

Helen Ward, Commissioner  
Larry Granados, Commissioner



Lewis Rice, Chairman

Abigail Mayer, Commissioner  
Lauren Turner, Vice Chairman

**ROANOKE ZONING BOARD OF ADJUSTMENT AGENDA  
JUNE 16, 2022  
7:00 PM**

**ROANOKE CITY HALL  
500 S. OAK STREET  
ROANOKE, TEXAS 76262**

**A. CALL TO ORDER**

**B. PUBLIC INPUT**

This item is available for citizens to address the Zoning Board of Adjustment on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality cable broadcast, all speakers need to speak at the podium.

**C. APPROVAL OF THE MINUTES**

1. Consideration and action on approval of the minutes from the regular Zoning Board of Adjustment meeting held on December 16, 2021.

**D. NEW BUSINESS**

1. Public hearing , to consider a Variance Request From Icon Lodging, seeking relief from City's Code of Ordinances, Section 12.403(a)(4), regarding area regulations side or rear yard in the Retail (R) District adjacent to a residential district, and Section 12.725(b), regarding minimum landscaping requirements. The proposed project is located in the MEP & PRR Survey, Abstract No. 923, John Bacon Survey, Abstract No. 1565, and the Richard Eads Survey, Abstract No. 393, approximately 4.299 acres.
2. Consideration and action on approval of a Variance Request (V 2022-01) from ICON Lodging, seeking relief from the city's Code of Ordinances Section 12.403(a)(4), regarding area regulations side or rear yard in the Retail (R) District adjacent to a residential district, and section 12.725(b),



AGENDA FOR THE ROANOKE  
ZONING BOARD OF ADJUSTMENT

June 16, 2022  
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regarding minimum landscaping requirements, for property located in the MEP & PRR Survey, Abstract No. 923, John Bacon Survey, Abstract No. 1565, and the Richard Eads Survey, Abstract No. 393, approximately 4.299 acres, generally located on Dallas Drive, south of Dorman Street and west of Hwy 114.

The Zoning Board of Adjustment reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

**E. ADJOURNMENT**

**CERTIFICATION**

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, June 10, 2022, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

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April S. Hill, City Secretary

\*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

📶 A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



**AGENDA FOR THE ROANOKE  
ZONING BOARD OF ADJUSTMENT**

**June 16, 2022  
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## **AGENDA ITEM**

TO: ZBA Board Members

SUBJECT: 12/16/2021 - ZBA Minutes

MEETING DATE: June 16, 2022

DEPARTMENT: City Secretary

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### **ITEM SUMMARY:**

Consideration and action on approval of the minutes from the regular Zoning Board of Adjustment meeting held on December 16, 2021.

### **INFORMATION:**

### **STAFF RECOMMENDATION:**

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. ZBAMin 12-16-2021



Helen Ward, Commissioner  
Larry Granados, Vice Chairman

Lewis Rice, Chairman

Abigail Mayer, Commissioner  
Lauren Turner, Commissioner

**ROANOKE ZONING BOARD OF  
ADJUSTMENT REGULAR MEETING  
MINUTES  
DECEMBER 16, 2021  
7:00 P.M.**

**ROANOKE CITY HALL  
500 S. OAK STREET  
ROANOKE, TEXAS 76262**

**Present:** Chairman Lewis Rice; Commissioners: Helen Ward, Lauren Turner, Larry Granados, and Abigail Mayer; Assistant City Manager Cody Petree; City Planner Kelly Carlson and City Secretary April S. Hill.

**A. CALL TO ORDER**

Meeting called to order at 7:01 p.m.

**B. PUBLIC INPUT**

No one wished to speak.

**C. APPROVAL OF THE MINUTES**

1. Motion made by Abigail Mayer second by Helen Ward to approve the minutes from the Special Zoning Board of Adjustment meeting held on August 18, 2021.  
Motion carried unanimously.

**C. NEW BUSINESS**

1. Public hearing to consider a Variance Request (V-2021-03) from William Janecek, seeking relief from the City's Code of Ordinances Section 12.403(b)(2), regarding area regulations side or rear yard in the Retail (R) District. The proposed project is located in the North Highland Addition, an addition to the City of Roanoke, Denton County, Texas, Lot 13, Block A, and having a property address of 905 N. Oak Street.

**Public hearing started at 7:03 p.m.**

Kevin Dingman, 8446 Winged Foot Drive, Frisco, Architect for the project, stated that he is available to answer any questions.



**MINUTES FOR THE ZONING BOARD OF  
ADJUSTMENT SPECIAL MEETING**

**December 16, 2021  
Page 2 of 2**

**Public hearing ended at 7:04 p.m.**

1. Motion made by Larry Granados second by Helen Ward to deny a Variance Request (V-2021-03) from William Janecek, seeking relief from the City's Code of Ordinances Section 12.403(b)(2), regarding area regulations side or rear yard in the Retail (R) District. The proposed project is located in the North Highland Addition, an addition to the City of Roanoke, Denton County, Texas, Lot 13, Block A, and having a property address of 905 N. Oak Street .

Motion carried unanimously.

**D. ADJOURNMENT**

Motion made by Helen Ward second by Larry Granados to adjourn the meeting at 7:13 p.m.

Motion carried unanimously.

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Lewis Rice, Chairman

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April S. Hill, City Secretary



## **AGENDA ITEM**

TO: ZBA Board Members

SUBJECT: PH Notice - V-2022-01 - Dallas Drive Hotel

MEETING DATE: June 16, 2022

DEPARTMENT: City Secretary

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### **ITEM SUMMARY:**

Public hearing , to consider a Variance Request From Icon Lodging, seeking relief from City's Code of Ordinances, Section 12.403(a)(4), regarding area regulations side or rear yard in the Retail (R) District adjacent to a residential district, and Section 12.725(b), regarding minimum landscaping requirements. The proposed project is located in the MEP & PRR Survey, Abstract No. 923, John Bacon Survey, Abstract No. 1565, and the Richard Eads Survey, Abstract No. 393, approximately 4.299 acres.

### **INFORMATION:**

### **STAFF RECOMMENDATION:**

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. PH Notice - V-2022-01 - Dallas Drive 4.29 Acres Setbacks and Parking



# City of Roanoke Notice of Public Hearing Variance Request

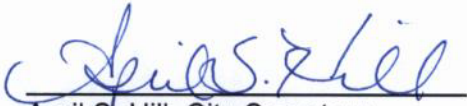
## NOTICE OF PUBLIC HEARING V-2022-01

### Roanoke Zoning Board of Adjustment

THE ROANOKE ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING ON THURSDAY, JUNE 16, 2022, TO CONSIDER A VARIANCE REQUEST FROM ICON LODGING, SEEKING RELIEF FROM CITY'S CODE OF ORDINANCES SECTION 12.403(a)(4), REGARDING AREA REGULATIONS SIDE OR REAR YARD IN THE RETAIL (R) DISTRICT ADJACENT TO A RESIDENTIAL DISTRICT, AND SECTION 12.725(b), REGARDING MINIMUM LANDSCAPING REQUIREMENTS. THE PROPOSED PROJECT IS LOCATED IN THE MEP & PRR SURVEY, ABSTRACT NO. 923, JOHN BACON SURVEY, ABSTRACT NO. 1565, AND THE RICHARD EADS SURVEY, ABSTRACT NO. 393, APPROXIMATELY 4.299 ACRES. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.

### **CERTIFICATION**

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Tuesday, May 31, 2022, by 5:00 p.m.

  
April S. Hill, City Secretary

\*\*Persons with disabilities who plan to attend this meeting, who may need auxiliary aids or services are requested to contact April S. Hill, City Secretary, at City Hall, (817) 491-2411 two (2) days prior to the meeting so that appropriate arrangements can be made. **BRaille IS NOT AVAILABLE.**

-  A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



## AGENDA ITEM

TO: ZBA Board Members

SUBJECT: Dallas Drive Hotels-Variance (V2022-01)

MEETING DATE: June 16, 2022

DEPARTMENT: Planning

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### ITEM SUMMARY:

Consideration and action on approval of a Variance Request (V 2022-01) from ICON Lodging, seeking relief from the city's Code of Ordinances Section 12.403(a)(4), regarding area regulations side or rear yard in the Retail (R) District adjacent to a residential district, and section 12.725(b), regarding minimum landscaping requirements, for property located in the MEP & PRR Survey, Abstract No. 923, John Bacon Survey, Abstract No. 1565, and the Richard Eads Survey, Abstract No. 393, approximately 4.299 acres, generally located on Dallas Drive, south of Dorman Street and west of Hwy 114.

### INFORMATION:

**Zoning: R - Retail District.**

**Sec. 12.400. - General Purpose and Description.** The R, Retail district is intended to provide a location for retail and service-related establishments, such as retail product sales, Offices Professional, Banks, Hotels, Book Stores, Restaurants and other similar retail uses. High intensity retail and service facilities for the retail sales of goods and services. These shopping areas should utilize established landscape and buffering requirements. The uses envisioned for the district will typically utilize larger sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

**Planning Analysis:**

The applicant may apply to re-zone the property to the Office Zoning District, which allows a fifty (50) foot side and rear set back adjacent to a residential zoning district.

Hotels are permitted by Specific Use Permit (SUP) in Retail and Office Zoning Districts.

*The applicant is seeking to reduce the required one-hundred (100) foot side and rear yard setback to seventy (70) feet.*

**1. Sec. 12.403. - Area Regulations.**

*(4) Minimum Side or Rear Yard Adjacent to a Residential District. One hundred feet (100') and shall be open space with heavy landscaping.*



## AGENDA ITEM

*The applicant is seeking to reduce the required fifteen (15) foot landscape buffer to 10 (ten) feet on the west side of the lot.*

**Sec. 12.725. - Minimum Landscaping Requirements for Nonresidential**

*(b) A minimum fifteen-foot (15') landscaped street buffer shall be required along any street frontage for any other nonresidential development.*

| Surrounding Land Uses | Existing Use       | Zoning             | Future Land Use Plan |
|-----------------------|--------------------|--------------------|----------------------|
| North                 | Vacant             | Single Family SF-7 | Single Family SF-7   |
| East                  | Commercial         | Retail             | Retail               |
| South                 | Single Family SF-7 | Single Family SF-7 | Single Family SF-7   |
| West                  | Church of Christ   | Single Family SF-7 | Single Family SF-7   |

### STAFF RECOMMENDATION:

The applicant may apply to re-zone the property to the Office Zoning District, which allows a fifty (50) foot side and rear set back adjacent to a residential zoning district. Therefore, staff does not support the variances.

### SPECIAL CONSIDERATION:

### FINANCIAL CONSIDERATION:

#### ATTACHMENTS:

1. Variance Application
2. 2022-06-03 SPEC21071 Variance Exhibit - Overall
3. Landscape Plan
4. Dallas Drive Survey\_Eagle Surveying



CITY OF ROANOKE  
500 S. OAK STREET  
ROANOKE, TEXAS 76262  
(817) 491-2411

**PAID**  
5-26-22  
WB

## Zoning Board of Adjustment Application

Variance ☒

Special Exception ☐

Zoning Board Appeal ☐

|                                                                         |                                                                           |                                                                                                     |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Name of Applicant<br>ICON Lodging                                       | Address of Applicant<br>3501 Olympus Blvd., Suite 340<br>Dallas, TX 75019 | E-Mail<br>Viren@ZealHotelsGroup.com                                                                 |
|                                                                         |                                                                           | Phone<br>919-673-4443                                                                               |
|                                                                         |                                                                           | Mobile Phone<br>919-673-4443                                                                        |
| Name of Business<br>Home2 Suites by Hilton<br>Residence Inn by Marriott |                                                                           | Type of Business<br>Limited Service Hotel                                                           |
| Property Address<br>704 Dallas Drive                                    |                                                                           | Lot / Block / Subdivision<br>4.521 acres in Richard Eads Survey,<br>Abstract No 393 City of Roanoke |

Explanation of  
request:

Reduce residential setback requirement of 100' (ONE-HUNDRED FEET) to 70'

(SEVENTY FEET) and reduce 15' (FIFTEEN FEET) landscaping setback to 10' (TEN FEET) to allow

needed 17 (SEVENTEEN) parking spaces.

For Variance please  
state hardship:

Variances are requested to allow 4.521 acre site to be developed with Home2 Suites

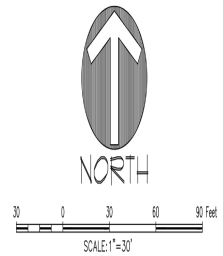
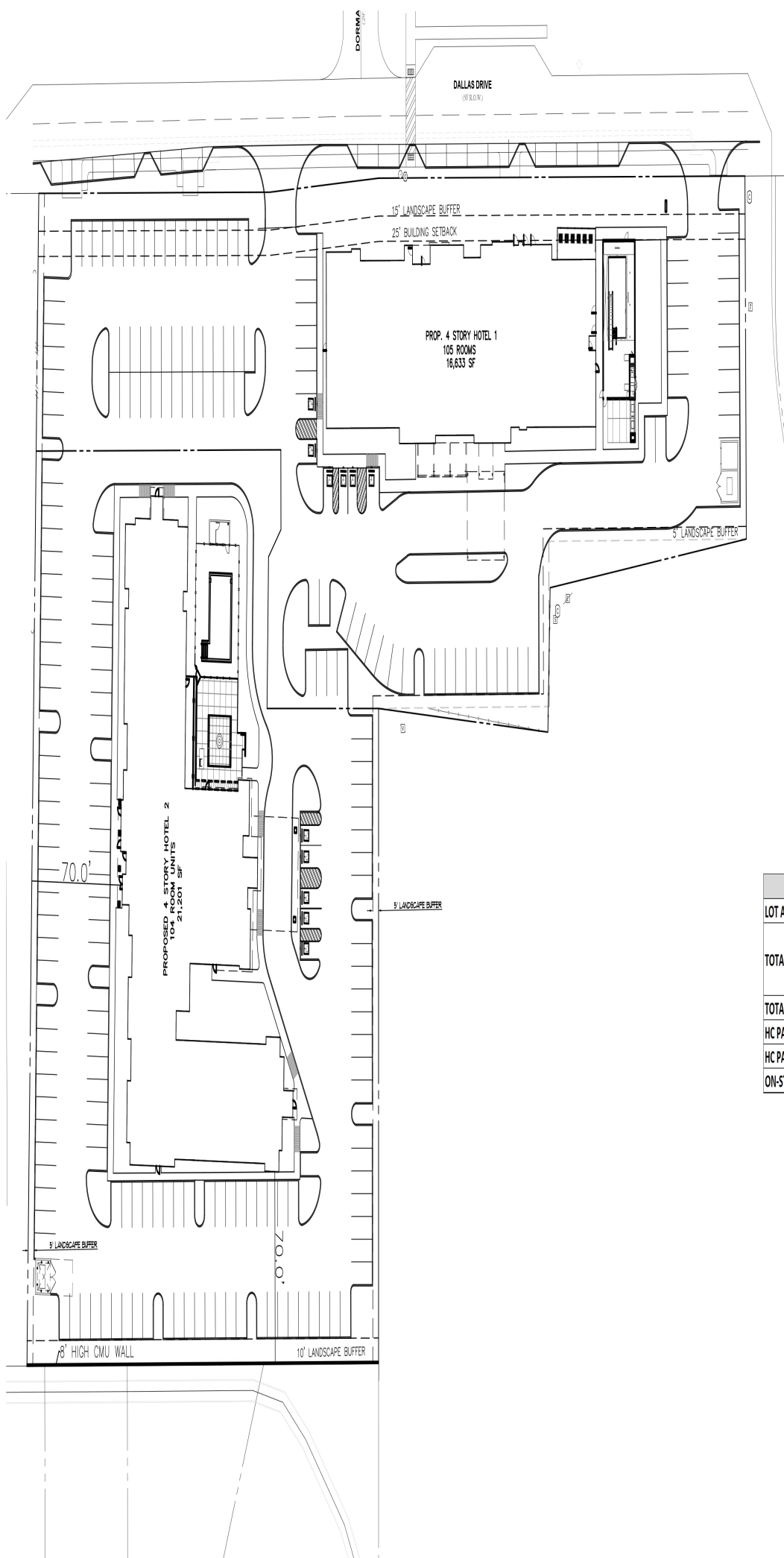
by Hilton and Residence Inn by Marriott hotels. Without needed variances, site cannot accommodate the

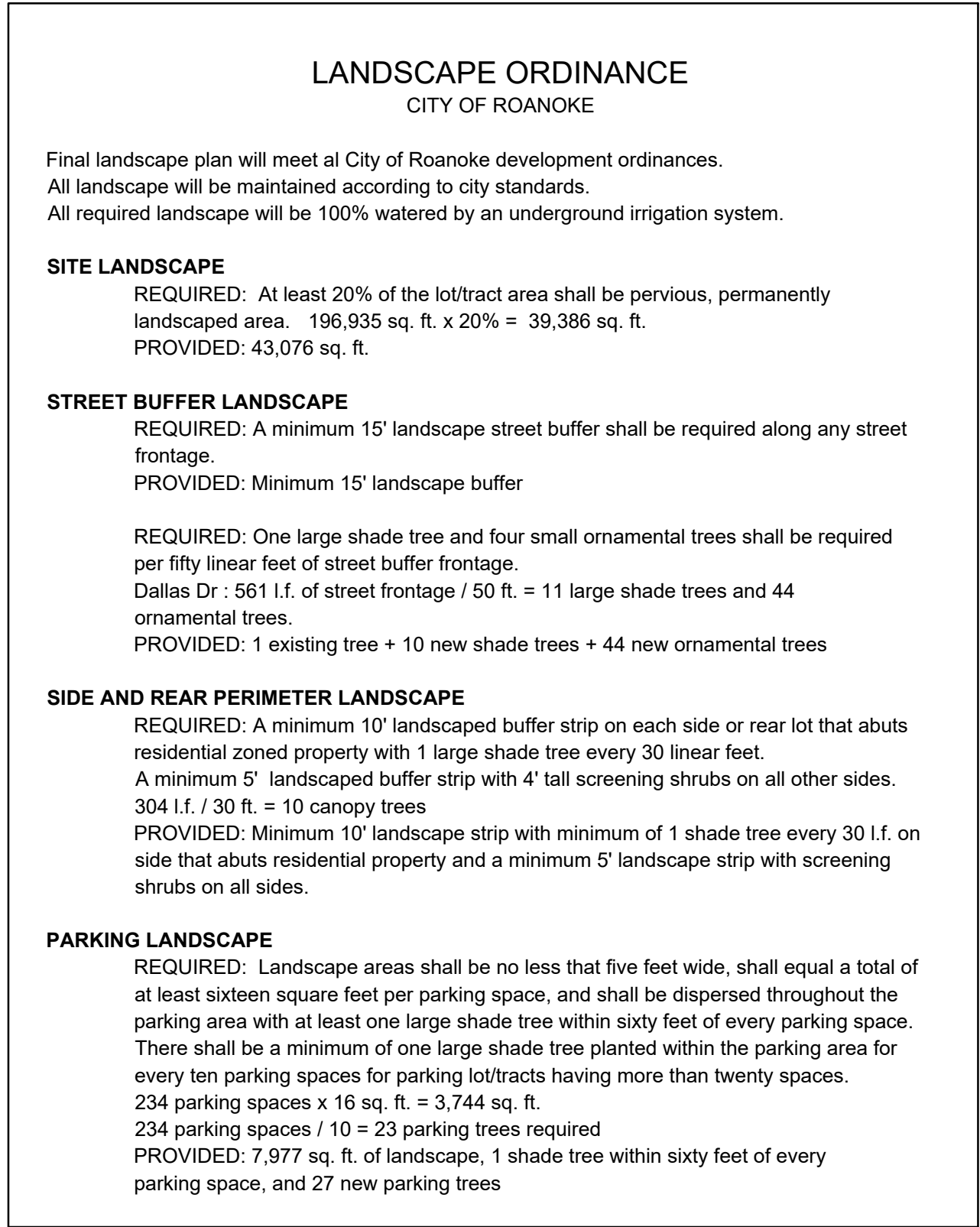
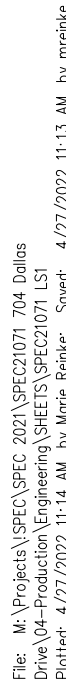
development, physically and economically.

Fees: Variance-\$200.00, Special Exception-\$200.00, Zoning Board Appeal-\$100.00. Fees are non-refundable. The Zoning Board of Adjustment meets on the 3<sup>rd</sup> Thursday of the month, at 7:00 p.m. in the City Hall Council Chamber located at 500 S. Oak Street. You will be notified by e-mail of the date the request will be presented before the ZBA. For a Variance or Special Exception, property owners located within 200 feet will be notified by mail. Electronic drawings and any additional information that needs to be reviewed prior to the meeting must be received with the application.

### FOR OFFICE USE ONLY

|                                       |                                |                              |                       |
|---------------------------------------|--------------------------------|------------------------------|-----------------------|
| Date Payment Received<br>Paid 5/26/22 | Date of Meeting<br>JUN 16 2022 | Date Notified<br>JUN 03 2022 | Item No.<br>V-2022-01 |
|---------------------------------------|--------------------------------|------------------------------|-----------------------|





**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR INTERIM REVIEW  
AND IS NOT INTENDED FOR CONSTRUCTION.  
BIDDING, OR PERMIT PURSUED LANDSCAPE # 2826  
JAMESON PINSON LANDSCAPE ARCHITECT  
JAMESON PINSON  
2826  
STATE OF TEXAS



MCADAMS GROUP

**704 DALLAS DRIVE**  
**4.521 Acres**  
in the  
RICHARD EADS SURVEY, ABSTRACT NO. 393  
CITY OF ROANKE  
DENTON COUNTY, TEXAS

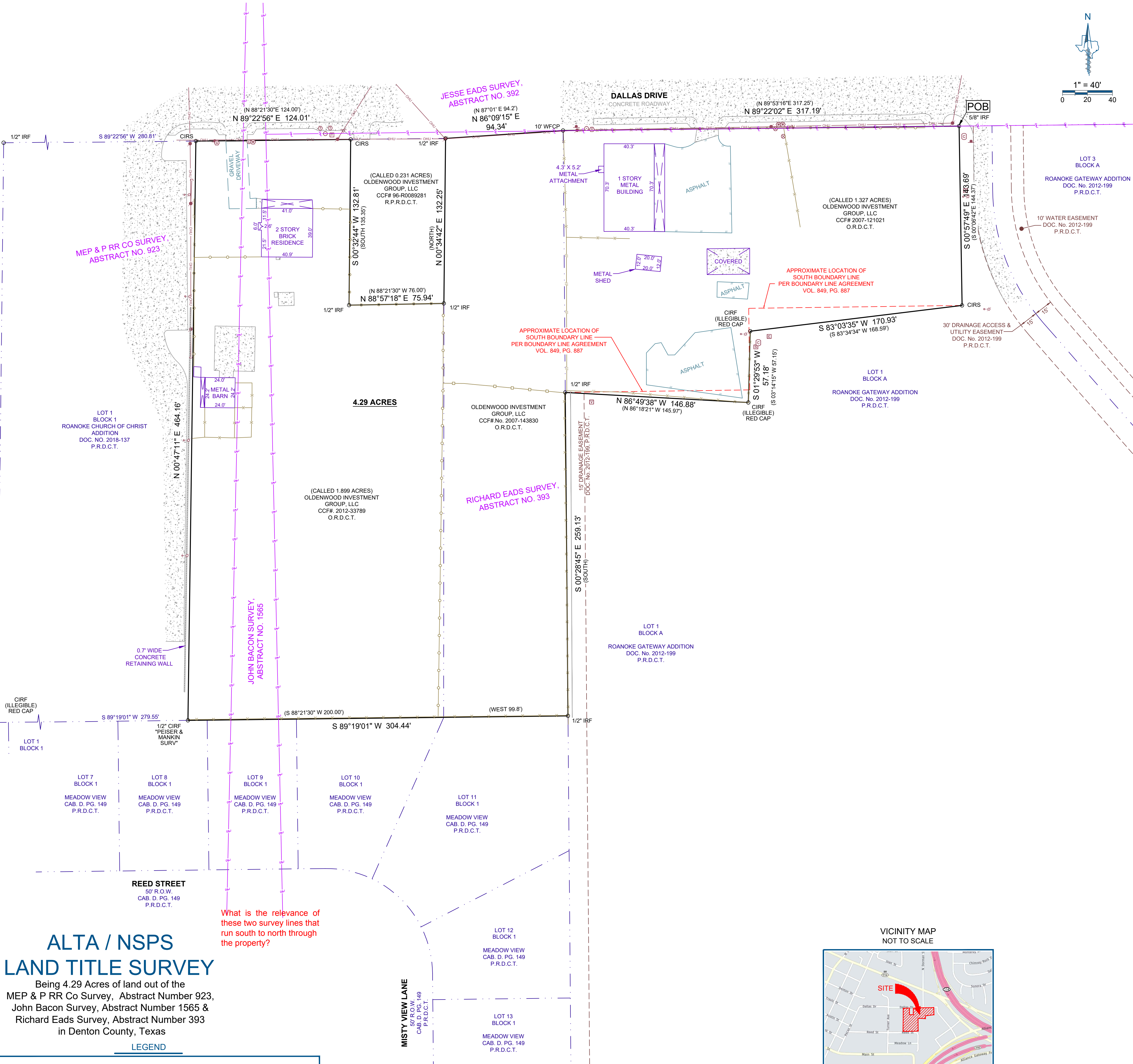
## LANDSCAPE PLAN

|                  |
|------------------|
| Drawn By: MR     |
| Date: 04/27/2022 |
| Scale: 1"=30'    |
| Revisions:       |

**SPEC21071**

**L5.01**

**704 DALLAS DRIVE**



#### LEGAL DESCRIPTION

BEING a 4.29 acre tract of land situated in the Richard Eads Survey, Abstract Number 393, the John Bacon Survey, Abstract Number 1565 and the MEP & P RR CO. Survey, Abstract Number 923, Denton County, Texas and being all of a tract of land described in deed to Oldenwood Investment Group, LLC., recorded in County Clerk's File Number 2007-121021 of the Official Records of Denton County, Texas, all of a tract of land described in deed to Oldenwood Investment Group, LLC., recorded in County Clerk's File Number 2007-143830 of the Official Records of Denton County, Texas and all of a tract of land described in deed to Oldenwood Investment Group, LLC., recorded in County Clerk's File Number 2012-33789 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found at the Northeast corner of said Oldenwood Investment Group tract (2007-121021), the common Northwest corner of Roanoke Gateway Addition, recorded in Document Number 2012-199 of the Plat Records of Denton County, Texas and in the South line of Dallas Drive;

THENCE with the East lines of said Oldenwood Investment Group tract (2007-121021) and the common West line of said Roanoke Gateway Addition the following courses and distances;

S 00°57'49" E, a distance of 143.69 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

S 83°03'35" W, a distance of 170.93 feet to an iron rod with red cap found (illegible);

S 01°29'53" W, a distance of 57.18 feet to an iron rod with red cap found (illegible) at the Southeast corner of said Oldenwood Investment Group tract (2007-121021);

THENCE N 86°49'38" W, with the South line of said Oldenwood Investment Group tract (2007-121021) and continuing with the West line said Roanoke Gateway Addition, a distance of 146.88 feet to a 1/2" iron rod found at the Southwest corner of said Oldenwood Investment Group tract (2007-121021) and in the East line of said Oldenwood Investment Group tract (2007-143830);

THENCE S 00°28'45" E, with the East line of said Oldenwood Investment Group tract (2007-143830) and continuing with the common West line of said Roanoke Gateway Addition, a distance of 259.13 feet to a 1/2" iron rod found at the Southeast corner of said Oldenwood Investment Group tract (2007-143830) and the common Northeast corner of Meadow View, recorded in Cabinet D, Page 149 of the Plat Records of Denton County, Texas;

THENCE S 89°19'01" W, with the South line of said Oldenwood Investment Group tract (2007-143830), the South line of said Oldenwood Investment Group tract (2012-33789) respectively and the common North line of said Meadow View, a distance of 304.44 feet to a 1/2" iron rod with cap stamped "PEISER & MANKIN SURV" found at the Southwest corner of said Oldenwood Investment Group tract (2012-33789) and the common Southeast corner of Lot 1, Block 1 Roanoke Church of Christ Addition, recorded in Document Number 2018-137 of the Plat Records of Denton County, Texas;

THENCE N 00°47'11" E, with the West line of said Oldenwood Investment Group tract (2012-33789) and the common East line of said Roanoke Church of Christ Addition, a distance of 464.16 feet to 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said Oldenwood Investment Group tract (2012-33789) and the common Northeast corner of said Roanoke Church of Christ Addition also being in the South line of said Dallas Drive from which a 1/2" iron rod found at the Northwest corner of said Roanoke Church of Christ Addition bears S 89°22'56" W, a distance of 280.81 feet;

THENCE N 89°22'56" E, with the North line of said Oldenwood Investment Group tract (2012-33789) and the common South line of said Dallas Drive, a distance of 124.01 feet to 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Oldenwood Investment Group tract (2012-33789) and the common Northwest corner of a tract of land described in deed to Oldenwood Investment Group, LLC., recorded in County Clerk's File Number 96-R0089281 of the Real Property Records of Denton County, Texas;

THENCE with the East line of said Oldenwood Investment Group tract (2012-33789) the following courses and distances;

S 00°32'44" W, with the common West line of said Oldenwood Investment Group tract (96-R0089281), a distance of 132.81 feet to 1/2" iron rod found at the Southwest corner of said Oldenwood Investment Group tract (96-R0089281) and in the East line of said Oldenwood Investment Group tract (2007-143830);

N 88°57'18" E, with the common South line of said Oldenwood Investment Group tract (96-R008928), a distance of 75.94 feet to a 1/2" iron rod found at the Southeast corner of said Oldenwood Investment Group tract (96-R0089281) and in the East line of said Oldenwood Investment Group tract (2007-143830);

THENCE N 00°34'42" E, with the West line of said Oldenwood Investment Group tract (2007-143830) and the common East line of said Oldenwood Investment Group tract (96-R008928), a distance of 132.25 feet to a 1/2" iron rod found at the Northwest corner of said Oldenwood Investment Group tract (2007-143830) and the common Northeast corner of said Oldenwood Investment Group tract (96-R008928) also being in the South line of said Dallas Drive;

THENCE N 86°09'15" E, with the North line of said Oldenwood Investment Group tract (2007-143830) and the common South line of said Dallas Drive, a distance of 94.34 feet to a 10" diameter wood fence post found at the Northeast corner of said Oldenwood Investment Group tract (2007-143830) and the common Northwest corner of said Oldenwood Investment Group tract (2007-121021);

THENCE N 89°22'02" E, with the North line of said Oldenwood Investment Group tract (2007-121021) and the common South line of Dallas Drive, a distance of 317.19 feet to the POINT OF BEGINNING and containing 4.29 acres of land more or less.

#### FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480785 as shown on Map Number 48121C0515G & 48121C0655G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

#### SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Title Republic with G.F. No. 1002-277094-RTT as listed below:

- (e.) Terms, provisions, and conditions of Boundary Line Agreement, filed 08/22/1977, recorded in Volume 849, Page 887, Real Property Records, Denton County, Texas. (Affects Tract 1) **Affects as Shown**
- (f.) Title to all coal, lignite, oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, all of such interest, to the extent not previously reserved or conveyed, being reserved or conveyed in instrument filed 10/12/2007, recorded in c# 2007-121021, Real Property Records Denton County, Texas. Company makes no representation as to the present ownership of any said interest. (Affects Tract 1) **Not a Survey Matter**
- (g.) Mineral lease together with all rights, privileges and immunities incident thereto, to W.L. George, from J.H. Strickland and wife, Ellen Strickland, described in instrument filed 02/10/1932, recorded in Volume 239, Page 63, Real Property Records, Denton County, Texas. Company makes no representation as to the present ownership of any such interests. (Affects Tracts 1 and 2) **Not a Survey Matter**

#### GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal description provided by Republic Title with G.F. No. 1002-277094-RTT, an effective date of August 1st, 2019 and issued on August 14th, 2019 at 8:00 a.m. This survey is only valid for G.F. No. 1002-277094-RTT. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- The underground utility locations shown hereon are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that the underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- No striped parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There are no visible encroachments or overlapping of improvements except as shown hereon.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- No field delineation of wetlands was observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. NAD 83 (2011) Datum.

#### SURVEYORS CERTIFICATION

This survey is certified to Republic Title, and Fidelity National Title Insurance Company, Sunset Hotels & Oldenwood Investment Group, LLC; and is only valid for G.F. No. 1002-277094-RTT, an effective date of August 1st, 2019 and issued on August 14th, 2019 at 8:00 a.m.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 11, 13, 14, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on August 21st, 2018.

This map or plat was prepared on \_\_\_\_\_

**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

Ted A. Gossett  
R.P.L.S. # 5991

|            |           |
|------------|-----------|
| JOB NUMBER | 19-08-32  |
| DATE       | 8-28-2019 |
| REVISION   | -         |
| DRAWN BY   | CF        |



Eagle Surveying, LLC  
210 South Elm Street  
Suite: 104  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

**PROPERTY ADDRESS**  
700 DALLAS DRIVE  
ROANOKE, TX. 76262