MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, January 25, 2023
Work Session 12:30 p.m.
Public Hearing: 1:30 p.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=e12fd364cb20d25a1c4ce4a77c49a2de9

Meeting/Access Code: 2558 157 5135
Registration Required

Teleconference:
(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2558 157 5135

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 January 24, 2023. 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	_____
Vacant, CD 6	_____	Jarrett Wilson, Alternate	_____
Edward Deegan, CD 7	_____		

I. WORK SESSION: 12:30 P.M. City Council Conference Room 2020

A. Correspondence & Comments — Staff & Chair
B. Review of Cases on Today's Agenda — Staff
C. Comprehensive Plan Update — Staff

II. PUBLIC HEARING: 1:30 P.M. City Council Chamber

A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
B. ANNOUNCEMENTS
C. APPROVAL OF JANUARY 11, 2023 MEETING MINUTES
D. NEW CASES (2)

1. **PP-21-009 Ventana Phases 6-8 (Revision/Waiver Request): 538 Single-Family Detached Residential Lots and 16 Private Open Space Lots. Council District 3.**

   a. Being 203.818 acres of land situated in the S.A & M.G R.R CO. Survey, Abstract No. A-1479, the DT Finley Survey, Abstract No. A-1903, the Edward Taylor Survey, Abstract No. A-1560, the T. F. Rogers Survey, Abstract No. A-1357 and the E. Langston Survey, Abstract No. A-988, located in the City of Fort Worth, Tarrant County, Texas.

b. General Location: South of Joplin Blues Lane, north of future Markum Ranch Road and west of Jeffery Dunn Parkway.

c. Applicant: LJA

d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow one block face (Block 15, Lots 1-46) to exceed the maximum length of 1,320 feet; 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 allow one block face (Block 15, Lots 1-46) to exceed the maximum length of 1,320 feet; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

2. **PP-22-039 Lone Star at Liberty Trails, (Waiver Request): 1,603 Single-Family Detached Residential Lots, 1 Amenity Center Lot and 40 Private Open Space Lots. ETJ-Denton County.**

a. Being 494.82 acres of land situated in the William C. Hallmark Survey, Abstract No. 518, Denton County, Texas, being a portion of the first tract and all of the second, third, fourth and fifth tracts described in Deed to FST Curtis Family, LP, as recorded in County Clerks File # 2020135101, Real Property Records, Denton County, Texas, a portion of recorded in County Clerks File # 2020-135109, Real Property Records, Denton County, Texas and a portion of the first tract and all of the second, third, fourth and fifth tracts described in Deed to FST Nancy Family, LP, as recorded in County Clerks File # 2020-135176, Real Property Records, Denton County Texas.

b. General Location: North of Highway 114 and south of Sam Reynolds Road

c. Applicant: Pape-Dawson Engineers

d. Applicant Request: 1) Approval of one Subdivision Ordinance waiver to permit two block faces lengths, Block 72 (Basteen Lane), and Block 76 (Geskey Drive) extended from existing Lone Star subdivision from the south into the preliminary plat, to exceed the maximum length of 1,320 feet; 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 permit two block faces lengths, Block 72 (Basteen Lane) and Block 76 (Geskey Drive) extended from existing Lone Star subdivision from the south into the preliminary plat, to exceed the maximum length of 1,320 feet; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

E. OTHER MATTER OF BUSINESS (1)

1. **OMB 2023 Comprehensive Plan: All Council Districts.**

a. DRC Recommends: Approval of a recommendation to City Council for the adoption of the 2023 Comprehensive Plan.

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.

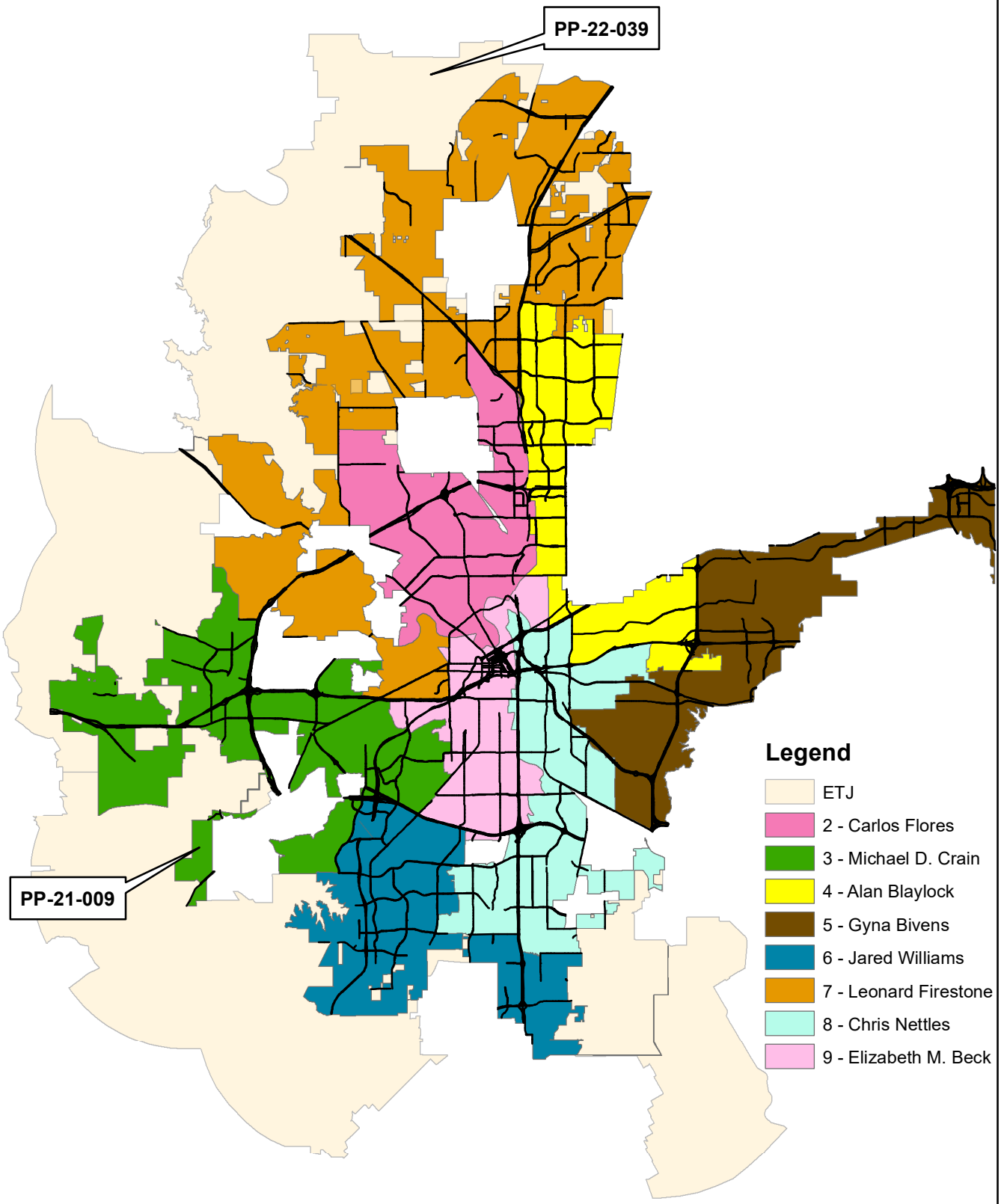
EXECUTIVE SESSION

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, January 20, 2023 at 10:25 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

JANUARY CITY PLAN COMMISSION CASE MAP



FORT WORTH

N
W E
S

1 in = 5 miles

PP-21-009 **Ventana Phase 6-8, (Waiver Request/Revision): 538 Single-Family Detached Lots and 16 Private Open Space Lots. Council District 3.**
Being 203.818 acres situated in the S.A & M.G. R.R CO Survey, Abstract Number A-1479, the DT Finley Survey, Abstract Number A-1903, the Edward Taylor Survey, Abstract Number A-1560, the T.F. Rogers Survey, Abstract Number A-1357, and the E. Langston Survey, Abstract Number A-988, located in the City of Fort Worth, Tarrant County, Texas.

General Location: South of Joplin Blues Lane, north of future Markum Ranch Road and west of Jeffrey Dunn Parkway.

GENERAL INFORMATION

A. APPLICANT

1. Owner / Applicant ……	PMB Ventana Developer South LLC
2. Consultant / Agent ……	LJA

B. PROJECT ZONING, NOTIFICATION & COORDINATION

1. Current Zoning ……	Single-Family Residential "PD" Planned Development
2. Proposed Zoning ……	No Change
3. Comprehensive Plan Future Land Use ……	Single Family Residential
4. Public Hearing Notification Mailing Date ……	January 13, 2023
5. Development Services Department Case Coordinator……	Lindsay Mesa
6. Organizations Courtesy Notified……	N/A

C. SERVICE DISTRICTS

1. School ISD……..	For 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

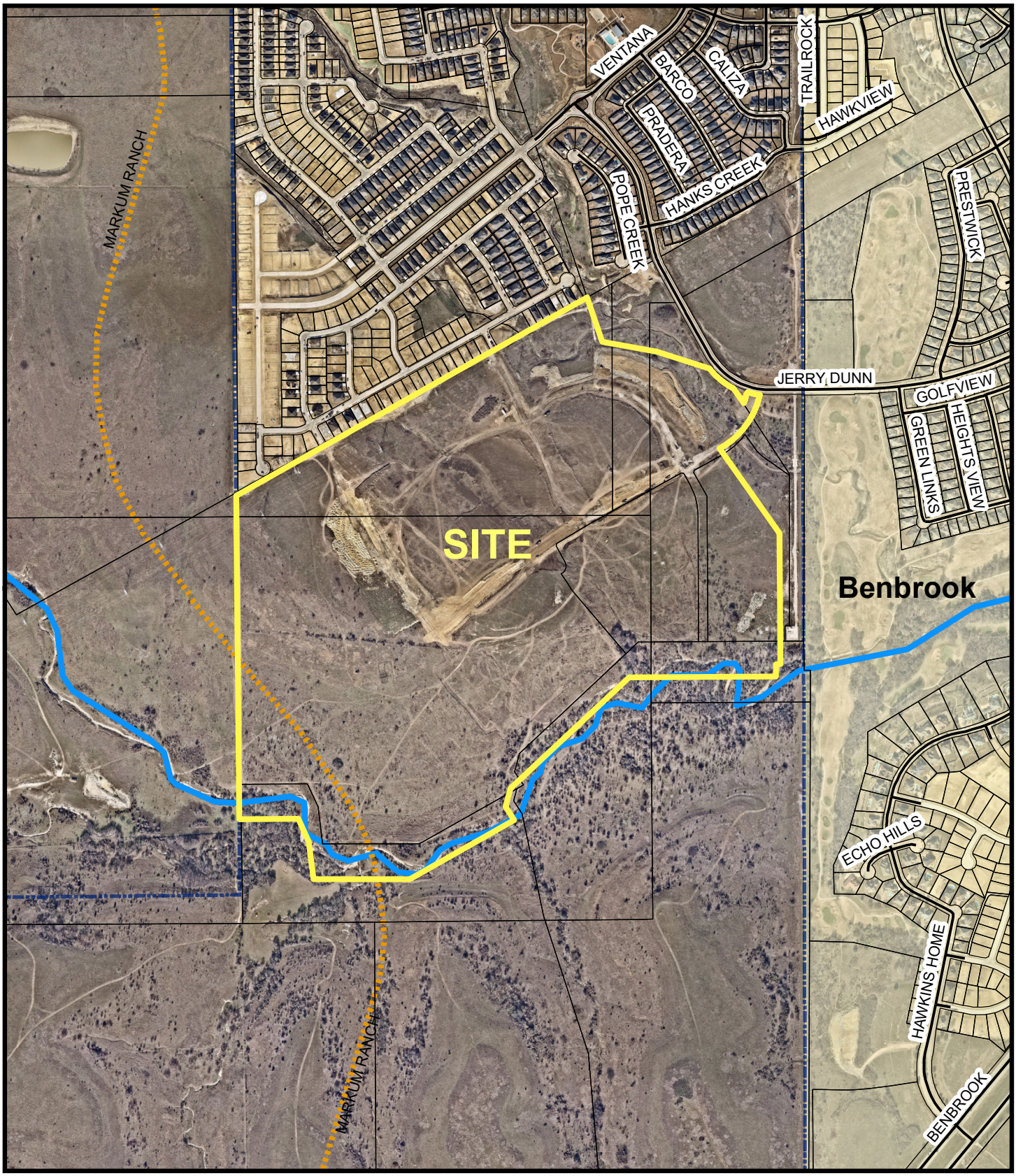
The Ventana Preliminary Plat Phases 6-8 was originally approved administratively in May of 2021. A revision to the Preliminary Plat was submitted containing the following changes: the cul-de-sac orientation between block 5 and 6, orientation of blocks 13 and 14 and the orientation of the cul-de-sac between blocks 15 and 11. Due to the orientation change of blocks 13 and 14, from east and west to north to south, a site visibility issue was introduced at the southern portion of block 17. City staff met with consultant and determined that removing the most southern lots from block 17 to block 15 and to carry out Street R would eliminate the site visibility issue. However, when carrying out Street R, a long block was created. The Subdivision Ordinance in Section 31-106 (20) (2) states, standard public and private local streets that serve large lots, 150 feet in width or greater, shall have a maximum block face of 1,950 feet. Block 15, Lots 1-46, has a block length of 2,300 feet. The applicant states that due to the floodplain located to the south of the development, a stubout to break the long block is not possible.

DRC supports the waiver request and the revision to the preliminary plat.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to allow one block face (Block 15, Lots 1-46) to exceed the maximum length of 1,320 feet, and: 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

PP-21-009



MAP LEGEND

Master Thoroughfare Plan

Land Use

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

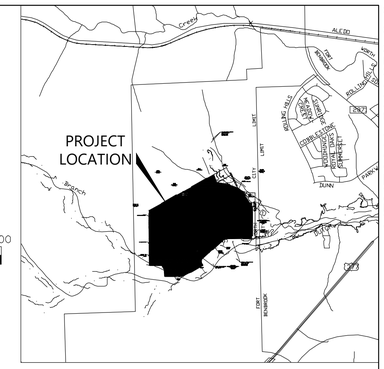
- PRELIM. PLATS
- Fort Worth City Limits
- ADJACENT CITIES

900 450 0 900 Feet

Scale: 1 inch = 900 feet

FORT WORTH ©

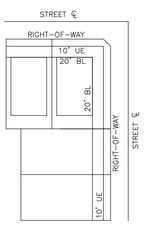
N W E S



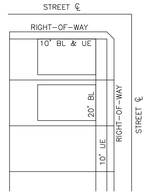
VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY					
USE	RESIDENTIAL UNITS	NON RESIDENTIAL LOTS	ACREAGE	DENSITY	POPULATION
RESIDENTIAL LOTS	538	-	83.64	3.5	1883
FWISD	-	-	15.01	-	-
SINGLE FAMILY RENTAL	-	-	16.84	-	-
TEXAS ELECTRIC SERVICE COMPANY EASEMENT	-	-	21.15	-	-
PRIVATE OPEN SPACE	-	16	38.29	-	-
RESIDENTIAL ROW	-	-	28.89	-	-
TOTAL	538	16	203.82	-	1883

NOTES:
1. ROW CORNER CLIP – A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10 FEET BY 10 FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
2. DRIVEWAY LOCATIONS MUST NOT INTERFERE WITH INTERSECTION FUNCTION.
3. PROPERTY IS IN THE CITY OF FORT WORTH.
4. PRIVATE OPEN SPACES (P.O.S.) TO BE DEDICATED TO AND MAINTAINED BY H.O.A.
5. PROPOSED EASEMENTS SHOWN ARE UTILITY EASEMENTS (UE) AND WALL MAINTENANCE EASEMENTS (WME).
6. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 2 FEET ABOVE THE 100-YR WATER SURFACE ELEVATIONS WITHIN THE STREET.
7. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

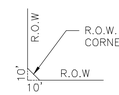


KEY LOT DIAGRAM
NOT TO SCALE



TYPICAL LOT DIAGRAM
NOT TO SCALE

LEGEND
- BLOCK FACE
- SITE BOUNDARY
- EXISTING TREE CANOPY



TYPICAL CORNER CLIP DETAIL
STREET-STREET INTERSECTION
NOT TO SCALE

LJA ENGINEERING

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TX 75206
PHONE: (469)-621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:
PMB VENTANA DEVELOPER SOUTH, LLC
4001 MAPLE AVENUE, SUITE 600
DALLAS, TX 75219
PHONE: (214)-954-7025

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	FORT WORTH
SEWER SOURCE:	FORT WORTH
SCHOOL DISTRICT:	FWISD

CONNECTIVITY INDEX

$\frac{\text{\# LINKS}}{\text{\# NODES}} = \frac{50.5}{29} = 1.74$

THIS PLAT HAS A TOTAL OF 42 NON CUL-DE-SAC BLOCK FACES & 0 LONG BLOCKS.

SUMBITTAL DATE	DESCRIPTION	APPROVAL DATE	SUMBITTAL DATE	DESCRIPTION	APPROVAL DATE
1 03/30/2022	1 REMOVED STREET B		8		
2 04/29/2022	2 ADDED ACCESS EASEMENTS		9		
3 01/11/2023	3 REVISED STREET CONFIG		10		
4			11		
5			12		
6			13		
7			14		

203.818 ACRES
OUT OF THE
S.A. & M.G. R.R CO. SURVEY, ABST NO.A-1479, DT FINLEY SURVEY, ABST NO.A-1903, EDWARD TAYLOR SURVEY, ABST NO.A-1560, T.F. ROGERS SURVEY, ABST NO.A-1357, & E. LANGSTON SURVEY, ABST NO.A-988
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PRELIMINARY PLAT
FOR
VENTANA PHASES 6-8

SCALE: 1"=200' | MAPSCO: 86S

SHEET 1 OF 3

PP-21-009 PROJECT NO. NT840-002

Date\Time : 1/11/2023 2:46 PM User Name Brighton You
Path\Name : G:\Ft-land\0002\400 land\415 preliminary plat\phases 6-8\000\pp\pp01.dwg

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
10	6,500 SF
BLOCK 1 LOT 1	9,100 SF
BLOCK 1 LOT 2	9,100 SF
BLOCK 1 LOT 2	9,100 SF
BLOCK 1 LOT 4	9,700 SF
BLOCK 1 LOT 5	9,753 SF
BLOCK 1 LOT 6	9,753 SF
BLOCK 1 LOT 7	9,753 SF
BLOCK 1 LOT 8	9,753 SF
BLOCK 1 LOT 9	9,753 SF
BLOCK 1 LOT 10	9,753 SF
BLOCK 1 LOT 11	9,753 SF
BLOCK 1 LOT 12	9,111 SF
BLOCK 1 LOT 13	9,100 SF
BLOCK 1 LOT 14	9,717 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 2 LOT 1	10,054 SF
BLOCK 2 LOT 2	10,108 SF
BLOCK 2 LOT 3	10,108 SF
BLOCK 2 LOT 4	10,091 SF
BLOCK 2 LOT 5	10,077 SF
BLOCK 2 LOT 6	10,067 SF
BLOCK 2 LOT 7	10,062 SF
BLOCK 2 LOT 8	10,060 SF
BLOCK 2 LOT 9	10,063 SF
BLOCK 2 LOT 10	9,368 SF
BLOCK 2 LOT 11	9,100 SF
BLOCK 2 LOT 12	9,100 SF
BLOCK 2 LOT 13	9,100 SF
BLOCK 2 LOT 14	9,100 SF
BLOCK 2 LOT 15	9,100 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 2 LOT 16	9,700 SF
BLOCK 2 LOT 17	6,550 SF
BLOCK 2 LOT 18	6,000 SF
BLOCK 2 LOT 19	6,000 SF
BLOCK 2 LOT 20	6,000 SF
BLOCK 2 LOT 21	6,000 SF
BLOCK 2 LOT 22	6,000 SF
BLOCK 2 LOT 23	6,000 SF
BLOCK 2 LOT 24	6,000 SF
BLOCK 2 LOT 25	6,000 SF
BLOCK 2 LOT 26	6,699 SF
BLOCK 2 LOT 27	7,228 SF
BLOCK 2 LOT 28	7,229 SF
BLOCK 2 LOT 29	7,225 SF
BLOCK 2 LOT 30	7,217 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 2 LOT 31	7,204 SF
BLOCK 2 LOT 32	7,187 SF
BLOCK 2 LOT 33	7,315 SF
BLOCK 2 LOT 34	7,329 SF
BLOCK 3 LOT 1	7,066 SF
BLOCK 3 LOT 2	6,000 SF
BLOCK 3 LOT 3	6,000 SF
BLOCK 3 LOT 4	6,000 SF
BLOCK 3 LOT 5	6,000 SF
BLOCK 3 LOT 6	6,000 SF
BLOCK 3 LOT 7	6,000 SF
BLOCK 3 LOT 8	6,000 SF
BLOCK 3 LOT 9	6,000 SF
BLOCK 3 LOT 10	6,000 SF
BLOCK 3 LOT 11	6,000 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 3 LOT 12	6,000 SF
BLOCK 3 LOT 13	6,550 SF
BLOCK 3 LOT 14	6,550 SF
BLOCK 3 LOT 15	6,000 SF
BLOCK 3 LOT 16	6,000 SF
BLOCK 3 LOT 17	6,000 SF
BLOCK 3 LOT 18	6,000 SF
BLOCK 3 LOT 19	6,000 SF
BLOCK 3 LOT 20	6,000 SF
BLOCK 3 LOT 21	6,000 SF
BLOCK 3 LOT 22	6,000 SF
BLOCK 3 LOT 23	5,970 SF
BLOCK 4 LOT 1	7,435 SF
BLOCK 4 LOT 2	6,000 SF
BLOCK 4 LOT 3	6,000 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 4 LOT 4	6,000 SF
BLOCK 4 LOT 5	6,000 SF
BLOCK 4 LOT 6	6,000 SF
BLOCK 4 LOT 7	6,000 SF
BLOCK 4 LOT 8	6,000 SF
BLOCK 4 LOT 9	6,000 SF
BLOCK 4 LOT 10	6,000 SF
BLOCK 4 LOT 11	6,000 SF
BLOCK 4 LOT 12	6,000 SF
BLOCK 4 LOT 13	6,000 SF
BLOCK 4 LOT 14	6,000 SF
BLOCK 4 LOT 15	6,010 SF
BLOCK 4 LOT 16	6,048 SF
BLOCK 4 LOT 17	6,115 SF
BLOCK 4 LOT 18	6,212 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 4 LOT 19	6,929 SF
BLOCK 5 LOT 1	9,681 SF
BLOCK 5 LOT 2	9,100 SF
BLOCK 5 LOT 3	9,100 SF
BLOCK 5 LOT 6	7,083 SF
BLOCK 5 LOT 7	6,000 SF
BLOCK 5 LOT 8	6,000 SF
BLOCK 5 LOT 9	6,000 SF
BLOCK 5 LOT 10	6,000 SF
BLOCK 5 LOT 11	6,000 SF
BLOCK 5 LOT 12	6,000 SF
BLOCK 5 LOT 13	6,000 SF
BLOCK 5 LOT 14	6,000 SF
BLOCK 5 LOT 15	6,000 SF
BLOCK 5 LOT 16	6,000 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 5 LOT 17	6,000 SF
BLOCK 5 LOT 18	6,000 SF
BLOCK 5 LOT 19	6,000 SF
BLOCK 5 LOT 20	6,425 SF
BLOCK 5 LOT 21	7,915 SF
BLOCK 5 LOT 22	6,000 SF
BLOCK 5 LOT 23	6,000 SF
BLOCK 5 LOT 24	6,000 SF
BLOCK 5 LOT 25	6,000 SF
BLOCK 5 LOT 26	6,000 SF
BLOCK 5 LOT 27	6,000 SF
BLOCK 5 LOT 28	6,000 SF
BLOCK 5 LOT 29	6,000 SF
BLOCK 5 LOT 30	6,000 SF
BLOCK 5 LOT 31	6,000 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 5 LOT 32	6,000 SF
BLOCK 5 LOT 33	6,000 SF
BLOCK 5 LOT 34	6,000 SF
BLOCK 5 LOT 35	6,000 SF
BLOCK 5 LOT 36	6,000 SF
BLOCK 5 LOT 37	5,957 SF
BLOCK 5 LOT 38	6,066 SF
BLOCK 6 LOT 1	10,460 SF
BLOCK 6 LOT 2	7,011 SF
BLOCK 6 LOT 3	7,000 SF
BLOCK 6 LOT 4	7,000 SF
BLOCK 6 LOT 5	7,000 SF
BLOCK 6 LOT 6	7,000 SF
BLOCK 6 LOT 7	7,000 SF
BLOCK 6 LOT 8	7,000 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 6 LOT 9	7,000 SF
BLOCK 6 LOT 10	7,000 SF
BLOCK 6 LOT 11	7,987 SF
BLOCK 6 LOT 12	8,034 SF
BLOCK 7 LOT 1	8,839 SF
BLOCK 7 LOT 2	6,500 SF
BLOCK 7 LOT 3	6,500 SF
BLOCK 7 LOT 4	6,500 SF
BLOCK 7 LOT 5	6,500 SF
BLOCK 7 LOT 6	6,500 SF
BLOCK 7 LOT 7	6,500 SF
BLOCK 7 LOT 8	6,500 SF
BLOCK 7 LOT 9	6,500 SF
BLOCK 7 LOT 11	8,907 SF
BLOCK 7 LOT 12	8,314 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 7 LOT 13	7,383 SF
BLOCK 7 LOT 14	6,813 SF
BLOCK 7 LOT 15	6,000 SF
BLOCK 7 LOT 16	6,000 SF
BLOCK 7 LOT 17	6,000 SF
BLOCK 7 LOT 18	6,000 SF
BLOCK 7 LOT 19	6,000 SF
BLOCK 7 LOT 20	6,000 SF
BLOCK 7 LOT 21	6,000 SF
BLOCK 7 LOT 22	6,000 SF
BLOCK 7 LOT 23	5,999 SF
BLOCK 7 LOT 24	11,160 SF
BLOCK 8 LOT 1	8,489 SF
BLOCK 8 LOT 2	6,500 SF
BLOCK 8 LOT 3	6,500 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 8 LOT 4	6,500 SF
BLOCK 8 LOT 5	6,500 SF
BLOCK 8 LOT 6	6,500 SF
BLOCK 8 LOT 7	6,500 SF
BLOCK 8 LOT 8	6,500 SF
BLOCK 8 LOT 9	6,500 SF
BLOCK 8 LOT 10	6,500 SF
BLOCK 8 LOT 11	6,500 SF
BLOCK 8 LOT 12	10,505 SF
BLOCK 8 LOT 13	8,876 SF
BLOCK 8 LOT 14	7,060 SF
BLOCK 8 LOT 15	6,868 SF
BLOCK 8 LOT 16	6,500 SF
BLOCK 8 LOT 17	6,500 SF
BLOCK 8 LOT 18	6,500 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 8 LOT 19	6,500 SF
BLOCK 8 LOT 20	6,500 SF
BLOCK 8 LOT 21	6,500 SF
BLOCK 8 LOT 22	6,500 SF
BLOCK 8 LOT 23	6,500 SF
BLOCK 8 LOT 24	11,023 SF
BLOCK 9 LOT 1	7,628 SF
BLOCK 9 LOT 2	6,418 SF
BLOCK 9 LOT 3	6,428 SF
BLOCK 9 LOT 4	6,468 SF
BLOCK 9 LOT 5	6,537 SF
BLOCK 9 LOT 6	6,635 SF
BLOCK 9 LOT 7	6,763 SF
BLOCK 9 LOT 8	6,917 SF
BLOCK 9 LOT 9	7,080 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 9 LOT 10	7,243 SF
BLOCK 9 LOT 11	7,405 SF
BLOCK 9 LOT 12	8,794 SF
BLOCK 10 LOT 1	6,998 SF
BLOCK 10 LOT 2	6,059 SF
BLOCK 10 LOT 3	6,059 SF
BLOCK 10 LOT 4	6,059 SF
BLOCK 10 LOT 5	6,059 SF
BLOCK 10 LOT 6	6,059 SF
BLOCK 10 LOT 7	6,059 SF
BLOCK 10 LOT 8	6,059 SF
BLOCK 10 LOT 9	6,059 SF
BLOCK 10 LOT 10	6,059 SF
BLOCK 10 LOT 11	6,059 SF
BLOCK 10 LOT 12	6,057 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 10 LOT 13	6,000 SF
BLOCK 10 LOT 14	6,000 SF
BLOCK 10 LOT 15	6,000 SF
BLOCK 10 LOT 16	6,000 SF
BLOCK 10 LOT 17	7,549 SF
BLOCK 11 LOT 1	6,592 SF
BLOCK 11 LOT 2	6,001 SF
BLOCK 11 LOT 3	6,001 SF
BLOCK 11 LOT 4	6,001 SF
BLOCK 11 LOT 5	6,001 SF
BLOCK 11 LOT 6	6,001 SF
BLOCK 11 LOT 7	6,000 SF
BLOCK 11 LOT 8	6,000 SF
BLOCK 11 LOT 9	6,000 SF
BLOCK 11 LOT 10	6,000 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 11 LOT 11	6,000 SF
BLOCK 11 LOT 12	6,000 SF
BLOCK 11 LOT 13	6,000 SF
BLOCK 13 LOT 1	5,367 SF
BLOCK 13 LOT 2	4,620 SF
BLOCK 13 LOT 3	4,620 SF
BLOCK 13 LOT 4	4,620 SF
BLOCK 13 LOT 5	4,620 SF
BLOCK 13 LOT 6	4,620 SF
BLOCK 13 LOT 7	4,620 SF
BLOCK 13 LOT 8	4,620 SF
BLOCK 13 LOT 9	4,620 SF
BLOCK 13 LOT 10	4,620 SF
BLOCK 13 LOT 11	4,620 SF
BLOCK 13 LOT 12	5,733 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 14 LOT 1	4,900 SF
BLOCK 14 LOT 2	4,400 SF
BLOCK 14 LOT 3	4,400 SF
BLOCK 14 LOT 4	4,400 SF
BLOCK 14 LOT 5	4,400 SF
BLOCK 14 LOT 6	4,400 SF
BLOCK 14 LOT 7	4,400 SF
BLOCK 14 LOT 8	4,400 SF
BLOCK 14 LOT 9	4,400 SF
BLOCK 14 LOT 10	4,400 SF
BLOCK 14 LOT 11	4,400 SF
BLOCK 14 LOT 12	4,400 SF
BLOCK 14 LOT 13	6,051 SF
BLOCK 14 LOT 14	5,365 SF
BLOCK 14 LOT 15	4,400 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 14 LOT 16	4,400 SF
BLOCK 14 LOT 17	4,400 SF
BLOCK 14 LOT 18	4,400 SF
BLOCK 14 LOT 19	4,400 SF
BLOCK 14 LOT 20	4,400 SF
BLOCK 14 LOT 21	4,400 SF
BLOCK 14 LOT 22	4,400 SF
BLOCK 14 LOT 23	4,400 SF
BLOCK 14 LOT 24	4,400 SF
BLOCK 14 LOT 25	4,400 SF
BLOCK 14 LOT 26	4,900 SF
BLOCK 15 LOT 1	6,000 SF
BLOCK 15 LOT 2	6,000 SF
BLOCK 15 LOT 3	6,000 SF
BLOCK 15 LOT 4	6,000 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 15 LOT 5	6,000 SF
BLOCK 15 LOT 8	5,500 SF
BLOCK 15 LOT 9	5,503 SF
BLOCK 15 LOT 10	5,499 SF
BLOCK 15 LOT 11	5,509 SF
BLOCK 15 LOT 12	5,512 SF
BLOCK 15 LOT 13	5,196 SF
BLOCK 15 LOT 38	6,000 SF
BLOCK 15 LOT 39	6,000 SF
BLOCK 15 LOT 40	6,000 SF
BLOCK 15 LOT 41	6,000 SF
BLOCK 15 LOT 42	6,000 SF
BLOCK 15 LOT 43	6,000 SF
BLOCK 15 LOT 44	6,000 SF
BLOCK 15 LOT 45	6,000 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 15 LOT 46	6,000 SF
BLOCK 16 LOT 9	4,620 SF
BLOCK 16 LOT 1	4,993 SF
BLOCK 16 LOT 2	4,620 SF
BLOCK 16 LOT 3	4,620 SF
BLOCK 16 LOT 4	4,620 SF
BLOCK 16 LOT 5	4,620 SF
BLOCK 16 LOT 6	4,620 SF
BLOCK 16 LOT 7	4,620 SF
BLOCK 16 LOT 8	4,620 SF
BLOCK 16 LOT 10	4,620 SF
BLOCK 16 LOT 11	4,620 SF
BLOCK 16 LOT 12	5,554 SF
BLOCK 16 LOT 13	5,948 SF
BLOCK 16 LOT 14	4,400 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 16 LOT 15	4,400 SF
BLOCK 16 LOT 16	4,400 SF
BLOCK 16 LOT 17	4,400 SF
BLOCK 16 LOT 18	4,400 SF
BLOCK 16 LOT 19	4,400 SF
BLOCK 16 LOT 20	4,400 SF
BLOCK 16 LOT 21	4,400 SF
BLOCK 16 LOT 22	4,400 SF
BLOCK 16 LOT 23	4,400 SF
BLOCK 16 LOT 24	4,400 SF
BLOCK 16 LOT 25	4,900 SF
BLOCK 17 LOT 1	7,717 SF
BLOCK 17 LOT 2	4,400 SF
BLOCK 17 LOT 3	4,400 SF
BLOCK 17 LOT 4	4,400 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 17 LOT 5	4,400 SF
BLOCK 17 LOT 6	4,400 SF
BLOCK 17 LOT 7	4,400 SF
BLOCK 17 LOT 8	4,400 SF
BLOCK 17 LOT 9	4,400 SF
BLOCK 17 LOT 10	4,400 SF
BLOCK 17 LOT 11	4,400 SF
BLOCK 17 LOT 12	4,400 SF
BLOCK 17 LOT 13	5,071 SF
BLOCK 17 LOT 14	6,748 SF
BLOCK 17 LOT 15	6,313 SF
BLOCK 18 LOT 15	8,640 SF
BLOCK 20 LOT 1	7,912 SF
BLOCK 20 LOT 2	6,277 SF
BLOCK 20 LOT 3	6,240 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 21 LOT 3	7,036 SF
BLOCK 21 LOT 4	6,500 SF
BLOCK 21 LOT 5	6,500 SF
BLOCK 21 LOT 6	6,518 SF
BLOCK 21 LOT 7	6,591 SF
BLOCK 21 LOT 8	7,188 SF
BLOCK 21 LOT 9	6,483 SF
BLOCK 21 LOT 10	6,412 SF
BLOCK 21 LOT 11	6,436 SF
BLOCK 21 LOT 12	6,634 SF
BLOCK 21 LOT 13	6,577 SF
BLOCK 21 LOT 14	6,320 SF
BLOCK 21 LOT 15	6,058 SF
BLOCK 21 LOT 16	6,646 SF
BLOCK 22 LOT 1	10,103 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 20 LOT 4	6,000 SF
BLOCK 20 LOT 5	6,000 SF
BLOCK 20 LOT 6	6,000 SF
BLOCK 20 LOT 7	6,128 SF
BLOCK 20 LOT 8	6,148 SF
BLOCK 20 LOT 9	6,162 SF
BLOCK 20 LOT 10	6,184 SF
BLOCK 20 LOT 11	6,214 SF
BLOCK 20 LOT 12	6,251 SF
BLOCK 20 LOT 13	6,295 SF
BLOCK 20 LOT 14	6,347 SF
BLOCK 20 LOT 15	6,406 SF
BLOCK 20 LOT 16	6,990 SF
BLOCK 21 LOT 1	8,755 SF
BLOCK 21 LOT 2	7,603 SF

VENTANA PHASES 6-8

PP-21-009

LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TX 75206
PHONE: (469)-621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:

PMB VENTANA DEVELOPER SOUTH, LLC
4001 MAPLE AVENUE, SUITE 600
DALLAS, TX 75219
PHONE: (214)-954-7025

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	FORT WORTH
SEWER SOURCE:	FORT WORTH
SCHOOL DISTRICT:	FWISD

CONNECTIVITY INDEX

$$\frac{\text{\# LINKS}}{\text{\# NODES}} = \frac{50.5}{29} = 1.74$$

THIS PLAT HAS A TOTAL OF 42 NON CUL-DE-SAC BLOCK FACES & 0 LONG BLOCKS.

	SUMBITTAL DATE	DESCRIPTION	APPROVAL DATE		SUMBITTAL DATE	DESCRIPTION	APPROVAL DATE
1	03/30/2022	△1 REMOVED STREET B		8			
2	04/29/2022	△2 ADDED ACCESS EASEMENTS		9			
3	01/11/2023	△3 REVISED STREET CONFIG		10			
4				11			
5				12			
6				13			
7				14			

203.818 ACRES
OUT OF THE
S.A. & M.G. R.R CO. SURVEY, ABST NO.A-1479, DT FINLEY SURVEY, ABST NO.A-1903, EDWARD TAYLOR SURVEY, ABST NO.A-1560, T.F. ROGERS SURVEY, ABST NO.A-1357, & E. LANGSTON SURVEY, ABST NO.A-988
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

PRELIMINARY PLAT
FOR
VENTANA PHASES 6-8

SCALE: 1"=200' | MAPSCO: 86S

Date\Time 1/11/2023 2:48 PM User Name : Brighton Yoo
Path\Name s:\pts-land\0002\400 land\415 preliminary plat\phases 6-8\00C2pplp01.dwg

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 22 LOT 2	9,080 SF
BLOCK 22 LOT 3	8,183 SF
BLOCK 22 LOT 4	7,828 SF
BLOCK 22 LOT 5	7,473 SF
BLOCK 22 LOT 6	7,391 SF
BLOCK 22 LOT 7	7,349 SF
BLOCK 22 LOT 8	6,857 SF
BLOCK 22 LOT 9	6,857 SF
BLOCK 22 LOT 10	6,858 SF
BLOCK 22 LOT 11	7,264 SF
BLOCK 22 LOT 12	7,647 SF
BLOCK 22 LOT 13	7,235 SF
BLOCK 22 LOT 14	7,750 SF
BLOCK 22 LOT 15	6,000 SF
BLOCK 22 LOT 16	6,000 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 22 LOT 17	6,000 SF
BLOCK 22 LOT 18	8,246 SF
BLOCK 22 LOT 19	8,795 SF
BLOCK 22 LOT 20	6,500 SF
BLOCK 22 LOT 21	6,500 SF
BLOCK 22 LOT 22	6,500 SF
BLOCK 22 LOT 23	6,500 SF
BLOCK 22 LOT 24	6,500 SF
BLOCK 22 LOT 25	6,500 SF
BLOCK 22 LOT 26	6,500 SF
BLOCK 22 LOT 27	6,500 SF
BLOCK 22 LOT 28	6,500 SF
BLOCK 22 LOT 29	6,500 SF
BLOCK 22 LOT 30	6,500 SF
BLOCK 22 LOT 31	6,500 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 22 LOT 32	7,280 SF
BLOCK 23 LOT 1	7,100 SF
BLOCK 23 LOT 2	6,500 SF
BLOCK 23 LOT 3	6,500 SF
BLOCK 23 LOT 4	6,500 SF
BLOCK 23 LOT 5	6,500 SF
BLOCK 23 LOT 6	6,500 SF
BLOCK 23 LOT 7	6,500 SF
BLOCK 23 LOT 8	6,500 SF
BLOCK 23 LOT 9	6,500 SF
BLOCK 23 LOT 10	6,500 SF
BLOCK 23 LOT 11	7,100 SF
BLOCK 23 LOT 12	6,550 SF
BLOCK 23 LOT 13	6,000 SF
BLOCK 23 LOT 14	6,000 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 23 LOT 15	6,000 SF
BLOCK 23 LOT 16	6,000 SF
BLOCK 23 LOT 17	6,000 SF
BLOCK 23 LOT 18	6,000 SF
BLOCK 23 LOT 19	6,000 SF
BLOCK 23 LOT 20	6,000 SF
BLOCK 23 LOT 21	6,000 SF
BLOCK 23 LOT 22	6,550 SF
BLOCK 24 LOT 1	6,550 SF
BLOCK 24 LOT 2	6,000 SF
BLOCK 24 LOT 3	6,000 SF
BLOCK 24 LOT 4	6,000 SF
BLOCK 24 LOT 5	6,000 SF
BLOCK 24 LOT 6	6,000 SF
BLOCK 24 LOT 7	6,000 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 24 LOT 8	6,000 SF
BLOCK 24 LOT 9	6,000 SF
BLOCK 24 LOT 10	6,000 SF
BLOCK 24 LOT 11	5,933 SF
BLOCK 24 LOT 12	8,003 SF
BLOCK 24 LOT 13	9,300 SF
BLOCK 24 LOT 14	7,078 SF
BLOCK 24 LOT 15	5,988 SF
BLOCK 24 LOT 16	6,000 SF
BLOCK 24 LOT 17	6,000 SF
BLOCK 24 LOT 18	10,222 SF
BLOCK 24 LOT 19	6,000 SF
BLOCK 24 LOT 20	6,038 SF
BLOCK 24 LOT 21	7,555 SF
BLOCK 24 LOT 22	10,545 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 24 LOT 23	10,147 SF
BLOCK 24 LOT 24	5,854 SF
BLOCK 24 LOT 25	6,000 SF
BLOCK 24 LOT 26	6,000 SF
BLOCK 24 LOT 27	6,000 SF
BLOCK 24 LOT 28	6,000 SF
BLOCK 24 LOT 29	6,000 SF
BLOCK 24 LOT 30	6,000 SF
BLOCK 24 LOT 31	6,000 SF
BLOCK 24 LOT 32	7,198 SF
BLOCK 25 LOT 1	6,296 SF
BLOCK 25 LOT 2	6,694 SF
BLOCK 25 LOT 3	6,694 SF
BLOCK 25 LOT 4	6,694 SF
BLOCK 25 LOT 5	6,694 SF

RESIDENTIAL LOTS	
BLOCK & LOT NUMBERS	AREA
BLOCK 25 LOT 6	6,000 SF
BLOCK 25 LOT 7	10,275 SF
BLOCK 25 LOT 8	10,082 SF
BLOCK 25 LOT 9	8,004 SF

OPEN SPACE		
BLOCK & LOT NUMBERS	AREA	AREA
BLOCK 1 LOT 1X	460,195 SF	10.56 AC
BLOCK 1 LOT 2X	281,781 SF	6.47 AC
BLOCK 3 LOT 1X	11,724 SF	0.27 AC
BLOCK 4 LOT 1X	38,602 SF	0.89 AC
BLOCK 5 LOT 2X	9,495 SF	0.22 AC
BLOCK 5 LOT 5	11,588 SF	0.27 AC
BLOCK 6 LOT 1X	38,940 SF	0.89 AC
BLOCK 9 LOT 1X	24,273 SF	0.56 AC
BLOCK 10 LOT 1X	8,769 SF	0.20 AC
BLOCK 16 LOT 1X	4,628 SF	0.11 AC
BLOCK 20 LOT 1X	8,277 SF	0.19 AC
BLOCK 21 LOT 1X	33,423 SF	0.77 AC
BLOCK 24 LOT 1X	194,891 SF	4.47 AC
BLOCK 25 LOT 1X	167,318 SF	3.84 AC
BLOCK 25 LOT 2X	28,470 SF	0.65 AC
BLOCK 26 LOT 1X	69,076 SF	1.59 AC

MINIMUM FINISHED FLOOR ELEVATIONS		
BLOCK	LOT	MIN FFE (FEET)
1	1	775.85
	2	775.86
	3	775.89
	4	775.96
	5	776.03
	6	776.09
	7	776.16
	8	778.45
	9	780.86
	10	782.13
	11	786.96
	12	794.97
	13	795.33
	14	795.56
11	13	766.78
15	1	768.29
	3	768.36
	4	769.01
	5	769.39
	6	769.77
	7	770.12
	8	770.40
	9	770.62

MINIMUM FINISHED FLOOR ELEVATIONS		
BLOCK	LOT	MIN FFE (FEET)
15	10	770.84
	11	771.06
	12	771.27
	13	771.49
	14	771.94
	15	772.13
	16	772.29
	17	772.51
19	1	776.45
	2	777.35
	3	777.83
	4	778.44
	5	779.43
	6	779.85
	7	780.39
	8	779.97
25	1	787.04
	2	787.44
	3	787.84
	4	788.24
	5	788.56
	6	788.98

LEGAL DESCRIPTION
203.818 ACRES

BEING A 203.818 ACRE TRACT OF LAND SITUATED IN THE ELIZABETH LANGSTON SURVEY, ABSTRACT NO. 988, THE T.F. ROGERS SURVEY, ABSTRACT NO. 1357, THE EDWARD TAYLOR SURVEY, ABSTRACT NO. 1560 AND THE D.T. FINLEY SURVEY, ABSTRACT NO. 1903, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING PART OF A 21.204 ACRE TRACT OF LAND CONVEYED BY DEED TO PB VENTANA 1, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. D217119095, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND ALL OF A 191.349 ACRE TRACT OF LAND CONVEYED BY DEED TO PB LONG TERM HOLD 2, L.P. AS RECORDED IN COUNTY CLERK'S FILE NO. D217119099, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS . SAID 203.818 ACRE TRACT, WITH REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATION, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHEAST CORNER OF JERRY DUNN PARKWAY (A 60' RIGHT-OF-WAY) ACCORDING TO THE PLAT OF JERRY DUNN PARKWAY VENTANA ADDITION AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D219063650, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1X, BLOCK 16 OF VENTANA, PHASE 2, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S NO. D218280750, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 35 MINUTES 58 SECONDS, A RADIUS OF 530.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 24 DEGREES 43 MINUTES 24 SECONDS EAST, A DISTANCE OF 79.47 FEET;

THENCE, ALONG THE SOUTHWEST LINE OF JERRY DUNN PARKWAY, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID CURVE TO THE CURVE, AN ARC DISTANCE OF 79.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 29 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 626.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 61 DEGREES 31 MINUTES 56 SECONDS, A RADIUS OF 490.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 59 DEGREES 47 MINUTES 23 SECONDS EAST, A DISTANCE OF 501.30 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 526.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 39 SECONDS EAST, A DISTANCE OF 219.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHEAST CORNER OF AFORESAID 21.204 ACRE TRACT, BEING ON THE WEST LINE OF JERRY DUNN PARKWAY, AN ADDITION TO THE CITY OF BENBROOK, AS RECORDED IN COUNTY, CLERK'S FILE NO. D219040638, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 21 MINUTES 59 SECONDS EAST, ALONG THE COMMON EAST LINE OF SAID 21.204 ACRE TRACT, SAID WEST LINE OF JERRY DUNN PARKWAY, PASSING AT OF 4.90 FEET THE SOUTHWEST CORNER OF SAID JERRY DUNN PARKWAY ADDITION AND THE NORTHWEST CORNER OF LOT 2, BLOCK A, OF WHITESTONE GOLF COURSE ADDITION, AN ADDITION TO THE CITY OF BENBROOK, AS RECORDED CABINET A, SLIDE 5082, MAP RECORDS, TARRANT COUNTY, TEXAS, CONTINUING ALONG SAID COMMON LINES, A TOTAL DISTANCE OF A DISTANCE OF 1609.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTH EAST CORNER OF SAID 21.204 ACRE TRACT;

THENCE, SOUTH 89 DEGREES 38 MINUTES 01 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 21.204 ACRE TRACT, PASSING AT A DISTANCE OF 130.00 FEET THE COMMON SOUTHWEST CORNER OF SAID 21.204 ACRE TRACT AND THE SOUTHEAST CORNER OF AFORESAID 191.349 ACRE TRACT AND CONTINUING ALONG THE SAID SOUTH LINE OF SAID 191.349 ACRE TRACT A TOTAL DISTANCE OF 1085.41 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID 191.349 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46 DEGREES 56 MINUTES 31 SECONDS WEST, A DISTANCE OF 1061.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 14 DEGREES 56 MINUTES 25 SECONDS WEST, A DISTANCE OF 122.85 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 32 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 102.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 60 DEGREES 24 MINUTES 29 SECONDS WEST, A DISTANCE OF 780.16 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

WEST, A DISTANCE OF 628.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 07 DEGREES 05 MINUTES 06 SECONDS WEST, A DISTANCE OF 246.75 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

NORTH 24 DEGREES 54 MINUTES 16 SECONDS WEST, A DISTANCE OF 164.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 89 DEGREES 27 MINUTES 34 SECONDS WEST, A DISTANCE OF 444.34 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTHWEST CORNER SAID 191.349 ACRE TRACT AND BEING ON THE EAST LINE OF A 3893.555 ACRE TRACT OF LAND CONVEYED TO IONA LAND L.P., ET AL, AS RECORDED IN COUNTY CLERK'S FILE NO. D203145630, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG SAID WEST LINE OF 191.349 ACRE TRACT AND SAID EAST LINE OF 3893.555 ACRE TRACT, A DISTANCE OF 1910.63 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHWEST CORNER OF SAID 191.349 ACRE TRACT AND THE SOUTHWEST CORNER OF A 162.310 ACRE TRACT OF LAND CONVEYED TO PB LONG TERM HOLD 1, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. D215129626, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

THENCE, NORTH 60 DEGREES 58 MINUTES 38 SECONDS EAST, ALONG THE COMMON NORTHWEST LINE OF SAID 191.349 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 162.310 ACRE TRACT, PASSING AT A DISTANCE OF 2602.98 FEET THE COMMON NORTHEAST CORNER OF SAID 191.349 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 162.310 ACRE TRACT, THE SOUTHWEST CORNER OF AFORESAID VENTANA PHASE 2, AND THE NORTHWEST CORNER OF AFORESAID 21.204 ACRE TRACT, CONTINUING ALONG THE COMMON LINE OF SAID 21.204 ACRE AND VENTANA PHASE 2 A TOTAL DISTANCE OF 3095.08 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 203.818 ACRES OF LAND, MORE OR LESS.

BLOCK LENGTH TABLE	
BLOCK FACE LOCATION	LENGTH
BLOCK 1 LOTS 1–11	742'
BLOCK 1 LOTS 12–14	205'
BLOCK 2 LOTS 1–16	1311'
BLOCK 2 LOTS 17–34	887'
BLOCK 3 LOTS 1–13	667'
BLOCK 3 LOTS 14–23	505'
BLOCK 4 LOTS 1–19	963'
BLOCK 5 LOTS 1–20	1087'
BLOCK 5 LOTS 21–38	940'
BLOCK 6 LOTS 1–12	648'
BLOCK 7 LOTS 1–12	645'
BLOCK 8 LOTS 1–12	621'
BLOCK 8 LOTS 13–24	637'
BLOCK 9 LOTS 1–12	620'
BLOCK 10 LOTS 1–17	871'
BLOCK 11 LOTS 1–13	644'
BLOCK 13 LOTS 1–12	498'
BLOCK 14 LOTS 1–13	520'
BLOCK 14 LOTS 14–26	504'
BLOCK 15 LOTS 1–46	2466'

BLOCK LENGTH TABLE	
BLOCK FACE LOCATION	LENGTH
BLOCK 16 LOTS 13–25	542'
BLOCK 17 LOTS 1–18	571'
BLOCK 17 LOTS 18–36	674'
BLOCK 18 LOTS 1–14	693'
BLOCK 18 LOTS 15–28	702'
BLOCK 20 LOTS 1–16	820'
BLOCK 21 LOTS 1–16	813'
BLOCK 22 LOT 19–32	723'
BLOCK 22 LOTS 1–13	706'
BLOCK 22 LOTS 14–18	240'
BLOCK 23 LOTS 1–11	540'
BLOCK 23 LOTS 12–22	560'
BLOCK 24 LOTS 1–18	898'
BLOCK 24 LOTS 18–32	788'
BLOCK 25 LOT 7–9	311'
BLOCK 25 LOTS 1–6	284'

CENTERLINE CURVE DATA					
CV#	DELTA	RADIUS	LENGTH	CHORD	C–L
C1	048°35'43"	500.00'	424.07'	N36°40'46"E	411.48'
C2	007°35'48"	4200.00'	556.87'	N57°10'44"E	556.46'
C3	020°18'11"	695.00'	246.28'	N58°05'50"E	244.99'
C4	015°51'38"	2040.00'	564.71'	N60°19'07"E	562.91'
C5	038°24'19"	275.75'	184.83'	N70°13'50"E	181.39'
C6	090°00'00"	520.00'	816.81'	S74°01'22"E	735.39'
C7	090°00'00"	220.00'	345.58'	S74°01'22"E	311.13'
C8	007°53'14"	150.00'	20.65'	N32°57'59"W	20.63'
C9	009°18'30"	500.00'	81.23'	N56°19'23"E	81.14'
C10	009°18'30"	500.00'	81.23'	N56°19'23"E	81.14'
C11	009°18'30"	800.00'	129.97'	N56°19'23"E	129.83'
C12	009°18'30"	150.00'	24.37'	N56°19'23"E	24.34'

CENTERLINE CURVE DATA					
CV#	DELTA	RADIUS	LENGTH	CHORD	C–L
C13	008°35'20"	1000.00'	149.91'	N56°40'58"E	149.76'
C14	016°34'48"	350.00'	101.28'	N59°57'32"E	100.93'
C15	009°18'30"	150.00'	24.37'	N56°19'23"E	24.34'
C16	015°51'38"	1670.00'	462.29'	N60°19'07"E	460.81'
C17	020°18'11"	880.00'	311.83'	N58°05'50"E	310.20'
C18	008°49'24"	4015.00'	618.29'	N52°21'27"E	617.68'
C19	008°19'08"	1500.00'	217.79'	S33°10'56"E	217.60'
C20	006°37'18"	1760.00'	203.40'	S34°18'03"E	203.29'
C23	015°35'26"	150.00'	40.82'	S29°32'47"E	40.69'
C29	040°08'06"	400.00'	280.20'	N57°35'05"E	274.50'
C30	015°08'28"	2500.00'	660.65'	N45°05'16"E	658.73'

LJA ENGINEERING

ENGINEER:
LJA ENGINEERING, INC.
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TX 75206
PHONE: (469)-621-0710
TEXAS REGISTRATION F-1386

DEVELOPER/OWNER:
PMB VENTANA DEVELOPER SOUTH, LLC
4001 MAPLE AVENUE, SUITE 600
DALLAS, TX 75219
PHONE: (214)-954-7025

SERVICE PROVIDERS	
ELECTRIC SERVICE:	ONCOR
WATER SOURCE:	FORT WORTH
SEWER SOURCE:	FORT WORTH
SCHOOL DISTRICT:	FWISD

CONNECTIVITY INDEX

$$\frac{\text{\# LINKS}}{\text{\# NODES}} = \frac{50.5}{29} = 1.74$$

THIS PLAT HAS A TOTAL OF 42 NON CUL-DE-SAC BLOCK FACES & 0 LONG BLOCKS.

	SUMBITTAL DATE	DESCRIPTION	APPROVAL DATE		SUMBITTAL DATE	DESCRIPTION	APPROVAL DATE
1	03/30/2022	3 REMOVED STREET B		8			
2	04/29/2022	2 ADDED ACCESS EASEMENTS		9			
3	01/11/2023	1 REVISED STREET CONFIG		10			
4				11			
5				12			
6				13			
7				14			

203.818 ACRES
OUT OF THE
S.A. & M.G. R.R CO. SURVEY, ABST NO.A-1479, DT FINLEY SURVEY, ABST NO.A-1903, EDWARD TAYLOR SURVEY, ABST NO.A-1560, T.F. ROGERS SURVEY, ABST NO.A-1357, & E. LANGSTON SURVEY, ABST NO.A-988
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

PRELIMINARY PLAT
FOR
VENTANA
PHASES 6-8

SCALE: 1"=200' MAPSCO: 86S

PP-21-009 PROJECT NO. NT840-002

VENTANA PHASES 6-8

PP-21-009

SHEET 3 OF 3

Date\Time : 1/1/2023 2:50 PM User Name : Tarlton Yau
Path\Name : s:\nc-nine\2022\100 icre\115 preliminary plat\phases 6-8\02022pplp03.dwg

January 11, 2023

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

Project Name: Ventana Phases 6-8
LJA Number: NT840-0002

Re: Waiver Request for Preliminary Plat (PP-21-009)

Dear Mr. Boren,

On behalf of PMB Ventana Developer South, LLC, we respectfully request the Commission consider a request for one waiver associated with the 203.818 acre Ventana Phases 6-8 Tract in south Fort Worth. In planning a community that provides connectivity between phases and the land uses of adjacent developments, we have upheld the spirit of the regulations of the Subdivision Ordinance to the best of our ability. We appreciate the Commissions' review and request waiver consideration be granted for the following layout element:

Long Block Waiver for Block 15 – Lots 1-46 (Ventana Phase 8)
Variance of City of Fort Worth's Subdivision Ordinance Sec. 31-106 (d) (2)

Due to the existing floodplain located south of Ventana Phases 6-8, Block 55 results in a long block along the South and West sides of Street R. We request that Commission waive the maximum block length requirement due to this site encumbrance.

Sincerely,

Jamie Shelton, P.E.
214-451-0866
jshelton@lja.com

Conditions and Comments

Case: PP-21-009

Submitted: 2/3/2021

Remarks Due:

ZC Hearing:

Case Status: Approved

Title: Ventana Phases 6-8 Preliminary Plat

Case Description:

Address:

Acres:

Applicant:

Owner:

List of Conditions:

GENERAL

General

- This application corresponds to February 8th deadline.

PLAN REVIEW

PARD

- 202212: HOLD PLAT-For CPC docket 1-25-23: Remove proposed public park locations, configurations are not acceptable for parkland dedication. A 5 acre park is REQUIRED as part of Phase 7. 25% of the park is to be out of the floodplain per policy and location approved with PARD.

  Existing Neighborhood parkland configuration is doesn't meet the spirit of the PARD-PDP policy or the PROSMP. A minimum 5 acre park will be REQUIRED as part of Phase 7.

  CLEARED: 05.18.2021

  PARD/PDP: The Neighborhood and Community Park Dedication Policy applies. Neighborhood Parkland dedication is REQUIRED, minimum of 5.1383 acres of which 25% must be out of the floodplain. Additionally, park to be located in such a manner that there is no more than a 10 minute walk (1/3 mile radius) from within the development. Park location and concept plan must be agreed to before Preliminary Plat can be approved by Plan Commission. Community Park F-I-L is required for this plat.
  Email Lori Gordon at lori.gordon@fortworthtexas.gov to discuss.

PLATTING

Fire

- FWFD - (Fire Marshal David Hood, Fireplatting@fortworthtexas.gov)

1/4/2023: Revisions remain approved

General information:
Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

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.

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
CLEARED 02/25/2021 1. A site plan is required for multi-family developments. Email a site plan for Fire Code application to donna.york@fortworthtexas.gov. The site plan must show that emergency access easements are at least 26 feet wide and provide access to all exterior portions of all buildings within 150 feet in a 5 foot wide unobstructed path. The distance can be increased to 300 feet if the building is equipped with a fire sprinkler system. Vehicle access gates must be shown to be a minimum of 20 feet wide when fully opened. Show fire hydrants and the location of any fire department connections for sprinkler systems or standpipes. If a site plan is not available, indicate the area where the multi-family development will be located on this plat.
Site Plan Review: Site Plan in ZC-20-165: Hydrant spacing is 300' or less radius and 500' or less hose lay to any Fire Department Connections on buildings. Vehicle gates 20' or more and must have Knox Locks.

2. Streets within this subdivision will need to be named on the final plat/s. 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.

CLEARED 02/25/2021 3. Label Oates Branch Lane, Violet Crown Place, Lake Jackson Dr, Joplin Blues Lane, Ventana Pkwy, and Pope Creek Road.

CLEARED 02/25/2021 4. Label ROW Dedication on west side as "Proposed Markum Ranch Rd"

5. Canoa Rd and Embargo Rd may be used as new and approved names for this plat from approval on FP-20-059. These are not yet recorded on FP-20-059.

CLEARED 02/25/2021 6. Street B cannot dead end to the south without an approved turn-around. (CFW Fire Code Amendments to IFC 2015 Section 503.2.5 Dead Ends)

7. Jerry Dunn Pkwy is existing and correct.

8. Developments of 1-2 family dwellings having more than 30 units must be provided with 2 separate and approved fire apparatus access roads. This number may be increased to 40 if an additional access point is provided that will connect with a future development. Approved preliminary plats must be phased such that they do not violate this ruling.
CFW Fire Code Amendments to IFC 2015 Section 503.1.2 Secondary Access

CLEARED 02/25/2021 9. Turn radius for Streets Q and L must have a minimum inside turn radius of 25' and a minimum outside radius of 45'. CFW Fire Code Amendments to IFC 2015 Section 503.2.4 Turning Radius

FYI COMMENTS:
Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth also has adopted amendments to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

Planning

- February 19, 2021. Stuart Campbell, Development Services, Platting. 817-392-2412 stuart.campbell@fortworthtexas.gov

  The Subdivision Ordinance, Section 31-81 (2) a. states each subdivision of land shall provide adequate public facilities including water, wastewater collection and disposal, drainage facilities, parks and recreation facilities, and transportation facilities necessary to properly serve the proposed development, including related off-site facilities. Provide the status of the 15,000 gallon water tank. DRC recommends conditional approval of the final plat (Phases 3A & %) conditional upon a second 15,000 hydro-pneumatic tank being installed by the developer and accepted by the City. CLEARED 3/9/21 DSC.

  SO Section 31-106(13) Residential driveway access limitation. Driveway access from an adjacent urban local residential, limited local residential, cul-de-sac, loop or collector street to a residential lot less than 50 feet in width at the building line shall be by one of the following means:
  a. from an abutting side or rear alley or side or rear driveway within an appropriate access easement; or
  b. from a common shared driveway, centered over the common lot lines between the adjacent dwelling units, continuing through to the rear of the dwelling units, shall be provided within an appropriate access easement. Blocks 13, 16 and 17 contain lots less than 50 foot and residential driveway access is require by option a or b above. CLEARED 3/9/21 DSC.

  Per SO Section 31-106(e) (13)(g)(1) - Provide proposed alley right-of-way width (16 foot minimum). CLEARED 3/9/21 DSC.

  The proposed preliminary plat will require a waiver for stubouts. Subdivision Ordinance, Section 31-106(c)(7)(a) requires that local streets shall be extended to the subdivision boundary to connect with adjoining streets or with adjoining unplatted property. The unplatted tract to the south and west are unplatted. A project redesign or CPC waiver requests is required. CLEARED 3/9/21 DSC. REVISED PRELIMINARY PLAT.

  Identify and provide dimensions for right-ow-way dedication for Markum Ranch an MTP Neighborhood Connector [NCO-L2-T0-TWLT-P0-BOP (110)].CLEARED 3/9/21 DSC.

  FYI. Identify the lift station site. provide status. CLEARED 3/9/21 DSC. PRELIMINARY PLAT REVISED IFT STATION SITE INCLUDED IN PLAT BOUNDARY.

  FYI. Reference Case No PP-21-009

- PP Revision will require CPC Approval.

- 1. Provide a description of what all of the changes are. Block 5 bubbled near lots 21 and 22 but not seeing the change.
  2. Is lot 1X Block 11 part of the original PP boundary?
  3. Cul-de-sac change near Block 11, changed in orientation. Might have to go to CPC due to perimeter street change.
  4. Will discuss at DRC

  Revision created a long block. CPC action will be required.
  Section 31-106 (20) (d) (2)
  a. Standard public and private local streets that serve large lots, 150 feet in width and greater, shall have a maximum of 1,950 foot block face. Standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. Limited local streets shall not have a block face that exceeds 800 feet.

T/PW Engineering

- TPW (Michael Arthaud, 817-392-6597, Michael.Arthaud@fortworthtexas.gov)
  Transportation (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

1. Subdivisions containing more than thirty (30) one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. FP-20-059 will need to be recorded. CLEARED 3/10/2021 MA

2. Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way. CLEARED 04/29/2022 AB.

3. Alley Width (3.5.1.1 TPW Manual)– Show the width of the existing alley. Alley widths shall be as follows:
a. Single-family and two-family residential = 16ft. with 12 ft. paving edge to edge. CLEARED 3/10/2021 MA

3. The project is adjacent to or includes an arterial identified on the MTP. The classification(s) for {Markum Ranch} is {NCO-L2-TO-NTMS-P0-BOP (110')} which requires 2 lane(s) in each direction 10ft. sidewalks with a Standard Median (110ft.) in width. CLEARED 3/10/2021 MA

4. All streets shall be named to provide continuity with existing streets. Acceptable names shall be provided for both public and private streets, as approved by the City of Fort Worth Fire Department. Street names are to be approved by fire prior to the approval of the CFA in order for the street name signs to be installed. CLEARED 3/31/2021 MA

5. Community Facilities Agreement required for streets (to include streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements. CFA WILL NEED TO BE EXECUTED FOR FINAL PLAT CLEARED 3/31/2021 MA

6. Show Case Number on the plat. (But not as part of title block). CLEARED 3/10/2021 MA

7. Street P and Street L does not meet the sight distance requirements. CLEARED 01/11/2023 AB.

T/PW Stormwater

- Contact: sds@fortworthtexas.gov

SWM-2020-0120, SWDS, Accepted
DS-21-0116, Accepted for Ph 6B

Updated for 9/26/22 Revision:

1. Show the FEMA Effective Floodplain and label the panel number & effective date.
{City of Fort Worth Subdivision Ordinance Article 6, Sec. 31-105 (a)}
CLEARED - RNS - 1/6/23

2. The Floodplain Easement called out per SWM-2020-0015 doesn't match the current proposed Ultimate Floodplain Boundary and Easement per DS-21-0116 Revised A11 Cross Section & A12 Phasing Map.

Based on the new proposed lot layout, Ph 8 will be within the Floodplain Easement and Ultimate Floodplain Boundary. The accepted drainage study on record doesn't support this revision.

Please revise the lot layout to show subdivision residential lots outside of the Floodplain Easement.
{City of Fort Worth Subdivision Ordinance Article 6, Sec. 31-105 (c)(1)}
LOTS PULLED OUT OF FLOODPLAIN EASEMENT - CLEARED - RNS - 1/6/23

Updated * 4/29/22 Revision - No Comments about Street B becoming private access. Street B is be related to the west lot and not the school site. Drainage will be addressed with Final Study/IPRC to Final Plat 16.84 ac PD-D Tract.

1. Show the FEMA Floodplain and label the panel number & effective date.{City of Fort Worth Subdivision Ordinance Article 6, Sec. 31-105 (a)}
CLEARED - RNS - 2/25/21

2. Update the labeled Floodplain boundary per the study as the Floodplain Easement & make sure it accounts for the 10 ft buffer area on both sides of the channel boundary. {City of Fort Worth Subdivision Ordinance Article 6, Sec. 31-105 (c)(1)}
CLEARED - RNS - 2/25/21

3. Show the Drainage Easements for the Outfalls into the channel. I show 4 outfalls per the accepted study. Make sure the easements are located in "X' lots. {City of Fort Worth Subdivision Ordinance Article 6, Sec. 31-105 (b)}
CLEARED - RNS - 2/25/21

FYI:

Updated Accepted Study & Accepted Flood Study Required prior to HB3167 IPRC 1st Sub, Final Plat, & Early Grading.

Transportation Impact

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

FYI Comment - The project is located in Transportation Impact Fee Service Area V and does not qualify for discounts. The approval date of the final plat (date when signed by Plan Commission Chair and Secretary) will determine the applicable collection rate for future building permits. This project is within the boundary of the existing Ventana credit agreement, City Secretary Contract 53866.

- FYI Comment - The project is located in Transportation Impact Fee Service Area v and does not qualify for discounts. The approval date of the final plat (date when signed by Plan Commission Chair and Secretary) will determine the applicable collection rate for future building permits. This project is within the boundary of the existing Ventana credit agreement, City Secretary Contract 53866.

Water

- Plat case review Performed On: 10/1/2020
  You may address hold comments by emailing: DSWS@fortworthtexas.gov

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

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’ on final plat submittal.

1- 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."

2- 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 “

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (5.4.4.6)

3- Impact Fee Statement (General Notes) 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."

4- Water and Sewer Extension along frontage up to the end of lot line of property is required by (CFA)
- Per City accepted construction plans
Water and Sewer extension under pavement to every proposed lot is required: provide a community facilities agreement for the water and sewer improvement as necessary to serve the subject property.

No water/sewer in side or back of lots. No private plumbing crossing lot lines. Water/Sewer crossing creek/floodplain requires Alignment Walk with Water Department Staff
Per Subdivision Ordinance. Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1)

Hydro Pneumatic Tank must be in service before the development being served off public water. New water main extension from pump station required to serve this development. Domestic tap required for the lift station site at south east corner.

FYI: Will need approved IPRC Plans and CFA Agreement Filed prior to platting. To clear HOLD CFA needs to be executed. A completion agreement will hold plat until infrastructure is complete.

- 5- 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.

  Remove (UE) Utility Easements should read as follows: Water Exclusive Easement, Sanitary Sewer Exclusive Easement, or Water and Sanitary Sewer Exclusive Easement. Please revise the proposed plat to provide the adequate easement minimum 15 feet, 7.5 foot on each side of pipe.

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

  ((Depth of Pipe) x 2) + (O.D. of Pipe) + (2 Feet) = 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-22-039 **Lone Star at Liberty Trails (Waiver Request): 1,603 Single-Family Detached Residential Lots, 1 Amenity Center Lot and 40 Private HOA Open Space Lots. ETJ – Denton County.**

Being 494.82 acres of land, situated in the William C. Hallmark Survey, Abstract No. 518, Denton County, Texas, being a portion of the first tract and all of the second, third, fourth and fifth tracts described in Deed to FST Curtis Family, LP, as recorded in County Clerks File #2020135101, Real Property Records, Denton County, Texas, a portion of recorded in County Clerks File # 2020-135109, Real Property Records, Denton County, Texas and a portion of the first tract and all of the second, third, fourth and fifth tracts described in Deed to FST Nancy Family, LP, as recorded in County Clerks File # 2020-135176, Real Property Records, Denton County, Texas.

General Location: North of Highway 114 and south of Sam Reynolds Road.

GENERAL INFORMATION

A. APPLICANT

1. Owner / Applicant …….…….…… DRH-HWY 114, LLC
2. Consultant / Agent ……..…… Pape-Dawson Engineers

B. PROJECT ZONING, NOTIFICATION & COORDINATION

1. Current Zoning ……. Unzoned
2. Proposed Zoning ……. Unzoned
3. Comprehensive Plan Future Land Use …… Suburban Residential
4. Public Hearing Notification Mailing Date …….. January 13, 2023
5. Planning & Development Department Case Coordinator…….. Lynn Jordan
6. Organizations Courtesy Notified…… 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 494.82 acres in far north Fort Worth. The preliminary plat is for a multi-phase single family detached residential subdivision. Access will be provided by Dalrymple Boulevard a proposed collector which will connect to Sam Reynolds Road on the north and Highway 114 to the south.

As part of the Developers Agreement approved by City Council 10/27/2022 the property will be developed with uses permitted in the “A-5” zoning district plus open space and a private or non-profit community center. The City of Fort Worth will be providing water and sewer.

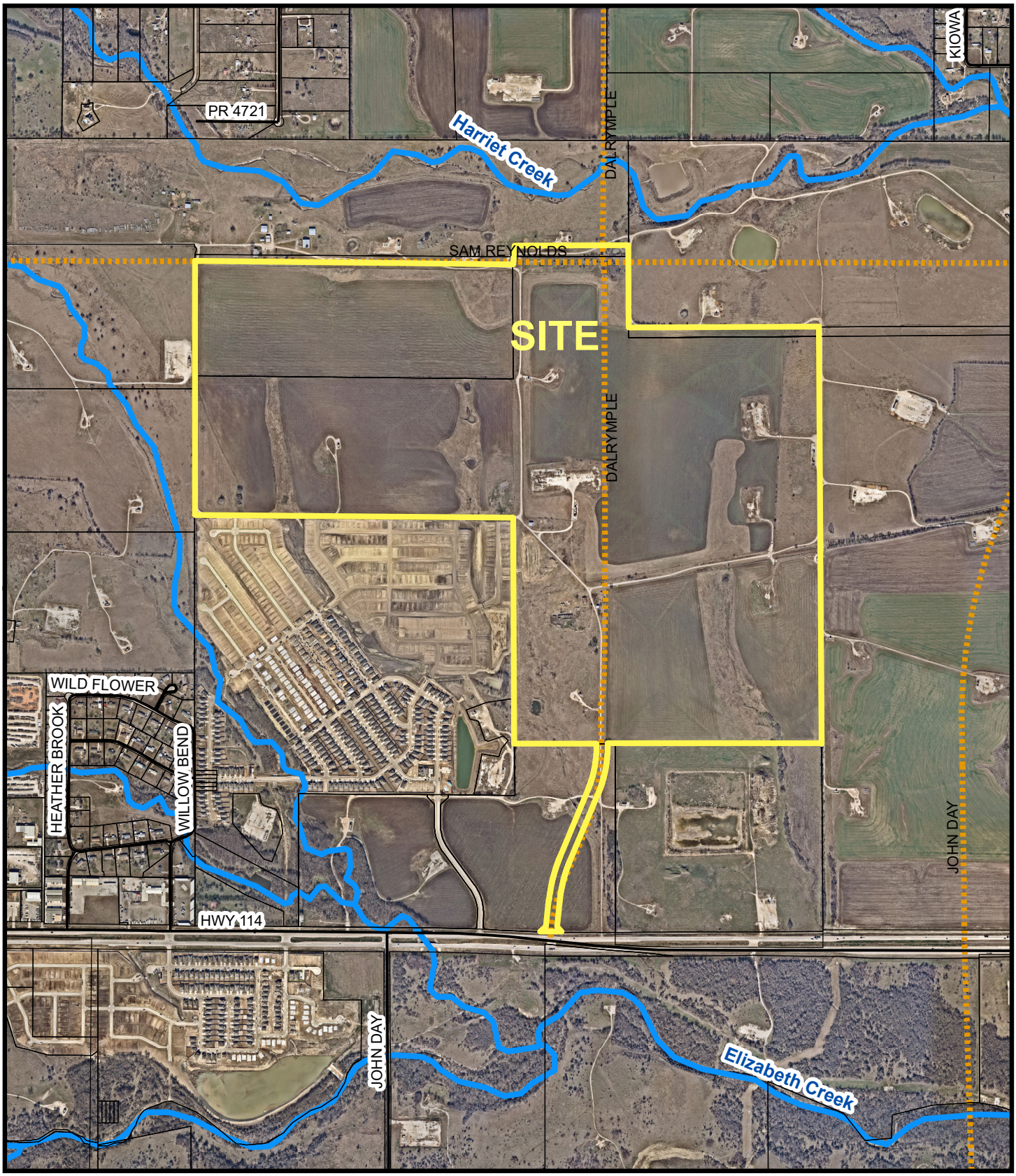
The Subdivision Ordinance in Section 31-101 (c) states, Subdivisions containing more than 30 one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street for each phase of the development.

The Subdivision Ordinance in Section 31-106 (20) (d) (2) states, standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. There are 2 block faces that exceed the maximum length of 1,320 feet. Block face 72 which extends along Basteen Lane and Block face 76 which extends along Geskey Drive both extend from the existing subdivision Liberty Trails to the south and exceeds this maximum distance. The long blocks are created by extending two existing streets located in the Liberty Trails Development and adjacent to an existing creek being reserved. DRC supports the requested waiver.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to permit two block faces lengths, Block 72 (Basteen Lane), and Block 76 (Geskey Drive) extended from existing Lone Star subdivision from the south into the preliminary plat, to exceed the maximum length of 1,320 feet; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

PP-22-039



MAP LEGEND

Master Thoroughfare Plan

Land Use

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

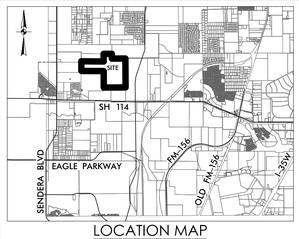
- PRELIM. PLATS
- Fort Worth City Limits
- ADJACENT CITIES

1,250 625 0 1,250 Feet

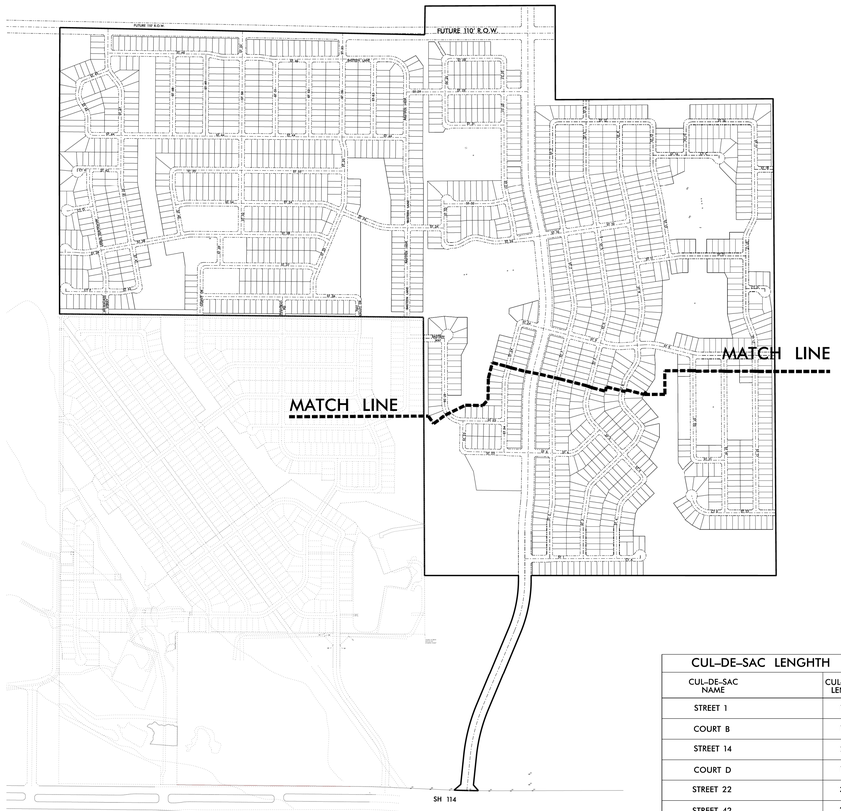
Scale: 1 inch = 1,250 feet

FORT WORTH ©

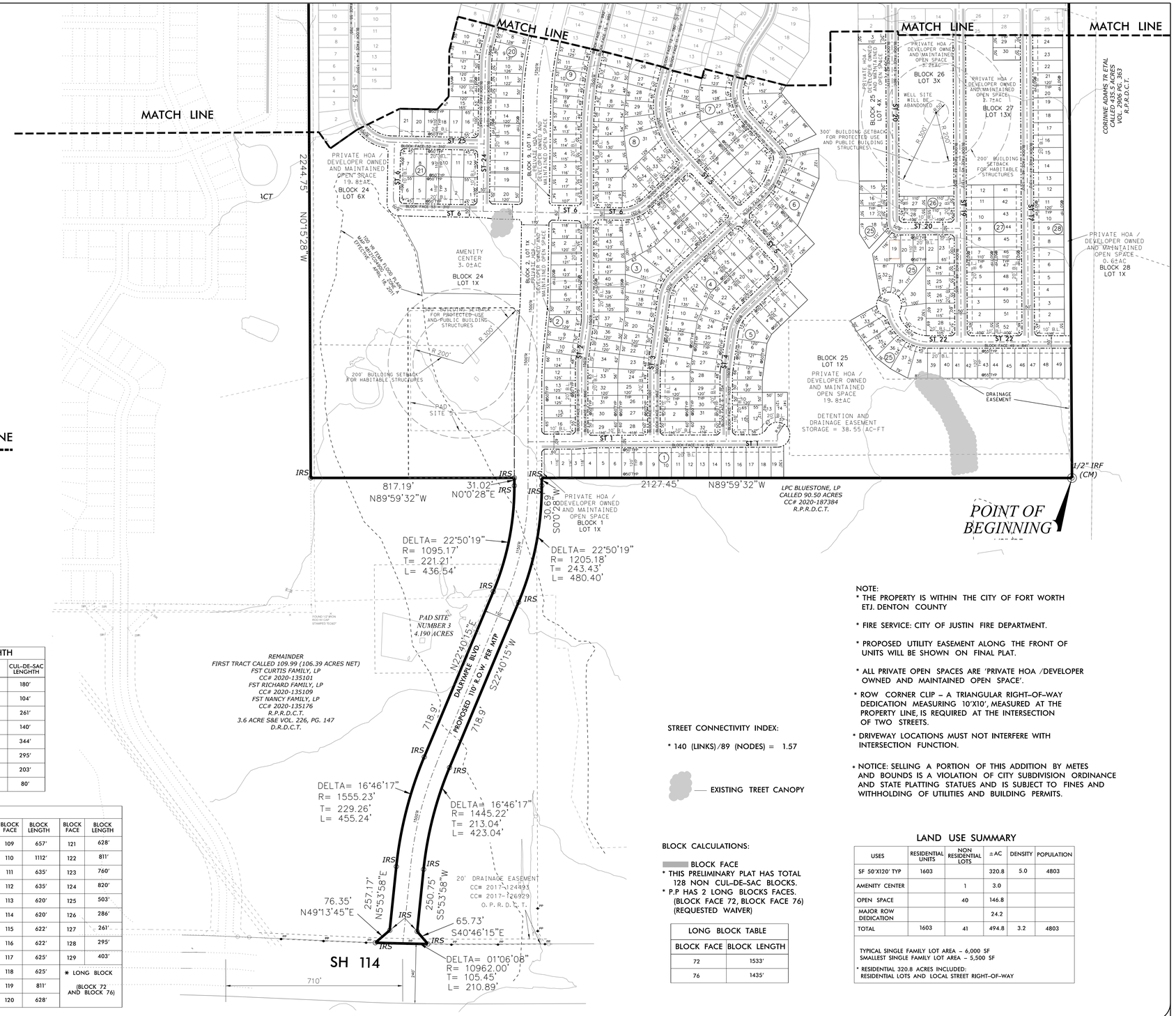
N W E S



LOCATION MAP
NOT-TO-SCALE



KEY MAP
NOT-TO-SCALE



CUL-DE-SAC LENGHTH

CUL-DE-SAC NAME	CUL-DE-SAC LENGHTH
STREET 1	180'
COURT B	104'
STREET 14	261'
COURT D	140'
STREET 22	344'
STREET 42	295'
COURT G	203'
STREET 43	80'

BLOCK LENGTH

BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH	BLOCK FACE	BLOCK LENGTH
1	945'	13	455'	25	871'	37	1130'	49	841'	61	294'	73	610'	85	844'	97	337'	109	657'	121	628'
2	875'	14	418'	26	787'	39	1004'	50	1079'	62	1224'	74	665'	86	844'	98	664'	110	1112'	122	811'
3	866	15	985'	27	914'	39	822'	51	1043'	63	788'	75	930'	87	1167'	99	587'	111	635'	123	760'
4	1001'	16	992'	28	1240'	40	537'	52	310'	64	460'	76	* 1435'	88	528'	100	904'	112	635'	124	820'
5	962'	17	860'	29	848'	41	986'	53	310'	65	460'	77	961'	89	530'	101	733'	113	620'	125	503'
6	754'	18	850'	30	551'	42	1171'	54	1310'	66	460'	78	809'	90	725'	102	433'	114	620'	126	286'
7	1032'	19	948'	31	1145'	43	861'	55	795'	67	460'	79	896'	91	678'	103	537'	115	622'	127	261'
8	1073'	20	968'	32	847'	44	856'	56	947'	68	1108'	80	734'	92	336'	104	697'	116	622'	128	295'
9	350'	21	1013'	33	624'	45	1312'	57	559'	69	1131'	81	819'	93	319'	105	1000'	117	625'	129	403'
10	772'	22	675'	34	906'	46	1312'	58	309'	70	737'	82	838'	94	309'	106	662'	118	625'	* LONG BLOCK	
11	1019'	23	1181'	35	541'	47	1312'	59	810'	71	904'	83	611'	95	342'	107	662'	119	811'	(BLOCK 72 AND BLOCK 76)	
12	780'	24	836'	36	1300'	48	405'	60	507'	72	* 1533'	84	274'	96	369'	108	662'	120	628'		

STREET CONNECTIVITY INDEX:

* 140 (LINKS)/89 (NODES) = 1.57

EXISTING TREET CANOPY

BLOCK CALCULATIONS:

BLOCK FACE

* THIS PRELIMINARY PLAT HAS TOTAL 128 NON CUL-DE-SAC BLOCKS.
* P.P HAS 2 LONG BLOCKS FACES. (BLOCK FACE 72, BLOCK FACE 76) (REQUESTED WAIVER)

LONG BLOCK TABLE	
BLOCK FACE	BLOCK LENGTH
72	1533'
76	1435'

NOTE:

* THE PROPERTY IS WITHIN THE CITY OF FORT WORTH ETJ. DENTON COUNTY
* FIRE SERVICE: CITY OF JUSTIN FIRE DEPARTMENT.
* PROPOSED UTILITY EASEMENT ALONG THE FRONT OF UNITS WILL BE SHOWN ON FINAL PLAT.
* ALL PRIVATE OPEN SPACES ARE 'PRIVATE HOA /DEVELOPER OWNED AND MAINTAINED OPEN SPACE'.
* ROW CORNER CLIP – A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10'X10', MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
* DRIVEWAY LOCATIONS MUST NOT INTERFERE WITH INTERSECTION FUNCTION.
* NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

LAND USE SUMMARY

USES	RESIDENTIAL UNITS	NON RESIDENTIAL LOTS	±AC	DENSITY	POPULATION
SF 50'X120' TYP	1603		320.8	5.0	4803
AMENITY CENTER		1	3.0		
OPEN SPACE		40	146.8		
MAJOR ROW DEDICATION			24.2		
TOTAL	1603	41	494.8	3.2	4803

TYPICAL SINGLE FAMILY LOT AREA – 6,000 SF
SMALLEST SINGLE FAMILY LOT AREA – 5,500 SF

* RESIDENTIAL 320.8 ACRES INCLUDED: RESIDENTIAL LOTS AND LOCAL STREET RIGHT-OF-WAY

JOB NO. 61290-00
PP_SUBMITTAL DATE 5-23-2022
PP_REVISION DATE 1-9-2023
PP_APPROVE DATE
REFERENCE CASE NUMBER:
PRELIMINARY PLAT PP-22-039
ZONING
FINAL PLAT

SHEET 1 OF 3

N

0' 200' 400'
GRAPHIC SCALE

OWNER:
FST CURTIS FAMILY, LP
FST RICHARD FAMILY, LP
FST NAMCY FAMILY, LP
STRADER FAMILY LIMITED PARTNERSHIP

DEVELOPER/OWNER:
DRH-HWY 114, LLC.
6751 NORTH FREEWAY
FORT WORTH, TX 76131
PONE: (817)230-0805
EMAIL: JBosworth@DRHorton.com

PAPE-DAWSON ENGINEERS
201 MAIN STREET, SUITE 901 | FORT WORTH TEXAS 76102 | PHONE: 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS. FIRM REGISTRATION # 470

PRELIMINARY PLAT OF

LOT 1-19, 1X, BLOCK 1; LOT 1-16, 1X, BLOCK 2; LOT 1-43, BLOCK 3; LOT 1-32, BLOCK 4; LOT 1-14, BLOCK 5; LOT 1-21, BLOCK 6; LOT 1-32, BLOCK 7; LOT 1-35, BLOCK 8; LOT 1-19, 1X, BLOCK 9; LOT 1-15, 1X, BLOCK 10; LOT 1-33, BLOCK 11; LOT 1-38, BLOCK 12; LOT 1-34, BLOCK 13; LOT 1-47, 1X, BLOCK 14; LOT 1-32, BLOCK 15; LOT 1-44, BLOCK 16; LOT 1-17, 1X, BLOCK 17; LOT 1-38, 1X, BLOCK 18; LOT 1-25, 1X, BLOCK 19; LOT 1-20, 1X, BLOCK 20; LOT 1-12, BLOCK 21; LOT 1-21, 1X, BLOCK 22; LOT 1-15, BLOCK 23; LOT 1-13, 1X, 6X, BLOCK 24; LOT 1-3, 15-49, 1X, 4X, BLOCK 25; LOT 1-2, 13-16, 27-28, 3X, BLOCK 26; LOT 1-12, 25-30, 41-52, 13X, BLOCK 27; LOT 1-26, 1X, BLOCK 28; LOT 1-13, 1X, BLOCK 29; LOT 1-8, BLOCK 30; LOT 1-33, BLOCK 31; LOT 1-22, 1X, BLOCK 32; LOT 1-17, 1X, BLOCK 33; LOT 1-38, BLOCK 34; LOT 1-38, BLOCK 35; LOT 1-6, BLOCK 36; LOT 1-15, 1X, BLOCK 37; LOT 1-21, BLOCK 38; LOT 1-17, BLOCK 39; LOT 1-14, 1X, BLOCK 40; LOT 1-21, BLOCK 41; LOT 1-25, 1X, BLOCK 42; LOT 1-32, BLOCK 43;LOT 1-32, BLOCK 44; LOT 1-29, BLOCK 45; LOT 1-12, 21-33, 12X, BLOCK 46; LOT 7-30, 1X, BLOCK 47; LOT 1-12, 1X, BLOCK 48; LOT 1-13, 1X, BLOCK 49; LOT 1-6, 6X, BLOCK 50; LOT 1X, BLOCK 51; LOT 1-20, BLOCK 52; LOT 1-37, BLOCK 53; LOT 1-17, 1X, BLOCK 54; LOT 1-7, 1X, 4X, BLOCK 55; LOT 1-12, BLOCK 56; LOT 1-21, 1X, BLOCK 57; LOT 1-24, BLOCK 58; LOT 1-10, 1X, 10X, BLOCK 59; LOT 1-17, BLOCK 60; LOT 1-14, 1X, BLOCK 61; LOT 1-13, BLOCK 62; LOT 1-26, BLOCK 63; LOT 1-24, BLOCK 64; LOT 1-21, 1X, BLOCK 65; LOT 1-15, 1X, BLOCK 66; LOT 1-24, BLOCK 67; LOT 1-24, BLOCK 68; LOT 1-24, BLOCK 69; LOT 1-24, BLOCK 70; LOT 1-23, BLOCK 71; LOT 1-5, BLOCK 72; LOT 1X, BLOCK 73; LOT 1X, BLOCK 74; LOT 1X, BLOCK 75; LOT 1-43, BLOCK 76

LONE STAR AT LIBERTY TRAILS

BEING A TRACT OF LAND SITUATED IN THE WILLIAM C. HALLMARK SURVEY ABSTRACT NUMBER 518, DENTON COUNTY TEXAS AND BEING A PORTION OF THE FIRST TRACT AND ALL OF THE SECOND, THIRD, FOURTH AND FIFTH TRACTS DESCRIBED IN DEED TO FST CURTIS FAMILY, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020135101, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF RECORDED IN COUNTY CLERK'S FILE NUMBER 2020-135109, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF THE FIRST TRACT AND ALL OF THE SECOND, THIRD, FOURTH AND FIFTH TRACT DESCRIBED IN DEED TO FST NANCY FAMILY, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020-135176, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

1603 single family lots

JOB NO. 61290

PP_SUBMITTAL DATE 5-23-2022

PP_REVISION DATE 1-9-2023

PP_APPROVE DATE

REFERENCE CASE NUMBER:

PRELIMINARY PLAT PP-22-039

ZONING

FINAL PLAT

SHEET 2 OF 3

N

0' 200' 400'

GRAPHIC SCALE

OWNER:

FST CURTIS FAMILY, LP
FST RICHARD FAMILY, LP
FST NAMCY FAMILY, LP
STRADER FAMILY LIMITED PARTNERSHIP

DEVELOPER/OWNER:

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PAPE-DAWSON ENGINEERS

201 MAIN STREET, SUITE 901 | FORT WORTH TEXAS 76102 | PHONE: 817.870.3668

TEXAS BOARD OF PROFESSIONAL ENGINEERS. FIRM REGISTRATION # 470

PRELIMINARY PLAT OF

LOT 1-19, 1X, BLOCK 1; LOT 1-16, 1X, BLOCK 2; LOT 1-43, BLOCK 3; LOT 1-32, BLOCK 4; LOT 1-14, BLOCK 5; LOT 1-21, BLOCK 6; LOT 1-32, BLOCK 7; LOT 1-35, BLOCK 8; LOT 1-19, 1X, BLOCK 9; LOT 1-15, 1X, BLOCK 10; LOT 1-33, BLOCK 11; LOT 1-38, BLOCK 12; LOT 1-34, BLOCK 13; LOT 1-47, 1X, BLOCK 14; LOT 1-32, BLOCK 15; LOT 1-44, BLOCK 16; LOT 1-17, 1X, BLOCK 17; LOT 1-38, 1X, BLOCK 18; LOT 1-25, 1X, BLOCK 19; LOT 1-20, 1X, BLOCK 20; LOT 1-12, BLOCK 21; LOT 1-21, 1X, BLOCK 22; LOT 1-15, BLOCK 23; LOT 1-13, 1X, 6X, BLOCK 24; LOT 1-3, 15-49, 1X, 4X, BLOCK 25; LOT 1-2, 13-16, 27-28, 3X, BLOCK 26; LOT 1-12, 25-30, 41-52, 13X, BLOCK 27; LOT 1-26, 1X, BLOCK 28; LOT 1-13, 1X, BLOCK 29; LOT 1-8, BLOCK 30; LOT 1-33, BLOCK 31; LOT 1-22, 1X, BLOCK 32; LOT 1-17, 1X, BLOCK 33; LOT 1-18, BLOCK 34; LOT 1-18, BLOCK 35; LOT 1-6, BLOCK 36; LOT 1-15, 1X, BLOCK 37; LOT 1-21, BLOCK 38; LOT 1-17, BLOCK 39; LOT 1-14, 1X, BLOCK 40; LOT 1-21, BLOCK 41; LOT 1-25, 1X, BLOCK 42; LOT 1-32, BLOCK 43; LOT 1-32, BLOCK 44; LOT 1-29, BLOCK 45; LOT 1-12, 21-33, 12X, BLOCK 46; LOT 7-30, 1X, BLOCK 47; LOT 1-12, 1X, BLOCK 48; LOT 1-13, 1X, BLOCK 49; LOT 1-6, 6X, BLOCK 50; LOT 1X, BLOCK 51; LOT 1-20, BLOCK 52; LOT 1-37, BLOCK 53; LOT 1-17, 1X, BLOCK 54; LOT 1-7, 1X, 4X, BLOCK 55; LOT 1-12, BLOCK 56; LOT 1-21, 1X, BLOCK 57; LOT 1-24, BLOCK 58; LOT 1-10, 1X, 10X, BLOCK 59; LOT 1-17, BLOCK 60; LOT 1-14, 1X, BLOCK 61; LOT 1-13, BLOCK 62; LOT 1-26, BLOCK 63; LOT 1-24, BLOCK 64; LOT 1-21, 1X, BLOCK 65; LOT 1-15, 1X, BLOCK 66; LOT 1-24, BLOCK 67; LOT 1-24, BLOCK 68; LOT 1-24, BLOCK 69; LOT 1-24, BLOCK 70; LOT 1-23, BLOCK 71; LOT 1-5, BLOCK 72; LOT 1X, BLOCK 73; LOT 1X, BLOCK 74; LOT 1X, BLOCK 75; LOT 1-43, BLOCK 76

LONE STAR AT LIBERTY TRAILS

BEING A TRACT OF LAND SITUATED IN THE WILLIAM C. HALLMARK SURVEY ABSTRACT NUMBER 518, DENTON COUNTY TEXAS AND BEING A PORTION OF THE FIRST TRACT AND ALL OF THE SECOND, THIRD, FOURTH AND FIFTH TRACTS DESCRIBED IN DEED TO FST CURTIS FAMILY, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020135101, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF RECORDED IN COUNTY CLERK'S FILE NUMBER 2020-135109, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF THE FIRST TRACT AND ALL OF THE SECOND, THIRD, FOURTH AND FIFTH TRACT DESCRIBED IN DEED TO FST NANCY FAMILY, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020-135176, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

1603 single family lots

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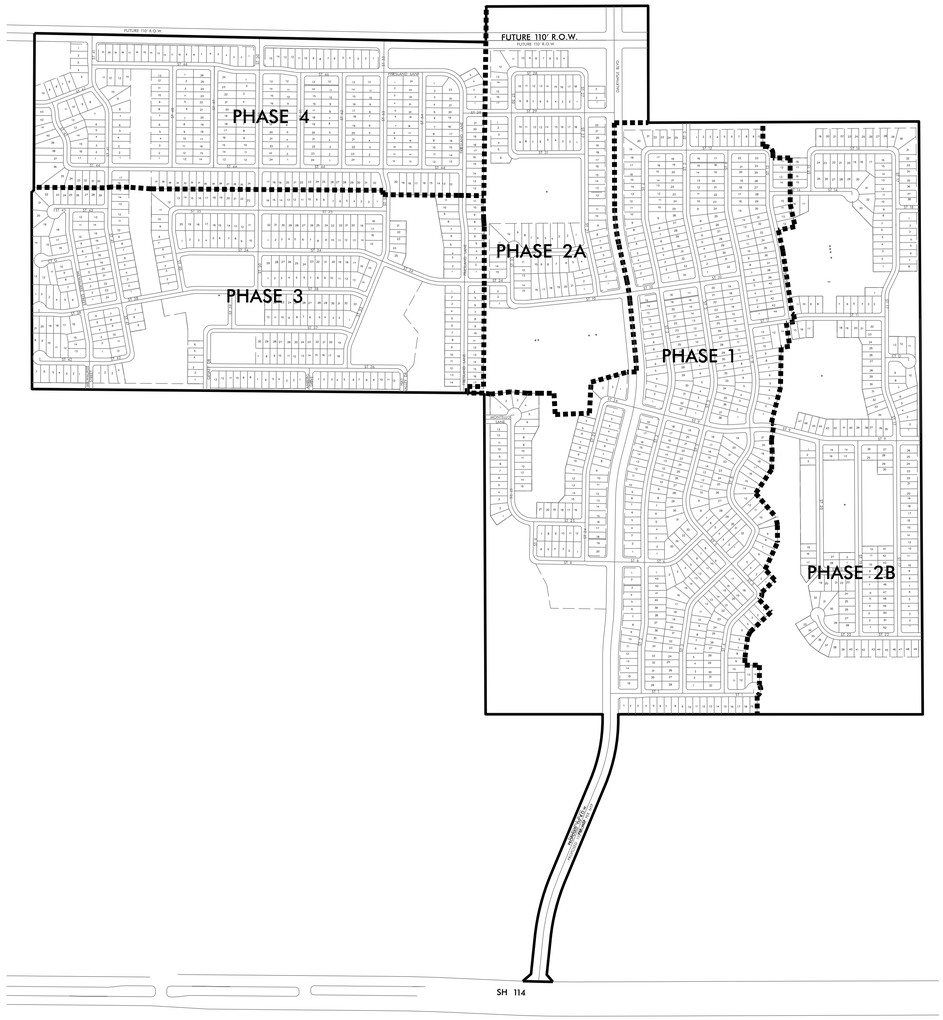
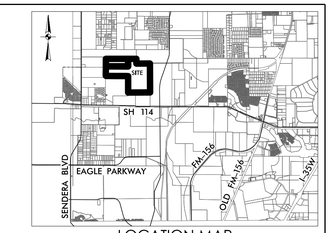
Plotted on: 03:41PM on Tuesday, January 10, 2023



PHASING PLAN

NOT-TO-SCALE



LOCATION MAP

NOT-TO-SCALE

PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE WILLIAM C. HALLMARK SURVEY, ABSTRACT NUMBER 518, DENTON COUNTY, TEXAS AND BEING A PORTION OF THE FIRST TRACT AND ALL OF THE SECOND, THIRD, FOURTH AND FIFTH TRACTS DESCRIBED IN DEED TO FST CURTIS FAMILY, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020135101, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF THE FIRST TRACT AND ALL OF THE SECOND, THIRD, FOURTH AND FIFTH TRACTS DESCRIBED IN DEED TO FST RICHARD FAMILY, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020-135176, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF THE FIRST TRACT AND ALL OF THE SECOND, THIRD, FOURTH AND FIFTH TRACTS DESCRIBED IN DEED TO FST NANCY FAMILY, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020-135176, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SECOND TRACT, BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 90.50 ACRE TRACT OF LAND DESCRIBED IN DEED TO LPC BLUESTONE, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020-187384, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING IN THE WEST LINE OF THAT CERTAIN CALLED 435.5 ACRE TRACT OF LAND DESCRIBED IN DEED TO CORINNE ADAMS TRUST, AS DESCRIBED IN VOLUME 2906, PAGE 363, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 89°59'32"W, (PREVIOUSLY RECORDED AS WEST) ALONG THE COMMON LINE OF THE SOUTH LINE SAID SECOND TRACT AND THE NORTH LINE OF SAID CALLED 90.50 ACRE TRACT, AT 2112.55 FEET PASS A 3/4 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SECOND TRACT, THE NORTHWEST CORNER OF SAID CALLED 90.50 ACRE TRACT, SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE AFOREMENTIONED FOURTH TRACT AND THE MOST NORTHERLY NORTHEAST CORNER OF THE AFOREMENTIONED FIRST TRACT, THEN ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID FOURTH TRACT AND THE MOST NORTHERLY NORTH LINE OF SAID FIRST TRACT, IN ALL A TOTAL DISTANCE OF 2127.45 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 00°00'28"W, A DIS'TANCE OF 30.69 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE, AN ARC DISTANCE OF 480.40 FEET, THROUGH A CENTRAL ANGLE OF 22°50'19", HAVING A RADIUS OF 1205.18 FEET AND A LONG CHORD OF WHICH BEARS S 11°15'05"W, A DISTANCE OF 477.22 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 22°40'15"W, A DIS'TANCE OF 718.90 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE, AN ARC DISTANCE OF 423.04 FEET, THROUGH A CENTRAL ANGLE OF 16°46'17", HAVING A RADIUS OF 1445.22 FEET AND LONG CHORD OF WHICH BEARS S 14°17'06"W, A DISTANCE OF 421.53 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 05°53'58"W, A DIS'TANCE OF 250.75 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 40°46'15"E, A DISTANCE OF 65.73 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 144 (A VARIABLE WIDTH RIGHT-OF-WAY) FROM WHICH AN IRON ROD WITH TXDOT CAP FOUND IN AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID FIRST TRACT, BEARS S 89°59'58"E, 485.21 FEET;
THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 210.89 FEET, THROUGH A CENTRAL ANGLE OF 1°06'08", HAVING A RADIUS OF 10962.00 FEET AND A LONG CHORD OF WHICH BEARS N 88°41'05"W, A DISTANCE OF 210.89 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET AND FROM WHICH A 5/8 INCH IRON ROD FOUND IN SAID NORTH RIGHT-OF-WAY LINE BEARS N 87°30'20"W, 506.71 FEET;

THENCE N 49°13'45"E, A DISTANCE OF 76.35 FEET DEPARTING SAID NORTH RIGHT-OF-WAY TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 05°53'58"E, A DISTANCE OF 257.17 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE, AN ARC DISTANCE OF 455.24 FEET, THROUGH A CENTRAL ANGLE OF 16°46'17", HAVING A RADIUS OF 1555.22 FEET AND A LONG CHORD OF WHICH BEARS N 14°17'06"E, A DISTANCE OF 453.62 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 22°40'15"E, A DISTANCE OF 718.90 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE, AN ARC DISTANCE OF 436.54 FEET, THROUGH A CENTRAL ANGLE OF 22°50'19", HAVING A RADIUS OF 1095.18 FEET AND A LONG CHORD OF WHICH BEARS N 11°15'05"E, A DISTANCE OF 433.66 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 00°00'28"E, A DISTANCE OF 31.02 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, BEING IN THE COMMON LINE OF THE SOUTH LINE OF THE AFOREMENTIONED FOURTH TRACT AND THE MOST NORTHERLY NORTH LINE OF THE AFOREMENTIONED FIRST TRACT;

THENCE N 89°59'32"W, A DISTANCE OF 817.19 FEET (PREVIOUSLY RECORDED AS WEST) ALONG SAID COMMON LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, BEING THE SOUTHWEST CORNER OF SAID FOURTH TRACT, THE MOST NORTHERLY NORTHWEST CORNER OF SAID FIRST TRACT AND BEING IN THE EAST LINE OF THAT CERTAIN CALLED (TRACT 1) DESCRIBED IN DEED TO DRH-HWY 114, LLC, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2018-136917, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°15'28"W, A DISTANCE OF 2244.75 FEET (PREVIOUSLY RECORDED AS NORTH) ALONG THE COMMON LINE OF THE WEST LINE OF SAID FOURTH TRACT AND THE EAST LINE OF SAID DRH-HWY 114 TRACT AND THEN ALONG THE COMMON LINE OF THE WEST LINE OF THE AFOREMENTIONED FIFTH TRACT AND THE EAST LINE OF SAID DRH-HWY 114 TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE NORTHEAST CORNER OF SAID DRH-HWY 114 TRACT AND THE SOUTHEAST CORNER OF THE AFOREMENTIONED THIRD TRACT;

THENCE N 89°28'37"W, A DISTANCE OF 3160.43 FEET (PREVIOUSLY RECORDED AS WEST, 3164.20') ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID THIRD TRACT AND THE NORTH LINE OF SAID DRH-HWY 114 TRACT TO A 3/8 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID THIRD TRACT AND THE NORTHWEST CORNER OF SAID DRH-HWY 114 TRACT AND BEING IN THE EAST LINE OF THAT CERTAIN CALLED 107 ACRE TRACT OF LAND DESCRIBED IN DEED TO DEBORAH M. ATCHLEY, TRUSTEE, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2016-101017 AND DESCRIBED IN VOLUME 515, PAGE 94, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS,

THENCE N 00°05'30"W, A DISTANCE OF 1383.66 FEET (PREVIOUSLY RECORDED AS NORTH, 1375.31 FEET) ALONG THE WEST LINE OF SAID THIRD TRACT AND THE EAST LINE OF SAID ATCHLEY TRACT AND THE ALONG THE EAST LINE OF THAT CERTAIN CALLED 107 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE HARRY AND JHERRIE LOGAN FAMILY LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2009-68535, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS TO A 3 INCH POST FOUND, BEING THE NORTHWEST CORNER OF SAID THIRD TRACT AND BEING THE SOUTHWEST CORNER OF A 15 FOOT STRIP RESERVED IN THAT CERTAIN DEED TO THE STRADER FAMILY LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 97-90209, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89°24'54"E, A DISTANCE OF 3160.06 FEET (PREVIOUSLY RECORDED AS EAST, 3170.42 FEET) ALONG THE NORTH LINE OF SAID THIRD TRACT AND THE MOST SOUTHERLY SOUTH LINE OF SAID STRADER TRACT TO A 3 INCH POST FOUND, SAID POST BEING THE NORTHEAST CORNER OF SAID THIRD TRACT, THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID STRADER TRACT AND BEING IN THE WEST LINE OF THE AFOREMENTIONED FIFTH TRACT;

THENCE N 00°44'53"E, A DISTANCE OF 1322.50 FEET ALONG THE COMMON LINE OF THE WEST LINE OF SAID FIFTH TRACT AND THE MOST SOUTHERLY EAST LINE OF SAID STRADER TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET FOR THE NORTHWEST CORNER OF SAID FIFTH TRACT AND BEING AT A "L" CORNER IN THE SOUTH LINE OF SAID STRADER TRACT;

THENCE N 89°44'53"E, A DISTANCE OF 1130.55 FEET (PREVIOUSLY RECORDED AS EAST, 1138.89') ALONG THE COMMON LINE OF THE NORTH LINE OF SAID FIFTH TRACT AND THE MOST SOUTHEASTERLY SOUTH LINE OF SAID STRADER TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID FIFTH TRACT, THE MOST EASTERLY SOUTHEAST CORNER OF SAID STRADER TRACT AND BEING IN THE MOST WESTERLY WEST LINE OF THAT CERTAIN CALLED 345.35 ACRE TRACT OF LAND DESCRIBED IN DEED TO CORINNE ADAMS, AS RECORDED IN VOLUME 611, PAGE 283, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND FROM WHICH A 1/2 INCH IRON ROD FOUND THE NORTHEAST CORNER OF SAID STRADER TRACT AND THE NORTHWEST CORNER OF SAID ADAMS TRACT BEARS N 00°07'28"W, 1037.71 FEET;

THENCE S 00°07'28"E, A DISTANCE OF 816.67 FEET (PREVIOUSLY RECORDED AS SOUTH) ALONG THE MOST NORTHERLY EAST LINE OF SAID FIFTH TRACT AND THE WEST LINE OF SAID ADAMS TRACT TO A 1/2 INCH IRON ROD FOUND, BEING AT A "L" CORNER IN THE NORTH LINE OF SAID FIFTH TRACT AND BEING THE SOUTHWEST CORNER OF SAID ADAMS TRACT;

THENCE N 89°45'28"E, A DISTANCE OF 1890.86 FEET (PREVIOUSLY RECORDED AS EAST) ALONG THE COMMON LINE OF THE NORTH LINE OF SAID FIFTH TRACT AND THE SOUTH LINE OF SAID ADAMS TRACT TO A POST FOUND, BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID FIFTH TRACT AND BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED CORINNE ADAMS TRUST;

THENCE S 00°22'21"E, A DISTANCE OF 4144.15 FEET (PREVIOUSLY RECORDED AS SOUTH) ALONG THE COMMON LINE OF THE EAST LINE OF SAID FIFTH TRACT AND SECOND TRACT AND THE WEST LINE OF SAID CORINNE ADAMS TRUST TRACT, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 18,127,203 SQUARE FEET OR 416.143 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE WILLIAM C. HALLMARK SURVEY, ABSTRACT NUMBER 518, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 276 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE STRADER FAMILY LIMITED PARTNERSHIP, AS RECORDED IN INSTRUMENT NUMBER 97-90209, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3 INCH POST FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 276 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THE "THIRD TRACT" DESCRIBED IN DEED TO FST CURTIS FAMILY, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020-135101, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF THE "THIRD TRACT" DESCRIBED IN DEED TO FST RICHARD FAMILY, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020-135109, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF THE "THIRD TRACT" DESCRIBED IN DEED TO FST NANCY FAMILY, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020-135176, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING IN THE WEST LINE OF THE "FIFTH TRACT" OF THE ABOVE MENTIONED FST DEEDS;

THENCE N 89°24'54"W, A DISTANCE OF 3145.06 FEET (PREVIOUSLY RECORDED AS WEST, 3149.22') ALONG THE COMMON LINE OF THE MOST SOUTHERLY SOUTH LINE OF SAID CALLED 276 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 100 TRACT TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID CALLED 276 ACRE, BEING A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET AND FROM WHICH A FENCE POST FOUND IN THE WEST LINE OF THE AFOREMENTIONED WILLIAM C. HALLMARK SURVEY BEARS N 89°24'54"W, 15.00 FEET;

THENCE N 00°15'00"E, A DISTANCE OF 1103.33 FEET (PREVIOUSLY RECORDED AS NORTH) 15 FEET EAST OF AND PARALLEL WITH SAID WEST SURVEY LINE AND ALONG THE MOST SOUTHERLY WEST LINE OF SAID CALLED 276 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 88°52'15"E, A DISTANCE OF 3154.70 FEET GENERALLY ALONG A FENCE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET IN THE COMMON LINE OF THE MOST SOUTHERLY EAST LINE OF SAID CALLED 276 ACRE TRACT AND THE WEST LINE OF THE AFOREMENTIONED CALLED FST FIFTH TRACT;

THENCE S 00°44'53"W, A DISTANCE OF 1073.036 FEET (PREVIOUSLY RECORDED AS SOUTH) ALONG SAID COMMON LINE RETURNING TO THE POINT OF BEGINNING AND CONTAINING 3,428,027 SQUARE FEET OR 78.697 ACRES OF LAND, MORE OR LESS.

JOB NO. 61290-00
PP_SUBMITTAL DATE 5-23-2022
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ZONING
FINAL PLAT

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OWNER:

FST CURTIS FAMILY, LP
FST RICHARD FAMILY, LP
FST NAMCY FAMILY, LP
STRADER FAMILY LIMITED PARTNERSHIP

DEVELOPER/OWNER:
DRH-HWY 114, LLC.
6751 NORTH FREEWAY
FORT WORTH, TX 76131
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PAPE-DAWSON ENGINEERS

201 MAIN STREET, SUITE 901 | FORT WORTH TEXAS 76102 | PHONE: 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

PRELIMINARY PLAT OF

LOT 1-19, 1X, BLOCK 1; LOT 1-16, 1X, BLOCK 2; LOT 1-43, BLOCK 3; LOT 1-32, BLOCK 4; LOT 1-14, BLOCK 5; LOT 1-21, BLOCK 6; LOT 1-32, BLOCK 7; LOT 1-35, BLOCK 8; LOT 1-19, 1X, BLOCK 9; LOT 1-15, 1X, BLOCK 10; LOT 1-33, BLOCK 11; LOT 1-38, BLOCK 12; LOT 1-34, BLOCK 13; LOT 1-47, 1X, BLOCK 14; LOT 1-32, BLOCK 15; LOT 1-44, BLOCK 16; LOT 1-17, 1X, BLOCK 17; LOT 1-38, 1X, BLOCK 18; LOT 1-25, 1X, BLOCK 19; LOT 1-20, 1X, BLOCK 20; LOT 1-12, BLOCK 21; LOT 1-21, 1X, BLOCK 22; LOT 1-15, BLOCK 23; LOT 1-13, 1X, 6X, BLOCK 24; LOT 1-3, 15-49, 1X, 4X, BLOCK 25; LOT 1-2, 13-16, 27-28, 3X, BLOCK 26; LOT 1-12, 25-30, 41-52, 13X, BLOCK 27; LOT 1-26, 1X, BLOCK 28; LOT 1-13, 1X, BLOCK 29; LOT 1-8, BLOCK 30; LOT 1-33, BLOCK 31; LOT 1-22, 1X, BLOCK 32; LOT 1-17, 1X, BLOCK 33; LOT 1-18, BLOCK 34; LOT 1-18, BLOCK 35; LOT 1-6, BLOCK 36; LOT 1-15, 1X, BLOCK 37; LOT 1-21, BLOCK 38; LOT 1-17, BLOCK 39; LOT 1-14, 1X, BLOCK 40; LOT 1-21, BLOCK 41; LOT 1-25, 1X, BLOCK 42; LOT 1-32, BLOCK 43;LOT 1-32, BLOCK 44; LOT 1-29, BLOCK 45; LOT 1-12, 21-33, 12X, BLOCK 46; LOT 7-30, 1X, BLOCK 47; LOT 1-12, 1X, BLOCK 48; LOT 1-13, 1X, BLOCK 49; LOT 1-6, 6X, BLOCK 50; LOT 1X, BLOCK 51; LOT 1-20, BLOCK 52; LOT 1-37, BLOCK 53; LOT 1-17, 1X, BLOCK 54; LOT 1-7, 1X, 4X, BLOCK 55; LOT 1-12, BLOCK 56; LOT 1-21, 1X, BLOCK 57; LOT 1-24, BLOCK 58; LOT 1-10, 1X, 10X, BLOCK 59; LOT 1-17, BLOCK 60; LOT 1-14, 1X, BLOCK 61; LOT 1-13, BLOCK 62; LOT 1-26, BLOCK 63; LOT 1-24, BLOCK 64; LOT 1-21, 1X, BLOCK 65; LOT 1-15, 1X, BLOCK 66; LOT 1-24, BLOCK 67; LOT 1-24, BLOCK 68; LOT 1-24, BLOCK 69; LOT 1-24, BLOCK 70; LOT 1-23, BLOCK 71; LOT 1-5, BLOCK 72; LOT 1X, BLOCK 73; LOT 1X, BLOCK 74; LOT 1X, BLOCK 75; LOT 1-43, BLOCK 76

LONE STAR AT LIBERTY TRAILS

BEING A TRACT OF LAND SITUATED IN THE WILLIAM C. HALLMARK SURVEY ABSTRACT NUMBER 518, DENTON COUNTY TEXAS AND BEING A PORTION OF THE FIRST TRACT AND ALL OF THE SECOND, THIRD, FOURTH AND FIFTH TRACTS DESCRIBED IN DEED TO FST CURTIS FAMILY, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020135101, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF THE FIRST TRACT AND ALL OF THE SECOND, THIRD, FOURTH AND FIFTH TRACTS DESCRIBED IN DEED TO FST RICHARD FAMILY, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020-135176, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF THE FIRST TRACT AND ALL OF THE SECOND, THIRD, FOURTH AND FIFTH TRACT DESCRIBED IN DEED TO FST NANCY FAMILY, LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2020-135176, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

1603 single family lots

S:\projects\610\Entitle\Potential sites\Sing\Tally Tract\Preliminary plat_20211209\20230109_per DRC comments\LoneStarAtLibertyTrails_pplat_pg3_20230109.SHT

Plotted on: 08:27AM on Wednesday, January 11, 2023

December 27, 2022

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

RE: Lonestar at Liberty Trails– Preliminary Plat Waiver Request

Dear Chairman Boren:

Pape-Dawson Engineers, Inc. represents Lonestar at Liberty Trails, a property with several owners (FST Curtis Family, LP, FST Richard Family, LP, FST Nancy Family, LP and Strader Family Limited Partnership) and being developed by DR Horton. Lonestar at Liberty Trails is approximately 495 acres containing 1603 single-family residential lots and two commercial tracts, located at northeast of Pembine Lane and Highway 114.

The proposed layout contains two long blocks (Block Face 72 & 76) with a length of 1,533 feet and 1,435 feet respectively; this exceeds the maximum block face requirement of 1,320 feet as stated in the subdivision ordinance section 31-106 - 22(a). The long blocks are created by extending two existing streets located in the Liberty Trails Development. Adjacent to the long block is an existing creek being preserved.

We formally request acceptance the waiver allowing the preliminary plat as proposed.

Please let me know if you have any further questions, comments, or concerns regarding this waiver request for the Lonestar at Liberty Trails development. I will be happy to clarify any items that you may need.

Sincerely,
Pape-Dawson Engineers, Inc.

Michelle Lasa

Michelle Lasa, P.E.
Project Manger

S:\projects\612\90\00\1.0 Admin\1.2 Correspondence\1.2.1 Letters

Conditions and Comments

Case: PP-22-039

Submitted: 5/23/2022

Remarks Due:

ZC Hearing:

Case Status: Awaiting Client Reply

Title: CPC - Lone Star At Liberty Trails

Case Description: A 1,603 lot, Single-Family Residential development located in Fort Worth, Texas.

Address:

Acres:

Applicant:

Owner:

List of Conditions:

PLATTING

Fire

- FWFD - (Fire Marshal David Hood, fireplatting@fortworthtexas.gov)

FYI: FP-22-093 will have to be recorded for Phase 1 to have two points of access.

FYI: "Future 110' ROW" along the north side of the plat area shows an MTP name of Sam Reynolds. Sam Reynolds cannot be used here as existing Sam Reynolds runs parallel to the north. A new MTP name will need to be selected for this ROW and has not been determined. No label is required at this time.

CLEARED 1/12/2023 DH: CORRECTIONS REQUIRED: Change Basteen Lane to Friesland Lane as a continuation from FP-22-093.
CLEARED 1/12/2023 DH: CORRECTIONS REQUIRED: Make Street 7 and Street 2 the same.
CLEARED 1/1/2023 DH: CORRECTION REQUIRED: Label north/south MTP from SH 114 as Dalrymple Blvd.
CLEARED 1/3/2023 DH: CORRECTION REQUIRED: Phasing plan shows two Phase 2 sections. Clarify phasing.
CLEARED 1/3/2023 DH: Change Basteen Way to Montello Lane as a continuation from FP-22-093.
CLEARED 1/3/2023 DH: Change Peshtigo Road to Amberg Drive as a continuation from FP-22-093.
CLEARED 1/3/2023 DH: Make Street 47 and Street 41 the same street name.
CLEARED 1/3/2023 DH: Make Street 42 and CT F the same street name.
CLEARED 1/3/2023 DH: Make Street 43 and CT H the same street name.
CLEARED 1/3/2023 DH: Make Street 26 and Street 10 the same street name.
CLEARED 1/3/2023 DH: Make Street 14 and CT C the same street name.
CLEARED 1/3/2023 DH: Make Street 23 and Street 6 the same street name.
CLEARED 1/3/2023 DH: Make Street 1 and CT A the same street name.
CLEARED 1/3/2023 DH: Make Street 22 and CT E the same.
CLEARED 1/3/2023 DH: Make Streets 20 and 21 the same.

CLEARED 11/20/2022 FIRE CODE AND GAS WELL SETBACKS APPLIED PER DEVELOPMENT AGREEMENT 42128-A2. Fire Code review is pending review of Development Agreement. If this tract will be located within the Denton ETJ, please notify.

CLEARED 1/12/2023 DH: CORRECTION REQUIRED: Show well head setbacks for padsite near Block 73 Lot 1X on north side.

Gas Well Setbacks are required as follows:
Show 300' Building Setback radii from each gas well bore and label:
"300' Building Setback for Protected Use and Public Building Structures".
Show 200’ Building Setback radii from each gas well bore and label:
“200’ Building Setback for Habitable Structures”IFC 2021/CFW Adopted Amendments Ordinance #2

FYI: Compressor setbacks are required but have not been located at this time. Comments will be updated when that data is available.
IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1.3.4.2 Existing Lift Compressor
IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1.3.4 Existing Natural Gas Wells

FYI: CFW Fire Dept will review street proposed street names. 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.

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.

DO NOT SELF ADDRESS. Addresses are provided after Final Plats are recorded.

PACS

- PARD/PDP: FYI-If annexation is intended The Neighborhood and Community Park Dedication Policy will apply.
  Neighborhood Park land dedication will be required (approximately 15 acres of which 3.75 acres is to be out of the floodplain).
  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".
  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

- Development Services
  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 jose.mendezvargas@fortworthtexas.gov when a revision has been submitted}.

  1. The Subdivision Ordinance in Section 31-106 (d) (2) states, standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. There are three blocks that exceed the maximum length of 1,320 feet, (Block Face 72 & 76, length is 1,533 ft. and 1,435 ft.) redesign or waiver required from the CPC. Updated 1-6-23)
  2. (Cleared per email on 1-10-23)Each phase of the development shall have 2 points of ingress/egress to a public street.
  3. (Cleared 1-4-23)Stub-outs to adjoining un-platted tracts and street extension and continuation from adjoining developments. 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 with adjoining un-platted property, subject property to the west [S.O. Sec. 31-106(c) A redesign or a waiver will be required from the City Plan Commission.
  4. (Cleared 1-20-23, 146 acres are dedicated for open space)The Developers Agreement mentions there should be a minimum of 45 acres of open space only 40 is noted, please update accordingly.
  5. (Cleared 1-20-23)(With adjacent development to the west)The Developers Agreement mentions a commercial tract, not indicated on the plat or land use table.
  6. (Cleared 1-20-23, one located in adjacent development to the west)The Developers Agreement mentions 2 amenity centers only one is noted in the land use table. Is it located in the adjacent development to the west? updated 1-6-2023)
  7. (Cleared 1-20-23)Provide the long block table on the preliminary plat not phasing plan, please update accordingly. The block table indicates 76, the block information on the plat stops at 73.
  8. (Cleared 1-20-23)In the land use table list the total number of HOA lots. They are mentioned within the ROW for Dalrymple a little confusing as it relates to the double frontage lots.
  9. (Cleared per email on 1-10-23)Confirm in Block 37, Lots 3-7 and Block 59A, Lots 36-39 are buildable lots.
  10. (Cleared 1-20-23)Why is there a Block 59A? updated 1-4-2023)
  11. (FYI) Show 10' x 10' triangular public open space easement (POSE) on each side of the driveway turnout section with a dedicated street.
  12. (Cleared 1-3-23)(FYI) Provide the metes and bounds description on the preliminary plat.
  13. (Cleared 1-3-23)(FYI) Provide the following note on the preliminary plat: "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.
  Added 1-4-23)(Cleared 1-20-23)14. Still need to label east/west road**(FYI) Label the 110' row north/south and east/west. To be addressed with final plat.
  15. (Cleared 1-3-23)Please confirm property under contiguous common ownership, specifically to the south.
  16. (Cleared 1-20-23)In the title block it mentions Block 75, Lot 1X not able to find it. update 1-6-2023)

T/PW Engineering

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

1. (Subdivision Ordinance Ch. 31-101-c-1) Access: One family or two-family Developments of 30 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. each phase is required to have 2 points of access. CLEARED 11/18/2022 AB.

2. Show the proposed school site (Shown in flood study). CLEARED 11/18/2022 AB.

3. TxDot Conceptual Approval Required. CLEARED 11/18/2022 AB.

4. Label Plat - Show Case Number on the plat. (But not as part of title block). CLEARED 11/18/2022 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.

B. Sidewalks and Street Lights: Sidewalks and street lights are required for all public and private streets

C. Secondary Ingress and Egress: Subdivisions containing more than thirty (30) one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street

D. 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.

E. ETJ Infrastructure Letter: Plats located in the Extra-territorial jurisdiction are required to furnish a letter from the applicable county that their infrastructure plans have been approved prior to final platting lots.

F. 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.

G. Plat for Phase 5 and 6 of Liberty Trails required to be recorded for 2nd access point to phase 1 prior to phase 1 recordation.

T/PW Stormwater

- Contact: sds@fortworthtexas.gov

11/4/22 Revision:

1. Change in lot configuration and road layouts has changed floodplain easement, pond easements, and drainage basins. Updated study needs to be submitted and accepted prior to plat revision moving forward.
CFWSO Art VI. Sec 31-105 (a)
CLEARED - RNS - 1/6/23

2. - Label drainage easements for all detention ponds represented in DS-22-0060 and label storage in ac-ft.
CFWSO Art VI. Sec 31-105 (b)
CLEARED - RNS - 1/6/23

DS-22-0060; Tally/Strader Tract

1. What happened to the proposed school shown in Ph 10 per DS-22-0060? There is an increase in density by 86 lots. Was the change in proposed use accounted for in the Drainage Study in the model? The plat needs to reflect the layout the study supports or a revision to the study will need to be submitted to support the increase in density.
CFWSO Art VI. Sec 31-105 (a)
CLEARED - RNS - 6/14/22

2. - Label drainage easements for all detention ponds represented in DS-22-0060 and label storage in ac-ft.
CFWSO Art VI. Sec 31-105 (b)

Transportation Impact

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

FYI Comment - The project is located in The ETJ of Fort Worth and is not subject to transportation impact fees.

Zoning

- Not currently within City limits as of 10/3/2022, no zoning classification exists on this property.

UTILITY

Comment

- No comments

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

WATER

Review

- Water Department Comments

Plat case review Performed On: 06/04/2022
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.
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 May 2019 (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 May 2019 (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
((Depth of Pipe) x 2) + (O.D. of Pipe) + (2 Feet) = 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)

4- REC ID 1259 sewer per acre applies.
5- REC ID 1255 sewer per acre applies.
6- REC ID 1257 sewer per acre applies.
7- REC ID 1291 Water main capacity charges apply.
8- REC ID 1302/1303 Water main capacity charges apply.
9- REC ID 1304/1305 Water main capacity charges apply.
10- REC ID 1306/1307 Water main capacity charges apply.

Continued => See page2

11- 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."
12- 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.”
13- 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 “.

13- HOLD (TG) - Utility agreement will hold the plat. The utility agreement will need to be complete prior to approval of this plat.

List of Comments:

DRAFT 2023 COMPREHENSIVE PLAN

Consideration of a recommendation to the City Council for the adoption of the 2023 Comprehensive Plan.

The purpose of this report is to provide the City Plan Commission with information about the update process for the 2023 Comprehensive Plan. The draft 2023 Comprehensive Plan is a relatively minor update primarily of the Trends chapters and the appendices of the Comprehensive Plan. In addition to updating the three trends chapters (Population Trends, Economic Trends, and Financial Trends), as well as the appendices covering existing plans and studies, future land use maps, capital improvements, and annexation, modifications have been made to the Land Use chapter. After the Commission recommends adoption of the draft plan, the City Council is scheduled to conduct a public hearing and vote on adoption of the proposed plan on March 21, 2023.

Proposed Amendments for the 2023 Comprehensive Plan

1. The *Population Trends*, *Economic Trends*, and *Financial Trends* chapters will be updated to reflect the latest statistical information available for these chapters.
2. The Land Use chapter has been updated to include relevant new information and data, and to streamline the Future Land Use – Zoning table.
3. In addition to the chapter revisions above, minor updates to recently revised chapters and appendices will be made to update maps to reflect recent city boundary changes.
4. *Appendix A: Existing Plans and Studies* will be updated to reflect the City Council's adoption of the following plans:
    a. *Economic Development Strategic Plan, 2022 update*
    b. *Downtown Fort Worth Strategic Action Plan, 2023 (proposed for adoption February 2023)*
    c. *Las Vegas Neighborhood Transformation Plan, 2023 (proposed for adoption March 2023)*
    d. *Public Art Plan for 2022 Bond Program*
5. *Appendix C: Future Land Use by Sector* will be updated to reflect approved zoning changes, previously adopted City plans, new development plans and opportunities, and existing development patterns unlikely to change.
6. *Appendix D: Proposed Capital Improvements* will be updated to include the adopted FY2023-2027 Five-Year Capital Improvement Plan, along with a summary of funded key projects.
7. *Appendix F: Annexation Plan, Policy, and Program* will be updated to reflect changes to the annexation program.

DRC Recommends: Approval of a recommendation to the City Council for adoption of the 2023 Comprehensive Plan.