CITY OF CEDAR HILL, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 86227, PAGE 2879, MAP RECORDS, DALLAS COUNTY, TEXAS. AND THE CERTIFICATE OF CORRECTION RECORDED IN VOLUME 87206, PAGE 1209, DEED RECORDS, DALLAS COUNTY, TEXAS.

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