

E. New Cases (1)

1. VA-26-010 – Vacation of Right-of-way Stubouts along Maple Orchard Lane: Council District 8.

Being a vacation of right-of-way stubouts along the northern side of Maple Orchard Lane, as shown on plat for Orchard Village recorded in instrument number D223225347, Plat Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Oak Grove Shelby Road, east of Wichita Street and west of Rendon Road.

Applicant: GM Civil

Recommendation: Approval of a recommendation to City Council for the vacation of right-of-way stubouts along the northern side of Maple Orchard Lane.

Adjournment.

ACCESSIBILITY STATEMENT

The Council Work Session Room at City Hall 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.

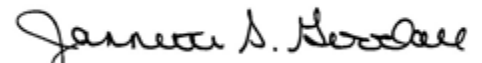
DECLARACIÓN DE ACCESIBILIDAD

La sala de sesiones de trabajo del Ayuntamiento en el Ayuntamiento es accesible para sillas 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 stamped on the following date and time Wednesday, June 03, 2026 at 3:50 P.M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.


City Secretary for the City of Fort Worth, Texas

VA-26-010 Vacation of Right-of-way Stubouts along Maple Orchard Lane: Council District 8.

Being a vacation of right-of-way stubouts along the northern side of Maple Orchard Lane, as shown on plat for Orchard Village recorded in D223225347, Plat Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Oak Grove Shelby Road, east of Wichita Street and west of Rendon Road.

GENERAL INFORMATION

A. APPLICANT	Orchard Farms Venture LLC
B. PURPOSE OF REQUEST	Replat the alley right-of-way with stubouts with the adjoining property for a proposed single family residential development.
C. CURRENT STATUS	
1. Improvements	Unimproved
2. Apparent Condition	Unimproved
3. Zoning	"R2" Townhome Cluster
4. Comprehensive Plan Future Land Use	Single Family Residential
5. Utilities	None
6. Case Coordinator	Alex Parks
7. Neighborhood Organizations Notified...	Streams And Valleys Inc, Trinity Habitat for Humanity, Everman ISD

D. COMMENTS AND REQUIREMENTS

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

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

E. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

DRC Recommends: Approval of a recommendation to City Council for the vacation of right-of-way stubouts along the northern side of Maple Orchard Lane.



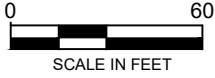
Legend

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

1:1,800



"EXHIBIT A"



SHELBY COUNTY SCHOOL
LAND SURVEY
ABSTRACT No. 1875
BLOCK 23

ORCHARD FARMS VENTURES LLC
D222061225, O.P.R.T.C.T.
AS CORRECTED IN
D222296847, O.P.R.T.C.T.

SEE SHEET 4
MATCH LINE

N 39°35'32" E
12.90'

N 89°25'45" E
16.23'

S 50°24'28" E
15.28'

**P.O.B.
TRACT 1**

S 89°25'45" W 353.31'

S 89°25'45" W 593.19'

S 89°25'45" W
36.23'

MAPLE ORCHARD LANE
(50' R.O.W.)

1/2" R.C.F.

ALLEY "C"
(16' R.O.W.)

PEAR BUTTE DRIVE
(50' R.O.W.)

BLOCK 9

40

39

38

37

(PHASE 2) 36
ORCHARD VILLAGE
D223225347, O.P.R.T.C.T.
35

34

33

**P.O.C.
TRACTS
1 & 2**

32

11

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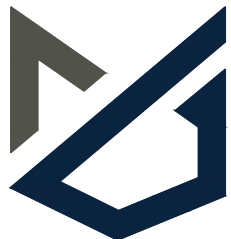
23

24

TRACT 1
RIGHT OF WAY DEDICATED
BY D223225347, O.P.R.T.C.T.
TO BE ABANDONED
259 SQ. FT. 0.006 AC.

BLOCK 11

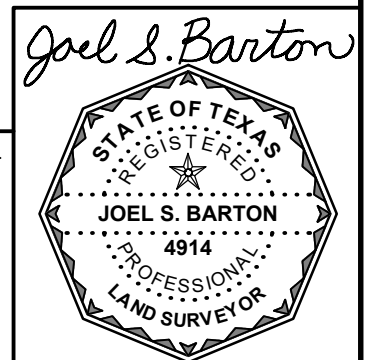
(PHASE 2)
ORCHARD VILLAGE
D223225347, O.P.R.T.C.T.



GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

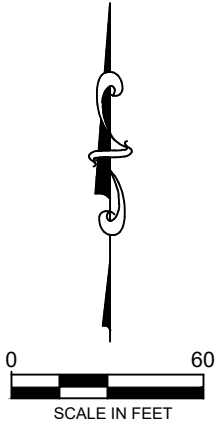
Scale:	1" = 60'
Date:	5/4/2026
Job No.:	10754
Drafted:	T.J.M.
Checked:	J.S.B.

Sheet
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of
4



5/4/2026

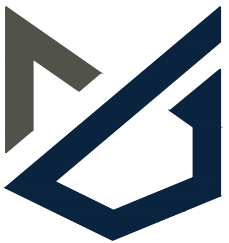
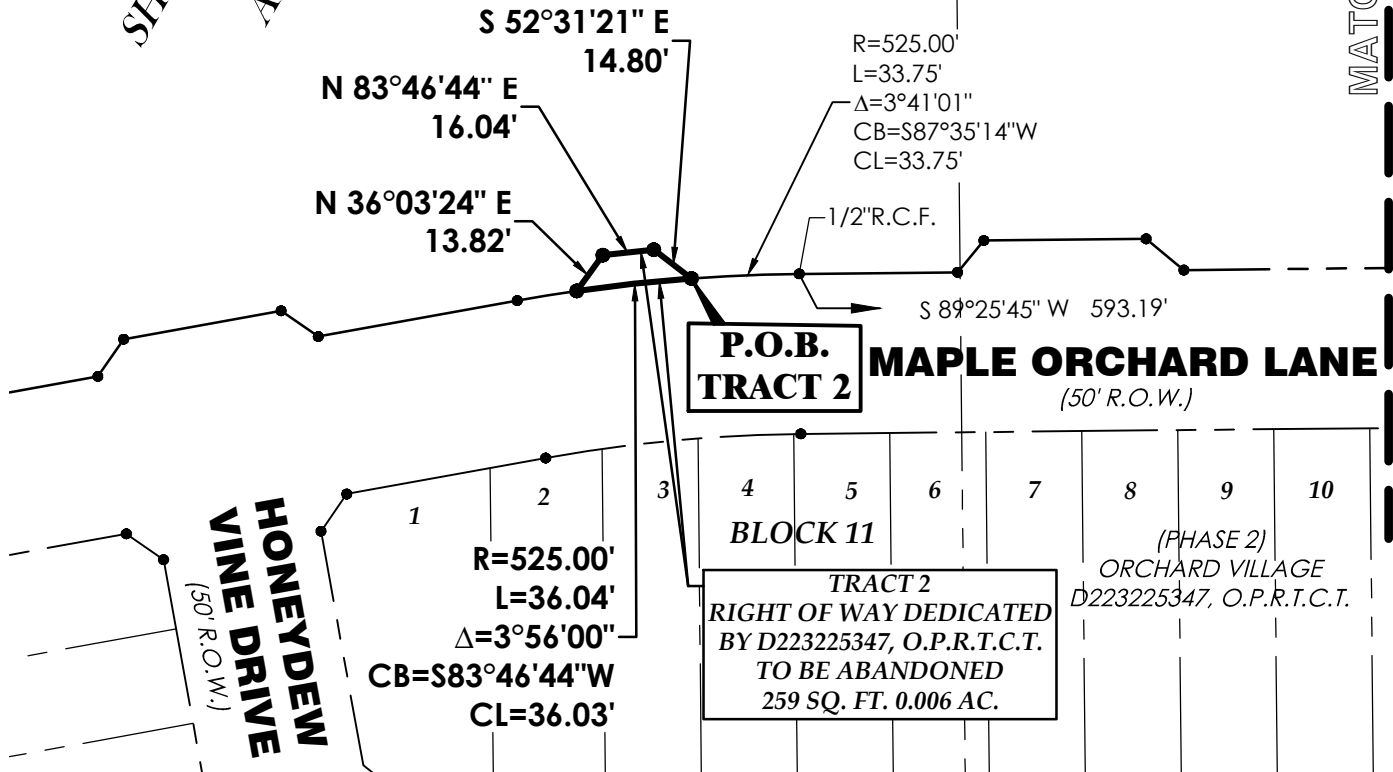
"EXHIBIT A"



SHELBY COUNTY SCHOOL
LAND SURVEY
ABSTRACT No. 1375
BLOCK 20

ORCHARD FARMS VENTURES LLC
D222061225, O.P.R.T.C.T.
AS CORRECTED IN
D222296847, O.P.R.T.C.T.

SHELBY COUNTY SCHOOL
LAND SURVEY
ABSTRACT No. 1375
BLOCK 23

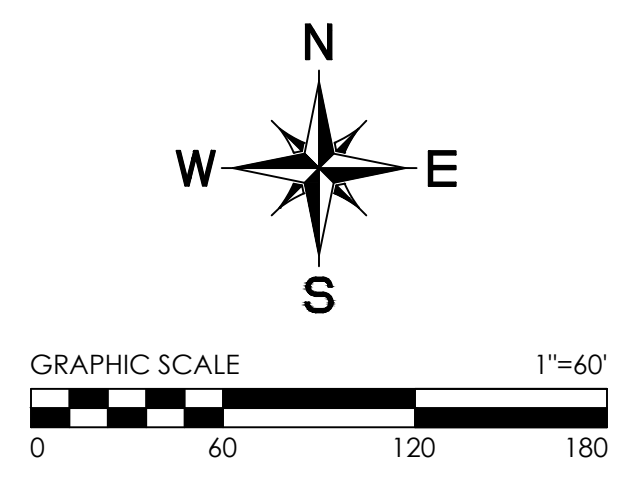
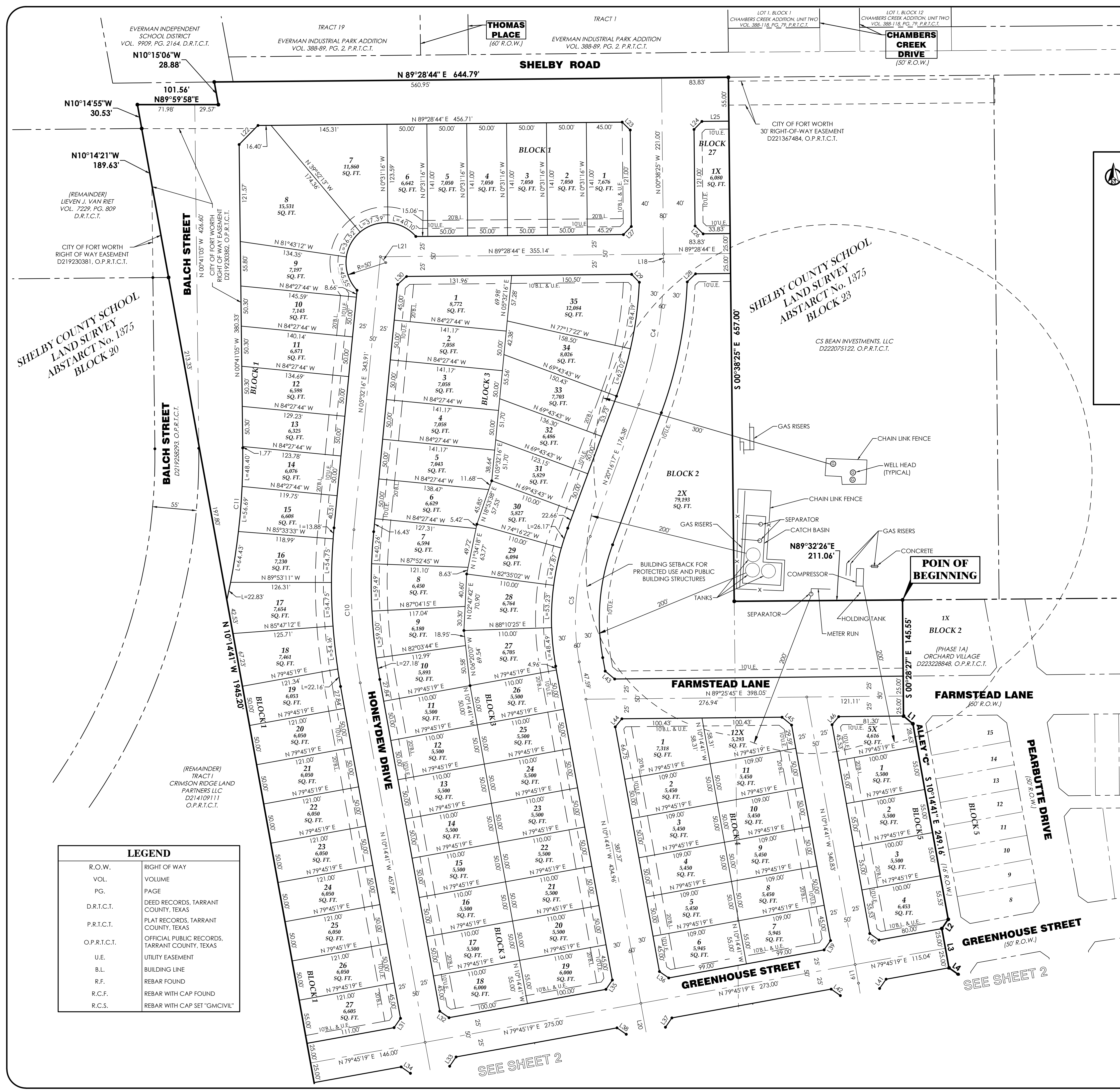


GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

Scale:	1" = 60'	Sheet
Date:	5/4/2026	4
Job No.:	10754	of
Drafted:	T.J.M.	4
Checked:	J.S.B.	

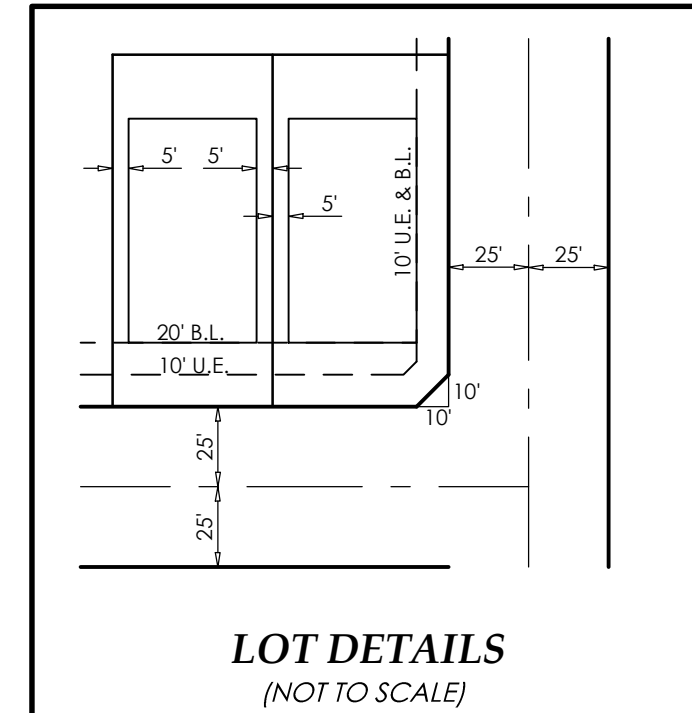
Joel S. Barton

5/4/2026



LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S50°24'28"E	15.28'	L26	S45°34'51"E	14.16'
L2	S34°45'19"W	14.14'	L27	S44°25'09"W	14.13'
L3	S10°19'57"E	50.00'	L28	N45°30'57"E	14.41'
L4	S54°39'29"E	14.00'	L29	N44°19'52"W	13.86'
L5	S39°35'32"W	12.90'	L30	S47°30'30"W	14.87'
L6	S89°25'45"W	81.44'	L31	S34°45'19"W	14.14'
L7	N50°24'28"W	15.28'	L32	S55°14'41"E	14.14'
L8	S89°25'45"W	50.72'	L33	S34°45'19"W	14.14'
L9	S39°35'32"W	12.90'	L34	N55°14'41"W	14.14'
L10	N50°24'28"W	15.28'	L35	N34°45'19"E	14.14'
L11	S89°25'45"W	50.72'	L36	S55°14'41"E	14.14'
L12	S39°35'32"W	12.90'	L37	S34°45'19"W	14.14'
L13	S89°25'45"W	49.46'	L38	N55°14'41"W	14.14'
L14	S79°45'19"W	63.17'	L39	N34°45'19"E	14.14'
L15	N55°14'41"W	14.14'	L40	N55°14'41"W	14.14'
L16	S79°45'19"W	50.00'	L41	N35°05'37"E	14.23'
L17	S34°45'19"W	14.14'	L42	N54°51'58"W	14.05'
L18	S00°38'25"E	9.63'	L43	N50°24'28"W	15.50'
L19	N10°14'41"W	23.76'	L44	S39°35'32"W	13.09'
L20	N10°14'41"W	50.13'	L45	N50°24'28"W	15.50'
L21	S42°29'30"E	10.09'	L46	N39°35'32"E	13.09'
L22	N44°39'15"E	33.65'			
L23	S45°34'51"E	14.16'			
L24	S44°25'09"W	14.13'			
L25	S89°28'44"W	33.83'			

VICINITY MAP
N.T.S.



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	492.00'	51.04'	5°56'37"	S05°57'52"E	51.02'
C2	508.00'	64.30'	7°15'08"	S06°37'07"E	64.26'
C3	525.00'	88.64'	9°40'26"	S84°35'32"W	88.54'
C4	500.00'	182.49'	20°54'41"	N09°48'56"E	181.48'
C5	300.00'	159.78'	30°30'58"	N05°00'48"E	157.90'
C6	500.00'	50.02'	5°43'55"	N07°22'44"W	50.00'
C7	500.00'	50.02'	5°43'55"	N07°22'44"W	50.00'
C8	500.00'	63.29'	7°15'08"	N06°37'07"W	63.25'
C9	500.00'	63.29'	7°15'08"	N06°37'07"W	63.25'
C10	700.00'	192.82'	15°46'57"	N02°21'13"W	192.21'
C11	830.00'	192.35'	13°16'41"	N05°57'16"E	191.92'

LEGEND

R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.C.S.	REBAR WITH CAP SET "GM/CIVIL"

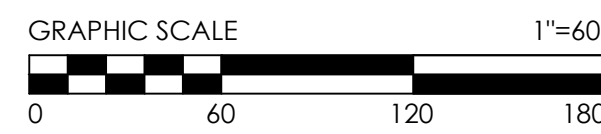
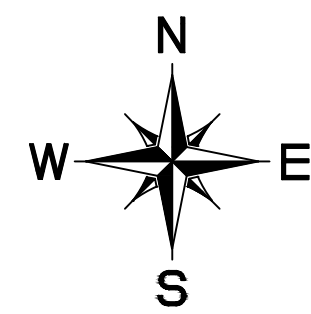
PREPARED BY:
GMcivil
 Engineering & Surveying
 2559 SW Grapevine Pkwy, Grapevine, Texas 76051
 817-329-4373
 TxEng Firm # F-2944 | TxSurv Firm # 100221700

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 Issued for review 1/21/2026 11:05 AM

FINAL PLAT
 OF
LOTS 1-27, BLOCK 1, LOT 2X, BLOCK 2
LOTS 1-35, BLOCK 3, LOTS 1-11 & 12X, BLOCK 4
LOTS 1-4 & 5X, BLOCK 5, LOTS 1-18, BLOCK 6
LOTS 1-36, BLOCK 7, LOTS 1-37, BLOCK 8
LOTS 1-19, BLOCK 9, LOT 1X, BLOCK 27
ORCHARD VILLAGE
 BEING
 38.065 ACRES
 SITUATED IN THE
 SHELBY COUNTY LAND SURVEY, ABSTRACT No. 1375
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PHASE 3
 FP CASE NO. FP-26-XXX
 PP CASE NO. PP-17-041

187 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS
 Date: January 2026



SEE SHEET 1

(REMAINDER)
TRACT I
CRIMSON RIDGE LAND
PARTNERS LLC
D214109111
O.P.R.T.C.T.

SHELBY COUNTY SCHOOL
LAND SURVEY
ABSTRACT No. 1375
BLOCK 20

HONEYDEW DRIVE
10' R.O.W.

HONEYDEW DRIVE
10' R.O.W.

HONEYDEW DRIVE
10' R.O.W.



OWNERS CERTIFICATE

STATE OF TEXAS;
COUNTY OF TARRANT;

WHEREAS, ORCHARD FARMS VENTURES LLC, a Florida limited liability company, is the owner of a tract of land situated in Block 20 & Block 23 of the Shelby County School Land Survey, Abstract No. 1375, City of Fort Worth, Tarrant County, Texas, being a portion of that tract of land as described in deed to Orchard Farms Ventures LLC, recorded in D222061225, as corrected in D222296847, Official Public Records, Tarrant County, Texas (OPRCT), being a portion of Maple Orchard Lane per Orchard Village (Phase 2), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D223225347, OPRCT, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped GMCVIL set (hereafter referred to as 1/2" rebar capped set) at the northwest corner of Lot 1X, Block 2 of the final plat of Orchard Village (Phase 1A), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D223228848, OPRCT, said point lying in the south line of a tract of land as described in deed to CS Bean Investments, LLC, recorded in D222075122, OPRCT;

THENCE departing the south line of said CS Bean Investments tract, along the west line of said Orchard Village (Phase 1A) and a reentrant line of Orchard Village (Phase 2), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D223225347, as follows:

South 00 degrees 28 minutes 27 seconds East, along the west line of said Lot 1X, Block 2, at a distance of 95.55 feet passing the southwest corner of said Lot 1X, Block 2 and the northwest corner of Farmstead Lane (50' R.O.W.), continuing a total distance of 145.55 feet to a 1/2" rebar capped set at an alley clip corner at the southwest corner of said Farmstead Lane;

South 50 degrees 24 minutes 28 seconds East, along an alley clip line in the west line of said alley, a distance of 15.28 feet to a 1/2" rebar capped set at an alley clip corner;

South 10 degrees 14 minutes 41 seconds East, along the west line of said alley (16' R.O.W.), a distance of 249.16 feet to a 1/2" rebar capped set at an alley clip corner;

South 34 degrees 45 minutes 19 seconds West, along an alley clip line in the west line of said alley, a distance of 14.14 feet to a 1/2" rebar capped set at an alley clip corner at the northwest corner of Greenhouse Street (50' R.O.W.);

South 10 degrees 19 minutes 57 seconds East, along the west line of said Greenhouse Street, a distance of 50.00 feet to a 1/2" rebar capped set at an alley clip corner at the southwest corner of said Greenhouse Street;

South 54 degrees 39 minutes 29 seconds East, along an alley clip line in the west line of said alley, a distance of 14.00 feet to a 1/2" rebar capped set at an alley clip corner, being the beginning of a non-tangent curve to right, having a radius of 492.00 feet;

Southeasterly, along the west line of said alley (16' R.O.W.) and along said curve, having a central angle of 05 degrees 56 minutes 37 seconds, an arc distance of 51.04 feet, and a chord that bears South 05 degrees 57 minutes 52 seconds East, 51.02 feet to a 1/2" rebar capped set at the beginning of a reverse curve to the left, having a radius of 508.00 feet;

Southeasterly, along the west line of said alley and along said curve, having a central angle of 07 degrees 15 minutes 08 seconds, an arc distance of 64.30 feet, and a chord that bears South 06 degrees 37 minutes 07 seconds East, 64.26 feet to the end of said curve;

South 10 degrees 14 minutes 41 seconds East, along the west line of said alley, tangent to said curve, at a distance of 150.50 feet passing the most westerly southwest corner of said Orchard Village (Phase 1A) and the most northerly northwest corner of said Orchard Village (Phase 2), continuing a total distance of 873.37 feet to a 1/2" rebar capped set at an alley clip corner;

South 39 degrees 35 minutes 32 seconds East, along an alley clip line in the west line of said alley, a distance of 12.90 feet to a 1/2" rebar capped set at an alley clip corner in north line of Maple Orchard Lane (50' R.O.W.);

THENCE along the north line of said Maple Orchard Lane and its right-of-way clip corners, as follows:
South 89 degrees 25 minutes 45 seconds West, a distance of 81.44 feet to a 1/2" rebar capped set;

North 50 degrees 24 minutes 28 seconds West, a distance of 15.28 feet to a 1/2" rebar capped set;

South 89 degrees 25 minutes 45 seconds West, a distance of 50.72 feet to a 1/2" rebar capped set;

South 39 degrees 35 minutes 32 seconds West, a distance of 12.90 feet to a 1/2" rebar capped set;

South 89 degrees 25 minutes 45 seconds West, a distance of 203.17 feet to a 1/2" rebar capped set;

North 50 degrees 24 minutes 28 seconds West, a distance of 15.28 feet to a 1/2" rebar capped set;

South 89 degrees 25 minutes 45 seconds West, a distance of 50.72 feet to a 1/2" rebar capped set;

South 39 degrees 35 minutes 32 seconds West, a distance of 12.90 feet to a 1/2" rebar capped set;

South 89 degrees 25 minutes 45 seconds West, a distance of 49.46 feet to a 1/2" rebar capped set at the beginning of a tangent curve to the left, having a radius of 525.00 feet;

Southeasterly, along said curve, having a central angle of 09 degrees 40 minutes 26 seconds, an arc distance of 88.64 feet, and a chord that bears South 84 degrees 35 minutes 32 seconds West, 88.54 feet to a 1/2" rebar capped set at the end of said curve;

South 79 degrees 45 minutes 19 seconds West, tangent to said curve, a distance of 63.17 feet to a 1/2" rebar capped set;

North 55 degrees 14 minutes 41 seconds West, a distance of 14.14 feet to a 1/2" rebar capped set;

South 79 degrees 45 minutes 19 seconds West, a distance of 50.00 feet to a 1/2" rebar capped set;

South 34 degrees 45 minutes 19 seconds West, a distance of 14.14 feet to a 1/2" rebar capped set;

South 79°45'19" West, a distance of 111.00 feet to a 1/2" rebar capped set in the west line of said Orchard Farms Ventures tract and the east line of Tract II as described in deed to Crimson Ridge Land Partners LLC, recorded in D214109111, OPRCT, being the most westerly northwest corner of said Orchard Village (Phase 2);

THENCE North 10 degrees 14 minutes 41 seconds West, along the west line of said Orchard Farms Ventures tract, the east line of said Crimson Ridge Tract II, and the east line of Tract I as described in said Crimson Ridge Land Partners LLC deed recorded in D214109111, OPRCT, passing an angle point in the east line of Batch Street (variable width R.O.W. per D219258293, OPRCT), continuing a total distance of 1,945.20 feet to a point at a 1/2" rebar found previously at an angle point in the west line of said Orchard Farms Ventures tract and the southeast corner of a tract of land as described in deed to Lieven J. Van Riet, recorded in Volume 7229, Page 809, Deed Records, Tarrant County, Texas, from which a 5/8" rebar capped DUNAWAY found bears South 15 degrees 46 minutes West, 0.14 feet;

THENCE North 10 degrees 14 minutes 21 seconds West, along the west line of said Orchard Farms Ventures tract and the east line of said Riet tract, a distance of 189.63 feet (deeds 189.63 feet & 189.74 feet) to a 1/2" rebar found in the south line of said Shelby Road (R.O.W. varies);

THENCE North 10 degrees 14 minutes 55 seconds West, along the west line of said Orchard Farms Ventures tract and within said Shelby Road, a distance of 30.53 feet to a 1" rebar found at the most westerly northwest corner of said Orchard Farms Ventures tract;

THENCE within said Shelby Road, along the north line of said Orchard Farms Ventures tract, as follows:
North 89 degrees 59 minutes 58 seconds East, a distance of 101.56 feet to a 1" rebar found;

North 10 degrees 15 minutes 06 seconds West, a distance of 28.88 feet to a point for corner;

North 89 degrees 28 minutes 44 seconds East, a distance of 644.79 feet;

THENCE South 00 degrees 38 minutes 25 seconds East, departing said Shelby Road, along a reentrant line of said Orchard Farms Ventures tract and the west line of said CS Bean Investments tract, at a distance of 28.45 feet (deeds 28.45 feet & 28.38 feet) passing a 1" rebar found, continuing a total distance of 657.00 feet to a 1" steel pipe found at a reentrant corner of said Orchard Farms Ventures tract and the southwest corner of said CS Bean Investments tract;

THENCE North 89 degrees 32 minutes 26 seconds East, along a north line of said Orchard Farms Ventures tract and the south line of said CS Bean Investments tract, a distance of 211.06 feet to the POINT OF BEGINNING and containing 1,658,090 square feet or 38.065 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT ORCHARD FARMS VENTURES LLC, a Florida limited liability company, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of LOTS ----, BLOCK ----, ORCHARD VILLAGE and does hereby dedicate to the public use forever the streets and easements shown hereon.

Witness my hand this ____day of _____, 2026.

ORCHARD FARMS VENTURES LLC, a Florida limited liability company

By: James Boyce
Authorized Signatory

STATE OF FLORIDA;
COUNTY OF ST. JOHNS;

BEFORE ME, the undersigned authority, a Notary Public in and for the State of FLORIDA, on this day personally appeared James Boyce, Authorized Signatory, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of ORCHARD FARMS VENTURES LLC, a Florida limited liability company, and that he executed the same as the act of said entities for the purposes and consideration therein expressed and, and in the capacity, therein stated.

Given under my hand and seal of office, this ____day of _____, 2026.

Notary Public in and for the State of Florida

SURVEYOR'S CERTIFICATE

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

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 1/21/2026 11:06 AM

Joel S. Barton
Registered Professional Land Surveyor No. 4914
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
817- 329-4373

NOTES:

- 1. Bearings are referenced to Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0435K, map revised September 25, 2019 the property platted hereon appears to lie in ZONE X NON_SHADED (Areas determined to be outside the 0.2% annual chance floodplain).
3. Property corners are 1/2" rebars capped GMCIVIL set, unless otherwise noted.
4. This plat contains a total of ---- acres of right-of-way dedications for public streets.
5. Compliance with Ordinance # 18615-05-2009 regarding Urban Forestry is required.
6. Mandatory home owners association shall be responsible for the maintenance of Lot ----, Block ----.

Table with 2 columns: Category and Value. Includes Development Yield (38.065 Acres), Residential Lots Area (25.927 Acres), Non-Residential Lots Area (2.185 Acres), Right-of-way Area (9.953 Acres), and No Public Parks Proposed.

WATER/WASTEWATER IMPACT FEES

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

UTILITY EASEMENTS

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

TRANSPORTATION IMPACT FEES

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

SITE DRAINAGE STUDY

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

FLOODPLAIN RESTRICTION

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

FLOOD PLAIN/DRAINAGE-WAY; MAINTENANCE

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

SIDEWALKS

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

PRIVATE COMMON AREAS AND FACILITIES

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

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

BUILDING PERMITS

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

CONSTRUCTION PROHIBITED OVER EASEMENTS

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

PARKWAY PERMIT

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

PRIVATE P.R.Vs REQUIRED

Private P.R.Vs will be required; water pressure exceeds 80 P.S.I.

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

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

Fort Worth City Plan Commission logo and text: CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS. THIS PLAT VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL. PLAT APPROVED DATE: BY: Chairman BY: Secretary

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 1/21/2026 11:06 AM

FINAL PLAT OF LOTS 1-27, BLOCK 1, LOT 2X, BLOCK 2 LOTS 1-35, BLOCK 3, LOTS 1-11 & 12X, BLOCK 4 LOTS 1-4 & 5X, BLOCK 5, LOTS 1-18, BLOCK 6 LOTS 1-36, BLOCK 7, LOTS 1-37, BLOCK 8 LOTS 1-19, BLOCK 9, LOT 1X, BLOCK 27 ORCHARD VILLAGE

BEING 38.065 ACRES SITUATED IN THE SHELBY COUNTY LAND SURVEY, ABSTRACT No. 1375 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

187 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS Date: January 2026

PREPARED BY: GMcivil Engineering & Surveying 2559 SW Grapevine Pkwy, Grapevine, Texas 76051 817-329-4373 TxEng Firm # F-2944 | TdSurv Firm # 10021700

PHASE 3 FP CASE No. FP-26-XXX PP CASE No. PP-17-041

EN10254 - Orchard Village COGO PLAT PHASE 3 NOV PHASE 3 PLATING

VA-26-010

Alleyway Stubouts along Maple Orchard Lane

Alexander Parks, Senior Planner
CPC Meeting June 11, 2026

Plat Summary Details

Plat Name: Alleyway Stubouts along Maple Orchard Lane, Orchard Village Addition

Plat Description: Alley Vacation

Existing Conditions: Unimproved

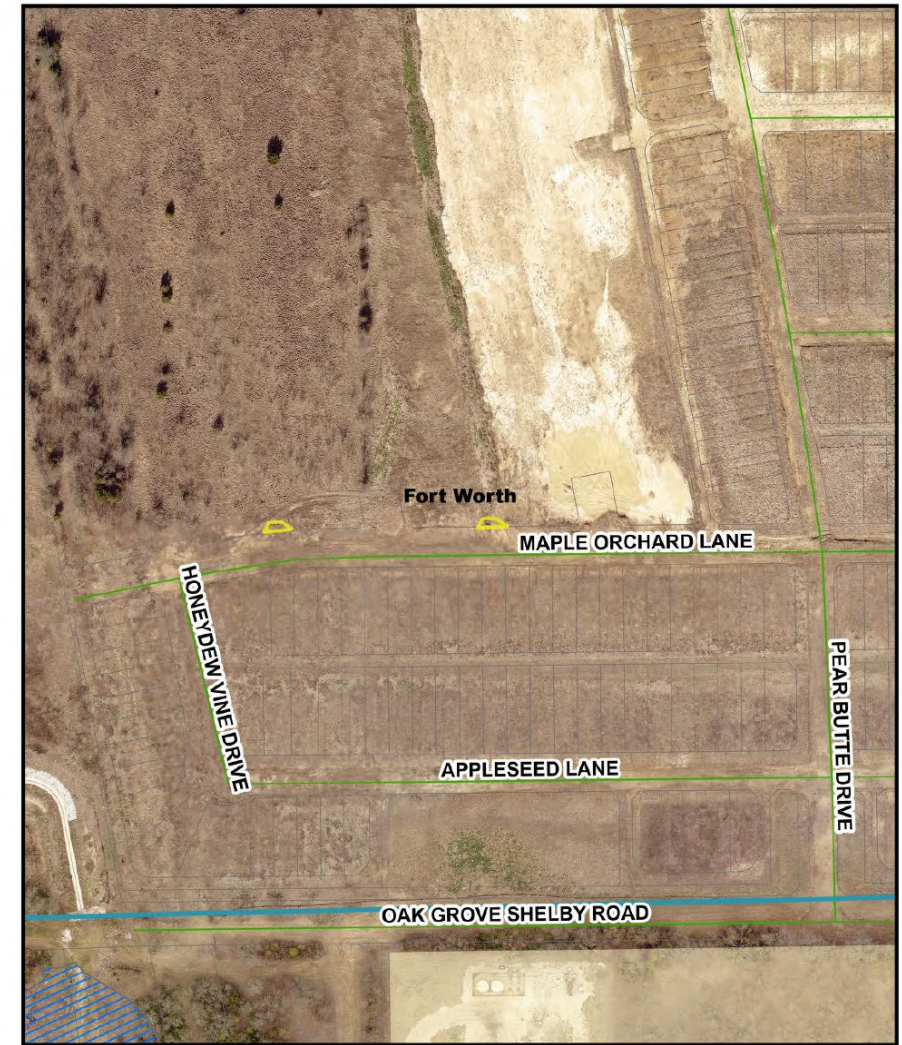
Owner/Applicant: Orchard Farms Venture LLC

Consultant/Applicant: GM Civil

Waivers: None

DRC Recommendation: Approval of a recommendation to the City Council for the vacation of alleyway stubouts along Maple Orchard Lane.

Public Hearing Notification Date: May 21, 2026



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

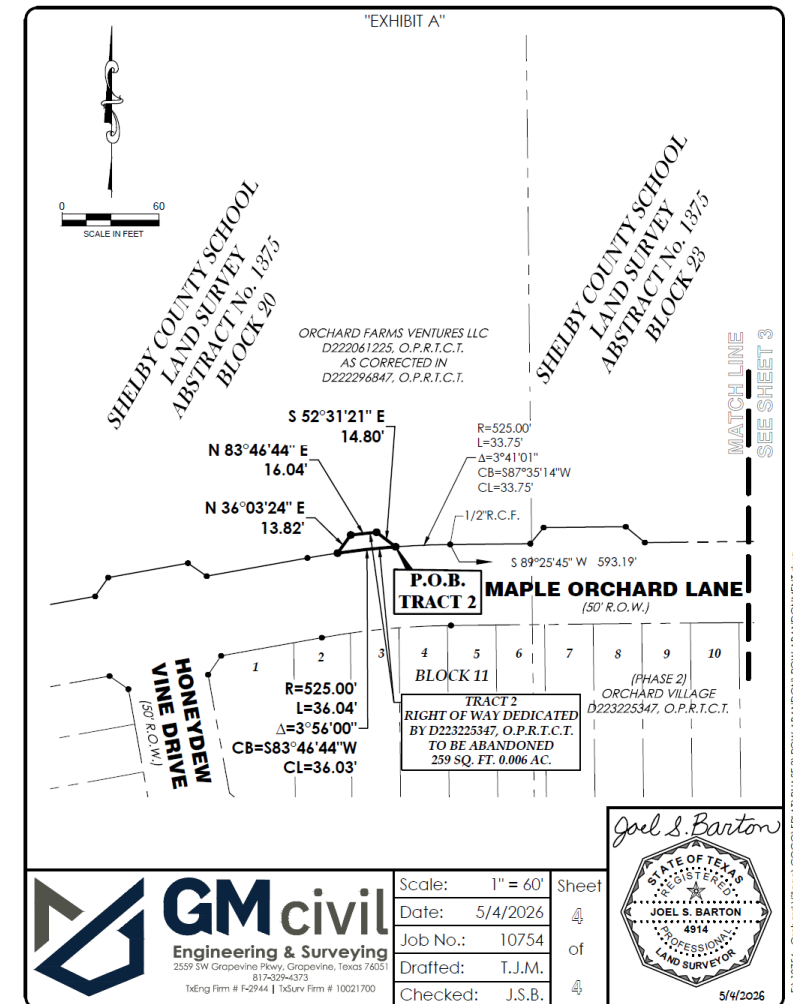
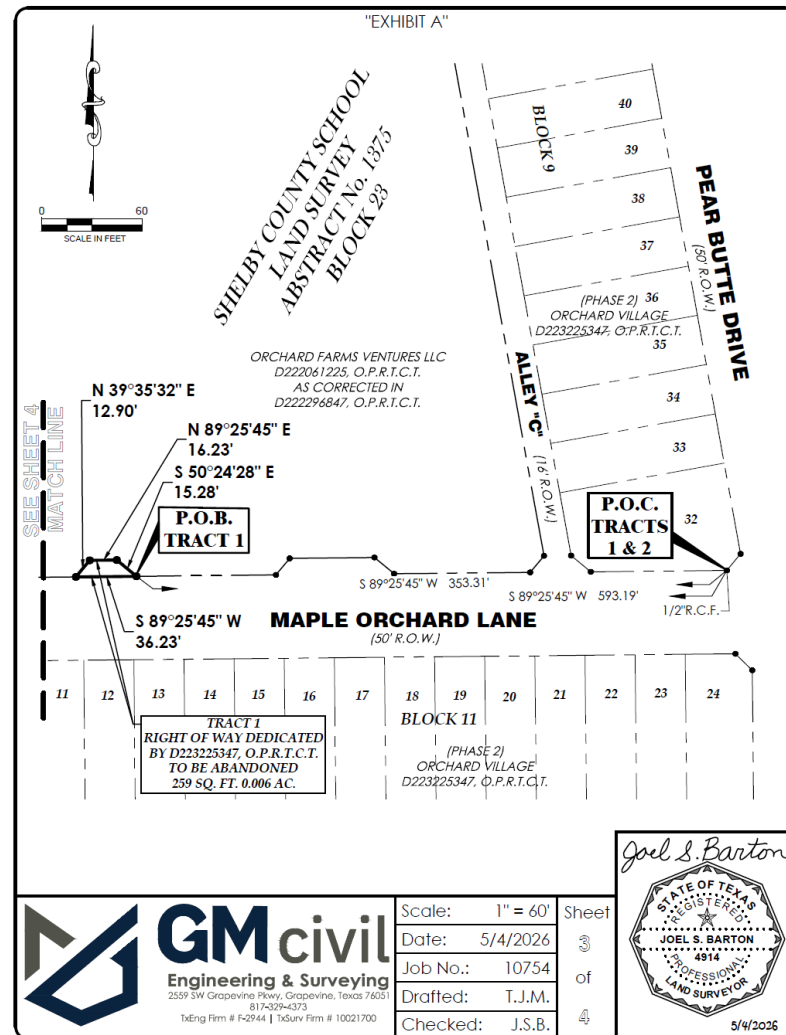
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VA-26-010

Vacation Exhibit

The alley right-of-way is to be replatted with the adjoining property for a single-family residential development.



VA-26-010

DRC Recommendation

DRC recommends:

Approval of a recommendation to City Council for the vacation of right-of-way stubouts along the northern side of Maple Orchard Lane.