

# CITY COUNCIL January 10, 2022

# WORK SESSION: 7:00 PM

- 1. Call to Order and roll call.
- **2**. Discussion of all items on the agenda.
- **3**. Work Session discussion items:
  - A. Presentation from the Wise County Clerk, Walter Harvey.
  - **B.** Discuss the City Council meeting calendar for 2022.
  - **C**. Discuss the City's Strategy on a Page; establishing a New Fairview resident internship program.
  - **D**. Discuss the UNT service learning project and the City's Comprehensive Plan update process.
  - **E**. Discuss the paid holiday provisions of the Council adopted Personnel Policy.
  - **F**. Discuss the City Ordinance regarding the keeping of bees (Sec. 3.01.016).
- **4.** Adjournment.

# **REGULAR SESSION:** 7:00 PM or immediately following the Work Session.

- **5.** Call to Order and roll call.
- **6.** Pledge to the flags.
  - **A.** United States of America
  - **B.** Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.
- **7. OPEN FORUM:** The City Council invites persons with comments or observations related to city issues, projects, or policies to briefly address the City Council. Anyone wishing to speak should sign-in with the City Secretary before the beginning of the City Council Meeting. In

order to expedite the flow of business and to provide all citizens the opportunity to speak, there is a three-minute limitation on any person addressing the City Council. State law prohibits the City Council from discussing or taking action on any item not listed on the posted agenda.

- **8. NEW BUSINESS:** All matters listed as New Business will be discussed and considered separately.
  - **A.** Discuss, consider, and act on a resolution of the City of New Fairview, Texas, approving the Development Agreement with Beaten Path Development, LLC, and authorizing the City Administrator to execute the agreement.
  - B. Conduct public hearing to receive comments regarding an ordinance amending the Zoning Ordinance of the City of New Fairview, as amended, zoning land generally described as approximate 142.245-acre tract of land out of the Smith County School Land Survey, Abstract No. 744, Wise County, Texas, Wise County, Texas, generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court, to "PD" (Planned Development).
  - Conduct public hearing to receive comments regarding an ordinance amending the Zoning Ordinance of the City of New Fairview, as amended, zoning land generally described as approximate 14.977-acre tract of land out of the Smith County School Land Survey, Abstract No. 744, Wise County, Texas, Wise County, Texas, generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court, to "PD" (Planned Development).
  - Discuss, consider, and act on an Ordinance of the City of New Fairview, Texas, on the proposed annexation of 142.245 acres out of the Smith County Land Survey, Abstract A-744, Wise County, Texas, located in the City's ETJ generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court.
  - E. Discuss, consider, and act on a resolution of the City of New Fairview, Texas, approving the Annexation Services Agreement with Wilfred and Mary Beck related to the proposed annexation of 142.245 acres out of the Smith County School Land survey, Abstract A-744, Wise County, Texas, located in the City's ETJ generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court; and, authorizing the City Administrator to execute the agreement.
  - F. Discuss, consider, and act on an Ordinance of the City of New Fairview, Texas, on the proposed annexation of 14.997 acres out of the Smith County School Land survey, Abstract A-744, Wise County, Texas, located in the City's ETJ generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court.

- G. Discuss, consider, and act on a resolution of the City of New Fairview, Texas, approving the Annexation Services Agreement with Robert and Jenifer Kozlowski related to the proposed annexation of 14.997 acres out of the Smith County School Land survey, Abstract A-744, Wise County, Texas, located in the City's ETJ generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court: and, authorizing the City Administrator to execute the agreement.
- H. Conduct public hearing to receive comments regarding an ordinance amending the Zoning Ordinance of the City of New Fairview, as amended, zoning land generally described as approximately 142.245-acre and 14.977-acre tracts of land out of the Smith County School Land Survey, Abstract No. 744, Wise County, Texas, Wise County, Texas, generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court, to "PD" (Planned Development) single family development.
- I. Discuss, consider, and act on an ordinance amending the Zoning Ordinance of the City of New Fairview, as amended, zoning two parcels of land generally described as approximately 142.245-acre and 14.977-acre tracts of land out of the Smith County School Land Survey, Abstract No. 744, Wise County, Texas, Wise County, Texas, generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court, to "PD" (Planned Development) single family development.
- J. Discuss, consider, and act on a resolution of the City Council of the City of New Fairview, Texas, amending the budget to include \$3,500 for upgrades to the City Council chambers to improve the acoustics and virtual meeting quality.
- **9. EXECUTIVE SESSION**: The Commission will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:
  - **A**. Section 551.071 Consultations with Attorney Discuss the lawsuit with Monica Rodriguez.
  - **B**. Section 551.074 Personnel Matters Deliberate the appointment and employment of a new City Attorney.
- of the City Council of New Fairview, is a true and correct copy of the said notice that I posted on the official posting place at New Fairview City Hall, FM 407, New Fairview, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 7th day of January, 2022 at 7:00 PM at least 72 hours proceeding the meeting time.

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# **Brooke Boller, Interim Deputy City Secretary**

SEAL:

This facility is wheelchair accessible; parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Interim Deputy City Secretary at city hall 817-638-5366 or fax 817-638-5369 or by email at citysecretary@newfairview.org for further information.



Agenda Item:

Agenda Description: Presentation from the Wise County Clerk, Walter Harvey.	
Background Information:  Mr. Harvey requested an item on the agenda to discuss the needs of the City in relation to the County Clerk's office.	
Financial Information: N/A	

(Work Session Item)

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

# **Attachments:**



Agenda Item:	(Work Session Item)

# **Agenda Description:**

Discuss the City Council meeting calendar for 2022.

# **Background Information:**

The Council meets on the first and third Monday of each month. The Council can cancel or move any meetings that conflict with holidays or choose to adjust the meetings.

# **Financial Information:**

N/A

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

# **Attachments:**



Agenda Item: (Work Session Item)

# **Agenda Description:**

Discuss with staff the City's strategy on a page; establishing a New Fairview resident internship program.

# **Background Information:**

The Council, Commission and staff worked with a facilitator to develop the "Strategy on a Page" for alignment with the vision, mission, and strategic intents of the City. We need to review this as we begin the conversation regarding the comprehensive plan update and development of a unified development ordinance.

# **Financial Information:**

N/A

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

### Attachments:

Strategy on a Page



Agenda Item: (Work Session)

# **Agenda Description:**

Discuss with staff partnering with a university to complete a comprehensive plan and branding guide.

# **Background Information:**

The City Council and Planning and Zoning Commission recently finished working with the Texas Rural Leadership Program on strategic planning. As discussed, the next steps are looking at completing a comprehensive plan and branding guide.

Staff has been in discussion with the University of North Texas and the Texas A&M Texas Target Communities program. They are both interested in working with the City of New Fairview if we determine that we wish to move forward with the comprehensive plan and branding guide.

# **Financial Information:**

\$30,000 to \$45,000 instead of \$250,000+

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator Provide input to staff

### Attachments:



Agenda Item:	(Work Session)
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# **Agenda Description:**

Discuss the paid holiday provisions of the Council adopted Personnel Policy.

# **Background Information:**

Council members requested that this item be added to the agenda for discussion.

# **Financial Information:**

N/A

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

# **Attachments:**

Personnel Policy



Agenda Item: (Work Session)

# **Agenda Description:**

Discuss the City Ordinance regarding the keeping of bees (Sec. 3.01.016).

# **Background Information:**

Council members requested that this item be added to the agenda for discussion.

# **Financial Information:**

N/A

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

# Attachments:

Sec. 3.01.016 - It shall be unlawful for any person to knowingly keep bees in such a manner as to deny the reasonable use and enjoyment of adjacent property or endanger the personal health and welfare of the inhabitants of the city. Bees shall not be kept in subdivisions of the city. (Ordinance 2000-13-0073, sec. X(H), adopted 8/14/00)



Agenda Item: Resolution (Action Item)

# **Agenda Description:**

Discuss, consider, and act on a resolution of the City of New Fairview, Texas, approving the Development Agreement with Beaten Path Development, LLC, and authorizing the City Administrator to execute the agreement.

# **Background Information:**

Staff has received proposed development standards and development agreement. The proposed development was presented to the commission in previous meetings. After some input from City staff and the commission, a development agreement is being brought forth for review and action.

The Planning and Zoning Commission unanimously recommended approval of this Planned Development based upon open / rural fencing for the first 250 feet fronting FM 407 and vegetive screening to obscure the view of any privacy fencing from FM 407.

# **Financial Information:**

N/A

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

# Attachments:

**Development Agreement** 



Agenda Item: (Public Hearing)

# **Agenda Description:**

Conduct public hearing to receive comments regarding an ordinance amending the Zoning Ordinance of the City of New Fairview, as amended, zoning land generally described as approximate 142.245-acre tract of land out of the Smith County School Land Survey, Abstract No. 744, Wise County, Texas, Wise County, Texas, generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court, to "PD" (Planned Development).

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Staff has received proposed development standards and development agreement. The proposed development was presented to the commission in previous meetings. After some input from City staff and the commission, a development agreement is being brought forth for review and action.

The Planning and Zoning Commission unanimously recommended approval of this Planned Development based upon open / rural fencing for the first 250 feet fronting FM 407 and vegetive screening to obscure the view of any privacy fencing from FM 407.

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N/A

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

# **Attachments:**

N/A



Agenda Item: (Public Hearing)

# **Agenda Description:**

Conduct public hearing to receive comments regarding an ordinance amending the Zoning Ordinance of the City of New Fairview, as amended, zoning land generally described as approximate 14.977-acre tract of land out of the Smith County School Land Survey, Abstract No. 744, Wise County, Texas, Wise County, Texas, generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court, to "PD" (Planned Development).

# **Background Information:**

Staff has received proposed development standards and development agreement. The proposed development was presented to the commission in previous meetings. After some input from City staff and the commission, a development agreement is being brought forth for review and action.

The Planning and Zoning Commission unanimously recommended approval of this Planned Development based upon open / rural fencing for the first 250 feet fronting FM 407 and vegetive screening to obscure the view of any privacy fencing from FM 407.

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N/A

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

# **Attachments:**

N/A



Agenda Item: Ordinance (Action Item)

# **Agenda Description:**

Discuss, consider, and act on an Ordinance of the City of New Fairview, Texas, on the proposed annexation of 142.245 acres out of the Smith County Land Survey, Abstract A-744, Wise County, Texas, located in the City's ETJ generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court.

# **Background Information:**

Staff has received proposed development standards and development agreement. The proposed development was presented to the commission in previous meetings. After some input from City staff and the commission, a development agreement is being brought forth for review and action.

The Planning and Zoning Commission unanimously recommended approval of this Planned Development based upon open / rural fencing for the first 250 feet fronting FM 407 and vegetive screening to obscure the view of any privacy fencing from FM 407.

# **Financial Information:**

N/A

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

# **Attachments:**

Annexation Application Packet Annexation Ordinance

November 19, 2021

City of New Fairview 999 Illinois Lane New Fairview, TX 76078

Re:

Request for Annexation of 14.977 acres of land situated in the Smith County School Land Survey, Abstract 744, Wise County, TX, shown in Exhibit A and described by metes and bounds in Exhibit B (the 'Property")

# Dear Sir or Madam:

Peter and Jenifer Kozlowski, the sole owners of the Property, request that the City of New Fairview annex the Property in accordance with the petition and annexation application submitted to the City.

Sincerely,

Peter Kozlowski

Jenifer Kozlowski

# CITY OF NEW FAIRVIEW

999 Illinois Lane New Fairview, TX 76078 Phone: 817-638-5366 Fax: 817-638-5369

# ANNEXATION PETITION INTO CITY LIMITS OWNERS CONSENT AND DESIGNATION OF AGENCY (This form must be completed by ALL property owners)

I Peter Kozlowski and Jenifer Kozlowski, the owner of the following described property
(give legal description):
14.977 acres out of the Smith County School Land survey, Abstract A-744, Wise County, Texas, as more specifically described in Exhibit A attached hereto,
Hereby petition the City of New Fairview to annex into the City of New Fairview limits the above described property subject to the single-family residential planned development zoning district and affirm that John Pitstick of Beaten Path Develoment (Applicant/Agents Name) is hereby designated to act as agent on my behalf to accomplish the above.
I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of the City of New Fairview, Texas and are not returnable.  Ptr Kylling (Owners Signature)
The foregoing instrument was acknowledged before me this 30 to day of November , 2021 by Peter Kozlowski , who is personally known to me or has produced Texas Drivers (type of identification) as identification and who did take an oath.
Printed Name of Notary Public
Signature of Notary Public
Commission # 13048660-5, My Commission Expires 01 07 12024
(Notary Seal)



### Exhibit A

BEING 652,402 square feet or 14.977 acres of land located in the Smith County School Land Survey, Abstract Number 744, Wise County, Texas and being all of called 15.00 acre tract of land described by deed to Pete Kozlowski and wife, Jennifer Kozlowski recorded in Instrument Number 201320732 of the Official Public Records of Wise County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" set on the north line of F.M. Highway No. 407, a variable width right-of-way for the southeast corner of said 15.00 acre tract, same being a southerly corner of a called 142.51 acre tract of land described by deed to Wilfred C. Beck and Wife, Mary Jo Beck as recorded in Instrument Number 201324377 of the Official Public Records of Wise County, Texas;

THENCE along the north line of said F.M. Highway No. 407, same being the south line of said 15.00 acre tract the following courses and distances;

South 89 degrees 53 minutes 00 seconds West, (Deed North 89 degrees 47 minutes 00 seconds West), a distance of 121.12 feet (Deed 153.56 feet) to a Concrete Highway Monument found for corner:

South 00 degrees 03 minutes 55 seconds East, a distance of 10.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 89 degrees 29 minutes 37 seconds West, a distance of 33.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner:

South 89 degrees 27 minutes 07 seconds West, a distance of 61.30 feet to a 1/2 inch iron rod with cap stamped "ESLLG" found for corner;

North 01 degrees 18 minutes 30 seconds West, a distance of 10.00 feet to a 1/2 inch iron rod with cap stamped "ESLLG" found for corner;

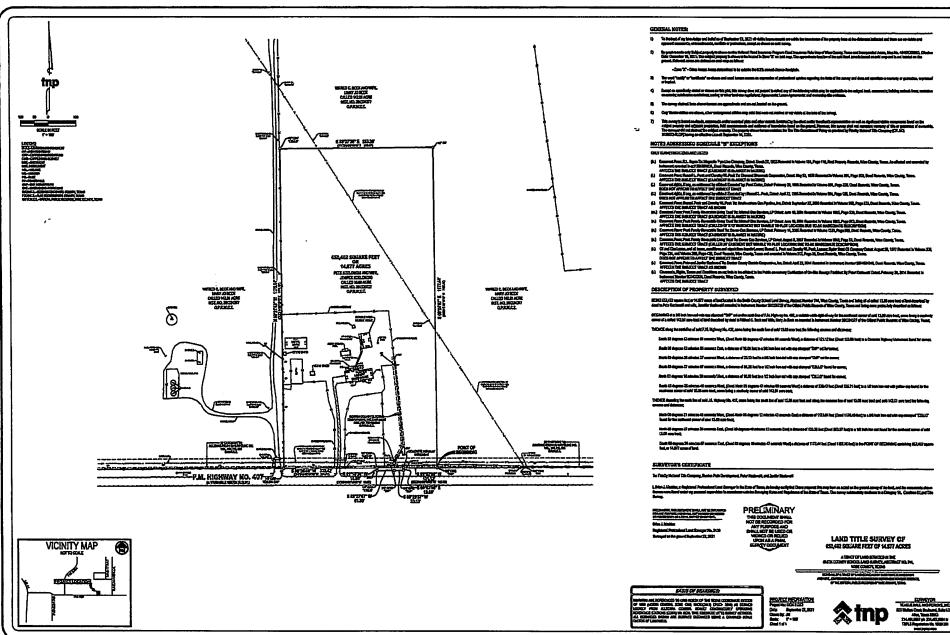
South 89 degrees 36 minutes 46 seconds West, (Deed North 89 degrees 47 minutes 00 seconds West) a distance of 338.42 feet (Deed 338.71 feet) to a 1/2 inch iron rod with yellow cap found for the southwest corner of said 15.00 acre tract; same being a southerly corner of said 142.51 acre

THENCE departing the north line of said .M. Highway No. 407, same being the south line of said 15.00 acre tract and along the common line of said 15.00 acre tract and said 142.51 acre tract the following courses and distances;

North 00 degrees 21 minutes 48 seconds West, (Deed North 00 degrees 12 minutes 43 seconds East) a distance of 1175.64 feet (Deed 1176.45 feet) to a 5/8 inch iron rod with cap stamped "ESLLG" found for the northwest corner of said 15.00 acre tract;

North 89 degrees 27 minutes 38 seconds East, (Deed 89 degrees 49 minutes 13 seconds East) a distance of 553.39 feet (Deed 553.57 feet) to a 1/2 inch iron rod found for the northeast corner of said 15.00 acre tract;

South 00 degrees 24 minutes 07 seconds East, (Deed 00 degrees 10 minutes 47 seconds West) a distance of 1177.44 feet (Deed 1187.16 feet) to the POINT OF BEGINNING containing 652,402 square feet, or 14.977 acres of land.



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### Exhibit B

BEING 652,402 square feet or 14.977 acres of land located in the Smith County School Land Survey, Abstract Number 744, Wise County, Texas and being all of called 15.00 acre tract of land described by deed to Pete Kozlowski and wife, Jennifer Kozlowski recorded in Instrument Number 201320732 of the Official Public Records of Wise County. Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" set on the north line of F.M. Highway No. 407, a variable width right-of-way for the southeast corner of said 15.00 acre tract, same being a southerly corner of a called 142.51 acre tract of land described by deed to Wilfred C. Beck and Wife, Mary Jo Beck as recorded in Instrument Number 201324377 of the Official Public Records of Wise County, Texas;

THENCE along the north line of said F.M. Highway No. 407, same being the south line of said 15.00 acre tract the following courses and distances;

South 89 degrees 53 minutes 00 seconds West, (Deed North 89 degrees 47 minutes 00 seconds West), a distance of 121.12 feet (Deed 153.56 feet) to a Concrete Highway Monument found for corner;

South 00 degrees 03 minutes 55 seconds East, a distance of 10.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

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South 89 degrees 27 minutes 07 seconds West, a distance of 61.30 feet to a 1/2 inch iron rod with cap stamped "ESLLG" found for corner;

North 01 degrees 18 minutes 30 seconds West, a distance of 10.00 feet to a 1/2 inch iron rod with cap stamped "ESLLG" found for corner;

South 89 degrees 36 minutes 46 seconds West, (Deed North 89 degrees 47 minutes 00 seconds West) a distance of 338.42 feet (Deed 338.71 feet) to a 1/2 inch iron rod with yellow cap found for the southwest corner of said 15.00 acre tract, same being a southerly corner of said 142.51 acre tract:

THENCE departing the north line of said .M. Highway No. 407, same being the south line of said 15.00 acre tract and along the common line of said 15.00 acre tract and said 142.51 acre tract the following courses and distances;

North 00 degrees 21 minutes 48 seconds West, (Deed North 00 degrees 12 minutes 43 seconds East) a distance of 1175.64 feet (Deed 1176.45 feet) to a 5/8 inch iron rod with cap stamped "ESLLG" found for the northwest corner of said 15.00 acre tract;

North 89 degrees 27 minutes 38 seconds East, (Deed 89 degrees 49 minutes 13 seconds East) a distance of 553.39 feet (Deed 553.57 feet) to a 1/2 inch iron rod found for the northeast corner of said 15.00 acre tract;

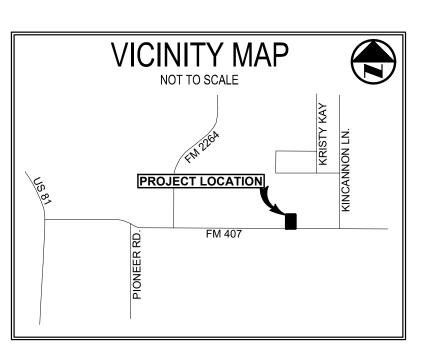
South 00 degrees 24 minutes 07 seconds East, (Deed 00 degrees 10 minutes 47 seconds West) a distance of 1177.44 feet (Deed 1187.16 feet) to the POINT OF BEGINNING containing 652,402 square feet, or 14.977 acres of land.

# CITY OF NEW FAIRVIEW

999 Illinois Lane New Fairview, TX 76078 Phone: 817-638-5366 Fax: 817-638-5369

# ANNEXATION APPLICATION CITY LIMITS

Applicant/Agent: Beaten Path Develo	pment	
Address: 700 W. Harwood Dr.		Phone: 817-281-3388
City: Hurst	State: Texas	Zip Code: 76054
Property Owner: Peter and Jenifer I	Kozlowski	
Address: 1441 FM 407		Phone:
City: Rhome	State: Texas	Zip Code: 76078
The size of the property is: 14.977 a	icres	
The proposed use of the property is	single-family residenti	al
Is the petition being initiated by the	owner(s) or majority of	of registered voters in area of
request? Yes, by the owners	<del></del>	
Submittal requirements:		
Petition.		
A letter of request bearing or	iginal signatures and s	igned by the property owner(s).
Metes and bounds of the tota	l area to be annexed.	
A scaled map showing where	e the property is located	d.
\$500.00 fee.		



# BASIS OF BEARINGS:

BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000162225.

# **GENERAL NOTES:**

- To the best of my knowledge and belief as of September 27, 2021 all visible improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown on said survey.
- 2) By graphic scale only Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map of Wise County, Texas and Incorporated Areas, Map No. 48497C0500D, Effective Date: December 16, 2011. The subject property is shown to be located in Zone "X" on said map. The approximate location of the said flood zone is based on said map and is not located on the ground. Relevant zones are defined on said map as follows:

- Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

- 3) The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- 4) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- 5) The survey abstract lines shown hereon are approximate and are not located on the ground.
- 6) Only Visible utilities are shown, other underground utilities may exist that were not marked or not visible at the time of the survey.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. The property shown hereon matches the The Title Commitment/ Policy as provided by Fidelity National Title Company (GF. NO. 2160673-RLDF) having an effective date of: September 14, 2021.

# NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

ONLY SURVEYING ITEMS ARE LISTED

(OPERATOR: ENERGY TRANSFER/SUNOCO)

- (h.) Easement From: R.L. Bryan To: Magnolia Pipe Line Company, Dated: March 27, 1953 Recorded in Volume 191, Page 118, Real Property Records, Wise County, Texas. As affected and amended by instrument recorded in cc# 201801054, Deed Records, Wise County, Texas.

  AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)
- (i.) Easement From: Russell L. Peek and Dorothy W. Peek To: Diamond Shamrock Corporation, Dated: May 23, 1979 Recorded in Volume 391, Page 568, Deed Records, Wise County, Texas.

  AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)
- (OPERATOR: NUSTAR LOGISTICS, L.P.)

  (j.) Easement rights, if any, as evidenced by affidavit Executed by: Pearl Carter, Dated: February 20, 1995 Recorded in Volume 591, Page 339, Deed Records, Wise County, Texas.
- DOES NOT APPEAR TO AFFECT THE SUBJECT TRACT

  (k.) Easement rights, if any, as evidenced by affidavit Executed by: Russell L. Peek, Dated: April 22, 1995 Recorded in Volume 594, Page 155, Deed Records, Wise County, Texas.
- k.) Easement rights, if any, as evidenced by affidavit Executed by: Russell L. Peek, Dated: April 22, 1995 Recorded in Volume 594, Page 155, Deed Records, Wise County, Texas.
   DOES NOT APPEAR TO AFFECT THE SUBJECT TRACT
- (I.) Easement From: Russell Peek and Dorothy W. Peek To: Southwestern Gas Pipeline, Inc, Dated: September 27, 2000 Recorded in Volume 992, Page 223, Deed Records, Wise County, Texas.

  AFFECTS THE SUBJECT TRACT AS SHOWN
- (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)

  (m.) Easement From: Peek Family Revocable Living Trust To: Mitchell Gas Services, LP Dated: June 19, 2001 Recorded in Volume 1065, Page 550, Deed Records, Wise County, Texas.

  AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)
- (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)

  (n.) Easement From: Peek Family Revocable Living Trust To: Mitchell Gas Services, LP Dated: June 19, 2001 Recorded in Volume 1065, Page 553, Deed Records, Wise County, Texas.

  AFFECTS THE SUBJECT TRACT (CALLED 10' X 15' EASEMENT BUT UNABLE TO PLOT LOCATION DUE TO AN INADEQUATE DESCRIPTION)
- (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)
  (o.) Easement From: Peek Family Revocable Trust To: Devon Gas Services, LP Dated: February 14, 2005 Recorded in Volume 1521, Page 689, Deed Records, Wise County, Texas.
- AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)

  (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)

  (p.) Easement From: Peek Family Revocable Living Trust To: Devon Gas Services, LP Dated: August 8, 2007 Recorded in Volume 1848, Page 75, Deed Records, Wise County, Texas.
- AFFECTS THE SUBJECT TRACT (CALLED 20' EASEMENT BUT UNABLE TO PLOT LOCATION DUE TO AN INADEQUATE DESCRIPTION)

  (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)

  (r.) Oil and Gas Lease, and all terms, conditions and stipulations therein Lessor: Russell L. Peek and Dorothy W. Peek, Lessee: Ryder Scott Oil Company Dated: August 29, 1977 Recorded in Volume 208,
- Page 254, and Volume 209, Page 438, Deed Records, Wise County, Texas and amended in Volume 217, Page 38, Deed Records, Wise County, Texas.

  DOES NOT APPEAR TO AFFECT THE SUBJECT TRACT

  (t.) Easement From: Pete and Jenifer Kozlowski To: Denton County Electric Cooperative, Inc., Dated: April 29, 2014 Recorded in Instrument Number 2014004348, Deed Records, Wise County, Texas.
- AFFECTS THE SUBJECT TRACT AS SHOWN

  (t.) Covenants, Rights, Terms and Conditions as set forth in the affidavit to the Public concerning Certification of On-Site Sewage Facilities: By Peter Kozlowski Dated: February 26, 2014 Recorded in
- Instrument Number 201401904, Deed Records, Wise County, Texas.

  AFFECTS THE SUBJECT TRACT

# DESCRIPTION OF PROPERTY SURVEYED

BEING 652,402 square feet or 14.977 acres of land located in the Smith County School Land Survey, Abstract Number 744, Wise County, Texas and being all of called 15.00 acre tract of land described by deed to Pete Kozlowski and wife, Jennifer Kozlowski recorded in Instrument Number 201320732 of the Official Public Records of Wise County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" set on the north line of F.M. Highway No. 407, a variable width right-of-way for the southeast corner of said 15.00 acre tract, same being a southerly corner of a called 142.51 acre tract of land described by deed to Wilfred C. Beck and Wife, Mary Jo Beck as recorded in Instrument Number 201324377 of the Official Public Records of Wise County, Texas;

THENCE along the north line of said F.M. Highway No. 407, same being the south line of said 15.00 acre tract the following courses and distances;

- South 89 degrees 53 minutes 00 seconds West, (Deed North 89 degrees 47 minutes 00 seconds West), a distance of 121.12 feet (Deed 153.56 feet) to a Concrete Highway Monument found for corner;
- South 00 degrees 03 minutes 55 seconds East, a distance of 10.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- South 89 degrees 29 minutes 37 seconds West, a distance of 33.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- South 89 degrees 27 minutes 07 seconds West, a distance of 61.30 feet to a 1/2 inch iron rod with cap stamped "ESLLG" found for corner;
- North 01 degrees 18 minutes 30 seconds West, a distance of 10.00 feet to a 1/2 inch iron rod with cap stamped "ESLLG" found for corner;

South 89 degrees 36 minutes 46 seconds West, (Deed North 89 degrees 47 minutes 00 seconds West) a distance of 338.42 feet (Deed 338.71 feet) to a 1/2 inch iron rod with yellow cap found for the southwest corner of said 15.00 acre tract, same being a southerly corner of said 142.51 acre tract;

THENCE departing the north line of said .M. Highway No. 407, same being the south line of said 15.00 acre tract and along the common line of said 15.00 acre tract and said 142.51 acre tract the following courses and distances;

North 00 degrees 21 minutes 48 seconds West, (Deed North 00 degrees 12 minutes 43 seconds East) a distance of 1175.64 feet (Deed 1176.45 feet) to a 5/8 inch iron rod with cap stamped "ESLLG" found for the northwest corner of said 15.00 acre tract;

North 89 degrees 27 minutes 38 seconds East, (Deed 89 degrees 49 minutes 13 seconds East) a distance of 553.39 feet (Deed 553.57 feet) to a 1/2 inch iron rod found for the northeast corner of said 15.00 acre tract;

South 00 degrees 24 minutes 07 seconds East, (Deed 00 degrees 10 minutes 47 seconds West) a distance of 1177.44 feet (Deed 1187.16 feet) to the POINT OF BEGINNING containing 652,402 square feet, or 14.977 acres of land.

# SURVEYOR'S CERTIFICATE

To: Fidelity National Title Company, Beaten Path Development, Peter Kozlowski, and Jenifer Kozlowski

I, Brian J. Maddox, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this map from an actual on the ground survey of the land, and the monuments shown thereon were found under my personal supervision in accordance with the Surveying Rules and Regulations of the State of Texas. This survey substantially conforms to a Category 1A, Condition II Land Title Survey.

Drawn By: JM

Scale:

Sheet 1 of 1

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Brian J. Maddox

Registered Professional Land Surveyor No. 5430

Surveyed on the ground September 27, 2021

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

# LAND TITLE SURVEY OF 652,402 SQUARE FEET OF 14.977 ACRES A TRACT OF LAND SITUATED IN THE

A TRACT OF LAND SITUATED IN THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 744, WISE COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND CONVEYED BY DEED TO PETE KOZLOWSKI AND WIFE, JENIFER KOZLOWSKI AS RECORDED IN INSTRUMENT NUMBER 201320732, OF THE OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS.

PROJECT INFORMATION
Project No.: OCH 21272
Date: September 27, 2021



SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPLS Registration No. 10194381

www.tnpinc.com



Agenda Item: Resolution (Action Item)

# **Agenda Description:**

Discuss, consider, and act on a resolution of the City of New Fairview, Texas, approving the Annexation Services Agreement with Wilfred and Mary Beck related to the proposed annexation of 142.245 acres out of the Smith County School Land survey, Abstract A-744, Wise County, Texas, located in the City's ETJ generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court; and, authorizing the City Administrator to execute the agreement.

# **Background Information:**

Staff has received proposed development standards and development agreement. The proposed development was presented to the commission in previous meetings. After some input from City staff and the commission, a development agreement is being brought forth for review and action.

The Planning and Zoning Commission unanimously recommended approval of this Planned Development based upon open / rural fencing for the first 250 feet fronting FM 407 and vegetive screening to obscure the view of any privacy fencing from FM 407.

### **Financial Information:**

N/A

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

# **Attachments:**

Annexation Application Packet
Annexation Ordinance (to be delivered under separate cover)



Agenda Item: Ordinance (Action Item)

# **Agenda Description:**

Discuss, consider, and act on an Ordinance of the City of New Fairview, Texas, on the proposed annexation of 14.997 acres out of the Smith County School Land survey, Abstract A-744, Wise County, Texas, located in the City's ETJ generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court.

# **Background Information:**

Staff has received proposed development standards and development agreement. The proposed development was presented to the commission in previous meetings. After some input from City staff and the commission, a development agreement is being brought forth for review and action.

The Planning and Zoning Commission unanimously recommended approval of this Planned Development based upon open / rural fencing for the first 250 feet fronting FM 407 and vegetive screening to obscure the view of any privacy fencing from FM 407.

# **Financial Information:**

N/A

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

# Attachments:

Annexation Application Packet
Annexation Ordinance (to be delivered under separate cover)

# CITY OF NEW FAIRVIEW

999 Illinois Lane New Fairview, TX 76078 Phone: 817-638-5366 Fax: 817-638-5369

# ANNEXATION PETITION INTO CITY LIMITS OWNERS CONSENT AND DESIGNATION OF AGENCY (This form must be completed by ALL property owners)

Mary Beck, individually and as Executor	r of the Estate of Wilfred Beck the owner of the following described property
	the owner of the following described property
(give legal description):	
Wise County, Texas, as mothereto,	mith County School Land survey, Abstract A-744, ore specifically described in Exhibit A attached
Hereby petition the City of New above described property subject that John Pitstick of Beaten Path designated to act as agent on my	( spinouto / spouto 1 dine) is nei cuv
	•
I certify that I have examined the	application and that all statements and diagrams submitted are
attachments and fees become navi	ly knowledge. Further, I understand that this application, t of the Official Records of the City of New Fairview, Texas and
owners Signature	ch the Official Records of the City of New Fairview, Texas and
The foregoing instrument was ack	cnowledged before me this3, day of
December , 20 2	by Mary Beck, individually and as Executor of the Estate of Wilfred Be
personally known to me or has pro identification) as identification and	oduced Druge's License (type of
identification) as identification and	d who did take an oath.
Printed Name of Notary Public	TOTAL DESCRIPTION OF THE PROPERTY OF THE PROPE
Caudra Tello Signature of Notary Public	v.
Commission # 1314016	4-1 , My Commission Expires 1-9-2022
(Notary Seal)	Sharahanaaa
CLAUDIA FEHL NOTARY PUBLIC STATE MY COMM. EXP. 01/0 NOTARY ID 13140	OF TEXAS 09/2022

# Exhibit A

BEING A 6,196,179 square feet or 142.245 acres of land located in the Smith County School Land Survey, Abstract Number 744, Wise County, Texas and being all of called 142.51 acre tract of land described by deed to Wilfred C. Beck and Wife, Mary Jo Beck as recorded in Instrument Number 201324377 of the Official Public Records of Wise County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rod with cap stamped "CASTLEROCK" found lying in the near center of the remains of an old road bed for the southwest corner of Lot 12R, Block 3, Highland Meadows, an addition to Wise County, Texas as recorded in Cabinet E, Slide 132 of the Plat Records of Wise County, Texas, also for the occupied northeast corner of a tract of land described by deed to Joe Thurmond Family Properties, L.L.C. as recorded in Volume 1385, Page 534 of the Deed Records of Wise County, Texas and the northwest corner of said Beck tract, and the northwest corner of a Boundary Line Agreement as recorded in Instrument Number 201707642 of the Official Public Records of Wise County, Texas, from which a 1/2 inch iron rod with cap stamped "R.P.L.S. 5281" found bears South 02 degrees 51 minutes 10 seconds West, a distance of 9.59 feet and a 1/2 inch iron rod with illegible cap bears North 05 degrees 11 minutes 22 seconds West, a distance of 6.22 feet;

THENCE North 89 degrees 28 minutes 07 seconds East, (Deed North 89 degrees 28 minutes 54 seconds East) along the north line of said Beck tract and the south line of said Lot 12R, Block 3 partway, a distance of 2622.72 feet (Deed 2636.40 feet) feet to a Fence Corner Post found for the northeast corner of said Beck tract, from which a 1/2 inch iron rod with yellow cap found bears North 00 degree 35 minutes 34 seconds East, a distance of 5.90 feet;

THENCE South 01 degrees 04 minutes 22 seconds East, (Deed South 01 degrees 03 minutes 54 seconds East) along the east line of said Beck tract and generally along a barbed wire fence line, a distance of 2631.12 feet (Deed 2630.94 feet) to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of same, also lying on the north line of F.M. Highway No. 407, a variable width right-of-way;

THENCE South 89 degrees 53 minutes 00 seconds West, (Deed South 89 degrees 54 minutes 00 seconds West) along the south line of said Beck tract and the north line of F.M. Highway No. 407, a distance of 597.05 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of a called 15.00 acre tract described by deed to Pete Kozlowski and wife, Jennifer Kozlowski recorded in Instrument Number 201320732 of the Official Public Records of Wise County, Texas;

THENCE North 00 degrees 24 minutes 07 seconds West, (Deed North 00 degrees 28 minutes 13 seconds West) leaving the north line of said F.M. Highway No. 407, along the east line of said 15.00 acre tract, a distance of 1177.44 feet (Deed 1175.79 feet) to a 1/2 inch iron rod found for the northeast corner of same;

THENCE South 89 degrees 27 minutes 38 seconds West, (Deed South 89 degrees 28 minutes 54 seconds West) along the north line of said 15.00 acre tract, a distance of 553.39 feet (Deed 551.85') to a 1/2 inch iron rod with cap stamped "ESLG" found for the northwest corner of same in a north south barbed wire fence;

THENCE South 00 degrees 21 minutes 48 seconds East, (Deed South 00 degrees 22 minutes 19 seconds East) along the west line of said 15.00 acre tract and generally along a barbed wire fence line, a distance of 1175.64 feet (Deed 1176.45') to a 1/2 inch iron rod with yellow cap found for the southwest corner of same, also lying on the north line of the aforementioned F.M. Highway No. 407, and on the south line of the aforementioned Beck tract;

THENCE South 89 degrees 36 minutes 46 seconds West, (Deed South 89 degrees 45 minutes 30 seconds West) along the north line of said F.M. Highway No. 407 and the south line of said Beck tract, a distance of 1509.95 feet (Deed 1503.30 feet) to a 5/8 inch iron rod with cap stamped "TNP" set west side of a gravel drive in the projected center of aforementioned old road bed for the southwest corner of said Beck tract and the southeast corner of the aforementioned Joe Thurmond Family Properties tract;

THENCE North 00 degrees 14 minutes 04 seconds West, (Deed North 00 degrees 40 minutes 47 seconds West) along the east line of said Joe Thurmond Family Properties tract and the west line of said Beck tract, generally along said gravel drive same being the projected center of said old road bed, a distance of 580.06 feet (Deed 576.89 feet) to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of a called 2.0 acre tract of lad described by deed to Gary Davis as recorded in Volume 357, Page 384 of the Deed Records of Wise County, Texas;

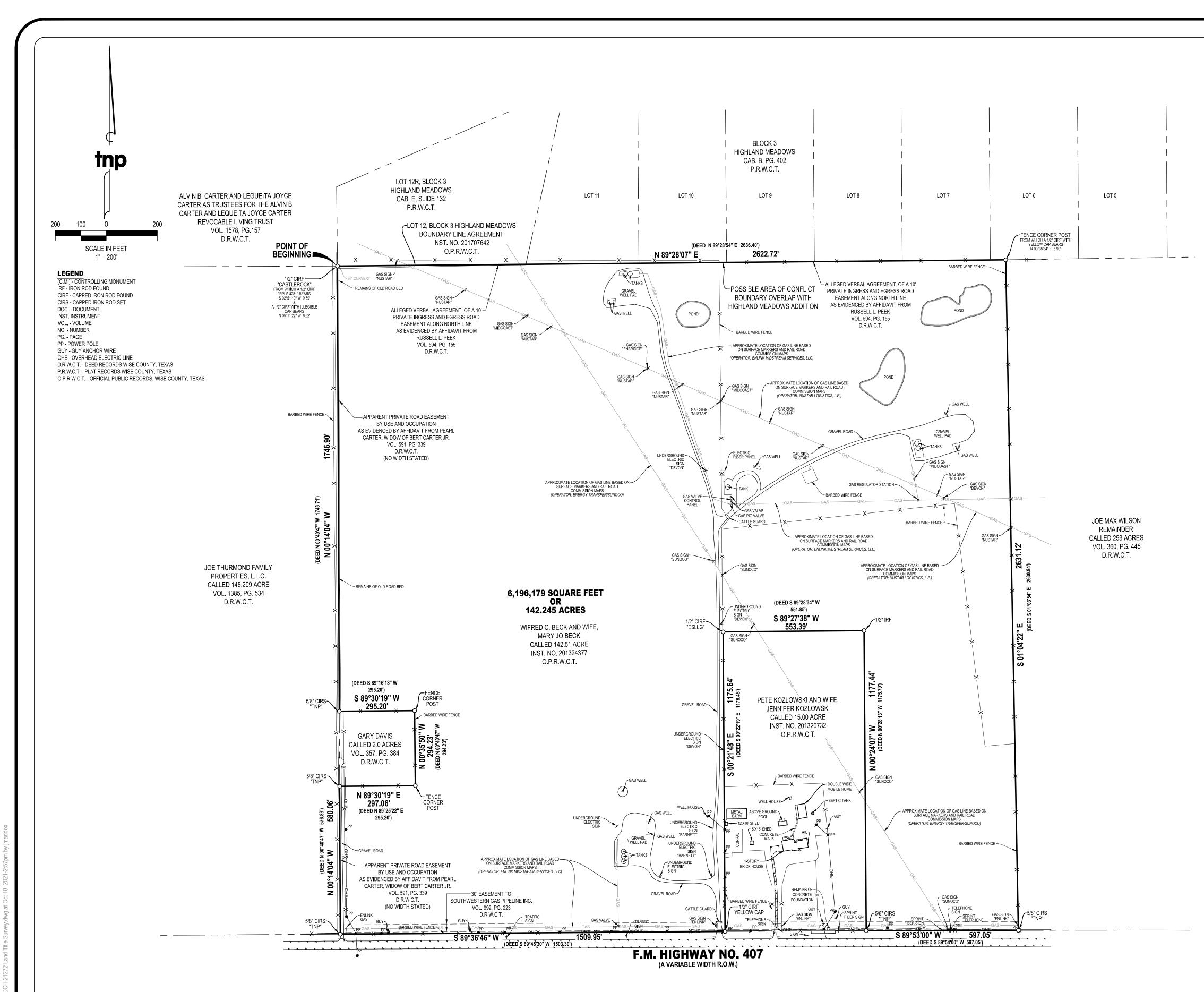
THENCE North 89 degrees 30 minutes 19 seconds East, (Deed North 89 degrees 25 minutes 22 seconds East) along the south line of said 2.0 acre tract along a barbed wire fence line, a distance of 297.06 feet (Deed 295.220 feet) to a Fence Corner Post found for the southeast corner of same;

THENCE North 00 degrees 35 minutes 50 seconds West, (Deed North 00 degrees 40 minutes 47 seconds West) along the east line of said 2.0 acre tract along a barbed wire fence line, a distance of 294.23 feet to a Fence Corner Post found for the northeast corner of same;

THENCE South 89 degrees 30 minutes 19 seconds West, (Deed South 89 degrees 16 minutes 18 seconds West) along the north line of said 2.0 acre tract along a barbed wire fence line, a distance 295.20 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northwest corner of same, also lying in the near center of said old road bed, also lying on the west line of said Beck tract and the east line of said Joe Thurmond Family Properties tract;

THENCE North 00 degrees 14 minutes 04 seconds West, (Deed North 00 degrees 40 minutes 47 seconds West) along the east line of said Joe Thurmond Family Properties

tract and the west line of said Beck and along the near center of said old road bed, a distance of 1746.90 feet (Deed 1748.71 feet) to the POINT-OF-BEGINNING and containing 6,196,179 square feet or 142.245 acres of land.



# **BASIS OF BEARINGS:**

BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000162225.

# **GENERAL NOTES:**

- 1) To the best of my knowledge and belief as of September 27, 2021 all visible improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown on said survey.
- 2) By graphic scale only Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map of Wise County, Texas and Incorporated Areas, Map No. 48497C0500D, Effective Date: December 16, 2011. The subject property is shown to be located in Zone "X" on said map. The approximate location of the said flood zone is based on said map and is not located on the ground. Relevant zones are defined on said map as follows:

- Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

- 3) The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed
- 4) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- 5) The survey abstract lines shown hereon are approximate and are not located on the ground.
- Only Visible utilities are shown, other underground utilities may exist that were not marked or not visible at the time of the survey.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. The property shown hereon matches the The Title Commitment/ Policy as provided by Title Resources Guaranty Company (GF. NO. 2130247-RLDF) having an effective date of: August 17, 2021.

# **NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS**

(OPERATOR: ENERGY TRANSFER/SUNOCO)

ONLY SURVEYING ITEMS ARE LISTED

- (h.) Easement From: R.L. Bryan To: Magnolia Pipe Line Company, Dated: March 27, 1953 Recorded in Volume 191, Page 118, Real Property Records, Wise County, Texas. As affected and amended by instrument recorded in cc# 201801054, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)
- (i.) Easement From: Russell L. Peek and Dorothy W. Peek To: Diamond Shamrock Corporation, Dated: May 23, 1979 Recorded in Volume 391, Page 568, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)
- (OPERATOR: NUSTAR LOGISTICS, L.P.) (j.) Easement rights, if any, as evidenced by affidavit Executed by: Pearl Carter, Dated: February 20, 1995 Recorded in Volume 591, Page 339, Deed Records, Wise County, Texas.
- (k.) Easement rights, if any, as evidenced by affidavit Executed by: Russell L. Peek, Dated: April 22, 1995 Recorded in Volume 594, Page 155, Deed Records, Wise County, Texas.
- (I.) Easement From: Russell Peek and Dorothy W. Peek To: Southwestern Gas Pipeline, Inc, Dated: September 27, 2000 Recorded in Volume 992, Page 223, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT AS SHOWN (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)
- (m.) Easement From: Peek Family Revocable Living Trust To: Mitchell Gas Services, LP Dated: June 19, 2001 Recorded in Volume 1065, Page 550, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE) (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)
- (n.) Easement From: Peek Family Revocable Living Trust To: Mitchell Gas Services, LP Dated: June 19, 2001 Recorded in Volume 1065, Page 553, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT (CALLED 10' X 15' EASEMENT BUT UNABLE TO PLOT LOCATION DUE TO AN INADEQUATE DESCRIPTION) (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)
- (o.) Easement From: Peek Family Revocable Trust To: Devon Gas Services, LP Dated: February 14, 2005 Recorded in Volume 1521, Page 689, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)
- (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC) (p.) Easement From: Peek Family Revocable Living Trust To: Devon Gas Services, LP Dated: August 8, 2007 Recorded in Volume 1848, Page 75, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT (CALLED 20' EASEMENT BUT UNABLE TO PLOT LOCATION DUE TO AN INADEQUATE DESCRIPTION)
- (s.) Oil and Gas Lease, and all terms, conditions and stipulations therein Lessor: Russell L. Peek and Dorothy W. Peek, Lessee: Ryder Scott Oil Company Dated: August 29, 1977 Recorded in Volume 208, Page 254, and Volume 209, Page 438, Deed Records, Wise County, Texas and amended in Volume 217, Page 38, Deed Records, Wise County, Texas. DOES NOT APPEAR TO AFFECT THE SUBJECT TRACT

# **DESCRIPTION OF PROPERTY SURVEYED**

(OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)

BEING A 6,196,179 square feet or 142.245 acres of land located in the Smith County School Land Survey, Abstract Number 744, Wise County, Texas and being all of called 142.51 acre tract of land described by deed to Wilfred C. Beck and Wife, Mary Jo Beck as recorded in Instrument Number 201324377 of the Official Public Records of Wise County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rod with cap stamped "CASTLEROCK" found lying in the near center of the remains of an old road bed for the southwest corner of Lot 12R, Block 3, Highland Meadows, an addition to Wise County, Texas as recorded in Cabinet E, Slide 132 of the Plat Records of Wise County, Texas, also for the occupied northeast corner of a tract of land described by deed to Joe Thurmond Family Properties, L.L.C. as recorded in Volume 1385, Page 534 of the Deed Records of Wise County, Texas and the northwest corner of said Beck tract, and the northwest corner of a Boundary Line Agreement as recorded in Instrument Number 201707642 of the Official Public Records of Wise County, Texas, from which a 1/2 inch iron rod with cap stamped "R.P.L.S. 5281" found bears South 02 degrees 51 minutes 10 seconds West, a distance of 9.59 feet and a 1/2 inch iron rod with illegible cap bears North 05

THENCE North 89 degrees 28 minutes 07 seconds East, (Deed North 89 degrees 28 minutes 54 seconds East) along the north line of said Beck tract and the south line of said Lot 12R, Block 3 partway, a distance of 2622.72 feet (Deed 2636.40 feet) feet to a Fence Corner Post found for the northeast corner of said Beck tract, from which a 1/2 inch iron rod with yellow cap found bears North 00 degree 35 minutes 34 seconds East, a distance of 5.90 feet;

THENCE South 01 degrees 04 minutes 22 seconds East, (Deed South 01 degrees 03 minutes 54 seconds East) along the east line of said Beck tract and generally along a barbed wire fence line, a distance of 2631,12 feet (Deed 2630.94 feet) to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of same, also lying on the north line of F.M. Highway No. 407, a variable width right-of-way;

THENCE South 89 degrees 53 minutes 00 seconds West, (Deed South 89 degrees 54 minutes 00 seconds West) along the south line of said Beck tract and the north line of F.M. Highway No. 407, a distance of 597.05 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of a called 15.00 acre tract described by deed to Pete Kozlowski and wife, Jennifer Kozlowski recorded in Instrument Number 201320732 of the Official Public Records of Wise County, Texas;

THENCE North 00 degrees 24 minutes 07 seconds West, (Deed North 00 degrees 28 minutes 13 seconds West) leaving the north line of said F.M. Highway No. 407, along the east line of said 15.00 acre tract, a distance of 1177.44 feet (Deed 1175.79 feet) to a 1/2 inch iron rod found for the northeast corner of same;

THENCE South 89 degrees 27 minutes 38 seconds West. (Deed South 89 degrees 28 minutes 54 seconds West) along the north line of said 15.00 acre tract, a distance of 553.39 feet (Deed 551.85') to a 1/2 inch iron rod with cap stamped "ESLG" found for the northwest corner of same in a north south barbed wire fence;

THENCE South 00 degrees 21 minutes 48 seconds East, (Deed South 00 degrees 22 minutes 19 seconds East) along the west line of said 15.00 acre tract and generally along a barbed wire fence line, a distance of 1175.64 feet (Deed 1176.45') to a 1/2 inch iron rod with yellow cap found for the southwest corner of same, also lying on the north line of the aforementioned F.M. Highway No. 407, and on the south line of the aforementioned Beck tract;

THENCE South 89 degrees 36 minutes 46 seconds West, (Deed South 89 degrees 45 minutes 30 seconds West) along the north line of said F.M. Highway No. 407 and the south line of said Beck tract, a distance of 1509.95 feet (Deed 1503.30 feet) to a 5/8 inch iron rod with cap stamped "TNP" set west side of a gravel drive in the projected center of aforementioned old road bed for the southwest corner of said Beck tract and the southeast corner of the aforementioned Joe Thurmond Family Properties tract;

THENCE North 00 degrees 14 minutes 04 seconds West, (Deed North 00 degrees 40 minutes 47 seconds West) along the east line of said Joe Thurmond Family Properties tract and the west line of said Beck tract, generally along said gravel drive same being the projected center of said old road bed, a distance of 580.06 feet (Deed 576.89 feet) to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of a called 2.0 acre tract of lad described

THENCE North 89 degrees 30 minutes 19 seconds East, (Deed North 89 degrees 25 minutes 22 seconds East) along the south line of said 2.0 acre tract along a barbed wire fence line, a distance of 297.06 feet (Deed 295.220 feet) to a Fence Corner Post found for the southeast corner of same;

THENCE North 00 degrees 35 minutes 50 seconds West, (Deed North 00 degrees 40 minutes 47 seconds West) along the east line of said 2.0 acre tract along a barbed wire fence line, a distance of 294.23 feet to a Fence Corner Post found for the northeast corner of same;

THENCE South 89 degrees 30 minutes 19 seconds West, (Deed South 89 degrees 16 minutes 18 seconds West) along the north line of said 2.0 acre tract along a barbed wire fence line, a distance 295.20 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northwest corner of same, also lying in the near center of said old road bed, also lying on the west line of said Beck tract and the east line of said Joe Thurmond Family Properties tract;

THENCE North 00 degrees 14 minutes 04 seconds West, (Deed North 00 degrees 40 minutes 47 seconds West) along the east line of said Joe Thurmond Family Properties tract and the west line of said Beck and along the near center of said old road bed, a distance of 1746.90 feet (Deed 1748.71 feet) to the POINT-OF-BEGINNING and containing 6,196,179 square feet or 142.245 acres of land.

# **SURVEYOR'S CERTIFICATE**

To: Title Resources Guaranty Company, Beaten Path Development, and Wilfred C. Beck and wife Mary Jo Beck

by deed to Gary Davis as recorded in Volume 357, Page 384 of the Deed Records of Wise County, Texas;

I, Brian J. Maddox, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this map from an actual on the ground survey of the land, and the monuments shown thereon were found under my personal supervision in accordance with the Surveying Rules and Regulations of the State of Texas. This survey substantially conforms to a Category 1A, Condition II Land Title Survey.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED PRELIMINARY FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Brian J. Maddox

Registered Professional Land Surveyor No. 5430 Surveyed on the ground September 27, 2021

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

# LAND TITLE SURVEY OF 6,196,179SQUARE FEET OF 142.245 ACRES

A TRACT OF LAND SITUATED IN THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 744, WISE COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND CONVEYED BY DEED TO WILFRED C. BECK AND WIFE MARY JO BECK AS RECORDED IN INSTRUMENT NUMBER 201324377. OF THE OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS.

PROJECT INFORMATION Project No.: OCH 21272 Date: September 27, 20 Drawn By: JM



SURVEYOR TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx TBPLS Registration No. 10194381

www.tnpinc.com



Agenda Item: Resolution (Action Item)

# **Agenda Description:**

Discuss, consider, and act on a resolution of the City of New Fairview, Texas, approving the Annexation Services Agreement with Robert and Jenifer Kozlowski related to the proposed annexation of 14.997 acres out of the Smith County School Land survey, Abstract A-744, Wise County, Texas, located in the City's ETJ generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court: and, authorizing the City Administrator to execute the agreement.

# **Background Information:**

Staff has received proposed development standards and development agreement. The proposed development was presented to the commission in previous meetings. After some input from City staff and the commission, a development agreement is being brought forth for review and action.

The Planning and Zoning Commission unanimously recommended approval of this Planned Development based upon open / rural fencing for the first 250 feet fronting FM 407 and vegetive screening to obscure the view of any privacy fencing from FM 407.

### **Financial Information:**

N/A

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

# **Attachments:**

Annexation Application Packet
Annexation Ordinance



Agenda Item: (Public Hearing)

# **Agenda Description:**

Conduct public hearing to receive comments regarding an ordinance amending the Zoning Ordinance of the City of New Fairview, as amended, zoning land generally described as approximately 142.245-acre and 14.977-acre tracts of land out of the Smith County School Land Survey, Abstract No. 744, Wise County, Texas, Wise County, Texas, generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court, to "PD" (Planned Development) single family development.

# **Background Information:**

Staff has received proposed development standards and development agreement. The proposed development was presented to the commission in previous meetings. After some input from City staff and the commission, a development agreement is being brought forth for review and action.

The Planning and Zoning Commission unanimously recommended approval of this Planned Development based upon open / rural fencing for the first 250 feet fronting FM 407 and vegetive screening to obscure the view of any privacy fencing from FM 407.

### **Financial Information:**

N/A

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

# **Attachments:**

N/A



Agenda Item: Ordinance (Action Item)

# **Agenda Description:**

Discuss, consider, and act on an ordinance amending the Zoning Ordinance of the City of New Fairview, as amended, zoning two parcels of land generally described as approximately 142.245-acre and 14.977-acre tracts of land out of the Smith County School Land Survey, Abstract No. 744, Wise County, Texas, Wise County, Texas, generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court, to "PD" (Planned Development) single family development.

# **Background Information:**

Staff has received proposed development standards and development agreement. The proposed development was presented to the commission in previous meetings. After some input from City staff and the commission, a development agreement is being brought forth for review and action.

The Planning and Zoning Commission unanimously recommended approval of this Planned Development based upon open / rural fencing for the first 250 feet fronting FM 407 and vegetive screening to obscure the view of any privacy fencing from FM 407.

### **Financial Information:**

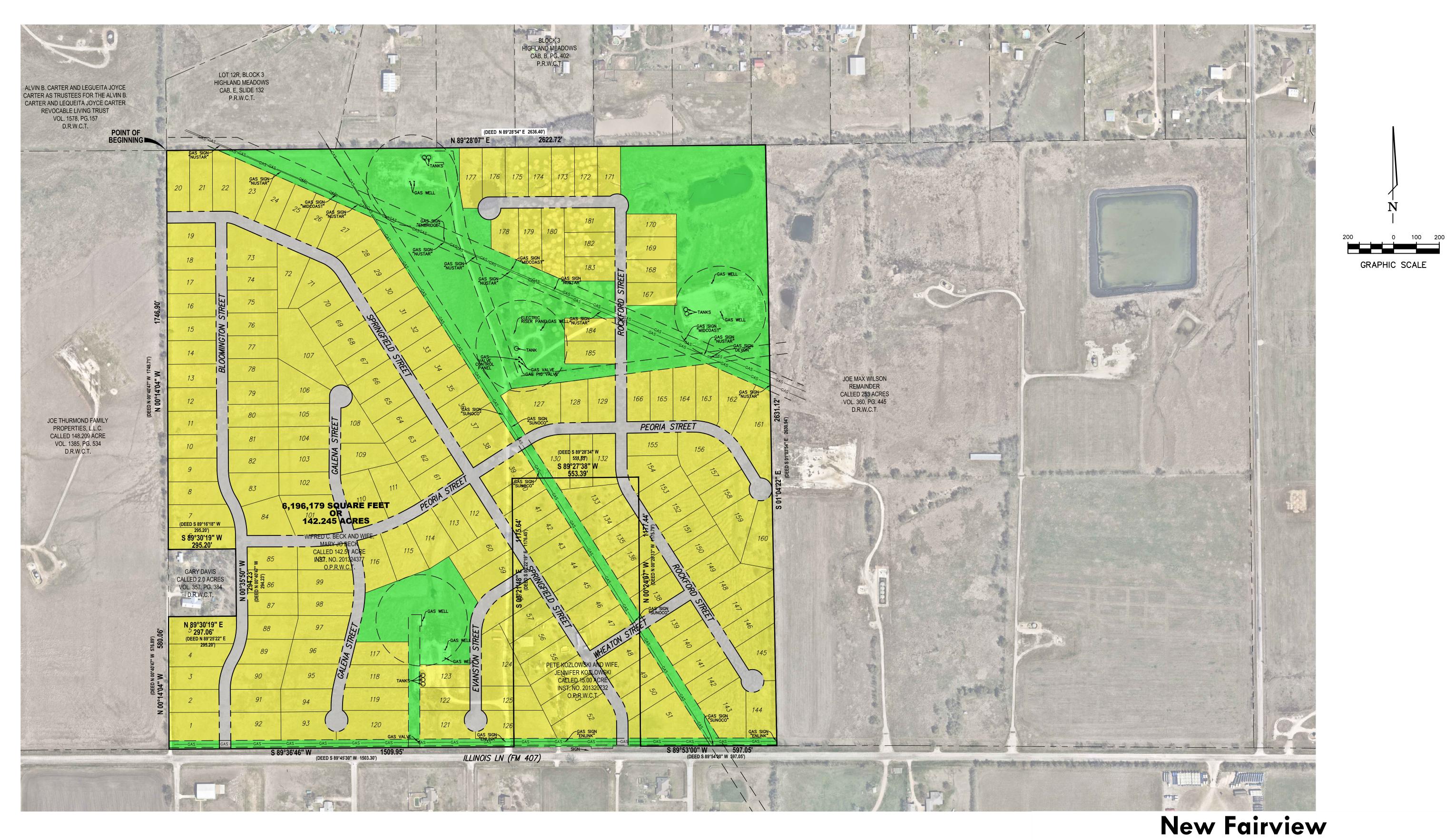
N/A

# **City Contact and Recommendation:**

Ben Nibarger, City Administrator

# **Attachments:**

Settlers Glenn PD Zoning Ordinance



New Fairview
185 Residential Lots (100'x220' Typ)
September 2021

# Settlers Glen Development Standards - New Fairview, TX

The Settlers Glen development is proposed as a rural single family residential subdivision with limited city services. The City of Fairview was originally called "Illinois Settlement" for settlers from communities in Illinois. All streets will be named for Illinois cities. Settlers Glen will take advantage of open spaces adjacent to existing gas wells for providing a minimum of 24 acres in community landscaped open spaces with connecting trails. The 157 acre property will be annexed into the community of New Fairview. A permanent Homeowner's Association shall be established and the HOA management company will contract for the maintenance of entryway features and common areas.





# **Development Standards**

The Stagecoach Crossing development shall adhere to the below listed conditions for Single Family Residential detached housing units.

STANDARD	One Family District
Minimum Lot Area	21,780 square feet
Minimum Dwelling unit size	2,300 square feet
Minimum Lot Width	90 feet at building line
Minimum Lot Depth	200 feet
Minimum front yard	30 feet
Minimum side yard	10 feet, 20 feet at street
Minimum rear yard	20 feet
Height	35 feet
Parking requirements	2 off street parking
Streets	Concrete streets with bar ditches, no curb and gutter
Sidewalks	No sidewalks
Sanitary Sewer	Private Onsite System

# Settlers Glen concept plan



# Settlers Glen development standards:

- All entryway features and common open space areas shall be owned and maintained by the home owner's association. The HOA shall be supported by mandatory fees charged to each homeowner, prorata, based on the projected maintenance and management costs. After initial installation and maintenance provided by the developer, such maintenance responsibilities shall be turned over to the homeowners, who shall be permanently responsible to maintain said common features and areas, using a professional management company.
- 2. Development entry signs shall be installed at major entrances. No private driveway access will be allowed from FM 407.
- No gardening or dumping grass or debris is allowed in the open space areas adjacent to private 3. lots.
- All private lots are required to have a minimum of 2 3" caliper front yard trees and 1-4. ornamental tree which may be located anywhere on the lot.

# APPROVED TREE LIST

# FRONT YARD TREES

(2) 3" caliper required in front yard

Allee Lacebark Elm Bald Cypress Caddo Maple

Chinkapin Oak Cedar Elm

Southern Live Oak Shumard Red Oak

# ORNAMENTAL TREE LIST

(1) ornamental tree allowed in front or back yards

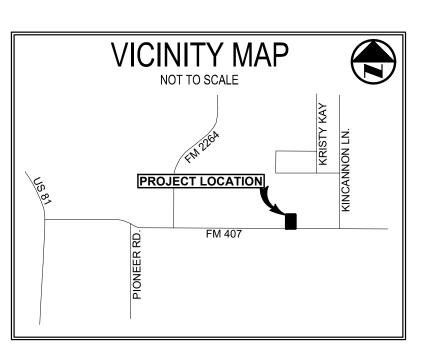
Chinese Pistache **Shoal Creek Vitax** 

Wax Myrtle **Desert Willow Possumhaw Holly** Little Gem Magnolia Oklahoma Redbud

5. Settlers Glen will include a minimum of 24 acres of landscaped open spaces with connecting trails.

Building design standards. Building design and appearance shall comply with the standards described below.

- 6. The exterior wall materials shall consist of the following masonry materials.
- a. Each building façade (excluding doors and windows) shall be finished in one or more of the following materials:
  - 1 Masonry (brick, stone; man-made stone) Masonry materials shall be installed in a craftsman like manner that are a minimum of one inch thick and imbedded in a cementitious reinforced substrate.
  - 2 Stucco and Cementitious siding in a smooth paintable finish and of traditional dimensions.
  - 3 Decorative accents made of wood, fiberglass, metal, ceramic-faced block or reinforced Exterior Insulating Finish System (EFIS) may not exceed 20% of the front façade, excluding windows and doors.
- 7. Each Residence must have a minimum for two-car garage accessed by the driveway. All garage doors must be decorative Raised Panel or Carriage Style, Aluminum construction.
- 8. Roofs shall have a minimum primary roof pitch of 6:12. Porch roofs and shed roofs shall have a minimum 3:12 pitch. Roof materials shall be constructed of at least 30-year shingles. Three-tab shingles are prohibited.
- 9. Each building shall include at least three of the following architectural elements, to be determined in the discretion of Owner or Builder.
  - a. At least two distinct masonry materials. (stone, brick, painted brick, stucco and cementitious siding)
  - b. Divided light or border light windows on street facing elevations, including front elevations and side elevations on corner lots.
  - c. Enhanced brick details, such as herringbone, rowlocks, and comparable details
  - d. Metal seam roof accents.
  - e. Cedar shutter accents.
  - f. Stone accents.
  - g. Decorative coach lighting.
  - h. Front Porches.
  - i. Cedar Columns.
  - i. Dormers.
  - k. Balconies.
  - I. 8' entry doors.



## BASIS OF BEARINGS:

BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000162225.

#### **GENERAL NOTES:**

- To the best of my knowledge and belief as of September 27, 2021 all visible improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown on said survey.
- 2) By graphic scale only Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map of Wise County, Texas and Incorporated Areas, Map No. 48497C0500D, Effective Date: December 16, 2011. The subject property is shown to be located in Zone "X" on said map. The approximate location of the said flood zone is based on said map and is not located on the ground. Relevant zones are defined on said map as follows:

- Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

- 3) The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- 4) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- 5) The survey abstract lines shown hereon are approximate and are not located on the ground.
- 6) Only Visible utilities are shown, other underground utilities may exist that were not marked or not visible at the time of the survey.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. The property shown hereon matches the The Title Commitment/ Policy as provided by Fidelity National Title Company (GF. NO. 2160673-RLDF) having an effective date of: September 14, 2021.

#### NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

ONLY SURVEYING ITEMS ARE LISTED

(OPERATOR: ENERGY TRANSFER/SUNOCO)

- (h.) Easement From: R.L. Bryan To: Magnolia Pipe Line Company, Dated: March 27, 1953 Recorded in Volume 191, Page 118, Real Property Records, Wise County, Texas. As affected and amended by instrument recorded in cc# 201801054, Deed Records, Wise County, Texas.

  AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)
- (i.) Easement From: Russell L. Peek and Dorothy W. Peek To: Diamond Shamrock Corporation, Dated: May 23, 1979 Recorded in Volume 391, Page 568, Deed Records, Wise County, Texas.

  AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)
- (OPERATOR: NUSTAR LOGISTICS, L.P.)

  (j.) Easement rights, if any, as evidenced by affidavit Executed by: Pearl Carter, Dated: February 20, 1995 Recorded in Volume 591, Page 339, Deed Records, Wise County, Texas.
- DOES NOT APPEAR TO AFFECT THE SUBJECT TRACT

  (k.) Easement rights, if any, as evidenced by affidavit Executed by: Russell L. Peek, Dated: April 22, 1995 Recorded in Volume 594, Page 155, Deed Records, Wise County, Texas.
- k.) Easement rights, if any, as evidenced by affidavit Executed by: Russell L. Peek, Dated: April 22, 1995 Recorded in Volume 594, Page 155, Deed Records, Wise County, Texas.
   DOES NOT APPEAR TO AFFECT THE SUBJECT TRACT
- (I.) Easement From: Russell Peek and Dorothy W. Peek To: Southwestern Gas Pipeline, Inc, Dated: September 27, 2000 Recorded in Volume 992, Page 223, Deed Records, Wise County, Texas.

  AFFECTS THE SUBJECT TRACT AS SHOWN
- (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)

  (m.) Easement From: Peek Family Revocable Living Trust To: Mitchell Gas Services, LP Dated: June 19, 2001 Recorded in Volume 1065, Page 550, Deed Records, Wise County, Texas.

  AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)
- (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)

  (n.) Easement From: Peek Family Revocable Living Trust To: Mitchell Gas Services, LP Dated: June 19, 2001 Recorded in Volume 1065, Page 553, Deed Records, Wise County, Texas.

  AFFECTS THE SUBJECT TRACT (CALLED 10' X 15' EASEMENT BUT UNABLE TO PLOT LOCATION DUE TO AN INADEQUATE DESCRIPTION)
- (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)
  (o.) Easement From: Peek Family Revocable Trust To: Devon Gas Services, LP Dated: February 14, 2005 Recorded in Volume 1521, Page 689, Deed Records, Wise County, Texas.
- AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)

  (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)

  (p.) Easement From: Peek Family Revocable Living Trust To: Devon Gas Services, LP Dated: August 8, 2007 Recorded in Volume 1848, Page 75, Deed Records, Wise County, Texas.
- AFFECTS THE SUBJECT TRACT (CALLED 20' EASEMENT BUT UNABLE TO PLOT LOCATION DUE TO AN INADEQUATE DESCRIPTION)

  (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)

  (r.) Oil and Gas Lease, and all terms, conditions and stipulations therein Lessor: Russell L. Peek and Dorothy W. Peek, Lessee: Ryder Scott Oil Company Dated: August 29, 1977 Recorded in Volume 208,
- Page 254, and Volume 209, Page 438, Deed Records, Wise County, Texas and amended in Volume 217, Page 38, Deed Records, Wise County, Texas.

  DOES NOT APPEAR TO AFFECT THE SUBJECT TRACT

  (t.) Easement From: Pete and Jenifer Kozlowski To: Denton County Electric Cooperative, Inc., Dated: April 29, 2014 Recorded in Instrument Number 2014004348, Deed Records, Wise County, Texas.
- AFFECTS THE SUBJECT TRACT AS SHOWN

  (t.) Covenants, Rights, Terms and Conditions as set forth in the affidavit to the Public concerning Certification of On-Site Sewage Facilities: By Peter Kozlowski Dated: February 26, 2014 Recorded in
- Instrument Number 201401904, Deed Records, Wise County, Texas.

  AFFECTS THE SUBJECT TRACT

## DESCRIPTION OF PROPERTY SURVEYED

BEING 652,402 square feet or 14.977 acres of land located in the Smith County School Land Survey, Abstract Number 744, Wise County, Texas and being all of called 15.00 acre tract of land described by deed to Pete Kozlowski and wife, Jennifer Kozlowski recorded in Instrument Number 201320732 of the Official Public Records of Wise County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" set on the north line of F.M. Highway No. 407, a variable width right-of-way for the southeast corner of said 15.00 acre tract, same being a southerly corner of a called 142.51 acre tract of land described by deed to Wilfred C. Beck and Wife, Mary Jo Beck as recorded in Instrument Number 201324377 of the Official Public Records of Wise County, Texas;

THENCE along the north line of said F.M. Highway No. 407, same being the south line of said 15.00 acre tract the following courses and distances;

- South 89 degrees 53 minutes 00 seconds West, (Deed North 89 degrees 47 minutes 00 seconds West), a distance of 121.12 feet (Deed 153.56 feet) to a Concrete Highway Monument found for corner;
- South 00 degrees 03 minutes 55 seconds East, a distance of 10.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- South 89 degrees 29 minutes 37 seconds West, a distance of 33.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- South 89 degrees 27 minutes 07 seconds West, a distance of 61.30 feet to a 1/2 inch iron rod with cap stamped "ESLLG" found for corner;
- North 01 degrees 18 minutes 30 seconds West, a distance of 10.00 feet to a 1/2 inch iron rod with cap stamped "ESLLG" found for corner;

South 89 degrees 36 minutes 46 seconds West, (Deed North 89 degrees 47 minutes 00 seconds West) a distance of 338.42 feet (Deed 338.71 feet) to a 1/2 inch iron rod with yellow cap found for the southwest corner of said 15.00 acre tract, same being a southerly corner of said 142.51 acre tract;

THENCE departing the north line of said .M. Highway No. 407, same being the south line of said 15.00 acre tract and along the common line of said 15.00 acre tract and said 142.51 acre tract the following courses and distances;

North 00 degrees 21 minutes 48 seconds West, (Deed North 00 degrees 12 minutes 43 seconds East) a distance of 1175.64 feet (Deed 1176.45 feet) to a 5/8 inch iron rod with cap stamped "ESLLG" found for the northwest corner of said 15.00 acre tract;

North 89 degrees 27 minutes 38 seconds East, (Deed 89 degrees 49 minutes 13 seconds East) a distance of 553.39 feet (Deed 553.57 feet) to a 1/2 inch iron rod found for the northeast corner of said 15.00 acre tract;

South 00 degrees 24 minutes 07 seconds East, (Deed 00 degrees 10 minutes 47 seconds West) a distance of 1177.44 feet (Deed 1187.16 feet) to the POINT OF BEGINNING containing 652,402 square feet, or 14.977 acres of land.

## SURVEYOR'S CERTIFICATE

To: Fidelity National Title Company, Beaten Path Development, Peter Kozlowski, and Jenifer Kozlowski

I, Brian J. Maddox, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this map from an actual on the ground survey of the land, and the monuments shown thereon were found under my personal supervision in accordance with the Surveying Rules and Regulations of the State of Texas. This survey substantially conforms to a Category 1A, Condition II Land Title Survey.

Drawn By: JM

Scale:

Sheet 1 of 1

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Brian J. Maddox

Registered Professional Land Surveyor No. 5430

Surveyed on the ground September 27, 2021

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

# LAND TITLE SURVEY OF 652,402 SQUARE FEET OF 14.977 ACRES A TRACT OF LAND SITUATED IN THE

A TRACT OF LAND SITUATED IN THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 744, WISE COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND CONVEYED BY DEED TO PETE KOZLOWSKI AND WIFE, JENIFER KOZLOWSKI AS RECORDED IN INSTRUMENT NUMBER 201320732, OF THE OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS.

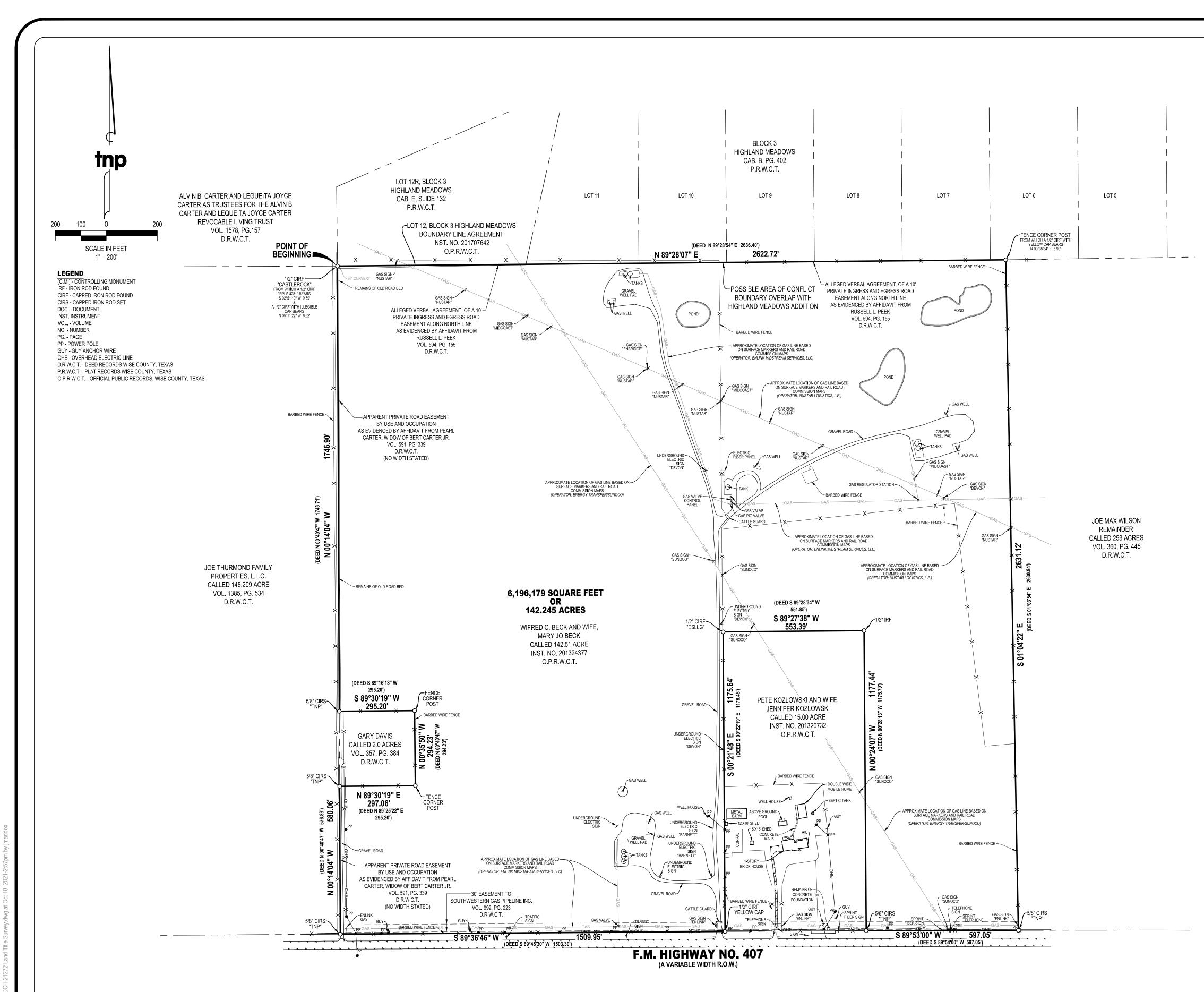
PROJECT INFORMATION
Project No.: OCH 21272
Date: September 27, 2021



SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPLS Registration No. 10194381

www.tnpinc.com



## **BASIS OF BEARINGS:**

BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000162225.

#### **GENERAL NOTES:**

- 1) To the best of my knowledge and belief as of September 27, 2021 all visible improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown on said survey.
- 2) By graphic scale only Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map of Wise County, Texas and Incorporated Areas, Map No. 48497C0500D, Effective Date: December 16, 2011. The subject property is shown to be located in Zone "X" on said map. The approximate location of the said flood zone is based on said map and is not located on the ground. Relevant zones are defined on said map as follows:

- Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

- 3) The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed
- 4) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- 5) The survey abstract lines shown hereon are approximate and are not located on the ground.
- Only Visible utilities are shown, other underground utilities may exist that were not marked or not visible at the time of the survey.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. The property shown hereon matches the The Title Commitment/ Policy as provided by Title Resources Guaranty Company (GF. NO. 2130247-RLDF) having an effective date of: August 17, 2021.

#### **NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS**

(OPERATOR: ENERGY TRANSFER/SUNOCO)

ONLY SURVEYING ITEMS ARE LISTED

- (h.) Easement From: R.L. Bryan To: Magnolia Pipe Line Company, Dated: March 27, 1953 Recorded in Volume 191, Page 118, Real Property Records, Wise County, Texas. As affected and amended by instrument recorded in cc# 201801054, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)
- (i.) Easement From: Russell L. Peek and Dorothy W. Peek To: Diamond Shamrock Corporation, Dated: May 23, 1979 Recorded in Volume 391, Page 568, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)
- (OPERATOR: NUSTAR LOGISTICS, L.P.) (j.) Easement rights, if any, as evidenced by affidavit Executed by: Pearl Carter, Dated: February 20, 1995 Recorded in Volume 591, Page 339, Deed Records, Wise County, Texas.
- (k.) Easement rights, if any, as evidenced by affidavit Executed by: Russell L. Peek, Dated: April 22, 1995 Recorded in Volume 594, Page 155, Deed Records, Wise County, Texas.
- (I.) Easement From: Russell Peek and Dorothy W. Peek To: Southwestern Gas Pipeline, Inc, Dated: September 27, 2000 Recorded in Volume 992, Page 223, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT AS SHOWN (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)
- (m.) Easement From: Peek Family Revocable Living Trust To: Mitchell Gas Services, LP Dated: June 19, 2001 Recorded in Volume 1065, Page 550, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE) (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)
- (n.) Easement From: Peek Family Revocable Living Trust To: Mitchell Gas Services, LP Dated: June 19, 2001 Recorded in Volume 1065, Page 553, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT (CALLED 10' X 15' EASEMENT BUT UNABLE TO PLOT LOCATION DUE TO AN INADEQUATE DESCRIPTION) (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)
- (o.) Easement From: Peek Family Revocable Trust To: Devon Gas Services, LP Dated: February 14, 2005 Recorded in Volume 1521, Page 689, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT (EASEMENT IS BLANKET IN NATURE)
- (OPERATOR: ENLINK MIDSTREAM SERVICES, LLC) (p.) Easement From: Peek Family Revocable Living Trust To: Devon Gas Services, LP Dated: August 8, 2007 Recorded in Volume 1848, Page 75, Deed Records, Wise County, Texas. AFFECTS THE SUBJECT TRACT (CALLED 20' EASEMENT BUT UNABLE TO PLOT LOCATION DUE TO AN INADEQUATE DESCRIPTION)
- (s.) Oil and Gas Lease, and all terms, conditions and stipulations therein Lessor: Russell L. Peek and Dorothy W. Peek, Lessee: Ryder Scott Oil Company Dated: August 29, 1977 Recorded in Volume 208, Page 254, and Volume 209, Page 438, Deed Records, Wise County, Texas and amended in Volume 217, Page 38, Deed Records, Wise County, Texas. DOES NOT APPEAR TO AFFECT THE SUBJECT TRACT

#### **DESCRIPTION OF PROPERTY SURVEYED**

(OPERATOR: ENLINK MIDSTREAM SERVICES, LLC)

BEING A 6,196,179 square feet or 142.245 acres of land located in the Smith County School Land Survey, Abstract Number 744, Wise County, Texas and being all of called 142.51 acre tract of land described by deed to Wilfred C. Beck and Wife, Mary Jo Beck as recorded in Instrument Number 201324377 of the Official Public Records of Wise County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rod with cap stamped "CASTLEROCK" found lying in the near center of the remains of an old road bed for the southwest corner of Lot 12R, Block 3, Highland Meadows, an addition to Wise County, Texas as recorded in Cabinet E, Slide 132 of the Plat Records of Wise County, Texas, also for the occupied northeast corner of a tract of land described by deed to Joe Thurmond Family Properties, L.L.C. as recorded in Volume 1385, Page 534 of the Deed Records of Wise County, Texas and the northwest corner of said Beck tract, and the northwest corner of a Boundary Line Agreement as recorded in Instrument Number 201707642 of the Official Public Records of Wise County, Texas, from which a 1/2 inch iron rod with cap stamped "R.P.L.S. 5281" found bears South 02 degrees 51 minutes 10 seconds West, a distance of 9.59 feet and a 1/2 inch iron rod with illegible cap bears North 05

THENCE North 89 degrees 28 minutes 07 seconds East, (Deed North 89 degrees 28 minutes 54 seconds East) along the north line of said Beck tract and the south line of said Lot 12R, Block 3 partway, a distance of 2622.72 feet (Deed 2636.40 feet) feet to a Fence Corner Post found for the northeast corner of said Beck tract, from which a 1/2 inch iron rod with yellow cap found bears North 00 degree 35 minutes 34 seconds East, a distance of 5.90 feet;

THENCE South 01 degrees 04 minutes 22 seconds East, (Deed South 01 degrees 03 minutes 54 seconds East) along the east line of said Beck tract and generally along a barbed wire fence line, a distance of 2631,12 feet (Deed 2630.94 feet) to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of same, also lying on the north line of F.M. Highway No. 407, a variable width right-of-way;

THENCE South 89 degrees 53 minutes 00 seconds West, (Deed South 89 degrees 54 minutes 00 seconds West) along the south line of said Beck tract and the north line of F.M. Highway No. 407, a distance of 597.05 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of a called 15.00 acre tract described by deed to Pete Kozlowski and wife, Jennifer Kozlowski recorded in Instrument Number 201320732 of the Official Public Records of Wise County, Texas;

THENCE North 00 degrees 24 minutes 07 seconds West, (Deed North 00 degrees 28 minutes 13 seconds West) leaving the north line of said F.M. Highway No. 407, along the east line of said 15.00 acre tract, a distance of 1177.44 feet (Deed 1175.79 feet) to a 1/2 inch iron rod found for the northeast corner of same;

THENCE South 89 degrees 27 minutes 38 seconds West. (Deed South 89 degrees 28 minutes 54 seconds West) along the north line of said 15.00 acre tract, a distance of 553.39 feet (Deed 551.85') to a 1/2 inch iron rod with cap stamped "ESLG" found for the northwest corner of same in a north south barbed wire fence;

THENCE South 00 degrees 21 minutes 48 seconds East, (Deed South 00 degrees 22 minutes 19 seconds East) along the west line of said 15.00 acre tract and generally along a barbed wire fence line, a distance of 1175.64 feet (Deed 1176.45') to a 1/2 inch iron rod with yellow cap found for the southwest corner of same, also lying on the north line of the aforementioned F.M. Highway No. 407, and on the south line of the aforementioned Beck tract;

THENCE South 89 degrees 36 minutes 46 seconds West, (Deed South 89 degrees 45 minutes 30 seconds West) along the north line of said F.M. Highway No. 407 and the south line of said Beck tract, a distance of 1509.95 feet (Deed 1503.30 feet) to a 5/8 inch iron rod with cap stamped "TNP" set west side of a gravel drive in the projected center of aforementioned old road bed for the southwest corner of said Beck tract and the southeast corner of the aforementioned Joe Thurmond Family Properties tract;

THENCE North 00 degrees 14 minutes 04 seconds West, (Deed North 00 degrees 40 minutes 47 seconds West) along the east line of said Joe Thurmond Family Properties tract and the west line of said Beck tract, generally along said gravel drive same being the projected center of said old road bed, a distance of 580.06 feet (Deed 576.89 feet) to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of a called 2.0 acre tract of lad described

THENCE North 89 degrees 30 minutes 19 seconds East, (Deed North 89 degrees 25 minutes 22 seconds East) along the south line of said 2.0 acre tract along a barbed wire fence line, a distance of 297.06 feet (Deed 295.220 feet) to a Fence Corner Post found for the southeast corner of same;

THENCE North 00 degrees 35 minutes 50 seconds West, (Deed North 00 degrees 40 minutes 47 seconds West) along the east line of said 2.0 acre tract along a barbed wire fence line, a distance of 294.23 feet to a Fence Corner Post found for the northeast corner of same;

THENCE South 89 degrees 30 minutes 19 seconds West, (Deed South 89 degrees 16 minutes 18 seconds West) along the north line of said 2.0 acre tract along a barbed wire fence line, a distance 295.20 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northwest corner of same, also lying in the near center of said old road bed, also lying on the west line of said Beck tract and the east line of said Joe Thurmond Family Properties tract;

THENCE North 00 degrees 14 minutes 04 seconds West, (Deed North 00 degrees 40 minutes 47 seconds West) along the east line of said Joe Thurmond Family Properties tract and the west line of said Beck and along the near center of said old road bed, a distance of 1746.90 feet (Deed 1748.71 feet) to the POINT-OF-BEGINNING and containing 6,196,179 square feet or 142.245 acres of land.

## **SURVEYOR'S CERTIFICATE**

To: Title Resources Guaranty Company, Beaten Path Development, and Wilfred C. Beck and wife Mary Jo Beck

by deed to Gary Davis as recorded in Volume 357, Page 384 of the Deed Records of Wise County, Texas;

I, Brian J. Maddox, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this map from an actual on the ground survey of the land, and the monuments shown thereon were found under my personal supervision in accordance with the Surveying Rules and Regulations of the State of Texas. This survey substantially conforms to a Category 1A, Condition II Land Title Survey.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED PRELIMINARY FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Brian J. Maddox

Registered Professional Land Surveyor No. 5430 Surveyed on the ground September 27, 2021

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

## LAND TITLE SURVEY OF 6,196,179SQUARE FEET OF 142.245 ACRES

A TRACT OF LAND SITUATED IN THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 744, WISE COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND CONVEYED BY DEED TO WILFRED C. BECK AND WIFE MARY JO BECK AS RECORDED IN INSTRUMENT NUMBER 201324377. OF THE OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS.

PROJECT INFORMATION Project No.: OCH 21272 Date: September 27, 20 Drawn By: JM



SURVEYOR TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx TBPLS Registration No. 10194381

www.tnpinc.com



City Council Agenda January 10, 2022

Agenda Item: Resolution (Action Item)

#### **Agenda Description:**

Discuss, consider, and act on a resolution of the City Council of the City of New Fairview, Texas, amending the budget to include \$3,500 for upgrades to the City Council chambers to improve the acoustics and virtual meeting quality.

#### **Background Information:**

Council requested that staff provide a quote for acoustic materials that staff could install to improve the quality of the virtual meetings. The attached quotes were obtained to provide the information requested.

Staff has been making iterative improvements to the virtual meeting environment over the last 18 months. Community and Council feedback has been negative and demands for improved equipment and/or services requested. Staff has requested quotes from several vendors seeking input on how best the equipment and Council Chambers may be modified to improve the virtual meeting experience.

Upon a site inspection, the only vendor that visited our facility, provided the following comments:

- 1. You can make small improvements through better quality equipment. The current microphones and sound system were purchased two years ago and while they were an improvement over nothing, they do not provide the best quality sound. They were purchased from Amazon for a cost of \$70 per two microphones and receivers.
- 2. The biggest problem is the size of the room, the hard surfaces, which results in reflection and reverberation, regardless of the type of microphone system being used.

They measured the space and provided a microphone solution using on/off microphones (they only pick up sound when someone pushes and holds a button to activate the microphone)

which would be the most economical fix (\$8,500), but not resolve the acoustic dynamics of the room.

To resolve the acoustics in the Council Chambers, they propose the installation of acoustic panels on most of the walls and the ceiling to absorb the sounds and reduce the reflection and reverberation. The cost for the acoustic treatment ranges from \$25,000 for the ceiling only, to \$36,000 for both the ceiling and walls.

#### **Financial Information:**

Increase expenditures by \$3,500.

#### **City Contact and Recommendation:**

Ben Nibarger, City Administrator

#### Attachments:

Quotes for acoustic panels



# City of New Fairview, Texas Resolution No. \_\_\_\_\_

A RESOLUTION OF THE CITY OF NEW FAIRVIEW, TX APPROPRIATING NO MORE THAN \$45,000 FROM THE FUND BALANCE AND AUTHORIZING THE CITY ADMINISTRATOR TO MAKE IMPROVEMENT TO THE COUNCIL CHAMBERS FOR IMPROVED VIRTUAL MEETINGS.

WHEREAS, the City of Fairview is an incorporated city in the State of Texas; and

**WHEREAS,** the City of New Fairview is a General Law city as classified by the Texas Municipal Code; and

**WHEREAS,** the City of New Fairview seeks to be transparent and open to the residents, allowing opportunities for them to attend and participate in public meetings through virtual mediums; and

**WHEREAS,** the City Council finds that the passage of this Resolution is in the best interest of the citizens of New Fairview.

# NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY NEW FAIRVIEW:

- 1. That, all matters stated in the recitals herein above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.
- That the City Council appropriates \$45,000 from the Fund Balance and authorizes the City Administrator to make improvements to the Council Chambers for virtual meetings, provided that the City Administrator follows the Council adopted procurement policies and
- 3. That, if any portion of this resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determined that it would have adopted this Resolution without

4. That this Resolution shall become eff	ective from and after its date of passage.
PRESENTED AND PASSED on this <b>15<sup>th</sup> day o</b> f Council.	f November, at a meeting of the New Fairview City
APPROVED:	ATTESTED:
Nolan Schoonmaker	Brooke Boller
Mayor	Interim Deputy City Secretary

invalid

the

provision.

#### Quotation

Customer: No.: 20210422A
WeChat: 13826938716 Date: 2021/4/22
Tal: 96413826938716 Contact: Priorillal on

lto:	Ma-1-1-:	Description 9 County 11	P1-4	C!	C-1	Unit Price	+ yellow	+ whi
Item	Model No.	Description & Specification	Picture	Size	Color	US\$/pc	tape	tape
					Pink; Yellow; Blue	US\$0.53	US\$0.65	US\$0.
		Product Name: Egg crate shape acoustic foam		30 x 30 x 5 cm	Red; Purple	US\$0.58	US\$0.70	US\$0.
1	×	Material: Polyether-polyurethane			Black; White; Gray	US\$0.47	US\$0.60	US\$0.
		Density: 20 kg/m³ Feature: Sound proof / Flame retardant			Pink; Yellow; Blue	US\$1.45	US\$1.71	US\$1.
		, , , , , , , , , , , , , , , , , , , ,	EGG CRATE SHAPE	50 x 50 x 5 cm	Red; Purple	US\$1.59	US\$1.85	US\$1.
					Black; White; Gray	US\$1.33	US\$1.59	US\$1.
					Pink; Yellow; Blue	US\$0.63	US\$0.75	US\$0.
		Product Name: Pyramid shape acoustic	Minney	30 x 30 x 5 cm	Red; Purple	US\$0.69	US\$0.81	US\$0.
2		foam Material: Polyether-polyurethane	******		Black; White; Gray	US\$0.58	US\$0.70	US\$0.
2 x	Density: 20 kg/m³	*******		Pink; Yellow; Blue	US\$1.75	US\$2.01	US\$2.	
		Feature: Sound proof / Flame retardant	PYRAMID SHAPE	50 x 50 x 5 cm	Red; Purple	US\$1.92	US\$2.18	US\$2.
					Black; White; Gray	US\$1.61	US\$1.87	US\$1.
					Pink; Yellow; Blue	US\$0.59	US\$0.71	US\$0.
		Product Name: Wedge shape acoustic foam		30 x 30 x 5 cm	Red; Purple	US\$0.65	US\$0.77	US\$0
		Material: Polyether-polyurethane			Black; White; Gray	US\$0.54	US\$0.66	US\$0.
3	x	Density: 20 kg/m³ Feature: Sound proof / Flame retardant			Pink; Yellow; Blue	US\$1.64	US\$1.90	US\$1
		reacure. Sound proof/ Flame recardant	WEDGE SHAPE	50 x 50 x 5 cm	Red; Purple	US\$1.80	US\$2.05	US\$2
				30 x 30 x 3 cm	Black; White; Gray	US\$1.51	US\$1.77	US\$1.
						US\$1.04		US\$1
		Product Name: Mushroom shape acoustic		20 v 20 v F	Pink; Yellow; Blue		US\$1.16	
		foam		30 x 30 x 5 cm	Red; Purple	US\$1.14	US\$1.26	US\$1
4	x	Material: Polyether-polyurethane Density: 20 kg/m³			Black; White; Gray	US\$0.96	US\$1.08	US\$1
	Feature: Sound proof / Flame retardant	- 1		Pink; Yellow; Blue	US\$2.83	US\$3.09	US\$3	
			MUSHROOM SHAPE	50 x 50 x 5 cm	Red; Purple	US\$3.10	US\$3.36	US\$3
				Black; White; Gray	US\$2.59	US\$2.85	US\$2	
				Pink; Yellow; Blue	US\$0.38			
			100	12 x 12 x 24 cm	Red; Purple	US\$0.42		
			CARDIOGRAPHIC SLOPE (A)		Black; White; Gray	US\$0.35		
5 x		Product Name: Bass Trap Material: Polyether-polyurethane Density: 20 kg/m³ Feature: Sound proof / Flame retardant			Pink; Yellow; Blue	US\$2.60		
	x			30 x 30 x 30 cm	Red; Purple	US\$2.84		
					Black; White; Gray	US\$2.37		
			CARDIOGRAPHIC SLOPE (B)		Pink; Yellow; Blue	US\$3.10		
				25 x 25 x 50 cm	Red; Purple	US\$3.38		
					Black; White; Gray	US\$2.84		
		Product Name: Square shape acoustic foam Material: Polyether-polyurethane Density: 20 kg/m³ Feature: Sound proof / Flame retardant			Pink; Yellow; Blue	US\$0.92	US\$1.04	US\$1
				30 x 30 x 5 cm	Red; Purple	US\$1.00	US\$1.12	US\$1
			SQUARE SHAPE		Black; White; Gray	US\$0.84	US\$0.96	US\$0
6	x				Pink; Yellow; Blue	US\$2.49	US\$2.75	US\$2
		reacure. Sound proof/ Frame recardant			Red; Purple	US\$2.72	US\$2.98	US\$3
					Black; White; Gray	US\$2.28	US\$2.54	US\$2
					Pink; Yellow; Blue	US\$0.78	US\$0.90	US\$0
				20 × 20 × F cm		US\$0.85		US\$1
		Product Name: Flat shape acoustic foam Material: Polyether-polyurethane		30 x 30 x 5 cm	Red; Purple		US\$0.97	
7	x	Density: 20 kg/m³			Black; White; Gray	US\$0.72	US\$0.84	US\$0
		Feature: Sound proof / Flame retardant			Pink; Yellow; Blue	US\$2.05	US\$2.31	US\$2
			FLAT SHAPE	50 x 50 x 5 cm	Red; Purple	US\$2.24	US\$2.50	US\$2
					Black; White; Gray	US\$1.89	US\$2.15	US\$2
					Pink; Yellow; Blue	US\$0.92	US\$1.04	US\$1
		Product Name: Strip shape acoustic foam		30 x 30 x 5 cm	Red; Purple	US\$1.00	US\$1.12	US\$1
8	x	Material: Polyether-polyurethane Density: 20 kg/m³			Black; White; Gray	US\$0.84	US\$0.96	US\$0
-	_ ^	Feature: Sound proof / Flame retardant	STRIP SHAPE		Pink; Yellow; Blue	US\$2.49	US\$2.75	US\$2
			SINT SUBLE	50 x 50 x 5 cm	Red; Purple	US\$2.72	US\$2.98	US\$3
	<u></u>				Black; White; Gray	US\$2.28	US\$2.54	US\$2
					Pink; Yellow; Blue	US\$0.53	US\$0.65	US\$0
		Product Name: Broadband shape acoustic	ALL PROPERTY OF STREET	30 x 30 x 5 cm	Red; Purple	US\$0.57	US\$0.69	US\$0
		foam Material: Polyether-polyurethane	PPPPPP		Black; White; Gray	US\$0.48	US\$0.60	US\$0
9	×	Density: 20 kg/m³	BROADBAND SHAPE		Pink; Yellow; Blue	US\$1.45	US\$1.71	US\$1
		Feature: Sound proof / Flame retardant	UNUNUNUNU SHAPE	50 x 50 x 5 cm	Red; Purple	US\$1.58	US\$1.84	US\$1
					Black; White; Gray	US\$1.34	US\$1.59	US\$1
					Pink; Yellow; Blue	US\$0.53	5571.57	اددد
				12 v 12 v 12 av-				
				12 x 12 x 12 cm	Red; Purple	US\$0.58		
		Product Name: Foam cube			Black; White; Gray	US\$0.48		
		Material: Polyether-polyurethane	FOAM CUBE (C)		Pink; Yellow; Blue	US\$2.50		
10	×	Density: 20 kg/m³ Feature: Sound proof / Flame retardant		25 x 25 x 25 cm	Red; Purple	US\$2.73		
		. casare. Sound proof / Frante related it			Black; White; Gray	US\$2.31		
					Pink; Yellow; Blue	US\$4.20		
				30 x 30 x 30 cm	Red; Purple	US\$4.59		

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# Lanzhou Jintailong Building Materials Co., Ltd.





© 086-15381733591



sales02@jtlbm.com

Image	Pattern	Item Size	Density	Packing qty	Exw price	Moq (pcs)
	12V groove	30*30*2.5c m	25kgs/cbm	276pcs/ctn	Usd0.4/pc	500
2 inch 12 inches	12V groove	30*30*5cm	25kgs/cbm	168pcs/ctn	Usd0.65/pc	500
	pyramid	30*30*5cm	25kgs/cbm	168pcs/ctn	Usd0.65/pc	500
	Mushroom head	30*30*5cm	25kgs/cbm	168pcs/ctn	Usd0.8/pc	500
	broadband	30*30*5cm	25kgs/cbm	168pcs/ctn	Usd0.65/pc	500
	3D mushroom head	30*30*5cm	25kgs/cbm	168pcs/ctn	Usd0.8/pc	500
12 minus	Oblique triangle	30*30*5cm	25kgs/cbm	168pcs/ctn	Usd0.65/pc	500

12V gro	ove50*50*5cm	25kgs/cbm	50pcs/tcn	Usd1.5/pc	500
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# Dongguan Yuan Yuan Sponge Products Co., Ltd.

No.15, Road 2, West Lake Industrial Park, Lin Village, Tangxia Town, Dongguan, Guangdong, China. Tel: +86-769-87929358 Fax: +86-769-87940725 www.dgyuanyuan.en.alibaba.com

### **QUOTATION SHEET**

	Product name:	PU acoustic foam panel
	Material:	Polyether polyurethane
	Density:	20 kg/m <sup>3</sup>
PRODUCT SPECIFICATION	Feature:	Flame retardant
	Colors:	Red; Yellow; Blue; Purple; Gray; Black; White
	Package:	Compressed package + outter carton box
		(Package is customizable with extra charge)

PRODUCT PICTURE	PRODUCT DESCRIPTION	PRODUCT SIZE (CM)		UNIT	UNIT PRICE (USD/PC)	PCS/CTN	QUANTITY (20FT)	QUANTITY (40FT HQ)			
		THK	х	WTH	х	LEN					
MODEL: Egg crate		5	х	30	х	30	PC	US\$0.51	180	31860 (177 CTNS)	76500 (425 CTNS)
		5	х	30	х	30	PC	US\$0.62 Self-adhesive tape	180	31860 (177 CTNS)	76500 (425 CTNS)
		5	х	50	х	50	РС	US\$1.30	80	12800 (160 CTNS)	26880 (336 CTNS)
		5	х	50	x	50	РС	US\$1.53 Self-adhesive tape	80	12800 (160 CTNS)	26880 (336 CTNS)
MODEL: Pyramid	MODEL: Pyramid		х	30	х	30	PC	US\$0.61	180	31860 (177 CTNS)	76500 (425 CTNS)
		5	х	30	х	30	PC	US\$0.71 Self-adhesive tape	180	31860 (177 CTNS)	76500 (425 CTNS)
		5	х	50	х	50	PC	US\$1.35	80	12800 (160 CTNS)	26880 (336 CTNS)
		5	х	50	х	50	PC	US\$1.58 Self-adhesive tape	80	12800 (160 CTNS)	26880 (336 CTNS)
MODEL: Wedge	MODEL: Wedge	5	х	30	х	30	PC	US\$0.61	180	31860 (177 CTNS)	76500 (425 CTNS)
		5	х	30	х	30	PC	US\$0.71 Self-adhesive tape	180	31860 (177 CTNS)	76500 (425 CTNS)
		5	х	50	х	50	PC	US\$1.35	80	12800 (160 CTNS)	26880 (336 CTNS)
		5	х	50	x	50	PC	US\$1.58 Self-adhesive tape	80	12800 (160 CTNS)	26880 (336 CTNS)

PRODUCT PICTURE	PRODUCT DESCRIPTION	PRO	DDU	JCT SIZ	Έ (	CM)	UNIT	UNIT PRICE (USD/PC)	PCS/CTN	QUANTITY (20FT)	QUANTITY (40FT HQ)
		THK	х	WTH	х	LEN		,			,
MODEL: Mushroom		5	х	30	х	30	PC	US\$0.96	126	22302 (177 CTNS)	53550 (425 CTNS)
		5	х	30	х	30	PC	US\$1.06 Self-adhesive tape	126	22302 (177 CTNS)	53550 (425 CTNS)
		5	х	50	х	50	PC	US\$2.08	56	8960 (160 CTNS)	18816 (336 CTNS)
		5	х	50	х	50	PC	US\$2.3 Self-adhesive tape	56	8960 (160 CTNS)	18816 (336 CTNS)
MODEL: Square		5	х	30	х	30	PC	US\$0.91	126	22302 (177 CTNS)	53550 (425 CTNS)
		5	х	30	х	30	PC	US\$1.01 Self-adhesive tape	126	22302 (177 CTNS)	53550 (425 CTNS)
		5	х	50	х	50	PC	US\$2.12	56	8960 (160 CTNS)	18816 (336 CTNS)
		5	х	50	х	50	PC	US\$2.33 Self-adhesive tape	56	8960 (160 CTNS)	18816 (336 CTNS)
MODEL: Flat		5	х	30	х	30	PC	US\$0.83	126	22302 (177 CTNS)	53550 (425 CTNS)
		5	х	30	х	30	PC	US\$0.93 Self-adhesive tape	126	22302 (177 CTNS)	53550 (425 CTNS)
		5	х	50	х	50	PC	US\$2.03	56	8960 (160 CTNS)	18816 (336 CTNS)
	•	5	х	50	х	50	PC	US\$2.25 Self-adhesive tape	56	8960 (160 CTNS)	18816 (336 CTNS)
MODEL: Strip		5	х	30	х	30	PC	US\$0.79	126	22302 (177 CTNS)	53550 (425 CTNS)
		5	х	30	х	30	PC	US\$0.9 Self-adhesive tape	126	22302 (177 CTNS)	53550 (425 CTNS)
		5	х	50	х	50	PC	US\$2.19	56	8960 (160 CTNS)	18816 (336 CTNS)
		5	х	50	х	50	PC	US\$2.41 Self-adhesive tape	56	8960 (160 CTNS)	18816 (336 CTNS)
MODEL: Broadband		5	х	30	х	30	РС	US\$0.94	180	31860 (177 CTNS)	76500 (425 CTNS)
	5	5	х	30	х	30	РС	US\$1.04 Self-adhesive tape	180	31860 (177 CTNS)	76500 (425 CTNS)
		5	х	50	х	50	PC	US\$2.36	80	12800 (160 CTNS)	26880 (336 CTNS)
		5	х	50	х	50	PC	US\$2.59 Self-adhesive tape	80	12800 (160 CTNS)	26880 (336 CTNS)

PRODUCT PICTURE	PRODUCT DESCRIPTION			UNIT	UNIT PRICE (USD/PC)	PCS/CTN	QUANTITY (20FT)	QUANTITY (40FT HQ)			
		THK	х	WTH	х	LEN					
MODEL: Electrocardiograph	ic slope A	12	х	12	х	24	PC	US\$0.50	140	24780 (177 CTNS)	59500 (425 CTNS)
		25	х	25	х	50	PC	US\$3.82	36	6372 (177 CTNS)	15300 (425 CTNS)
		30	х	30	х	30	РС	US\$3.16	36	6372 (177 CTNS)	15300 (425 CTNS)
		30	х	30	х	50	РС	US\$4.49	18	3186 (177 CTNS)	7650 (425 CTNS)
MODEL: Electrocardiographic slope B		12	х	12	х	24	РС	US\$0.50	140	24780 (177 CTNS)	59500 (425 CTNS)
		25	x	25	х	50	PC	US\$3.82	36	6372 (177 CTNS)	15300 (425 CTNS)
		30	х	30	х	30	PC	US\$3.16	36	6372 (177 CTNS)	15300 (425 CTNS)
		30	х	30	х	50	PC	US\$4.49	18	3186 (177 CTNS)	7650 (425 CTNS)
MODEL: Electrocardiographic slope C		12	х	12	х	12	рс	US\$0.24	280	49560 (177 CTNS)	119000 (425 CTNS)
		25	х	25	х	25	PC	US\$1.75	72	12744 (177 CTNS)	30600 (425 CTNS)
		30	х	30	х	30	PC	US\$3.01	36	6372 (177 CTNS)	15300 (425 CTNS)

#### Terms and conditions:

- 1. Quality of mass production will be the same as our sample.
- 2. We are willing to provide free samples for trial, but the delivery fee is at your costs.
- 3. Price Term: EXW price without shipping cost.
- 4. Payment Term: T/T full payment in advance before production.
- 5. Lead Time: 15 working days upon receipt of full payment.
- 6. Printing: Custom printing with extra charge.
- 7. Packing: compressed vacuum bag + outter carton box.
- 8. Quotation is valid for 30 days.

#### Estimated delivery: Dec. 20, 2021 - Dec. 29, 2021

Items shipped from Acoustimac LLC



Acoustimac DMD Stagger Acoustic Panel Design Pack: 8 Pcs 8)4'x1'x2" 4gray & 4-charcoal

\$347.95

Qty: 1 🗸

Sold by: Acoustimac LLC

Not eligible for Amazon Prime (Learn more)

Gift options not available

Tax Exemption Applied. Remove

#### Choose a delivery option:

Monday, Dec. 20 - Wednesday, Dec. 29 \$51.35 - Standard Shipping

Place your order

Order total: \$399.30

By placing your order, you agree to Amazon's privacy notice and conditions of use.