



MEETING AGENDA

CITY PLAN COMMISSION
Wednesday, August 10, 2022
Work Session 8:30 a.m.
Public Hearing: 10:00 a.m.

Work Session

In-Person:
City Council Conference Room 2020
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Public Hearing

In-Person:
City Council Chamber
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Videoconference:

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e926c4702c959e608a85a0e10d8e135dd>

Meeting/Access Code: 2556 492 8817
Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2556 492 8817

Viewing Only:

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the City Plan Commission may be attending remotely in compliance with the Texas Open Meetings Act.

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City’s website: <https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00 PM on August 9, 2022. To sign up to speak in person at the meeting, contact Stuart Campbell at stuart.campbell@fortworthtexas.gov or 817-392-2412. To sign up to speak virtually, register through WebEx in accordance with the directions set out on the City’s website above. Please note that the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.**

COMMISSION MEMBERS

Vicky Schoch, CD 1	_____	Don Boren, Chair CD 8	_____
Kathy Hamilton CD 2	_____	Vacant, CD 9	_____
Jim Tidwell, CD 3	_____	Matthijs Melchiors, Alternate	_____
Matt Kotter, CD 4	_____	Josh Lindsay, Alternate	_____
Will Dryden, CD 5	_____	Andrew Scott, Alternate	_____
Arnard Anderson, CD 6	_____	Stephanie Spann, Alternate	_____
Edward Deegan, CD 7	_____	Jarrett Wilson, Alternate	_____

I. WORK SESSION: 8:30 A.M. City Council Conference Room 2020

- | | |
|--|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Review of Cases on Today’s Agenda | Staff |
| C. Training on Subdivision Ordinance Waivers | Staff |

II. PUBLIC HEARING: 10:00 A.M. City Council Chamber

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF JULY 27, 2022 MEETING MINUTES
- D. CONTINUED CASE (1)

1. PP-22-047 Bonds Ranch Addition, Lot 1, Block 1 (Waiver Request): 1 Multifamily Lot. Council District 7.

- a. Being 29.385 acres of land located in the Josiah Walker Survey, Abstract No. 1600, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Fiddleneck Street, west of Saltbrush Street and south of E. Bonds Ranch Road.
- c. Applicant: Kimley Horn and Associates, Inc.

- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit more than 100 multifamily units to be platted without two points of ingress and egress to a public street; 2) Approval of one Subdivision Ordinance waiver to not extend internal streets to the west and east tract boundaries and not connect with Little Falls Trail; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to permit more than 100 multifamily units to be platted without two points of ingress and egress to a public street; 2) Approval of one Subdivision Ordinance waiver to not extend internal streets to the west and east tract boundaries and not connect with Little Falls Trail; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

E. NEW CASES (6)

2. **FS-22-169** **Alford and Veal's Addition Lot 3R, Block 15 (Conditional Approval): Council District 8.**

- a. Being a replat of Lot 3, and a portion of Lots 2 and 4, Block 15, Alford and Veal's Addition, an addition to the City of Fort Worth Tarrant County, Texas as recorded in Volume F, Page 308, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Arizona Avenue, west of South Freeway, north of E. Terrell Avenue and south of E. Leuda Street.
- c. Applicant: ANA Consultants LLC
- d. Applicant Requests: Conditional approval of the final plat upon: (1) receiving a TxDOT permit for access onto the South Freeway frontage road; and 2) meeting the platting comments in the staff report.
- e. DRC Recommends: Conditional approval of the final plat upon: (1) receiving a TxDOT permit for access onto the South Freeway frontage road; and 2) meeting the platting comments in the staff report.

3. **FS-22-173** **McClendon Walker Road Addition Lots 1R1, 1R2 and 1R3, Block 1 (Waiver Request): 3 Single Family Residential Lots. ETJ-Parker County.**

- a. Being a replat of Lot 1, Block 1, McClendon Walker Road Addition, an addition to Parker County, Texas as recorded in Cabinet F, Slide 256, PRPCT, located in Parker County, Texas.
- b. General Location: North and east of McClendon Walker Road and west of Kelly Road.
- c. Applicant: Barron Stark Engineers
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit the replat of one residential lot into three residential lots on a single point of access that

exceeds 30 dwelling units; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

- e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to permit the replat of one residential lot into three residential lots on a single point of access that exceeds 30 dwelling units; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

4. **FS-22-176 Spinks Industrial Addition, Lots 1 & 2, Block 1 (Conditional Approval/Waiver Request): 2 Industrial Lots. Council District 6.**

- a. Being 48.918 acres situated in the Hiram Little Survey, Abstract Number 930, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South East Rendon Crowley Road, east of Wildcat Way North, and west of Hunters Knoll Drive.
- c. Applicant: Pacheco Koch
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow a 40-foot wide public access easement to serve one industrial zoned lot; 2) Conditional approval of the final plat upon receiving a TxDOT permit for access to East Rendon Crowley Road; and 3) Conditional of approval of the final plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to allow a 40-foot wide public access easement to serve one industrial zoned lot; 2) Conditional approval of the final plat upon receiving a TxDOT permit for access to East Rendon Crowley Road; and 3) Conditional of approval of the final plat upon meeting the platting comments in the staff report.

5. **PP-22-049 Lone Star Crossing SW Corner Beach 170 Addition (Waiver Request): 10 Commercial Lots. Council District 7.**

- a. Being an 82.197-acre tract of land located in the MEP & PRR Co. Survey, Abstract 1143, the G. W. Parker Survey, Abstract 1251, the J. G. McDonald Survey, Abstract 1106, and the T. G. Willis Survey, Abstract 1682, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of SH 170, west of North Beach Street and east of Old Denton Road.
- c. Applicant: Peloton Land Solutions, Inc.
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to not require the extension of streets to the subdivision boundary to connect with existing adjoining streets (Sangria Lane and Burl Way); and 2) conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to not require the extension of streets to the subdivision boundary to connect with existing

adjoining streets (Sangria Lane and Burl Way); and 2) conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

6. **MT-22-008** **Old Weatherford Road (MTP Waiver and Amendment Request): Council District 3 and ETJ-Parker County.**

- a. Being a Master Thoroughfare Plan waiver request to permit a portion of Old Weatherford Road to be constructed with an interim cross-section for a section starting at FM 3325 to just east of Purple Thistle Lane, located in the City of Fort Worth and Parker County, Texas.
- b. General Location: East of FM 3325 and just east of Purple Thistle Lane.
- c. Applicant: City of Fort Worth
- d. Applicant Requests:
 - 1) Approval of the Master Thoroughfare Plan (MTP) waiver request to allow an interim cross section (four-lanes, divided with 10-foot sidewalks) along Old Weatherford Road from FM 3325 to just east of Purple Thistle Lane; and
 - 2) Approval of a recommendation to City Council for a MTP amendment to change the cross section from a neighborhood collector with a left turn lane to a neighborhood connector with a median, NCO-L2-T0-TWLT-P0-BOP(110) to NCO-L2-T0-NTMS-P0-BOP(110).
- e. DRC Recommends:
 - 1) Approval of the Master Thoroughfare Plan (MTP) waiver request to allow an interim cross section (four-lanes, divided with 10-foot sidewalks) along Old Weatherford Road from FM 3325 to just east of Purple Thistle Lane; and
 - 2) Approval of a recommendation to City Council for a MTP amendment to change the cross section from a neighborhood collector with a left turn lane to a neighborhood connector with a median, NCO-L2-T0-TWLT-P0-BOP(110) to NCO-L2-T0-NTMS-P0-BOP(110).

7. **VA-22-016** **Vacation of a Portion of Old Chapin Road: Council District 3.**

- a. Being a vacation of a portion of prescriptive right-of-way for Old Chapin Road, as a part of the tract of land situated in the L. B. Creswell Survey, Abstract 367 and the HRS H. Covington Survey, Abstract 256, in the City of Fort Worth, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Camp Bowie Boulevard, east of Longvue Avenue and west of West Loop 820.
- c. Applicant: Andrews 440 Ranch, LP and West Worth Commerce Center I, LLC
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of a portion of the prescriptive right-of-way for Old Chapin Road.

- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of the prescriptive right-of-way for Old Chapin Road.

Adjournment: _____

ACCESSIBILITY STATEMENT

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.


DECLARACIÓN DE ACCESIBILIDAD

Cámara del Concilio de Fort Worth es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

EXECUTIVE SESSION

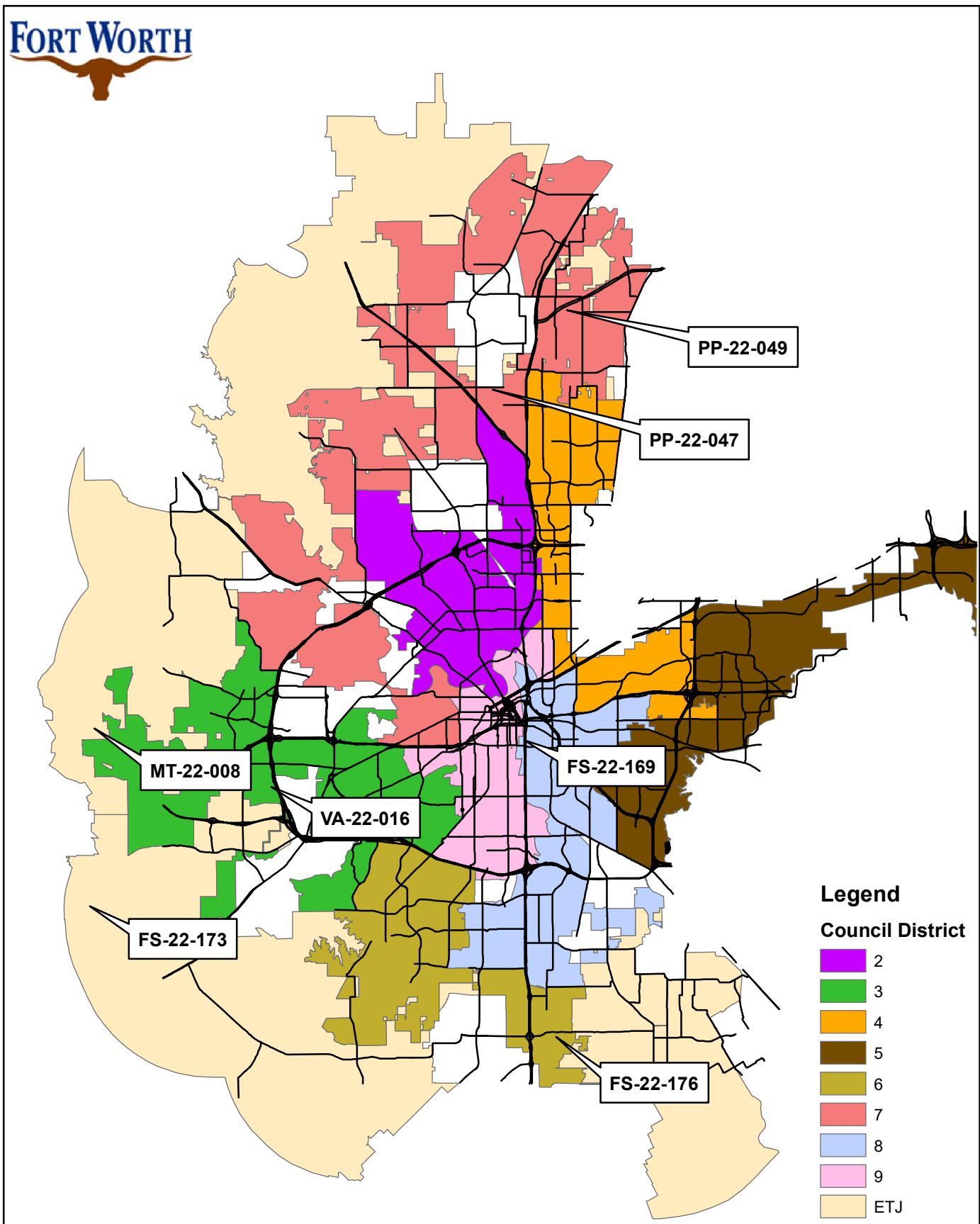
A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, August 05, 2022 at 10:20 a.m.**, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas

August City Plan Commission Case Map



Legend

Council District

- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- ETJ

1 in = 5 miles



PP-22-047 Bonds Ranch Addition, Lot 1, Block 1 (Waiver Request): 1 Multifamily Lot, Council District 7.

Being 29.385 acres of land situated in the Josiah Walker Survey, Abstract No. 1600, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Fiddleneck Street, west of Saltbrush Street and south of E. Bonds Ranch Road

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Fortune 88, LLC
- 2. Consultant / Agent Kimley Horn and Associates, Inc.

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning PD 1325 Planned Development for "D" High Intensity Mixed Use with development standards
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Light Industrial
- 4. Public Hearing Notification Mailing Date July 15, 2022
- 5. Development Services Department Case Coordinator..... Lynn Jordan
- 6. Organizations Courtesy Notified..... Northwest Fort Worth Alliance, Hawthorne Meadows HOA, PV HOA, Reata Ranch HOA, Harmon Ranch HOA, Tehama Ridge HOA, Streams and Valleys Inc., Trinity Habitat for Humanity
Northwest ISD

C. SERVICE DISTRICTS

- 1. School ISD..... Northwest ISD
- 2. Proposed Water Supply Means..... City of Fort Worth
- 3. Proposed Sanitary Waste Disposal Means..... City of Fort Worth

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is 29.385 acres in far north Fort Worth, The subject property will consist of 1 multifamily lot consisting of 196 detached units. Primary access will be provided by E. Bonds Ranch Road with emergency access only to Little Falls Trail. It was expressed by the adjacent neighborhood Hawthorne Meadows the desire to have Little Falls Trail be for emergency access only.

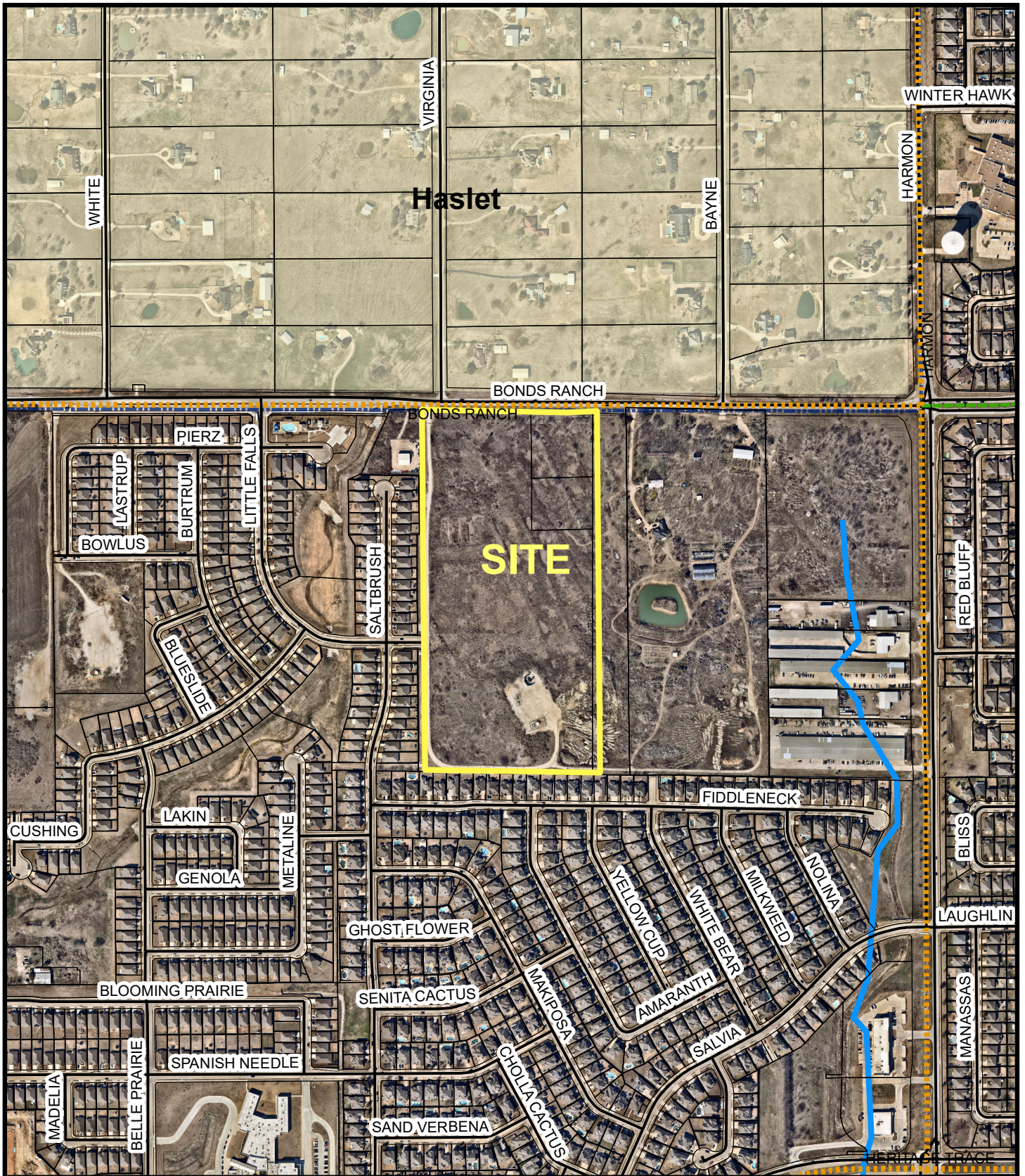
The Subdivision Ordinance in Section 31-101 (c) states, subdivisions consisting of more than 30 single family units or more than 100 multifamily units cannot be recorded without two points of ingress and egress to a public street, fully constructed and accepted by the city. The applicant is requesting a waiver to allow more than 30 units to be platted without two points of ingress and egress to a public street.

The Subdivision Ordinance in Section 31-102 (b)(2) states, fragmented street systems impede emergency access and increase the number and length of individual trips. New

subdivisions shall be designed to coordinate with existing, proposed and anticipated streets. Local and collector streets shall be extended to the tract boundary to provide future connection with adjoining un-platted lands. Little Falls Trail from the west is a residential street that has been stubbed out to this multifamily tract. The tract to the east is unplatted. The applicant has requested a waiver to not extend Little Falls Trail into their proposed multifamily development or to extend a stub to the eastern boundary. The applicant intends on using Little Falls as emergency access only. DRC supports the waivers requested.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to permit more than 100 multifamily units to be platted without two points of ingress and egress to a public street; 2) Approval of one Subdivision Ordinance waiver to not extend internal streets to the west and east tract boundary's and not connect with Little Falls Trail; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.



MAP LEGEND

Master Thoroughfare Plan

Land Use

- Activity Street
- Commercial Connector
- Commercial Mixed Use Street
- Neighborhood Connector
- System Link

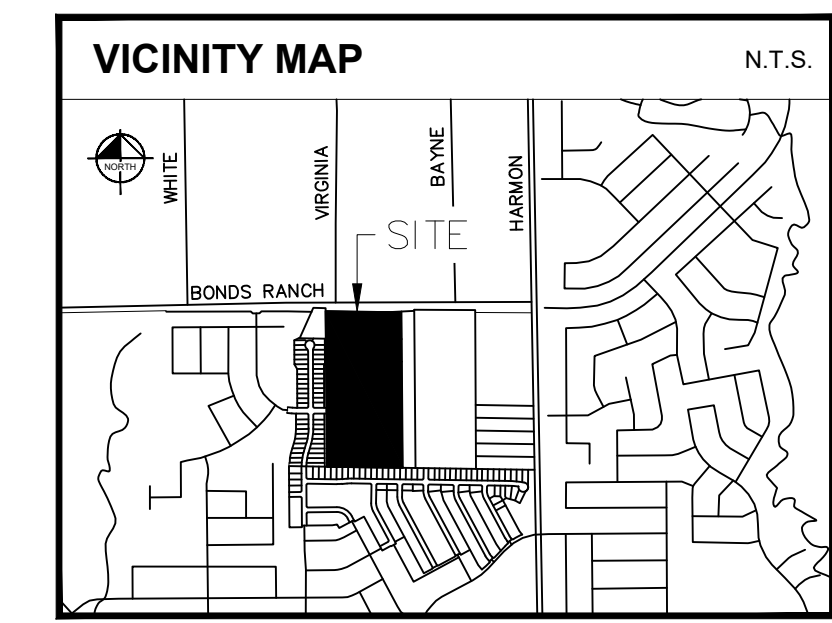
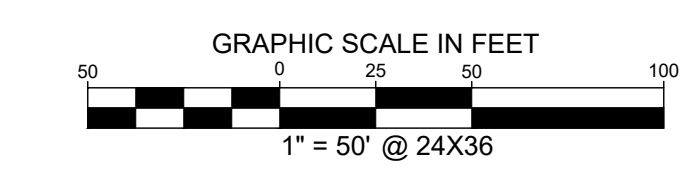
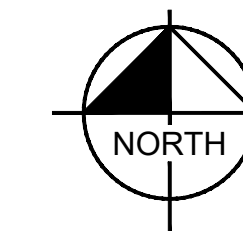
- PRELIM. PLATS
- Fort Worth City Limits
- ADJACENT CITIES

600 300 0 600 Feet



Scale: 1 inch = 600 feet





LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE

LAND USE	
	1 RESIDENTIAL LOT
	GROSS AREA = 29.3853 ACRES

- LEGEND
- P.O.B. = POINT OF BEGINNING
 - PG. = PAGE
 - VOL. = VOLUME
 - INST. NO. = INSTRUMENT NUMBER
 - C.M. = CONTROLLING MONUMENT
 - CMF = CONCRETE MONUMENT FOUND
 - XF = "X" IN CONCRETE FOUND
 - IRF = IRON ROD FOUND
 - IRFC = IRON ROD WITH CAP FOUND
 - IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET
 - MNS = MAG NAIL WITH "KHA" WASHER SET

NOTES:

The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 with an applied combined scale factor of 1.00012.

The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.

All corners are 5/8-inch iron rods with "KHA" cap found, unless otherwise noted.

Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0085L for Tarrant County, Texas and incorporated areas, dated March 21, 2019 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1	29.3716	1,279,425
ROW 1	0.0031	136
ROW 2	0.0106	463
GROSS	29.3853	1,280,024
NET	29.3659	1,279,179

OWNER:
FORTUNE 88, LLC
1100 WEST PIONEER PARKWAY
ARLINGTON, TEXAS 76013

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

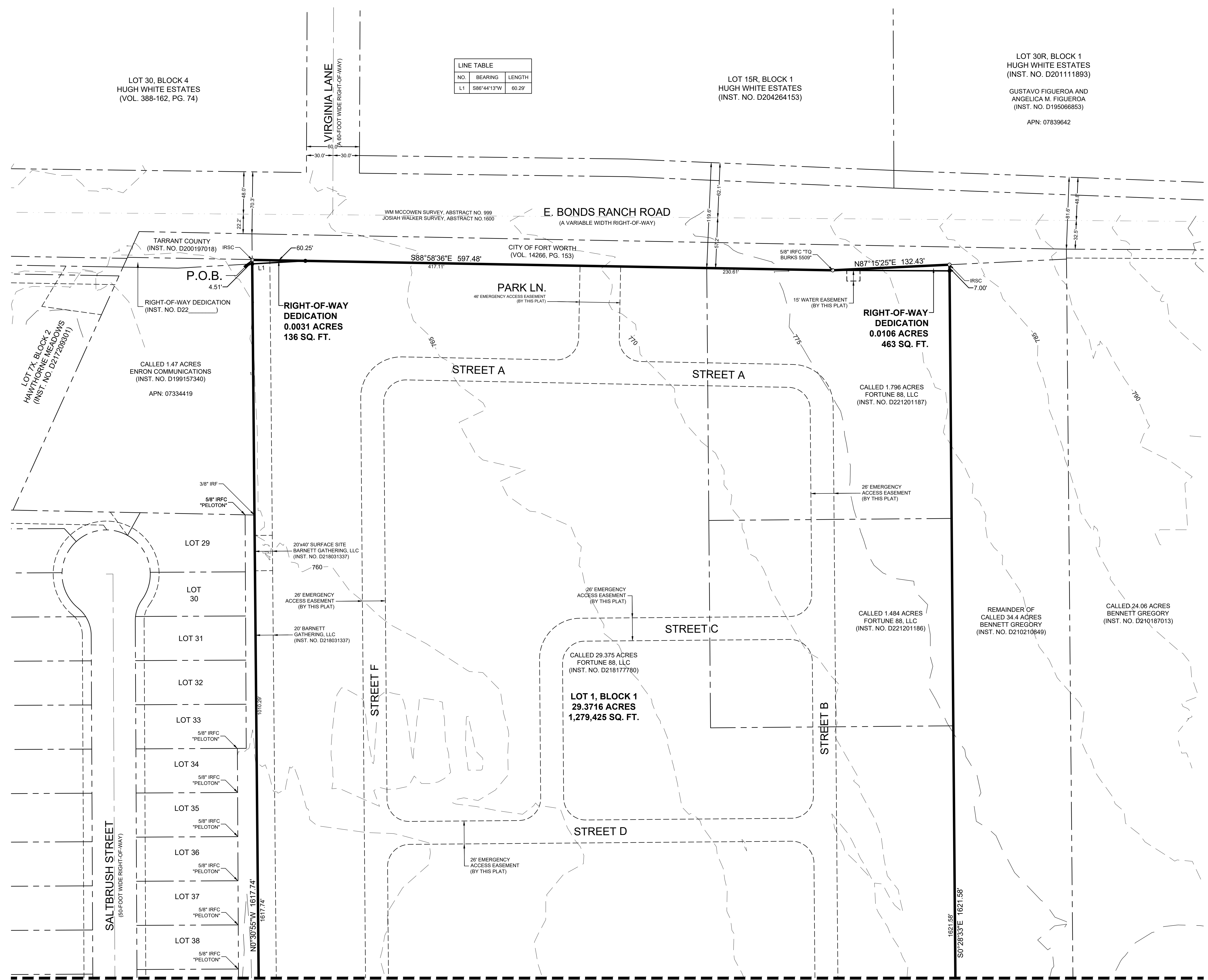
PRELIMINARY PLAT
LOT 1, BLOCK 1
BONDS RANCH ADDITION
JOSIAH WALKER SURVEY, ABSTRACT NO. 1600
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley»Horn

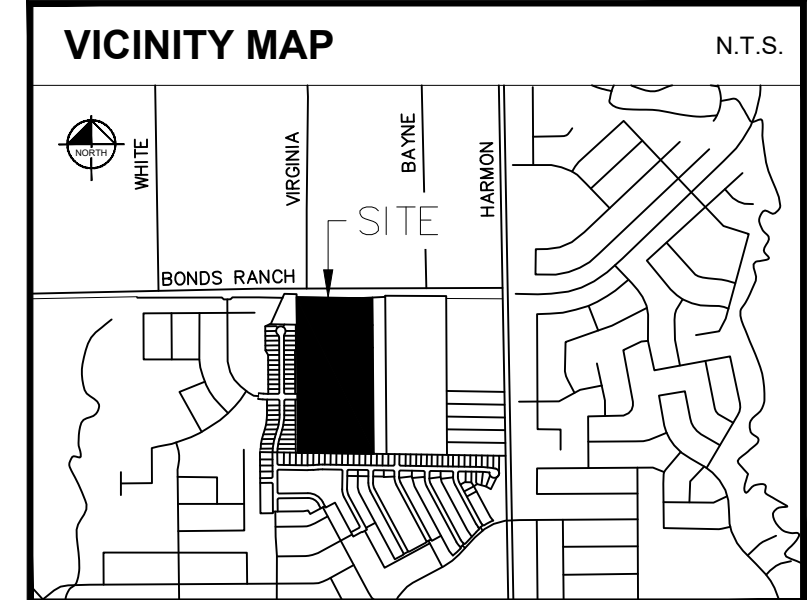
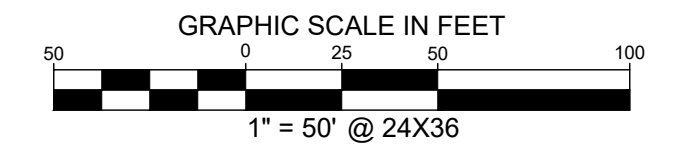
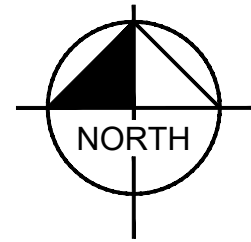
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JBH	MCB	12/13/2021	068918801	1 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	S86°44'13"W	60.29'



MATCH LINE (SEE SHEET 1)



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE

LAND USE	
1	RESIDENTIAL LOT
GROSS AREA = 29.3853 ACRES	

- LEGEND**
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FLOOD STATEMENT:

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ROW 1	0.0031	136
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OWNER:
FORTUNE 88, LLC
1100 WEST PIONEER PARKWAY
ARLINGTON, TEXAS 76013

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

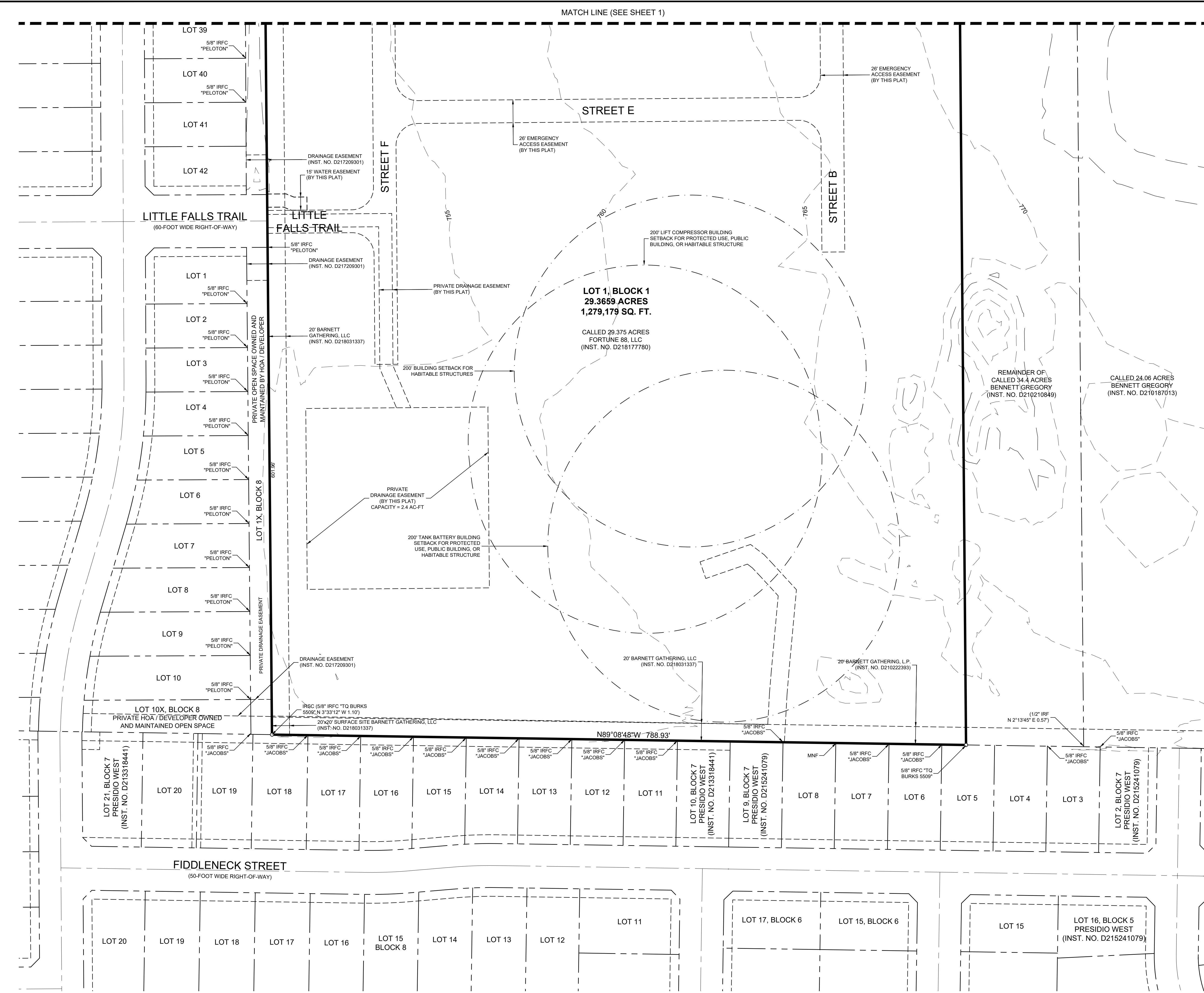
PRELIMINARY PLAT
LOT 1, BLOCK 1
BONDS RANCH ADDITION
JOSIAH WALKER SURVEY, ABSTRACT NO. 1600
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JBH	MCB	12/13/2021	068918801	2 OF 3

REF CASE NO. PP-22-047



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS FORTUNE 88, LLC is the owner of a 29.3853 acres (1,280,024 square foot) tract of land situated in the Josiah Walker Survey, Abstract No. 1600, City of Fort Worth, Tarrant County, Texas; said tract being all of those tracts of land described in General Warranty Deeds to Fortune 88, LLC recorded in Instrument Nos. D218177780, D221201186 & D221201187 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set for the northwest corner of said Fortune 88, LLC tract; said point being in the south right-of-way line of E Bonds Ranch Road (a variable width right-of-way);

THENCE South 88°58'36" East, along the said south line of E Bonds Ranch Road, a distance of 657.73 feet to a 5/8-inch iron rod with "BURKS 5509" cap found for corner;

THENCE North 87°15'25" East, continuing along the said south line of E Bonds Ranch Road, a distance of 132.43 feet to a 5/8-inch iron rod with "KHA" cap set for the northeast corner of said Fortune 88, LLC tract;

THENCE South 00°28'33" East, departing the said south line of E Bonds Ranch Road, a distance of 1,628.58 feet to a 5/8-inch iron rod with "BURKS 5509" cap found for corner in the north line of Block 7, Presidio West, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D215241079 and D21331644 of said Official Public Records;

THENCE North 89°08'48" West, along the said north line of Block 7, a distance of 788.93 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the southeast corner of Block 8, Hawthorne Meadows, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D217209301 of said Official Public Records; from said point a 5/8-inch iron rod with "BURKS 5509" cap found bears North 3°33' West, a distance of 1.1 feet;

THENCE North 00°30'55" West, a distance of 1,622.25 feet to the **POINT OF BEGINNING** and containing 1,280,024 square feet or 29.3853 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF _____

NOW AND THEREFORE, know all men by these presents that Fortune 88, LLC does hereby adopt this plat as **BONDS RANCH ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the _____ day of _____, 2022.

By: _____
Name, Title

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Fort Worth.

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

Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water & wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

BUILDING PERMITS

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/ buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owner association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

PARKWAY IMPROVEMENTS

Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

PUBLIC OPEN SPACE EASEMENTS

No structure, object or plant of any type may obstruct vision from a height of 24- inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

FLOOD MAINTENANCE

The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement without written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

NOTES:

The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 with an applied combined scale factor of 1.00012.

The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.

All corners are 5/8-inch iron rods with "KHA" cap found, unless otherwise noted.

Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0065L for Tarrant County, Texas and incorporated areas, dated March 21, 2019 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL Plat Approval Date: By: _____ Chairman By: _____ Secretary

OWNER:
FORTUNE 88, LLC
1100 WEST PIONEER PARKWAY
ARLINGTON, TEXAS 76013

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

PRELIMINARY PLAT
LOT 1, BLOCK 1
BONDS RANCH ADDITION
JOSIAH WALKER SURVEY, ABSTRACT NO. 1600
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Table with 5 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, JBH, MCB, 12/13/2021, 068918801, 3 OF 3



July 13th, 20222

Chairman Don Boren
Chair of the City Plan Commission
200 Texas Street
Fort Worth, TX 76102

RE: TDC Bonds Ranch –Waiver Request

Dear Chairman Boren,

We would like to formally request a waiver to Sections 31-101(c)(1) and 31-102(b)(2) of the Subdivision Ordinance to not, both relative to Littler Falls Tr and its extension through the subject property. We are requesting a waiver to 31-101(c)(1) to not provide 2 points of full access; resident entry/exit will be off of the proposed driveway to Bonds Ranch, and the access to Little Falls Tr will be for emergency access only. We are requesting a wavier to 31-102(b)(2) to not extend Little Falls Tr through the subject development or to the neighboring property to the east, as this will be a gated built-to-rent community, part of a PD zoning that was approved by Council (ZC-21-230; see attached site plan). During the zoning process, the developer engaged North Fort Worth Alliance and the Hawthorne Meadows neighborhood, who desired that the access to Little Falls Trail be only for emergency access only.

We appreciate the City's continued support of this project. If you need anything further to evaluate our request, please feel free to contact John Ainsworth (john.ainsworth@kimley-horn.com).

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "John Ainsworth".

John Ainsworth, P.E.
Project Manager

Cc: Lynton Smith - TDC
Sean Shanklin, EIT - Kimley-Horn



Conditions and Comments

Case: PP-22-047

Remarks Due:

Submitted: 6/27/2022

ZC Hearing:

Case Status: In Review

Title: CPC - Bonds Ranch Addition TDC

Case Description: 29 ac SWQ of Bonds Ranch and Harmon Rd

Address:

Acres:

Applicant:

Owner:

List of Conditions:

GENERAL

General

- This application corresponds to June 27th deadline day.

Please allow four days for a completeness check, a separate email will be sent out once a case manager is assigned and fees are assessed. If your application is an administrative one, it will not follow the DRC schedule, keep in mind the application goes through the normal 21 calendar day review. Once all comments have been entered a revision may be submitted, the first revision is free any revision after that is a charge of \$220 per revision.

***** ALL REVISIONS NEED TO GO THROUGH PLATTING *****

Please refrain from emailing other departments separately to clear holds, it needs to come through platting so we can open up the workflow and keep track of revisions. Please include your assigned case manager and myself Jose.Mendezvargas@fortworthtexas.gov to all revisions for proper routing.

Platting Department
817-392-8027
Platbox2@fortworthtexas.gov

- Oncor | PMDS
Jimmy B. Conner
jimmy.conner@oncor.com

No comments

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

CORRECTION REQUIRED: The gas well setback for the non-permitted well heads was removed on this revision. Please add it back:

Show 300' Building Setback radii from each gas well bore and label:

"300' Building Setback for Protected Use and Public Building Structures"

Streets existing and correct:

E Bonds Ranch Road

Virginia Lane

Saltbrush Street

Fiddleneck Street

Little Falls Trail will be a continuation into this plat.

CLEARED 07/14/2022 NAMED EMERGENCY ACCESS EASEMENTS WILL BE REQUIRED FOR ADDRESSING. **All street names in the City of Fort Worth must be approved by the Fire

Department. Email FWFDStreets@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line**

A site plan is required. Send to donna.york@fortworthtexas.gov and show building footprints, access points and fire lanes. Named EAE's may be required.

CLEARED 07/14/2022 Project requires 2 points of access if unit count over 100.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.7 Secondary Access-Multiple-family Residential

Non perm gw with Line-label correctly

CLEARED 07/14/2022 Correct label for Non-Permitted gas well pad site setbacks:

Show 200' Building Setback radii from each gas well bore and label:

"200' Building Setback for Habitable Structures"

IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1.3.3 Existing Natural Gas Wells

CLEARED 07/14/2022 Correct label for gas well Lift Compressor:

"200' Lift Compressor Building Setback for Protected Use, Public Building, or Habitable Structure"

IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1.3.4.2 Existing Lift Compressor

CLEARED 07/14/2022 Correct label for Tank Battery and Equipment setback:

"200' Tank Battery Building Setback for Protected Use, Public Building, or Habitable Structure"

IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1.3.3 Existing Natural Gas Wells

General information:

Any new or changed address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Addresses must be posted in a manner that complies with the current City of Fort Worth Fire Code. DO NOT SELF ADDRESS YOUR PLAT or property. All plats within the city limits of Fort Worth will be addressed by the FWFD Fire Addressing Division AFTER recording of the plat at the county courthouse. Plats will be addressed once we receive a copy of the plat after recording in the order in which we receive them. Most plats will be addressed and posted to the City of Fort Worth Plat Directory within 10 business days of being recorded.

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

PACS

- PARD/PDP: The Neighborhood and Community Park Dedication Policy will apply. Neighborhood Park Fees-in-Lieu will be required. Community Park Fees-in-Lieu will be required. All Open Space and easements on this plat MUST be indicated specifically as: "Private HOA/Developer Owned and Maintained Open Space". FMVA received _____ establishing the per-acre value at \$_____. All fees will be prorated based on the final plat/UR submissions. Fees must be made payable to the: City of Fort Worth Park and Recreation Department, prior to final plat release. Call or email Lori Gordon at 817-392-5743 or lori.gordon@fortworthtexas.gov for additional information.

Planning

- Lynn Jordan 817-392-2309
Lynn.Jordan@fortworthtexas.gov

(FYI) {Please be advised to wait for all departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Please email me and include Jose Mendez Vargas -Jose.MendezVargas@fortworthtexas.gov when a revision has been submitted}.

1. [Subdivision Ordinance, Section 31-106(c)(7): states stub-outs to adjoining unplatted tracts and street extension and continuation from adjoining developments, to connect with adjoining streets. A waiver will be required from the City Plan Commission to not connect to the existing Little Falls Trail and the unplatted property to the east.
2. [Subdivision Ordinance in Section 31-101 (c) states, subdivisions containing more than 30 one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. A waiver will be required from the City Plan Commission for the second point of access.
3. Emergency Access Easements or Public Access Easements used for addressing purposes must be shown on the plat face. Emergency access easements are a minimum of 26 feet wide for multifamily and 24 feet for other uses. Confirm name availability with the fire department.
4. (FYI) Reference plat case number on the plat PP-22-047.
5. (FYI) Update the land use table to reflect a multifamily with development yield.
6. (FYI) Remove the Owners dedication information as preliminary plats aren't recorded.
7. (FYI) Remove plat notes only required at final plat.
8. (FYI) Show tie-down measurement to nearest existing street intersection.
9. Has there been any contact with Urban Forestry?
10. Provide the metes and bounds description on the plat.

T/PW Engineering

- TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

Conditions Met. label existing right-of-way width and dedication width on final plat.

1. (Records Management and Real Property) Variable ROW - Show the full ROW widths for all existing streets. For streets having variable ROW, call out the ROW as "Variable" and give "Range" of the ROW. Give the width of Bonds Ranch Road. CLEARED 07/15/2022 AB.
2. Driveway spacing is subject to access management policy. Provide site plan and proposed use (200 feet apart). CLEARED 07/01/2022 AB.

Final Plat Notes:

- A. CFA (Ch. 31-131) - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements. For Improvements to East Bonds Ranch Road.
- B. Sidewalks and Street Lights: Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards. 10' shared path along Bonds Ranch Road.
- C. The tract is subject to a review of the Rough Proportionality and potential construction, or a Future Improvement Agreement for roadway improvements based on the site's impact on the roadway system prior to final platting of any phase. RP will be calculated and assessed for improvements to East Bonds Ranch Road.
- D. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. Show 2 points of access on site plan.

T/PW Stormwater

- Contact: sds@fortworthtexas.gov

1. - Label drainage easement as detention in Lot 1, Blk 1, and show storage in ac-ft. CFWSO Art VI. Sec 31-105 (b)
2. Show proposed drainage easements for proposed storm pipes in Lot 1, Blk 1 that connect to the detention easement and for the inlet that will connect to proposed 24 inch pipe depicted in the HMS Reach shown at the BR-2B/2C divide by Unit 2-A in the Proposed Drainage Area Map per REV 1 DS-22-0103. CFWSO Art VI. Sec 31-105 (b)

Transportation Impact

- Transportation Impact Fee (Mirian Spencer, 817-392-2677, Mirian.Spencer@fortworthtexas.gov)

FYI Comments:

- The project is located in Transportation Impact Fee Service Area C
- The project does not qualify for discounts.
- The approval date of the final plat will determine the applicable collection rate for building permits.
- The ROW dedication and/or construction of Bonds Ranch Road are eligible for credit against transportation impact fees upon recordation of the final plat/acceptance by the City.
- The Transportation Impact Fee Study Update is currently underway with anticipated adoption on October 25, 2022, with new collection rates being effective January 1, 2023. The current collection rate is not guaranteed after October 25, 2022.

Zoning

- PD 1325 approved by City Council on Feb. 8, 2022.

WATER

Review

• ***** Water Department Comments *****

Plat case review Performed On: 06/30/2022

You may address hold comments by emailing: DSWS@fortworthtexas.gov or call to 817 392 5803.

Note: All revisions requested per our initial review to the proposed plat document must be submitted to Platting department. Staff will upload revised plat and notify our department. If this is an electronic submittal, you must still contact the platting office when you have uploaded the document, otherwise we will not be notified. Please be advised to wait for ALL departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Thank you for your understanding.

Platting Department contact info: 817-392-8027 or email to zz_PLNDEV_Platting@fortworthtexas.gov

All comments based on Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water. To view Policy visit <http://fortworthtexas.gov/standards/#waterdesign>

All comments for preliminary plats are considered FYI and will be "holds" (if applicable) on final plat submittal.

1- Water Extension is required by (CFA) - Per City accepted construction plans

Water extension to every proposed lot is required: provide a community facilities agreement for the water improvement as necessary to serve the subject property. No water/sewer in side or back of lots per Subdivision Ordinance.

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May2019 (3.3.1)

2- Sewer Extension required by (CFA) - Per City accepted construction plans

Sewer extension to every proposed lot is required: provide a community facilities agreement for the sewer improvement as necessary to serve the subject property. No water/sewer in side or back of lots per Subdivision Ordinance.

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May2019 (3.3.1)

3- Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019. Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. Plat will be reconciled with reviewed and accepted plans to make sure all easement are correct before hold can be cleared.

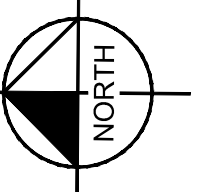
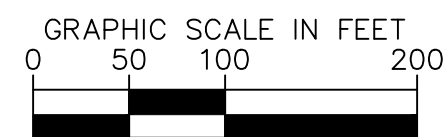
For all mains with depths greater than 10 feet, the following equation will apply

$(\text{Depth of Pipe}) \times 2 + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width}$ Width is rounded up to nearest 5 feet.

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May2019 (3.8.8)

List of Comments:

REMAINDER OF CALLED 34.4 ACRES BENNETT GREGORY (INST. NO. D210210849) APN: 06258352
 ZONING: I
 LAND USE: VACANT



SITE SUMMARY
 Total Area: 29.3775 ac.
 R.O.W. Dedication: 0.0079 ac.
 Gas Well Pad: 1.0881 ac.
 Net Site Area: 28.2815 ac

Total Units: 196 units
 Density: ±6.7 du/ac

Building Types:
 142 units - Duets (72%)
 54 units - Singles (28%)
 196 units - Total

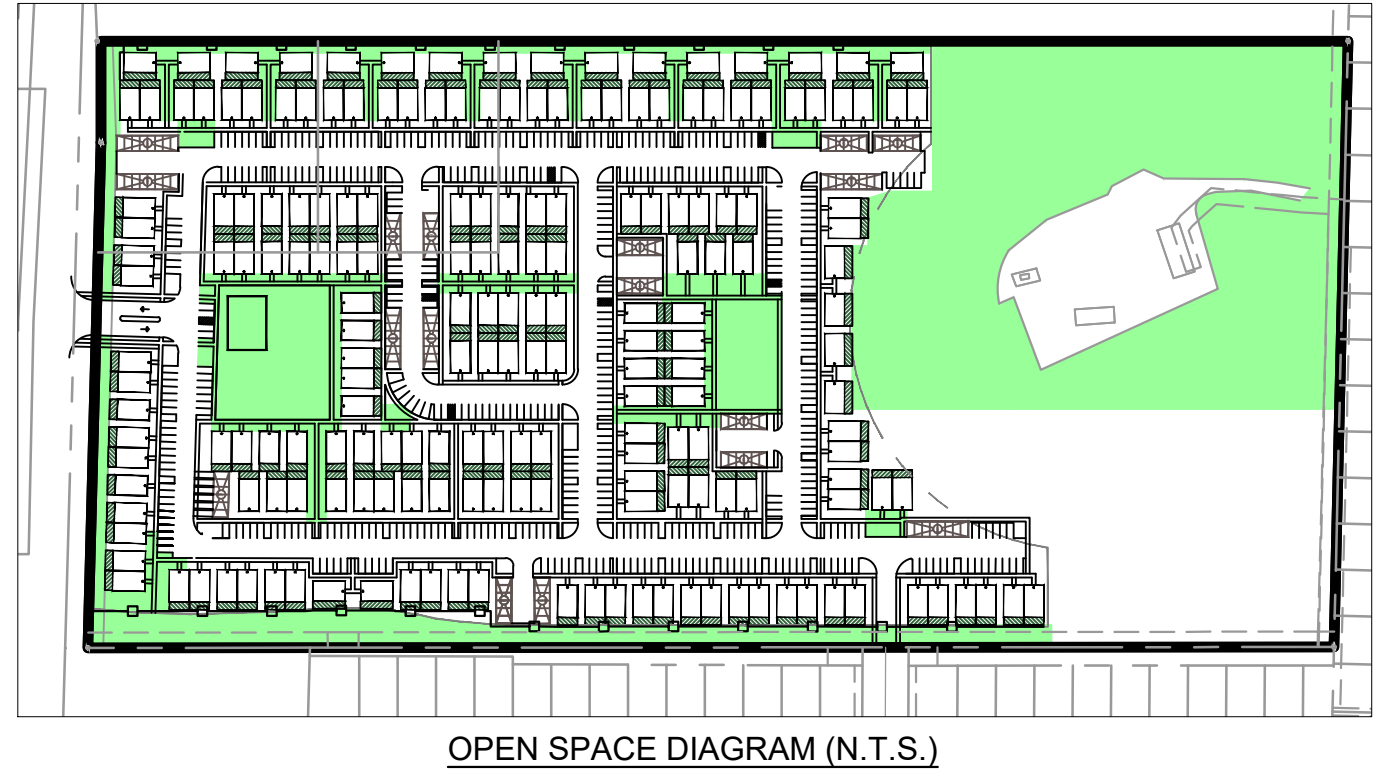
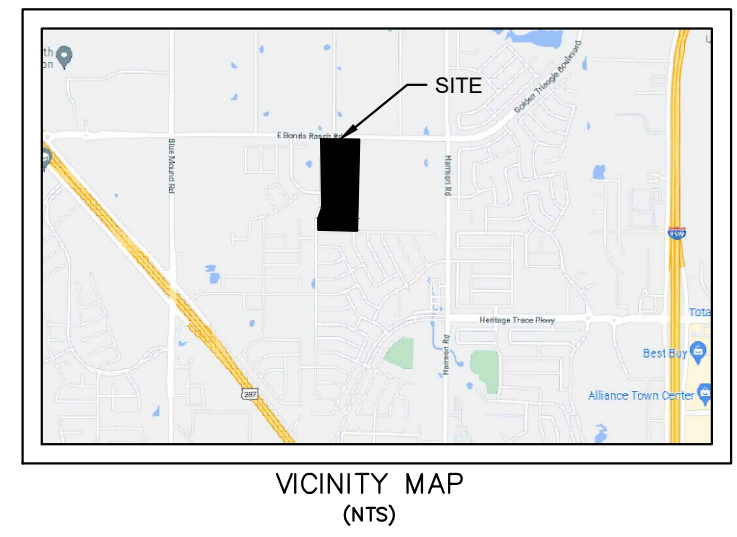
Plan Type	Stories	GSF	NSF	# Units
P1 - 2bd, 2ba	1-story	±1,050sf	±980sf	51 units - 26%
P2 - 3bd, 2ba	2-story	±1,410sf	±1,310sf	145 units - 74%
Total		±258,000 sf	±239,930sf	196 units

Parking Required:
 2bd: 51 units x 2 sp/unit = 102 Spaces
 3bd: 145 units x 3 sp/unit = 436 Spaces
 Amenity Building: 2000 sf x 1/250 sf = 8 Spaces
Total: 545 Spaces

Parking Provided:
 114 Spaces - Garages
 436 Spaces - Open Parking
550 Spaces

Open Space Provided:
 Private Patios (10x26 min.) 54,200 sf
 Common Area (25x25 min.) 538,200 sf
Total Open Space: 592,395 sf = 13.60 Acres (46.00%)

- NOTES:**
- THIS PROJECT WILL COMPLY WITH SECTION 4.712(C) (6) FOR "D" HIGH-DENSITY MULTIFAMILY, INCLUDING ENHANCED LANDSCAPING.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY. DUE TO THE FORM OF DETACHED MULTIFAMILY, THE TREES WILL BE SPREAD THROUGHOUT THE DEVELOPMENT IN FASHION SIMILAR TO SINGLE FAMILY, WITH TREES IN FRONT YARDS.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING. THIS PROJECT WILL COMPLY WITH FACADE VARIATIONS OF THE MFD.
 - ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
 - ALL SIGNS SHALL CONFORM TO ARTICLE 4, SIGNS.
 - TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON 3 SIDES AND CONTAIN A GATE.
 - EXTERIOR BUILDING MATERIALS: CEMENTITIOUS AS A PRIMARY FACADE MATERIAL WITH MASONRY (SUCH AS BRICK, STONE, OR SYNTHETIC STONE) ACCENTS AT SELECT LOCATIONS.
 - DEVELOPMENT WILL ADHERE TO REQUIREMENTS FOR "D" HIGH DENSITY MULTIFAMILY WITH THE FOLLOWING EXCEPTIONS:
 - FENCING SHALL BE ALLOWED ALONG THE PUBLIC RIGHT-OF-WAY WITHIN REQUIRED FRONT YARD SETBACKS.
 - UNITS SHALL BE ALLOWED TO FRONT, SIDE, OR BACK A PUBLIC RIGHT-OF-WAY.
 - THE MINIMUM FRONT YARD SETBACK REQUIREMENT WILL BE 10-FEET.
 - THE MINIMUM OPEN SPACE REQUIREMENT WILL BE 30%. ENCLOSED REAR YARDS FOR EACH UNIT WILL BE INCLUDED IN THE CALCULATION OF OPEN SPACE.
 - A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT (WAIVER REQUESTED)



DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

DINERSTEIN BONDS RANCH SITE PLAN



801 Cherry Street, Unit 11, Suite 1300
 Fort Worth, TX 76102
 817-335-6511
 State of Texas Registration No. F-928

ARCHITECT
 KTYG
 ARCHITECTURE + PLANNING
 17911 VON KARMAN AVE.
 SUITE 200
 IRVINE, CA 92614
 949.851.2133

OWNER:
 FORTUNE 88, LLC
 1100 W. PIONEER PKWY
 ARLINGTON, TX 76103

DEVELOPER:
 LYNTON SMITH,
 SENIOR ASSOCIATE, PRE DEVELOPMENT
 3411 RICHMOND AVENUE
 HOUSTON, TX 77046

ENGINEER:
 JOHN AINSWORTH, PE
 KIMLEY-HORN AND ASSOCIATES
 801 CHERRY ST. UNIT 11, SUITE 1300
 FORT WORTH, TX 76102
 817-339-2253

**ZONING SITE PLAN
 ZC-21-XXX**

FORT WORTH, TX
 DECEMBER 6, 2021



Scott Stier <scotthstier@gmail.com>

Re: Chairman Don Boren: I support the PP-22-047 waiver request to keep Little Falls Trail "emergency access-only."

Tony Ehmann <tle753@hotmail.com>

Fri, Jul 22, 2022 at 2:03 AM

To: Scott Stier <scotthstier@gmail.com>, Kevin Parker <parkerkp1@yahoo.com>, tina chen <tinachen3020@gmail.com>, Kyna Till <kynashae@gmail.com>, Edgar Velarde <Edgaru2627@gmail.com>, "anitamanoj456@gmail.com" <anitamanoj456@gmail.com>, "d.stasher@yahoo.com" <d.stasher@yahoo.com>, Julian Magana <jmagana20@yahoo.com>, "prt1993@yahoo.com" <prt1993@yahoo.com>, Drew Mittal <drewhmittal@gmail.com>, Sudhakar Gautam <Sudhakargautam917@gmail.com>, "devana.arshi@gmail.com" <devana.arshi@gmail.com>, Dave Allan <dallan@ems-isd.net>, Karen Bourne <kbourne49@yahoo.com>, Jake Burnett <jakeburnett79@gmail.com>, Nadine Burnett <nadineburnett@yahoo.com>, Amy Duncan <aelizabethduncan@gmail.com>, Basant Sharma <basant23.sharma@gmail.com>, Football Forever <floyd187@gmail.com>, Giselle Escorza <Giselle.escorza@gmail.com>, "Jose.escorza.1@gmail.com" <Jose.escorza.1@gmail.com>, Rachel Rigdon <rachel.rigdon89@gmail.com>, "daharman2008@gmail.com" <daharman2008@gmail.com>, Nathan Harman <Ns_harman@yahoo.com>, "Tdang09@icloud.com" <Tdang09@icloud.com>, Aaron Dominick <Aaron.Dominick@yahoo.com>, Amber Bosshardt <abosshardt@ems-isd.net>, David Hanna <cloud0126@att.net>

Please keep it emergency-access-only, thank you.

10117 Saltbrush Street
Fort Worth, TX 76177

Tony Ehmann

From: Scott Stier <scotthstier@gmail.com>**Sent:** Thursday, July 21, 2022 11:05 AM

To: Kevin Parker <parkerkp1@yahoo.com>; tina chen <tinachen3020@gmail.com>; Kyna Till <kynashae@gmail.com>; Edgar Velarde <Edgaru2627@gmail.com>; anitamanoj456@gmail.com <anitamanoj456@gmail.com>; d.stasher@yahoo.com <d.stasher@yahoo.com>; Julian Magana <jmagana20@yahoo.com>; prt1993@yahoo.com <prt1993@yahoo.com>; Drew Mittal <drewhmittal@gmail.com>; Sudhakar Gautam <Sudhakargautam917@gmail.com>; devana.arshi@gmail.com <devana.arshi@gmail.com>; Tony Ehmann <tle753@hotmail.com>; Dave Allan <dallan@ems-isd.net>; Karen Bourne <kbourne49@yahoo.com>; Jake Burnett <jakeburnett79@gmail.com>; Nadine Burnett <nadineburnett@yahoo.com>; scotthstier <scotthstier@gmail.com>; Amy Duncan <aelizabethduncan@gmail.com>; Basant Sharma <basant23.sharma@gmail.com>; Football Forever <floyd187@gmail.com>; Giselle Escorza <Giselle.escorza@gmail.com>; Jose.escorza.1@gmail.com <Jose.escorza.1@gmail.com>; Rachel Rigdon <rachel.rigdon89@gmail.com>; daharman2008@gmail.com <daharman2008@gmail.com>; Nathan Harman <Ns_harman@yahoo.com>; Tdang09@icloud.com <Tdang09@icloud.com>; Aaron Dominick <Aaron.Dominick@yahoo.com>; Amber Bosshardt <abosshardt@ems-isd.net>; David Hanna <cloud0126@att.net>

Subject: Chairman Don Boren: I support the PP-22-047 waiver request to keep Little Falls Trail "emergency access-only."

Dear Fellow Saltbrush Neighbors:



Scott Stier <scotthstier@gmail.com>

Re: Chairman Don Boren: I support the PP-22-047 waiver request to keep Little Falls Trail "emergency access-only."

Nadine Burnett <nadineburnett@yahoo.com>

Thu, Jul 21, 2022 at 3:31 PM

To: Basant Sharma <basant23.sharma@gmail.com>

Cc: Scott Stier <scotthstier@gmail.com>, Kevin Parker <parkerkp1@yahoo.com>, tina chen <tinachen3020@gmail.com>, Kyna Till <kynashae@gmail.com>, Edgar Velarde <edgaru2627@gmail.com>, anitamanoj456@gmail.com, d.stasher@yahoo.com, Julian Magana <jmagana20@yahoo.com>, prt1993@yahoo.com, Drew Mittal <drewhmittal@gmail.com>, Sudhakar Gautam <sudhakargautam917@gmail.com>, devana.arshi@gmail.com, Tony Ehmann <tle753@hotmail.com>, Dave Allan <dallan@ems-isd.net>, Karen Bourne <kbourne49@yahoo.com>, Jake Burnett <jakeburnett79@gmail.com>, Amy Duncan <aelizabethduncan@gmail.com>, Football Forever <floyd187@gmail.com>, Giselle Escorza <giselle.escorza@gmail.com>, Jose.escorza.1@gmail.com, Rachel Rigdon <rachel.rigdon89@gmail.com>, daharman2008@gmail.com, Nathan Harman <ns_harman@yahoo.com>, Tdang09@icloud.com, Aaron Dominick <aaron.dominick@yahoo.com>, Amber Bosshardt <abosshardt@ems-isd.net>, David Hanna <cloud0126@att.net>

[10205 Saltbrush St FTW 76177](#)

On Jul 21, 2022, at 11:08 AM, Basant Sharma <basant23.sharma@gmail.com> wrote:

[10209 Saltbrush St, Fort Worth, TX 76177](#)

Regards,
Basant Sharma

On Thu, Jul 21, 2022, 11:05 AM Scott Stier <scotthstier@gmail.com> wrote:

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Please "Reply All" by tomorrow (July 22) at 5pm - to help keep the new development's connection to Little Falls Trail as "emergency-access-only" (see details below). This will reduce neighborhood traffic, increase safety, and protect our home re-sale values! All you have to do is "Reply All" with your home address. The deadline to reply is tomorrow (July 22) at 5pm!

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Keeping the momentum strong!
Scott & Amy Stier



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Keep Little Falls Emergency Access Only PLZ

[10012 Saltbrush st 76177](#)

Xiao chen

发自我的iPhone

在 2022年7月21日, 11:05, Scott Stier <scotthstier@gmail.com> 写道:

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Scott & Amy Stier

[10208 Saltbrush Street](#)



Scott Stier <scotthstier@gmail.com>

Re: [EXTERNAL] Re: Chairman Don Boren: I support the PP-22-047 waiver request to keep Little Falls Trail "emergency access-only."

Edgar Velarde <edgaru2627@gmail.com>

Thu, Jul 21, 2022 at 12:31 PM

To: Dave Allan <dallan@ems-isd.net>

Cc: Scott Stier <scotthstier@gmail.com>, Kevin Parker <parkerkp1@yahoo.com>, tina chen <tinachen3020@gmail.com>, Kyna Till <kynashae@gmail.com>, anitamanoj456@gmail.com, d.stasher@yahoo.com, Julian Magana <jmagana20@yahoo.com>, prt1993@yahoo.com, Drew Mittal <drewhmittal@gmail.com>, Sudhakar Gautam <Sudhakargautam917@gmail.com>, devana.arshi@gmail.com, Tony Ehmann <tle753@hotmail.com>, Karen Bourne <kbourne49@yahoo.com>, Jake Burnett <jakeburnett79@gmail.com>, Nadine Burnett <nadineburnett@yahoo.com>, Amy Duncan <aelizabethduncan@gmail.com>, Basant Sharma <basant23.sharma@gmail.com>, Football Forever <floyd187@gmail.com>, Giselle Escorza <giselle.escorza@gmail.com>, Jose.escorza.1@gmail.com, Rachel Rigdon <rachel.rigdon89@gmail.com>, daharman2008@gmail.com, Nathan Harman <ns_harman@yahoo.com>, Tdang09@icloud.com, Aaron Dominick <aaron.dominick@yahoo.com>, Amber Bosshardt <abosshardt@ems-isd.net>, David Hanna <cloud0126@att.net>

10016 saltbrush
Rafael Velarde

Sent from my iPhone

On Jul 21, 2022, at 11:47 AM, Dave Allan <dallan@ems-isd.net> wrote:

[10201 Saltbrush St](#)
Dave and Brandy Allan[Get Outlook for iOS](#)

From: Scott Stier <scotthstier@gmail.com>**Sent:** Thursday, July 21, 2022 11:06:19 AM**To:** Kevin Parker <parkerkp1@yahoo.com>; tina chen <tinachen3020@gmail.com>; Kyna Till <kynashae@gmail.com>; Edgar Velarde <Edgaru2627@gmail.com>; anitamanoj456@gmail.com <anitamanoj456@gmail.com>; d.stasher@yahoo.com <d.stasher@yahoo.com>; Julian Magana <jmagana20@yahoo.com>; prt1993@yahoo.com <prt1993@yahoo.com>; Drew Mittal <drewhmittal@gmail.com>; Sudhakar Gautam <Sudhakargautam917@gmail.com>; devana.arshi@gmail.com <devana.arshi@gmail.com>; Tony Ehmann <tle753@hotmail.com>; Dave Allan <dallan@ems-isd.net>; Karen Bourne <kbourne49@yahoo.com>; Jake Burnett <jakeburnett79@gmail.com>; Nadine Burnett <nadineburnett@yahoo.com>; scotthstier <scotthstier@gmail.com>; Amy Duncan <aelizabethduncan@gmail.com>; Basant Sharma <basant23.sharma@gmail.com>; Football Forever <floyd187@gmail.com>; Giselle Escorza <Giselle.escorza@gmail.com>; Jose.escorza.1@gmail.com <Jose.escorza.1@gmail.com>; Rachel Rigdon <rachel.rigdon89@gmail.com>; daharman2008@gmail.com <daharman2008@gmail.com>; Nathan Harman <Ns_harman@yahoo.com>; Tdang09@icloud.com <Tdang09@icloud.com>; Aaron



Scott Stier <scotthstier@gmail.com>

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10208 Saltbrush Street
Scott & Amy Stier

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Keeping the momentum strong!
Scott & Amy Stier
10208 Saltbrush Street

----- Forwarded message -----

From: **Jordan, Lynn** <Mary.Jordan@fortworthtexas.gov>
Date: Thu, Jul 21, 2022 at 10:30 AM
Subject: RE: PP-22-047 Bonds Ranch Addition
To: Scott Stier <scotthstier@gmail.com>



Scott Stier <scotthstier@gmail.com>

Re: Chairman Don Boren: I support the PP-22-047 waiver request to keep Little Falls Trail "emergency access-only."

Football Forever <floyd187@gmail.com>

To: Scott Stier <scotthstier@gmail.com>

Cc: Kevin Parker <parkerkp1@yahoo.com>, tina chen <tinachen3020@gmail.com>, Kyna Tiil <kynashae@gmail.com>, Edgar Velarde <edgaru2627@gmail.com>, anitamanoj456@gmail.com, d.stasher@yahoo.com, Julian Magana <jmagana20@yahoo.c
<jakeburnett79@gmail.com>, Nadine Burnett <nadineburnett@yahoo.com>, Amy Duncan <aelizabethduncan@gmail.com>, Basant Sharma <basant23.sharma@gmail.com>, Giselle Escorza <giselle.escorza@gmail.com>, Jose.escorza.1@gmail.com, Ra

We support emergency access only.

[10212 Saltbrush St](#)
[Fort Worth, Tx 76177](#)

Sent from my iPhone

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[10208 Saltbrush Street](#)

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Staff reports are being reviewed today and should be ready late Friday afternoon when the docket gets posted on the website.

Thanks, Lynn

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M. Lynn Jordan

Senior Planner



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[10209 Saltbrush St, Fort Worth, TX 76177](#)

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Scott & Amy Stier
[10208 Saltbrush Street](#)

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Scott Stier <scotthstier@gmail.com>

Re: [EXTERNAL] Chairman Don Boren: I support the PP-22-047 waiver request to keep Little Falls Trail "emergency access-only."

Giselle Escorza <giselle.escorza@gmail.com>

Thu, Jul 21, 2022 at 11:20 AM

To: Scott Stier <scotthstier@gmail.com>

Cc: Aaron Dominick <Aaron.Dominick@yahoo.com>, Amber Bosshardt <abosshardt@ems-isd.net>, Amy Duncan <aelizabethduncan@gmail.com>, Basant Sharma <basant23.sharma@gmail.com>, Dave Allan <dallan@ems-isd.net>, David Hanna <cloud0126@att.net>, Drew Mittal <drewhmittal@gmail.com>, Edgar Velarde <Edgaru2627@gmail.com>, Football Forever <floyd187@gmail.com>, Jake Burnett <jakeburnett79@gmail.com>, "Jose.escorza.1@gmail.com" <Jose.escorza.1@gmail.com>, Julian Magana <jmagana20@yahoo.com>, Karen Bourne <kbourne49@yahoo.com>, Kevin Parker <parkerkp1@yahoo.com>, Kyna Till <kynashae@gmail.com>, Nadine Burnett <nadineburnett@yahoo.com>, Nathan Harman <Ns_harman@yahoo.com>, Rachel Rigdon <rachel.rigdon89@gmail.com>, Sudhakar Gautam <Sudhakargautam917@gmail.com>, "Tdang09@icloud.com" <Tdang09@icloud.com>, Tony Ehmann <tle753@hotmail.com>, "anitamanoj456@gmail.com" <anitamanoj456@gmail.com>, "d.stasher@yahoo.com" <d.stasher@yahoo.com>, "daharman2008@gmail.com" <daharman2008@gmail.com>, "devana.arshi@gmail.com" <devana.arshi@gmail.com>, "prt1993@yahoo.com" <prt1993@yahoo.com>, tina chen <tinachen3020@gmail.com>

Giselle and Jose Escorza

10216 Saltbrush St.
Fort Worth, TX 76177

Thank you and Amy for your time and effort!

On Thu, Jul 21, 2022 at 11:16 AM Scott Stier <scotthstier@gmail.com> wrote:

Amber, thank you! I need you to please include your home address in your reply (for official documentation purposes). Can you please "Reply All" with your home address?

Thank you!
Scott

On Thu, Jul 21, 2022 at 11:12 AM Amber Bosshardt <abosshardt@ems-isd.net> wrote:

I agree with emergency access only.

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Scott Stier <scotthstier@gmail.com>**Sent:** Thursday, July 21, 2022 11:05:11 AM**To:** Kevin Parker <parkerkp1@yahoo.com>; tina chen <tinachen3020@gmail.com>; Kyna Till <kynashae@gmail.com>; Edgar Velarde <Edgaru2627@gmail.com>; anitamanoj456@gmail.com <anitamanoj456@gmail.com>; d.stasher@yahoo.com <d.stasher@yahoo.com>; Julian Magana <jmagana20@yahoo.com>; prt1993@yahoo.com <prt1993@yahoo.com>; Drew Mittal <drewhmittal@gmail.com>; Sudhakar



Scott Stier <scotthstier@gmail.com>

Re: Chairman Don Boren: I support the PP-22-047 waiver request to keep Little Falls Trail "emergency access-only."

Rachel Rigdon <rachel.rigdon89@gmail.com>

To: Scott Stier <scotthstier@gmail.com>

Cc: Kevin Parker <parkerkp1@yahoo.com>, tina chen <tinachen3020@gmail.com>, Kyna Till <kynashae@gmail.com>, Edgar Velarde <edgaru2627@gmail.com>, anitamanoj456@gmail.com, d.stasher@yahoo.com, Julian Magana <jmagana20@yahoo.com>, <jakeburnett79@gmail.com>, Nadine Burnett <nadineburnett@yahoo.com>, Amy Duncan <aelizabethduncan@gmail.com>, Basant Sharma <basant23.sharma@gmail.com>, Football Forever <floyd187@gmail.com>, Giselle Escorza <giselle.escorza@gr

10217 Saltbrush
Rachel and Scott Rigdon

Thank you!!

Sent from my iPhone

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M. Lynn Jordan

Senior Planner



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[10224 Saltbrush St](#)

Thank you,
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From: Scott Stier <scotthstier@gmail.com>

Sent: Thursday, July 21, 2022 11:05:11 AM

To: Kevin Parker <parkerkp1@yahoo.com>; tina chen <tinachen3020@gmail.com>; Kyna Till <kynashae@gmail.com>; Edgar Velarde <Edgaru2627@gmail.com>; anitamanoj456@gmail.com <anitamanoj456@gmail.com>; d.stasher@yahoo.com <d.stasher@yahoo.com>; Julian Magana <jmagana20@yahoo.com>; prt1993@yahoo.com <prt1993@yahoo.com>; Drew Mittal <drewhmittal@gmail.com>; Sudhakar Gautam <Sudhakargautam917@gmail.com>; devana.arshi@gmail.com <devana.arshi@gmail.com>; Tony Ehmann <tle753@hotmail.com>; Dave Allan <dallan@ems-isd.net>; Karen Bourne <kbourne49@yahoo.com>; Jake Burnett <jakeburnett79@gmail.com>; Nadine Burnett <nadineburnett@yahoo.com>; scotthstier <scotthstier@gmail.com>; Amy Duncan <aelizabethduncan@gmail.com>; Basant Sharma <basant23.sharma@gmail.com>; Football Forever <floyd187@gmail.com>; Giselle Escorza <Giselle.escorza@gmail.com>; Jose.escorza.1@gmail.com <Jose.escorza.1@gmail.com>; Rachel Rigdon <rachel.rigdon89@gmail.com>; daharman2008@gmail.com <daharman2008@gmail.com>; Nathan Harman <Ns_harman@yahoo.com>; Tdang09@icloud.com <Tdang09@icloud.com>; Aaron Dominick <Aaron.Dominick@yahoo.com>; Amber Bosshardt <abosshardt@ems-isd.net>; David Hanna <cloud0126@att.net>

Subject: [EXTERNAL] Chairman Don Boren: I support the PP-22-047 waiver request to keep Little Falls Trail "emergency access-only."

Dear Fellow Saltbrush Neighbors:

Please "Reply All" by tomorrow (July 22) at 5pm - to help keep the new development's connection to Little Falls Trail as "emergency-access-only" (see details below). This will reduce neighborhood traffic, increase safety, and protect



Scott Stier <scotthstier@gmail.com>

Re: [EXTERNAL] Re: Chairman Don Boren: I support the PP-22-047 waiver request to keep Little Falls Trail "emergency access-only."

Dave Allan <dallan@ems-isd.net>

Thu, Jul 21, 2022 at 11:47 AM

To: Scott Stier <scotthstier@gmail.com>, Kevin Parker <parkerkp1@yahoo.com>, tina chen <tinachen3020@gmail.com>, Kyna Till <kynashae@gmail.com>, Edgar Velarde <Edgaru2627@gmail.com>, "anitamanoj456@gmail.com" <anitamanoj456@gmail.com>, "d.stasher@yahoo.com" <d.stasher@yahoo.com>, Julian Magana <jmagana20@yahoo.com>, "prt1993@yahoo.com" <prt1993@yahoo.com>, Drew Mittal <drewhmittal@gmail.com>, Sudhakar Gautam <Sudhakargautam917@gmail.com>, "devana.arshi@gmail.com" <devana.arshi@gmail.com>, Tony Ehmann <tle753@hotmail.com>, Karen Bourne <kbourne49@yahoo.com>, Jake Burnett <jakeburnett79@gmail.com>, Nadine Burnett <nadineburnett@yahoo.com>, Amy Duncan <aelizabethduncan@gmail.com>, Basant Sharma <basant23.sharma@gmail.com>, Football Forever <floyd187@gmail.com>, Giselle Escorza <Giselle.escorza@gmail.com>, "Jose.escorza.1@gmail.com" <Jose.escorza.1@gmail.com>, Rachel Rigdon <rachel.rigdon89@gmail.com>, "daharman2008@gmail.com" <daharman2008@gmail.com>, Nathan Harman <Ns_harman@yahoo.com>, "Tdang09@icloud.com" <Tdang09@icloud.com>, Aaron Dominick <Aaron.Dominick@yahoo.com>, Amber Bosshardt <abosshardt@ems-isd.net>, David Hanna <cloud0126@att.net>

[10201 Saltbrush St](#)

Dave and Brandy Allan

Get [Outlook for iOS](#)

From: Scott Stier <scotthstier@gmail.com>**Sent:** Thursday, July 21, 2022 11:06:19 AM

To: Kevin Parker <parkerkp1@yahoo.com>; tina chen <tinachen3020@gmail.com>; Kyna Till <kynashae@gmail.com>; Edgar Velarde <Edgaru2627@gmail.com>; anitamanoj456@gmail.com <anitamanoj456@gmail.com>; d.stasher@yahoo.com <d.stasher@yahoo.com>; Julian Magana <jmagana20@yahoo.com>; prt1993@yahoo.com <prt1993@yahoo.com>; Drew Mittal <drewhmittal@gmail.com>; Sudhakar Gautam <Sudhakargautam917@gmail.com>; devana.arshi@gmail.com <devana.arshi@gmail.com>; Tony Ehmann <tle753@hotmail.com>; Dave Allan <dallan@ems-isd.net>; Karen Bourne <kbourne49@yahoo.com>; Jake Burnett <jakeburnett79@gmail.com>; Nadine Burnett <nadineburnett@yahoo.com>; scotthstier <scotthstier@gmail.com>; Amy Duncan <aelizabethduncan@gmail.com>; Basant Sharma <basant23.sharma@gmail.com>; Football Forever <floyd187@gmail.com>; Giselle Escorza <Giselle.escorza@gmail.com>; Jose.escorza.1@gmail.com <Jose.escorza.1@gmail.com>; Rachel Rigdon <rachel.rigdon89@gmail.com>; daharman2008@gmail.com <daharman2008@gmail.com>; Nathan Harman <Ns_harman@yahoo.com>; Tdang09@icloud.com <Tdang09@icloud.com>; Aaron Dominick <Aaron.Dominick@yahoo.com>; Amber Bosshardt <abosshardt@ems-isd.net>; David Hanna <cloud0126@att.net>

Subject: [EXTERNAL] Re: Chairman Don Boren: I support the PP-22-047 waiver request to keep Little Falls Trail "emergency access-only."[10208 Saltbrush Street](#)

Scott & Amy Stier

On Thu, Jul 21, 2022 at 11:05 AM Scott Stier <scotthstier@gmail.com> wrote:

Dear Fellow Saltbrush Neighbors:

FS-22-169 Alford and Veal’s Addition Lot 3R, Block 15 (Conditional Approval): Council District 8.

Being a replat of Lot 3, and a portion of Lots 2 and 4, Block 15, Alford and Veal’s Addition, an addition to the City of Fort Worth Tarrant County, Texas as recorded in Volume F, Page 308, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

General Location: East of Arizona Avenue, west of South Freeway, north of E. Terrell Avenue and south of E. Leuda Street.

GENERAL INFORMATION

A. *APPLICANT*

- 1. Owner / Applicant West Fork Capital, LLC
- 2. Consultant / Agent ANA Consultants, LLC

B. *PROJECT ZONING, NOTIFICATION & COORDINATION*

- 1. Current Zoning “J” Medium Industrial
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Mixed Use
- 4. Public Hearing Notification Mailing Date July 29, 2022
- 5. Development Services Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... United Communities Association of South Fort Worth, Historic Southside NA, Near Southside, Inc., Streams And Valleys Inc, Trinity Habitat for Humanity, Southeast Fort Worth Inc East Fort Worth Business Association Fort Worth ISD

C. *SERVICE DISTRICTS*

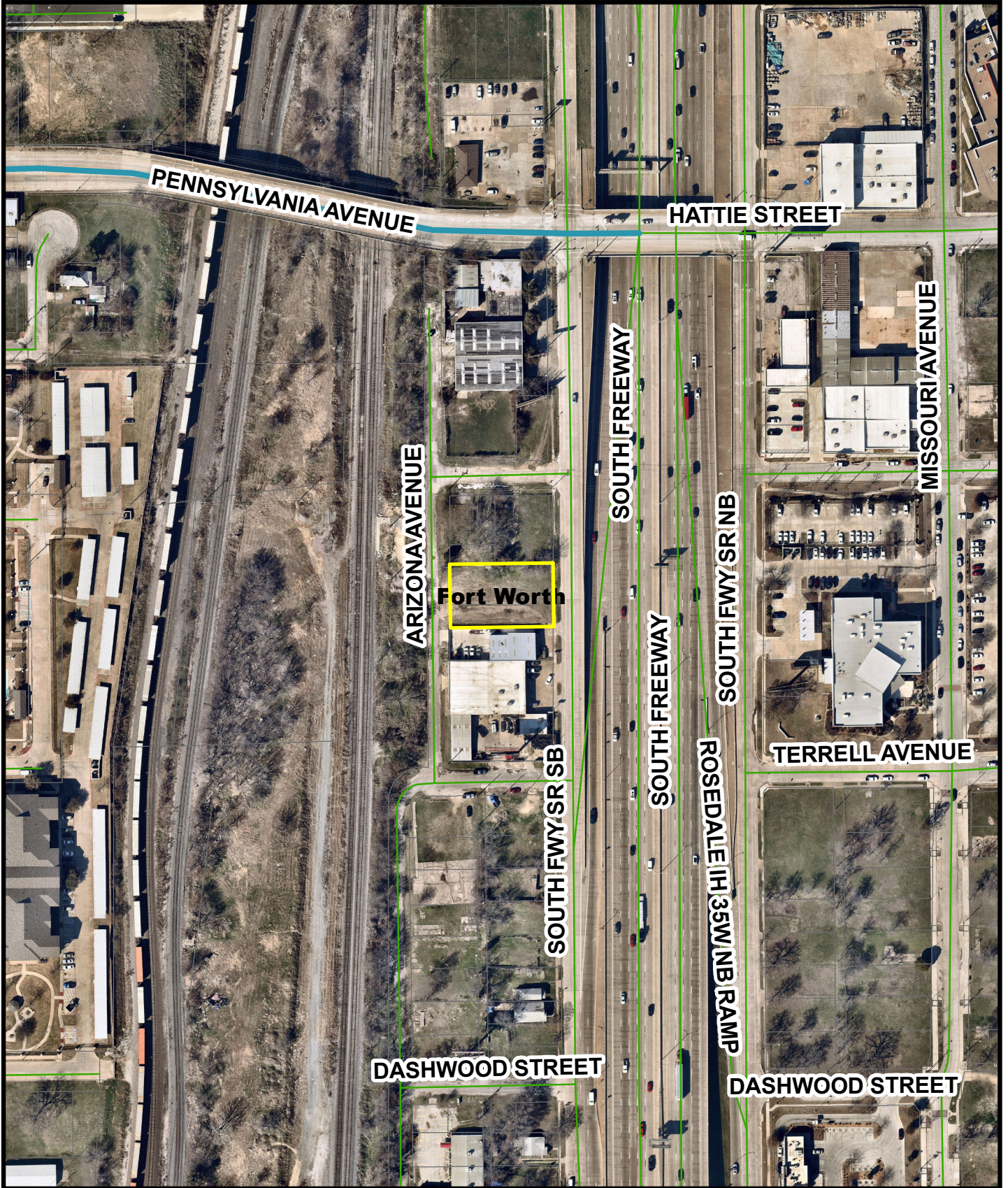
- 1. School ISD..... Fort Worth ISD
- 2. Proposed Water Supply Means..... City of Fort Worth
- 3. Proposed Sanitary Waste Disposal Means..... City of Fort Worth

D. *DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS*








The subject property is a replat of one lot and portions of two other lots for a small industrial business in south Fort Worth. The proposed industrial lot will have frontage along Arizona Avenue with the access provided by the frontage road for South Freeway. The proposed lot will be using an existing driveway along the service road. The applicant has not provided a Texas Department of Transportation (TXDOT) permit required to allow for the use of the existing driveway for their new development. The applicant is requesting a conditional approval because the TXDOT permit will not be issued within the 30-day timeframe for administrative approve the final plat.

E. *DRC RECOMMENDATION*

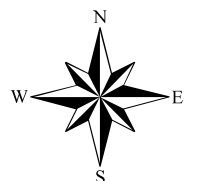
DRC recommends: Conditional approval of the final plat upon: (1) receiving a TxDOT permit for access onto the South Freeway frontage road, and 2) meeting the platting comments in the staff report.



Legend

- Master Thoroughfare Plan**  Floodplain
-  Activity Street  ETJ
-  Commercial Connector
-  Commercial Mixed Use
-  Neighborhood Connector
-  System Link

1 inch = 200 feet





Conditions and Comments

Case: FS-22-169

Submitted: 6/29/2022

Remarks Due:

ZC Hearing:

Case Status: In Review

Title: Alford & Veal's addition

Case Description: Replat of Lot 3, and a portion of Lot 2, and 4, Block 15, Alford and Veal's Addition

Address:

Acres:

Applicant:

Owner: West fork Capital LLC

262 Carroll St Fort Worth TX 76107

List of Conditions:

GENERAL

General

- This application corresponds to July 11th deadline day.

Please allow four days for a completeness check, a separate email will be sent out once a case manager is assigned and fees are assessed. If your application is an administrative one, it will not follow the DRC schedule, keep in mind the application goes through the normal 21 calendar day review. Once all comments have been entered a revision may be submitted, the first revision is free any revision after that is a charge of \$220 per revision.

***** ALL REVISIONS NEED TO GO THROUGH PLATTING *****

Please refrain from emailing other departments separately to clear holds, it needs to come through platting so we can open up the workflow and keep track of revisions. Please include your assigned case manager and myself Jose.Mendezvargas@fortworthtexas.gov to all revisions for proper routing.

Platting Department
817-392-8027
Platbox2@fortworthtexas.gov

- Oncor | PMDS
Jimmy B. Conner
jimmy.conner@oncor.com

No Comments

PERMIT ISSUANCE

T/PW Stormwater

- Stormwater Development Services
Contact: SDS@fortworthtexas.gov

no comment

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
Streets existing and correct:
E Leuda St
South Freeway
Arizona Ave
E Terrell Ave

General information:

Any new or changed address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Addresses must be posted in a manner that complies with the current City of Fort Worth Fire Code. **DO NOT SELF ADDRESS YOUR PLAT** or property. All plats within the city limits of Fort Worth will be addressed by the FWFD Fire Addressing Division **AFTER** recording of the plat at the county courthouse. Plats will be addressed once we receive a copy of the plat after recording in the order in which we receive them. Most plats will be addressed and posted to the City of Fort Worth Plat Directory within 10 business days of being recorded.

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

Planning

- Development Services--Platting (Alexander Parks 817-392-2638
alexander.parks@fortworthtexas.gov)

1. The subject property is zoned "J" Medium Industrial. The access for lots zoned industrial is to be a minimum width of 60 feet wide. Arizona Avenue on the western boundary of the lot is only a 30 foot wide right-of-way a waiver request would be required to allow access to this sub-standard right-of-way.

2. If access to the TXDOT frontage road is proposed as the means of access to this lot, then a TXDOT permit is required prior to final recordation of this final plat. A conditional approval from City Plan Commission will be required.

3. Remove the purpose statement from the plat.

4. Remove one of the Covenants and Restrictions notes on the plat since it is on there twice.

5. Provide a recording information block that reads Document Number _____ Date _____ .

T/PW Engineering

• TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

1. (Planning-MTP) Local Streets ROW - Local industrial streets require 60' ROW. Show 30' from the property line to the centerline. CLEARED 07/28/2022 AB.

2. Send site plan to show access. CLEARED 07/28/2022 AB.

3. Street Access (Ch. 31-81-2.A). – Each subdivision of land shall, where required, provide adequate public facilities, including transportation facilities necessary to properly serve the proposed development, including related off-site facilities. All final platted lots shall have a paved direct access to an all-weather paved hard surfaced public street, Private Street, or an access easement approved by the public safety departments and the city engineer. Access to all proposed lots is subject to the Fort Worth Access Management Policy. Arizona Avenue is substandard and improvements are required for access. CLEARED 07/28/2022 AB.

4. CFA (Ch. 31-131) - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements. CLEARED 07/28/2022 AB.

5. TXDOT Permit (Planning-Access Management) - TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities.

Note: Sidewalks and Street Lights: Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

Zoning

• FYI Comment - Site is zoned "J" Medium Industrial

List of Comments:

FS-22-173 McClendon Walker Road Addition Lots 1R1, 1R2 and 1R3, Block 1 (Waiver Request): 3 Single Family Residential Lots. ETJ-Parker County.

Being a replat of Lot 1, Block 1, McClendon Walker Road Addition, an addition to Parker County, Texas as recorded in Cabinet F, Slide 256, PRPCT, located in Parker County, Texas.

General Location: North and east of McClendon Walker Road and west of Kelly Road.

GENERAL INFORMATION

A. *APPLICANT*

- 1. Consultant / Agent Barron Stark Engineers
- 2. Owner/Developer..... Bayonne Development Company, LLC

B. *PROJECT ZONING, NOTIFICATION & COORDINATION*

- 1. Current Zoning "ETJ" Parker County
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Rural Residential
- 4. Public Hearing Notification Mailing Date April 1, 2022
- 5. Planning & Development Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... Aledo ISD

C. *SERVICE DISTRICTS*

- 1. School ISD..... Aledo ISD
- 2. Proposed Water Supply Means..... Private Water Well
- 3. Proposed Sanitary Waste Disposal Means..... Private Onsite Septic System

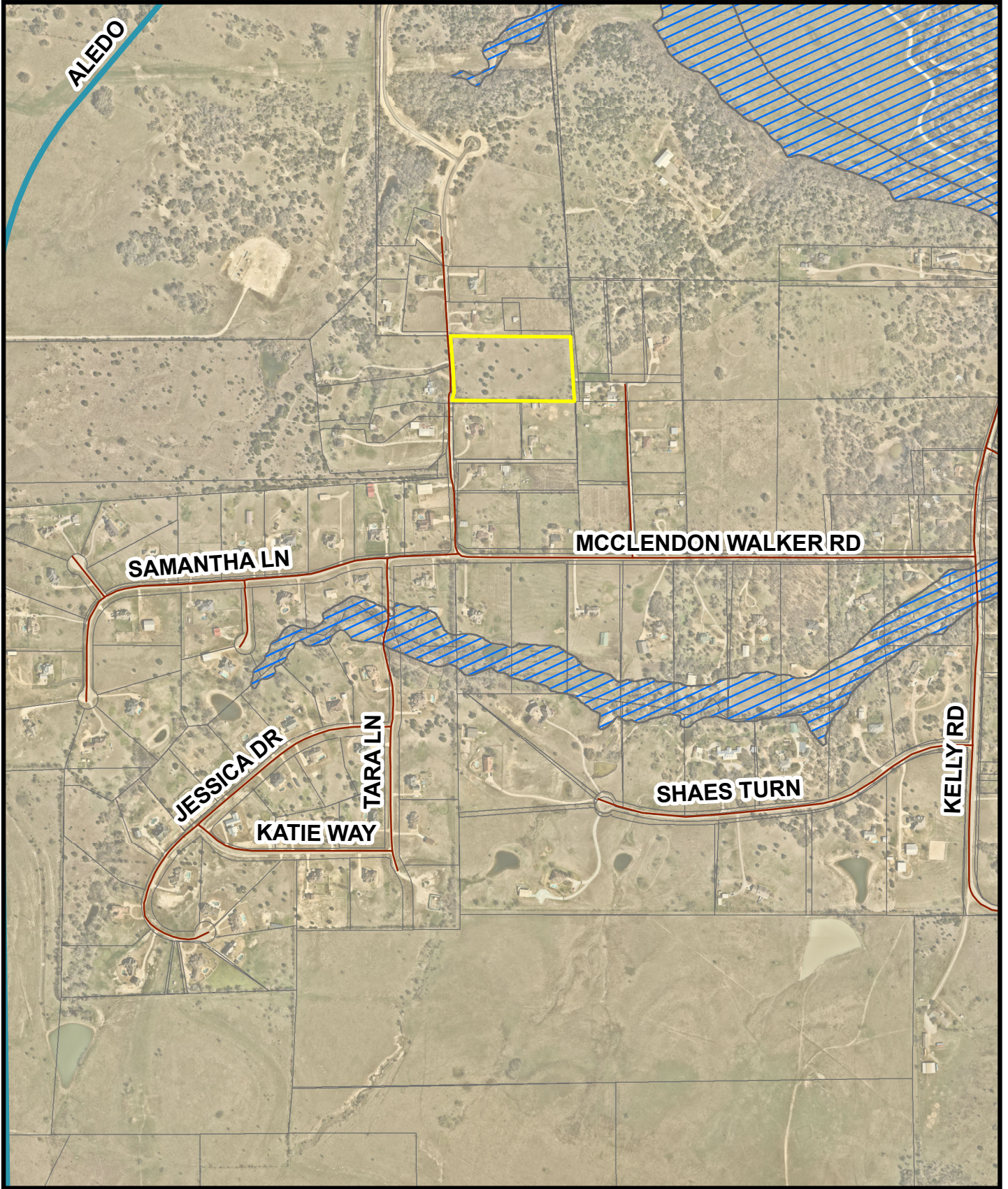
D. *DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS*

This is a replat of Lot 1, Block 1, McClendon Walker Road Addition located Parker County in the extraterritorial jurisdiction of Fort Worth. This lot was conditional approved by City Plan Commission on April 13, 2022. Access to this lot will be provided by McClendon Walker Road a county road, maintained by Parker County.








The Subdivision Ordinance in Section 31-101 (c) (1) states, subdivisions containing more than 30 one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. There are 60 or more units already served by the single point of access that McClendon Walker Road provides from Kelly Road to the east. The applicant is requesting a waiver to permit three additional units to be platted on this road that already has more than 30 dwelling units on it. DRC supports the requested waiver since the applicant has no means to provide a second point of access with the plat of their property.

E. DRC RECOMMENDATION

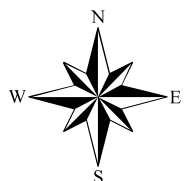
DRC recommends: 1) Approval of one Subdivision Ordinance waiver to permit the replat of one residential lot into three residential lots on a single point of access that exceeds 30 dwelling units; and 2) Conditional approval of the final plat upon meeting the attached platting comments in the staff report.

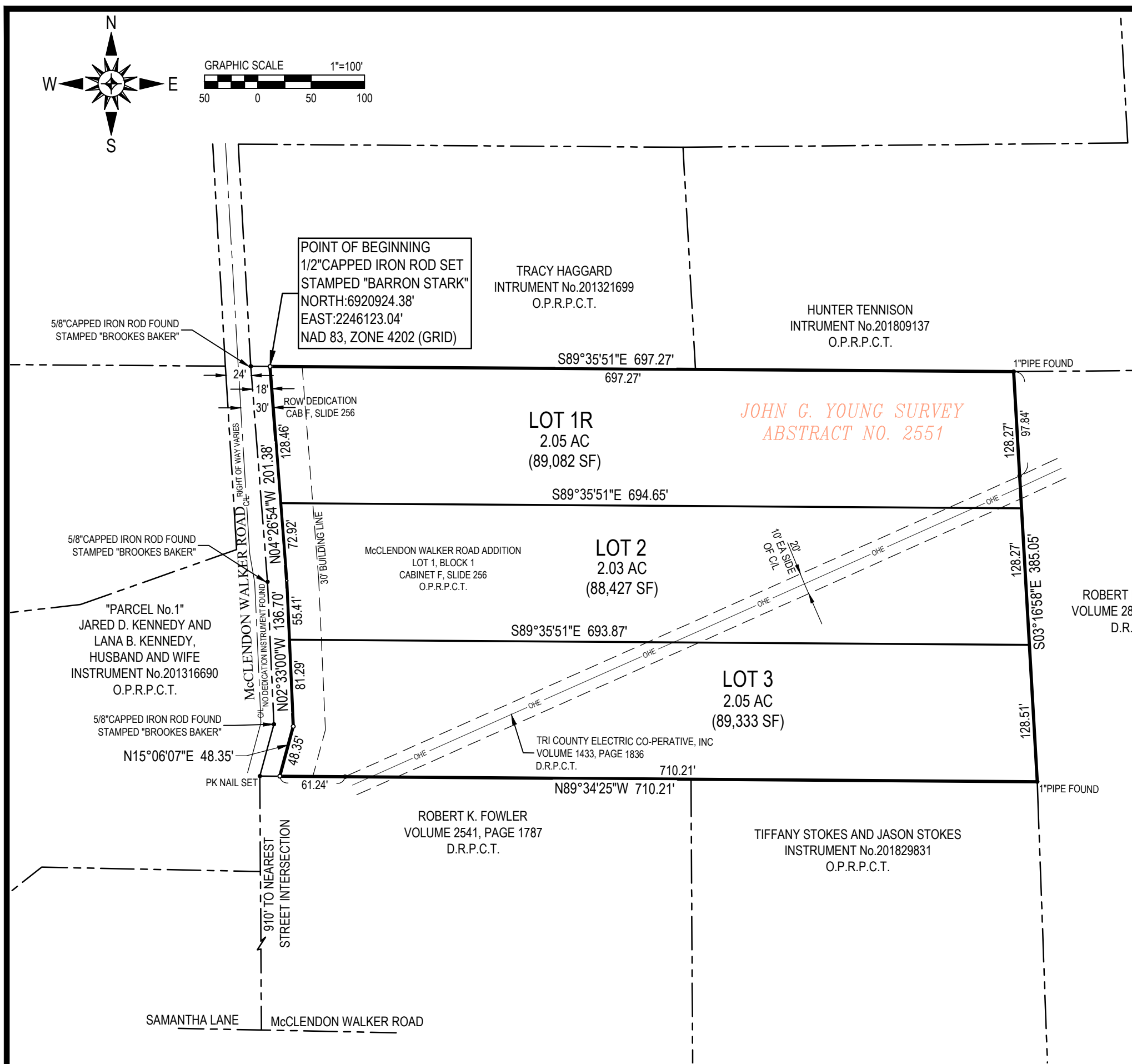


Legend

- | | |
|---|--|
| Master Thoroughfare Plan |  Floodplain |
|  Activity Street |  ETJ |
|  Commercial Connector | |
|  Commercial Mixed Use | |
|  Neighborhood Connector | |
|  System Link | |

1 inch = 800 feet





DEDICATION
 STATE OF TEXAS }
 COUNTY OF PARKER }

WHEREAS, BAYONNE DEVELOPMENT COMPANY, LLC, a Texas limited liability company, is the owner of 6.13 acres situated in the JOHN G. YOUNG SURVEY, ABSTRACT NO. 2551, Parker County, Texas, being a portion of that certain tract of land described in deed recorded under Instrument Number 202144012, and also being Lot 1, Block 1, McClendon Walker Road Addition, as recorded in Cabinet F, Slide 256, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod set stamped "Barron-Stark" found on the east right-of-way line of McClendon Walker Road (Dedicated 30' Right of Way Line) and the Northwest Corner of said Lot 1, Block 1, McClendon Walker Road Addition, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH:6920924.38' and EAST:2246123.04', for reference;
 THENCE South 89 degrees 35 minutes 51 seconds East, with north line of said Lot 1, Block 1, a distance of 697.27 feet to a 1" pipe found;
 THENCE South 03 degrees 16 minutes 58 seconds East, with east line of said Lot 1, Block 1, a distance of 385.04 feet to a 1" pipe found;
 THENCE North 89 degrees 34 minutes 25 seconds West, with south line of said Lot 1, Block 1, a distance of 710.21 feet to a 1/2" capped iron rod set stamped "Barron-Stark" on the east right-of-way line of McClendon Walker Road, same being southwest corner of said Lot 1, Block 1;
 THENCE North 15 degrees 06 minutes 07 seconds East, with east right-of-way line of McClendon Walker Road, a distance of 48.35 feet to a 1/2" capped iron rod set stamped "Barron-Stark";
 THENCE North 02 degrees 33 minutes 00 seconds West, continuing with east right-of-way line of McClendon Walker Road, a distance of 136.70 feet to a 1/2" capped iron rod set stamped "Barron-Stark";
 THENCE North 04 degrees 26 minutes 54 seconds West, continuing with east right-of-way line of McClendon Walker Road, a distance of 201.38 feet returning to the POINT OF BEGINNING and containing 6.13 acres (266,842 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT KEVIN TYLER BARRINGTON, on behalf of BAYONNE DEVELOPMENT COMPANY, LLC, does hereby dedicate same to be known as Lots 1R1, 1R2 and 1R3, Block 1, McClendon Walker Road Addition, an addition to Parker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-ways, drainage easements and utility easements as shown on the plat.

Executed This The ____ Day of _____, 20____
 By: _____

Name: Kevin Tyler Barrington, Manager

STATE OF TEXAS }
 COUNTY OF _____ }

BEFORE ME, the undersigned authority, on this day personally appeared Kevin Tyler Barrington known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me he executed same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the ____ day of _____, 2022

Notary Public, _____ County, Texas

PRIVATE MAINTENANCE NOTE:
 THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACE AND DRAINAGE FACILITIES, AND SAID OWNERS OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF ITS OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

WATER/WASTE WATER IMPACT FEES
 THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTE WATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION BASE UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

FLOODPLAIN RESTRICTION
 NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION OF PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF (2) TWO FEET ABOVE THE 100 YEAR EFFECTIVE FEMA BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

CONSTRUCTION PROHIBITED OVER EASEMENTS
 NO PERMANENT BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE, OR OTHER UTILITY EASEMENT OF ANY TYPE.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
 THIS REPLAT DOES NOT VACATE THE PREVIOUS 'PLAT OF RECORD' GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

WATER AND SEWER NOTE
 WATER TO BE SERVED BY PRIVATE WATER WELL. SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

UTILITY EASEMENTS
 ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

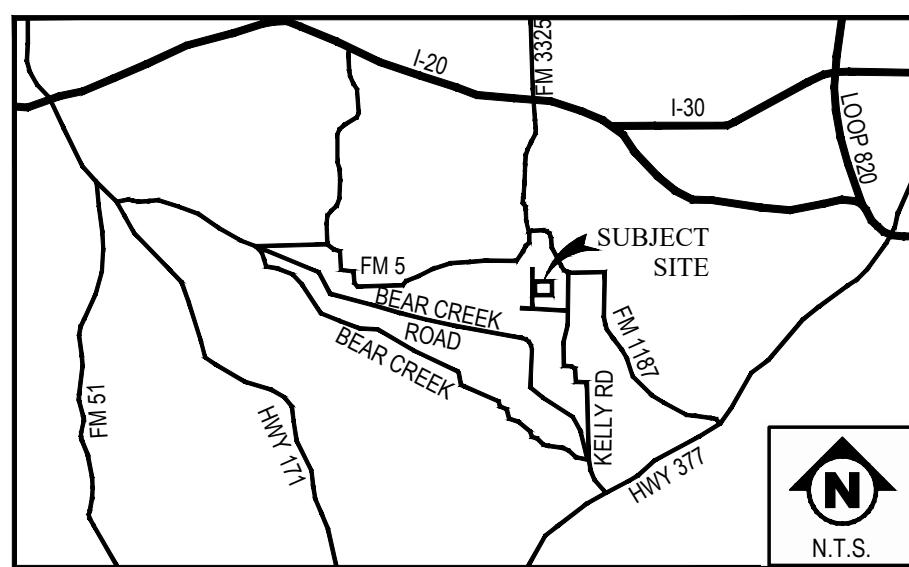
SITE DRAINAGE STUDY
 A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE
 THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSERVED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

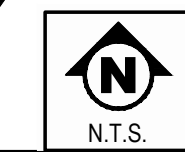
FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE
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- NOTES:**
- BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202).
 - ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED SEPTEMBER 26, 2008 MAP NO. 48367C0450E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
 - ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING BUILDING LINE SETBACKS: FRONT BUILDING LINE = 30 FEET
 REAR BUILDING LINE = 15 FEET
 SIDE BUILDING LINE = 15 FEET
 - UNLESS NOTED OTHERWISE ON THE FACE OF THE PLAT, ALL LOTS WITHIN THIS SUBDIVISION HAVE A 10' DRAINAGE EASEMENT ALONG THE FRONT, REAR, AND SIDE LOT LINES.
 - UNLESS NOTED OTHERWISE ON THE FACE OF THE PLAT, ALL LOTS WITHIN THIS SUBDIVISION HAVE A 15' UTILITY EASEMENT ALONG LOT FRONTAGE.

LAND USE	ACRES
LOT 1R1	2.05
LOT 1R2	2.03
LOT 1R3	2.05
TOTAL LAND AREA	6.13



LOCATION MAP



OWNER:
 BAYONNE DEVELOPMENT COMPANY, LLC
 TY BARRINGTON
 3824 W. 5TH STREET
 DALLAS, TX 76107
 TEL: 817-703-5224

SURVEYOR:
 BARRON-STARK ENGINEERS, LP
 6221 SOUTHWEST BLVD.
 FORT WORTH, TEXAS 76132

ENGINEER:
 BARRON-STARK ENGINEERS, LP
 6221 SOUTHWEST BLVD.
 FORT WORTH, TEXAS 76132

6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: _____

By: _____ CHAIRMAN

By: _____ SECRETARY

COUNTY CLERK STAMP

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD

CABINET _____, SLIDE _____

DATE _____



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY ROGER W. HART, R.P.L.S., TEXAS REGISTRATION NO. 4484

I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in April, 2022.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSES

Roger W. Hart, RPLS _____ Date _____

Final Plat
 Lots 1R1, 1R2 & 1R3, Block 1
 McClendon Walker Road Addition
 Being a Replat of Lot 1, Block 1
 McClendon Walker Road Addition
 as recorded in Cabinet F, Slide 256
 O.P.R.P.C.T.
 and also being
 6.13 Acres Situated in the John G. Young Survey, Abstract No. 2551
 Parker County, Texas



July 25, 2022

Chairman Don Boren
City Planning Commission
City of Fort Worth
200 Texas Street
Fort Worth, TX 76102

Re: Request for Waiver: FS-22-173
**REPLAT MCLENDON WALKER ROAD ADDITION
LOTS 1R1, 1R2, AND 1R3, BLOCK 1**
City of Fort Worth, ETJ, Parker County, Texas

Chairman Boren:

Please accept this letter as applicant's request for Subdivision Ordinance Waivers on the above referenced Re-Plat. Waiver requested:

1. Subdivision Ordinance Section 31-101 (c) (1)
McClendon Walker Road Final Plat is a single lot on an existing County Road with no potential for second point of access to Kelley Road.

McClendon Walker Road is a Parker County public roadway owned and maintained by Parker County and Parker County has no objection to this plat.

Waiver is requested for approval of the proposed 3 lot Re-Plat. The original waiver request for one lot was approved by Plan Commission on April 13, 2022. Thank you in advance for your consideration.

Sincerely,

BARRON STARK ENGINEERS, LP

Charles F. Stark

Chuck Stark, PE, RPLS
Managing Principal

**6221 Southwest Boulevard, Suite 100, Fort Worth, Texas 76132
817-231-8100 * 817-231-8144 (fax)
Texas Engineering Firm F-10998 * Texas Surveying Firm #10158800**



Conditions and Comments

Case: FS-22-173

Submitted: 7/1/2022

Remarks Due:

ZC Hearing:

Case Status: In Review

Title: McClendon Walker Road Addtion

Case Description: McClendon Walker Road Addition Replat

Address:

Acres:

Applicant:

Owner: Bayonne Development

Ty Barrington 3824 W. 5th Street Dallas TX 76107

List of Conditions:

GENERAL

General

- This application corresponds to July 11th deadline day.

Please allow four days for a completeness check, a separate email will be sent out once a case manager is assigned and fees are assessed. If your application is an administrative one, it will not follow the DRC schedule, keep in mind the application goes through the normal 21 calendar day review. Once all comments have been entered a revision may be submitted, the first revision is free any revision after that is a charge of \$220 per revision.

***** ALL REVISIONS NEED TO GO THROUGH PLATTING *****

Please refrain from emailing other departments separately to clear holds, it needs to come through platting so we can open up the workflow and keep track of revisions. Please include your assigned case manager and myself Jose.Mendezvargas@fortworthtexas.gov to all revisions for proper routing.

Platting Department
817-392-8027
Platbox2@fortworthtexas.gov

- Oncor | PMDS
Jimmy B. Conner
jimmy.conner@oncor.com

No Comments

PERMIT ISSUANCE

T/PW Stormwater

- Stormwater Development Services
Contact: SDS@fortworthtexas.gov

no comment 9To replat originally recorded single lot plat into 3 lots with 3 single family dwellings)

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
McClendon Walker Road and Samantha Lane are existing and correct.

CFW adopted fire code, IFC 2021 and amendments do not apply to this section of ETJ unless an agreement is filed.

General information:

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

New Fire Code, IFC 2021 and updated Amendments, will be in effect beginning April 1, 2022.

Planning

- Development Services--Platting (Alexander Parks 817-392-2638
alexander.parks@fortworthtexas.gov)

1. The Subdivision Ordinance in Section 31-101 (c) (1) states, Subdivisions containing more than 30 one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. There are 60 or more units already served by the single point of access that McClendon Walker Road provides from Kelly Road. Any additional lots platted on this road will require a waiver from City Plan Commission until a second point of access is provided.

2. Revise the legal description of the lots to read Lots 1R1, 1R2 and 1R3. Make this change to the plat face, title block and dedication statement.

T/PW Engineering

- TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

No Comments - TPW has NO COMMENTS.

WATER

Review

- ***** Water Department Comments *****

Plat case review Performed On: 07/20/2022

You may address hold comments by emailing: DSWS@fortworthtexas.gov or call to 817 392 5803.

Note: All revisions requested per our initial review to the proposed plat document must be submitted to Platting department. Staff will upload revised plat and notify our department. If this is an electronic submittal, you must still contact the platting office when you have uploaded the document, otherwise we will not be notified. Please be advised to wait for ALL departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Thank you for your understanding.

Platting Department contact info: 817-392-8027 or email to zz_PLNDEV_Platting@fortworthtexas.gov

All comments based on Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water. To view Policy visit <http://fortworthtexas.gov/standards/#waterdesign>

1- HOLD - MJP 07/20/2022 - Provide Letter from applicable County Public Health Department that states proposed Plat case# is approvable for use of Septic.

List of Comments:

FS-22-176 Spinks Industrial Addition, Lots 1 & 2, Block 1 (Conditional Approval/Waiver Request): 2 Industrial Lots. Council District 6.

Being 48.918 acres situated in the Hiram Little Survey, Abstract Number 930, located in the City of Fort Worth, Tarrant County, Texas.

General Location: South East Rendon Crowley Road, east of Wildcat Way North, and west of Hunters Knoll Drive.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant 950 Rendon Crowley, LLC
- 2. Consultant / Agent Pacheco Koch

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning "K" Heavy Industrial & "I" Light Industrial
- 2. Proposed Zoning N/A
- 3. Comprehensive Plan Future Land Use Light Industrial
- 4. Public Hearing Notification Mailing Date July 29, 2022
- 5. Planning & Development Department Case Coordinator..... Lindsay Mesa

C. SERVICE DISTRICTS

- 1. School ISD..... Burleson ISD
- 2. Proposed Water Supply Means..... City of Fort Worth
- 3. Proposed Sanitary Waste Disposal Means..... City of Fort Worth

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The proposed plat, Spinks Industrial Addition, Lot 1 and 2, Block 1, is a final plat of two industrial lots, located in south Fort Worth. Proposed Lot 1 is adjacent to East Rendon Crowley Road, which is an TxDOT, right-of-way, and the applicant is currently requesting an access permit from the Texas Department of Transportation (TxDOT). Proposed Lot 2 does not have access to a public right-of-way and the applicant is planning for Lot 2 to be accessed via a Public Access Easement.

The Subdivision Ordinance and MTP require industrial zoned developments to be served by a minimum 60-foot wide public access easement. Since Lot 2 does not have direct access to a public right-of-way, Lot 2 will be served by a public access easement. The applicant is requesting a waiver to allow Lot 2 to be served by a 40-foot wide public access easement, rather than the required 60-foot wide public access easement. The applicant has stated that the grading located on the east side of the project does not allow for the full 60-foot access easement.

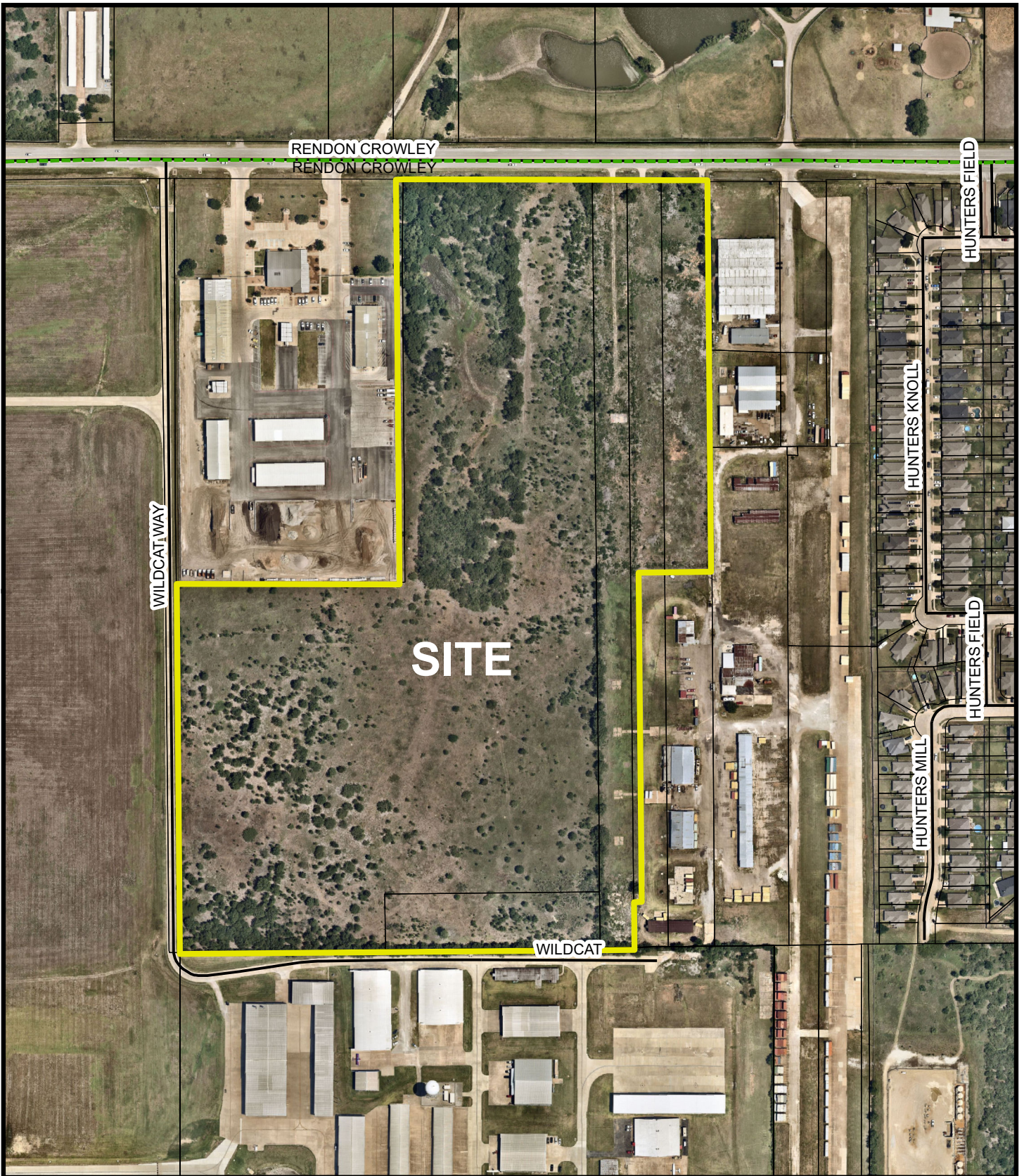
Per Subdivision Ordinance (SO), Section 31-81(b)(2)(1), *Adequate Public Facilities and Infrastructure*, requires that all final platted lots shall have a paved direct access to an all-weather paved hard surfaced public or private street or an access easement

approved by the public safety departments and the city engineer. Due to East Rendon Crowley Road being a TxDOT road, the access is contingent upon a TxDOT permit. The applicant has submitted the TxDOT form and is currently working with TxDOT to finalize the permit.

DRC recommends approval of the Subdivision Ordinance waiver to allow for a 40-foot access easement instead of the required 60-foot access easement and recommends conditional approval of the final plat due to the TxDOT permit process being out of the City's control, and the applicant needing additional time to obtain the access permit.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to allow a 40-foot wide public access easement to serve one industrial zoned lot; 2) Conditional approval of the final plat upon receiving a TxDOT permit for access to East Rendon Crowley Road; and 3) Conditional of approval of the final upon meeting the comments in the staff report.



**Master Thoroughfare Plan
Land Use**

- Activity Street
- Commercial Connector

- Commercial Mixed Use Street
- Neighborhood Connector
- System Link

- Flood Plain
- FINAL PLATS/ FS & FP

370 185 0 370 Feet

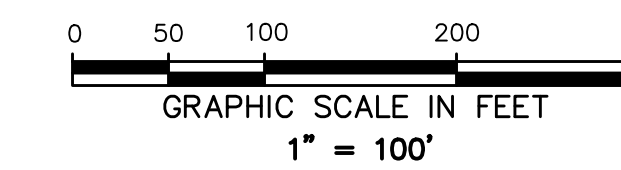


Scale: 1 inch = 370 feet



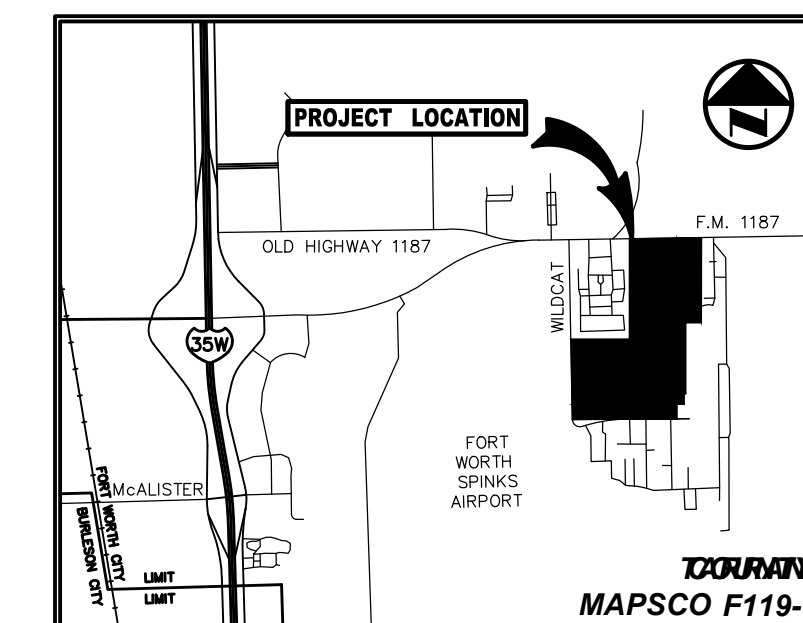
BLOCK 4
FORT WORTH SPINKS AIRPORT
(CAB. A, SL. 353)

WILDCAT WAY NORTH
(PRIVATE STREET)



LEGEND

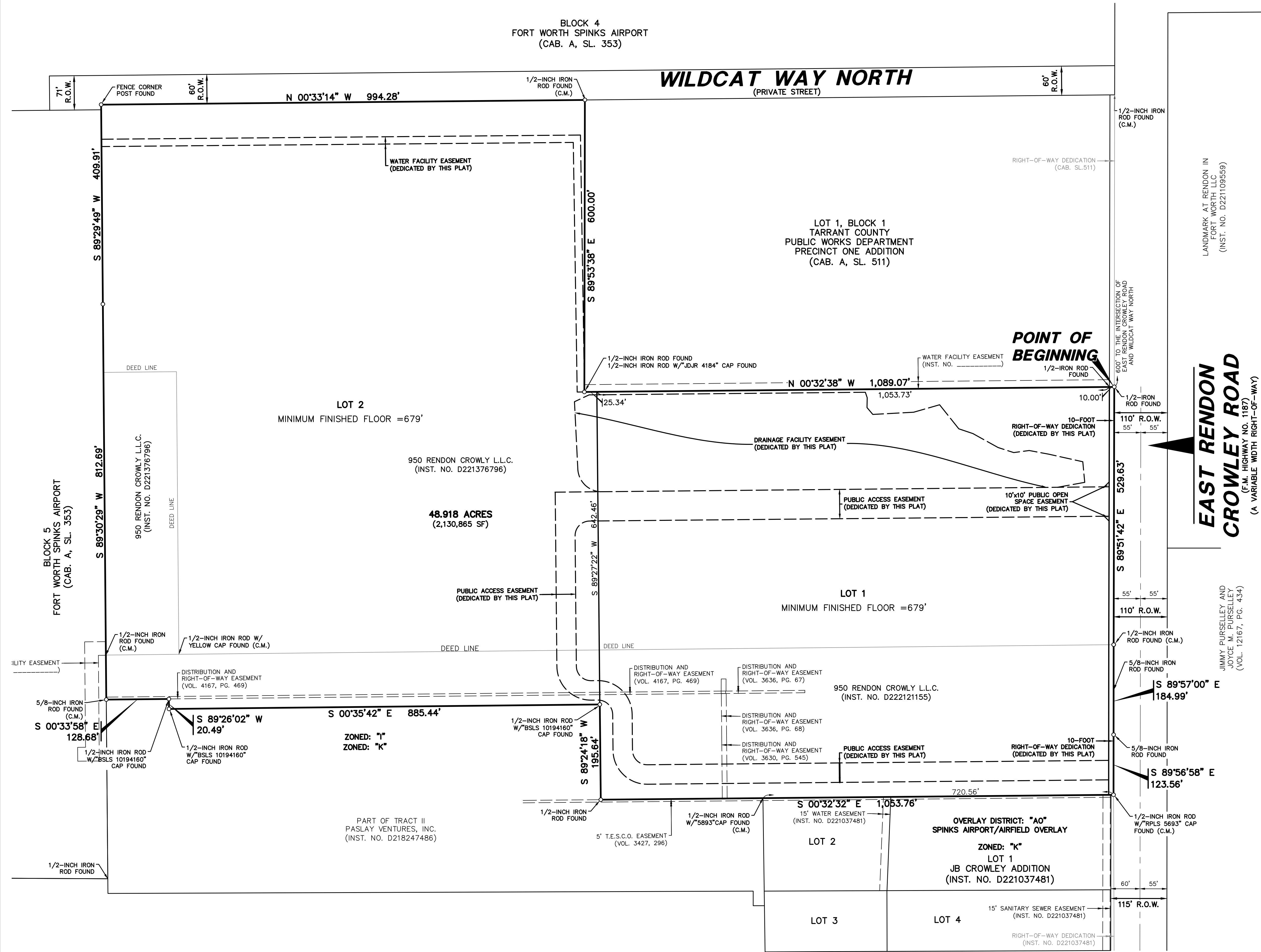
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- TREE



VICINITY MAP
(NOT TO SCALE)

AREA TABLE		
LOT	SF	ACRES
GROSS	2,130,865	48.918
LOT 1	878,773	20.174
LOT 2	1,243,710	28.552
RIGHT-OF-WAY DEDICATION	8,382	0.192
NET	2,122,483	48.726

LAND USE TABLE	
GROSS SITE AREA	48.918 ACRES
TOTAL NUMBER OF LOTS	2 LOT
RESIDENTIAL LOTS TOTAL	0 LOTS
SINGLE FAMILY DETACHED	0
NUMBER DWELLING UNITS	0
NON-RESIDENTIAL LOTS	2 LOT
OPEN SPACE LOTS	0 LOTS



EAST RENDON CROWLEY ROAD
(C.M. HIGHWAY NO. 1187)
(A VARIABLE WIDTH RIGHT-OF-WAY)

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 17, 2021 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0435K, Community-Panel No. 480596 0435 K, Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- Direct access to the IH-35 frontage road is restricted to those locations that have been reviewed and approved by TXDOT.

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, LLC
4060 BRYAN IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: RUSSELL TIDWELL

OWNER:
950 RENDON CROWLEY, L.L.C.
150 SOUTH 5TH STREET, SUITE #2675
MINNEAPOLIS, MN 55402
CONTACT: MATT CIMINO
PHONE: (612) 800-8530

LOT 1 & 2, BLOCK 1
SPINKS INDUSTRIAL ADDITION
FS-22-176

SHEET 1 OF 2
FINAL PLAT
**LOTS 1 & 2, BLOCK 1
SPINKS INDUSTRIAL
ADDITION**

BEING 48.918 ACRES
LOCATED IN THE CITY OF FORT WORTH
AND BEING OUT OF THE
HIRAM LITTLE SURVEY, ABSTRACT NO. 930,
TARRANT COUNTY, TEXAS



4060 BRYAN IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MCL	RMT/MLL	1"=100'	07/11/2021	4019-21.427

AMBRUN, 8:48 AM, M:\DWG-40\4019-21.427\DWG\SURVEY_CSD_2018\4019-21.427FS.DWG

FINAL PLAT - LOTS 1 & 2, BLOCK 1, SPINKS INDUSTRIAL ADDITION

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 11 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Utility Easements

Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements; and approval is obtained from the City of Fort Worth.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Building Construction Distance Limitation to an Oil or Gas Well Bore

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regard to intervening structures or objects.

Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/ buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Public Open Space Easement

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

P.R.V.

Private P.R.V's will be required; water pressure exceeds 80 P.S.I.

Floodplain Restriction

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Floodplain/Drainageway Maintenance

The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

NOTES

- 1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 17, 2021 with a combined scale factor of 1.00012.
- 2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0435K, Community-Panel No. 480596 0435 K, Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. 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. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- 4. Direct access to the IH-35 frontage road is restricted to those locations that have been reviewed and approved by TXDOT.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, 950 Rendon Crowley, L.L.C. is the owner of a 48.918 acre tract of land situated in the Hiram Little Survey, Abstract No. 930, Tarrant County, Texas; said tract being all of that tract of land described in Special Warranty Deeds to 950 Rendon Crowley, L.L.C., recorded in Instrument No. D221376796 and Instrument No. D222121155 both of the Official Public Records of Tarrant County, Texas; said 48.918 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found in the south right-of-way line of East Rendon Crowley Road (a Variable width right-of-way), said point being the most northerly northwest corner of the first mentioned 950 Rendon Crowley, L.L.C. tract;

THENCE, in a easterly direction along the said south line of East Rendon Crowley Road, the following three (3) calls:

South 89 degrees, 51 minutes, 42 seconds, East, along the south line of said East Rendon Crowley Road, a distance of 529.63 feet to a 1/2-inch iron rod found for the northeast corner of the first mentioned 950 Rendon Crowley, L.L.C. tract and the northwest corner of the second mentioned 950 Rendon Crowley, L.L.C. tract;

South 89 degrees, 57 minutes, 00 seconds East, a distance of 184.99 feet to a 5/8-inch iron rod found at an angle point;

South 89 degrees, 56 minutes, 58 seconds East, a distance of 123.56 feet to a 1/2-inch iron rod with "RPLS 5693" cap found for the northeast corner of the second mentioned 950 Rendon Crowley, L.L.C. tract;

THENCE, in a southerly direction departing the said south line of East Rendon Crowley Road, and along the east line of the second mentioned 950 Rendon Crowley, L.L.C. tract the following five (5) calls:

South 00 degrees, 32 minutes, 32 seconds East, at a distance of 5.15 feet passing the northwest corner of Lot 1, Block 1, JB Crowley Addition, an addition to the City of Fort Worth, according to the plat recorded in Instrument No. D221037481 of said Official Public Records, at a distance of 720.56 feet passing a 1/2-inch iron with "5693" cap found for the southwest corner of Lot 2 of said JB Crowley Addition, continuing in all a total distance of 1,053.76 feet to a 1/2-inch iron rod found for corner;

South 89 degrees, 24 minutes, 18 seconds West, a distance of 195.64 feet to a 1/2-inch iron rod with "BLSL 10194160" cap found for corner;

South 00 degrees, 35 minutes, 42 seconds East a distance of 885.44 feet to a 1/2-inch iron rod with "BLSL 10194160" cap found for corner;

South 89 degrees, 26 minutes, 02 seconds West, a distance of 20.49 feet to a 1/2-inch iron rod with "BLSL 10194160" cap found for corner;

South 00 degrees, 33 minutes, 58 seconds East, a distance of 128.68 feet to a 1/2-inch iron rod with "BLSL 10194160" cap found for the most southerly southeast corner of the second mentioned 950 Rendon Crowley, L.L.C. tract; said point being in the north line of Block 5, Fort Worth Spinks Airport, an addition to the City of Fort Worth, according to the plat recorded in Cabinet A, Slide 353 of the Plat Records of Tarrant County, Texas;

THENCE, South 89 degrees, 30 minutes, 29 seconds, West, along the north line of said Block 5, a distance of 812.69 feet to an angle point;

THENCE, South 89 degrees, 29 minutes, 49 seconds, West, continuing along the said north line of Block 5, a distance of 409.91 feet to a fence corner post for corner; said point being a reentrant corner of Block 4, of said Fort Worth Spinks Airport;

THENCE, North 00 degrees, 33 minutes, 14 seconds, West, along the east line of said Block 4, a distance of 994.28 feet to a 1/2-inch iron rod found for corner; said point being the southwest corner of Lot 1, Block 1, Tarrant County Public Works Department Precinct One Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Cabinet A, Slide 511 of said Plat Records;

THENCE, South 89 degrees, 53 minutes, 38 seconds, East, departing the said west line of Block 4 and along the south line of said Lot 1, a distance of 600.00 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1;

THENCE, North 00 degrees, 32 minutes, 38 seconds, West, along the east line of said Lot 1, a distance of 1,089.07 feet to the POINT OF BEGINNING;

CONTAINING: 2,130,865 square feet or 48.918 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, 950 Rendon Crowley L.L.C.1 does hereby adopt this plat as **LOTS 1 & 2, BLOCK 1, SPINKS INDUSTRIAL ADDITION** on addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the ____th day of _____, 2022.

JANE W. WHITE IRREVOCABLE TRUST 2011

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said _____ and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

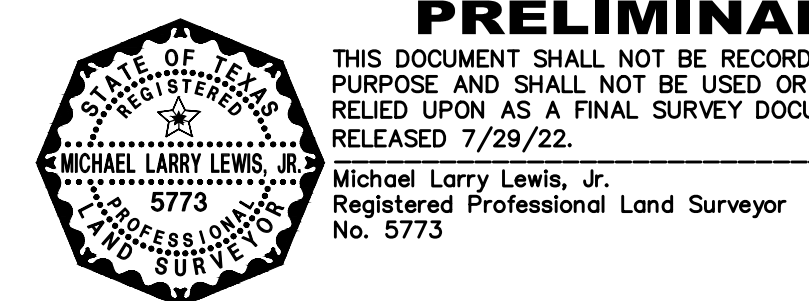
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public in and for the State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on _____ day of _____, 2022 and that all corners are shown hereon.



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.
RELEASED 7/29/22.

Michael Larry Lewis, Jr.
Registered Professional Land Surveyor
No. 5773

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Larry Lewis, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael Larry Lewis, Jr. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public in and for the State of Texas
My Commission Expires: _____

This plat recorded in Document Number _____ Date _____

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, LLC
4060 BRYAN IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: RUSSELL TIDWELL

LOT 1 & 2, BLOCK 1
SPINKS INDUSTRIAL ADDITION
FS-22-176

SHEET 2 OF 2
FINAL PLAT

**LOTS 1 & 2, BLOCK 1
SPINKS INDUSTRIAL
ADDITION**

BEING 48.918 ACRES
LOCATED IN THE CITY OF FORT WORTH
AND BEING OUT OF THE
HIRAM LITTLE SURVEY, ABSTRACT NO. 930,
TARRANT COUNTY, TEXAS



4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MCL	RMT/MLL	NTS	07/11/2021	4019-21.427

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1008001

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date : _____

By: _____ Chairman
By: _____ Secretary

AMBRAIN 7/29/2022 9:45 AM \\s\work\4019-21.427\DWG\SURVEY_C3D_2018\4019-21.427FS.DWG

FINAL PLAT - LOTS 1 & 2, BLOCK 1, SPINKS INDUSTRIAL ADDITION

July 29, 2022
PK No.: 4019-21.427

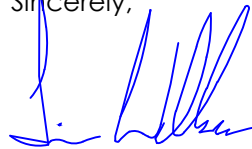
Mr. Don Boren
Chairman
CITY OF FORT WORTH PLANNING COMMISSION
200 Texas Street
Fort Worth, Texas 76102

Re: **FS-22-176 – SPINKS INDUSTRIAL**
Waiver Request

Pacheco Koch, A Westwood Company, heron referred to as Pacheco Koch, has prepared a Final Plat submittal package for a new industrial development North of the Spinks Airport and South of FM 1187 (Rendon Crowley Road). We respectfully request a waiver of Section 31-106 of the subdivision ordinance to decrease the public access easement from 60' to 40'. The purpose of the proposed public access easement is to provide public access to Lot 2 since the lot does not have direct access from Rendon Crowley.

Please reach out to me if there are any questions about the request of the waiver or the contents of this letter.

Sincerely,



Tim V. Wallace, P.E.

MFM/aew
4019-21.427_Waiver Request



Conditions and Comments

Case: FS-22-176

Remarks Due:

Submitted: 7/11/2022

ZC Hearing:

Case Status: In Review

Title: SPINKS INDUSTRIAL - LOT 1 AND LOT 2, BLOCK 1,

Case Description: LOTS 1 & 2, BLOCK 1, SPINKS INDUSTRIAL ADDITION, BEING 48.918 ACRES LOCATED IN THE CITY OF FORT WORTH AND BEING OUT OF THE HIRAM LITTLE SURVEY, ABSTRACT NO. 930, TARRANT COUNTY, TEXAS

Address:

Acres:

Applicant:

Owner: 950 RENDON CROWLEY, L.L.C.

150 SOUTH 5TH STREET, SUITE #2675 MINNEAPOLIS MN 55402

List of Conditions:

GENERAL

General

- This application corresponds to July 11th deadline day.

Please allow four days for a completeness check, a separate email will be sent out once a case manager is assigned and fees are assessed. If your application is an administrative one, it will not follow the DRC schedule, keep in mind the application goes through the normal 21 calendar day review. Once all comments have been entered a revision may be submitted, the first revision is free any revision after that is a charge of \$220 per revision.

***** ALL REVISIONS NEED TO GO THROUGH PLATTING *****

Please refrain from emailing other departments separately to clear holds, it needs to come through platting so we can open up the workflow and keep track of revisions. Please include your assigned case manager and myself Jose.Mendezvargas@fortworthtexas.gov to all revisions for proper routing.

Platting Department
817-392-8027
Platbox2@fortworthtexas.gov

- Oncor | PMDS
Jimmy B. Conner
jimmy.conner@oncor.com

No Comments

PERMIT ISSUANCE

T/PW Stormwater

- Stormwater Development Services
Contact: SDS@fortworthtexas.gov

FYI - SWFMA must be executed and recorded by the City and County respectively before issuance of any building permit.

Reference: Section 3.11, 2015 CFW Stormwater Criteria Manual

0803 – Drainage Study – Provide a Drainage Study by a registered civil engineer in the State of Texas that conforms to the criteria contained in the 2015 City of Fort Worth Stormwater Criteria Manual and submitted through the Stormwater Development Services Division.

Drainage Study must demonstrate that there are no adverse impacts on areas surrounding the project site due to the proposed developments.

Reference: Section 2.3, Steps 3 and 5, 2015 CFW Stormwater Criteria Manual

CLEARED SA DS-21-0217 was accepted

0815 – Minimum Finished Floor Elevations {SDS} - Show the minimum finished floor elevation for each lot adjacent to a floodplain/drainage way. They shall be 2' above the 100 year frequency precipitation event under ultimate development conditions.

Reference: Section 3.11, 2015 CFW Stormwater Criteria Manual

SA 7/20/22 Show min FFE for both lots 1 & 2.

0816 – Maintenance Note - /Drainageway Maintenance Note from the Plan Commission Rules and Regulations must be placed on the final plat for the pond area.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth

9000 - All public and private drainage easements and ROWs with their widths must be clearly shown/identified on the plat.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth; Section 3.11, 2015 CFW Stormwater Criteria Manual

SA 7/20/22 Show 'private detention drainage easement' for pond

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
CLEARED 07/28/2022 SEND: a site plan to donna.york@fortworthtexas.gov showing building footprints, fire lanes and access points.

CORRECTION: show width of EAE and radius of cul-de-sac.

CORRECTION: The EAE providing access to Lot 2 will have to be named. All street names in the City of Fort Worth must be approved by the Fire Department. Email FWFDStreets@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

E Rendon Crowley Road and Wildcat Way North are existing and correct.

General information:

Any new or changed address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Addresses must be posted in a manner that complies with the current City of Fort Worth Fire Code. DO NOT SELF ADDRESS YOUR PLAT or property. All plats within the city limits of Fort Worth will be addressed by the FWFD Fire Addressing Division AFTER recording of the plat at the county courthouse. Plats will be addressed once we receive a copy of the plat after recording in the order in which we receive them. Most plats will be addressed and posted to the City of Fort Worth Plat Directory within 10 business days of being recorded.

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

PACS

- Park dedication policy does not apply (no residential component).

Planning

- Lindsay Mesa 817-+392-8045 lindsay.mesa@fortworthtexas.gov
 1. Plat boundaries: Include all contiguous unplatted property in common ownership within the plat boundary. Do not leave remainder portions of the original unplatted tract. If the application is a replat, ensure that no remainder or partial lots are being created by the proposed plat. [SO, Sec. 31-41 (a)]. All property owners of land within the depicted plat boundary must be signatories on the plat application.
 2. Lot Access: Ensure all lots have direct paved access to a public or private street [SO, Sec. 31-81 (a) (1)]. Lots zoned commercial or industrial may take their sole access from a Public Access Easement instead if the property is platted with a minimum of 100-feet of frontage on the public access easement (PAE). [SO, Sec. 31-81 (i)]. How will Lot 2 be getting access? If from WildCat Way, please provide documentation stating have access to private road.
 3. Access Management: If a proposed lot is taking its sole access from a Master Thoroughfare road or a Texas Department of Transportation road, provide proof of approval of driveway locations from the relevant agency. Limited driveway spacing on thoroughfares may require properties to be served by public access easements. If access requires crossing a private utility easement, a Utility Access Agreement signed by affected parties is required. Rendon Crowley in a TxDot Road. TxDot Permit will be required before recording. Might trigger conditional approval from CPC unless provided before the May 27th at 3pm.
 4. Right-of-Way Dedication: Required dedications to adjacent rights-of-way must be shown on the plat. Required street sizing for use types may be found in the Master Thoroughfare Plan. The minimum width for an urban local cross section is 50-feet [SO, Sec. 31-106] and 60-feet in the ETJ. Check TPW comments to see if additional ROW is required.
 5. Easements: Easements within the boundary of the project should be labeled as “dedicated by this plat.” Any plat easements or offsite easement recording information must be shown. If all or portion of an existing easement is to be abandoned, label as “abandoned by this plat.” Easements may be filed by separate instrument, however all recording must be completed prior to plat submission. Contact this office for standard easement language and process for filling.
 6. Emergency Access Easements: Emergency Access Easements used for addressing purposes must be shown and named on the plat face. Confirm name availability with the fire department. Emergency Access Easements are a minimum of 26 feet wide in multifamily and 24 feet for other uses. Show dimensions.
 7. Streets designated to be permanently dead-ended shall be platted and constructed with an approved standard paved cul-de-sac. Any dead-end street of a permanent or a temporary nature, if longer than 150 feet, shall have a surfaced cul-de-sac turnaround area of 80 feet in diameter. Said cul-de-sac must be constructed prior to the expiration of the community facilities contract, or earlier if required by TPW.
 8. Include reference the case number on the plat (FS-XX-XXX).
 9. Label lot area in acres and square feet for non-single-family residential development. For single-family residential development, label lot area in square feet (and net acres for lots to be served by on-site septic systems). Lot 1
 10. Easements: Show, and label, the locations and dimensions of easements for franchise, water, sanitary sewer, and storm sewer utilities. For lots adjacent to, or containing 100-year floodplain/floodway and drainage easements, label minimum finish floor elevation. Easements should be indicated with a dotted or dashed line. Abandonments may be indicated by stipple or crosshatch shading.
- 11. Contact case manager, Lindsay Mesa, when revisions are uploaded into Accela.
- 12. WildCat Way cannot be used for access. Will have to provide Public Access easement.
- 13. Public Access Easements: [SO, Sec. 31-106 (i)] Public access easements must be constructed to City street standards and are a minimum of 24-feet in width for commercial uses and 80-feet in width for industrial uses [SO, Sec. 31-81 (i)]. Public access easements must not terminate within the lot as a cul-de-sac (dead-end). [SO, Sec. 31-106 (e) (1)].
- 14. Please provide site plan to see how Public Access Easement must be proposed.
- 15. Remove east first street information above title block.

T/PW Engineering

• TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

1. Show access to Lot 2
2. CFA (Ch. 31-131) - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements. For Improvements to Rendon-Crowley Road.
3. TXDOT Permit (Planning-Access Management) - TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities.
4. Interstate Access (Access Management) - Place a note on the final plat that states: "Direct access to the IH-35 frontage road is restricted to those locations that have been reviewed and approved by TXDOT."
5. Public Open Space Easement - A triangular 10'x10' POSE (Public Open Space Easement), shall be provided at the intersection of an alley and a driveway or an access easement and a street. For Public Access Easement.
6. Label Plat - Show Case Number on the plat. (But not as part of title block).

Notes: Sidewalks and Street Lights: Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

Zoning

• Zoned "I" Light Industrial, portion "K" Heavy Industrial, and within Spinks Airport "AO" overlay zone.

"I" development standards (https://codelibrary.amlegal.com/codes/ftworth/latest/ftworth_tx/0-0-0-35490)

"K" development standards (https://codelibrary.amlegal.com/codes/ftworth/latest/ftworth_tx/0-0-0-35512)

Airport Overlays (https://codelibrary.amlegal.com/codes/ftworth/latest/ftworth_tx/0-0-0-34699)

WATER

Review

• ***** Water Department Comments *****

Plat case review Performed On: 07/22/2022

You may address hold comments by emailing: DSWS@fortworthtexas.gov or call to 817 392 5803.

Note: All revisions requested per our initial review to the proposed plat document must be submitted to Platting department. Staff will upload revised plat and notify our department. If this is an electronic submittal, you must still contact the platting office when you have uploaded the document, otherwise we will not be notified. Please be advised to wait for ALL departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Thank you for your understanding.

Platting Department contact info: 817-392-8027 or email to zz_PLNDEV_Platting@fortworthtexas.gov

All comments based on Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water. To view Policy visit <http://fortworthtexas.gov/standards/#waterdesign>

1- HOLD - MJP 07/22/2022 - REC ID 1279 water main capacity charges of \$201,381.89 per MGD applies. The amount owed for this plat is:
--- Per study max. day demand is 22.8 gpm +46.2 gpm = 69 gpm => 69 gpm x 24*60 = 99,360 gal per day
[99,360 gal per day / 1,000,000 gallons per million gallon] X \$201,381.89 per MGD = \$20,009.30

2- HOLD - MJP 07/22/2022 - REC ID 814 sewer per acre charges of \$942.63 per acre applies. The amount owed for this plat is:
--- 48.918 acres x \$942.63 per acre = \$46,111.57

3- HOLD - MJP 07/22/2022 - Lot 2 requires water/sewer extension. Water/Sewer Extension required by (CFA) - Per City accepted construction plans
Water/Sewer extension to every proposed lot is required: provide a community facilities agreement for the water/sewer improvement as necessary to serve the subject property. No water/sewer in side or back of lots per Subdivision Ordinance.
Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1)
--- IPRC22-0068, CPN 104055

4- HOLD - MJP 07/22/2022 - Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019. Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. Plat will be reconciled with reviewed and accepted plans to make sure all easement are correct before hold can be cleared.

For all mains with depths greater than 10 feet, the following equation will apply

$(\text{Depth of Pipe}) \times 2 + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width}$ / Width is rounded up to nearest 5 feet.

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.8.8)

List of Comments:

PP-22-049 Lone Star Crossing SW Corner Beach 170 Addition (Waiver Request): 10 Commercial Lots. Council District 7.

Being an 82.197-acre tract of land located in the MEP & PRR Co. Survey, Abstract 1143, the G. W. Parker Survey, Abstract 1251, the J. G. McDonald Survey, Abstract 1106, and the T. G. Willis Survey, Abstract 1682, located in the City of Fort Worth, Tarrant County, Texas.

General Location: South of SH 170, west of North Beach Street and east of Old Denton Road.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant AIL Investment, LP
- 2. Consultant / Agent Peloton Land Solutions, Inc.

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning "G" Intensive Commercial
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Alliance Gateway Mixed Use Growth Center
- 4. Public Hearing Notification Mailing Date July 29, 2022
- 5. Development Services Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... North Fort Worth Alliance, Saratoga HOA, Valley Ridge HOA, Vista Greens HOA, McPherson Ranch HOA Villages of Woodland Springs HOA Streams And Valleys Inc, Trinity Habitat for Humanity, Keller ISD Northwest ISD

C. SERVICE DISTRICTS

- 1. School ISD..... Keller ISD
- 2. Proposed Water Supply Means..... City of Fort Worth
- 3. Proposed Sanitary Waste Disposal Means..... City of Fort Worth

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is a phased commercial development in north Fort Worth. Access will provided by North Beach Street, a commercial connector on the Master Thoroughfare Plan MTP, and State Highway (SH) 170, a Texas Department of Transportation (TXDOT) roadway. Most lots will not have direct access to the adjoining roads therefore an internal public access easement has been provided. A conditional TXDOT permit has been provided for the public access easement connection to SH 170.

Subdivision Ordinance in Section 31-102 (b) (2) states, subdivisions shall be designed to connect to adjacent existing stub-out streets as provided on an approved preliminary or final plat. Subdivision Ordinance in Section 31-106 (c) (7) states, urban local streets shall be extended to the subdivision boundary to connect with adjoining streets. The applicant has requested a waiver to not extend the two residential street stubouts from the Rivercrest subdivision to the west. Sangria Lane and Burl Way are stubbed out to

this commercial property. Extension of Sangria Lane would be located in a floodplain and Burl Way would be connecting to a commercial property, which is not a compatible land use. Therefore, DRC supports the requested waiver.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to not require the extension of streets to the subdivision boundary to connect with existing adjoining streets (Sangria Lane and Burl Way); and 2) conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

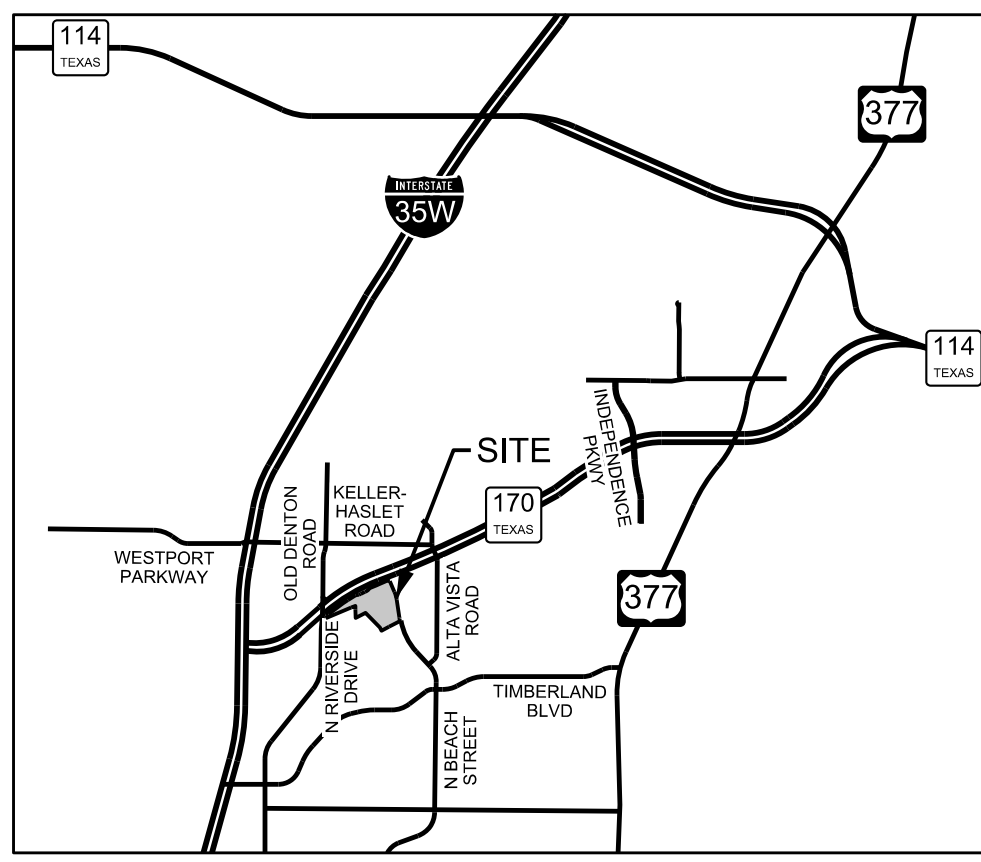


Legend

- Master Thoroughfare Plan**
- Floodplain
- ETJ
- Activity Street
- Commercial Connector
- Commercial Mixed Use
- Neighborhood Connector
- System Link

1 inch = 600 feet





VICINITY MAP
N.T.S.



LEGEND

- 700 EXISTING MAJOR CONTOURS
- EXISTING TREES
- FLOODPLAIN 100-YEAR FEMA (CURRENT EFFECTIVE ZONE AE)
- FEMA FLOODWAY (CURRENT EFFECTIVE ZONE AE)
- LIMITS OF EXISTING FLOOD STUDY
- EXISTING EASEMENTS
- APPRAISAL DISTRICT PARCELS
- LOT LINES
- PROPERTY BOUNDARY
- RIGHT OF WAY
- SURVEY ABSTRACT LINES

NOTES:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. PRIVATE OPEN SPACE TO BE MAINTAINED BY OWNER.

Description of an 82.197 Acre Parcel of Land situated in the T.G. Willis Survey, Abstract Number 1682, the J.G. McDonald Survey, Abstract Number 1106, the G. Parker Survey, Abstract Number 1251, the M.E.P & P, R.R. Co. Survey, Abstract Number 1143, City of Fort Worth, Tarrant County, Texas, and being a portion of those tracts of land described by deed to AIL Investment, L.P. (formerly Hillwood/Freeway, Ltd.), recorded in Volume 9381, Page 66 and Volume 9527, Page 1011, County Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a curve to the left at the intersection of the east line of Old Denton Road (a variable width right-of-way) and the south line of State Highway No. 170 (a variable width right-of-way), being in the north line of Riverside Place, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Instrument Number D216158834, said County Records;

THENCE along the south line of said State Highway No. 170 as follows:

With said curve to the left, an arc distance of 37.78 feet, through a central angle of 01°57'00", having a radius of 1110.00 feet, the long chord which bears N 04°01'02"E, 37.77 feet;

N 33°57'27"E, 63.12 feet;

N 48°48'00"E, 130.64 feet to the beginning of a curve to the right;

With said curve to the right, an arc distance of 1550.89 feet, through a central angle of 11°39'44", having a radius of 7619.42 feet, the long chord which bears N 54°37'47"E, 1548.21 feet;

N 77°51'00"E, 150.78 feet;

N 67°14'01"E, 96.49 feet;

N 63°36'15"E, 224.08 feet;

N 63°32'50"E, 64.28 feet;

N 59°32'41"E, 96.71 feet;

N 41°04'35"E, 108.14 feet;

N 66°16'42"E, 920.00 feet;

S 72°04'44"E, 112.61 feet;

THENCE S 23°35'19"E, 544.45 feet, departing said south line, to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 386.40 feet, through a central angle of 14°54'30", having a radius of 1485.00 feet, the long chord which bears S 16°08'04"E, 385.31 feet;

THENCE S 08°40'49"E, 852.79 feet to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 44.79 feet, through a central angle of 02°33'58", having a radius of 1000.00 feet, the long chord which bears S 07°23'50"E, 44.78 feet, to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left, an arc distance of 111.92 feet, through a central angle of 03°12'23", having a radius of 2000.00 feet, the long chord which bears S 07°43'02"E, 111.91 feet, to the northwest corner of Saratoga, Phase 4, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 12937, said County Records, being the northwest corner and terminus of North Beach Street (130' right-of-way), recorded in Cabinet A, Slide 12937, said County Records and being the north line of that tract of land described by deed to Hillwood Saratoga, L.P., recorded in Instrument Number D204097119, said County Records;

THENCE S 82°25'10"W, 583.06 feet, along the north line of said Hillwood Saratoga tract, passing the most northeasterly northeast corner of Block 9, Saratoga, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slides 10652 and 10653, said County Records;

THENCE along the east and north lines of said Block 9, as follows:

S 62°26'40"W, 383.89 feet;

N 28°38'04"W, 169.08 feet;

N 44°44'02"W, 955.22 feet;

THENCE S 63°46'26"W, 522.82 feet to the east line of Riverside Place, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Instrument Number D216158834, said County Records;

THENCE N 01°02'42"W, 563.26 feet;

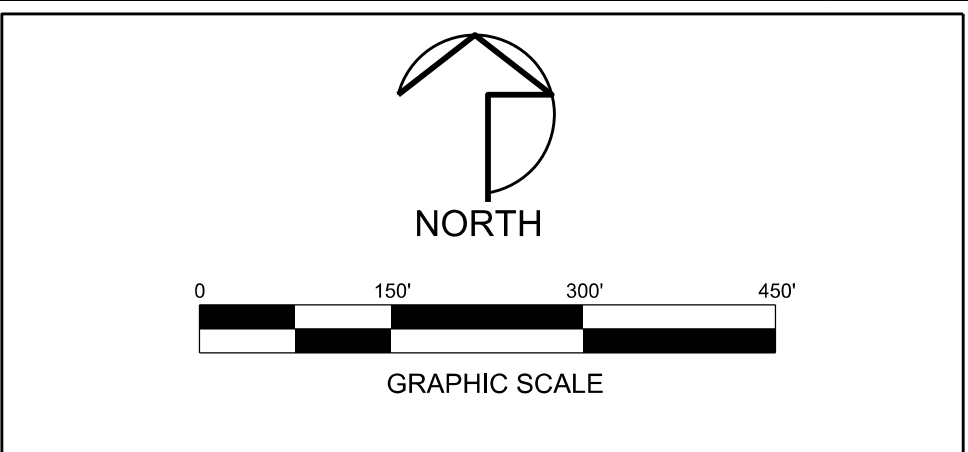
THENCE S 67°14'22"W, 1498.60 feet to the Point of Beginning and containing 3,580,505 square feet or 82.197 acres of land more or less.

CASE: PP-22-049

LAND USE SUMMARY		
USE	ACREAGE +/-	LOTS
COMMERCIAL	82.20	10
TOTAL	82.20	10

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	BEARING	DIST.
C1	37.78'	01°57'00"	1110.00'	N 04°01'02"E	37.78'
C2	1550.89'	11°39'44"	7619.42'	N 54°37'47"E	1548.21'
C3	386.40'	14°54'30"	1485.00'	S 16°08'04"E	385.31'
C4	44.79'	02°33'58"	1000.00'	S 07°23'50"E	44.78'
C5	111.92'	03°12'23"	2000.00'	S 07°43'03"E	111.91'

PROJECT NO.	HWA21046	
FILE PATH	G:\JOB\HWA21046_SW_Beach_170_Design_Entitlements\322_PPlat	
DRAWN BY	TCG	
REVIEWED BY	KTW	
DATE	MARCH, 2022	
DATE	REVISIONS	
7/27/2022	REVISED LOTS, ACCESS EASEMENT, PLAT COMMENTS	



OWNER

AIL INVESTMENT, LP.
9800 HILLWOOD PKWY
SUITE 300
FORT WORTH, TX 76177
PHONE: 817-224-6000

DEVELOPER

AIL INVESTMENT, LP.
9800 HILLWOOD PKWY
SUITE 300
FORT WORTH, TX 76177
PHONE: 817-224-6000

PLANNER / ENGINEER

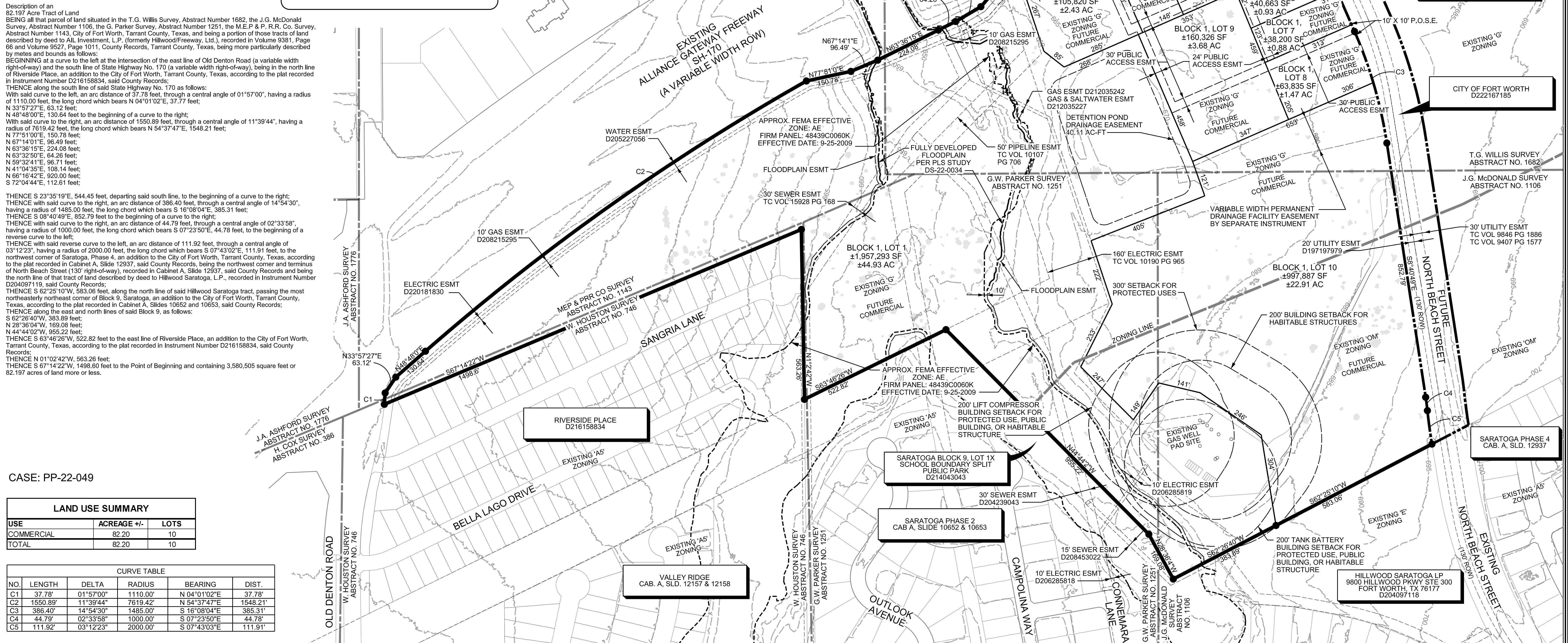
PELTON LAND SOLUTIONS, INC
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

A PRELIMINARY PLAT FOR
LONE STAR CROSSING
SW CORNER BEACH 170 ADDITION

CONTAINING LOTS 1, 2, 3, 4, 5, 6,
7, 8, 9 & 10 WITHIN BLOCK 1

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
TOTAL ± 82.197 GROSS ACRES

BEING A ± 82.197 ACRE TRACT OF LAND LOCATED
IN THE MEP & PRR CO SURVEY, A-1143, THE G.W. PARKER SURVEY, A-1251,
THE J.G. McDONALD SURVEY, A-1106 & THE T.G. WILLIS SURVEY, A-1682
SITUATED IN CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



G:\JOB\HWA21046_SW_Beach_1703_Design322_Entitlements\322_PreliminaryPlan\HWA21046_PPlat.dwg

July 27, 2022

Mr. Donald Boren
Chairman, Plan Commission
City of Fort Worth
200 Texas Street
Fort Worth, TX 76102

Re: Preliminary Plat for Lone Star Crossing SW Corner Beach 170 (PP-22-049)

Mr. Boren,

On behalf of the Owner/ Developer, AIL Investment, LP., Peloton Land Solutions is requesting a variance from the Subdivision Ordinance, Section 31-106 (c) (7) stating, "Urban local streets shall be extended to the subdivision boundary to connect with adjoining streets or, where no adjacent streets are available for such connection, to allow for the future connection with adjoining un-platted property".

The waiver is being requested because there is no plan to extend Sangria Lane or Burl Way through the proposed development.

We respectfully request that the commission consider this preliminary plat variance for approval.

Sincerely,



Kole Weber, P.E.
Associate Principal

From: [Kumudvathi Budideti](#)
To: [Kole Weber](#)
Cc: [Williams, Ronnie](#); [Raul Zavala](#); [FTW District Access Permits](#); [Schneider, Joe](#); [Vanrajsinh Mahida](#)
Subject: REF # 10-079-21 Lone Star Crossing SH 170
Date: Friday, May 13, 2022 8:12:46 AM
Attachments: [image002.png](#)
[image008.png](#)
[image010.png](#)
[image011.jpg](#)
[image012.jpg](#)
[image013.png](#)
[image015.png](#)
[image001.png](#)

Good Morning Kole,

Area Office is conceptually good with the location of the N. Beach street connection considering with the following comments:

- Add cat tracks on NB Beach to WBFR
- Sidewalk may need considered to be extended west to the Henrietta bridge
- What is the sidewalk width?

Respectfully
Kumu Budideti E.I.T
Office: 469-818-5665



Go green with TXDOT

From: Kole Weber <kole.weber@pelotonland.com>
Sent: Tuesday, May 3, 2022 7:50 AM
To: FTW_District Access Permits <FTW_DistrictAccessPermits@txdot.gov>; Kumudvathi Budideti <Kumudvathi.Budideti@txdot.gov>
Cc: Williams, Ronnie <rwilliams@burnsmcd.com>; Raul Zavala <raul.zavala@pelotonland.com>; Schneider, Joe <joe.schneider@hillwood.com>; Vanrajsinh Mahida <Vanrajsinh.Mahida@txdot.gov>
Subject: RE: REF # 10-079-21 Lone Star Crossing SH 170
Importance: High

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kumu – Could you provide an update to the approval of this TxDOT permit?

Currently this approval is holding up multiple approvals with the City of Fort Worth and we're needing to shake this loose with your team.

Thanks,



Kole Weber, P.E.
Associate Principal, *Peloton Land Solutions*
[e] kole.weber@pelotonland.com
[o] 817.562.3350 | [c] 361.449.5130

TBPE Firm No. 12207 | TBPLS Firm No. 10177700

From: FTW_District Access Permits <FTW_DistrictAccessPermits@txdot.gov>
Sent: Monday, April 25, 2022 12:30 PM
To: Kole Weber <kole.weber@pelotonland.com>; Kumudvathi Budideti <Kumudvathi.Budideti@txdot.gov>
Cc: Williams, Ronnie <rwilliams@burnsmcd.com>; Raul Zavala <raul.zavala@pelotonland.com>; FTW_District Access Permits <FTW_DistrictAccessPermits@txdot.gov>; Schneider, Joe <joe.schneider@hillwood.com>; Vanrajsinh Mahida <Vanrajsinh.Mahida@txdot.gov>
Subject: RE: REF # 10-079-21 Lone Star Crossing SH 170

Hi Kole!

Looks like its at Kumu's office now. Central Design was satisfied with your revisions.

Margaret

From: Kole Weber <kole.weber@pelotonland.com>
Sent: Friday, April 22, 2022 10:27 AM
To: Kumudvathi Budideti <Kumudvathi.Budideti@txdot.gov>; Margaret Jasso <Margaret.Jasso@txdot.gov>
Cc: Williams, Ronnie <rwilliams@burnsmcd.com>; Raul Zavala <raul.zavala@pelotonland.com>; FTW_District Access Permits <FTW_DistrictAccessPermits@txdot.gov>; Schneider, Joe <joe.schneider@hillwood.com>; Vanrajsinh Mahida <Vanrajsinh.Mahida@txdot.gov>
Subject: RE: REF # 10-079-21 Lone Star Crossing SH 170
Importance: High

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Margaret – Resending the email I sent to Kumu for the Lone Star Crossing SH170 TxDOT Plan Set since she's out of the office.

Could you help us with tracking down the status?

Thanks,

Kole Weber, P.E.
Associate Principal, *Peloton Land Solutions*
[e] kole.weber@pelotonland.com



Conditions and Comments

Case: PP-22-049

Submitted: 7/11/2022

Title: CPC - Lone Star Crossing SW Corner Beach 170
Addition

Case Description:

Address:

Applicant:

Owner:

Remarks Due:

ZC Hearing:

Case Status: In Review

Acres:

List of Conditions:

GENERAL

General

- This application corresponds to July 11th deadline day.

Please allow four days for a completeness check, a separate email will be sent out once a case manager is assigned and fees are assessed. If your application is an administrative one, it will not follow the DRC schedule, keep in mind the application goes through the normal 21 calendar day review. Once all comments have been entered a revision may be submitted, the first revision is free any revision after that is a charge of \$220 per revision.

***** ALL REVISIONS NEED TO GO THROUGH PLATTING *****

Please refrain from emailing other departments separately to clear holds, it needs to come through platting so we can open up the workflow and keep track of revisions. Please include your assigned case manager and myself Jose.Mendezvargas@fortworthtexas.gov to all revisions for proper routing.

Platting Department
817-392-8027
Platbox2@fortworthtexas.gov

- Oncor | PMDS
Jimmy B. Conner
jimmy.conner@oncor.com

No Comments

PLAN REVIEW

Gas Well

- All plats submitted after 04/01/22 will require setbacks to production equipment and tank battery areas at 200 feet from all structures
A 200 foot setback will be required to be shown from all well bores to habitable structures
A 200 foot setback will be required to be shown for a lift compressor onsite to all structures.

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
Streets existing and correct:
Alliance Gateway Freeway
Sangria Lane
Bella Lago Drive
Old Denton Road
Outlook Avenue
Campolina Way
Connemara Lane
N Beach Street (Future and existing)

SEND: site plan to donna.york@fortworthtexas.gov showing building footprints, fire lanes and access points.

Gas Well CORRECTIONS:

Gas Well Setbacks for Non-Permitted gas well pad site:

Show 300' Building Setback radii from each gas well bore and label (This is shown correctly):

"300' Building Setback for Protected Use and Public Building Structures".

Show 200' Building Setback radii from each gas well bore and label (not shown on plat):

"200' Building Setback for Habitable Structures"

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-202 Section 5706.3.1.3.3 Existing Gas Wells

Show 200' Building Setback radii from the Lift Compressor (not shown):

"200' Lift Compressor Building Setback for Protected Use, Public Building, or Habitable Structure"

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 5706.3.1.3.4.2 Existing Lift Compressor

Show 200' Building Setback radii from the Tank Battery and equipment and label:

"200' Tank Battery Building Setback for Protected Use, Public Building, or Habitable Structure"

IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1.3.3 Existing Natural Gas Wells

General information:

Any new or changed address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Addresses must be posted in a manner that complies with the current City of Fort Worth Fire Code. **DO NOT SELF ADDRESS YOUR PLAT** or property. All plats within the city limits of Fort Worth will be addressed by the FWFD Fire Addressing Division **AFTER** recording of the plat at the county courthouse. Plats will be addressed once we receive a copy of the plat after recording in the order in which we receive them. Most plats will be addressed and posted to the City of Fort Worth Plat Directory within 10 business days of being recorded.

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

PACS

- PARD/PDP: If any residential component is intended within this platted area, then the Neighborhood and Community Park Dedication Policy will apply; land and/or fees will be required. Call or email Lori Gordon at 817-392-5743 or lori.gordon@fortworthtexas.gov for additional information.

Planning

- Development Services--Platting (Alexander Parks 817-392-2638
alexander.parks@fortworthtexas.gov)

1. Lots 1X and 9X do not have any access that meets the requirements of the Subdivision Ordinance. All final platted lots must have paved direct access to a public street, a private street or a public access easement. Lot 1X has frontage along SH 170, but without a conditional approval from TXDOT for a driveway to this property this lot has no access. Lot 9X is landlocked in the middle of the plat without access to anything.
2. Lot 1, Block 1 only has frontage along SH 170, therefore a conditional approval from TXDOT for a driveway access to this lot is required prior to approval of the preliminary plat.
3. The public access easement is shown to connect to SH 170, therefore a conditional approval from TXDOT for a driveway access is required prior to approval of the preliminary plat.
4. Show 10' x 10' public open space easements where the public access easements intersect with the public right-of-way.
5. Sangria Lane is stubbed out to Lot 1, Block 1 from the west and Burl Way from the south. The Subdivision Ordinance in Section 31-106 (c) (7) states, urban local streets shall be extended to the subdivision boundary to connect with adjoining streets or, where no adjacent streets are available for such connection, to allow for the future connection with adjoining un-platted property. Either a redesign showing how these streets will continued through the development to the plat boundary will be required or a waiver from City Plan Commission is required.

T/PW Engineering

- TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

1. Show access to Lot 9 and 9x
2. Lot 5 is required to have 100 foot of frontage on public access easement
3. Public Open Space Easement - A triangular 10'x10' POSE (Public Open Space Easement), shall be provided at the intersection of an alley and a driveway or an access easement and a street
4. TXDOT Permit (Planning-Access Management) - TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities. Conceptual approval for drive approach required.
5. Label Plat - Show Case Number on the plat. (But not as part of title block).

Notes:

A. CFA (Ch. 31-131) - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements.

B. Sidewalks and Street Lights: Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

C. TXDOT Permit (Planning-Access Management) - TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities. TXDOT Permit required for drive approach prior to plat recordation.

D. Interstate Access (Access Management) - Place a note on the final plat that states: "Direct access to the Alliance Gateway Freeway is restricted to those locations that have been reviewed and approved by TXDOT."

T/PW Stormwater

- DS-22-0034 Accepted for Prelim Platting

1. - Show proposed drainage easements for proposed 24", 36", & 48" RCP outfalls into the FEMA Floodplain
CFWSO Art VI. Sec 31-105 (b)

Transportation Impact

- FYI Comments:

- The project is located in Transportation Impact Fee Service Area D
- The project does not qualify for discounts.
- The approval date of the final plat will determine the applicable collection rate for building permits.
- The ROW dedication and construction costs outside of City Participation for N. Beach Street are eligible for credit against transportation impact fees upon recordation of the final plat/acceptance by the City.
- The Transportation Impact Fee Study Update is currently underway with anticipated adoption on October 25, 2022, with new collection rates being effective January 1, 2023. The current collection rate is not guaranteed after October 25, 2022.

Zoning

- Brett Mangum, Sr. Planner - Zoning & Land Use

FYI Comment: Site is zoned "G" Intensive Commercial and "OM" Office Midrise.

At the time the "OM" areas are to be developed, a rezoning will need to be filed since "OM" is a defunct zoning district. Appears that most lots covered in this phase will be in the "G" zoned section.

"G" Intensive Commercial standards found in Section 4.904 of the City of Fort Worth Zoning Ordinance. Land Use matrix found in Section 4.803 of the City of Fort Worth Zoning Ordinance.

WATER

Review

***** Water Department Comments *****

Plat case review Performed On: 07/23/2022

You may address hold comments by emailing: DSWS@fortworthtexas.gov or call to 817 392 5803.

Note: All revisions requested per our initial review to the proposed plat document must be submitted to Platting department. Staff will upload revised plat and notify our department. If this is an electronic submittal, you must still contact the platting office when you have uploaded the document, otherwise we will not be notified. Please be advised to wait for ALL departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Thank you for your understanding.

Platting Department contact info: 817-392-8027 or email to zz_PLNDEV_Platting@fortworthtexas.gov

All comments based on Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water. To view Policy visit <http://fortworthtexas.gov/standards/#waterdesign>

All comments for preliminary plats are considered FYI (unless stated as hold) and will be "holds" (if applicable) on final plat submittal.

1- P.R.V. note required on plat face; statement shall read as follows:

"Private P.R.V's will be required; water pressure exceeds 80 P.S.I."

2 - Water Extension is required by (CFA) - Per City accepted construction plans

Water extension to every proposed lot is required: provide a community facilities agreement for the water improvement as necessary to serve the subject property. No water/sewer in side or back of lots per Subdivision Ordinance.

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1)

3- Sewer Extension required by (CFA) - Per City accepted construction plans

Sewer extension to every proposed lot is required: provide a community facilities agreement for the sewer improvement as necessary to serve the subject property. No water/sewer in side or back of lots per Subdivision Ordinance.

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1)

4- Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019. Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. Plat will be reconciled with reviewed and accepted plans to make sure all easement are correct before hold can be cleared.

For all mains with depths greater than 10 feet, the following equation will apply

$(\text{Depth of Pipe}) \times 2 + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width}$ / Width is rounded up to nearest 5 feet.

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.8.8)

5- Provide Impact Fee Statement on the face of plat to read as follows:

"The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system."

6- No Permanent Structure, note required on plat face:

"Construction Prohibited over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type".

7- REC ID 737 sewer front foot charges applies.

8- REC ID 1264 Water main capacity charges will be applies.

MT-22-008 Old Weatherford Road (MTP Waiver and Amendment Request): Waiver and Amendment to the Master Thoroughfare Plan. Council District 3, and ETJ-Parker County.

Being a Master Thoroughfare Plan amendment request to change the cross section for a portion of Old Weatherford Road from Neighborhood Connector NCO-L2-T0-TWLT-P0-BOP (110) to NCO-L2-T0-NTMS (110), and to propose a waiver for an interim cross section for a portion of Old Weatherford Road to be constructed with an interim cross section from a section starting at FM 3325 to just east of Purple Thistle Lane, located in the City of Fort Worth and Parker County, Texas.

General Location: Portion of Old Weatherford Road, going east from FM 3325 and terminating just east of Purple Thistle Lane.

GENERAL INFORMATION

A. *APPLICANT*

- 1. Owner / Applicant City of Fort Worth
- 2. Consultant / Agent NA

B. *PROJECT ZONING, NOTIFICATION & COORDINATION*

- 1. Current Zoning “CF” Community Facilities; PD 522
Planned Development and ETJ
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Single Family Residential
- 4. Public Hearing Notification Mailing Date August 1, 2022
- 5. Development Services Department Case Coordinator..... Lynn Jordan
- 6. Organizations Courtesy Notified..... Old Weatherford Road NA,
Streams And Valleys Inc, Trinity
Habitat for Humanity,
Aledo ISD

C. *SERVICE DISTRICTS*

- 1. School ISD..... Aledo ISD
- 2. Proposed Water Supply Means..... City of Fort Worth
- 3. Proposed Sanitary Waste Disposal Means..... City of Fort Worth

D. *DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS*

Old Weatherford Road is a neighborhood connector on the MTP [NCO-L2-T0-TWLT-P0-BOP (110)] running along the northern border of the Beggs property. The portion of the Beggs property along this stretch of Old Weatherford Road, is not platted; Walsh Ranch preliminary plat (PP-21-079) was approved by the City Plan Commission in 2021; and Morningstar Ranch (PP-13-046) was revised and approved by the City Plan Commission in 2021. All of the property owners have been involved with the design of this alternative cross section.

This proposed cross section has evolved from discussions among North Central Texas Council Texas of Governments, Parker County, Aledo Independent School District and staff members from various City of Fort Worth departments. The discussion involved

concerns regarding a two-lane, county road that is serving two rapidly growing developments, Walsh Ranch and Morningstar, as well as a County sub-courthouse and a Aledo middle school. The cross section is four lanes (two lanes in each direction), with a non-traversable median and 10-foot sidewalks located in public access easements. The portion of Old Weatherford Road that will utilize the interim section runs from east of FM 3325 to just east of Purple Thistle Lane. The purpose of the median is to reduce turning conflicts, and the purpose of placing the 10-foot sidewalks in the public access easements is to address existing gas lines, located in utility easements.

This portion of Old Weatherford Road has an ultimate cross section of [NCO-L2-T0-TWLT-P0-BOP (110)] with an ultimate buildout of 110 feet. The right-of-width on the ground varies from 80 feet to 100 feet, but it is adequate for the interim cross section. However, since the stakeholders agree that a median (NTMS) better addresses maneuverability than a two-way left turn lane (TWLT), the MTP will need to be amended to reflect this change. The amended cross section will be NCO-L2-T0-NTMS-P0-BOP with 110-foot width.

DRC recommends approval of the requested MTP waiver and amendment.

E. DRC RECOMMENDATION

DRC recommends 1) Approval of the Master Thoroughfare Plan (MTP) waiver request to allow an interim cross section (four-lanes, divided with 10-foot sidewalks) along Old Weatherford Road from FM 3325 to just east of Purple Thistle Lane; and

DRC recommends 2) Approval of a recommendation to City Council for an MTP amendment to change the cross section from a neighborhood collector with a left turn lane to a neighborhood connector with a median, NCO-L2-T0-TWLT-P0-BOP(110) to NCO-L2-T0-NTMS-P0-BOP(110).



Scale: 1 inch = 1350 feet

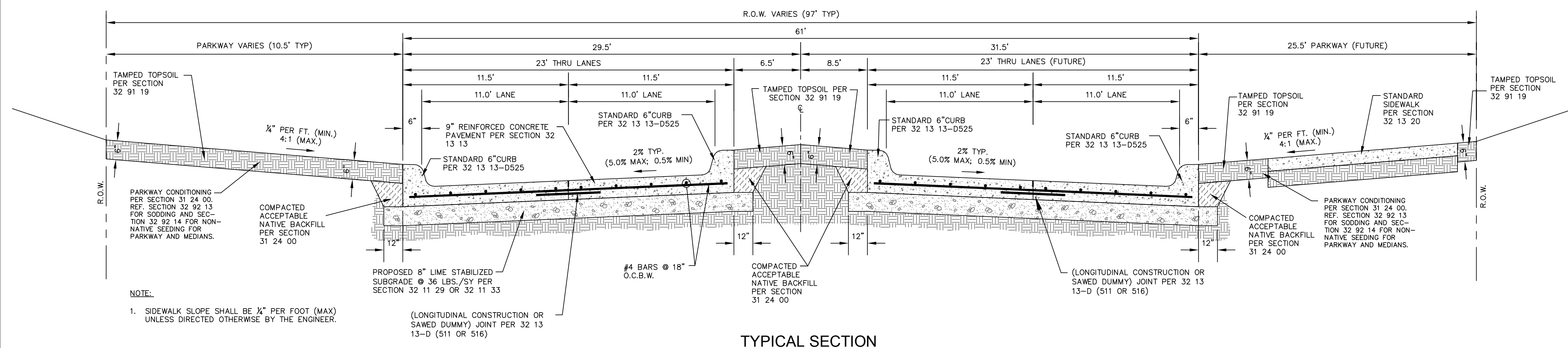


MASTER THOROUGHFARE PLAN

- Activity Street
- Commercial Connector
- Commercial Mixed Use Street
- Neighborhood Connector
- System Link

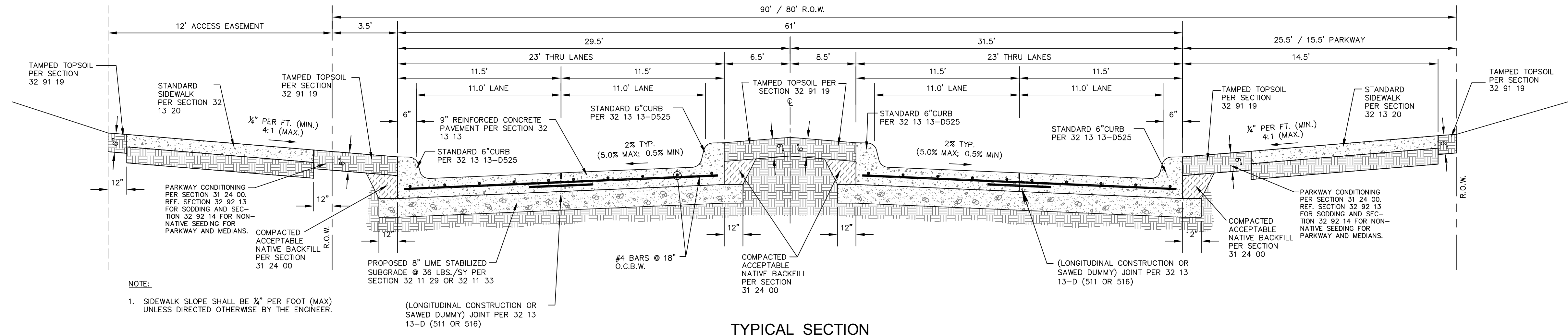
- PLAT
- FLOOD PLAIN

NO.	DATE	DESCRIPTION	BY



TYPICAL SECTION
 OLD WEATHERFORD ROAD (STA. 0+00 TO STA. 42+16.16)

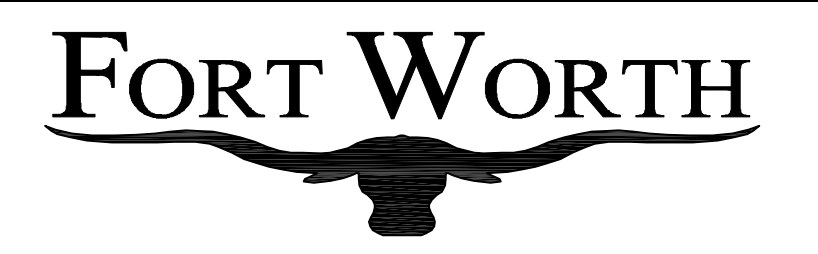
NOTE:
 1. SIDEWALK SLOPE SHALL BE 1/4" PER FOOT (MAX) UNLESS DIRECTED OTHERWISE BY THE ENGINEER.



TYPICAL SECTION
 OLD WEATHERFORD ROAD (STA. 42+16.16 TO STA. 72+13.86)

NOTE:
 1. SIDEWALK SLOPE SHALL BE 1/4" PER FOOT (MAX) UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

C.P.N. XXXXXX



OLD WEATHERFORD ROAD

PAVING DETAILS
 (SHEET 1 OF 6)



DESIGNED: C.F.W.	DATE: JUNE, 2022	PROJECT NO:	SCALE: NO SCALE	SHEET: 32
DRAWN: C.F.W.	CHECKED: T.J.W.			

I:\weatherford\162009\LOBS\2013\28\US\SHP\VD101.dwg, 6/14/2022, 7:56:50 AM, kh



August 2, 2022

Chairman Don Boren
City Plan Commission
City of Fort Worth
200 Texas Street
Fort Worth, TX 76102

RE: MTP Waiver for Old Weatherford Road
MT 22 008

Dear Chairman Boren,

Please accept this letter as a request for a Master Thoroughfare Plan (MTP) amendment to change the cross section for Old Weatherford Road from a neighborhood connector with a two-way left turn lane [NCO-L2-T0-TWLT-PO-BOP (110)] to a neighborhood connector with a non-transversable median [NCO-L2-T0-NTM-PO-BOP (110)]; and, a waiver to allow a public access easement for the 10-foot wide shared path on the north side of the parkway. The amendment/waiver will address the design agreed upon by the City, County, NCTCOG and adjoining property owners, and will address the challenge of constructing over an existing pipeline on the north and south side of the property.

Please contact me at (817) 392-2443 or Patrick.Buckley@fortworthtexas.gov for questions or more information.

Sincerely,

Patrick J. Buckley, P.E.
Sr. Professional Engineer
Development Services Department

CC: Mary Elliott, Multimodal Planning Manager
Transportation and Public Works
Lynn Jordan, Sr. Planner, Development Services



Conditions and Comments

Case: MT-22-008

Submitted: 7/14/2022

Title: Old Weatherford Road

Case Description:

Address:

Applicant: Patrick Buckley

Owner: N/A

Remarks Due:

ZC Hearing:

Case Status: In Review

Acres:

List of Conditions:

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
Old Weatherford Road is the correct name for this MTP.

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

New Fire Code, IFC 2021 and updated Amendments, will be in effect beginning April 1, 2022.

Planning

- Lynn Jordan
Lynn.Jordan@ortworthtexas.gov

Being a Master Thoroughfare Plan amendment request to change the cross section for a portion of Old Weatherford Road from Neighborhood Connector NCO-L2-T0-TWLT-P0-BOP (110) to NCO-L2-T0-NTMS (110), and to propose a waiver for an interim cross section for a portion of Old Weatherford Road to be constructed with an interim cross section from a section starting at FM 3325 to just east of Purple Thistle Lane

List of Comments:

VA-22-016 Vacation of a Portion of Old Chapin Road: Council District 3.

Being a vacation of a portion of prescriptive right-of-way for Old Chapin Road, as a part of the tract of land situated in the L. B. Creswell Survey, Abstract 367 and the HRS H. Covington Survey, Abstract 256, in the City of Fort Worth, Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: South of Camp Bowie Boulevard, east of Longvue Avenue and west of West Loop 820.

GENERAL INFORMATION

A. APPLICANT..... Andrews 440 Ranch, LP and West Worth Commerce Center I, LLC

B. PURPOSE OF REQUEST
 Replat the right-of-way along with the adjacent properties for an industrial warehouse development.

C. CURRENT STATUS

1. Improvements.....	Rural Road
2. Apparent Condition.....	Paved
3. Zoning.....	"I" Light Industrial
4. Comprehensive Plan Future Land Use.....	Light Industrial
5. Utilities.....	Franchise Utilities
6. Planning and Development Department Case Coordinator.....	Alex Parks
7. Neighborhood Organizations Notified.....	Montserrat HA, Westland NA, Chapin Rd & Alemeda St NA, Streams And Valleys Inc, Trinity Habitat for Humanity, Fort Worth ISD

D. TECHNICAL ANALYSIS

The subject street may contain one or more of the following public utilities: water, sewer, gas, telephone, electricity, communications cable. The entities responsible for service and maintenance of these utilities may require easements and arrangements for entry into the vacated portion for maintenance purposes or the relocation of the utilities will be required at the applicant's expense.

E. COMMENTS AND REQUIREMENTS

Reviewing City departments and public utility companies have raised objections to this request as listed below:








1. **Traffic Circulation Analysis.** The street vacation would not adversely affect area traffic circulation.
2. **Plat Note.** Add the following note to the plat: "No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement."

F. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

DRC recommends approval of a recommendation to City Council for the vacation of a portion of the prescriptive right-of-way for Old Chapin Road.

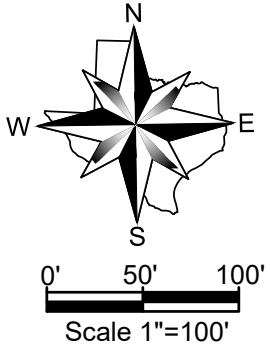


Legend

- | | |
|---|--|
| Master Thoroughfare Plan |  Floodplain |
|  ETJ | |
|  Activity Street | |
|  Commercial Connector | |
|  Commercial Mixed Use | |
|  Neighborhood Connector | |
|  System Link | |

1 inch = 300 feet





APPROXIMATE LOCATION OF ABSTRACT LINE

ABANDONMENT OF PRESCRIPTIVE R.O.W. OF CHAPIN ROAD
0.521 ACRES
(22,682 SQ. FT.)

*HRS H. COVINGTON SURVEY
ABSTRACT NO. 256*

WEST WORTH COMMERCE CENTER I, LLC
CC #D221103162

LOT 1, BLOCK 1
WESTRIDGE
NAZARENE SUBDIVISION
VOLUME 388-198, PAGE 37

25' DEDICATED FOR PUBLIC RIGHT-OF-WAY
VOLUME 388-198, PAGE 37

APPROXIMATE LOCATION OF ABSTRACT LINE

EXISTING EDGE OF ASPHALT

3/4" IPF
MAG NAIL
FND.

1/2" CIRF "B&C"

N89°36'59"E 465.81'

S89°36'59"W 468.22'

EXISTING EDGE OF ASPHALT

N00°02'56"W 261.37'

S00°02'56"E 231.74'

EXISTING EDGE OF ASPHALT

ANDREWS 440 RANCH, LP
CC #D214282388

*J. BURSSEY SURVEY
ABSTRACT NO. 128*

WEST WORTH COMMERCE CENTER I, LLC
CC #D221103162

*L. B. CRESWELL SURVEY
ABSTRACT NO. 367*

PROPOSED CHAPIN ROAD
(110' RIGHT-OF-WAY)

POINT OF BEGINNING

FUTURE RIGHT-OF-WAY BY OTHERS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°36'59"E	87.12'
L2	N88°30'15"W	6.40'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	6°20'44"	565.00'	62.58'	62.54'	S60°57'10"W
C2	2°23'36"	565.00'	23.60'	23.60'	N89°59'15"W

ANDREWS 440 RANCH, LP
CC #D214282388

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230
(972) 490-7090 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Firm Registration/ license No. 10086600 Expires 12-31-22
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Scale : 1" = 100'
Date : 04.04.22
Dwg. File : 78702-EXH-ABAND-CHAPIN3
Project No. : 78702

ABANDONMENT OF PRESCRIPTIVE R.O.W. OF CHAPIN ROAD
0.521 ACRES (22,682 SQ. FT.)

CITY OF FORT WORTH
200 TEXAS STREET
FORT WORTH, TEXAS 76102

SHEET 1 OF 2

PROPERTY DESCRIPTION (Abandonment of prescriptive R.O.W. of Chapin Road)

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the L. B. CRESWELL SURVEY, ABSTRACT NO 367 and the HRS H. COVINGTON, ABSTRACT NO. 256, in the City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land as described in deed to Andrews 440 Ranch LP, recorded in County Clerk's File No. D214282388, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and a portion of the prescriptive right-of-way of Chapin Road, and being more particularly described as follows:

BEGINNING at a MAG nail found for the Southwest corner of a right-of-way dedication, as dedicated by the plat Lot 1, Block 1, Westridge Nazarene Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-198, Page 37, Plat Records, Tarrant County, Texas, said MAG nail being a Southeast corner of a tract of land as described in deed to West Worth Commerce Center I, LLC, recorded in County Clerk's File No. D221103162, O.P.R.T.C.T. and being situated in the North line of a tract of land as described in deed to Andrews 440 Ranch LP tract, recorded in County Clerk's File No. D214282388, O.P.R.T.C.T.;

THENCE North 89 deg 36 min 59 sec East, departing said common line and along the South line of said 25 foot right-of-way dedication and along the North line of said said Andrews 440 Ranch LP tract, a distance of 87.12 feet to a point for corner, said point being the intersection of said common line with the Northerly line of the proposed Chapin Road right-of-way and being the beginning of a non-tangent curve to the left having a radius of 565.00 feet, a central angle of 06 deg 20 min 44 sec, a chord bearing of South 60 deg 57 min 10 sec West and a chord length of 62.54 feet;

THENCE departing said 25 foot right-of-way dedication and along said proposed Chapin Road right-of-way and along said non-tangent curve to the left, an arc distance of 62.58 feet to a point for corner;

THENCE departing said proposed Chapin Road right-of-way and over and across said Andrews 440 Ranch LP tract, the following:

South 89 deg 36 min 59 sec West, a distance of 468.22 feet to a point for corner;

South 00 deg 02 min 56 sec East, a distance of 231.74 feet to a point for corner at the intersection of the East line of the prescriptive right-of-way said Chapin Road with the proposed North right-of-way of Chapin Road, said point also being the beginning of a non-tangent curve to the right, having a radius of 565.00 feet, a central angle of 02 deg 23 min 36 sec, a chord bearing of North 89 deg 59 min 15 sec West and a chord length of 23.60 feet;

THENCE continuing over and across said Andrews 440 Ranch LP tract and along said non-tangent curve to the right, an arc distance of 23.60 feet to a point for corner;

THENCE North 88 deg 30 min 15 sec West, continuing along the proposed North right-of-way of said Chapin Road and continuing over and across said Andrews 440 Ranch LP tract, a distance of 6.40 feet to a point for corner at the intersection of the approximate centerline of the prescriptive right-of-way of said Chapin Road with the North right-of-way of proposed Chapin Road;

THENCE North 00 degrees 02 minutes 56 seconds East, departing the proposed North right-of-way of said Chapin Road and along the approximate centerline of the prescriptive right-of-way of said Chapin Road and an East line of said West Worth Commerce Center I, Inc. tract, a distance of 261.37 feet to a 1/2-inch iron rod with plastic cap stamped "B&C" found for corner;

THENCE North 89 deg 36 min 59 sec East, departing said West line and along a North line of said Andrews 440 Ranch LP tract and continuing along the approximate centerline of the prescriptive right-of-way of said Chapin Road, a distance of 465.81 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.521 acres or 22,682 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of January, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.



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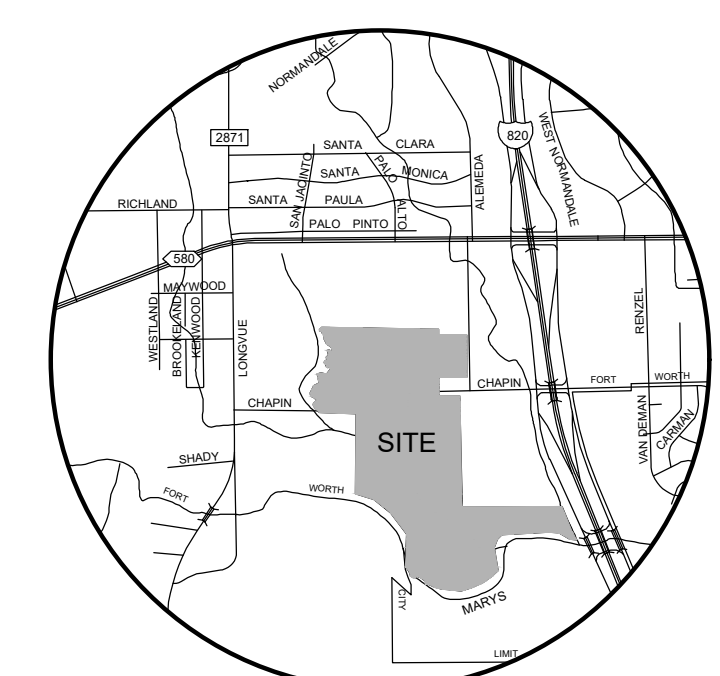
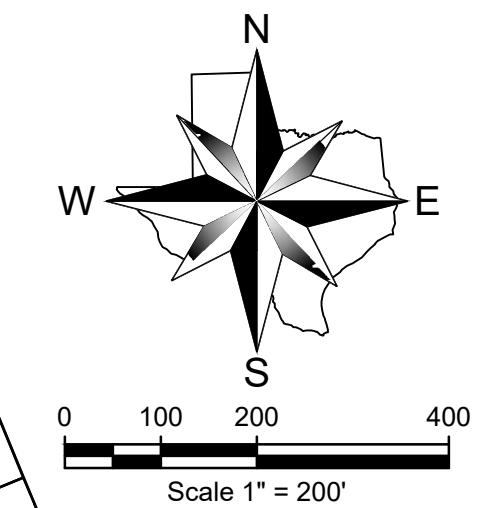
Scale : N/A
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ABANDONMENT OF PRESCRIPTIVE R.O.W. OF CHAPIN ROAD
0.521 ACRES (22,682 SQ. FT.)

CITY OF FORT WORTH
200 TEXAS STREET
FORT WORTH, TEXAS 76102

SHEET
2
OF
2

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	1°13'51"	5,759.58'	123.72'	123.72'	S25°16'17"E
C2	36°36'41"	510.87'	326.44'	320.91'	N73°11'24"E
C3	34°53'57"	507.63'	309.20'	304.44'	N72°15'01"E

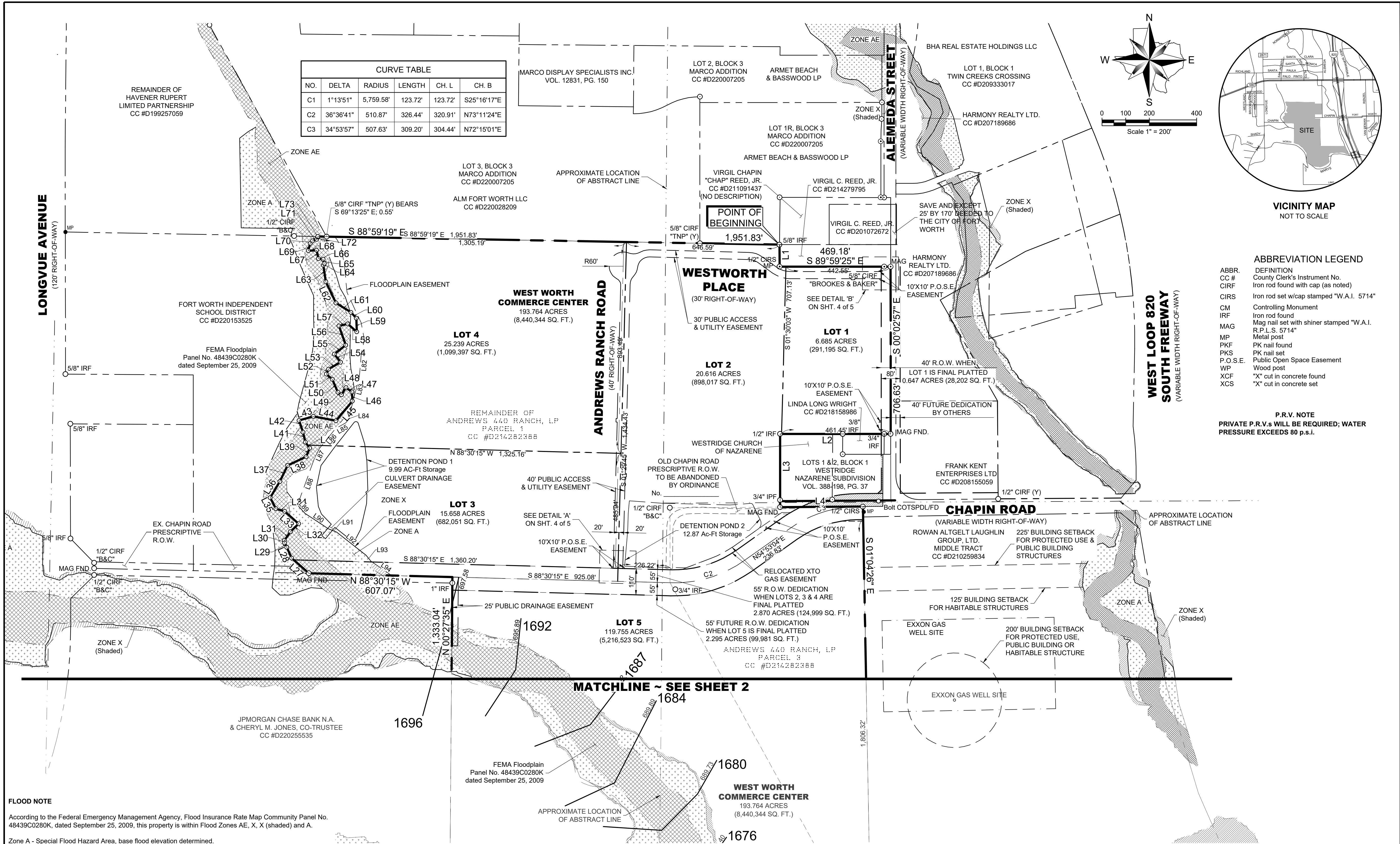


VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

ABBR.	DEFINITION
CC #	County Clerk's Instrument No.
CIRF	Iron rod found with cap (as noted)
CIRS	Iron rod set w/cap stamped "W.A.I. 5714"
CM	Controlling Monument
IRF	Iron rod found
MAG	Mag nail set with shiner stamped "W.A.I. R.P.L.S. 5714"
MP	Metal post
PKF	PK nail found
PKS	PK nail set
P.O.S.E.	Public Open Space Easement
WP	Wood post
XCF	"X" cut in concrete found
XCS	"X" cut in concrete set

P.R.V. NOTE
PRIVATE P.R.V.s WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 p.s.i.



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0280K, dated September 25, 2009, this property is within Flood Zones AE, X, X (shaded) and A.

Zone A - Special Flood Hazard Area, base flood elevation determined.

Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.

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

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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CIVIL ENGINEER REGISTRATION NO. 99
SURVEYOR REGISTRATION NO. 10023
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L. B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSEY SURVEY, ABSTRACT NO. 128, HAYSCOVINGTON SURVEY, ABSTRACT NO. 256 AND THE J. F. ELLIOTT SURVEY, ABSTRACT NO. 493
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAFT HORIZONTAL CONTROL PLAN
WEST WORTH COMMERCE CENTER
193.764 ACRES

Date: 01.29.21
Scale: 1" = 200'
File: 78702-HCP
Project No.: 78702

SHEET 1 of 5

SURVEYOR/ENGINEER
Winkelmann & Associates
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75243
(972) 490-7090

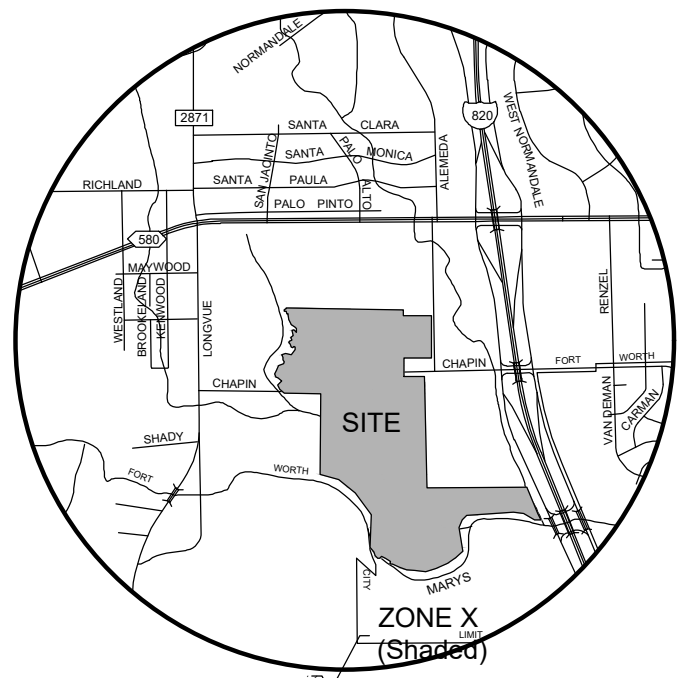
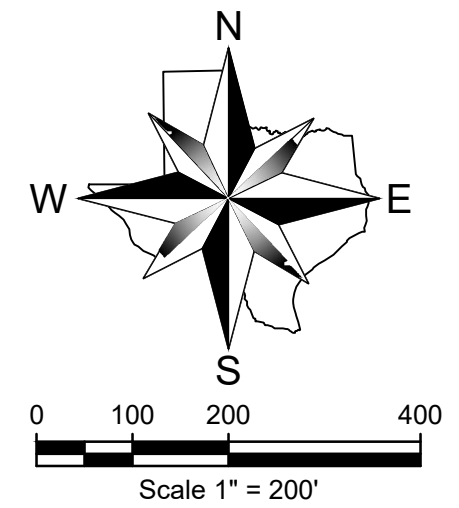
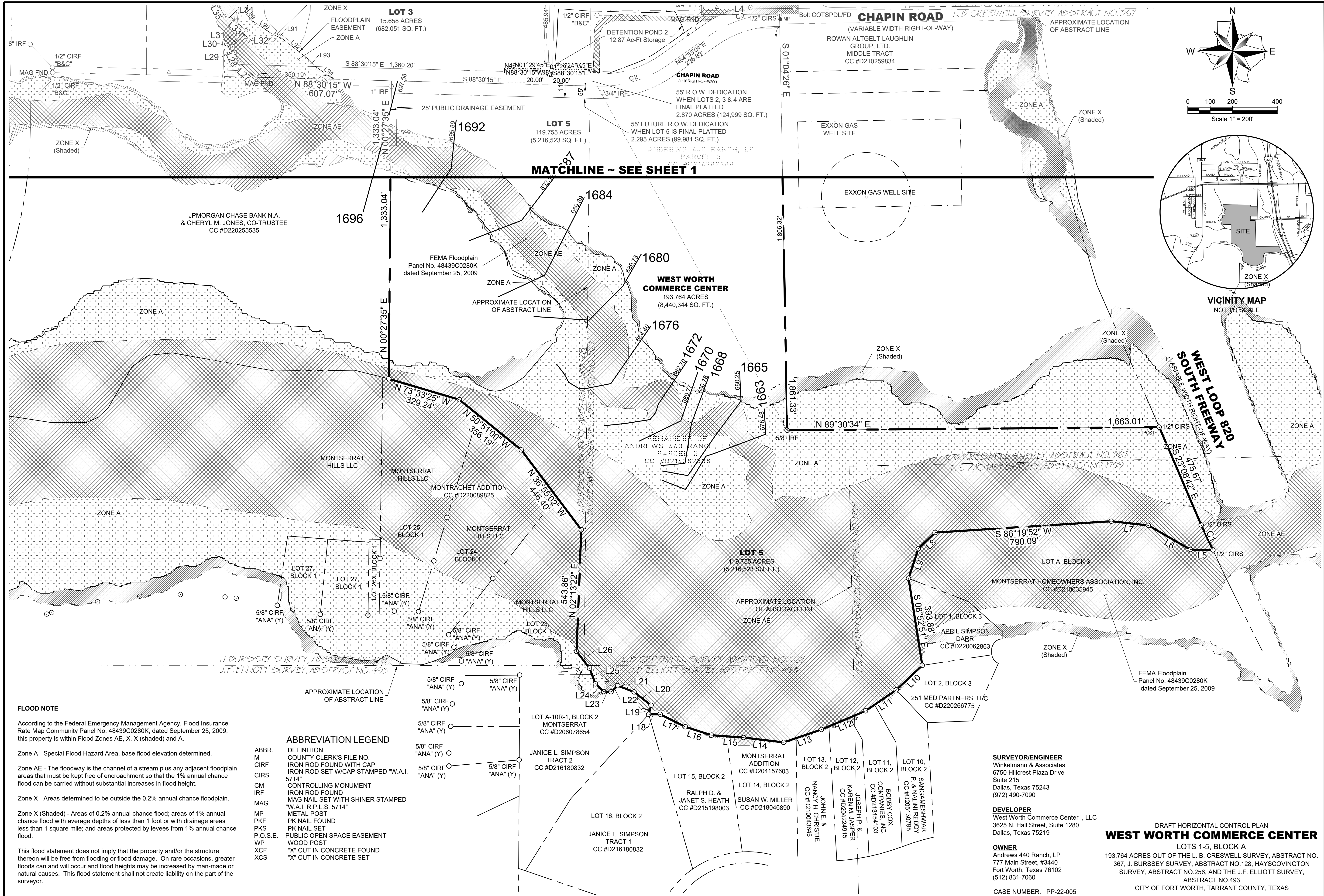
DEVELOPER
West Worth Commerce Center I, LLC
3625 N. Hall Street, Suite 1280
Dallas, Texas 75219

OWNER
Andrews 440 Ranch, LP
777 Main Street, #3440
Fort Worth, Texas 76102
(512) 831-7060

DRAFT HORIZONTAL CONTROL PLAN
WEST WORTH COMMERCE CENTER
LOTS 1-5, BLOCK A
193.764 ACRES OUT OF THE L. B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSEY SURVEY, ABSTRACT NO. 128, HAYSCOVINGTON SURVEY, ABSTRACT NO. 256, AND THE J. F. ELLIOTT SURVEY, ABSTRACT NO. 493
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

CASE NUMBER: PP-22-005

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FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0280K, dated September 25, 2009, this property is within Flood Zones AE, X, X (shaded) and A.

Zone A - Special Flood Hazard Area, base flood elevation determined.

Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.

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

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ABBREVIATION LEGEND

ABBR. DEFINITION
 M COUNTY CLERK'S FILE NO.
 CIRF IRON ROD FOUND WITH CAP
 CIRF IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
 CM CONTROLLING MONUMENT
 IRF IRON ROD FOUND
 MAG MAG NAIL SET WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714"
 MP METAL POST
 PKF PK NAIL FOUND
 PKS PK NAIL SET
 P.O.S.E. PUBLIC OPEN SPACE EASEMENT
 WP WOOD POST
 XCF "X" CUT IN CONCRETE FOUND
 XCS "X" CUT IN CONCRETE SET

LOT 15, BLOCK 2
 RALPH D. & JANET S. HEATH
 CC #D215198003

LOT 14, BLOCK 2
 SUSAN W. MILLER
 CC #D218046890

LOT 13, BLOCK 2
 JOHN E. & NANCY H. CHRISTIE
 CC #D210043645

LOT 12, BLOCK 2
 BOBBY COX COMPANIES, INC.
 CC #D213154103

LOT 11, BLOCK 2
 JOSEPH P. & KAREN M. JASPER
 CC #D20224915

LOT 10, BLOCK 2
 SANGAMESHWAR P. & NANNI REDDY
 CC #D20130798

LOT 9, BLOCK 2
 APRIL SIMPSON DARR
 CC #D220062863

LOT 8, BLOCK 2
 APRIL SIMPSON DARR
 CC #D220062863

LOT 7, BLOCK 2
 APRIL SIMPSON DARR
 CC #D220062863

LOT 6, BLOCK 2
 APRIL SIMPSON DARR
 CC #D220062863

LOT 5, BLOCK 2
 APRIL SIMPSON DARR
 CC #D220062863

LOT 4, BLOCK 2
 APRIL SIMPSON DARR
 CC #D220062863

LOT 3, BLOCK 2
 APRIL SIMPSON DARR
 CC #D220062863

LOT 2, BLOCK 2
 APRIL SIMPSON DARR
 CC #D220062863

LOT 1, BLOCK 2
 APRIL SIMPSON DARR
 CC #D220062863

LOT A-10R-1, BLOCK 2
 MONTSERRAT
 CC #D206078654

JANICE L. SIMPSON TRACT 2
 CC #D216180832

JANICE L. SIMPSON TRACT 1
 CC #D216180832

LOT 15, BLOCK 3
 MONTSERRAT HOMEOWNERS ASSOCIATION, INC.
 CC #D210035945

LOT 14, BLOCK 3
 MONTSERRAT HOMEOWNERS ASSOCIATION, INC.
 CC #D210035945

LOT 13, BLOCK 3
 MONTSERRAT HOMEOWNERS ASSOCIATION, INC.
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LOT 12, BLOCK 3
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 CC #D210035945

LOT 5, BLOCK 3
 MONTSERRAT HOMEOWNERS ASSOCIATION, INC.
 CC #D210035945

LOT 4, BLOCK 3
 MONTSERRAT HOMEOWNERS ASSOCIATION, INC.
 CC #D210035945

LOT 3, BLOCK 3
 MONTSERRAT HOMEOWNERS ASSOCIATION, INC.
 CC #D210035945

LOT 2, BLOCK 3
 MONTSERRAT HOMEOWNERS ASSOCIATION, INC.
 CC #D210035945

LOT 1, BLOCK 3
 MONTSERRAT HOMEOWNERS ASSOCIATION, INC.
 CC #D210035945

SURVEYOR/ENGINEER
 Winkelmann & Associates
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75243
 (972) 490-7090

DEVELOPER
 West Worth Commerce Center I, LLC
 3625 N. Hall Street, Suite 1280
 Dallas, Texas 75219

OWNER
 Andrews 440 Ranch, LP
 777 Main Street, #3440
 Fort Worth, Texas 76102
 (512) 831-7060

CASE NUMBER: PP-22-005

DRAFT HORIZONTAL CONTROL PLAN
WEST WORTH COMMERCE CENTER
 LOTS 1-5, BLOCK A
 193.764 ACRES OUT OF THE L. B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSEY SURVEY, ABSTRACT NO. 128, HAYSCOVINGTON SURVEY, ABSTRACT NO. 256, AND THE J.F. ELLIOTT SURVEY, ABSTRACT NO. 493
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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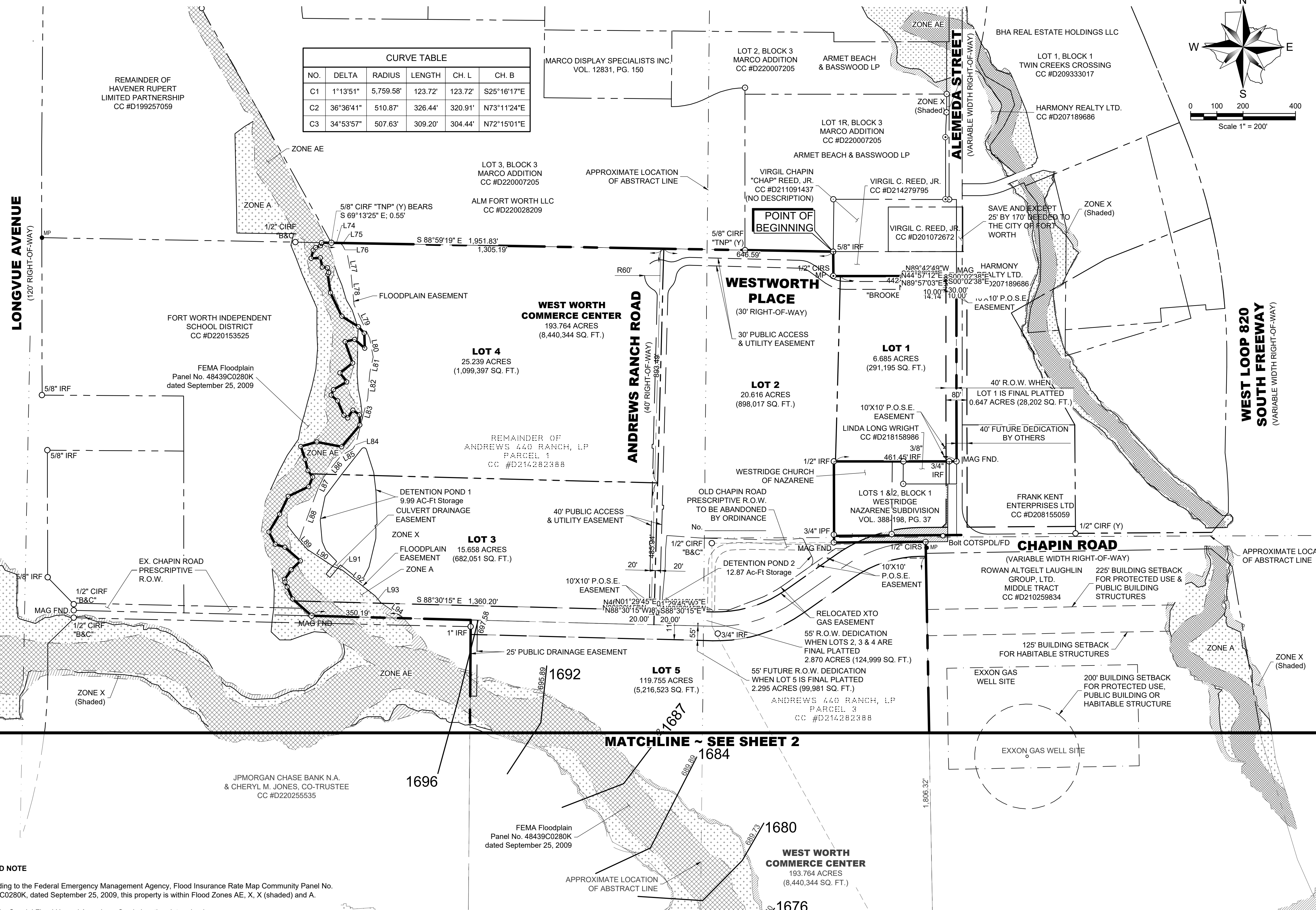
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 193.764 ACRES

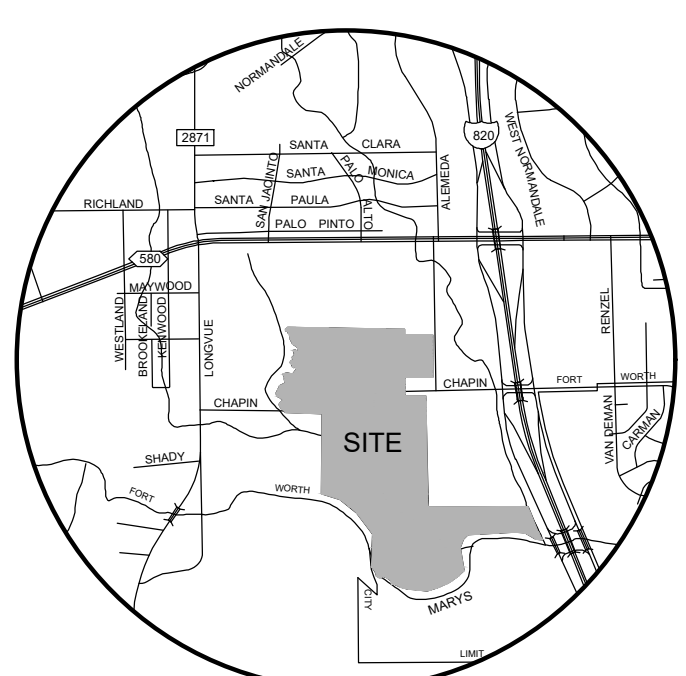
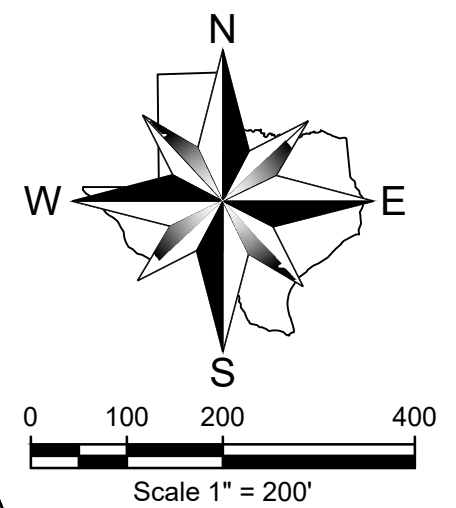
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 Scale: 1" = 200'
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SHEET
2
OF
5

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VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

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P.R.V. NOTE
PRIVATE P.R.V.s WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 p.s.i.

FLOOD NOTE
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CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAFT HORIZONTAL CONTROL PLAN
WEST WORTH COMMERCE CENTER
193.764 ACRES

Date: 01.29.21
Scale: 1" = 200'
File: 78702-HCP
Project No.: 78702

SHEET 3

SURVEYOR/ENGINEER
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(972) 490-7090

DEVELOPER
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CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

CASE NUMBER: PP-22-005

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WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

BUILDING PERMITS

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE/ PADSITE

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore or pad site. The distance shall be measured in a straight line from the well bore or pad site to the closest exterior point of the building, without regards to intervening structures or objects.

OIL OR GAS WELL PROXIMITY TO BUILDINGS

Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures. Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.

Setback from Gas Site/Compressor facility identifies Public Building and Protected Uses and will also require Habitable Structures for the 300 foot setback to the perimeter of the compressor facility site.

PUBLIC OPEN SPACE EASEMENTS

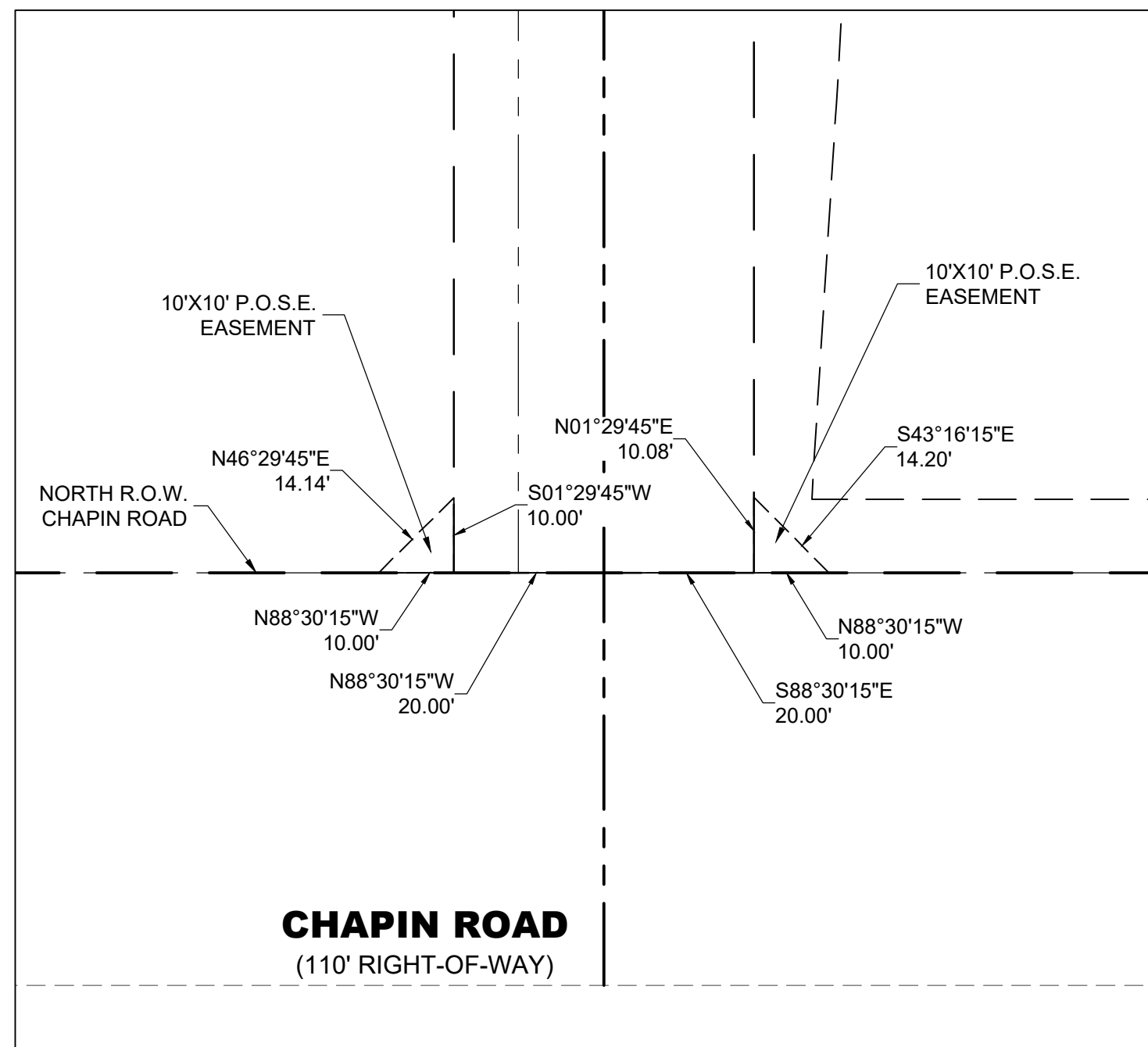
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

PRIVATE COMMON AREA AND FACILITIES

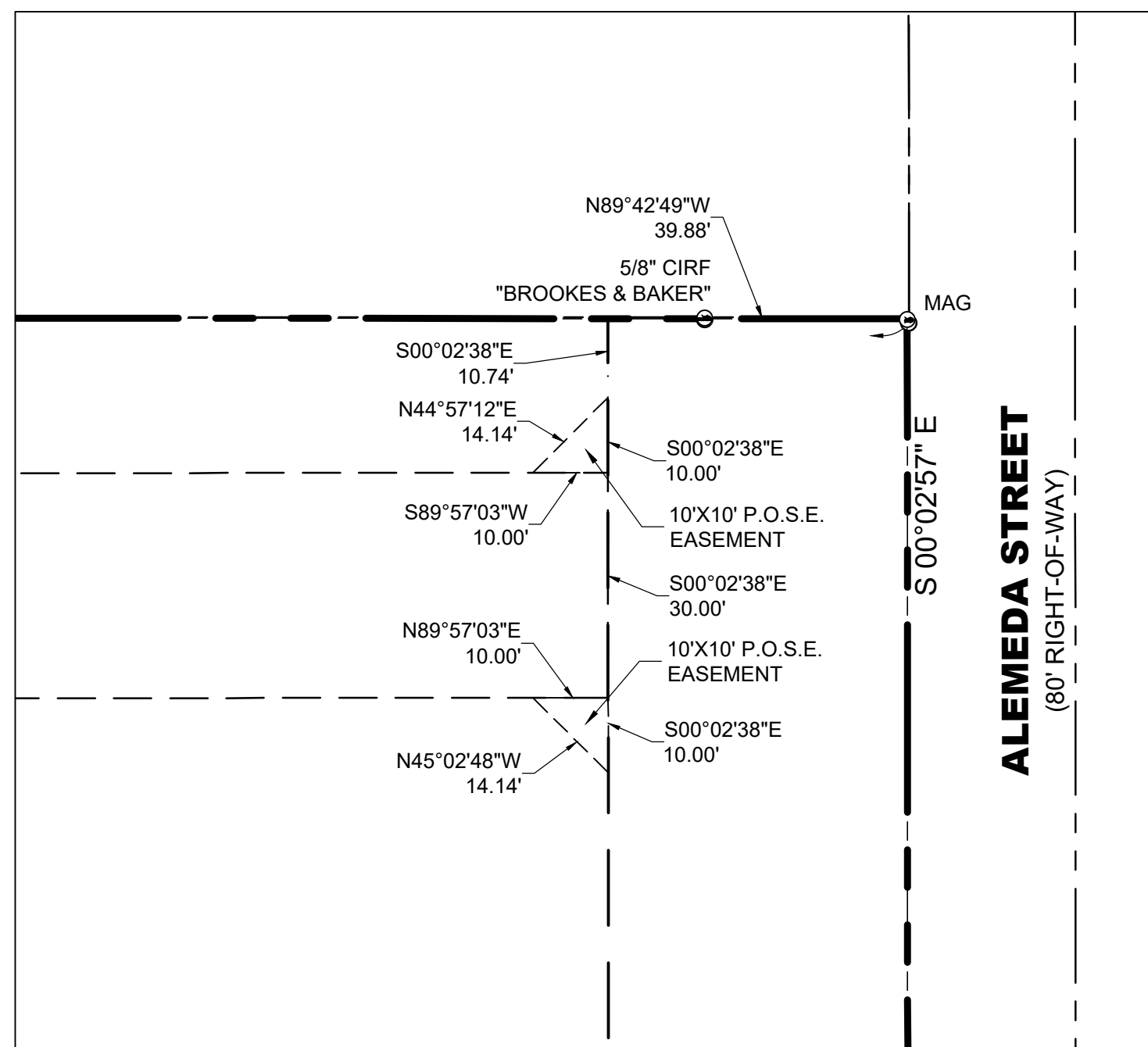
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/ buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

OIL OR GAS WELL PROXIMITY TO BUILDINGS

Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures. Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.



DETAIL 'A'
1" = 20'



DETAIL 'B'
1" = 20'

LINE TABLE table with columns: LINE #, BEARING, DISTANCE. Rows L1 through L32.

LINE TABLE table with columns: LINE #, BEARING, DISTANCE. Rows L33 through L64.

LINE TABLE table with columns: LINE #, BEARING, DISTANCE. Rows L65 through L94.

Fort Worth City Plan Commission stamp area containing 'Plat Approval Date', 'By:' fields for Chairman and Secretary, and 'Date: 01.29.21'.

SURVEYOR/ENGINEER: Winkelmann & Associates, 6750 Hillcrest Plaza Drive, Suite 215, Dallas, Texas 75243, (972) 490-7090. DEVELOPER: West Worth Commerce Center I, LLC, 3625 N. Hall Street, Suite 1280, Dallas, Texas 75219. OWNER: Andrews 440 Ranch, LP, 777 Main Street, #3440, Fort Worth, Texas 76102, (512) 831-7060. CASE NUMBER: PP-22-005.

DRAFT HORIZONTAL CONTROL PLAN WEST WORTH COMMERCE CENTER SHEET 4 of 5. 193.764 ACRES OUT OF THE L. B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSEY SURVEY, ABSTRACT NO. 128, HAYSCOVINGTON SURVEY, ABSTRACT NO. 256, AND THE J. F. ELLIOTT SURVEY, ABSTRACT NO. 493. CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

Vertical title block area containing 'Winkelmann & Associates, Inc.', 'DRAFT HORIZONTAL CONTROL PLAN', 'WEST WORTH COMMERCE CENTER', '193.764 ACRES', 'SHEET 4 of 5', and project details.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, We, Andrews 440 Ranch, LP and West Worth Commerce Center I, LLC, are the sole owner of a tract of land situated in the L. B. CRESWELL SURVEY, ABSTRACT NUMBER 367, J. BURSSSEY SURVEY, ABSTRACT NUMBER 128, HAYSCOVINGTON SURVEY, ABSTRACT NUMBER 256 and the J. F. ELLIOTT SURVEY, ABSTRACT NUMBER 493, in the City of Fort Worth, Tarrant County, Texas, and being portions of the same tracts of land described as Parcel 1, Parcel 2 and all of Parcel 3, in deed to Andrews 440 Ranch, L.P., as recorded in County Clerk's Instrument No. D214282388, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the most Southerly Southeast corner of Lot 1R, Block 3, Marco Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. D220007205, Official Public Records, Tarrant County, Texas, said iron rod also being on the West line of a tract of land described in deed to Virgil Chapin "Chap" Reed, Jr. as recorded in County Clerk's Instrument No. D211091437, Official Public Records, Tarrant County, Texas,

THENCE South 00 degrees 08 minutes 51 seconds East, departing the South line of said Lot 1R, Block 3, and along the West line of said Virgil Chapin "Chap" Reed, Jr., tract, a distance of 92.81 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Southwest corner of said Virgil Chapin "Chap" Reed, Jr. tract;

THENCE South 89 degrees 59 minutes 25 seconds East, along the South line of said Virgil Chapin "Chap" Reed, Jr. tract, a distance of 469.19 feet to a MAG nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for corner on the approximate centerline of Alameda Street, a variable width right-of-way;

THENCE South 00 degrees 02 minutes 57 seconds East, along the approximate centerline of said Alameda Street, a distance of 706.63 feet to a mag-nail found for corner;

THENCE South 89 degrees 57 minutes 58 seconds West, departing the approximate centerline of said Alameda Street, a distance of 467.44 feet to a 1/2-inch iron rod found for corner, said iron rod being the Northwest corner of Lot 1, Block 1, Westridge Nazarene Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-198, Page 37, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 02 minutes 02 seconds East, along the West line of said Lot 1, Block 1, a distance of 309.00 feet to a mag-nail found for corner, said mag-nail being on the approximate centerline of Chapin Road (no width specified) and the North line of said Parcel 3;

THENCE North 89 degrees 36 minutes 59 seconds East, along the approximate centerline of said Chapin Road and the North line of said Parcel 3, a distance of 349.45 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Northeast corner of said Parcel 3;

THENCE South 01 degrees 04 minutes 26 seconds East, departing the approximate centerline of said Chapin Road and the North line of said Parcel 3, along the East line of said Parcel 3, a distance of 1,861.33 feet to a 5/8-inch iron rod found for corner, said iron rod being the most Southerly corner of said Parcel 3;

THENCE North 89 degrees 30 minutes 34 seconds East, departing the East line of said Parcel 3, a distance of 1,663.01 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the West right-of-way of Interstate Highway 820, a variable width right-of-way;

THENCE South 23 degrees 08 minutes 42 seconds East, along the West right-of-way of said Interstate Highway 820, a distance of 475.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 5,759.58 feet, a central angle of 01 degrees 13 minutes 51 seconds, a chord bearing of South 25 degrees 16 minutes 17 seconds East, and a chord length of 123.73 feet;

THENCE continuing along the West right-of-way of said Interstate Highway 820 and along said curve to the left, an arc distance of 123.72 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Northeast corner of Lot A, Block 3, Montserrat Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. D204157603, Official Public Records, Tarrant County, Texas;

THENCE along the North lines of said Montserrat Addition, the following course and distances:

North 89 degrees 08 minutes 37 seconds West, a distance of 101.46 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 59 degrees 54 minutes 35 seconds West, a distance of 216.14 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 83 degrees 37 minutes 46 seconds West, a distance of 166.08 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 86 degrees 19 minutes 52 seconds West, a distance of 790.09 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 45 degrees 54 minutes 28 seconds West, a distance of 103.45 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 18 degrees 18 minutes 07 seconds West, a distance of 139.79 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 08 degrees 52 minutes 51 seconds East, a distance of 393.88 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 46 degrees 33 minutes 56 seconds West, a distance of 159.14 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 55 degrees 33 minutes 12 seconds West, a distance of 166.72 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 67 degrees 11 minutes 56 seconds West, a distance of 214.16 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 71 degrees 14 minutes 44 seconds West, a distance of 177.73 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 83 degrees 22 minutes 03 seconds West, a distance of 181.11 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 85 degrees 42 minutes 27 seconds West, a distance of 143.35 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 72 degrees 09 minutes 33 seconds West, a distance of 122.71 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 63 degrees 45 minutes 16 seconds West, a distance of 125.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 89 degrees 42 minutes 28 seconds West, a distance of 51.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Northwest corner of Lot 15, Block 2 and the Northeasterly corner of Lot 16, Block 2 of said Montserrat Addition, said iron rod also being a Northeasterly corner of Lot A-10R-1, Block 2, Montserrat, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. D206078654, Official Public Records, Tarrant County, Texas;

THENCE along the Northeast lines of said Lot A-10R-1, Block 2, the following course and distances:

North 14 degrees 19 minutes 39 seconds East, a distance of 41.23 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 51 degrees 25 minutes 02 seconds West, a distance of 96.83 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 69 degrees 24 minutes 36 seconds West, a distance of 77.83 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 48 degrees 18 minutes 15 seconds West, a distance of 40.36 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 89 degrees 42 minutes 28 seconds West, a distance of 33.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 46 degrees 17 minutes 56 seconds West, a distance of 50.93 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 20 degrees 47 minutes 59 seconds West, passing at a distance of 43.76 feet, the most Northerly Northeast corner of said Lot A-10R-1, Block 2 and the Southeast corner of Lot 23, Block 1, Monrchet Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. D220089825, Official Public Records, Tarrant County, Texas, in all a total distance of 75.03 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE along the North lines of said Monrchet Addition, the following course and distances:

North 37 degrees 25 minutes 27 seconds West, a distance of 94.81 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 02 degrees 13 minutes 22 seconds East, a distance of 543.86 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 36 degrees 55 minutes 02 seconds West, a distance of 446.40 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 50 degrees 51 minutes 00 seconds West, a distance of 356.19 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 73 degrees 33 minutes 25 seconds West, a distance of 329.24 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the North line of Lot 25, Block 1 of said Monrchet Addition and being the Southeast corner of a tract of land described in deed to JPMorgan Chase Bank N.A. and Cheryl M. Jones, Co-Trustees as recorded in County Clerk's Instrument No. D220255535, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 27 minutes 35 seconds East, departing the North line of said Monrchet Addition and along the East line of said JPMorgan Chase Bank N.A. and Cheryl M. Jones, Co-Trustees tract, a distance of 1,333.04 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the approximate centerline of said Chapin Road;

THENCE North 88 degrees 30 minutes 15 seconds West, along the approximate centerline of said Chapin Road, a distance of 607.07 feet to a MAG nail found for corner;

THENCE departing the approximate centerline of said Chapin Road, along the approximate centerline of a creek, the following courses and distances:

North 48 degrees 28 minutes 26 seconds West, a distance of 96.72 feet to a point for corner;

North 24 degrees 36 minutes 10 seconds West, a distance of 50.39 feet to a point for corner;

North 24 degrees 31 minutes 26 seconds West, a distance of 20.05 feet to a point for corner;

North 08 degrees 35 minutes 22 seconds West, a distance of 10.72 feet to a point for corner;

North 34 degrees 28 minutes 01 seconds East, a distance of 44.56 feet to a point for corner;

North 46 degrees 06 minutes 26 seconds East, a distance of 48.90 feet to a point for corner;

North 48 degrees 29 minutes 43 seconds West, a distance of 78.88 feet to a point for corner;

North 73 degrees 04 minutes 29 seconds West, a distance of 38.88 feet to a point for corner;

North 27 degrees 08 minutes 56 seconds West, a distance of 52.57 feet to a point for corner;

North 30 degrees 53 minutes 23 seconds East, a distance of 79.47 feet to a point for corner;

North 25 degrees 46 minutes 11 seconds East, a distance of 75.29 feet to a point for corner;

North 64 degrees 49 minutes 27 seconds East, a distance of 86.34 feet to a point for corner;

North 22 degrees 49 minutes 27 seconds East, a distance of 39.39 feet to a point for corner;

North 35 degrees 49 minutes 46 seconds West, a distance of 31.19 feet to a point for corner;

North 13 degrees 41 minutes 48 seconds West, a distance of 43.43 feet to a point for corner;

North 18 degrees 30 minutes 18 seconds West, a distance of 52.35 feet to a point for corner;

North 74 degrees 34 minutes 18 seconds East, a distance of 63.04 feet to a point for corner;

South 79 degrees 11 minutes 46 seconds East, a distance of 96.89 feet to a point for corner;

North 39 degrees 55 minutes 19 seconds East, a distance of 107.99 feet to a point for corner;

North 02 degrees 10 minutes 20 seconds West, a distance of 39.31 feet to a point for corner;

North 55 degrees 15 minutes 27 seconds West, a distance of 30.97 feet to a point for corner;

South 32 degrees 36 minutes 58 seconds West, a distance of 35.40 feet to a point for corner;

North 54 degrees 48 minutes 57 seconds West, a distance of 18.33 feet to a point for corner;

North 23 degrees 33 minutes 37 seconds West, a distance of 59.95 feet to a point for corner;

North 48 degrees 57 minutes 52 seconds West, a distance of 32.84 feet to a point for corner;

North 23 degrees 22 minutes 56 seconds East, a distance of 22.97 feet to a point for corner;

North 59 degrees 55 minutes 47 seconds East, a distance of 58.46 feet to a point for corner;

North 37 degrees 34 minutes 57 seconds West, a distance of 43.01 feet to a point for corner;

North 52 degrees 05 minutes 34 seconds East, a distance of 61.50 feet to a point for corner;

North 19 degrees 32 minutes 25 seconds West, a distance of 85.83 feet to a point for corner;

North 75 degrees 48 minutes 45 seconds East, a distance of 37.63 feet to a point for corner;

South 48 degrees 54 minutes 22 seconds East, a distance of 51.20 feet to a point for corner;

North 02 degrees 01 minutes 20 seconds West, a distance of 57.29 feet to a point for corner;

North 41 degrees 48 minutes 45 seconds West, a distance of 33.63 feet to a point for corner;

North 58 degrees 01 minutes 31 seconds West, a distance of 74.60 feet to a point for corner;

North 25 degrees 42 minutes 53 seconds West, a distance of 99.62 feet to a point for corner;

North 08 degrees 14 minutes 03 seconds West, a distance of 70.62 feet to a point for corner;

North 27 degrees 22 minutes 42 seconds East, a distance of 7.98 feet to a point for corner;

North 14 degrees 35 minutes 14 seconds West, a distance of 18.61 feet to a point for corner;

North 81 degrees 36 minutes 07 seconds West, a distance of 20.07 feet to a point for corner;

North 12 degrees 41 minutes 56 seconds West, a distance of 35.82 feet to a point for corner;

South 86 degrees 48 minutes 08 seconds West, a distance of 34.95 feet to a point for corner;

North 14 degrees 07 minutes 55 seconds East, a distance of 32.10 feet to a point for corner;

North 43 degrees 07 minutes 56 seconds East, a distance of 13.82 feet to a point for corner;

North 69 degrees 04 minutes 41 seconds East, a distance of 19.54 feet to a point for corner;

North 25 degrees 07 minutes 48 seconds East, a distance of 10.65 feet to a point for corner;

North 01 degrees 00 minutes 41 seconds East, a distance of 2.30 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the South line of a tract of land described in deed to Havener Rupert Limited Partnership as recorded in County Clerk's Instrument No. D199257059, Official Public Records, Tarrant County, Texas;

THENCE South 88 degrees 59 minutes 19 seconds East, along the South line of said Havener Rupert Limited Partnership tract, passing the Southeast corner of said Havener Rupert Limited Partnership tract and the Southwest corner of said Lot 3, Block 3, at a distance of 36.86 feet, continuing along the South line of said Lot 3, Block 3, a total distance of 1,951.83 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 193.764 acres or 8,440,344 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of January, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT Andrews 440 Ranch, LP and West Worth Commerce Center I, LLC, acting herein by and through its duly authorized officers, does hereby adopt this Record Plat designating the hereinabove described property as **WEST WORTH COMMERCE CENTER**, Lots 1-5, Block A, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Fort Worth's use thereof. The City of Fort Worth and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Fort Worth and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Preliminary Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

WITNESS, my hand, this the ____ day of _____, 2021.

OWNER:

BY: Andrews 440 Ranch, LP

By: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

OWNER:

BY: West Worth Commerce Center I, LLC

By: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Fort Worth, Texas.

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230 Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

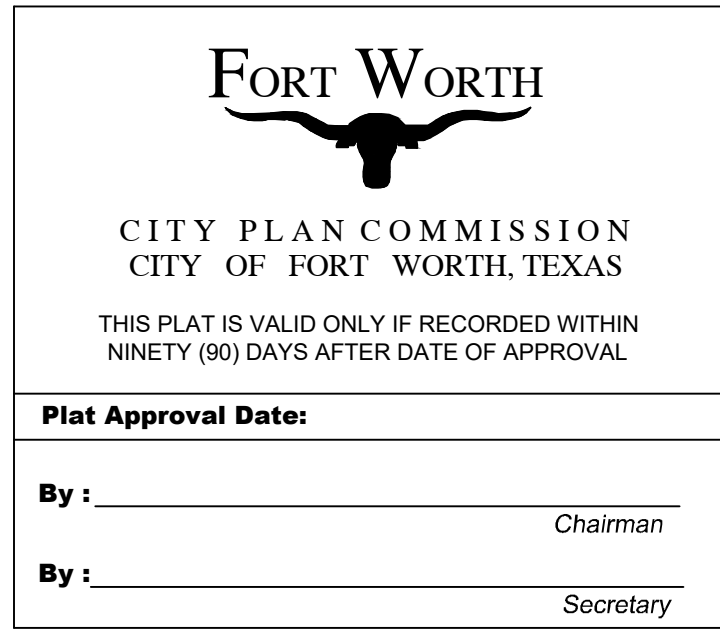
Notary Public, State of Texas



L. B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSSEY SURVEY, ABSTRACT NO. 128, HAYSCOVINGTON SURVEY, ABSTRACT NO. 256 AND THE J. F. ELLIOTT SURVEY, ABSTRACT NO. 493
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DRAFT HORIZONTAL CONTROL PLAN
WEST WORTH COMMERCE CENTER
193.764 ACRES

Date : 01.29.21
Scale : N/A
File : 78702-HCP
Project No. : 78702
SHEET



DRAFT HORIZONTAL CONTROL PLAN
WEST WORTH COMMERCE CENTER
LOTS 1-5, BLOCK A
193.764 ACRES OUT OF THE L. B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSSEY SURVEY, ABSTRACT NO. 128, HAYSCOVINGTON SURVEY, ABSTRACT NO. 256, AND THE J. F. ELLIOTT SURVEY, ABSTRACT NO. 493
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SURVEYOR/ENGINEER
Winkelmann & Associates
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75243
(972) 490-7090

DEVELOPER
West Worth Commerce Center I, LLC
3625 N. Hall Street, Suite 1280
Dallas, Texas 75219

OWNER
Andrews 440 Ranch, LP
777 Main Street, #3440
Fort Worth, Texas 76102
(512) 831-7060

CASE NUMBER: PP-22-005