

**STAFF REPORT
URBAN DESIGN COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: September 19, 2024

COUNCIL DISTRICT: 3

GENERAL INFORMATION

REQUEST	Recommendation to Board of Adjustment
APPLICANT/AGENT	John Ainsworth, Kimley-Horn
LOCATION	1630 Rogers Road
ZONING	High Intensity Mixed-Use (MU-2)

ANALYSIS OF PROPOSED WORK

The applicant requests a recommendation of approval to the Board of Adjustment for a variance to increase the maximum building height to 14 stories and 188 feet, where the maximum building height in the High Intensity Mixed-Use (MU-2) District is 7-9 stories for single uses.

Ordinance 4.1302.a Purpose and Intent

It is the purpose and intent of the High-Intensity Mixed-Use (MU-2) District to provide areas in which a variety of higher-density housing types exist among commercial, institutional, and selected light industrial uses. The MU-2 District is designed to accommodate and encourage compact, walkable development forms that are more land-efficient, cost-effective, and revenue positive for the City than low density, single-use developments. In addition to the purpose statements above, the intent of the MU-2 District is to:

- 1) **Promote a pedestrian-oriented urban form.** In contrast to conventional zoning standards that place a primary emphasis on the regulation of land uses, mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas historic urban development patterns. The focus on form promotes buildings that conform to tested urban design principles.
- 2) **Require excellence in design of the public realm and of buildings that front public spaces.** The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.
- 3) **Encourage creativity, architectural diversity, and exceptional design.** Mixed-use is intended to promote high-quality design, and the development review process for mixed-use projects is intended to promote flexibility. Standards, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.

- 4) **Maximize connectivity and access.** In order for people to feel comfortable walking, pedestrian access and connectivity among uses and amenities, including transit facilities, is essential. Connectivity and access can be accomplished by creating smaller blocks or by providing access through blocks via publicly accessible alleys, pathways, paseos, and pedestrian boulevards. Sidewalks should form a continuous network connected by frequent, safe street crossing.

Ord. 4.1302.b Review Procedures for Development

- (1) General Requirements: Projects should conform to all Urban Residential standards. Staff may also refer to an administrative case or a case that does not require waivers to the UDC for failure to meet the Purpose and Intent of the Ordinance.
- (2) General rule allowing waiver or modification of standards
- a. Director or designee: The Director or designee is authorized to grant modifications to certain development standards with a maximum modification up to 10% increase or decrease for the following development standards:
 - i. Setbacks for additions to existing structures
 - ii. Bufferyard width
 - iii. Primary entrance separation
 - b. Urban Design Commission: Unless otherwise limited by this section, the Urban Design Commission (UDC), may waive or modify any individual development standards through the issuance of a Certificate of Appropriateness, if the UDC finds that the proposed development is consistent with the intent statements of the MU-2 District but does not conform to certain development standards. A Certificate of Appropriateness shall expire if a building permit is not issued within 2 years of the approval of the Certificate of Appropriateness.
 - c. Board of Adjustment: Any waiver of basic property development related to building heights, setbacks and bulk require a variance to the Board of Adjustment after a recommendation provided by the Urban Design Commission prior to the public hearing of the Board of Adjustment.

Ord. 4.1302(d) Property Development Standards

(5) Maximum Height Single-Use

- a. Generally: Five (5) stories as measured from the top of the finished slab at grade level to the top of the highest wall top plate.

(7) Maximum Residential Units Per Acre:

MAXIMUM BUILDING HEIGHT AND USE	MAXIMUM UNITS PER ACRE
Up to 4 stories, single use	70 units/acre
5 stories, single use	Unlimited
6 stories, single use, with height bonus (structured parking or open space)	Unlimited
7-9 stories, single use, with height bonuses (structured parking and open space)	Unlimited
10 stories, mixed-use	Unlimited

(8) Height Bonus Options:

Height bonuses can be utilized cumulatively but shall not allow for heights beyond the established ten story maximum.

b. Structured Parking: The intent of allowing a height bonus for structure parking is to locate and design surface parking lots, individual garages, and large parking garages so as to reduce their visual impact or to create public amenities or both (e.g. through aesthetic or environmental features).

1. One (1) additional story of height shall be permitted if providing structured parking for 100 percent (%) of all off-street parking for the height bonus.
2. One-and-two family residential garages shall not be included in a determination of the structured parking height bonus.

c. Open Space: One additional story of height shall be permitted if providing a publicly accessible urban pocket park that adheres to the following standards.

BACKGROUND

The applicant is requesting approval of the above recommendation to support the current design of a proposed multifamily project along the Trinity River, west of Rogers Road.

FINDINGS/RECOMMENDATIONS

The project proposal involves the construction of a 14-story multifamily building with amenities, surface and structured parking, landscaping improvements, and enhanced pedestrian access. To exceed the High Intensity Mixed-Use (MU-2) District's maximum allowable height of 7-9 stories for single-uses, a waiver from Section 4.1302(d) (5,7, and 8) of the MU-2 ordinance is requested. The proposed height is 14 stories and 188 feet.

Purpose and Intent of MU-2

The MU-2 District is designed to promote high-density, mixed-use developments that contribute to a vibrant urban environment. The MU-2 District supports a mix of residential, commercial, and recreational uses to create dynamic and engaging urban spaces. The district aims to achieve a high standard of urban design that integrates well with the surrounding context and enhances the overall quality of life. It focuses on improving connectivity within the urban fabric, including pedestrian and vehicular access, and fostering a sense of place.

Building Setbacks and Easements

There is a 300-foot building setback for habitable structures from an existing gas well which restricts the buildable area. This setback underscores the need for a taller structure to make efficient use of the remaining space. There is also a 100-foot restriction and levee easement along the Clear Fork Trinity River that limits the area available for development, reinforcing the necessity for height flexibility to achieve project goals. Additionally, there is an existing 48" water transmission line paralleling the Union Pacific Railroad (UPRR) facility which further restricts site utilization.

Surrounding Land Uses

The proximity to the UPRR facility (Heavy Industrial, K) to the north, provides a context where higher densities and building heights are less likely to impact surrounding land uses negatively. The Colonial Country Club (single-family A-5) is located across the river, south of the proposed project. The building's design, oriented towards the river, enhances the overall quality and ensures that it does not adversely affect the river and country club. The eastern area comprises a mix of MU-2 and commercial (E and G) uses, which supports the integration of higher-density developments.

Alignment with MU-2

The proposed 14-story building meets several of the MU-2 District's key principles. By incorporating residential units, amenities, and parking facilities, the project supports the MU-2 District's goal of fostering diverse land uses within a high-density setting. The building's orientation and design, which face the river while minimizing impact on the industrial railyard, exemplify a thoughtful approach to urban design. However, the building should be positioned closer to the riverfront, and the road noted on the plans (Roger Rd), along with the parking and turnaround areas, should be relocated to the back of the property. Activating the front by providing pedestrian access from the building to the highly active trail along the Trinity River is key. This redesign aligns with the district's emphasis on high-quality, context-sensitive development. The inclusion of surface and structured parking at the back of the property, along with enhanced pedestrian access, addresses the district's goal of improving connectivity and accessibility.

The proposed height increase to 14 stories and 188 feet is reasonable given the unique site constraints and its alignment with MU-2 principles for efficient use of space. With recommendations for riverfront activation and layout modifications, the project will align with the MU-2 District's purpose and intent by enhancing the urban environment with diverse uses, high-quality design, and improved connectivity, thereby contributing positively to the area.

Given the above, Staff recommends the following motion:

That the request for a recommendation of approval to the Board of Adjustment for a variance to increase the maximum building height to 14 stories and 188 feet be approved, subject to the following conditions:

- 1. That the building be pushed as close as possible to the levee so that it is not separated from a very active park space;**
- 2. That the road noted on the plans (Roger Rd), along with the parking and turnaround areas, be relocated to the back of the property;**
- 3. That the project development meets all other MU-2 design criteria; and**
- 4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.**

Supplemental Information



Figure 1 Zoning map aerial of subject property



Figure 2 Google Street View of Rogers Road apartment just east of subject site



Figure 3 Google Street View of Rogers Road apartments east of subject site

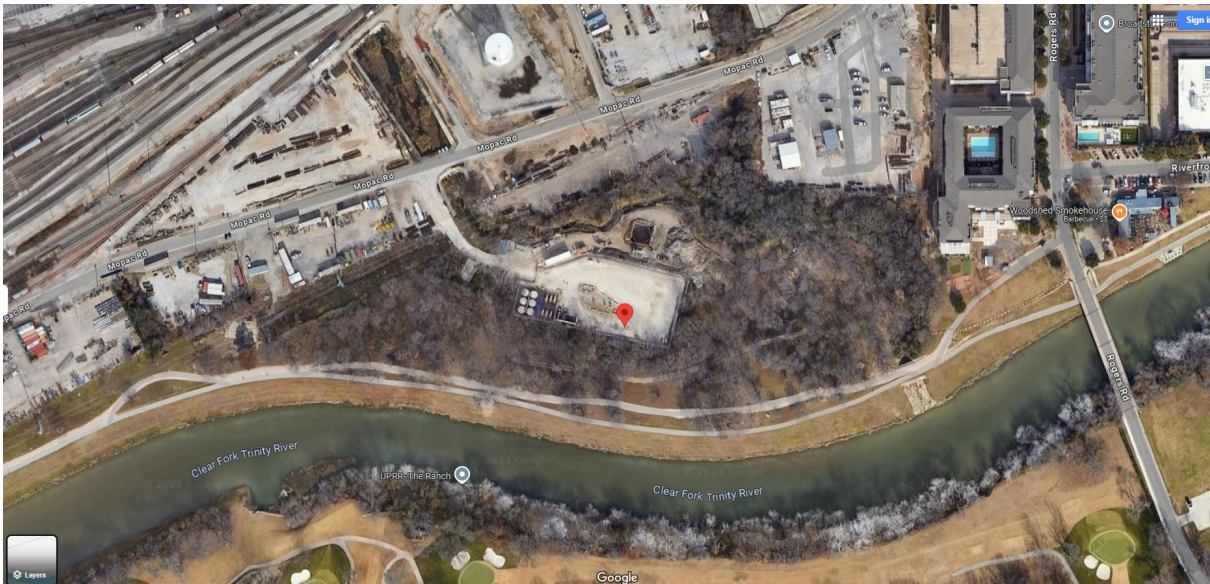


Figure 4 Google Aerial of subject property



Figure 5 Google Street View looking at the subject property from the Rogers Road bridge. The apartments on the right are 4 stories.



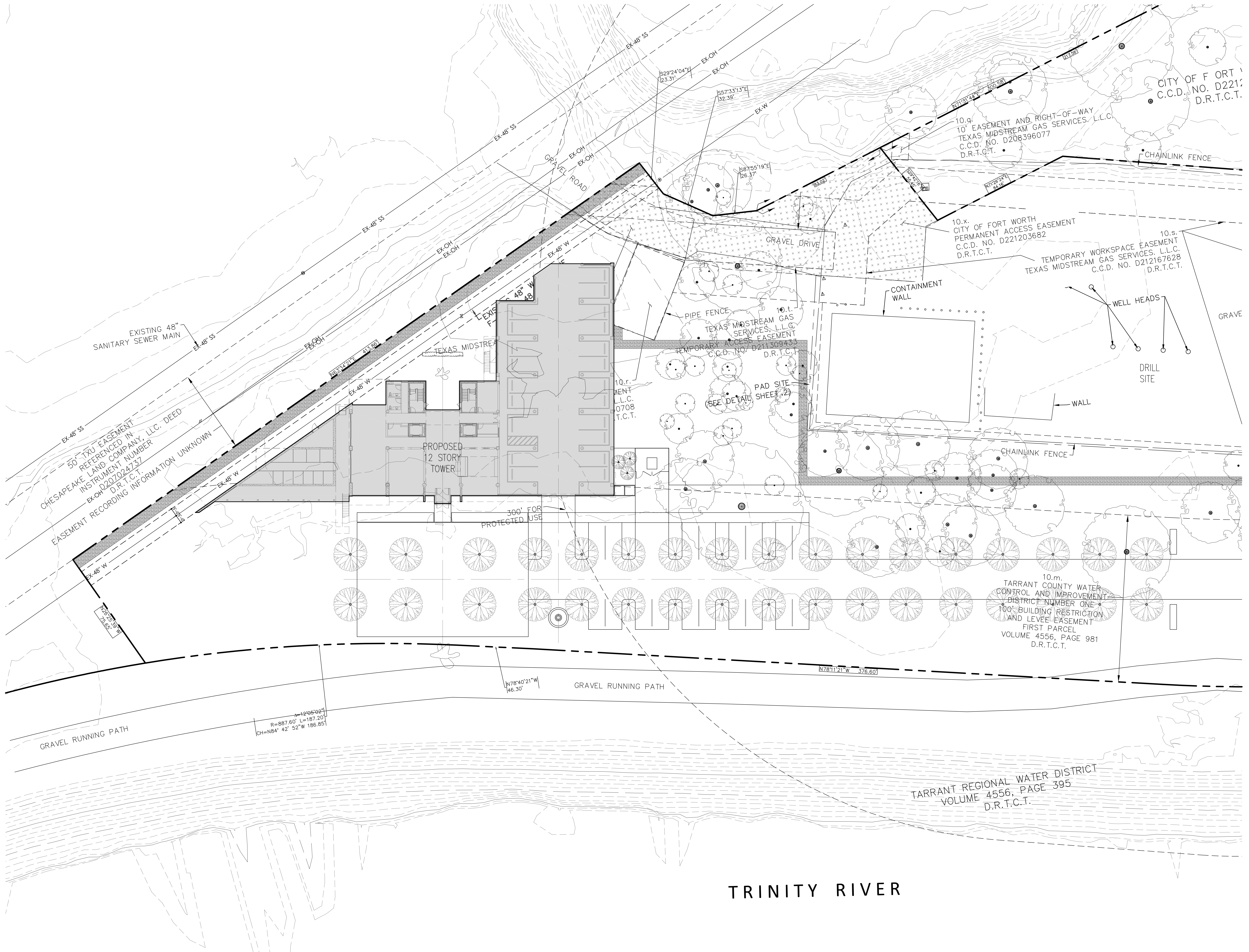
Figure 6 Google Street View looking south east from Mopac Road (north of subject site)



Figure 7 Google Street View of Mopac Road (Union Pacific diesel fuel tank on the left).
Subject site cannot be seen from Mopac Road



Figure 8 Google Street View of Mopac Road and dirt road entrance to the site on the right



PROGRESS PRINT
03.28.24
PRELIMINARY
NOT FOR CONSTRUCTION

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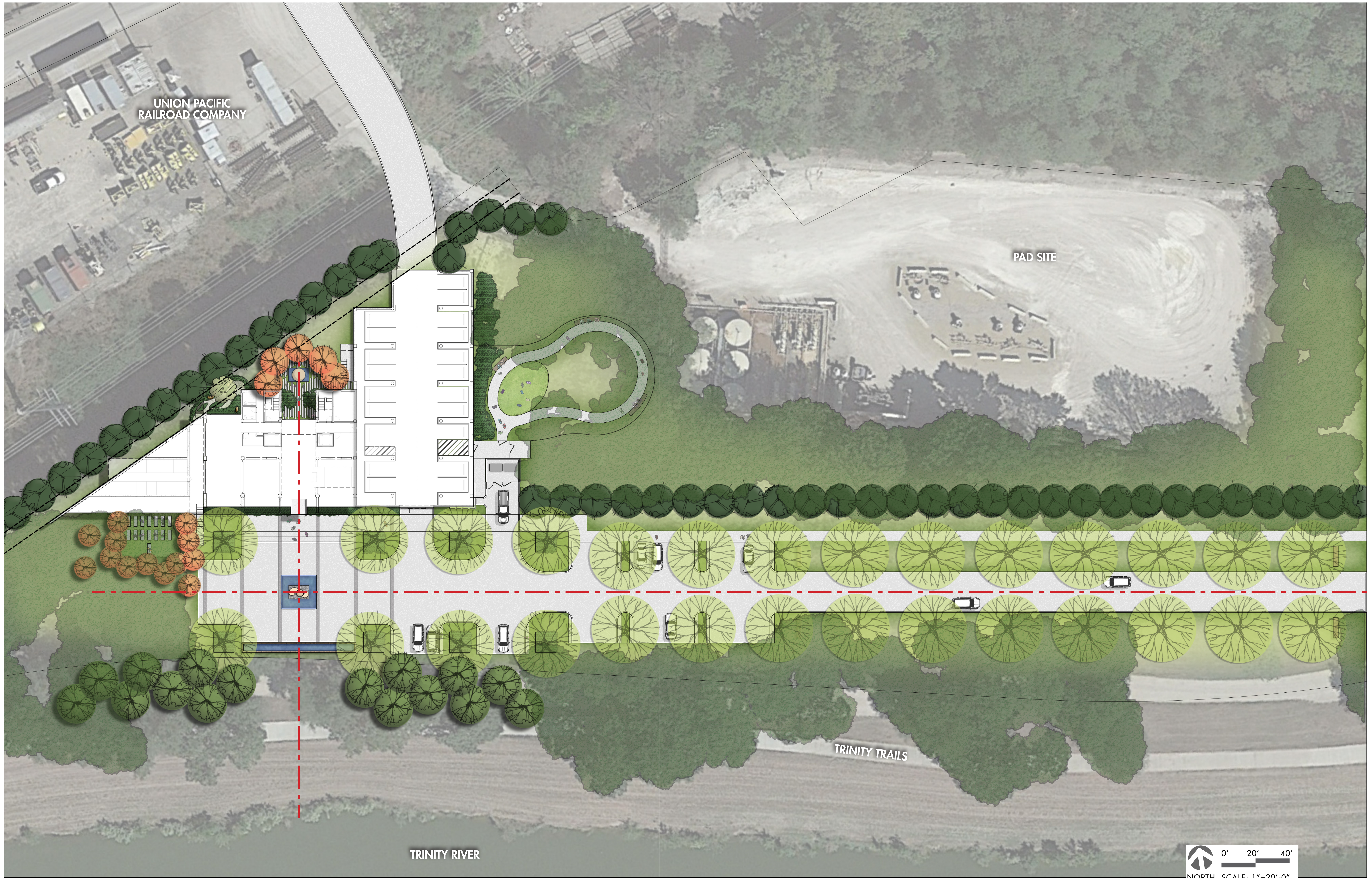
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TARRANT REGIONAL WATER DISTRICT
 VOLUME 4556, PAGE 395
 D.R.T.C.T.

TRINITY RIVER

Pearson Grove Tower
 Fort Worth, Texas
 Job No. 0564

Title	Architectural Site Plan
Date	Sheet
	A1.01

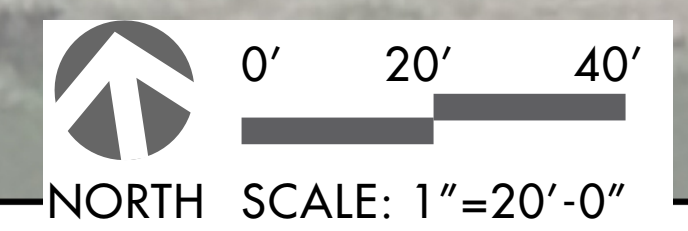


UNION PACIFIC
RAILROAD COMPANY

PAD SITE

TRINITY TRAILS

TRINITY RIVER



THIS PLAN AND THE DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.

INDEX OF DRAWINGS

ARCHITECTURAL

03.28.24	A0.00	INDEX OF DRAWINGS
03.04.24	A0.01	SITE SURVEY
03.28.24	A1.01	ARCHITECTURAL SITE PLAN
03.04.24	A2.01	GROUND LEVEL FLOOR PLAN
03.04.24	A2.02	SECOND LEVEL FLOOR PLAN
03.04.24	A2.03	THIRD LEVEL FLOOR PLAN
03.04.24	A2.04	LEVELS 4-6 FLOOR PLAN
03.04.24	A2.05	LEVELS 7-10 FLOOR PLAN
03.04.24	A2.06	LEVEL 11 FLOOR PLAN
03.28.24	A2.07	LEVEL 12 FLOOR PLAN
03.28.24	A2.08	ROOF PLAN

03.28.24	A3.01	EXTERIOR ELEVATIONS
03.28.24	A3.02	EXTERIOR ELEVATIONS
03.28.24	A3.03	EXTERIOR ELEVATIONS
03.28.24	A3.04	EXTERIOR ELEVATIONS

03.04.24	A4.01	BUILDING SECTIONS
03.04.24	A4.02	BUILDING SECTIONS
03.04.24	A4.03	BUILDING SECTIONS
03.04.24	A4.04	BUILDING SECTIONS

03.04.24	A9.01	GROUND LEVEL REFLECTED CEILING PLAN
03.04.24	A9.02	SECOND LEVEL REFLECTED CEILING PLAN
03.04.24	A9.03	THIRD LEVEL REFLECTED CEILING PLAN
03.04.24	A9.04	LEVELS 4-6 REFLECTED CEILING PLAN
03.04.24	A9.05	LEVELS 7-10 REFLECTED CEILING PLAN
03.04.24	A9.06	LEVEL 11 REFLECTED CEILING PLAN
03.04.24	A9.07	LEVEL 12 REFLECTED CEILING PLAN

STRUCTURAL

	S1.01	STRUCTURAL GENERAL NOTES
03.04.24	S2.01	FOUNDATION PLAN
03.04.24	S2.02	SECOND LEVEL STRUCTURAL PLAN
03.04.24	S2.03	THIRD LEVEL STRUCTURAL PLAN
03.04.24	S2.04	FOURTH LEVEL STRUCTURAL PLAN
03.04.24	S2.05	LEVELS 5-11 STRUCTURAL PLAN
	S2.06	LEVEL 12 STRUCTURAL PLAN
	S2.07	ROOF FRAMING PLAN

PEARSON GROVE TOWER

FORT WORTH, TEXAS

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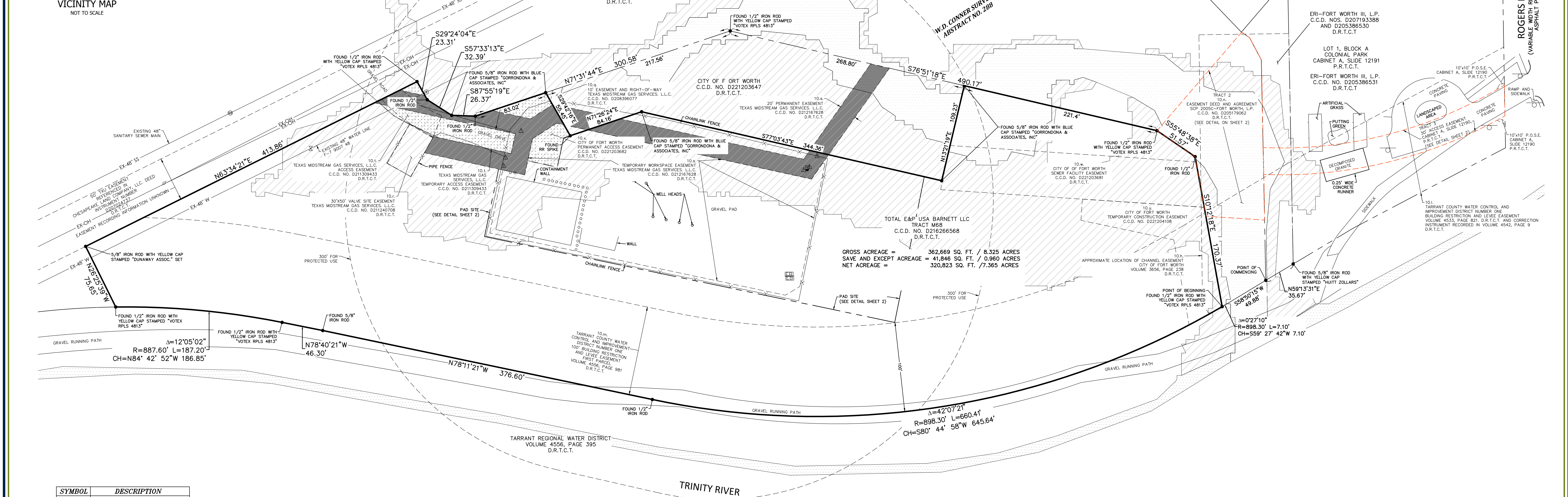
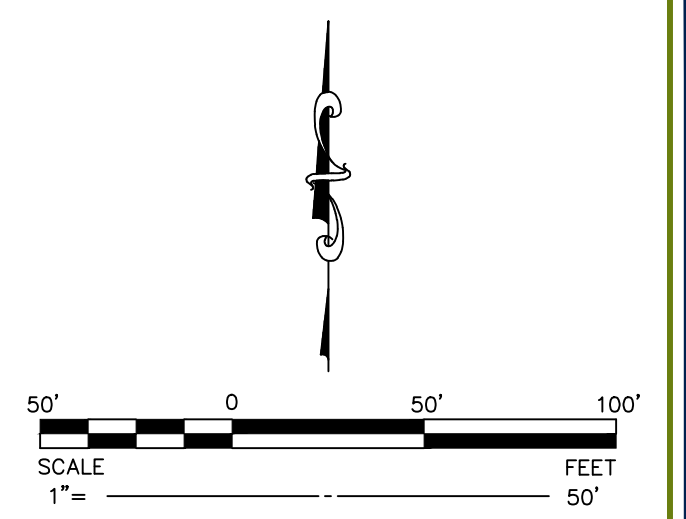
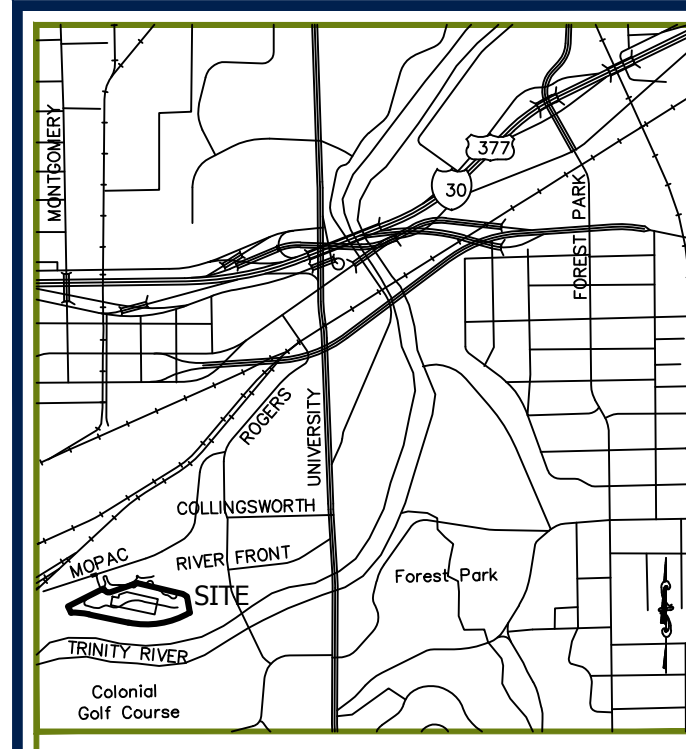
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Owner:

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PROGRESS SET

03.28.24



SYMBOL	DESCRIPTION
○	BOLLARD
□	ELECTRIC BOX
⊙	SANITARY SEWER MANHOLE
△	UTILITY MARKER
+	UTILITY POLE
⊕	WATER MANHOLE
×	WATER VALVE
-EX-OH-	OVERHEAD WIRE
-X-X-	FENCE
-EX-SS-	BURIED SEWER LINE
-EX-W-	BURIED WATER LINE

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
 D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
 P.O.S.E. = PUBLIC OPEN SPACE EASEMENT

= 500 YEAR FLOOD ZONE
 = 100 YEAR FLOOD ZONE
 = CITY OF FORT WORTH PERMANENT ACCESS EASEMENT C.C.D. NO. D221203682
 = TEXAS MIDSTREAM GAS SERVICES, L.L.C. PERMANENT EASEMENT C.C.D. NO. D212167628

DUNAWAY
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

PROPERTY DESCRIPTION
 TRACT 1
 BEING a tract of land situated in the W. D. Conner Survey, Abstract No. 288, Tarrant County, Texas and being part of that certain tract of land described as Tract M68 by deed to Total E&P USA Barnett, LLC, recorded in County Clerk's Document Number D216266568, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:
 COMMENCING at a point for the southwest corner of Lot 1, Block A, Colonial Park, an Addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 12191, Plat Records Tarrant County Texas, the south line of a Tarrant County Water Control and Improvement District Number One Building Restriction and Levee Easement recorded in Volume 4556, Page 981, Deed Records, Tarrant County, Texas, from which a found 5/8" iron rod with yellow cap stamped "HUITT ZOLLARS" bears North 59°13'31" East, a distance of 35.67 feet;
 South 58°50'15" West, with the south line of said Tarrant County Water Control and Improvement District Number One Building Restriction and Levee Easement, a distance of 49.88 feet to a point for the beginning of a curve to the right, having a central angle of 02°27'10". A radius of 898.30 feet and a chord bearing and distance of South 59°27'42" West - 7.10 feet;
 Continuing with the south line of said Tarrant County Water Control and Improvement District Number One Building Restriction and Levee Easement and with said curve to the right in a southwesterly direction, an arc length of 7.10 feet to a 1/2" iron rod with yellow cap stamped "VOTEX RPLS 4813" found for the POINT OF BEGINNING of herein described tract of land and being the beginning of a curve to the right having a central angle of 42°07'21", a radius of 898.30 feet and having a chord bearing and distance of South 80°44'58" West - 645.64 feet;
 THENCE continuing with the south line of said Tarrant County Water Control and Improvement District Number One Building Restriction and Levee Easement, the following courses and distances:
 With said curve to the right in a southwesterly direction, an arc length of 660.41 feet to a 1/2" iron rod found;
 North 78°11'21" West, a distance of 376.60 feet to a 5/8" iron rod found;
 North 78°40'21" West, a distance of 46.30 feet to a 1/2" iron rod with yellow cap stamped "VOTEX RPLS 4813" found for the beginning of a curve to the left having a central angle of 12°05'02", a radius of 887.60 feet and a chord bearing and distance of North 84°42'52" West - 186.85 feet;
 With said curve to the left in a northwesterly direction, an arc length of 187.20 feet to a 1/2" iron rod with yellow cap stamped "VOTEX RPLS 4813" found for the southwest corner of said Tract M68, Total E&P USA Barnett, LLC, tract;
 THENCE departing the south line of said Tarrant County Water Control and Improvement District Number One Building Restriction and Levee Easement, with the west and north and east lines of said Tract M68, Total E&P USA Barnett, LLC, tract, the following courses and distances:
 North 26°25'39" West, a distance of 75.65 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC." set;
 North 63°34'21" East, a distance of 413.86 feet to a 1/2" iron rod with yellow cap stamped "VOTEX RPLS 4813" found;
 South 29°24'04" East, a distance of 23.31 feet to a 1/2" iron rod found;
 South 57°33'13" East, a distance of 32.39 feet to a 5/8" iron rod with blue cap stamped "GORRONDONA & ASSOCIATES, INC" found;
 South 87°55'19" East, a distance of 26.37 feet to a 1/2" iron rod found;
 North 71°31'44" East, a passing distance of 83.02 feet to a 5/8" iron rod with blue cap stamped "GORRONDONA & ASSOCIATES, INC" found and continuing for a total distance of 300.58 feet to a 1/2" iron rod with yellow cap stamped "VOTEX RPLS 4813" found;
 South 70°51'18" East, a passing distance of 268.80 feet, a 5/8" iron rod with blue cap stamped "GORRONDONA & ASSOCIATES, INC" found and continuing for a total distance of 490.17 feet to a 1/2" iron rod with yellow cap stamped "VOTEX RPLS 4813" found;
 South 55°48'38" East, a distance of 51.57 feet to a 1/2" iron rod found;
 South 10°12'18" East, a distance of 170.37 feet to the POINT OF BEGINNING and containing a calculated area of 362,669 square feet or 8.325 acres of land.
 SAVE AND EXCEPT that portion of property described by deed to City of Fort Worth, recorded in County Clerk's Document Number D221203647, Deed Records Tarrant County, Texas, leaving a net acreage of 320,823 square feet or 7.365 acres of land.

PROPERTY DESCRIPTION
 TRACT 2
 Non-Exclusive Easement Estate created by that certain Easement Deed and Agreement, dated June 17, 2005, executed by Union Pacific Railroad Company, a Delaware Corporation and SCP 2005C - Fort Worth, L.P., a Texas limited partnership, filed of record June 23, 2005, recorded under Clerk's File No(s). D205179062, Real Property Records, Tarrant County, Texas. Affected by Grant of Easement, filed of record December 29, 2005, recorded under Clerk's File No(s). D203386530, Real Property Records, Tarrant County, Texas.

PROPERTY DESCRIPTION
 TRACT 3
 Non-Exclusive Easement Estate created by that certain Easement Deed and Agreement, dated January 17, 2007, executed by ERI - FORT WORTH III, L.P.; ERI - FORT WORTH III, L.P. and Chesapeake Land Company, L.L.C., filed of record January 23, 2007, recorded under Clerk's File No(s). D207024743, Real Property Records, Tarrant County, Texas.
 The exact location of Tract 3 cannot be determined from the record document, its only depicted within the exhibit.
 The adjoining plat to the east for Lot 1, Block A, Colonial Park, recorded in Cabinet A, Slide 12191, Plat Records, Tarrant County, Texas. The said plat created a 30' Access Easement from Rogers Road to the east property of the subject property and as shown hereon.

Certification:
 I, the undersigned, hereby certify to Total Energies E&P USA Barnett 1, LLC, 1/1/2 Total E&P USA Barnett, LLC, 2SP Partners, LLC, and Fidelity National Insurance Company that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of August, 2021.

Stephen R. Glosup
 Stephen R. Glosup, R.P.L.S.
 Registered Professional Land Surveyor
 Texas Registration No. 5570
 srp@dunaway.com
 Date: August 12, 2021

Revision Date: August 27, 2021 (Access Easement Details, Pad Site & General Notes)
 Revision Date: December 01, 2021 (Tract 1 property description, Tract 2 property description, Tract 3 property description, Tract 3 Labels and Certification)

This certificate is revoked and the survey null and void if this document is altered in any manner, used by any person other than those addressed above or does not bear an original signature and seal of the Surveyor.



**A
 BOUNDARY SURVEY
 OF
 7.365 ACRES TRACT OF LAND**

Situated in the W.D. Conner Survey, Abstract No. 288
 City of Fort Worth, Tarrant County, Texas
 DATE: AUGUST 12, 2021 JOB NO. B007515.001

**PROGRESS PRINT
 03.04.24
 PRELIMINARY
 NOT FOR
 CONSTRUCTION**

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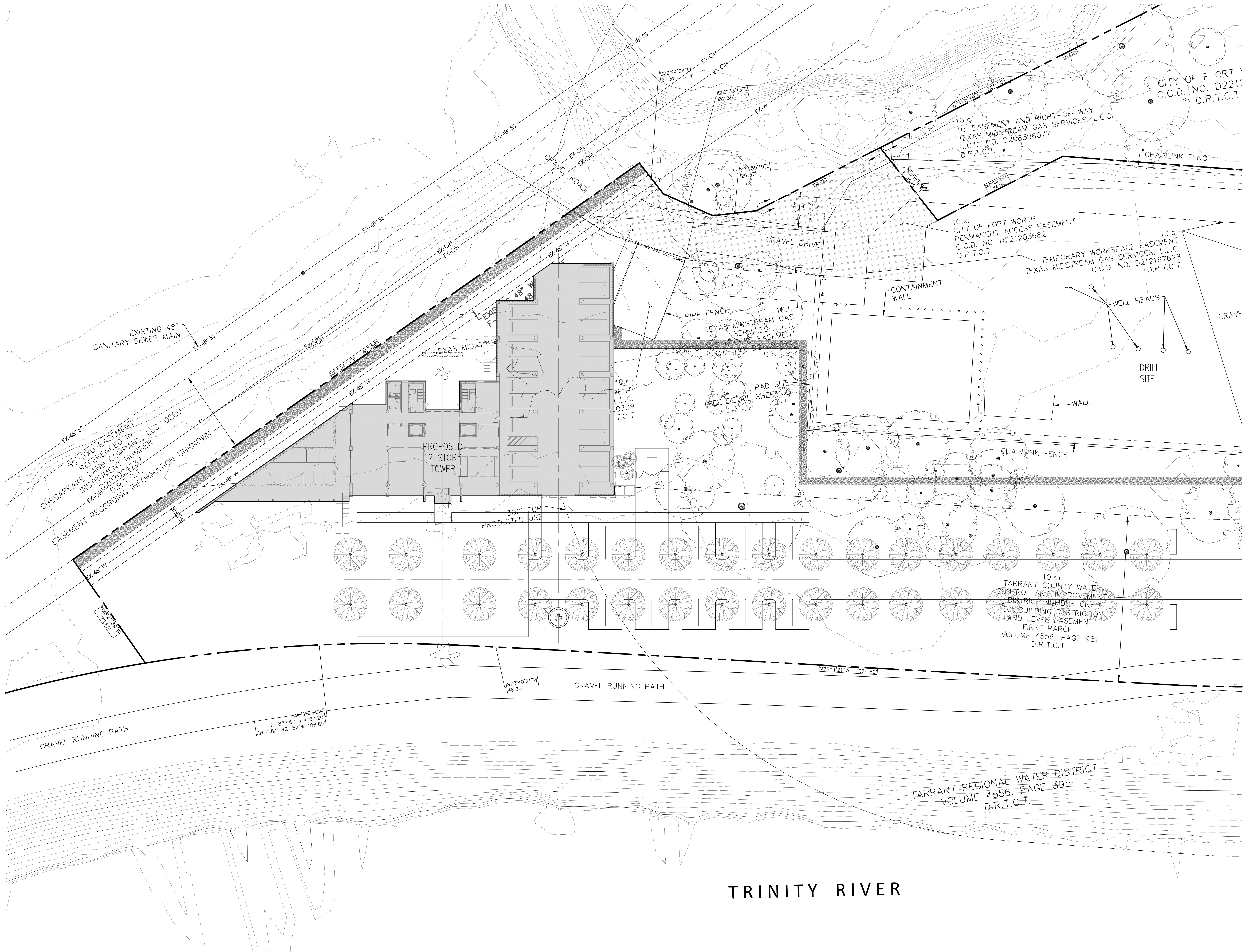
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**Pearson Grove
 Tower**
 Fort Worth, Texas
 Job No. 0564



Title	Site Survey
Date	Sheet
	A0.01



PROGRESS PRINT
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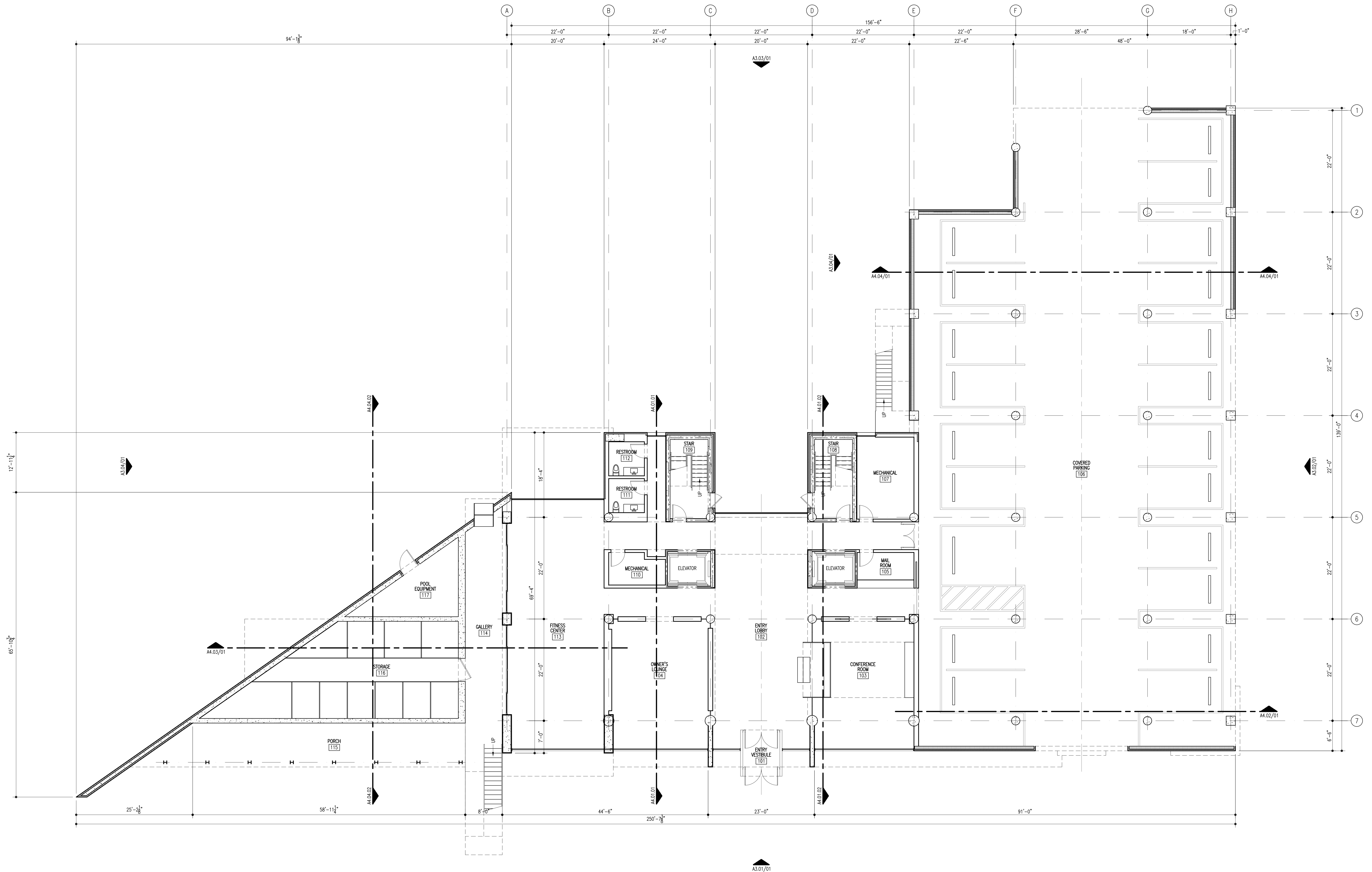
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TARRANT REGIONAL WATER DISTRICT
 VOLUME 4556, PAGE 395
 D.R.T.C.T.

TRINITY RIVER

Pearson Grove Tower
 Fort Worth, Texas
 Job No. 0564

Title	Architectural Site Plan
Date	Sheet
	A1.01



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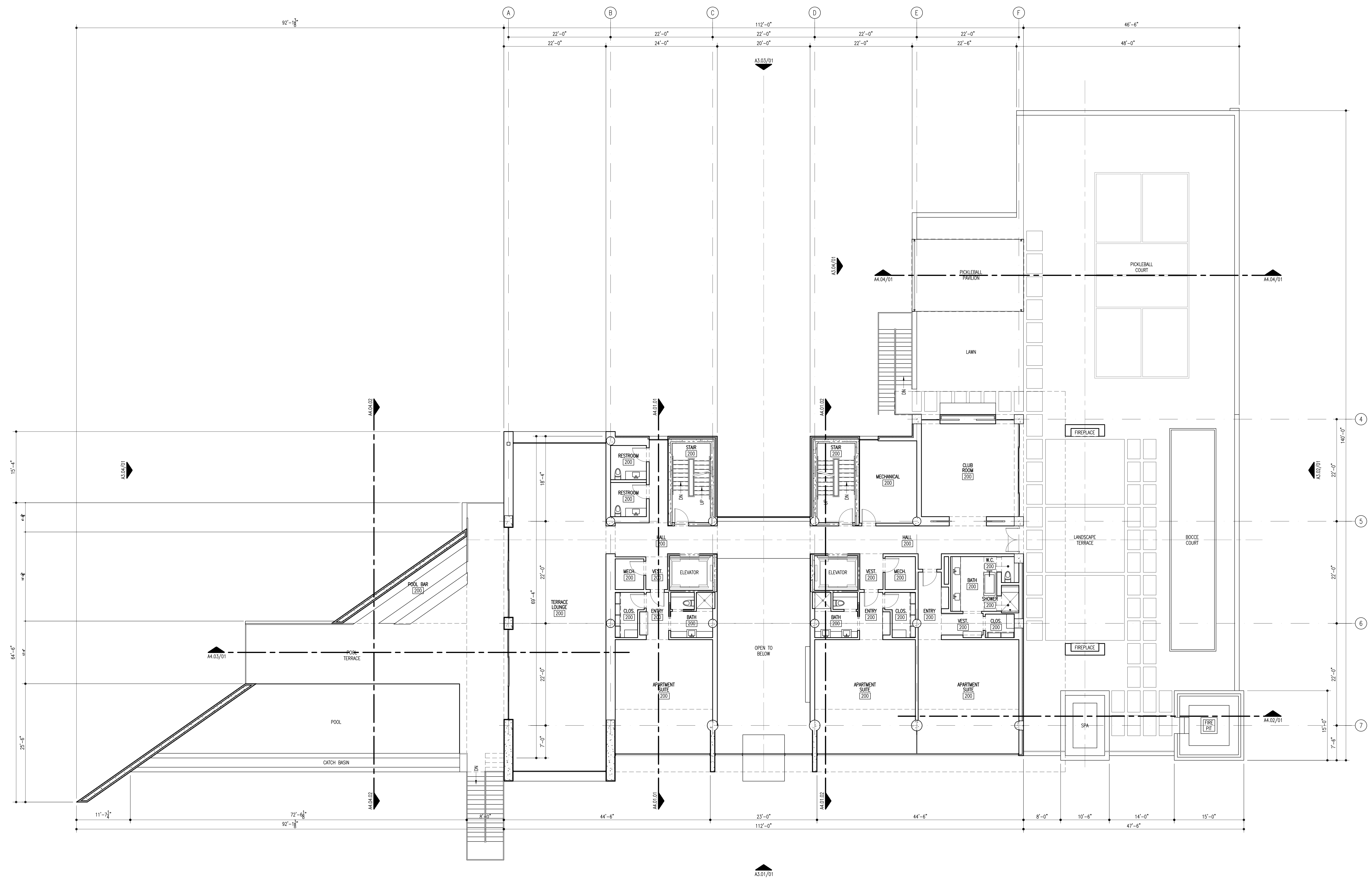
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Pearson Grove Tower

Fort Worth, Texas
 Job No. 0564

Title	Ground Level Floor Plan
Date	Sheet
	A2.01



PROGRESS PRINT
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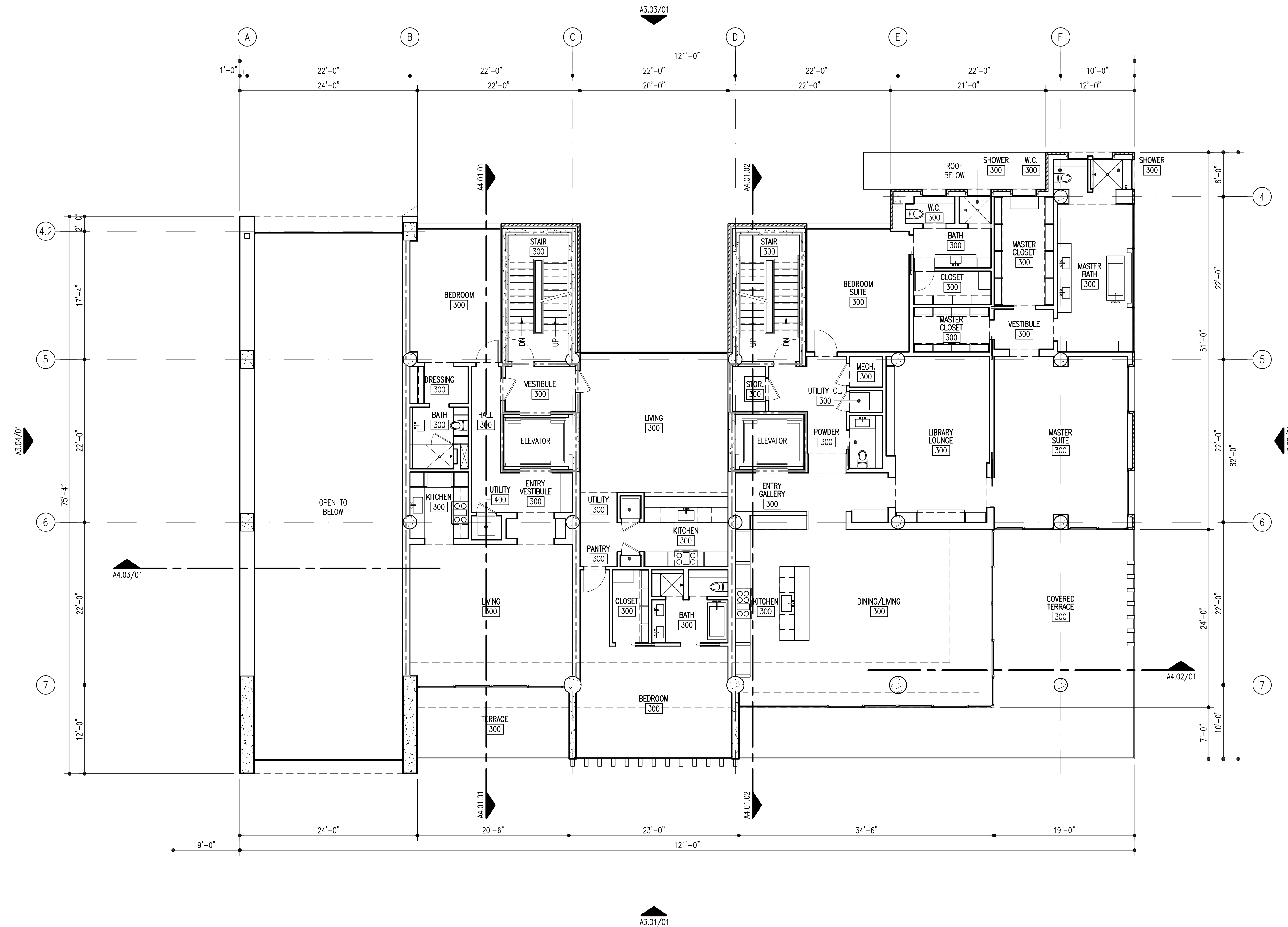
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Pearson Grove Tower
 Fort Worth, Texas
 Job No. 0564

01 SECOND LEVEL FLOOR PLAN
 SCALE: 1/8"=1'-0"

Title	Second Level Floor Plan
Date	Sheet
	A2.02



PROGRESS PRINT
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Owner
 Pearson Grove, LLC
 1635 Rogers Road
 Fort Worth, Texas 76107

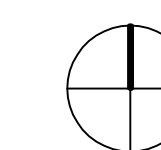
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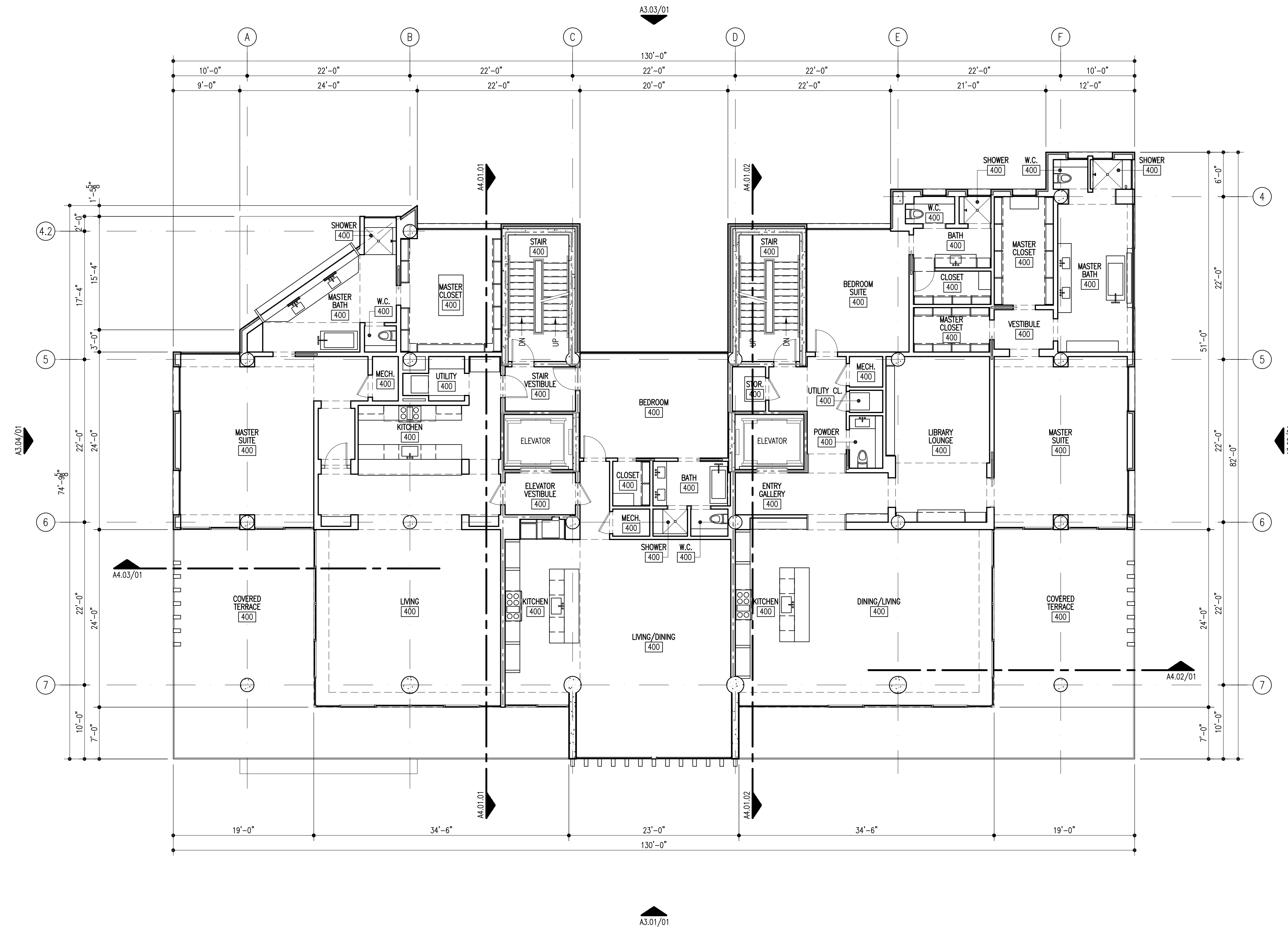
Pearson Grove Tower

Fort Worth, Texas
 Job No. 0564



01 THIRD LEVEL FLOOR PLAN
 SCALE: 1/8"=1'-0"

Title	Third Level Floor Plan
Date	Sheet
	A2.03



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Owner
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 1635 Rogers Road
 Fort Worth, Texas 76107

Architect
 Turner Boaz Architecture
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 Dallas, Texas 75204
 Ph: 214.741.9133
 Fax: 214.741.9083

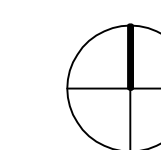
Structural Engineer
 Slantec
 6080 Tennyson Parkway, Suite 200
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 Ph: 214.473.2676
 TBPE No. F-6324

Civil Engineer
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 Ph: 817.335.6511

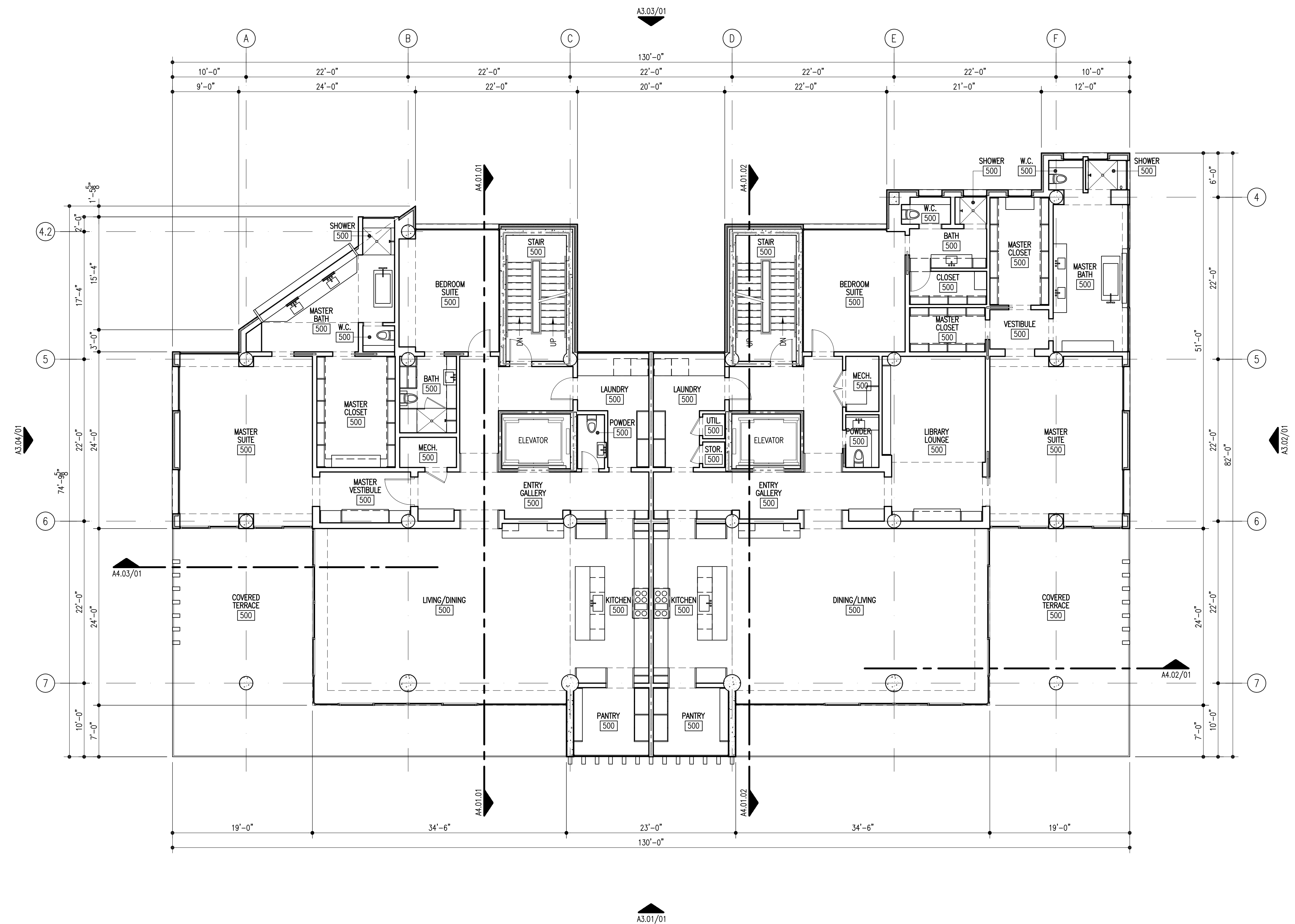
Pearson Grove Tower

Fort Worth, Texas
 Job No. 0564

Title	Levels 4-6 Floor Plan
Date	Sheet
	A2.04



01 LEVELS 4-6 FLOOR PLAN
 SCALE: 1/8"=1'-0"



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 Fax: 214.741.9083

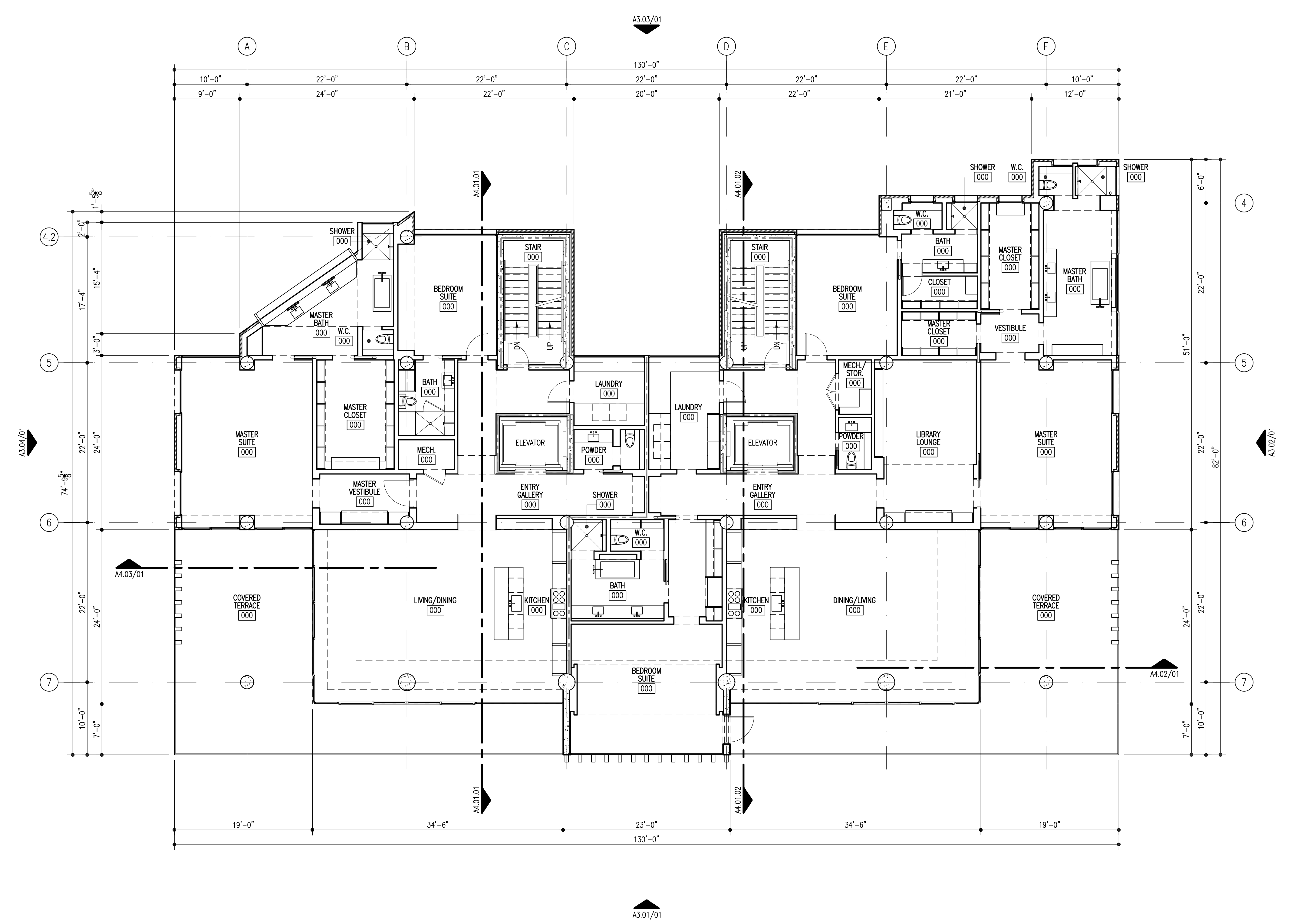
Structural Engineer
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Title	Levels 7-10 Floor Plan
Date	Sheet
	A2.05



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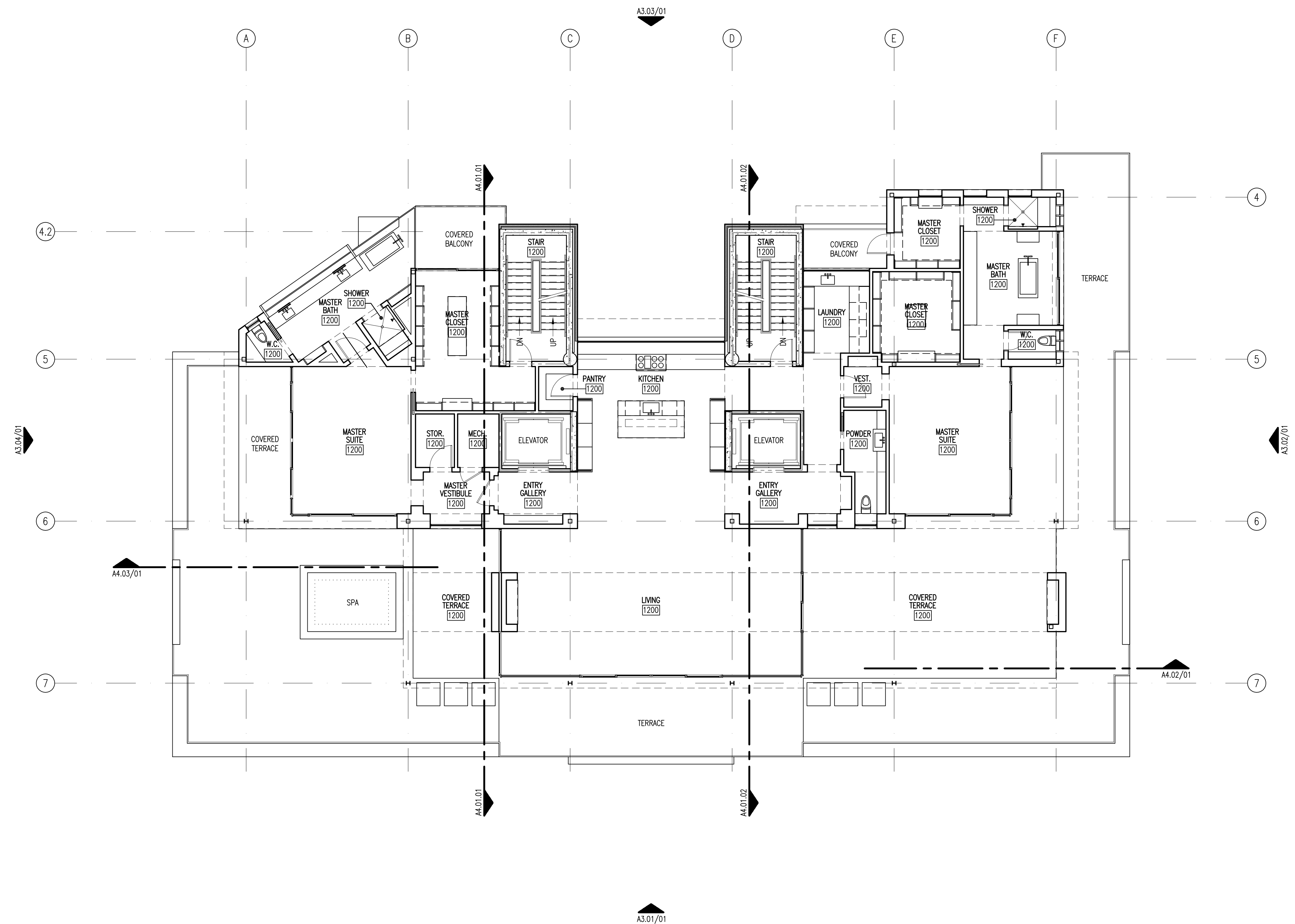
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Title	
Level 11 Floor Plan	
Date	Sheet
	A2.06



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 Fort Worth, Texas 76107

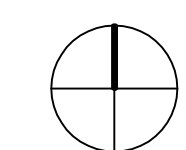
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Fort Worth, Texas
 Job No. 0564



01 LEVEL 12 FLOOR PLAN
 SCALE: 1/8"=1'-0"

Title	Level 12 Floor Plan
Date	Sheet
	A2.07

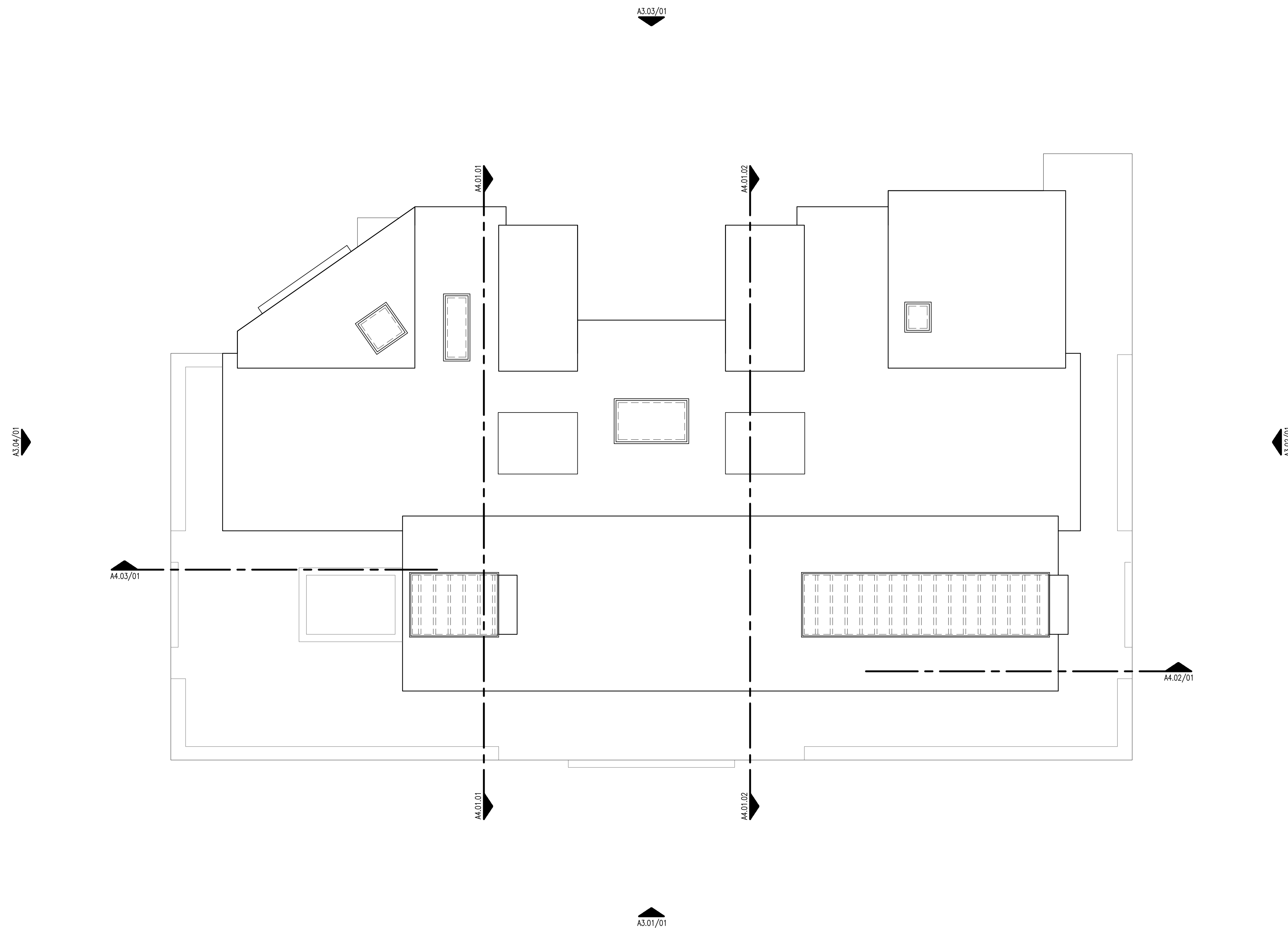
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CONSTRUCTION

Owner
Pearson Grove, LLC
1635 Rogers Road
Fort Worth, Texas 76107

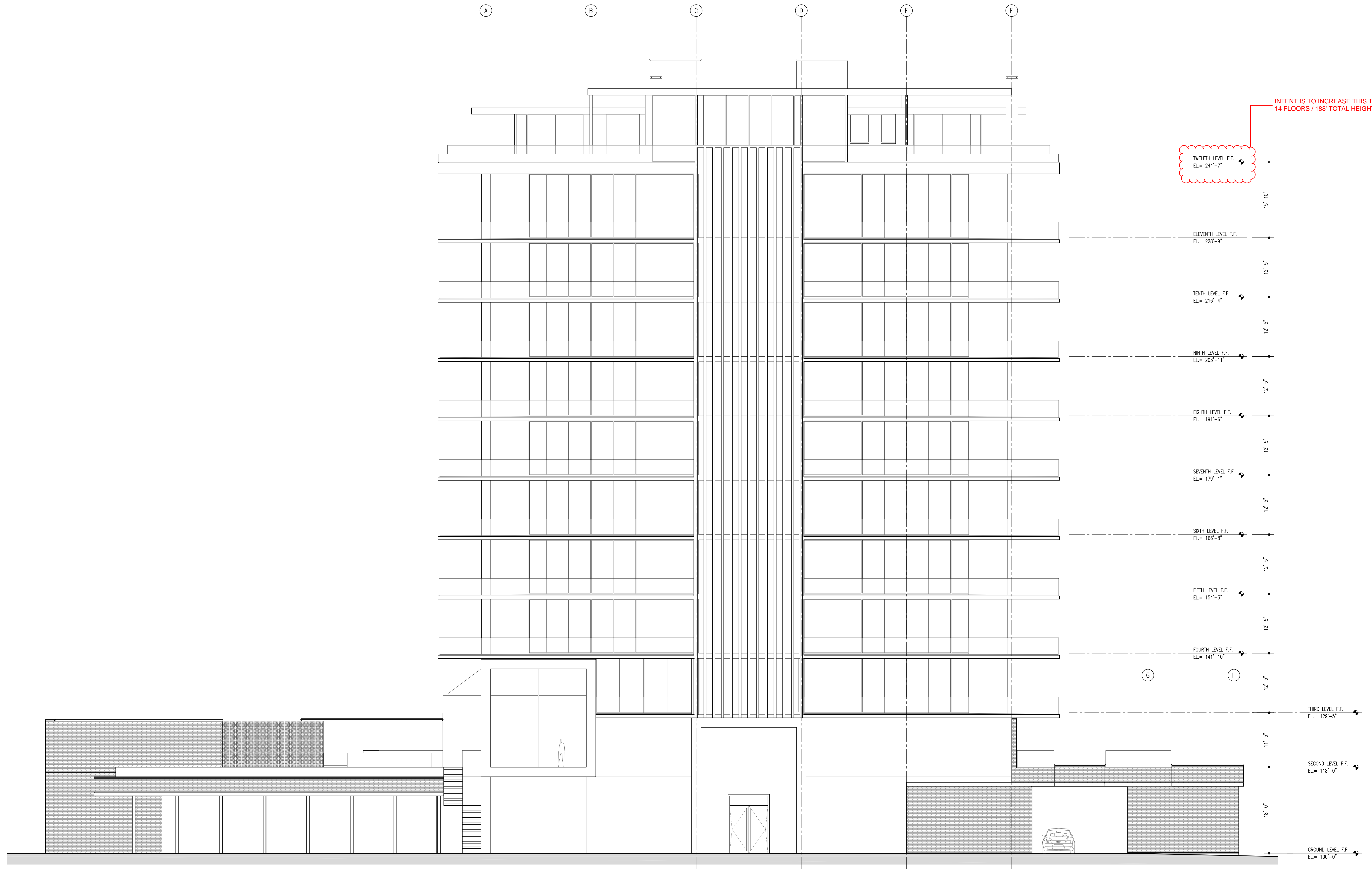
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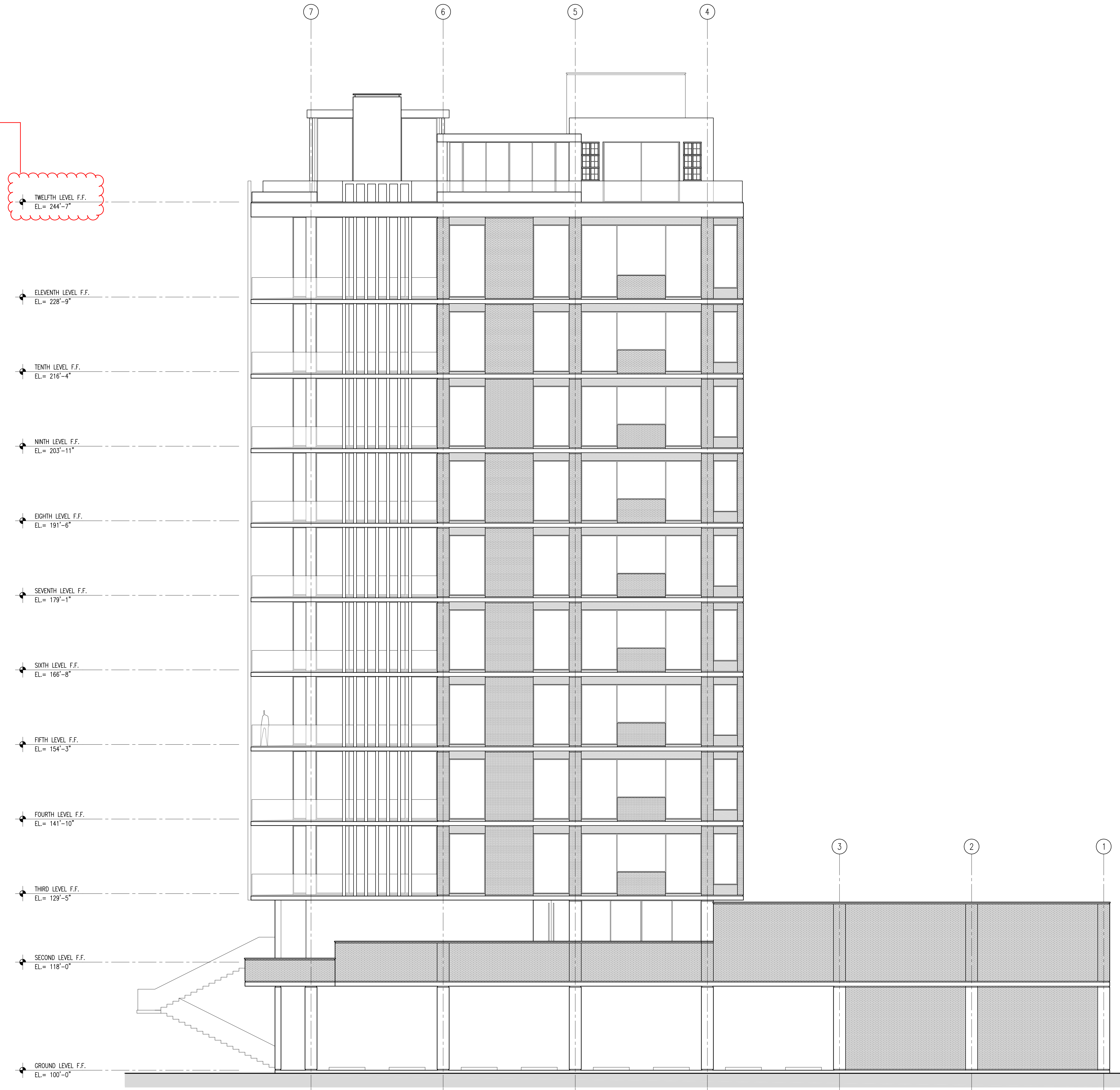
Civil Engineer
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Pearson Grove Tower
 Fort Worth, Texas
 Job No. 0564

01 SOUTH EXTERIOR ELEVATION
 SCALE: 1/8"=1'-0"

Title	South Exterior Elevation
Date	Sheet
	A3.01

INTENT IS TO INCREASE THIS TO 14 FLOORS / 188' TOTAL HEIGHT



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01 EAST EXTERIOR ELEVATION
 SCALE: 1/8"=1'-0"

Title	East Exterior Elevation
Date	Sheet
	A3.02



INTENT IS TO INCREASE THIS TO
 14 FLOORS / 188' TOTAL HEIGHT

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Architect
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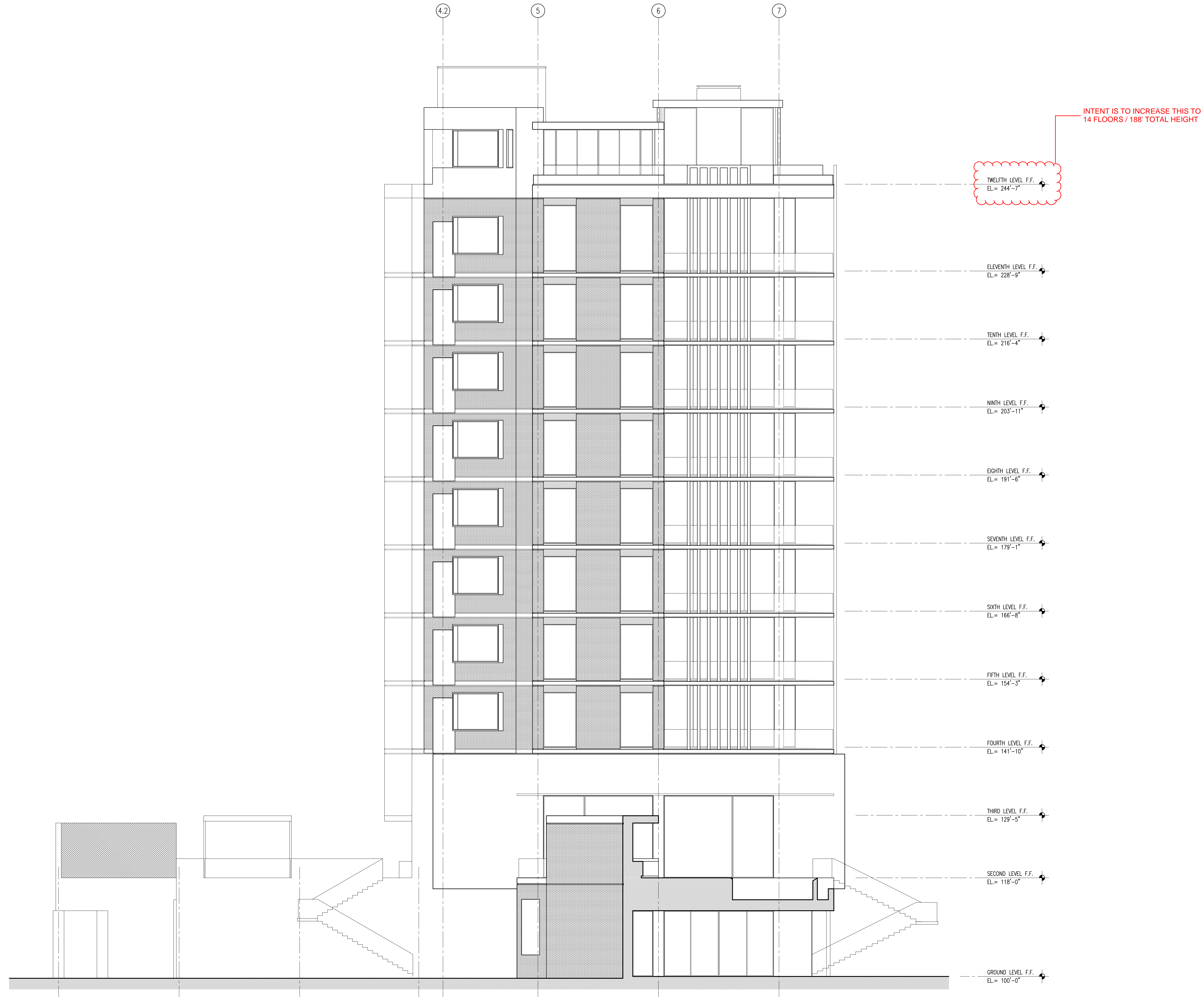
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01 NORTH EXTERIOR ELEVATION
 SCALE: 1/8"=1'-0"

Title	North Exterior Elevation
Date	Sheet
	A3.03



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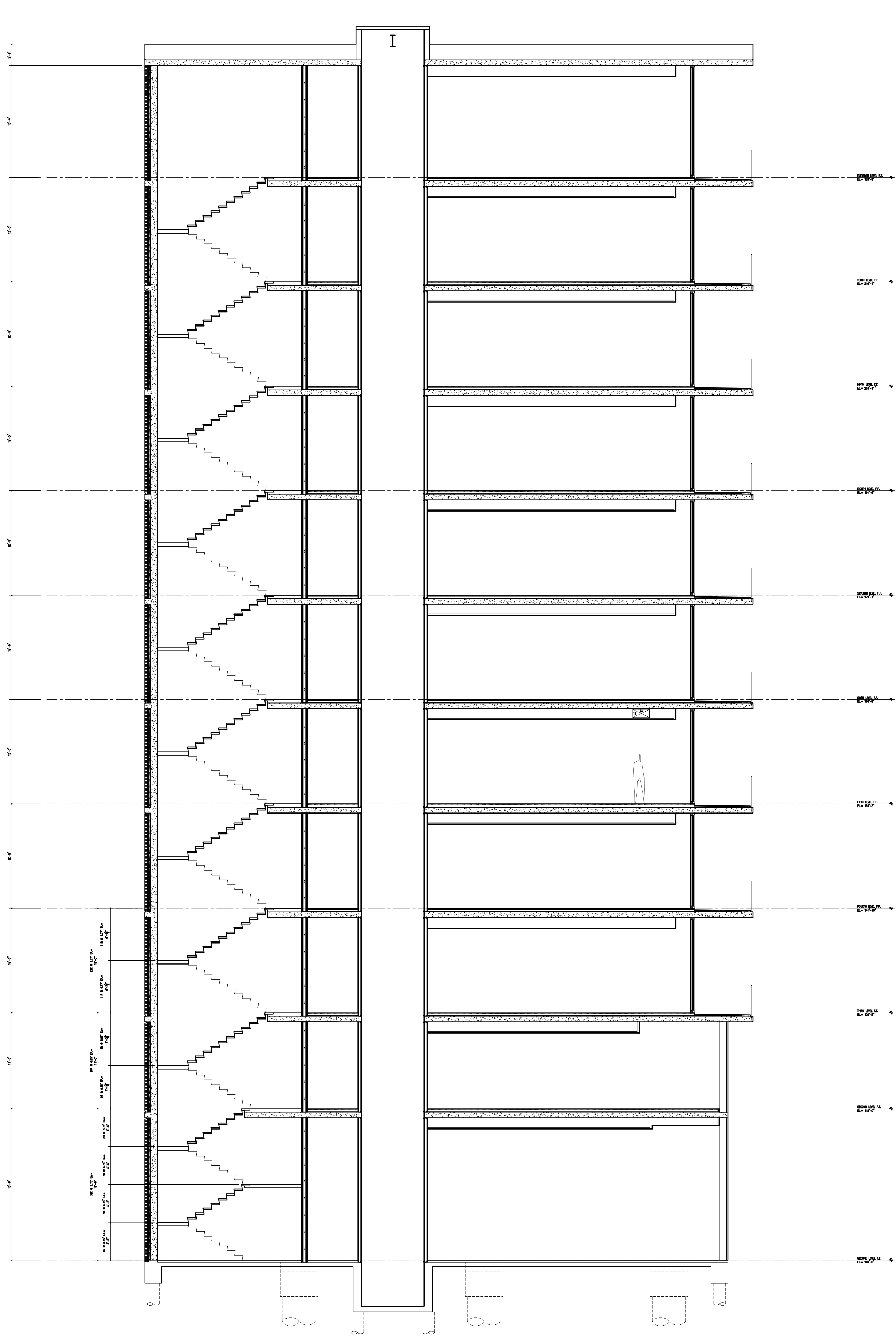
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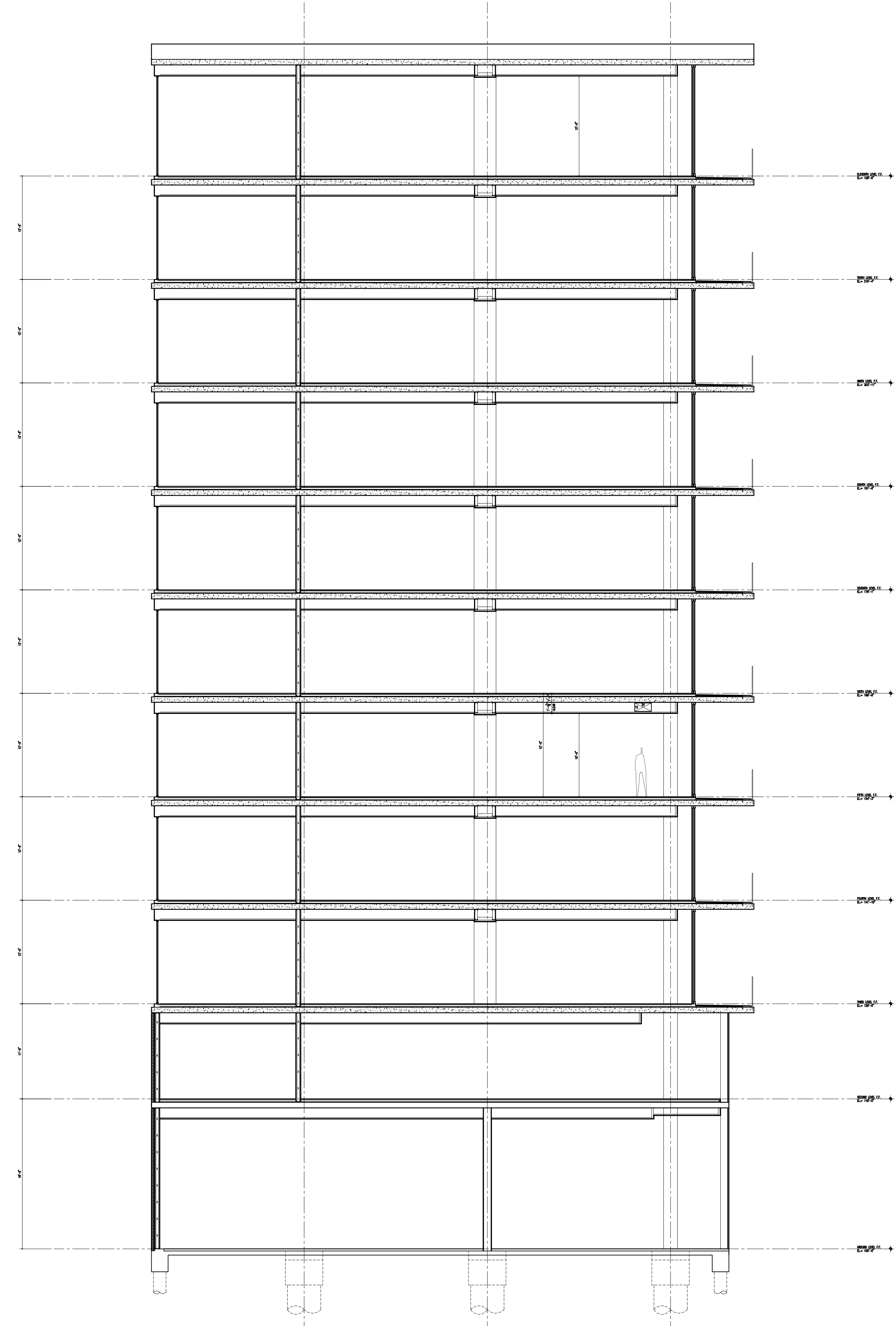
Pearson Grove Tower
 Fort Worth, Texas
 Job No. 0564

01 WEST EXTERIOR ELEVATION
 SCALE: 1/8"=1'-0"

Title	West Exterior Elevation
Date	Sheet
	A3.04



02 BUILDING SECTION
 SCALE: 1/8"=1'-0"



01 BUILDING SECTION
 SCALE: 1/8"=1'-0"

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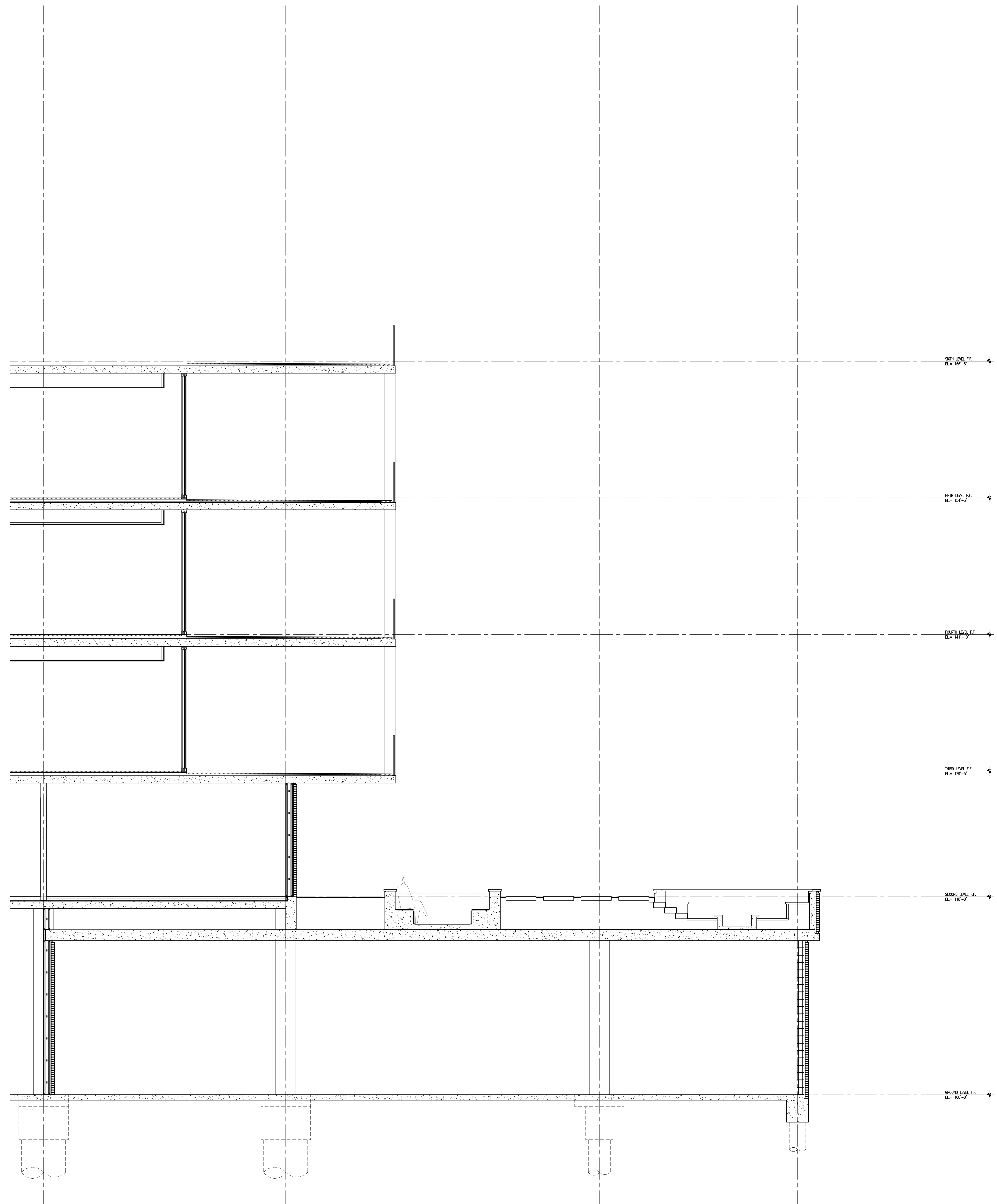
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Fort Worth, Texas
 Job No. 0564

Title	
Building Sections	
Date	Sheet
	A4.01



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TBPE No. F-6324

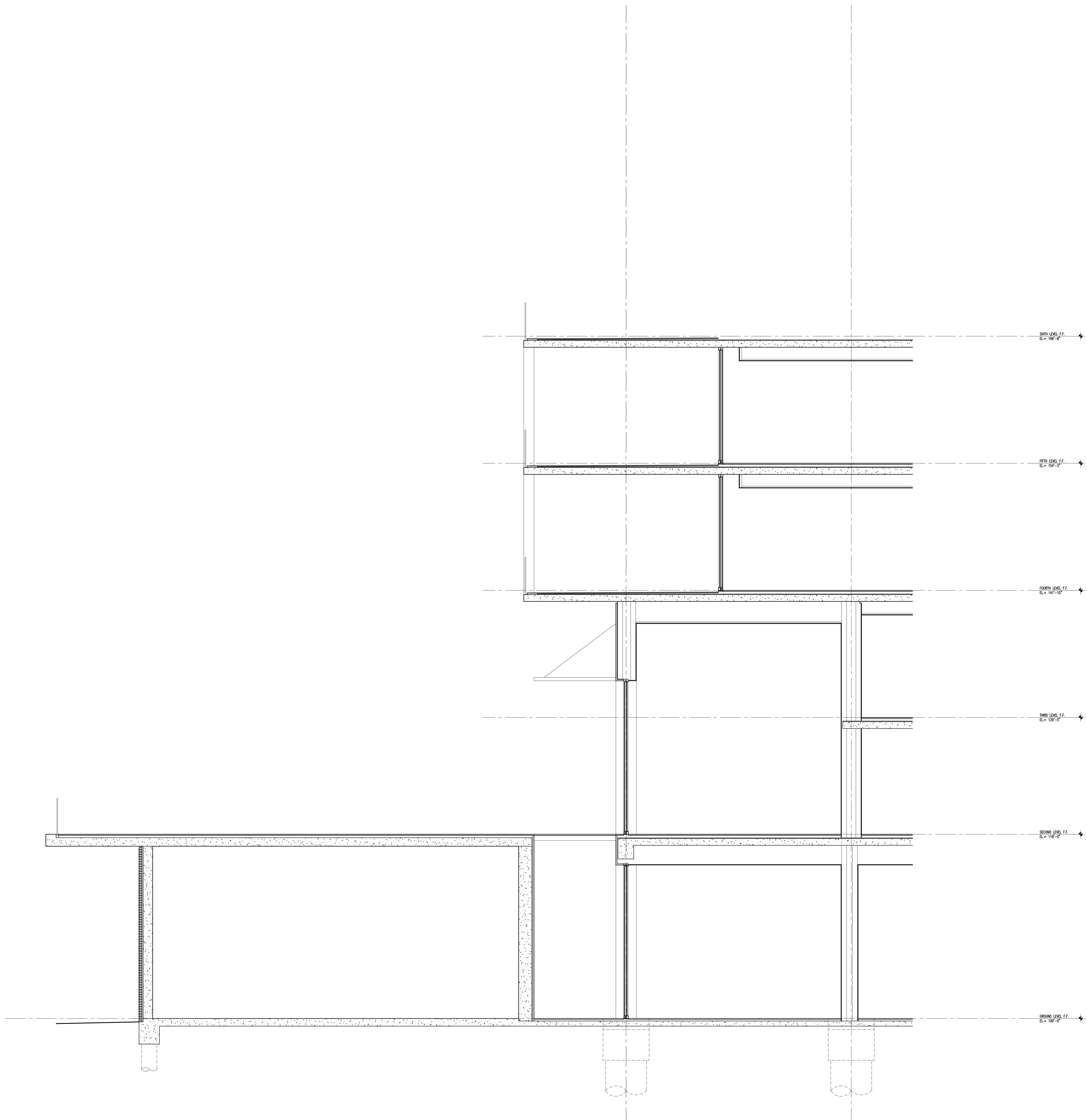
Civil Engineer
Kimley-Horn
801 Cherry Street, Suite 950
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Ph: 817.335.6511

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Fort Worth, Texas
Job No. 0564

01 BUILDING SECTION
SCALE: 1/4"=1'-0"

Title	
Building Sections	
Date	Sheet
	A4.02



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TBPE No. F-6324

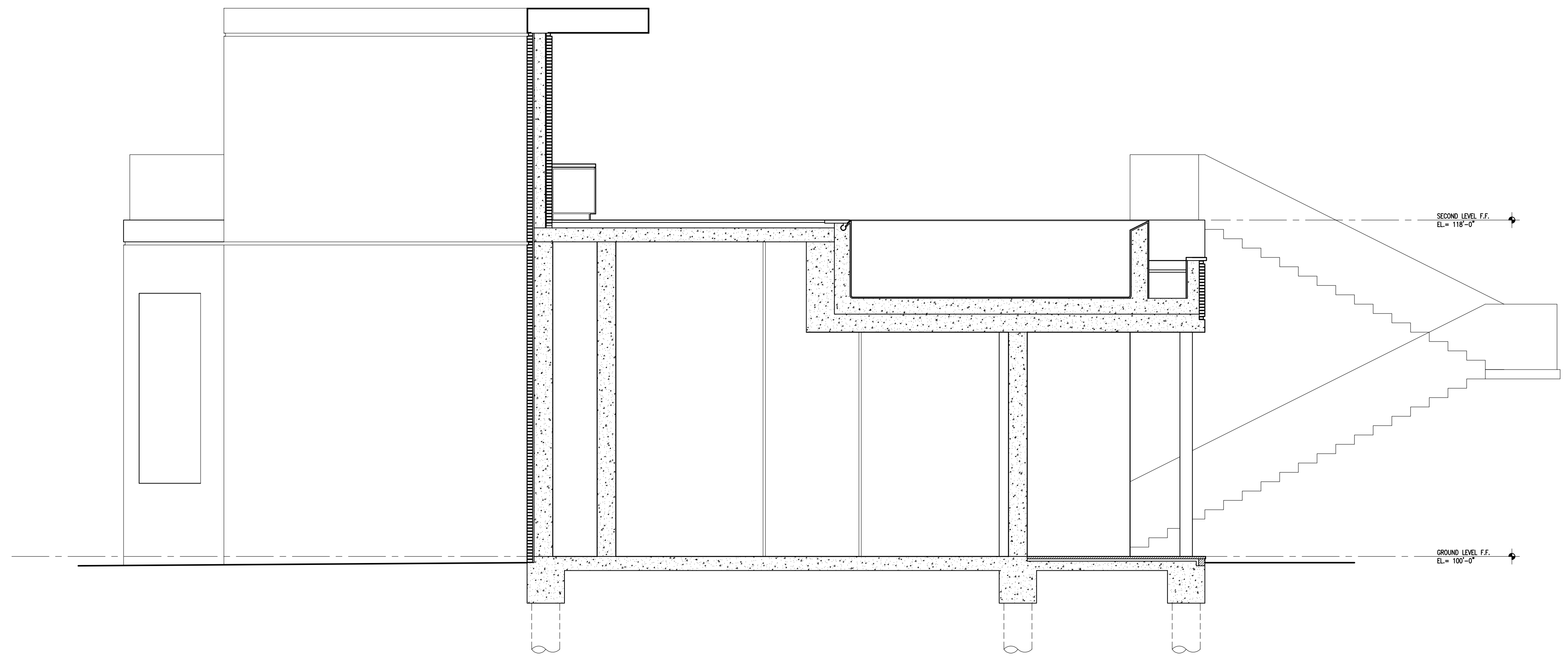
Civil Engineer
Kimley-Horn
801 Cherry Street, Suite 950
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Fort Worth, Texas
Job No. 0564

01 BUILDING SECTION
SCALE: 1/4"=1'-0"

Title	
Building Sections	
Date	Sheet
	A4.03



02 BUILDING SECTION
 SCALE: 1/4"=1'-0"

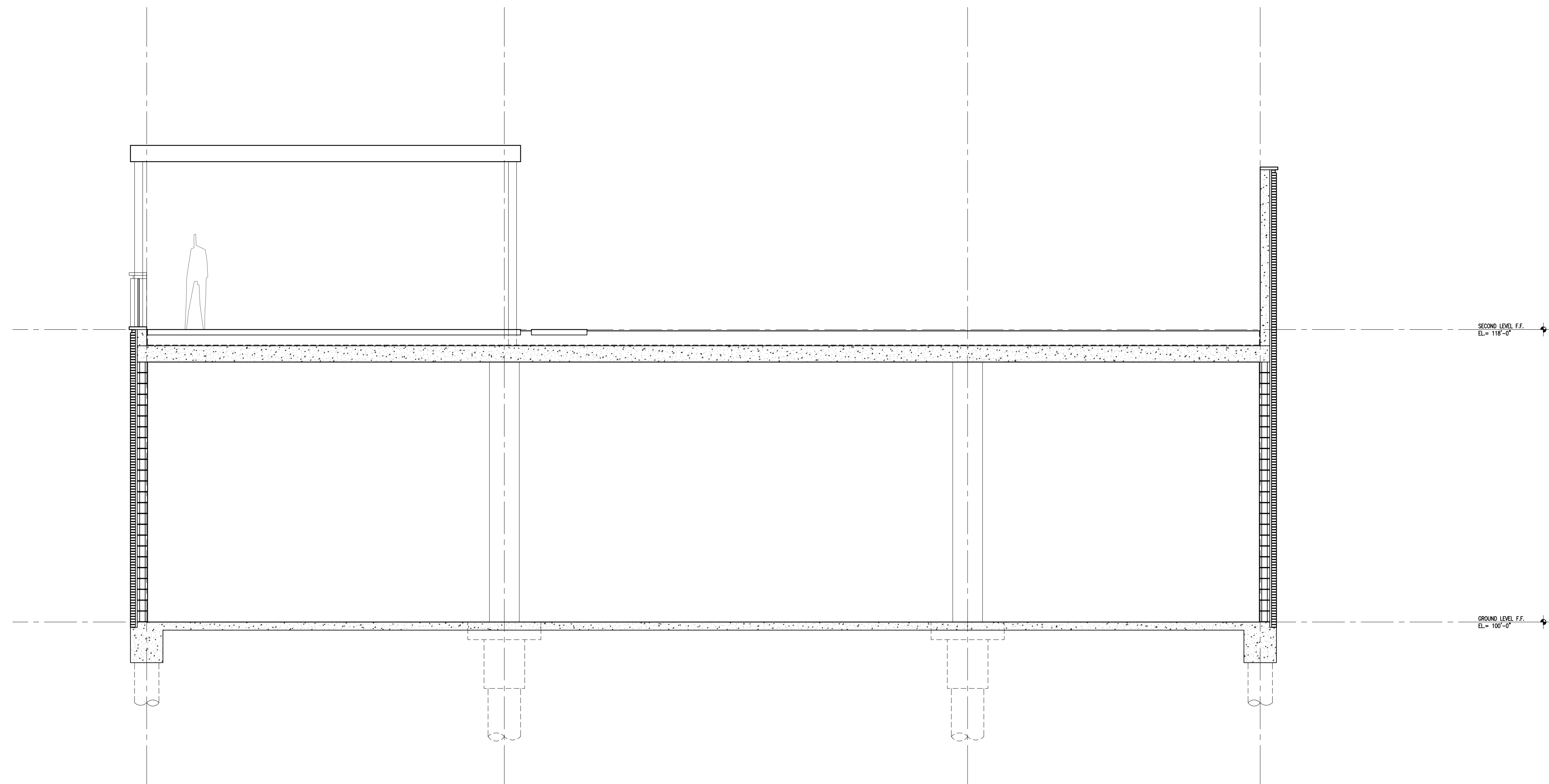
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 Pearson Grove, LLC
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01 BUILDING SECTION
 SCALE: 1/4"=1'-0"

Pearson Grove Tower
 Fort Worth, Texas
 Job No. 0564

Title	
Building Sections	
Date	Sheet
	A4.04



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 Fort Worth, Texas 76107

Architect
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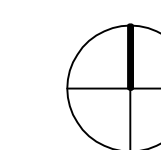
Structural Engineer
 Stantec
 6080 Tennyson Parkway, Suite 200
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 Ph: 214.473.2676
 TBPE No. F-6324

Civil Engineer
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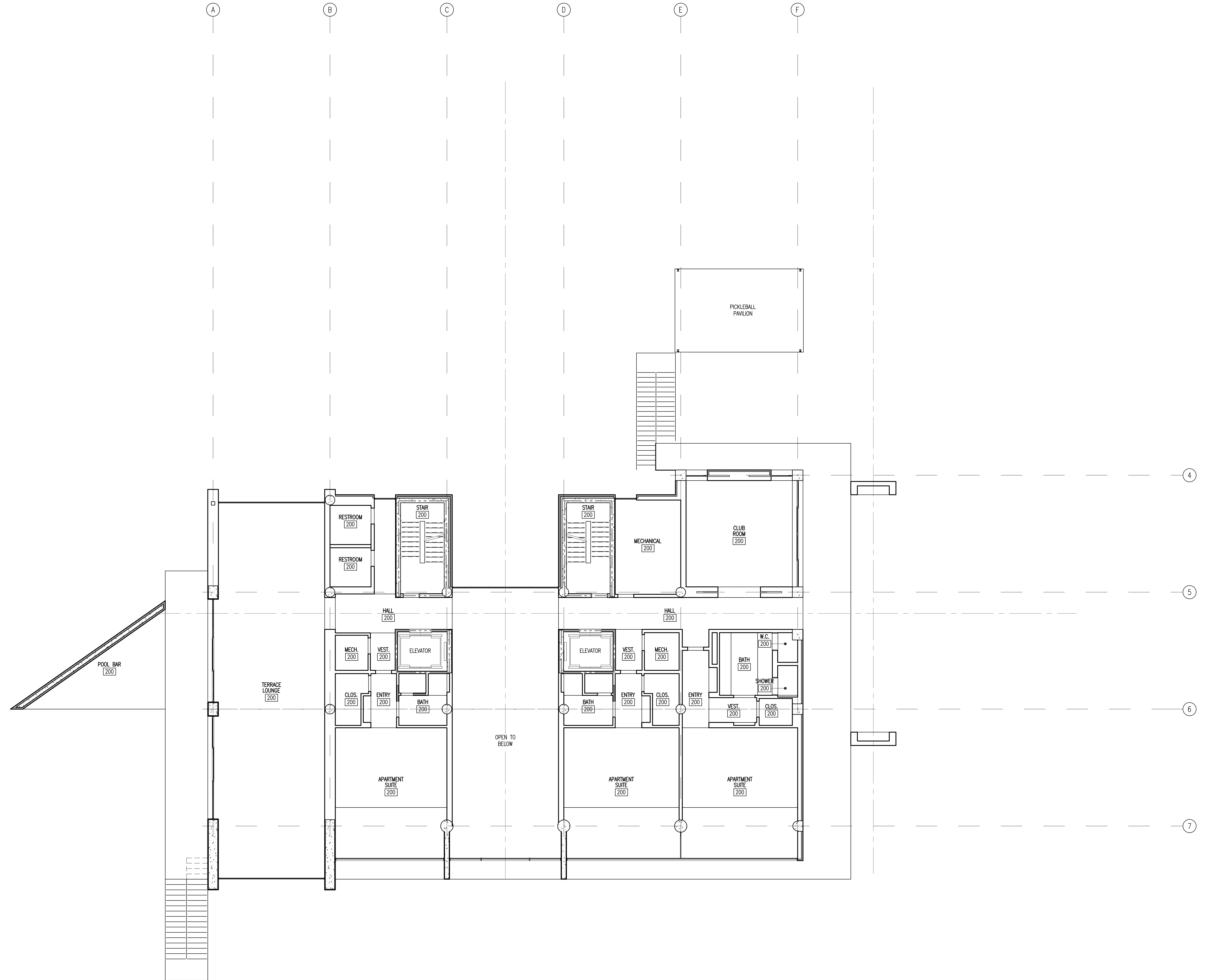
Pearson Grove Tower

Fort Worth, Texas
 Job No. 0564

Title	Ground Level RCP
Date	Sheet
	A9.01



01 GROUND LEVEL REFLECTED CEILING PLAN
 SCALE: 1/8"=1'-0"



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Architect
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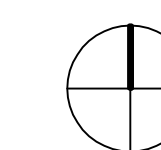
Structural Engineer
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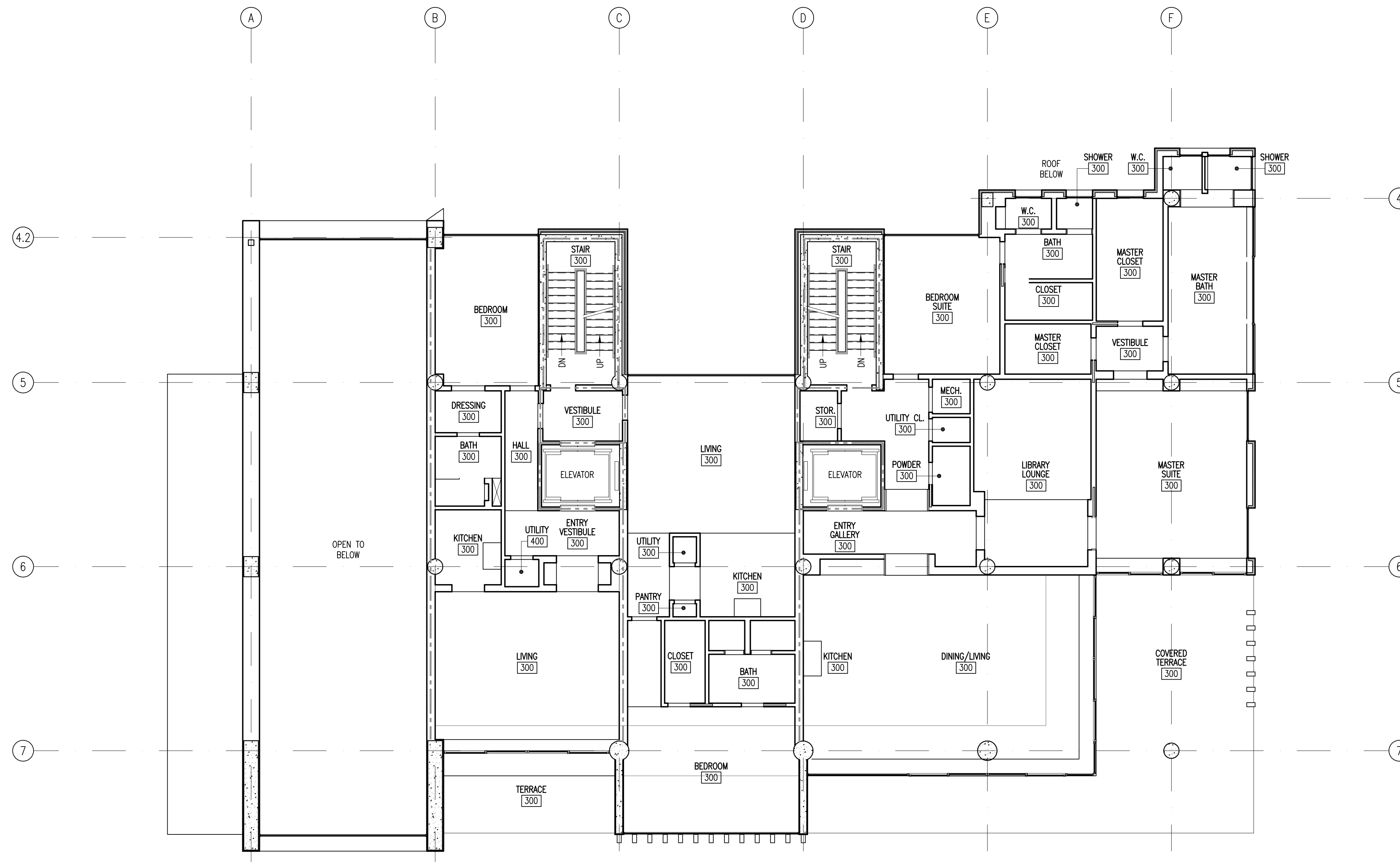
Pearson Grove Tower

Fort Worth, Texas
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Title	Second Level RCP
Date	Sheet
	A9.02



01 SECOND LEVEL REFLECTED CEILING PLAN
 SCALE: 1/8"=1'-0"



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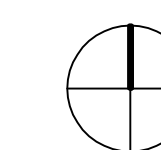
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Pearson Grove Tower

Fort Worth, Texas
 Job No. 0564

Title	Third Level RCP
Date	Sheet
	A9.03



01 THIRD LEVEL REFLECTED CEILING PLAN
 SCALE: VP-FP

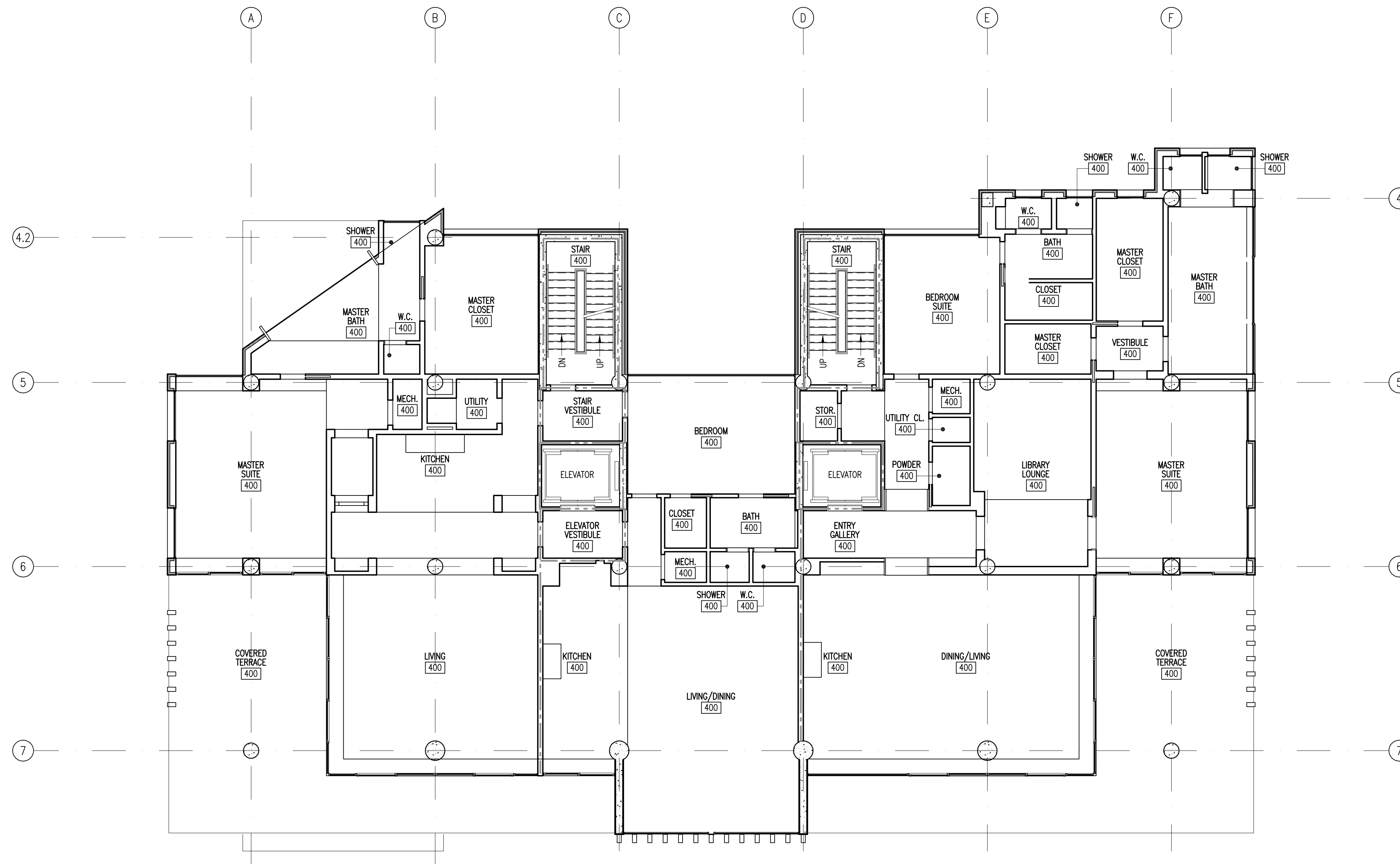
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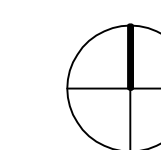
Structural Engineer
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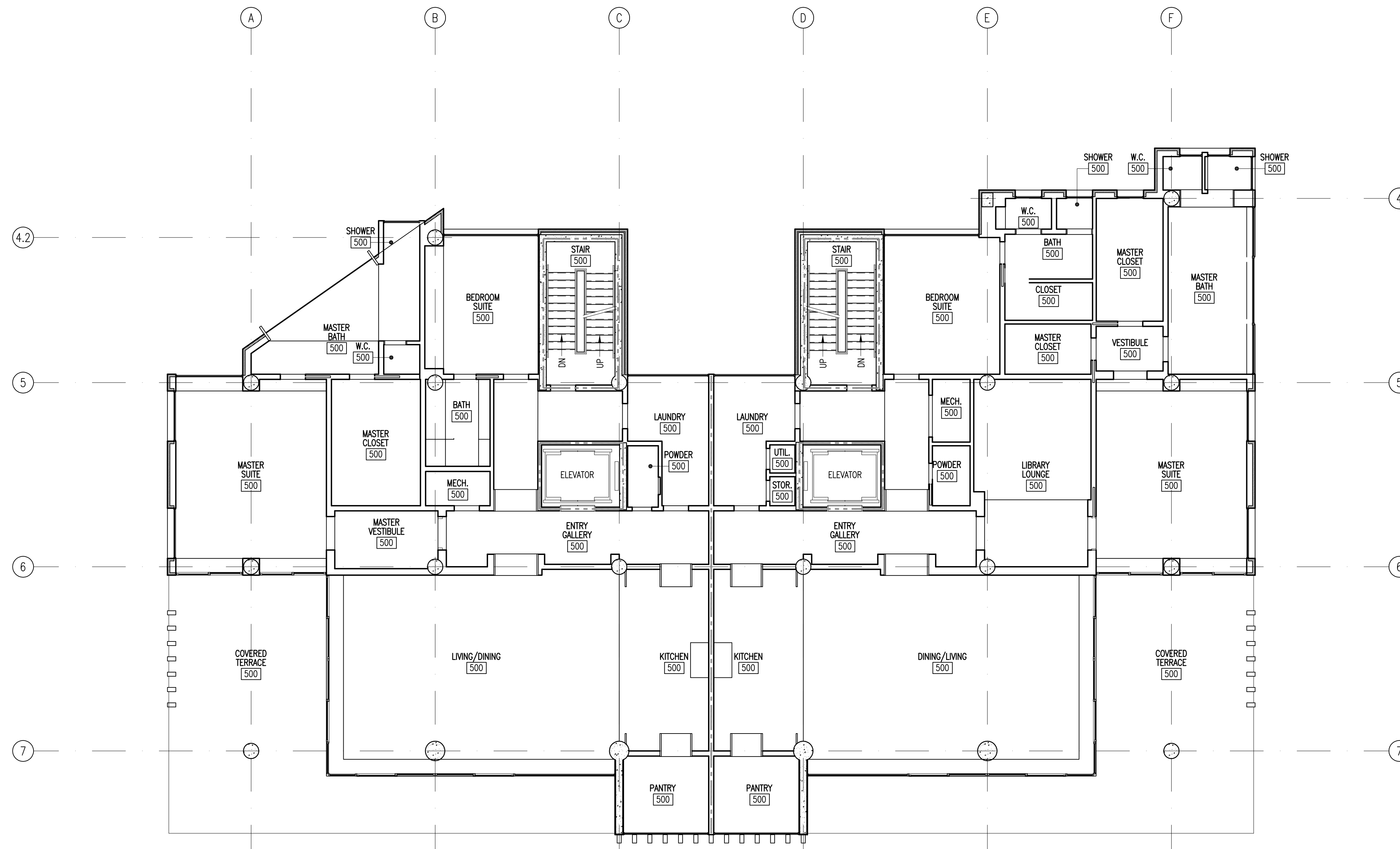


Pearson Grove Tower
 Fort Worth, Texas
 Job No. 0564

Title	Levels 4-6 RCP
Date	Sheet
	A9.04



01 LEVELS 4-6 REFLECTED CEILING PLAN
 SCALE: 1/8"=1'-0"



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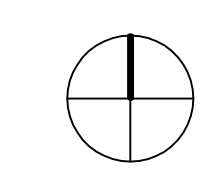
Owner
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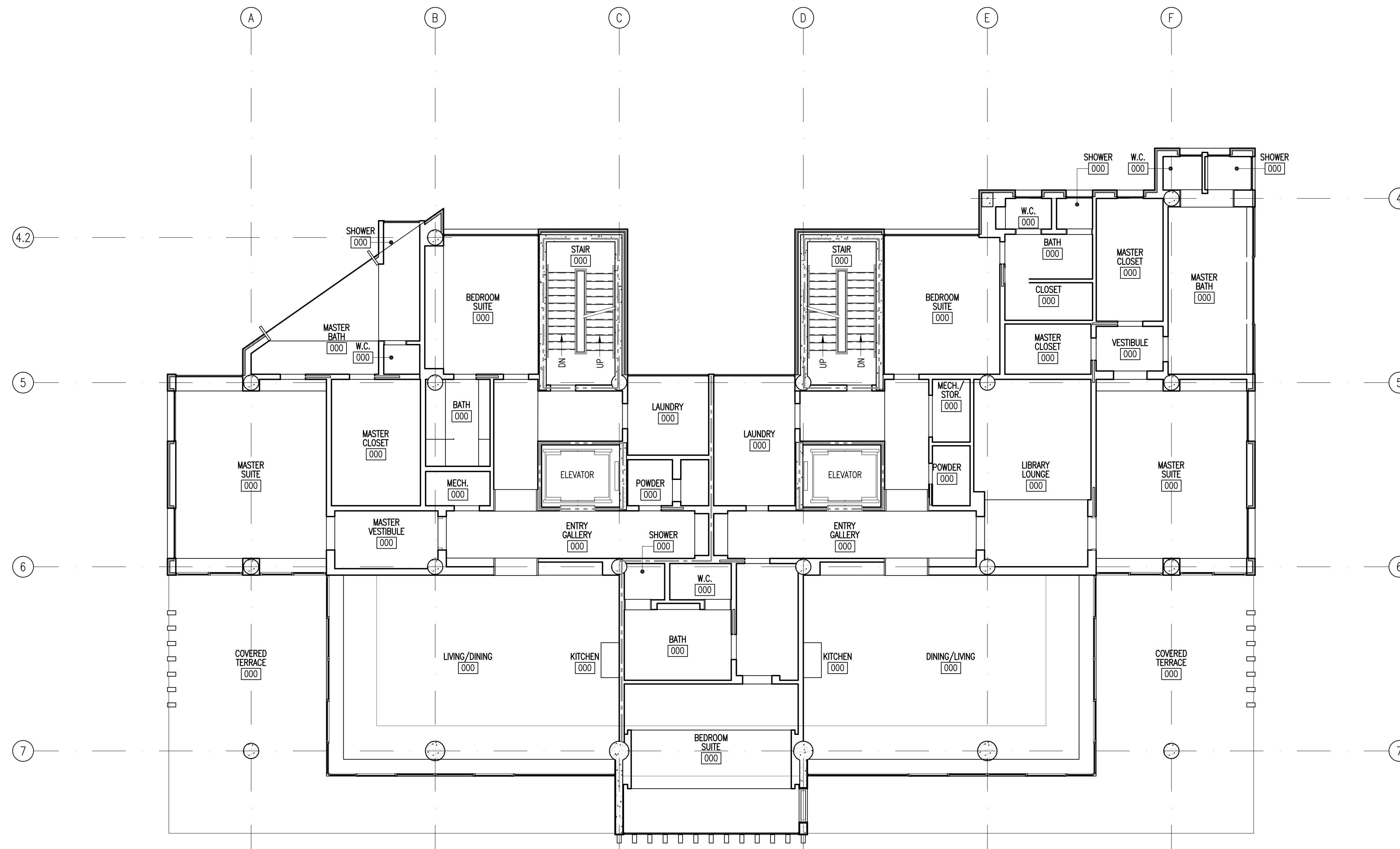
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Pearson Grove Tower
 Fort Worth, Texas
 Job No. 0564



01 LEVELS 7-10 REFLECTED CEILING PLAN
 SCALE: 1/8"=1'-0"

Title	Levels 7-10 RCP
Date	Sheet
	A9.05



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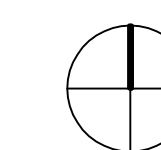
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 TBPE No. F-6324

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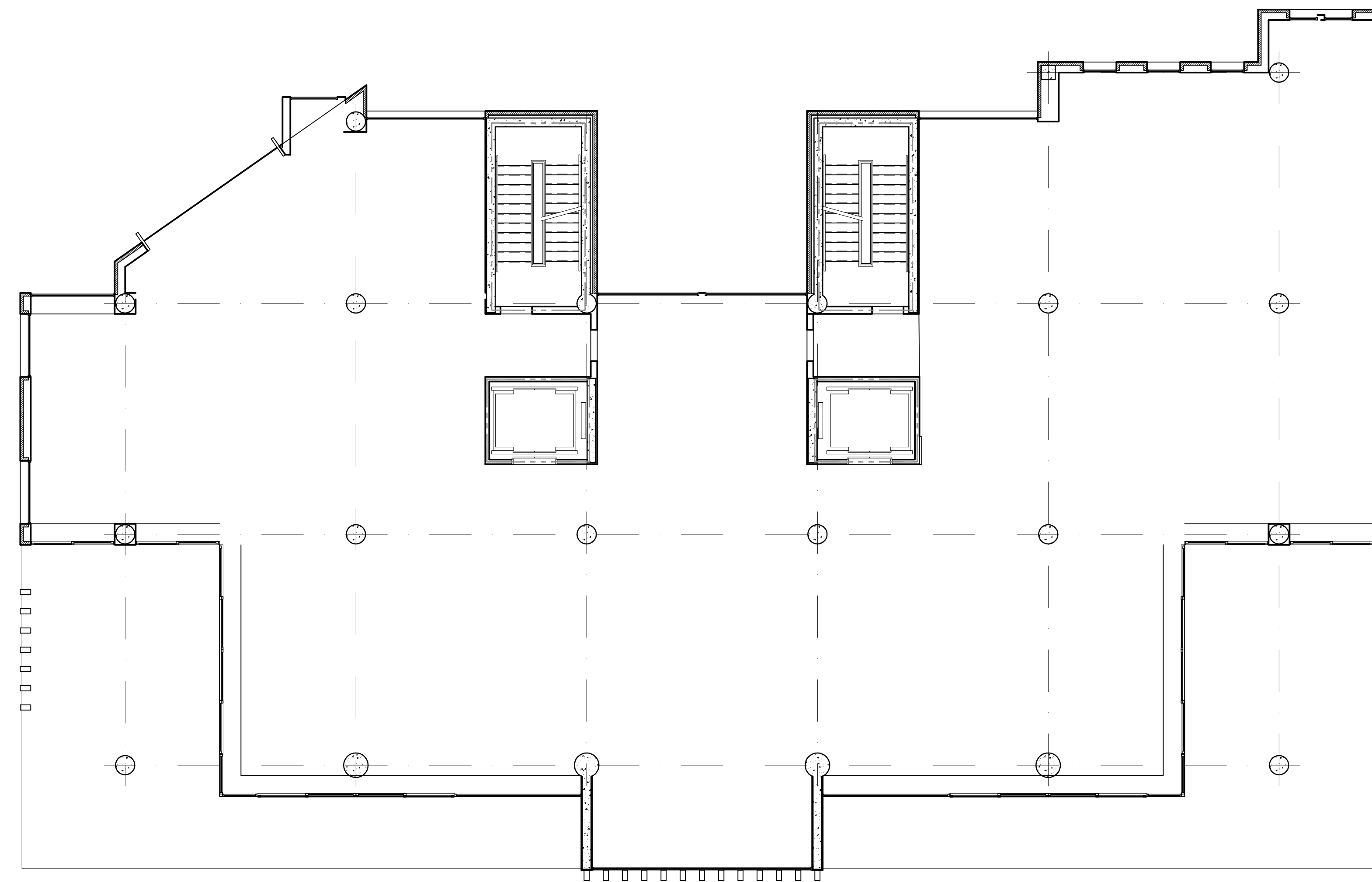
Pearson Grove Tower

Fort Worth, Texas
 Job No. 0564

Title	Level 11 RCP
Date	Sheet
	A9.06



01 LEVEL 11 REFLECTED CEILING PLAN
 SCALE: 1/8"=1'-0"



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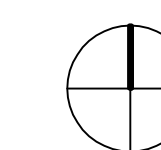
Owner
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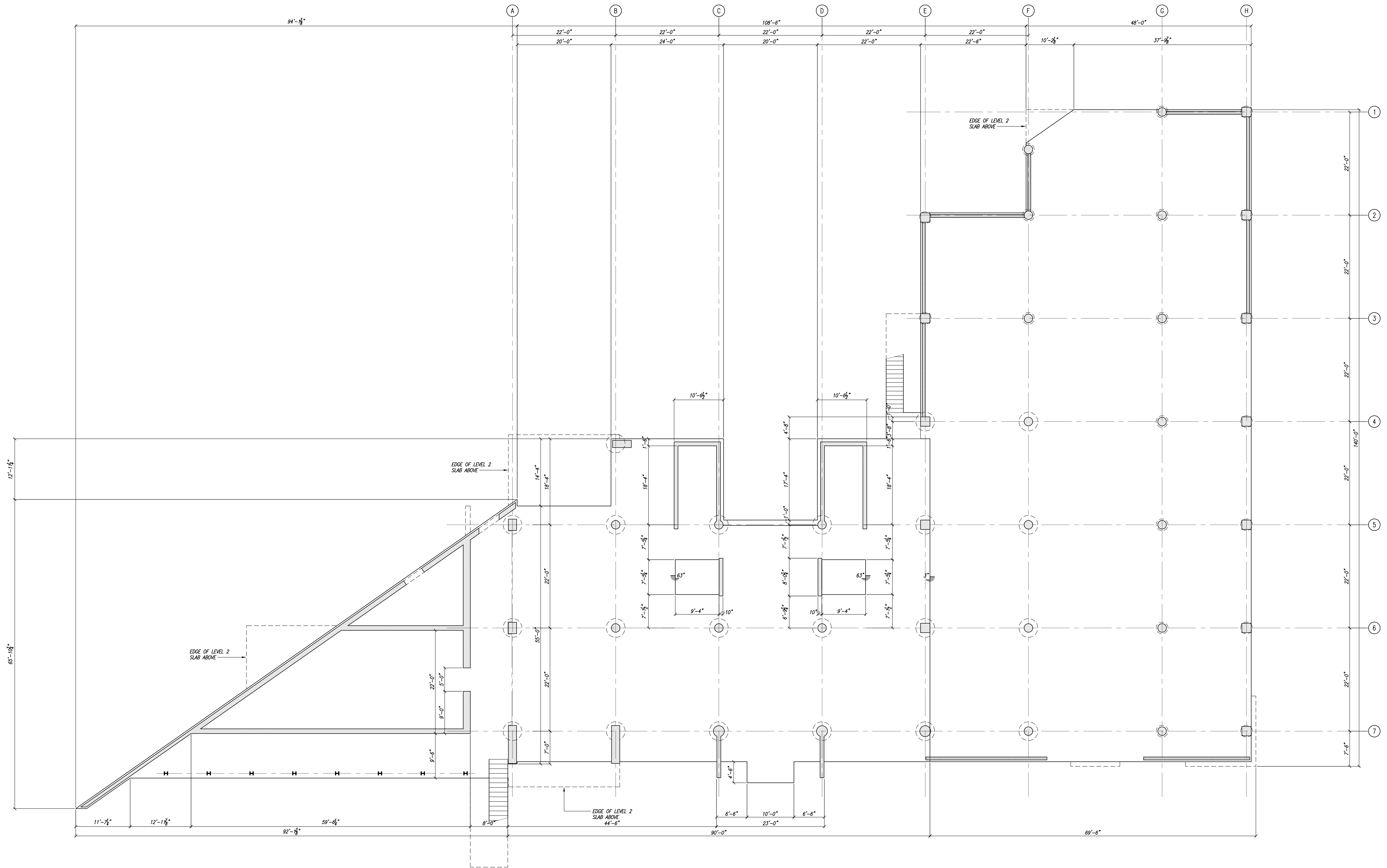
Civil Engineer
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**Pearson Grove
Tower**
Fort Worth, Texas
Job No. 0564



01 LEVEL 12 REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"

Title	Level 12 RCP
Date	Sheet
	A9.07



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Owner
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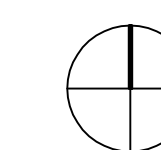
Architect
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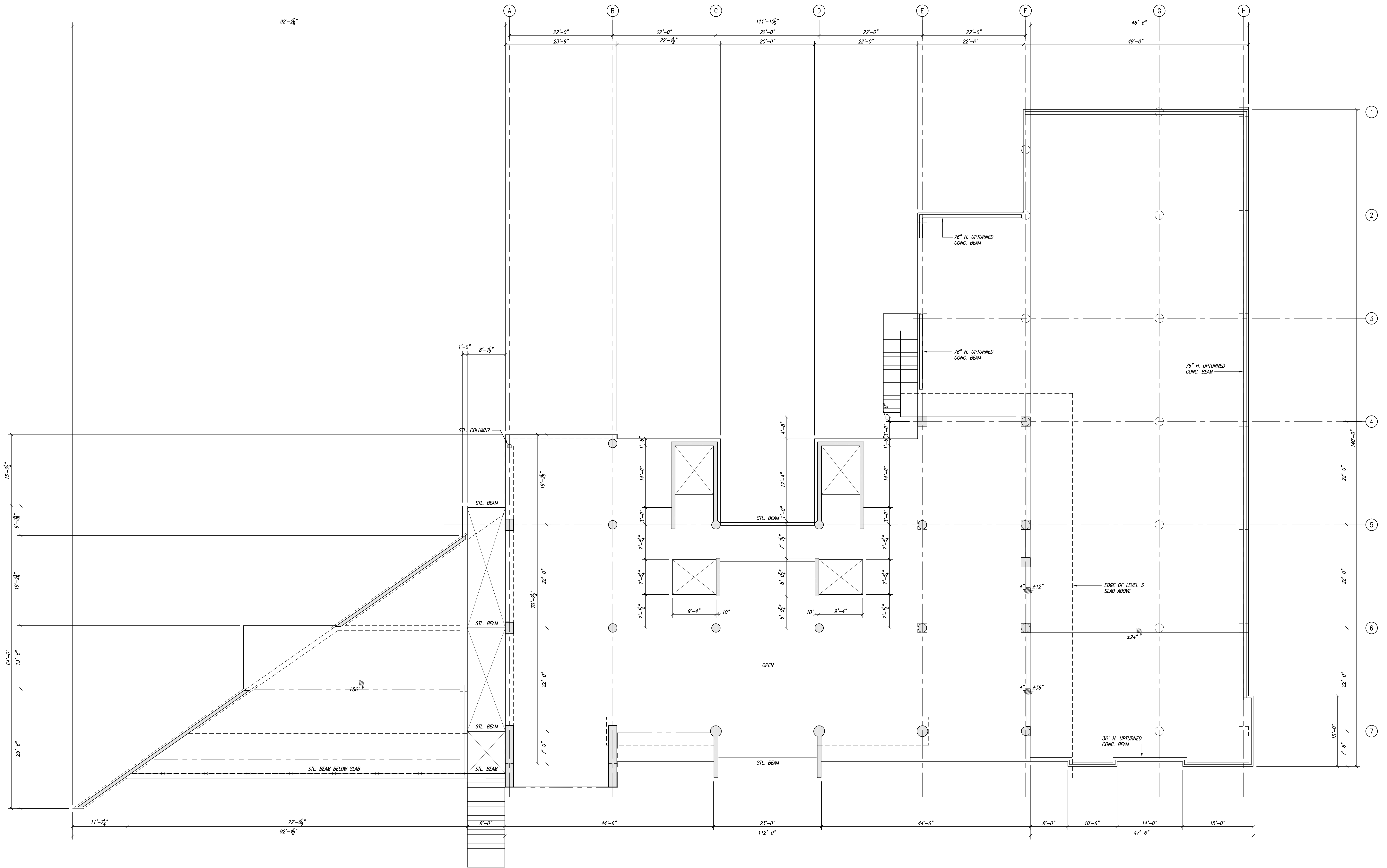
Pearson Grove Tower

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 Job No. 0564



01 FOUNDATION PLAN
 SCALE: 1/8"=1'-0"

Title	Foundation Plan
Date	Sheet
	S2.01



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 1635 Rogers Road
 Fort Worth, Texas 76107

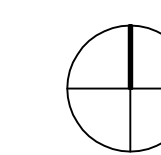
Architect
 Turner Boaz Architecture
 2511 State Street
 Dallas, Texas 75204
 Ph: 214.741.9133
 Fax: 214.741.9083

Structural Engineer
 Slantec
 6080 Tennyson Parkway, Suite 200
 Plano, Texas 75024
 Ph: 214.473.2676
 TBPE No. F-6324

Civil Engineer
 Kimley-Horn
 801 Cherry Street, Suite 950
 Fort Worth, Texas 76102
 Ph: 817.335.6511

Pearson Grove Tower
 Fort Worth, Texas
 Job No. 0564

Title	Second Level Struct. Plan
Date	Sheet
	S2.02



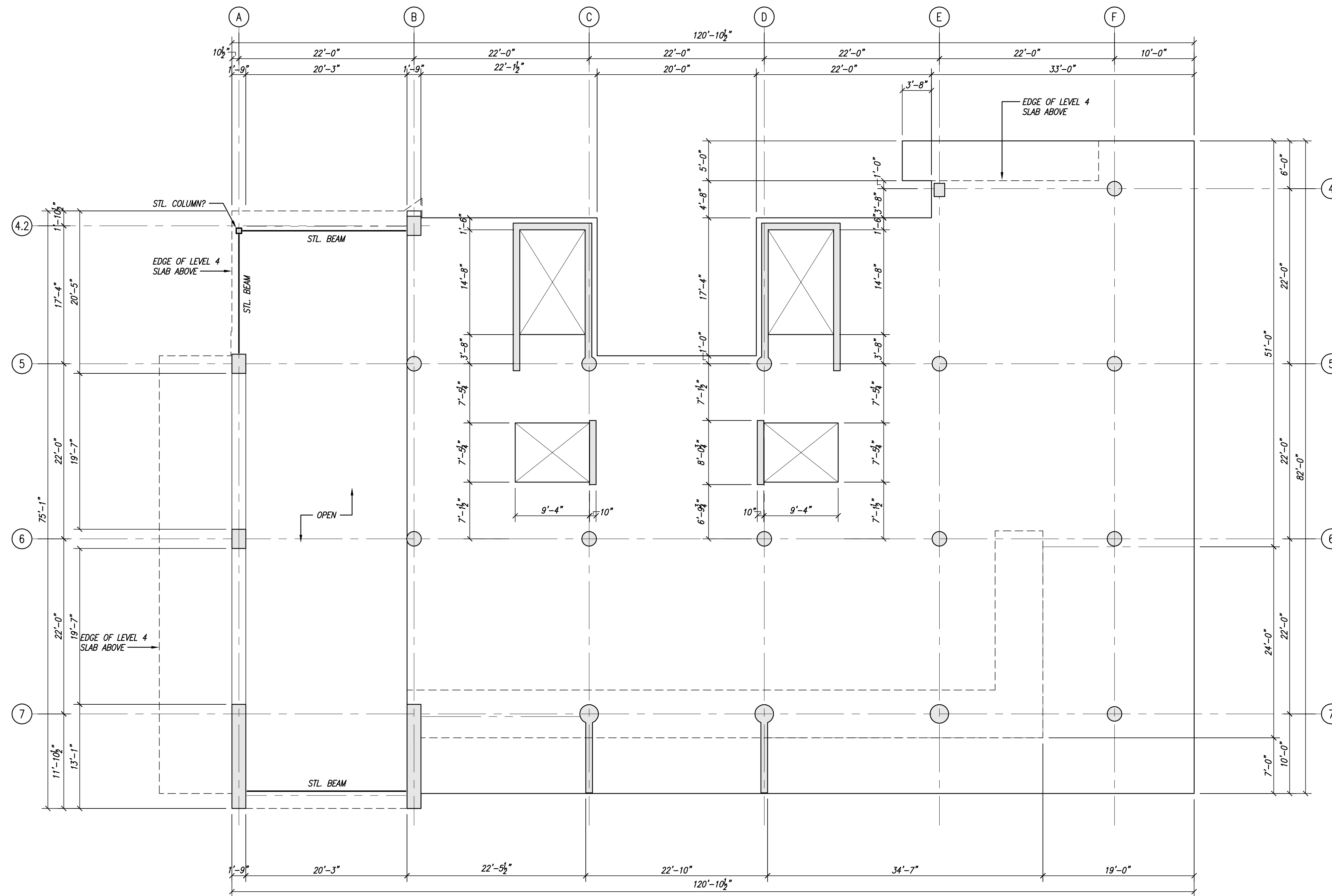
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NOT FOR
CONSTRUCTION

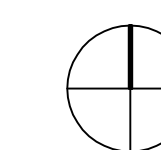
Architect
 Turner Boaz Architecture
 2611 State Street
 Dallas, Texas 75204
 Ph. 214.741.9133
 Fax 214.741.9083

Structural Engineer
 Stantec
 6080 Tennyson Parkway, Suite 200
 Plano, Texas 75024
 Ph. 214.473.2678
 TBPE No. F-6324

Civil Engineer
 Kimley-Horn
 801 Cherry Street, Suite 950
 Fort Worth, Texas 76102
 Ph. 817.335.6511

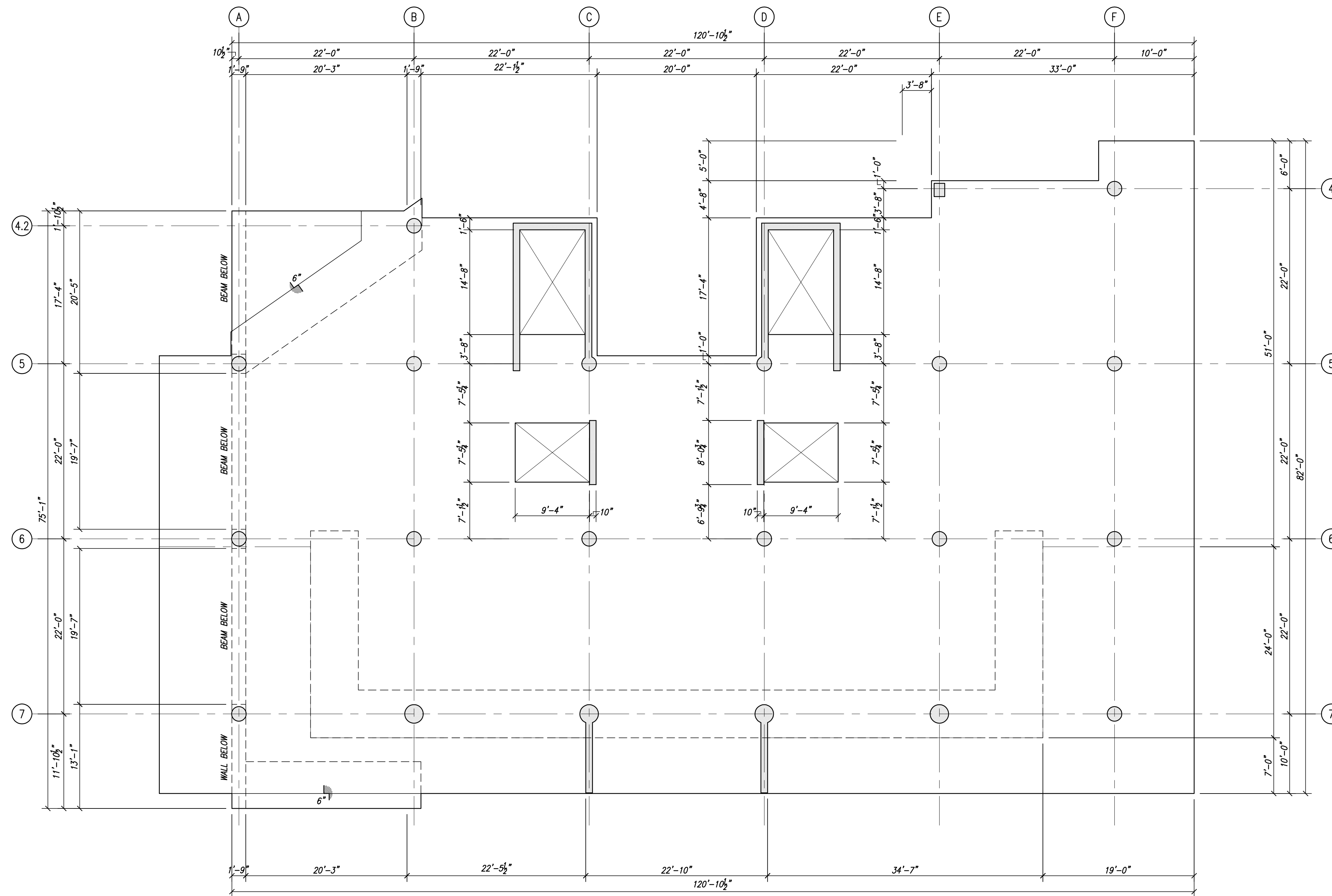


Pearson Grove Tower
 Fort Worth, Texas
 Job No. 0564



01 THIRD LEVEL STRUCTURAL PLAN
 SCALE: 1/8"=1'-0"

Title	Third Level Structural Plan
Date	Sheet
	S2.03



PROGRESS PRINT
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PRELIMINARY
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CONSTRUCTION

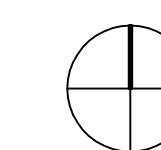
Owner
 Pearson Grove, LLC
 1635 Rogers Road
 Fort Worth, Texas 76107

Architect
 Turner Boaz Architecture
 2511 State Street
 Dallas, Texas 75204
 Ph: 214.741.9133
 Fax: 214.741.9083

Structural Engineer
 Stantec
 6080 Tennyson Parkway, Suite 200
 Plano, Texas 75024
 Ph: 214.473.2676
 TBPE No. F-6324

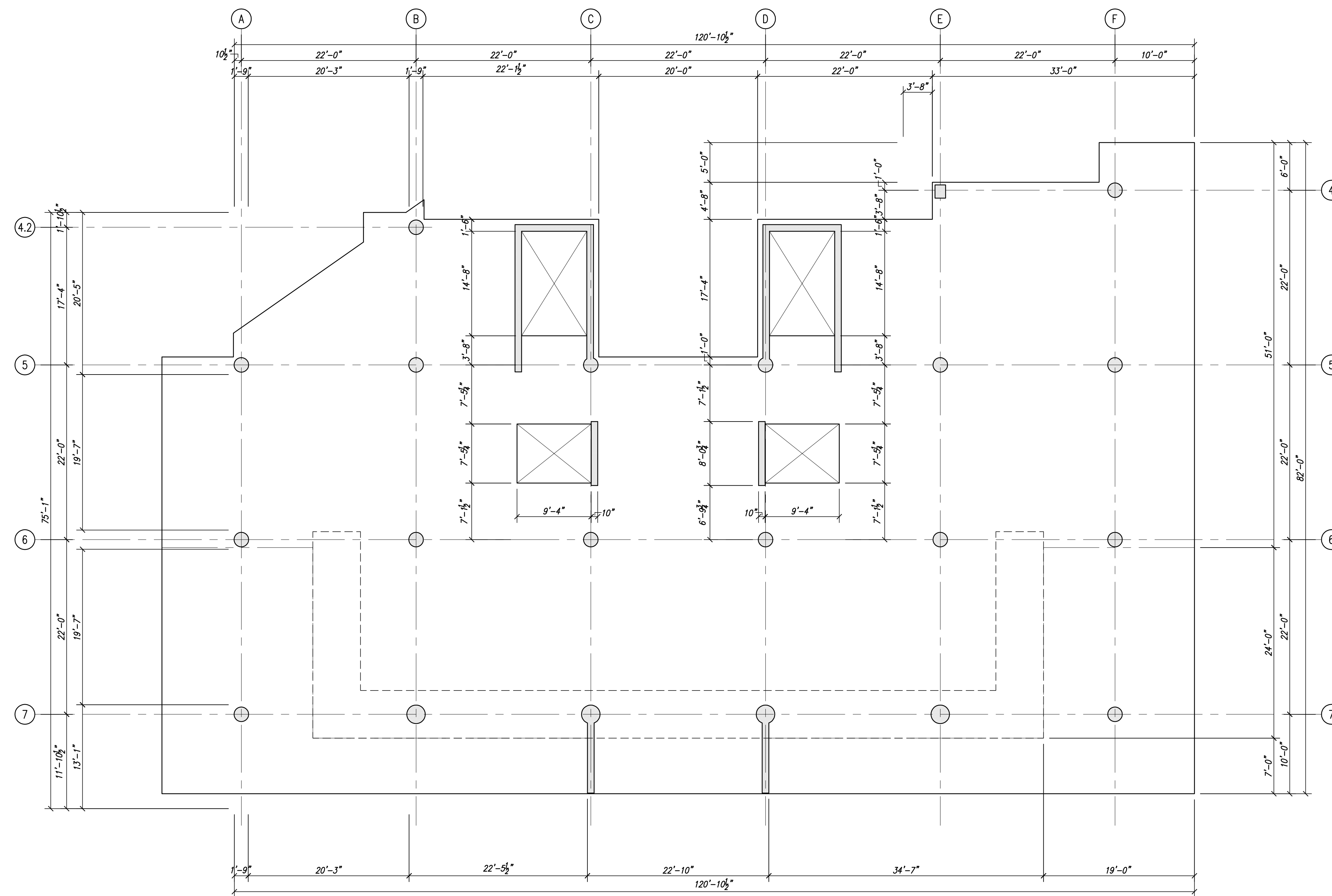
Civil Engineer
 Kimley-Horn
 801 Cherry Street, Suite 950
 Fort Worth, Texas 76102
 Ph: 817.335.6511

Pearson Grove Tower
 Fort Worth, Texas
 Job No. 0564



01 FOURTH LEVEL STRUCTURAL PLAN
 SCALE: 1/8"=1'-0"

Title	Fourth Level Structural Plan
Date	Sheet
	S2.04



PROGRESS PRINT
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PRELIMINARY
NOT FOR
CONSTRUCTION

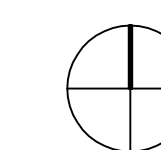
Owner
 Pearson Grove, LLC
 1635 Rogers Road
 Fort Worth, Texas 76107

Architect
 Turner Boaz Architecture
 2511 State Street
 Dallas, Texas 75204
 Ph: 214.741.9133
 Fax: 214.741.9083

Structural Engineer
 Slantec
 6080 Tennyson Parkway, Suite 200
 Plano, Texas 75024
 Ph: 214.473.2676
 TBPE No. F-6324

Civil Engineer
 Kimley-Horn
 801 Cherry Street, Suite 950
 Fort Worth, Texas 76102
 Ph: 817.335.6511

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 Fort Worth, Texas
 Job No. 0564



01 LEVELS 5-11 STRUCTURAL PLAN
 SCALE: 1/8"=1'-0"

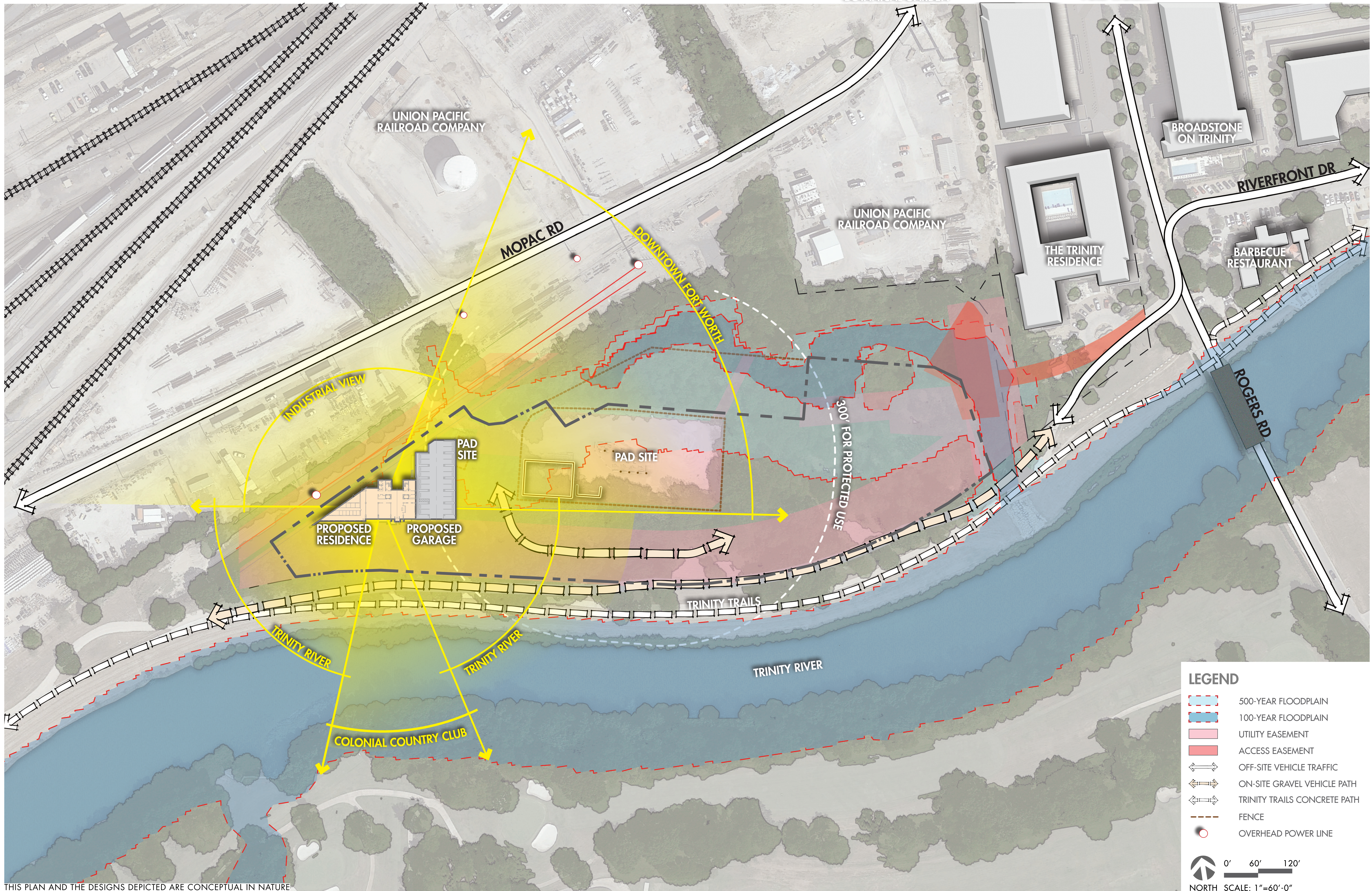
Title	Levels 5-11 Structural Plan
Date	Sheet
	S2.05

The image shows a scenic view of a park area with a winding path, a small pond, and a city skyline in the background under a blue sky with scattered clouds. The foreground features a gravel path and green grass. The middle ground has a row of trees and a small pond. The background shows several tall skyscrapers and other city buildings.

PEARSON GROVE CONCEPTUAL DESIGN PACKAGE

May 10, 2024

MESA



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TURNER | BOAZ
ARCHITECTURE

DOWNTOWN VISTA
FORT WORTH, TEXAS

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PAGE 3

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ARCHITECTURE

TRINITY RIVER INTERFACE
FORT WORTH, TEXAS

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PAGE 4

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VIEW AT COLONIAL COUNTRY CLUB
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 5

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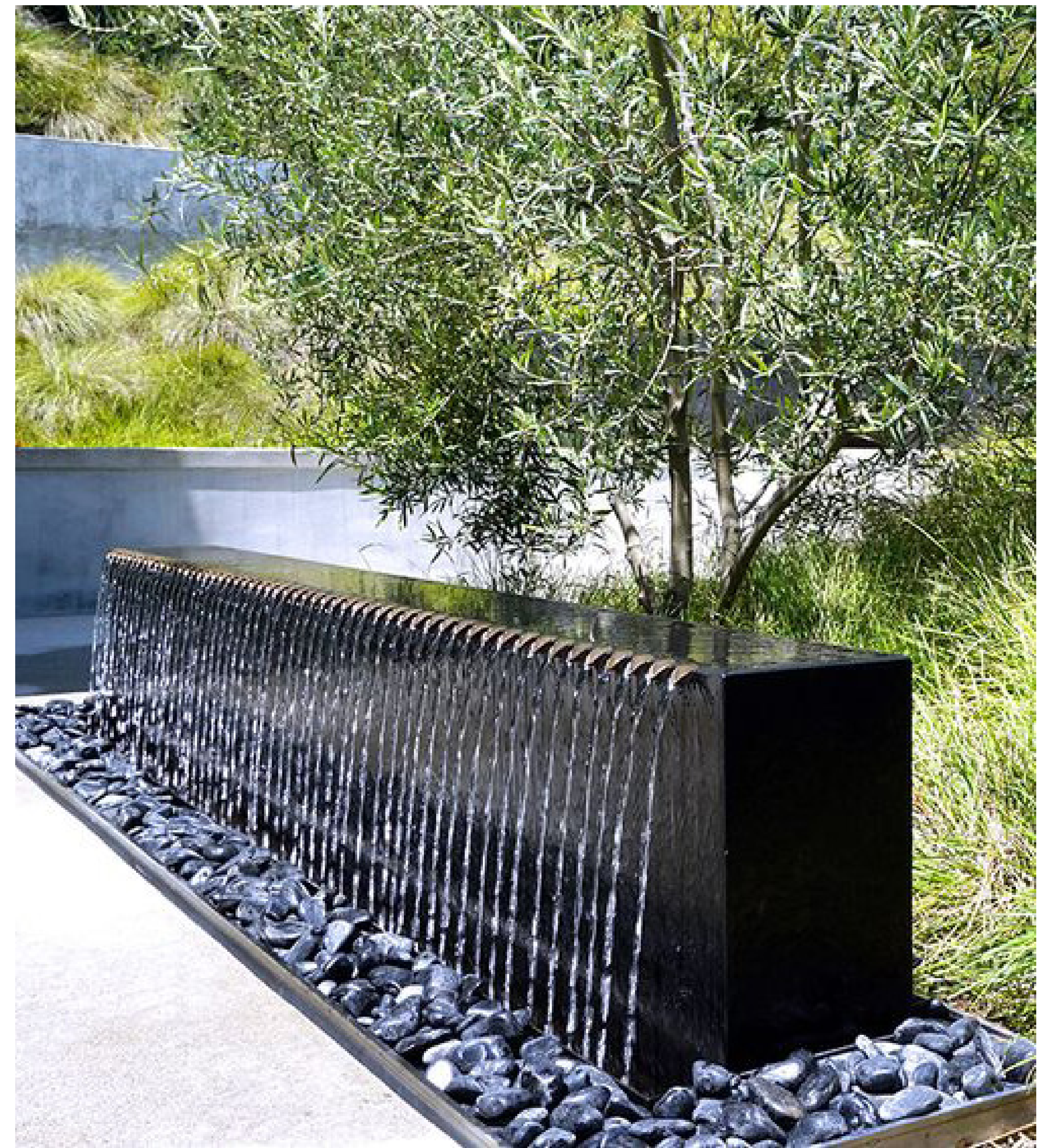
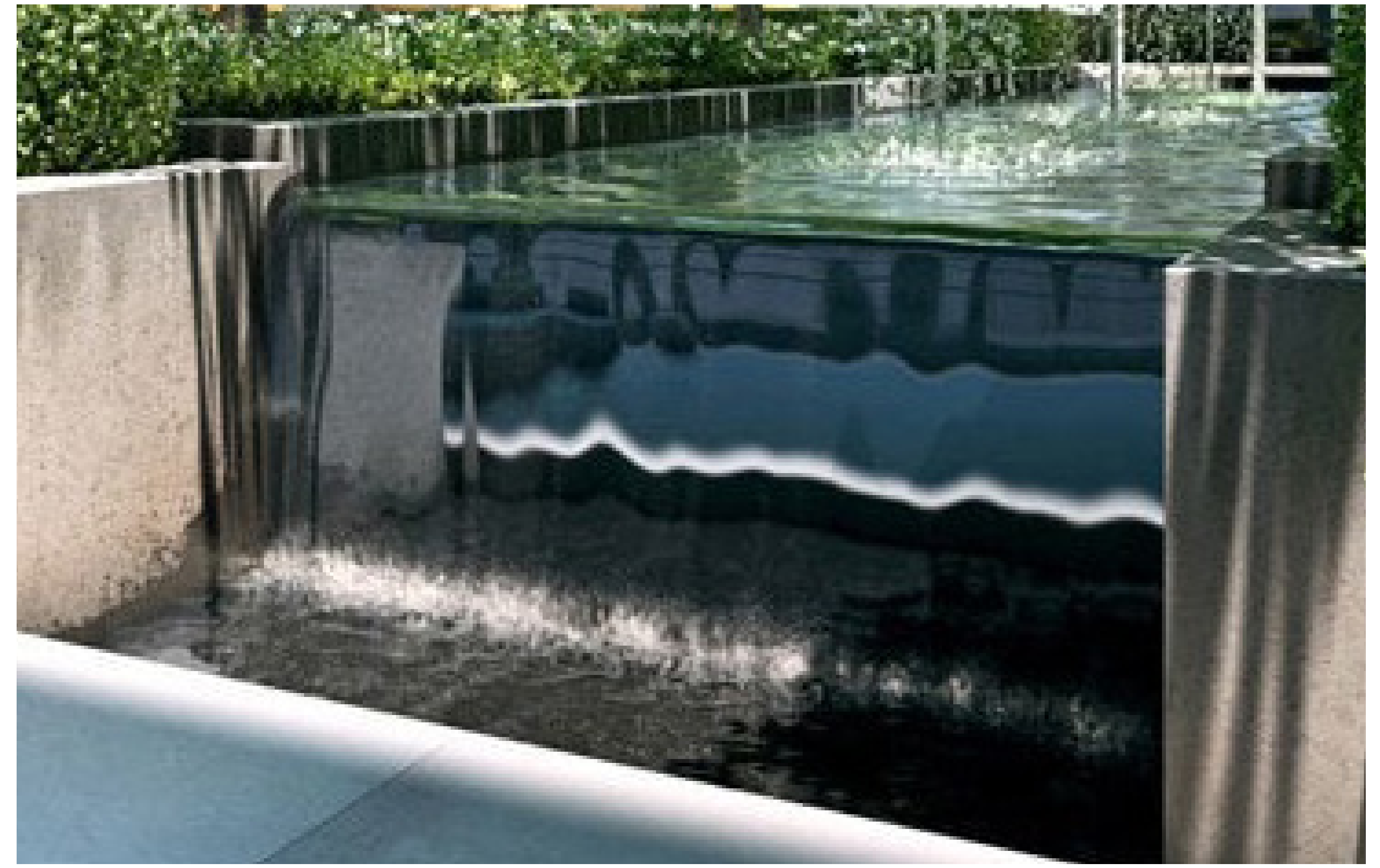
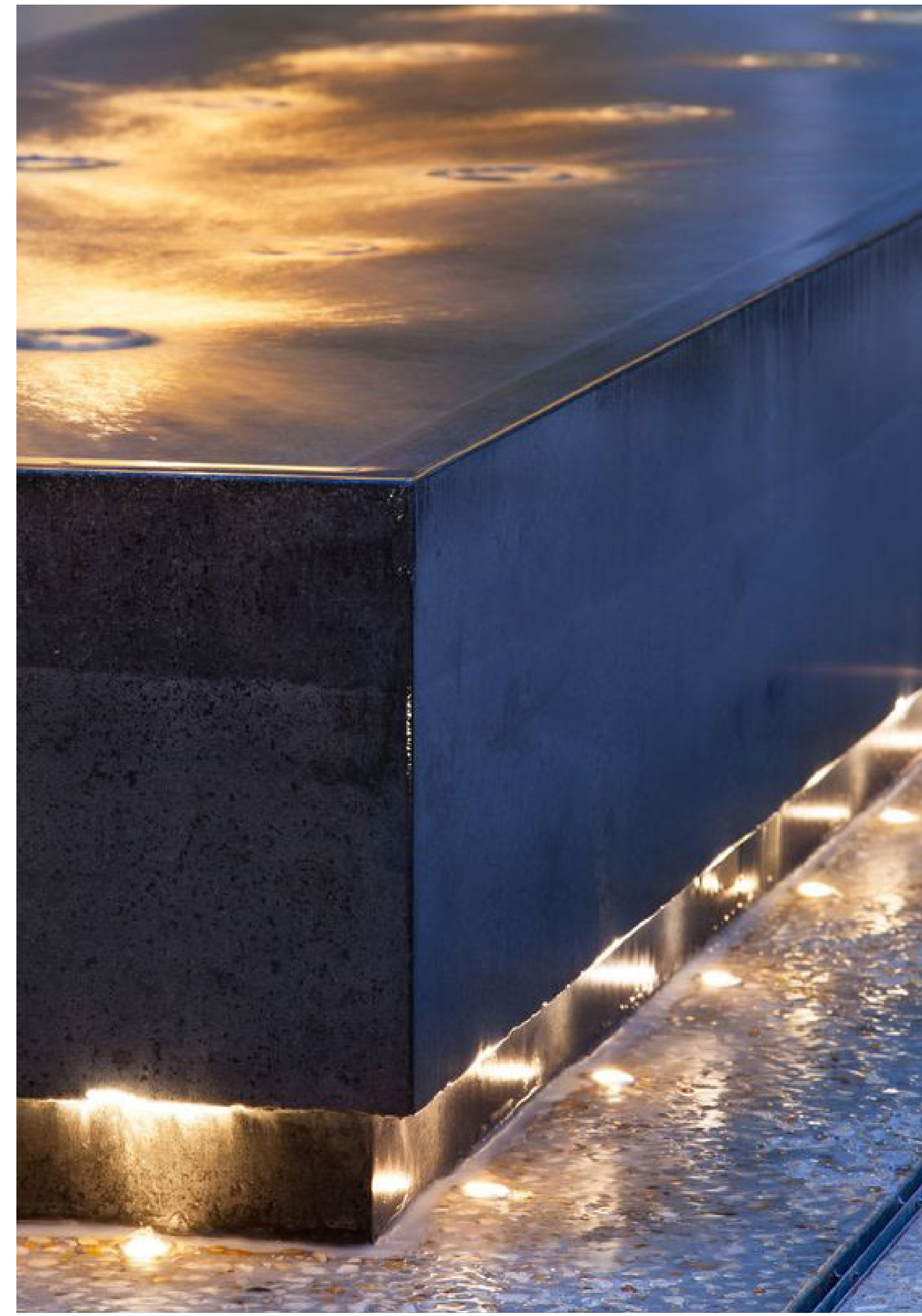
THIS PLAN AND THE DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.



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ARCHITECTURE

IMAGE BOARD | AUTO-COURT
FORT WORTH, TEXAS



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ARCHITECTURE

GROUND LEVEL | ENTRY DRIVE
FORT WORTH, TEXAS

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PAGE 10

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GROUND LEVEL | PARKING GARAGE ACCESS
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417

MESA

PAGE 11



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GROUND LEVEL | ARRIVAL SEQUENCE
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 12

MESA



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ARCHITECTURE

GROUND LEVEL | ARRIVAL SEQUENCE
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 13

MESA



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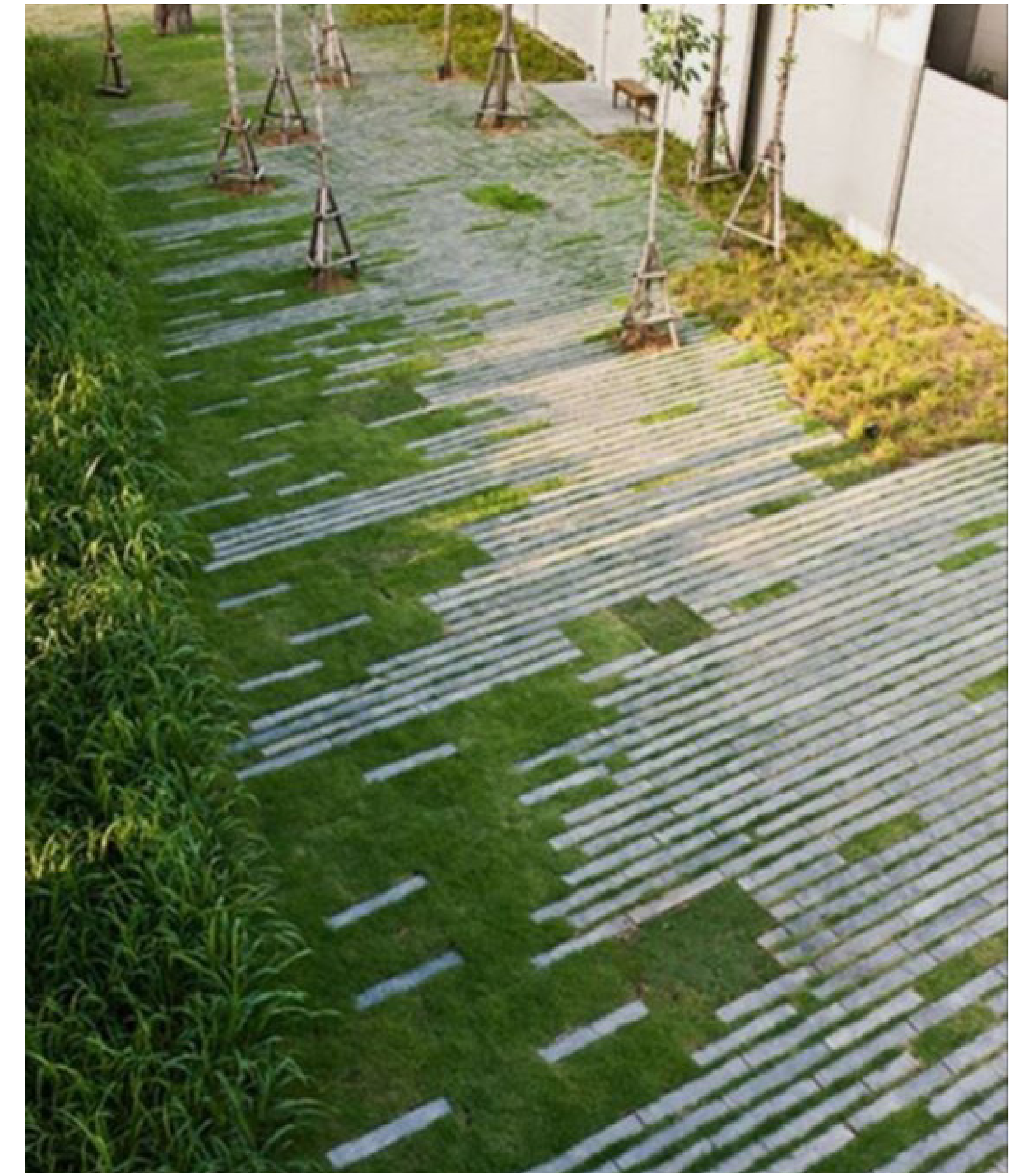
TURNER | BOAZ
ARCHITECTURE

GROUND LEVEL | ARRIVAL SEQUENCE
FORT WORTH, TEXAS

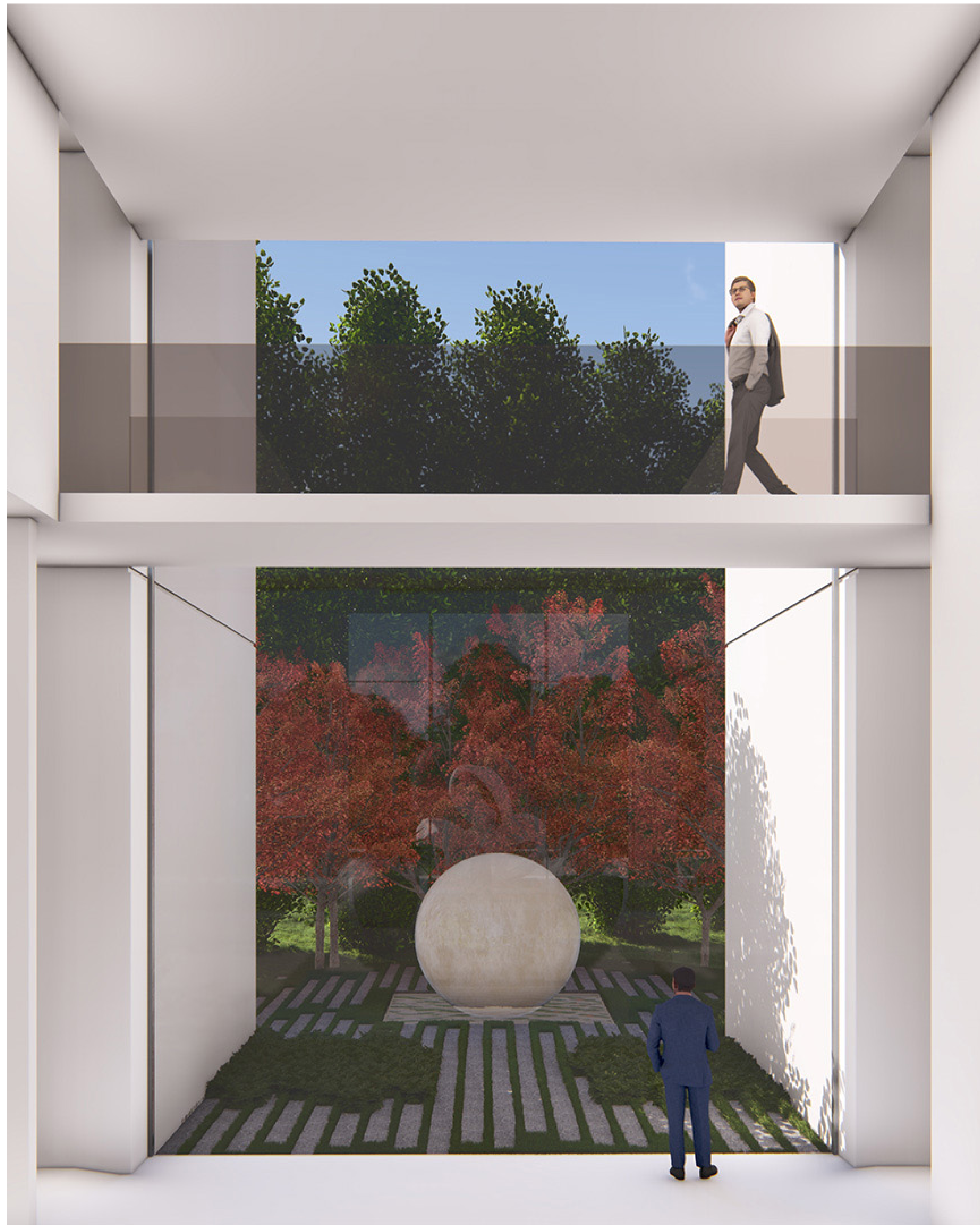
MAY 10, 2024 | PROJECT #: 22417

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PAGE 14



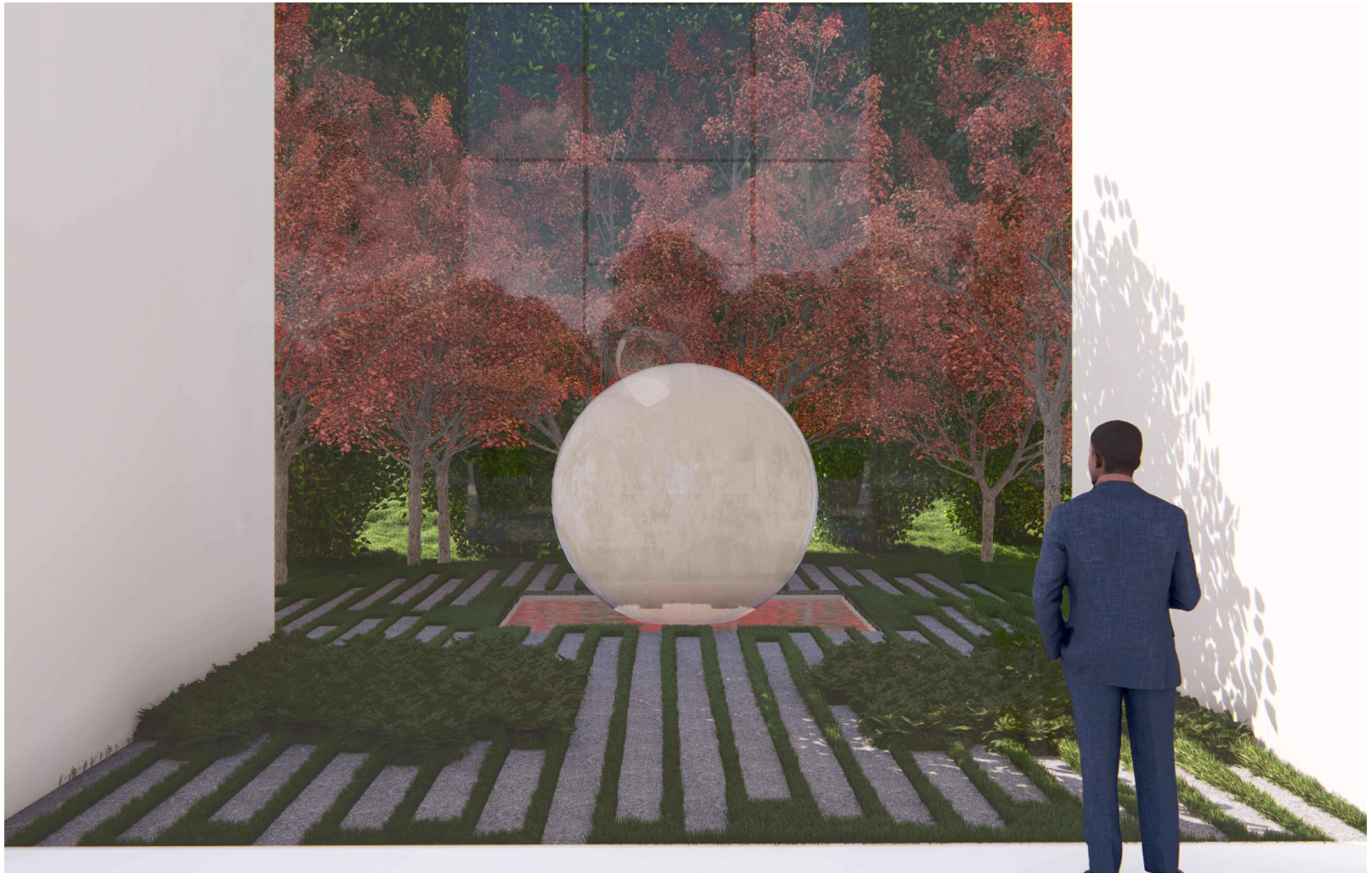
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ARCHITECTURE

GROUND LEVEL | LANDSCAPE COURTYARD
FORT WORTH, TEXAS



THIS PLAN AND THE DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.

TURNER | BOAZ
ARCHITECTURE

GROUND LEVEL | LANDSCAPE COURTYARD
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 17

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GROUND LEVEL | LANDSCAPE COURTYARD
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417

MESA

PAGE 18



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ARCHITECTURE

GROUND LEVEL | OUTDOOR YOGA/TAICHI COURT
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 19

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GROUND LEVEL | OUTDOOR YOGA/TAICHI COURT
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 20

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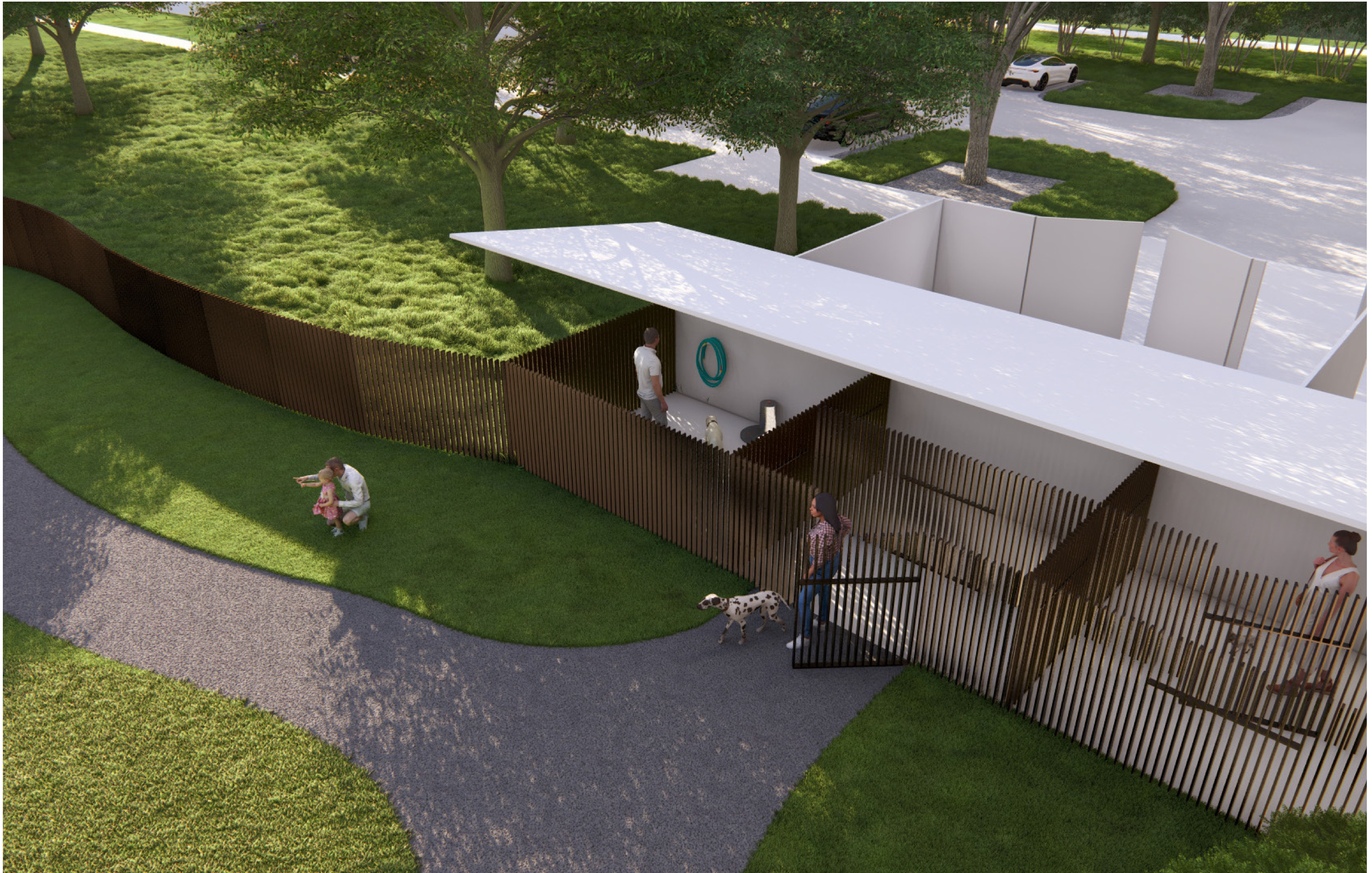
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TURNER | BOAZ
ARCHITECTURE

GROUND LEVEL | SERVICE YARD / DOG PARK
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 22

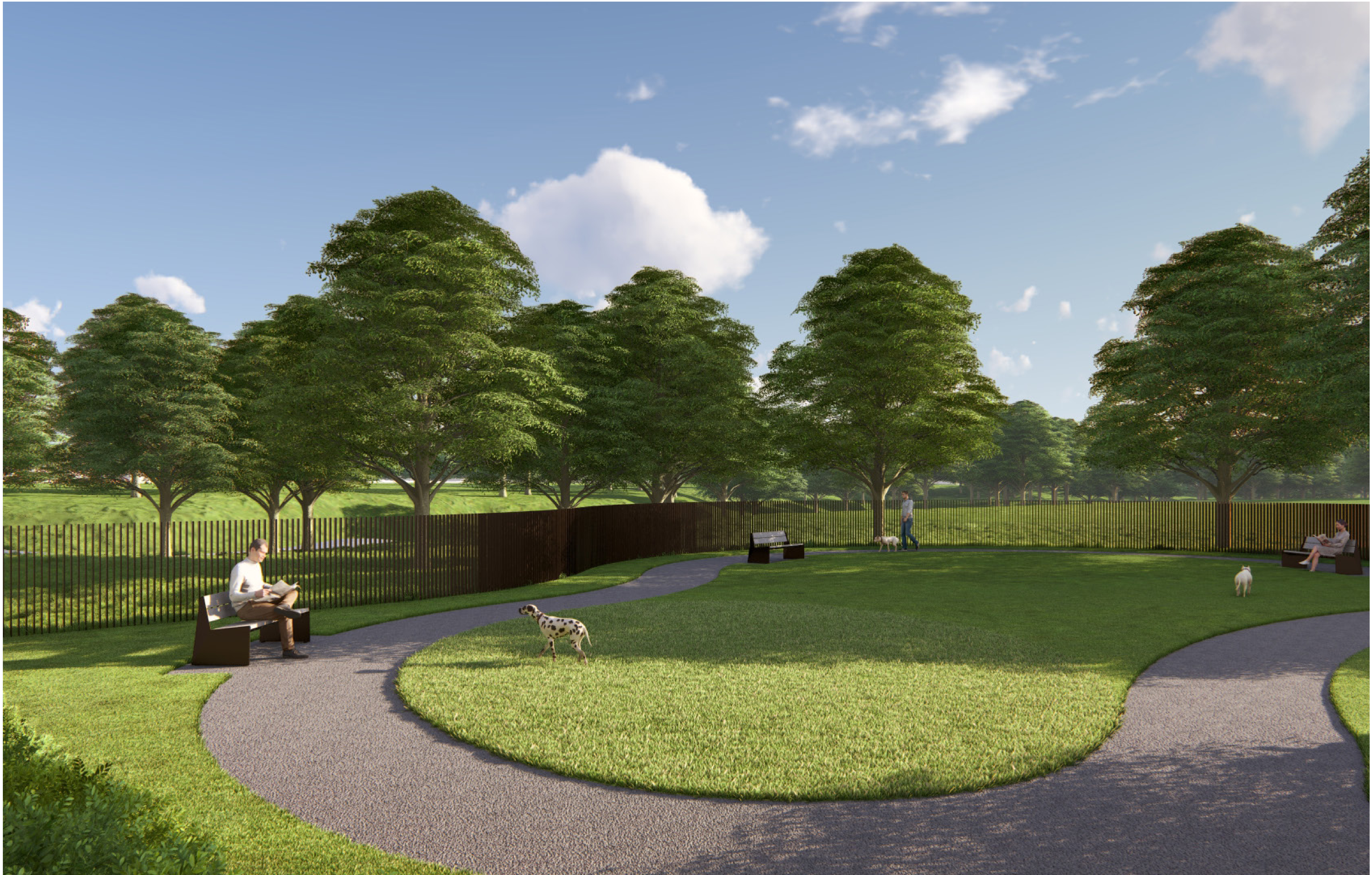
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TURNER | BOAZ
ARCHITECTURE

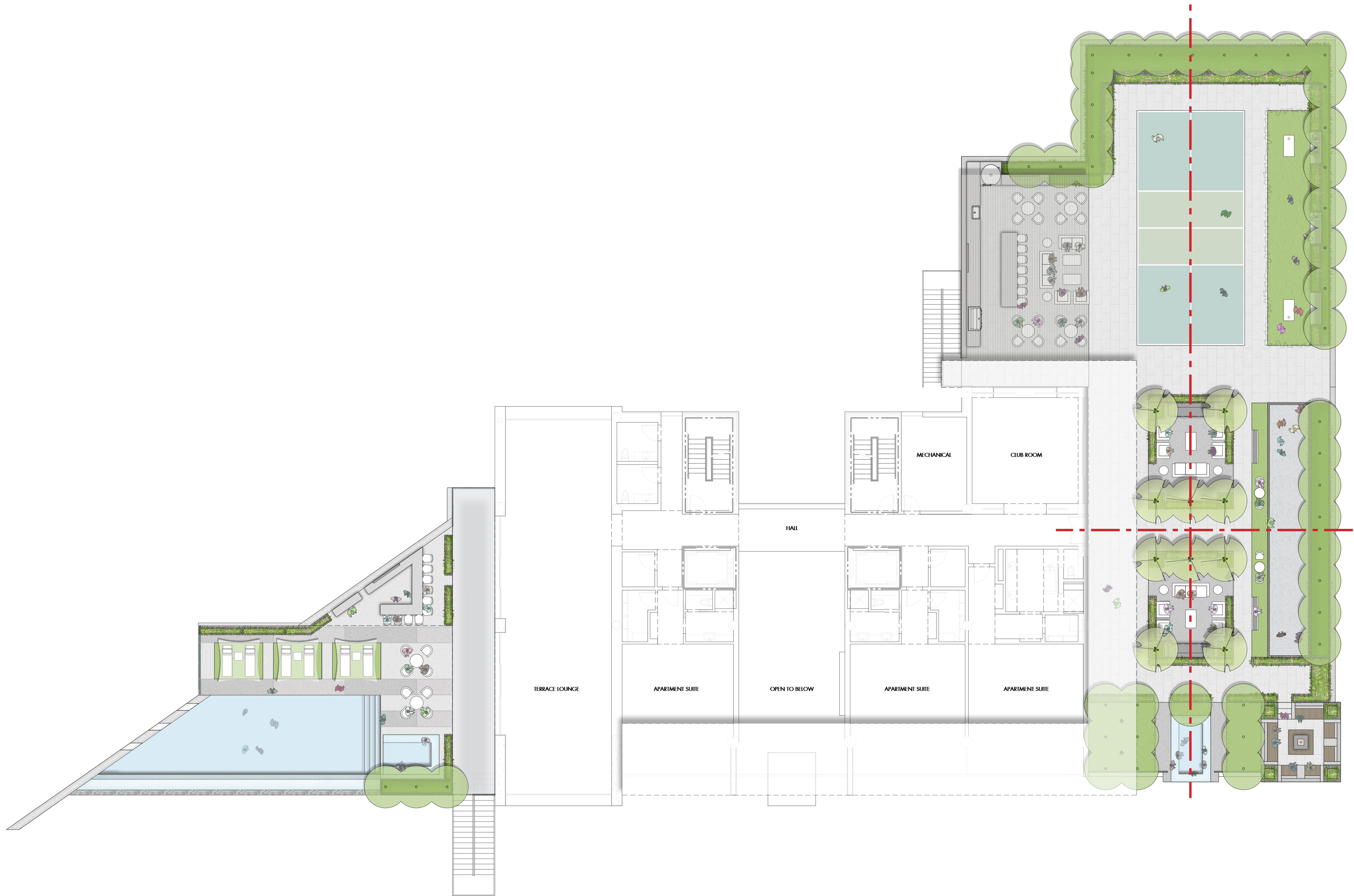
GROUND LEVEL | DOG PARK
FORT WORTH, TEXAS



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TURNER | BOAZ
ARCHITECTURE

GROUND LEVEL | DOG PARK
FORT WORTH, TEXAS



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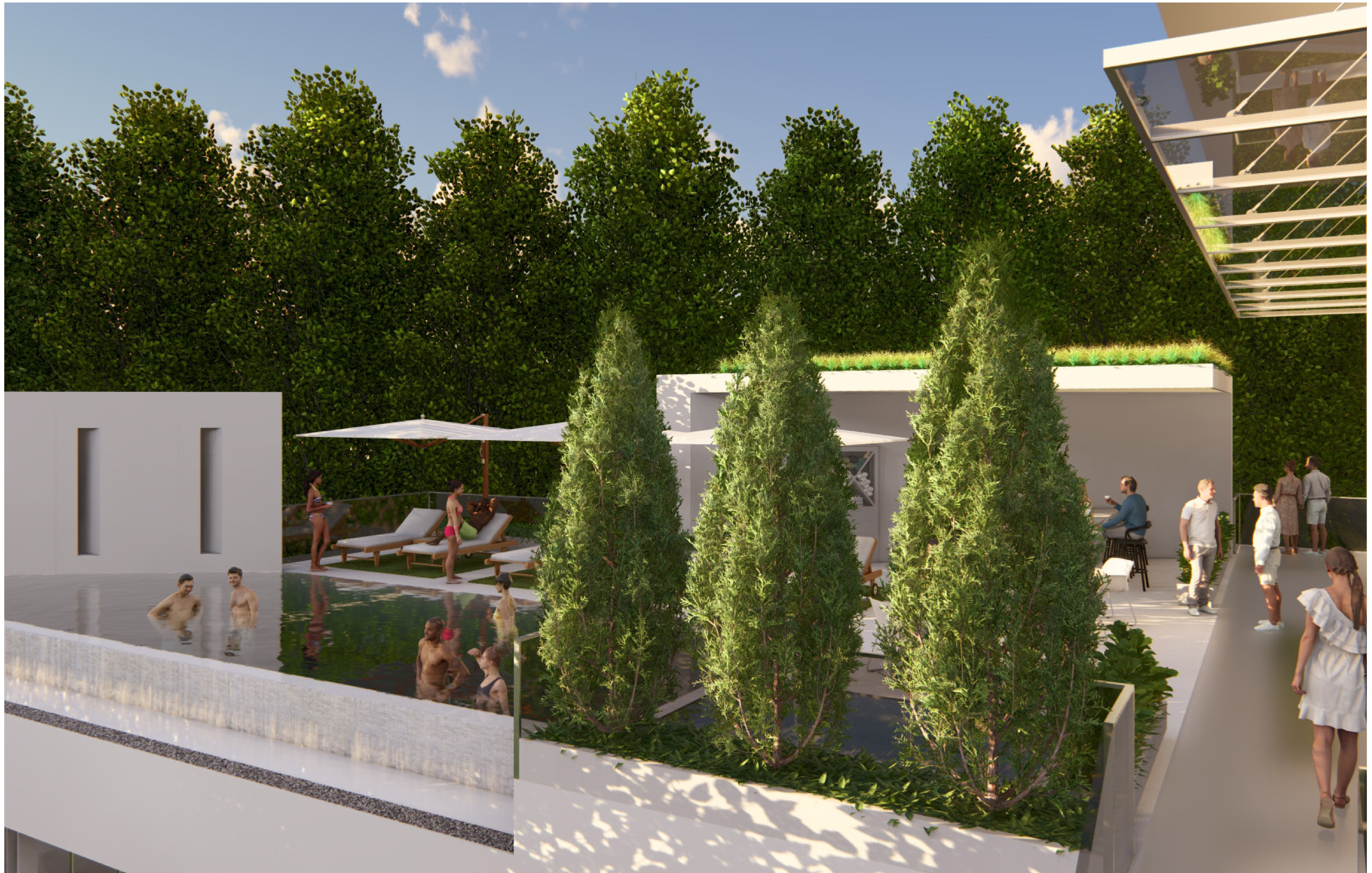
SITE PLAN | 2ND FLOOR AMENITY DECK
FORT WORTH, TEXAS



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ARCHITECTURE

POOL DECK
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417

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PAGE 28



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POOL DECK
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417

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PAGE 30



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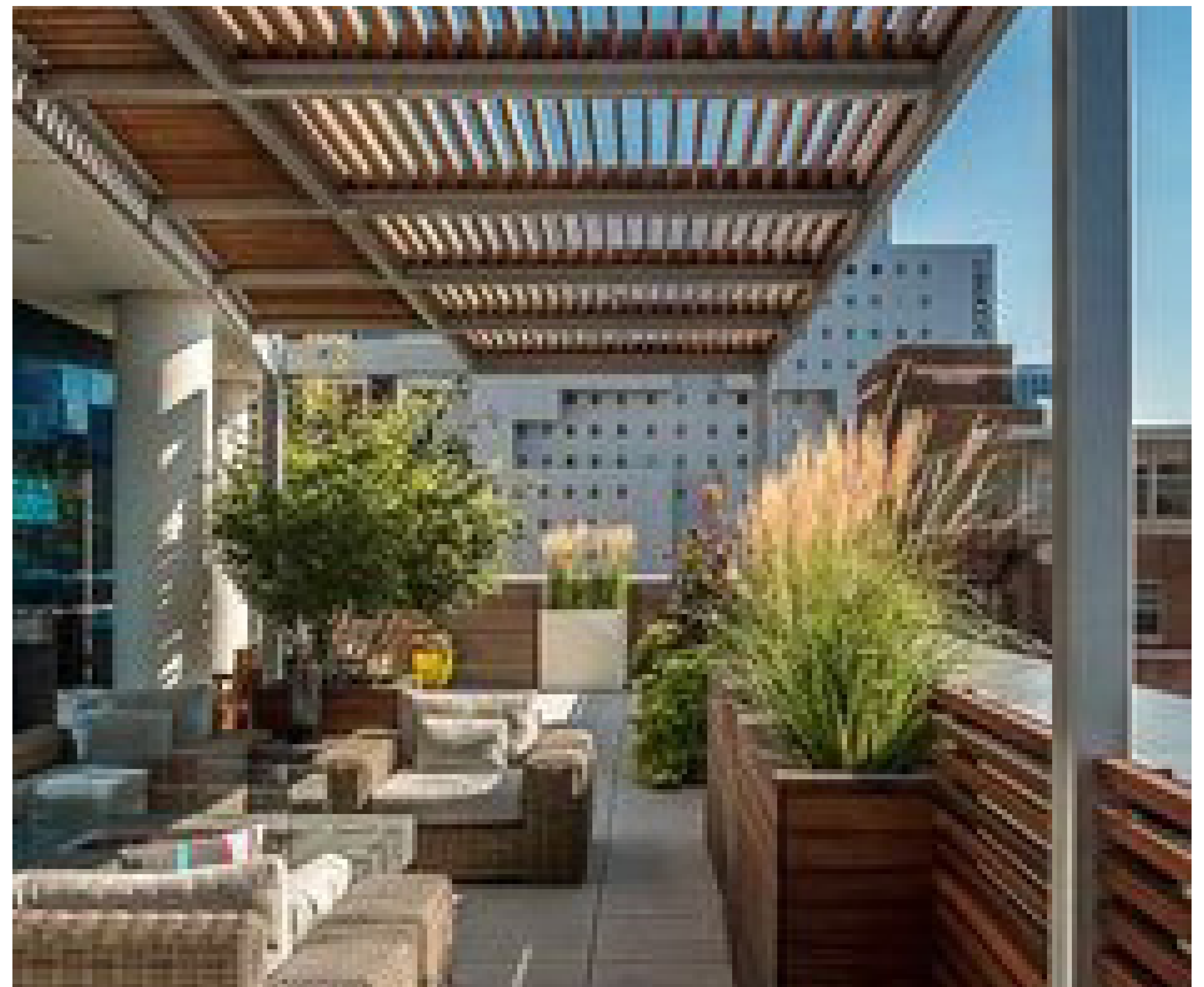
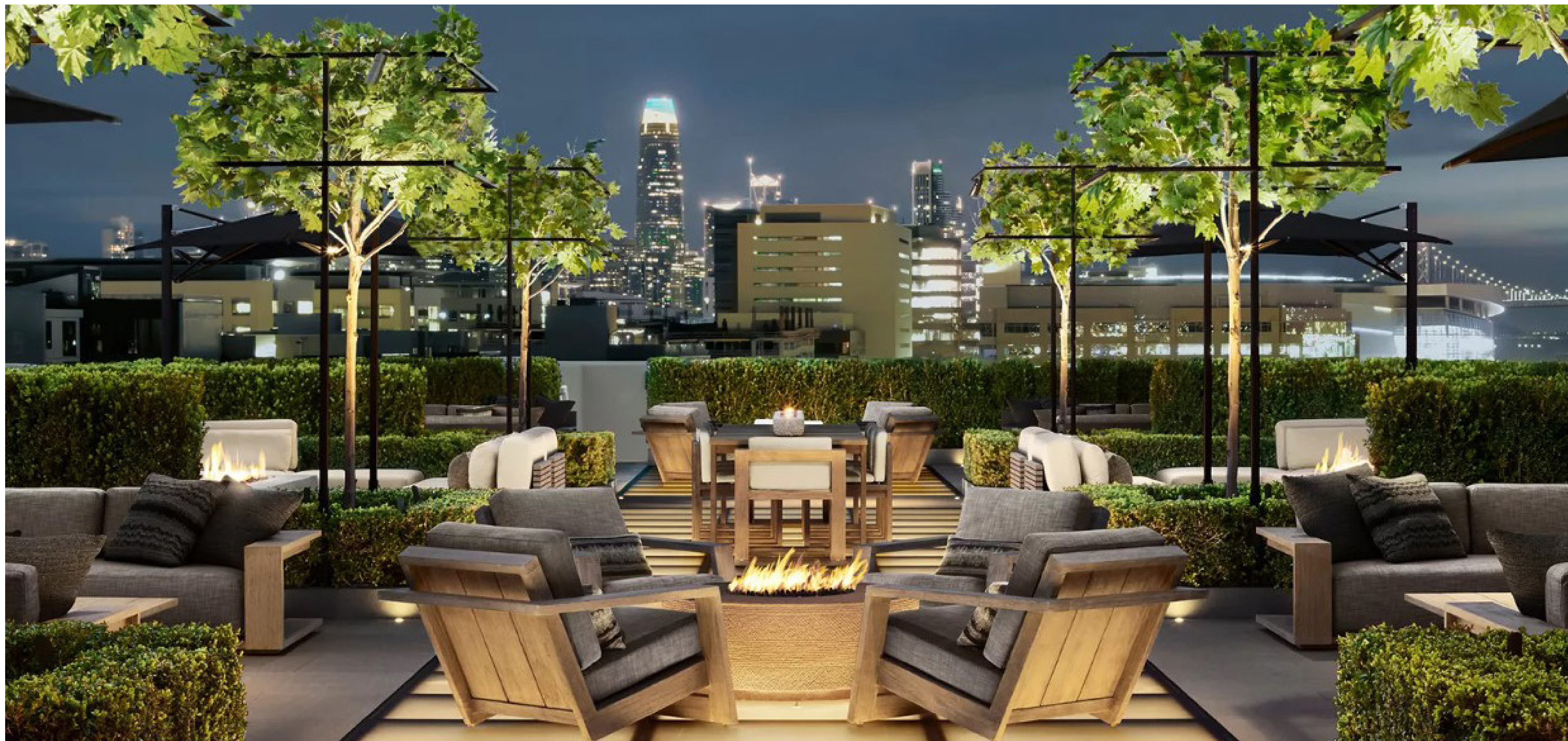
TURNER | BOAZ
ARCHITECTURE

POOL DECK
FORT WORTH, TEXAS

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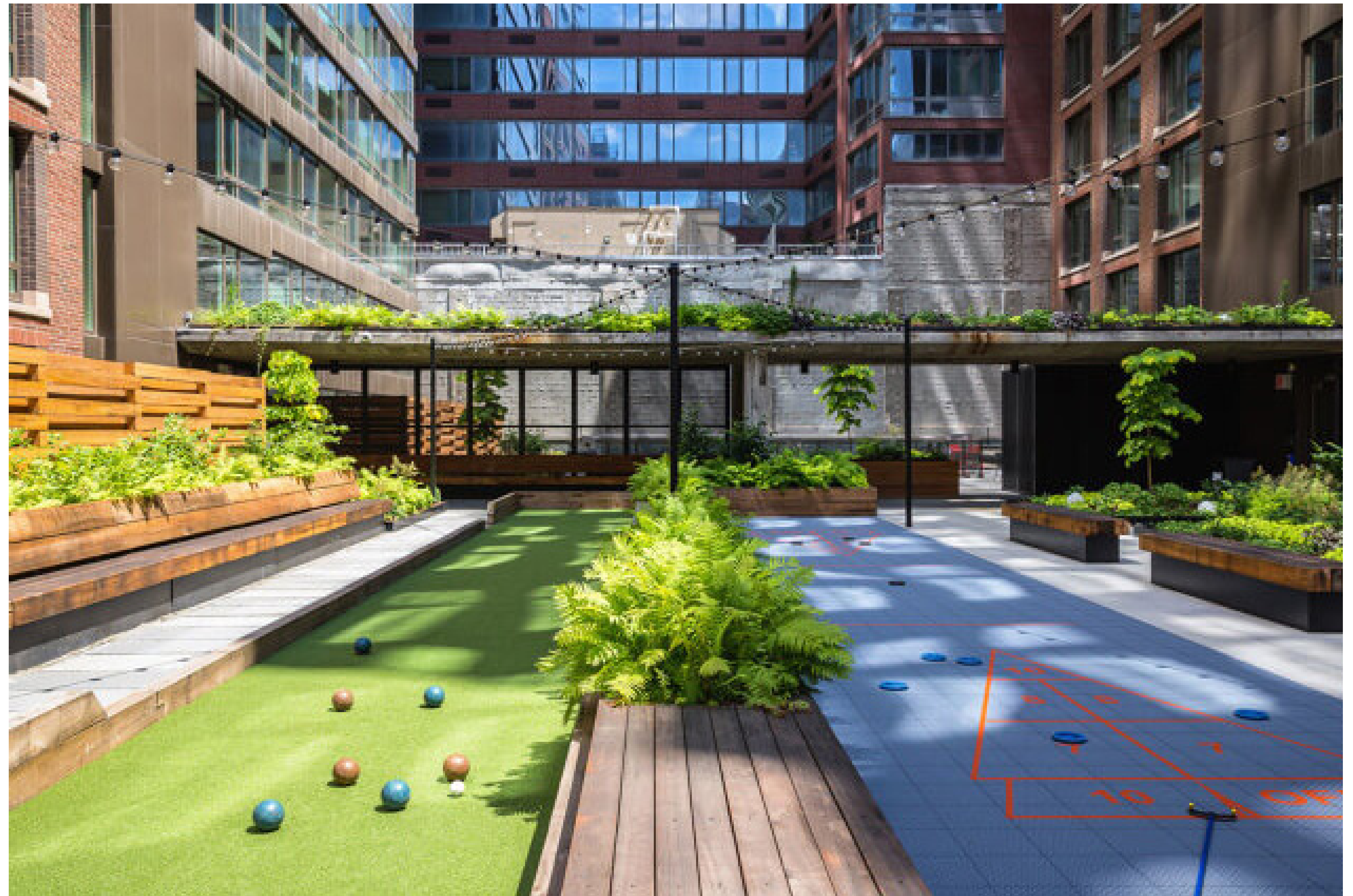
PAGE 31



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TURNER | BOAZ
ARCHITECTURE

IMAGE BOARD | GROUP SEATING
FORT WORTH, TEXAS



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TURNER | BOAZ
ARCHITECTURE

IMAGE BOARD | FIRE PIT
FORT WORTH, TEXAS



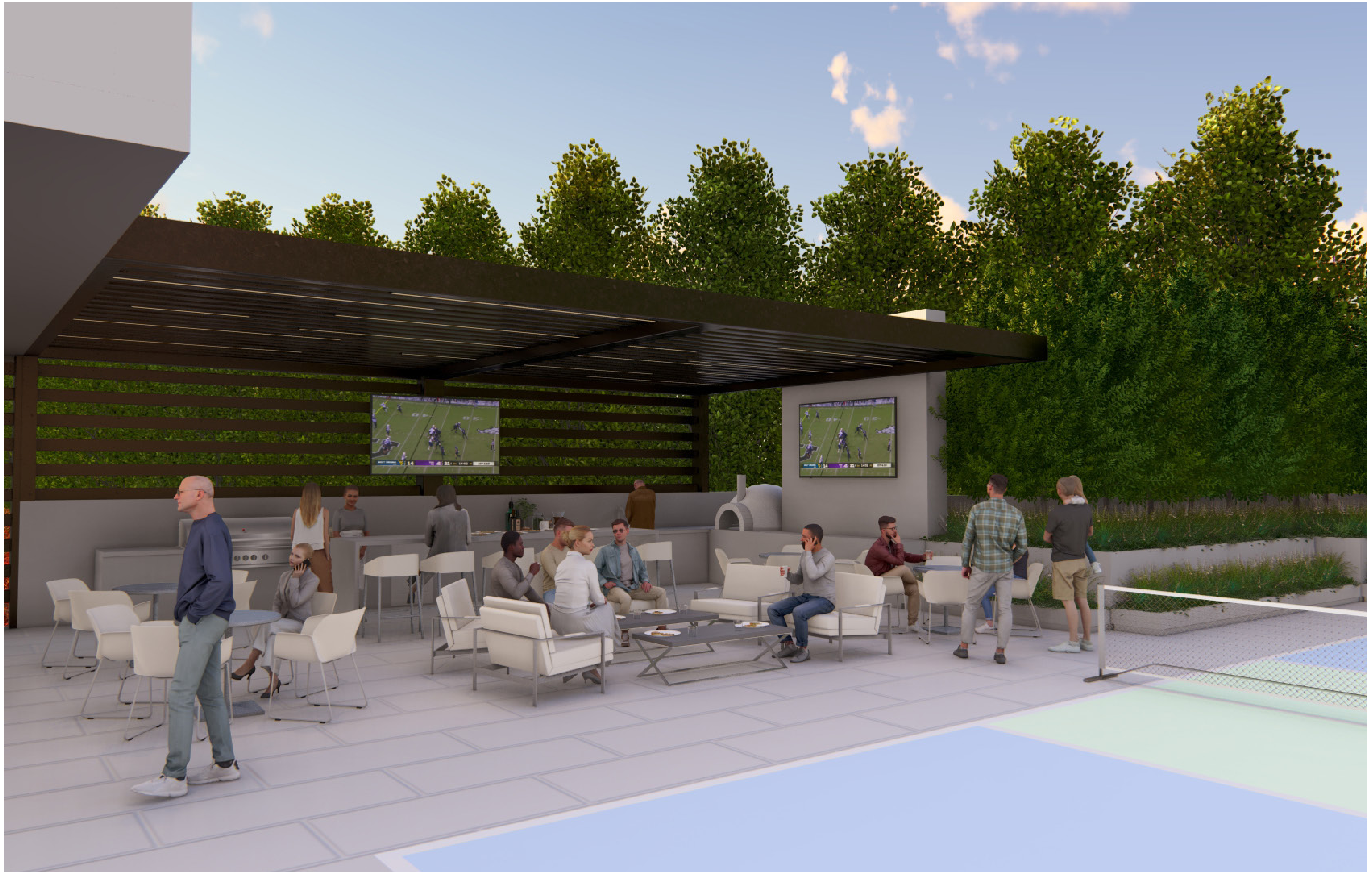
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ARCHITECTURE

AMENITY DECK
FORT WORTH, TEXAS



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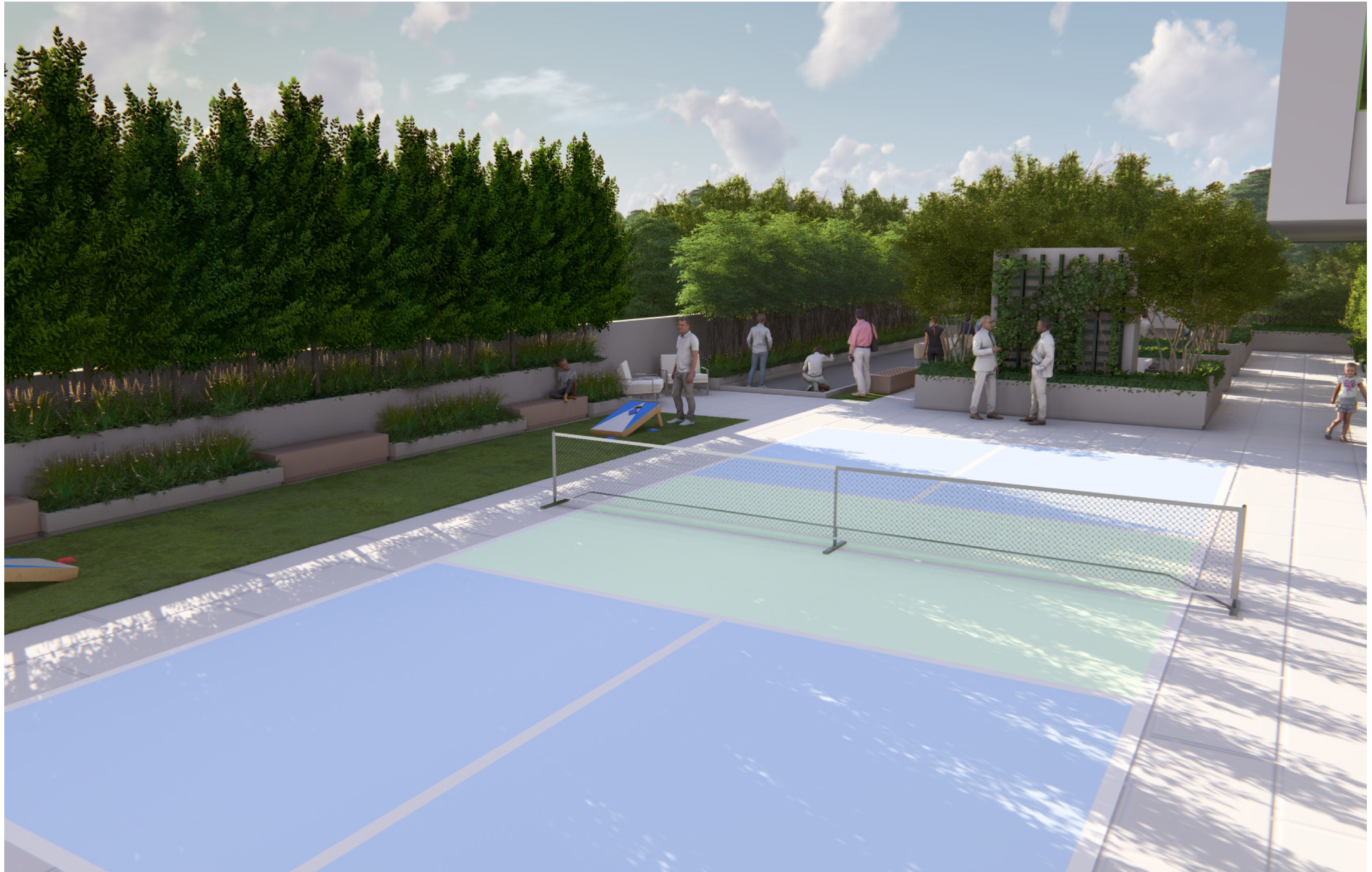
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TURNER | BOAZ
ARCHITECTURE

AMENITY DECK | OUTDOOR KITCHEN
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 37

MESA



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AMENITY DECK | PICKLE BALL COURT
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 38

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AMENITY DECK | BOCCE BALL COURT
FORT WORTH, TEXAS

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PAGE 39



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ARCHITECTURE

AMENITY DECK | FIREPLACE
FORT WORTH, TEXAS



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AMENITY DECK | SPA
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417

MESA

PAGE 41



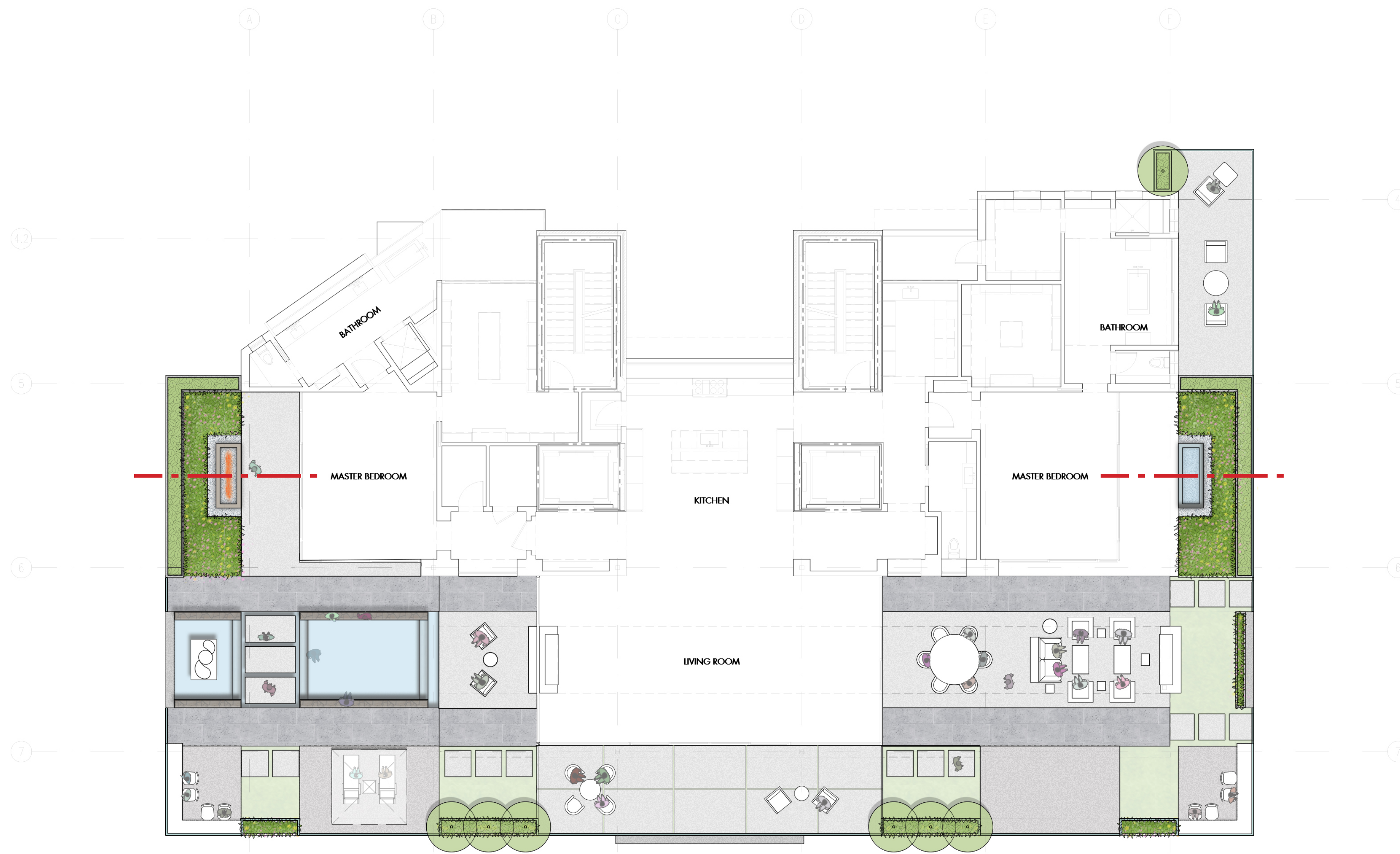
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TURNER | BOAZ
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AMENITY DECK | FIRE PIT
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 42

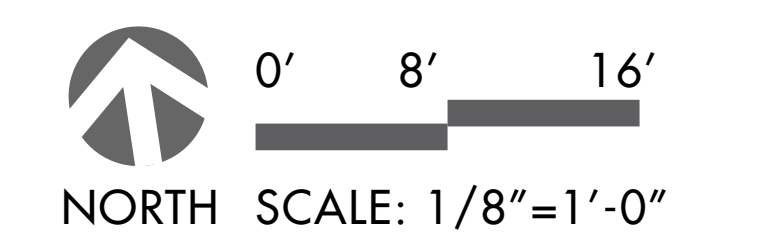
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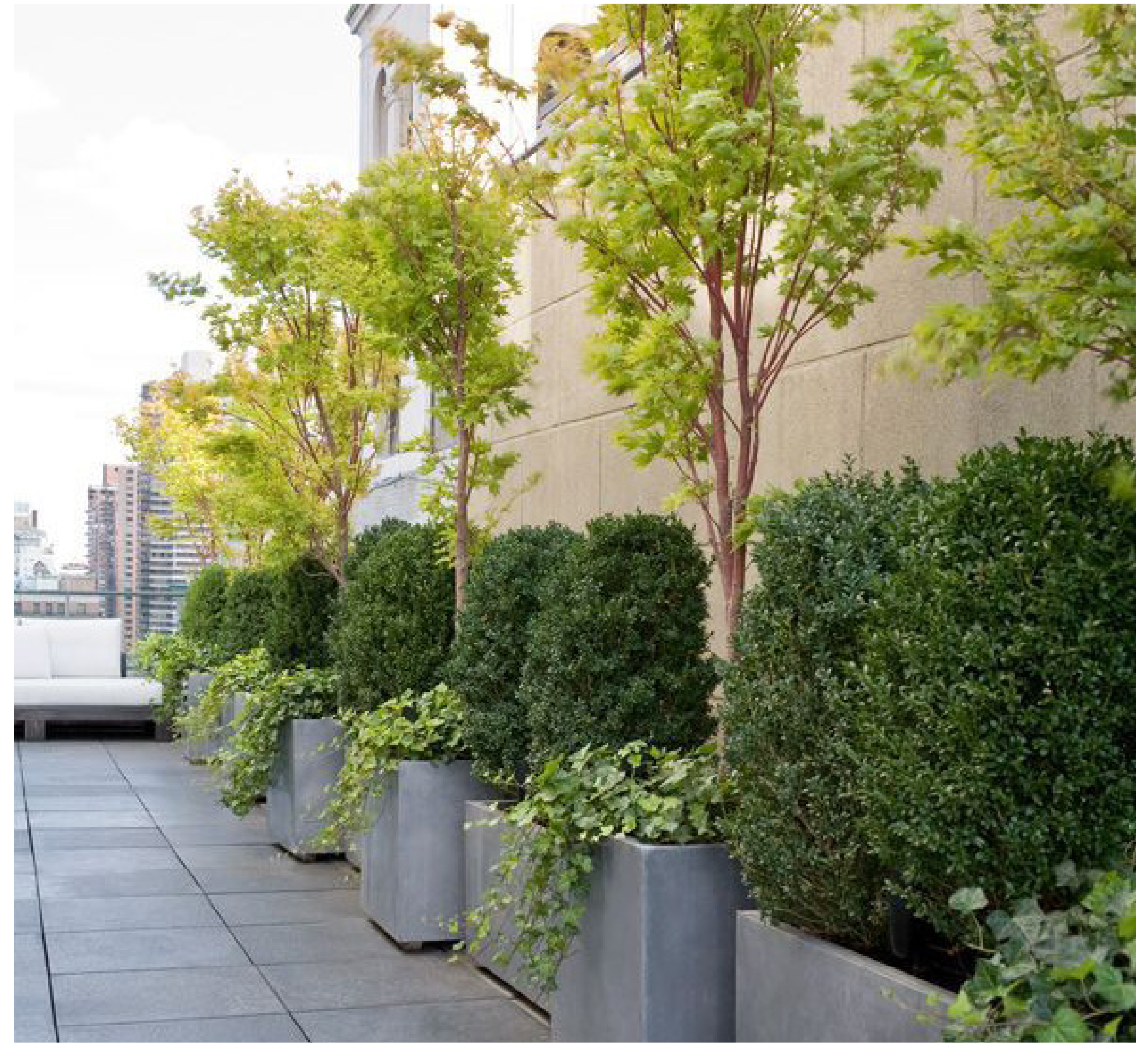


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ARCHITECTURE

SITE PLAN | PENTHOUSE LEVEL
FORT WORTH, TEXAS





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IMAGE BOARD | PLANTERS
FORT WORTH, TEXAS



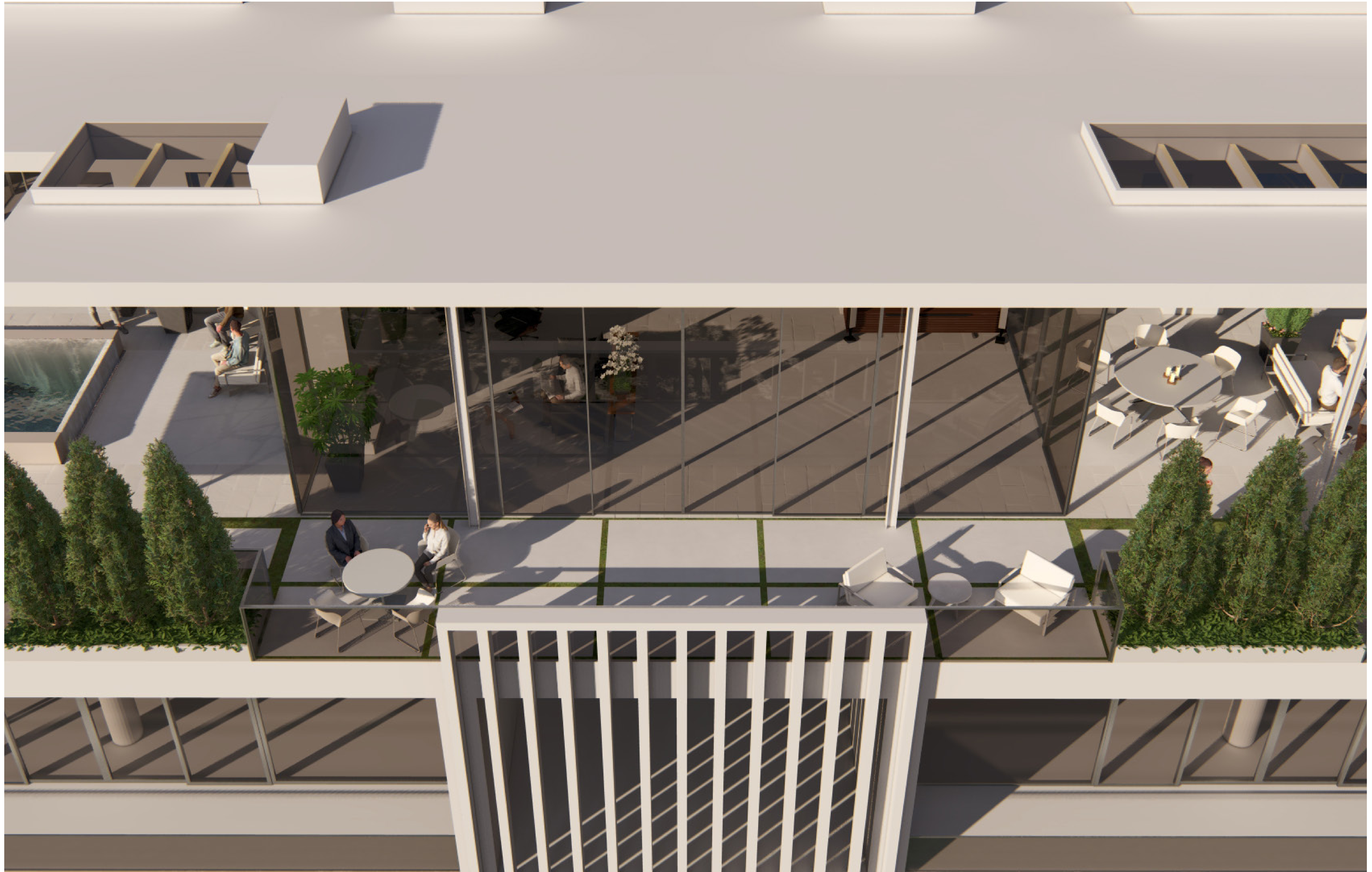
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PENTHOUSE | SPA
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 45

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PENTHOUSE | GROUP SEATING
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 47

MESA



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PENTHOUSE | SPA
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 48

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PENTHOUSE | SPA
FORT WORTH, TEXAS

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PAGE 49



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PENTHOUSE | FIREPLACE
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 50

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ARCHITECTURE

PENTHOUSE | FIREPLACE TERRACE
FORT WORTH, TEXAS



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PENTHOUSE | MASTER BEDROOM
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 52

MESA



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PENTHOUSE | MASTER BEDROOM TERRACE
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 53





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ARCHITECTURE

PENTHOUSE | TCU STADIUM VIEW
FORT WORTH, TEXAS

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MESA

PAGE 54



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GROUND LEVEL | NIGHT VIEW AT ARRIVAL
FORT WORTH, TEXAS

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PAGE 55

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AMENITY DECK | NIGHT VIEW AT POOL DECK
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 56

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AMENITY DECK | NIGHT VIEW
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 57

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AMENITY DECK | NIGHT VIEW AT OUTDOOR KITCHEN

FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417

MESA

PAGE 58



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AMENITY DECK | NIGHT VIEW AT FIREPLACE
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 59

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PENTHOUSE | NIGHT VIEW
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 60

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PENTHOUSE | NIGHT VIEW AT FIREPLACE TERRACE

FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417

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PAGE 61



THIS PLAN AND THE DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.

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PENTHOUSE | NIGHT VIEW AT SPA
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 62

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PEARSON GROVE | NIGHT VIEW
FORT WORTH, TEXAS

MAY 10, 2024 | PROJECT #: 22417
PAGE 63

MESA