

May 3, 2021

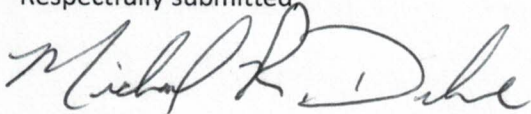
Michael R. Duke
905 N. Main Street
Mansfield, TX 76063

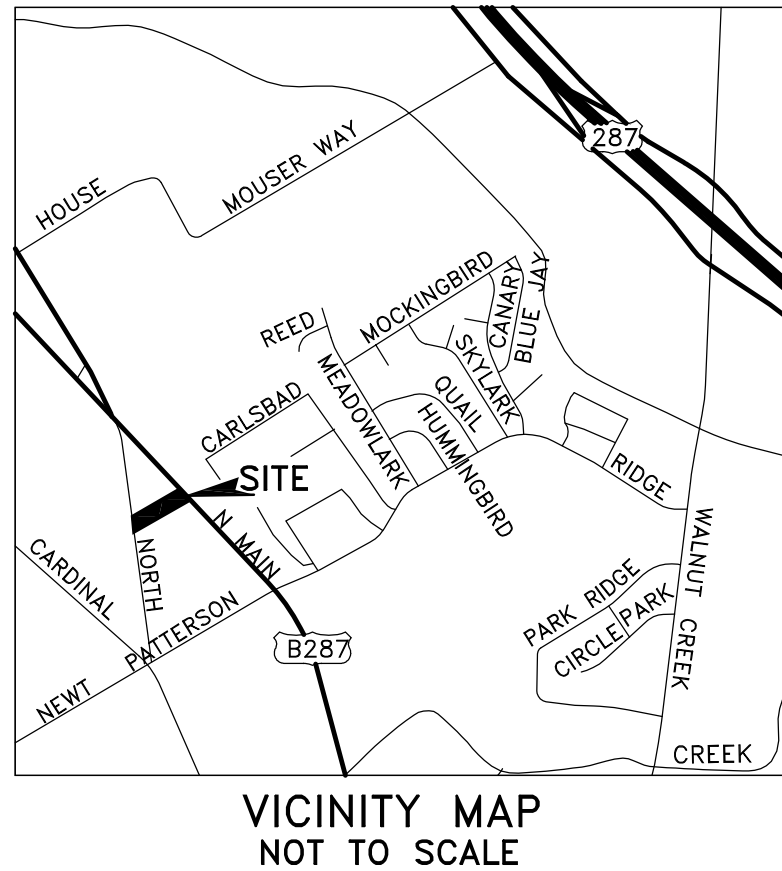
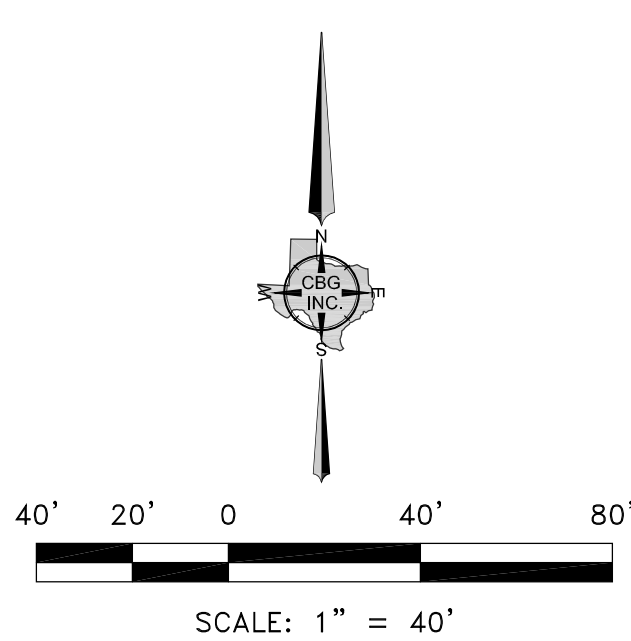
Zoning Board of Adjustments:

This Letter of Intent is in support of my request for a variance to the width requirement for an existing lot, located on Lot 1, Block A of the Circle KS addition to the City of Mansfield. This property was owned by my dad, David Duke, and his Aunt and Uncle before him for over 50 years. Now that dad is deceased I have inherited the land and plan to build my own home on the lot for my family. My intention is to build a new single-family residence. The lot width is 111.3 feet wide. As such based on the current code, lot width requirement is 120 feet. What I would ask the board to consider, is (1) we are only asking for a variance of 8.7 feet (2) my lot is land-locked by the properties on the north and west sides which is a land based hardship that we cannot avoid.

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink that reads "Michael R. Duke". The signature is written in a cursive style with a large, stylized "M" and "D".



GENERAL NOTES

- 1) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A TRACT OF LAND.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Michael Duke, is the owner of a tract of land situated in the F.B. Waddell Survey, Abstract No. 1658, City of Mansfield, Tarrant County, Texas, and also being that tract of land conveyed to David Duke, by General Warranty Deed, recorded in _____, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a TxDot brass disc found for corner, said corner being in the Southwest Right-of-Way line of North Main Street (a Variable width Right-of-Way), and being the Northeast corner of Lot 1, Block 1 of the Circle KS Addition, an addition to the City of Mansfield according to the plat recorded in Instrument Number D203404778, Official Public Records, Tarrant County, Texas;

THENCE South 59 degrees 26 minutes 58 seconds West, along the North line of said Lot 1, and along the North line of a tract of land conveyed to Knapp Sister Investments, LTD, by deed recorded in Instrument Number D205312095, Official Public Records, Tarrant County, Texas, a distance of 288.79 feet to a 1/2 inch iron pipe found for corner, said corner being the Northwest corner of said Knapp Sister Investments, LTD tract, same being the Northeast corner of a tract of land conveyed to Bernardo Cervantes, Emma R. Cervantes and Violenta Cervantes, by deed recorded in Instrument Number D218118047, Official Public Records, Tarrant County, Texas;

THENCE South 60 degrees 43 minutes 51 seconds West, along the North line of said Cervantes tract, a distance of 226.52 feet to a 1/2 inch iron rod found for corner, said corner being on the Northwest corner of said Cervantes tract, same being on the Northeast Right-of-Way line of North Street (a Variable width Right-of-Way);

THENCE North 06 degrees 18 minutes 44 seconds West, along the Northeast Right-of-Way line of said North Street, a distance of 114.13 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" set for corner, said corner being on the Northeast Right-of-Way line of said North Street, same being on the Southwest corner of a tract of land conveyed to Carol Ann McMillen by deed recorded in Volume 10266, Page 2230, Deed Record, Tarrant County, Texas;

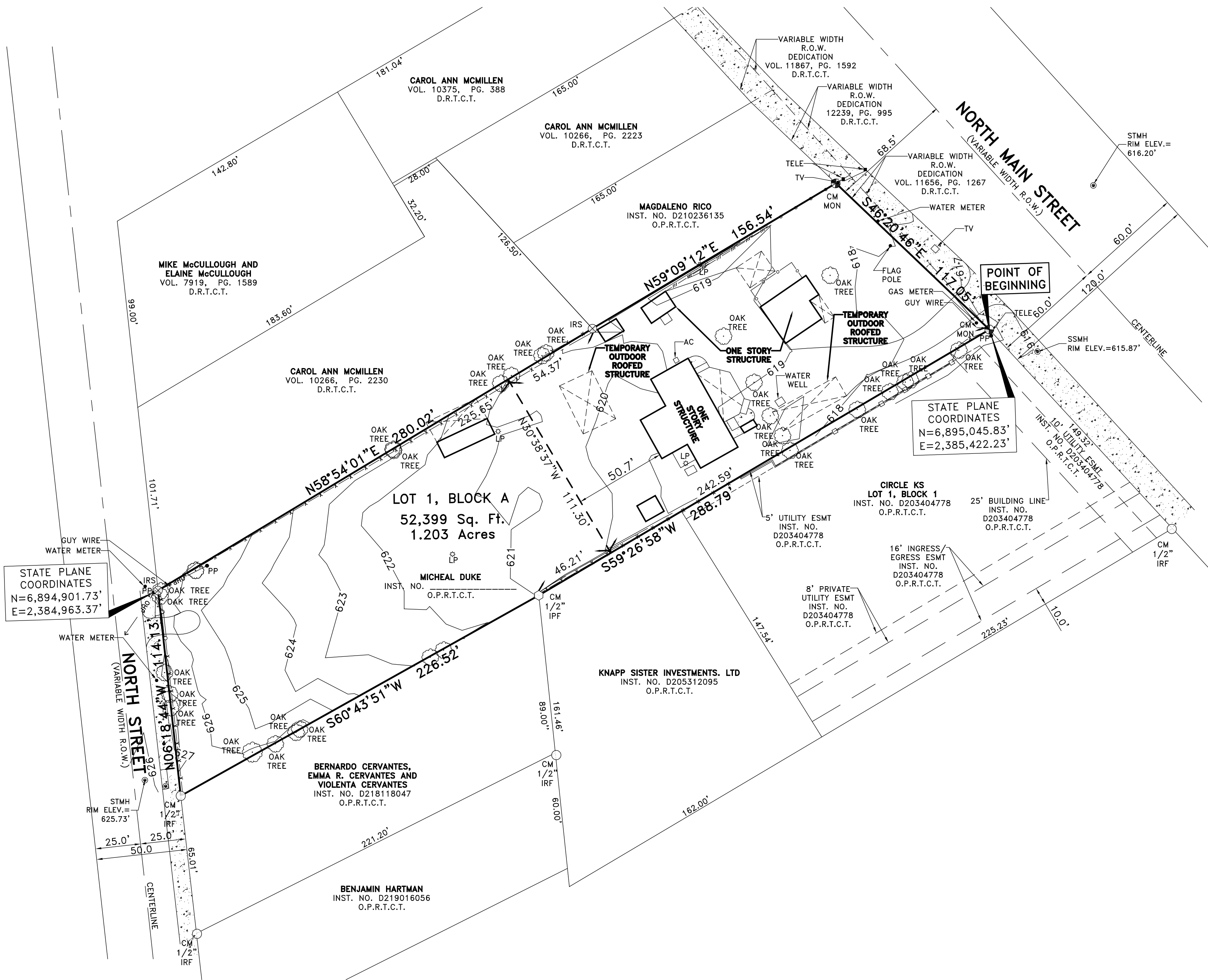
THENCE North 58 degrees 54 minutes 01 seconds East, along the South line of said McMillen tract, a distance of 280.02 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" set for corner, said corner being the Southeast corner of said McMillen tract, same being the Southwest corner of a tract of land conveyed to Magdaleno Rico by deed recorded in Instrument Number D210236135, Official Public Records, Tarrant County, Texas;

THENCE North 59 degrees 09 minutes 12 seconds East, along the South line of said Rico tract, a distance of 156.54 feet to a TxDot brass disc found for corner, said corner being the Southeast corner of said Rico tract, same being the Southwest Right-of-Way line of said North Main Street;

THENCE South 46 degrees 20 minutes 46 seconds East, along the Southwest Right-of-Way line of said North Main Street, a distance of 117.05 to the POINT OF BEGINNING and containing 52,399 square feet or 1.203 acres of land.

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET WITH A PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"
MON	TxDOT BRASS DISC FOUND
ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



APPROVED BY THE CITY OF MANSFIELD	
_____ 2021	
APPROVED BY:	P&Z COMMISSION CHAIRMAN
_____ 2021	
ATTEST:	PLANNING & ZONING SECRETARY

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Michael Duke, being the sole owner of the above described parcel, does hereby adopt the herein above described property as Lot 1, Block A, **DUKE MAIN ADDITION** an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Mansfield.

WITNESS, my hand at Mansfield, Texas, this the _____ day of _____, 2021.

BY: _____
Michael Duke, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Michael Duke known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

This is to certify that I, Bryan Connally, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this the _____ day of _____, 2021.

RELEASED FOR REVIEW 04/14/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

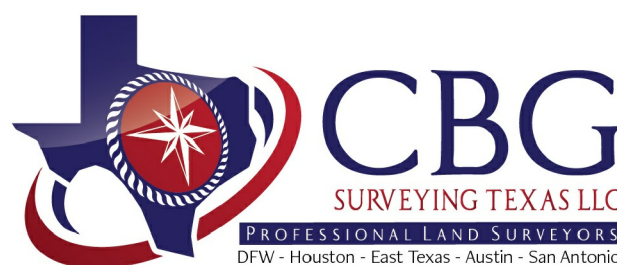
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
LOT 1, BLOCK A
DUKE MAIN ADDITION
1.165 ACRES OUT OF THE
F.B. WADDELL SURVEY, ABSTRACT NO. 1658
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
1 LOT
MARCH 2021



OWNER: MICHAEL DUKE
905 N. MAIN STREET
MANSFIELD, TEXAS, 76063
817-706-1299

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
www.cbginctx.com

SCALE: 1"=30' / DATE: 02/23/21 / JOB NO. 2024862 / DRAWN BY: YP

This plat filed in Instrument No. _____ Date _____, 2021.