

APPLICATION

A. Requesting: (One Check per Application)

- General Zoning Change
- Special Use Permit (SUP) * Include fully dimensioned site plan
- SUP Renewal
- On-Site Zoning Inspection

B. Description & Location of Property:

1. Lot, Block and Addition (required): Lot 13A Blk 1550-A U-1
2. Property Address of Location (required): Corner DC Dr. and Anthony Dr. 4409 DC DRIVE TURTLE CREEK 75703

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>C-2</u> <input type="button" value="v"/>	CLASSIFICATION <u>M-1</u> <input type="button" value="v"/>
OVERLAY (IF APPLICABLE) <input type="button" value="v"/>	OVERLAY (IF APPLICABLE) <input type="button" value="v"/>
AREA (ACREAGE) <u>0.432</u>	AREA (ACREAGE) <u>0.432</u>
	DWELLING UNITS/ACRE (if applicable) <u>n/a</u>

C. Reason(s) for Request (please be specific):

Adjoining Lot 13B is currently under M1 Classification. We would like both of these adjoining lots to be under the same M1 classification as this will improve the marketability and value for these adjoining lots.

D. Statement Regarding Restrictive Covenants/Deed Restrictions

I have searched all applicable records and, to my best knowledge and belief, there are no restrictive covenants that apply to the property as described in Part I(B) which would be in conflict with this rezoning request.

- None
- Copy Attached

AUTHORIZATION OF AGENT

A. I (we), the undersigned, being owner(s) of the real property described above, do hereby authorize *(please print name)* _____ to act as our agent in the matter of this request. The term agent shall be construed to mean any lessee, developer, option holder, or authorized individual who is legally authorized to act in behalf of the owner(s) of said property. (Application must be signed by all owners of the subject property).

(Please print all but signature)

Owner(s) Name: DC Partners, LLC Owner(s) Name: _____

Address: P.O. Box 6304 Address: _____

City, State, Zip: Tyler, Tx. 75711-6304 City, State, Zip: _____

Phone: 903-521-4999 Phone: _____

Signature: Pamela A. Smith Signature: _____

Email: tsmith7306@gmail.com Email: _____

Authorized Agent's Name: _____ Signature: _____

Address: _____ City, State, Zip: _____

Phone: _____ Email: _____

SUPPORTING INFORMATION

A. PLEASE PROVIDE A MAP OF THE LOCATION TO BE REZONED

Anthony Dr

2000

13-A

4409

C-2

LOT 13

13-B

4415

M-1

DC DRIVE

4420

4420

VACATE PLAT 4-24-2020

NOT BEING A PORTION OF THIS ACITION BY METES AND BOUNDRIES A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND PENALTIES INCLUDING OF UTILITIES AND BUILDING PERMITS

OLIVER ANDERSON SURVEY, A-30
E.B. LOCKRIDGE SURVEY, A-599

ANTHONY STREET (60' R.O.W.)

D.C. DRIVE (70' R.O.W.)

C-1
RADIUS=275.75'
DELTA=209.03'
CHORD=316.02'
LENGTH=96.74'

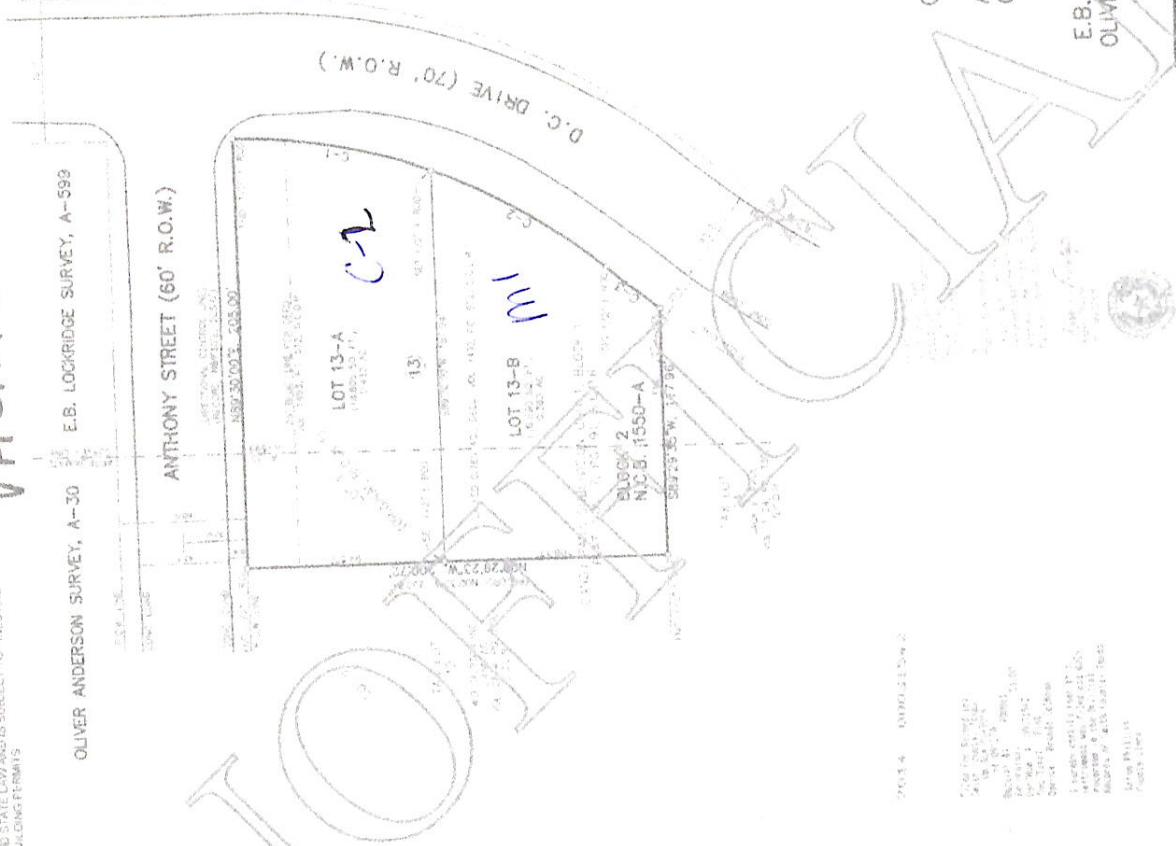
C-2
RADIUS=275.75'
DELTA=19.4597'
CHORD=330.207'
LENGTH=96.13'

C-3
RADIUS=552.39'
DELTA=0.22113'
CHORD=339.2907'
LENGTH=32.35'

LOT 13-A

LOT 13-B

BLOCK 2
N.C.B. 1550-A



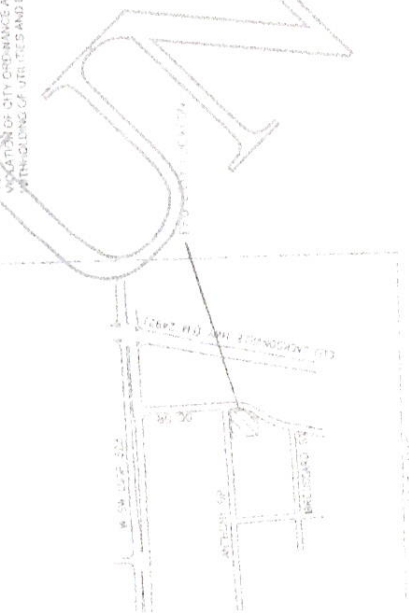
CANDY PARK SUBDIVISION
UNIT 1
AN AMENDING REPLAT OF
CANDY PARK SUBDIVISION
UNIT 1

TAX LOT 13, BLOCK 2
E.B. LOCKRIDGE SURVEY, A-599
OLIVER ANDERSON SURVEY, A-30
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER: MBOR PROPERTIES, LLC
ADDRESS: 7507 PEGAN HILL DRIVE, WEELE, TX 75783

BOB MATUSH SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
2924 ABERNATHY DRIVE, SUITE 107, TYLER, TEXAS 75703
TEL: (903) 281-1991 FAX: (903) 501-2015 WWW.CS-PLS.COM

PLAT PREPARED BY CABINET 2, SUB 308-C
DATE PREPARED 8-6-14



STATEMENT
MBOR PROPERTIES, LLC, ACTING THROUGH ITS DULY AUTHORIZED AGENT, THE OWNERS OF THE TRACT SHOWN HEREIN AND DO HEREBY ACCEPT THE SUBDIVISION INTO LOTS AND BLOCKS AND DO BELIEVE THAT THE EASEMENTS AS SHOWN, IF THE PROPERTY OWNERS ACCEPT RESPONSIBILITY TO EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS
MY HAND THIS 21 DAY OF July 2014

HEATHER NICK
SECRETARY/TREASURER
MBOR PROPERTIES, LLC

EDWARD DOWDLE
COUNTY CLERK
SMITH COUNTY, TEXAS



WITNESSES THIS 21 DAY OF July 2014

BOB MATUSH
REGISTERED PROFESSIONAL LAND SURVEYOR

BOB AND SARA BOBBERG ARE A JOINTLY PUBLIC PLANS FOR SMITH COUNTY, TEXAS
2211 DAY OF July 2014



STATEMENT

BOB MATUSH REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE
ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JULY 2014



BOB MATUSH
REGISTERED PROFESSIONAL LAND SURVEYOR

ED BY HEATHER NICK, PLANNING DIRECTOR

21st DAY OF July 2014

Heather Nick
PLANNING DIRECTOR

[Handwritten signature]

2014 0000 21 07 2014

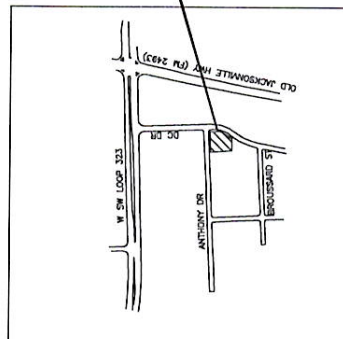
PLAT NO. 308-C

DATE PREPARED 8-6-14



(R.O.W. & BEARING BASED PER PLAT, VOL. 7, PG. 91, S.C.P.R.)

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.



OWNERS STATEMENT:
 THAT WE, MICHAEL J. BOSWORTH AND SUSAN A. BOSWORTH, ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND WE HEREBY CERTIFY THAT WE ARE SUBDIVIDING INTO LOTS AND BLOCKS AND DO DESIRE TO BE BOUND FOR EVER THE EASEMENTS AS SHOWN. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 2014.

BY: MICHAEL J. BOSWORTH, OWNER

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS THE ____ DAY OF _____, 2014.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 2014.

BY: SUSAN A. BOSWORTH, OWNER

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS THE ____ DAY OF _____, 2014.

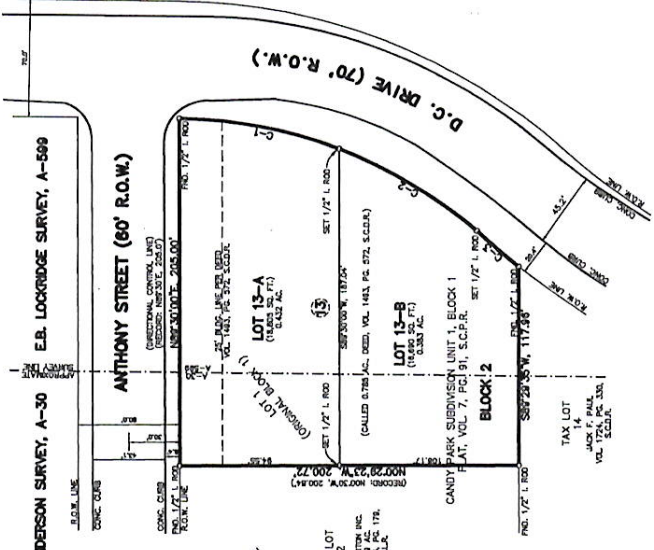
SURVEYOR'S STATEMENT:
 I, ROBERT MATJUSH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3883, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JUNE, 2014.



PRELIMINARY
 THIS DOCUMENT SHALL BE RECORDED FOR ANY PURPOSES

APPROVED BY: HEATHER NICK, PLANNING DIRECTOR
 ON THIS ____ DAY OF _____, 2014.

HEATHER NICK
 ATTEST:



C-1
 BEARING-S172.74°W
 DELTA-200.03'
 CHORD-S1016.02'W
 LENGTH-86.74'

C-2
 BEARING-S74.75°W
 DELTA-164.57'
 CHORD-S3012.01'W
 LENGTH-84.60'

C-3
 BEARING-S31.39°W
 DELTA-432.13'
 CHORD-S3729.07'W
 LENGTH-82.33'

CANDY PARK SUBDIVISION
UNIT 1
AN AMENDING REPLAT OF
CANDY PARK SUBDIVISION
UNIT 1
TAX LOT 13, BLOCK 2
E.B. LOCKRIDGE SURVEY, A-599
OLIVER ANDERSON SURVEY, A-30
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER: MICHAEL BOSWORTH & SUSAN A. BOSWORTH
 ADDRESS: PO BOX 6820, TYLER, TX 75711

BOB MATJUSH SURVEYING, INC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 2514 WASHINGTON DRIVE, SUITE 127
 TEL: (409) 342-7228 FAX: (409) 341-8033 www.bobsurvey.com
 JOB NO. 14-317 DATE: 30 JUNE 2014 SCALE: 1"=40'



PLAT RECORDED IN CABINET 'E', SLIDE _____
 DATE RECORDED: _____