



MEETING AGENDA
CITY PLAN COMMISSION
Thursday, March 12, 2026

Public Hearing 9:00 A.M.

City Council Work Session Room
City Hall
100 Fort Worth Trail
Fort Worth, Texas 76102

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.

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

****Any member of the public who wishes to address the Commission in person regarding an item on the agenda must fill out a speaker’s card prior to addressing the Commission. Comments regarding any case on the agenda may also be submitted in writing by contacting the Platting and Annexation Division at Platbox2@fortworthtexas.gov or by calling 817-392-8027 no later than Wednesday, March 11, by 5:00 p.m.**

COMMISSION MEMBERS

Caroline Cranz, Chair CD 1	_____	Brian Singleterry, CD 9	_____
Andrew Bearden, CD 2	_____	Laura Kelley, CD 10	_____
Colby Adams, CD 3	_____	Martin Risher, CD 11	_____
Tye Lamberth, CD 4	_____	Brian Farda, Alternate	_____
CJ Johnson, Vice Chair CD 5	_____	Dr. Beth Gillette, Alternate	_____
Denise Turner, CD 6	_____	John Reed, Alternate	_____
Lee Henderson, CD 7	_____	Vacant, Alternate	_____
Andre Sims, CD 8	_____		

- I. Public Hearing: 9:00 A.M. City Council Work Session Room**
- A. Correspondence & Comments Staff & Chair
 - B. Call to Order: Statement of Open Meetings Act
 - C. Announcements
 - D. Approval of February 12, 2026 Meeting Minutes

E. Continued Cases (1)

1. VA-26-001 – Vacation of a Portion of Forest Avenue Right-of-Way Between East Lancaster Avenue and Union Pacific Railroad: Council District 5.

Being a vacation of a portion of the Forest Avenue right-of-way located south of East Lancaster Avenue and north of Union Pacific Railroad within the Handley Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 40, Page 51 of the Plat Records of Tarrant County, Texas.

General Location: North of Union Pacific Railroad, south of Lancaster Avenue, east of Erie Street & west of Handley Drive.

Applicant: Dig Contracting - Dante Williams

Recommendation: Approval of a recommendation to City Council for the vacation of a portion of the Forest Avenue right-of-way.

F. New Cases (8)

1. FS-26-018 – M. G. Ellis Addition Lot 13R, Block 37; Waiver Request Section 31-103(b)(3) Lot Platting Arrangement: Council District 2.

Being a replat of a portion of Lots 13-15, Block 37, M. G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 18, Plat Records Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Cliff Street, east of Ross Avenue, south of NW 27th Street and west of Clinton Avenue.

Applicant: ANA Consultants

Recommendation: 1) Approval of a waiver to Section 31-103(b)(3) of the Subdivision Ordinance to allow a residential lot to be platted with frontage on two residential streets; rather than being platted as two tiers between parallel and opposite residential streets and 2) Conditional approval of the final plat upon meeting the comments in the staff report.

2. PP-25-033 – La Frontera Heights: Waiver Request Section 31-106(d)(2) Block Face Length and Section 31-102(b)(2) Interconnectivity of Neighborhoods: 200 Single Family Detached Residential Lots and 4 Private Open Space Lots: Council District 7.

Being 42.242 acres of land situated in the S.E. Merrell Survey, Abstract No. 1009, the J.A. McNutt Survey, Abstract No. 1151, and the A.C.H. & B. Survey, Abstract No. 55, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Boat Club Road, south of West Bonds Ranch Road and west of Harbour View Lane.

Applicant: Kirkman Engineering LLC

Recommendation: 1) Approval of waiver to Section 31-106(d)(2) of the Subdivision Ordinance to allow the block face for Lugo Drive to exceed the maximum allowed 1,320 feet in length; 2) Approval of a waiver to Section 31-102(b)(2) of the Subdivision Ordinance to not require the extension of stubouts to the unplatted tracts to the north and east of the proposed development; and 3) Conditional approval of the preliminary plat upon meeting the comments in the staff report.

3. PP-25-060 – Zion Townhomes Addition: Waiver Request Section 31-101(c)(1) Secondary Ingress and Egress to Subdivisions: Council District 6.

Being a preliminary plat, Zion Townhomes Addition, Lots 1-8, Block 1; Lots 1-10, Block 2; Lots 1-10, Block 3; Lots 1-10, Block 4; Lots 1-10, Block 5; Lot 1X, Block 6; Lot 2X, Block 7; Lot3X, Block 8; and Lot 4X, Block 9, a 5.597 acre addition to the City of Fort Worth, Texas, situated in the Juan Jose Albirado Survey, Abstract No. 4, Tarrant County, Texas.

General Location: North of Risinger Road, south of Dew Plat Way, east of Brewer Boulevard & west of Chisholm Trail Parkway.

Applicant: Flanagan Land Surveying – Nick Russel

Recommendation: 1) Approval of a waiver to Section 31-101(c)(1) of the Subdivision Ordinance to allow a subdivision containing 48 one-family and two-family dwelling units to have only one point of ingress and egress to a public street where the maximum allowed is 30 units; and 2) Conditional approval of the preliminary plat upon meeting the comments in the staff report.

4. VA-26-003 – Vacation of a Portion of the Currie Street Right-of-Way and a Portion of the Weisenberger Street Right-of-Way Adjacent to Block 18, Weisenberger Addition: Council District 9.

Being a vacation of a portions of the Currie Street and Weisenberger Street rights-of-way in the Weisenberger Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-A, Page 120 of the Plat Records of Tarrant County, Texas.

General Location: North of Whitmore Street, south of Wingate Street, east of Foch Street & west of Wimberly Street.

Applicant: Logan Ellis

Recommendation: Continuance until consideration by the Urban Design Commission.

5. VA-26-004 – Vacation of a Portion of Ring Road, a Prescriptive Right-of-Way Located South of West Risinger Road: Council District 6.

Being a vacation of Ring Road, an apparent prescriptive right-of-way, located in the City of Fort Worth, Tarrant County, Texas.

General Location: West of North Crowley Road and south of West Risinger Road.

Applicant: Kimley Horn

Recommendation: Approval of a recommendation to the City Council for the vacation of a portion of Ring Road, an apparent prescriptive right-of-way.

6. VA-26-005 – Vacation of a Portion of the Sandshell Boulevard Right-of-Way, North of Basswood Boulevard and Waiver Request Section 31-63(e)(6)(a): Street Vacation Recommendation Expiration: Council District 4.

Being a vacation of a portion of Sandshell Boulevard right-of-way situated in the T. Peck Survey, Abstract No. 1210, City of Fort Worth, Tarrant County Texas.

General Location: North of Basswood Boulevard, South of Thompson Road, East of I-35W & West of Old Denton Road.

Applicant: Dunaway Associates – Mauro Santos

Recommendation: Approval of a continuance until the April City Plan Commission Meeting.

7. AX-25-006 – Dean North; Annexation Request: Proposed for a Mix of Commercial, Industrial, and Residential Development: ETJ-Parker County: Future Council District 3.

Being a tract of land situated in the J.D. Morris Survey, Abstract Number 926, City of Fort Worth E.T.J., Parker County, Texas, being all of that land described by deed to John Henry Dean III and Shirley Lawson Dean Foundation, recorded in Instrument Number 202507813, County Records, Parker County, Texas.

General Location: Northwest corner of the Intersection of Farmer Road and IH-20 in Parker County.

Applicant: Bovee Trainor, Travis Clegg, Raymond B. Kelly, III, and Stacy Standbridge

Recommendation: Recommendation of approval to City Council for the Dean Ranch North Annexation application (AX-25-006), which is inconsistent with the adopted Comprehensive Plan

8. AX-26-001 – Mary’s Creek; Annexation Request: Proposed for Industrial Development: ETJ-Tarrant County: Future Council Districts 3 & 7.

Being a 52.9720 acre tract of land situated in the Jonathan Burleson Survey, Abstract No. 78 and the James C. Johnson Survey, Abstract No. 871, Tarrant County, Texas; said tract being part of that certain tract of land described in the General Warranty Deed to 820 Management Trust recorded in Volume 13824, Page 339, Deed Records, Tarrant County, Texas;

General Location: North of Interstate Highway 30, South of Chapin Rd., East of Walsh Ranch Road and West of Chapel Creek Blvd.

Applicant: Kimley Horn (Brandon Middleton)

Recommendation: Recommendation of approval to City Council for the Mary’s Creek Parcel 01 Annexation application (AX-26-001), which is inconsistent with the adopted Comprehensive Plan.

G. Other Matters of Business (4)

1. OMB PP-21-075 – Rio Claro; Waiver Request Section 31-150 Issuance of Building Permit.

Being 706.15 acres of land situated in the R. Garza Survey, Abstract No. 563, the T&P RR Company Survey, Abstract No. 1568, the Alexander Crain Harris & Brooks Survey, Abstract No. 55, situated in the City of Fort Worth, Tarrant County, Texas.

General Location: South of W. Bonds Ranch Road, east of Morris Dido Newark Road, west of proposed Fleming Ranch Road and north of Harbour View Lane and West Fork Trail.

Applicant: City of Fort Worth

Recommendation: Approval of a waiver to Section 31-150 of the Subdivision Ordinance to allow the issuance of a building permit for the construction of a lift station without a recorded final plat.

2. OMB FP-24-047 – Lone Star at Liberty Trails; Waiver Request Section 31-150 Issuance of Irrigation Meters.

Being 65.113 acres of land situated in the W.C. Hallmark Survey, Abstract No. 518,
Denton County, Texas.

General Location: North of State Highway 114, east of County Line Road & west of Dalrymple Boulevard.

Applicant: Pape Dawson Engineering

Recommendation: Approval of a waiver to Section 31-150 of the Subdivision Ordinance to allow the issuance of irrigation meters without a recorded final plat.

3. OMB – 6809 Randol Mill Road; Waiver Request Section 31-150 Issuance of Irrigation Meters.

Being a 4.62 acre tract of land in the Robert Ray Survey, Abstract No. 1290,
located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Randol Mill Road, south of Old Randol Mill Road, and east of East Loop 820 North Freeway.

Applicant: Hanna Surveying and Engineering

Recommendation: Approval of a waiver to Section 31-150 of the Subdivision Ordinance to allow the issuance of irrigation meters without a recorded final plat.

4. Presentation on Master Roadway Network – Transportation & Public Works Department

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 Friday, March 06, 2026 at 3:20 P. M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.

Jannetta S. Goodale

City Secretary for the City of Fort Worth, Texas

VA-26-001 Vacation of the Forest Ave street Right-of-Way within Handley, Original Town between Block A3A and Block B1: Council District 5.

Being a vacation of a 30ft wide portion of Forest Ave street right-of-way within Handley, Original Town adjacent to Block A3A, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 40, Page 51 of the Plat Records of Tarrant County.

General Location: North of Union Pacific Railroad, South of Lancaster Avenue., East of Erie Street & West of Handley Drive.

GENERAL INFORMATION

A. APPLICANT..... **Dig Contracting (Dante Williams), (817) 764-7509, 2800 Yeager Street., Fort Worth, TX 76112**
on behalf of
Tree of Life Funeral Homes (Parish Lowery), (817) 926-7270, 1051 Maple Ave., Fort Worth, TX 76112

B. PURPOSE OF REQUEST
Vacate a 30ft wide portion of Forest Ave street right-of-way south of Lancaster Ave.

C. CURRENT STATUS

1. Improvements.....	Unimproved
2. Apparent Condition.....	Unpaved
3. Zoning.....	"MU-1" Low-Intensity Mixed-Use
4. Comprehensive Plan Future Land Use.....	Mixed Use
5. Utilities.....	Water, Sewer and Public Franchise Utilities
6. Planning and Development Department Case Coordinator.....	Paul Rodriguez
7. Neighborhood Organizations Notified.....	Neighborhoods of East Fort Worth Alliance, Handley NA, Carver Heights East NA, Historic Carver Heights NA, Echo Heights Stop Six Environmental Coalition, East Fort Worth, Inc. Streams and Valleys Inc., Trinity Habitat for Humanity, Historic Handley Development Corporation, Southeast Fort Worth Inc., East Fort Worth Business Association, and Fort Worth ISD.

D. TECHNICAL ANALYSIS

The subject street right-of-way currently measures at 80ft wide. Since streets of this type are required to be 50ft minimum, the applicant will be vacating a 30ft wide portion adjacent to 6472 Lancaster Ave. to increase the parking area on the site. This proposed Right-of-Way vacation, if approved, would remove this recorded right-of-way and allow

the site to be expanded to make way for more parking spaces. A new replat will be submitted to reflect this proposed change.

E. COMMENTS AND REQUIREMENTS

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

1. **Fire Department.: FYI:** Any addresses currently assigned within the boundaries to be vacated will no longer exist. 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. Pursuant to the Fort Worth City Code, no building or structure not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the adopted Fire Code at the time of construction. Where construction is permitted, all structures subject to setbacks shall be located outside of any setback resulting from ultimate alteration of the pad site permit. 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 at the City Secretary's site for Ordinance #25388-03-2022.
2. **T/PW Engineering:** Recommend vacating only a portion of the ROW (30 feet) to leave a standard local cross section (50 feet). This will convert parking area to private ownership while maintaining adequate ROW.
3. **Water Engineering.:** FYI - Existing 6" CI running along Forest Ave FYI - Existing 8" Concrete along the frontage to the west of the site. FYI- Water and Sewer extensions will be required for services to the site
4. **Oncor.:** Please send abandonment request to Propertygmtrequest@oncor.com

F. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

DRC Recommends: Approval of a recommendation to City Council for the Vacation of the 30ft wide portion of Forest Ave. street right-of-way located north of Union Pacific Railroad and south of Lancaster Ave.

EXHIBIT "A"

NOTE:
Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

LEGAL DESCRIPTION

All that certain 0.053 acre tract of land situated in the S. G. Jennings Survey, Abstract Number 843, Tarrant County, Texas, being a portion of Forest Avenue, as shown in Block A of Handley Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 40, Page 51 of the Plat Records of said county, said 0.142 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner described herein, in the south right-of-way line of East Lancaster Avenue, an 80-foot-wide public right-of-way, from which a 1/2 inch iron rebar found in said south right-of-way line bears North 75°39'53" West, a dsitance of 185.05 feet;

THENCE South 75°39'53" East, with the south right-of-way line of said East Lancaster Avenue, a distance of 30.00 feet to the northeast corner described herein, from which the northwest corner of a tract of land described in a deed to Evertt Dyer, dba DAK Industries, recorded in Document Number D208378770 of the Official Public Records of said county, and in the east right-of-way line of Forest Avenue, an 80-foot wide public right-of-way bears South 75°39'53" East, a distance of 50.00 feet, also from which a railroad spike found bears South 8624'59" East, a dsitance of 10.77 feet, also from which a cotton spindle marked "Survey Marker: found bears South 80°49'27" East, a dsitance of 43.08 feet

THENCE South 14°19'54" West, being in the right--of-way of said Forest Avenue and the west line of said Evertt Dyer tract, a distance of 77.16 feet to the southeast corner described herein, being in the south terminus line of said Forest Avenue, and in the north line of Union Pacific Railroad, recorded din Volume 13215, Page 130, of the Deed Records of said county;

THENCE North 75°40'06" West, with the south right-of-way line of said Forest Avenue and the north line of said Union Pacific Railroad, a distance of 30.00 feet to the southwest terminus of Forest Avenue, being the southwest corner described herein;

THENCE North 14°19'54" East, passing a distance of 16.08 feet, a 1/2 inch iron rebar with an illegible cap found for the southeast corner of a called 0.198 acre tract of land described in a deed to RBL Leasing LLC, recorded in Document Number D215290792 of said Official Public Records , continuing in all a total distance of 77.16 feet to the **POINT OF BEGINNING**, containing 0.053 acres,(2,315 square feet) of land, more or less.

472 East Lancaster Ave - FTWDRAWING\FOREST AVENUE ABANDONMENT.DWG

STATE OF TEXAS
COUNTY OF TARRANT

I hereby certify that this survey is true and correct to the best of my knowledge.

Original signed and stamped in blue ink.

JANUARY 30, 2026

LINDSAY JO GROSECLOSE, R.P.L.S. NO. 7068 DATE



PROJECT: FOREST AVE ABANDONMENT
PROJECT AFE:
TRACT NO.:
LOCATION: FORT WORTH, TEXAS
DRAWN BY: LJG
REVISION:
PAGE NO.: 1 OF 2

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.

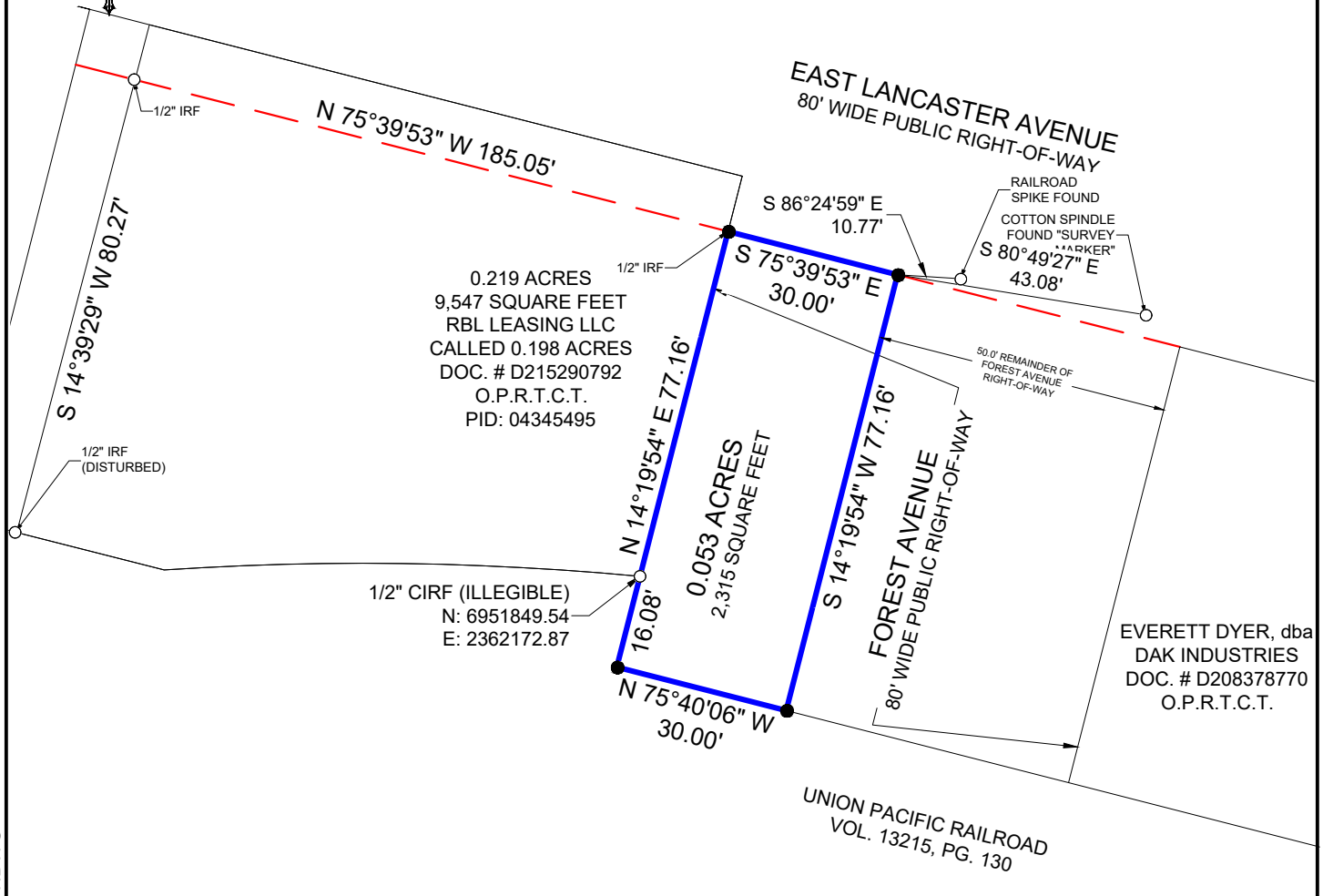
SCALE: 1" = 30'

0 30 60

CROWLEY SURVEYING
FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

EXHIBIT "A"

NOTE:
Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).



LEGEND

- = MONUMENT FOUND (AS NOTED)
- ◻ = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR SET
- IRF = IRON REBAR FOUND (AS NOTED)
- CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
- CIRS = CAPPED IRON REBAR SET (AS NOTED)
- P.O.B. = POINT OF BEGINNING

472 East Lancaster Ave - FTWDRAWING\FOREST AVENUE ABANDONMENT.DWG

PROJECT: FOREST AVE ABANDONMENT
PROJECT AFE:
TRACT NO.:
LOCATION: FORT WORTH, TEXAS
DRAWN BY: LJJ
REVISION:
PAGE NO.: 1 OF 2

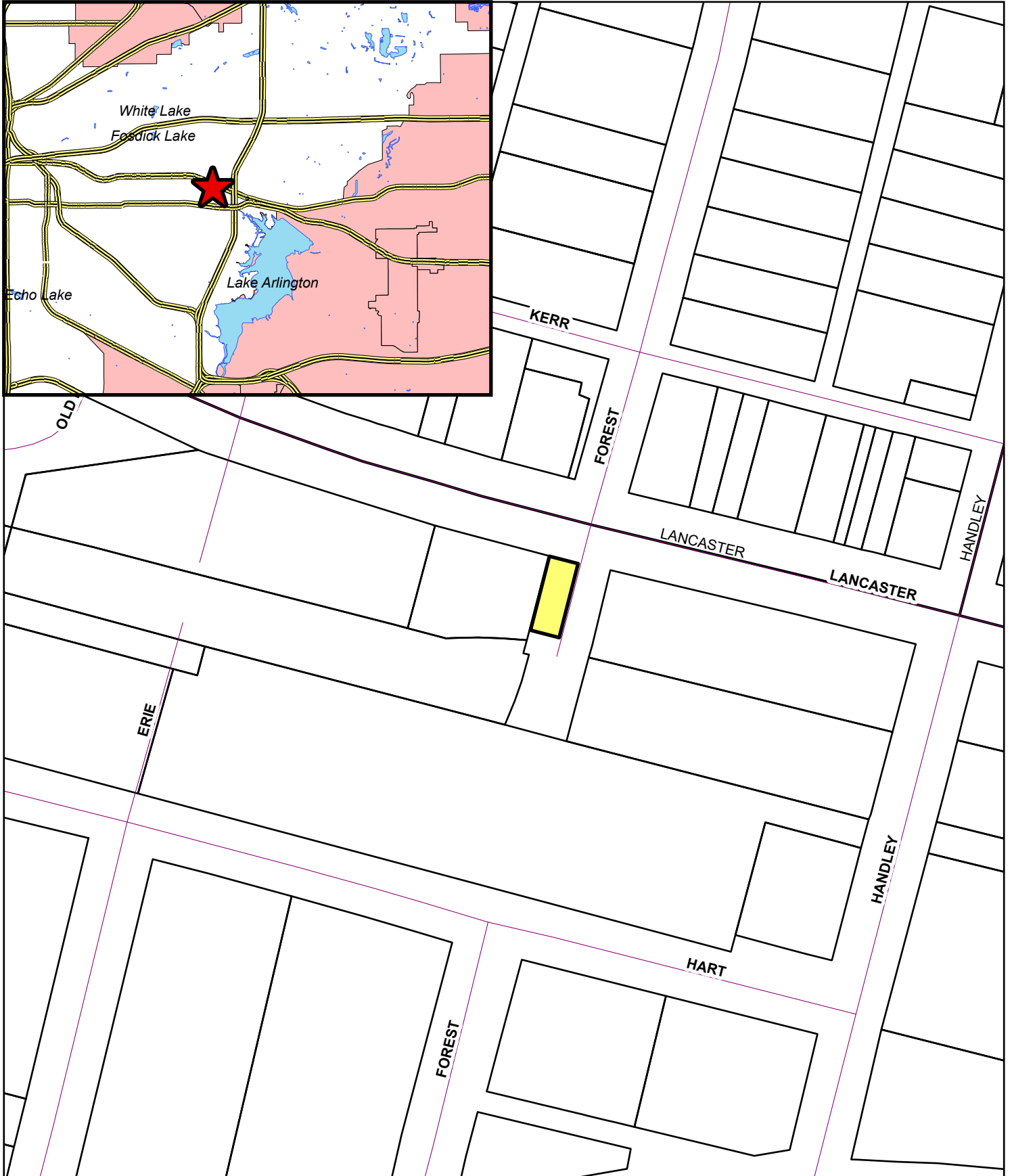
This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.

SCALE: 1" = 30'

0 30 60

CROWLEY SURVEYING
FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

CROWLEY SURVEYING



Vacation of Forest Ave ROW south of Lancaster Ave.



Conditions and Comments

Record Number: VA-26-001

Submitted: 1/16/2026

Title: 6472 E Lancaster Ave

Description of Work: Vacation of Forest Ave

Address:

Applicant:

Owner Name: Tree of Life Funeral Home

Owner Address: 1051 S Handley Dr Fort Worth TX 76112

Remarks Due:

ZC Hearing:

Application Status: Awaiting Client Reply

Acres:

Approval Table:

Task	Task Status	Task Date	Task Reviewer
Application Submittal	Accepted	1/13/2026	Paul Rodriguez
Atmos Energy Review			
ATT Review			
Charter Cable Review	No Response Received	2/4/2026	Paul Rodriguez
County Review			
Fire Review	Approved	1/19/2026	Christopher Thornton
ONCOR Delivery Review	Corrections Required	1/30/2026	Michelle Pena
PARD Review	Approved	1/21/2026	Lori Gordon
Plan Coordination	Correction Required	2/4/2026	Paul Rodriguez
Plan Distribution	Routed for Electronic Review	1/13/2026	Paul Rodriguez
Platting Review	Corrections Required	1/26/2026	Paul Rodriguez
School District Review	No Response Received	2/4/2026	Paul Rodriguez
TPW Engineering Review	Corrections Required	1/29/2026	Stu Burzette
TPW Storm Water Review	Corrections Required	1/28/2026	Robin Stevens
TX DOT Review			
USPS Review	No Response Received	2/4/2026	Paul Rodriguez
Water Engineering Review	Approved	1/29/2026	Anthony Vallejo
Zoning Review	Approved	1/28/2026	Mary Jordan

List of Conditions:

T/PW Stormwater

Reviewer: Robin Stevens

Email: Robin.Stevens@fortworthtexas.gov

Phone:

1. Contact: sds@fortworthtexas.gov

HOLD: There is an active public storm line at the NE corner of the Vacation area. A Drainage Easement will need to be dedicated to protect the asset. See TPW Plan Set, SD-0173.

Fire

Reviewer: Christopher Thornton

Email: Christopher.Thornton@fortworthtexas.gov

Phone: 817-392-6905

1. FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

Streets existing and correct:
East Lancaster Ave.
Forest Ave.

FYI: Any addresses currently assigned within the boundaries to be vacated will no longer exist.

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.

Pursuant to the Fort Worth City Code, no building or structure not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the adopted Fire Code at the time of construction. Where construction is permitted, all structures subject to setbacks shall be located outside of any setback resulting from ultimate alteration of the pad site permit.

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 at the City Secretary's site for Ordinance #25388-03-2022.

Planning

Reviewer: Paul Rodriguez

Email: Paul.Rodriguez@fortworthtexas.gov

Phone:

1. Development Services Dept. - Platting & Annexation (Paul Rodriguez (817) 392-2309 paul.rodriguez@fortworthtexas.gov)

Please be advised to wait for all departments to review comments before submitting a revision to address them all at one time. Multiple revisions are subject to additional fees. Please email when a revision has been submitted.

- Place case number "VA-26-001" onto exhibit.
- Please obtain neighboring property (to the east) signature ensuring that they are in agreement with the ROW vacation.
- FYI – All vacations need to be heard at CPC so that a recommendation to city council may be approved.

2. 1/30/2026 Please submit Abandonment Request to propertymgmtrequest@oncor.com

Josh Brown
Oncor | Distribution Engineering
Cell: 682-226-8977

T/PW Engineering

Reviewer: Stu Burzette

Email: Stuart.Burzette@fortworthtexas.gov

Phone:

1. TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

1. Recommend vacating only a portion of the ROW (30 feet) to leave a standard local cross section (50 feet). This will convert parking area to private ownership while maintaining adequate ROW.

Water

Reviewer: Anthony Vallejo

Email: Anthony.Vallejo@fortworthtexas.gov

Phone:

1. >>>> ALL REVISIONS NEED TO GO THROUGH THE PLATTING CASE MANAGER TO ENSURE OUR WORKFLOW IS REACTIVATED <<<<
Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately. Please include your assigned case manager. Platting Department 817-392-8027; email your assigned plat manager or Platbox2@fortworthtexas.gov.
***** Water Department Comments*****
Plat case review Performed On: 1/29/2026
Anthony Vallejo | anthony.vallejo@fortworthtexas.gov | 817-392-7815

FYI - Existing 6" CI running along Forest Ave

FYI - Existing 8" Concrete along the frontage to the west of the site.

FYI- Water and Sewer extensions will be required for services to the site.

List of Comments:

Development Services Department

The City of Fort Worth * 100 Fort Worth Trail * Fort Worth, Texas 76102
817-392-2222 * Fax 817-392-8105

VA-26-001

Vacation of a 30ft wide portion of Forest Ave street right-of-way south of Lancaster Ave.

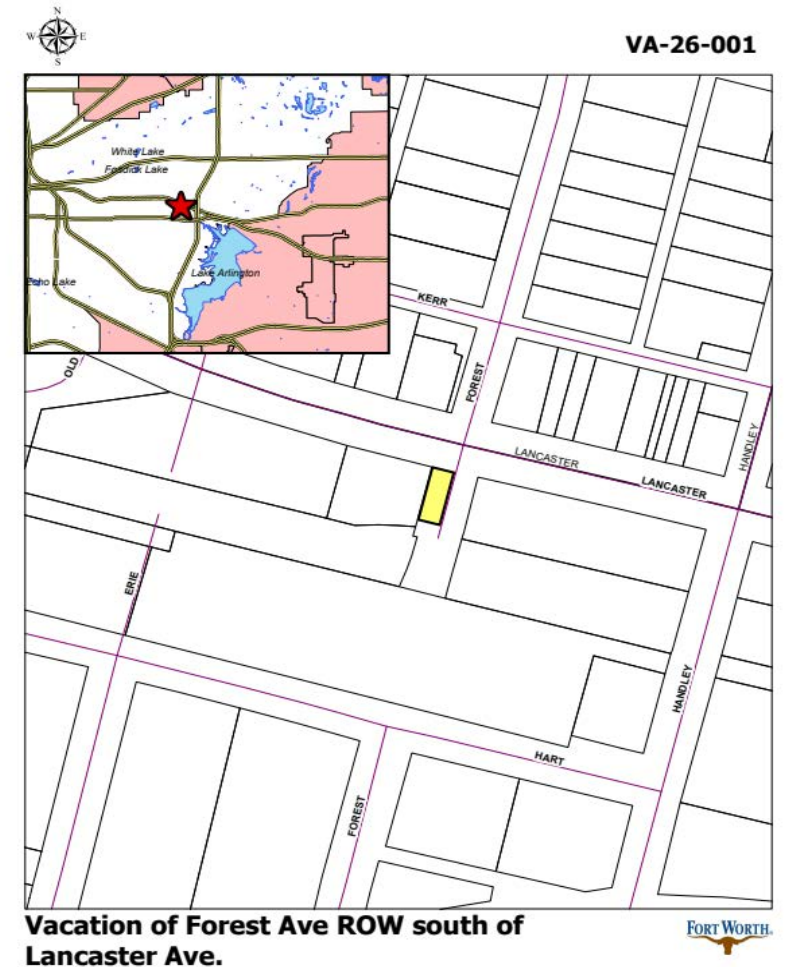
Paul Rodriguez, Senior Planner CPC Meeting



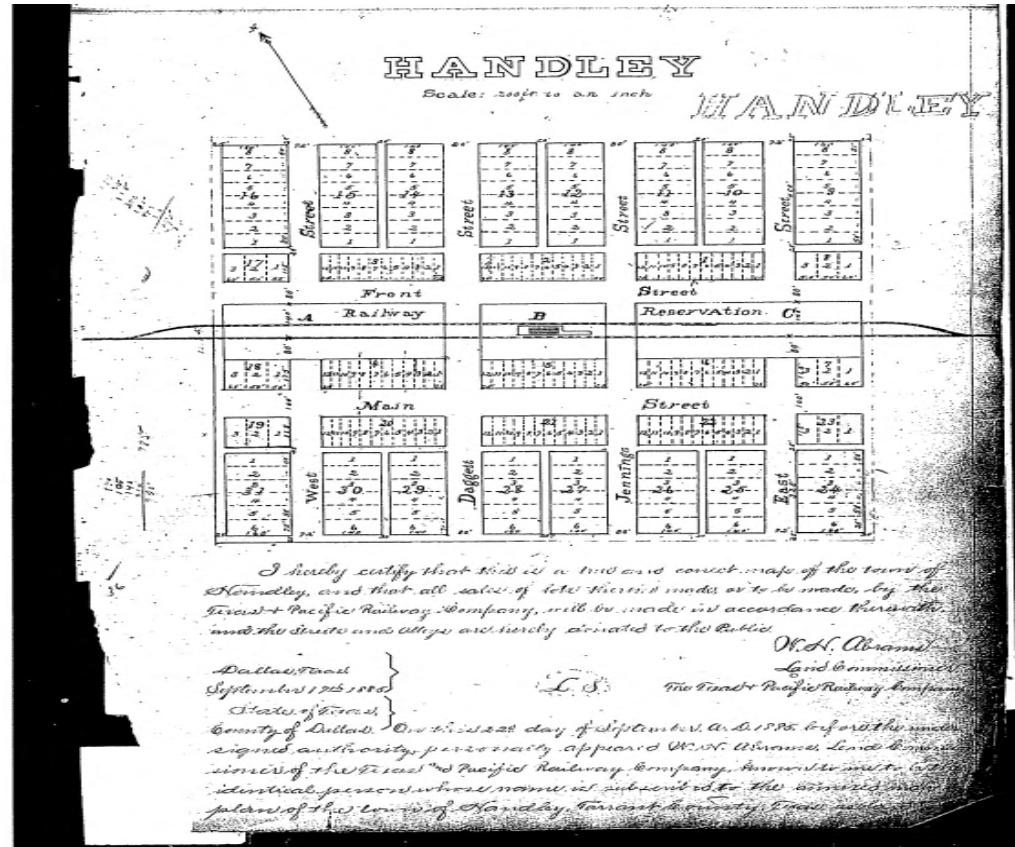
VA-26-001

Vacation Summary Details

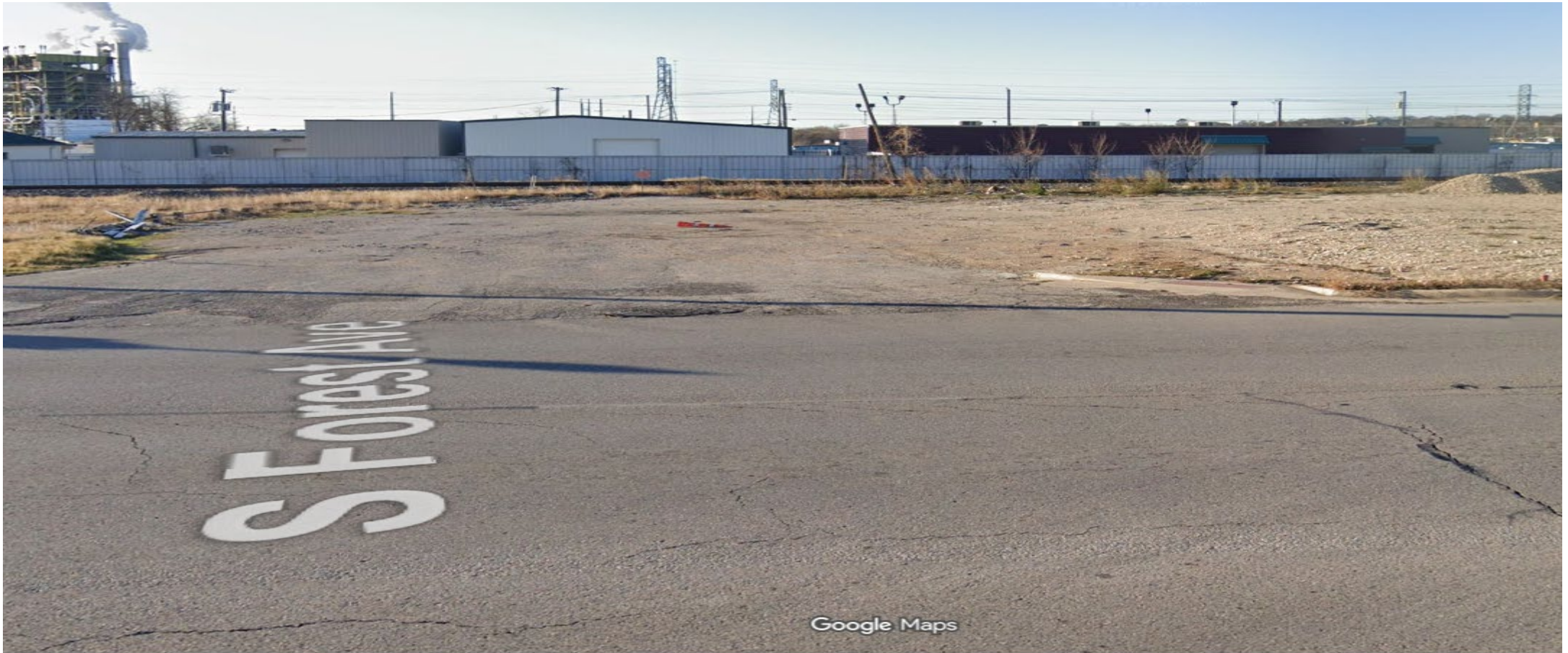
- Plat Name: Vacation of a 30ft wide portion of Forest Ave street right-of-way south of Lancaster Ave.
- Apparent Condition: Unimproved/Unpaved
- Existing Utilities: Water, Sewer and Public Franchise Utilities
- Owner/Applicant: Tree of Life Funeral Homes (Parish Lowery)
- Consultant/Applicant: Dante Williams (Dig Contracting)
- # of Waivers: none
- CPC Requirements: Recommendation to City Council for vacation of a 30ft wide portion of Forest Ave street right-of-way south of Lancaster Ave.
- PH Notification Date: February 2, 2026



Original Plat



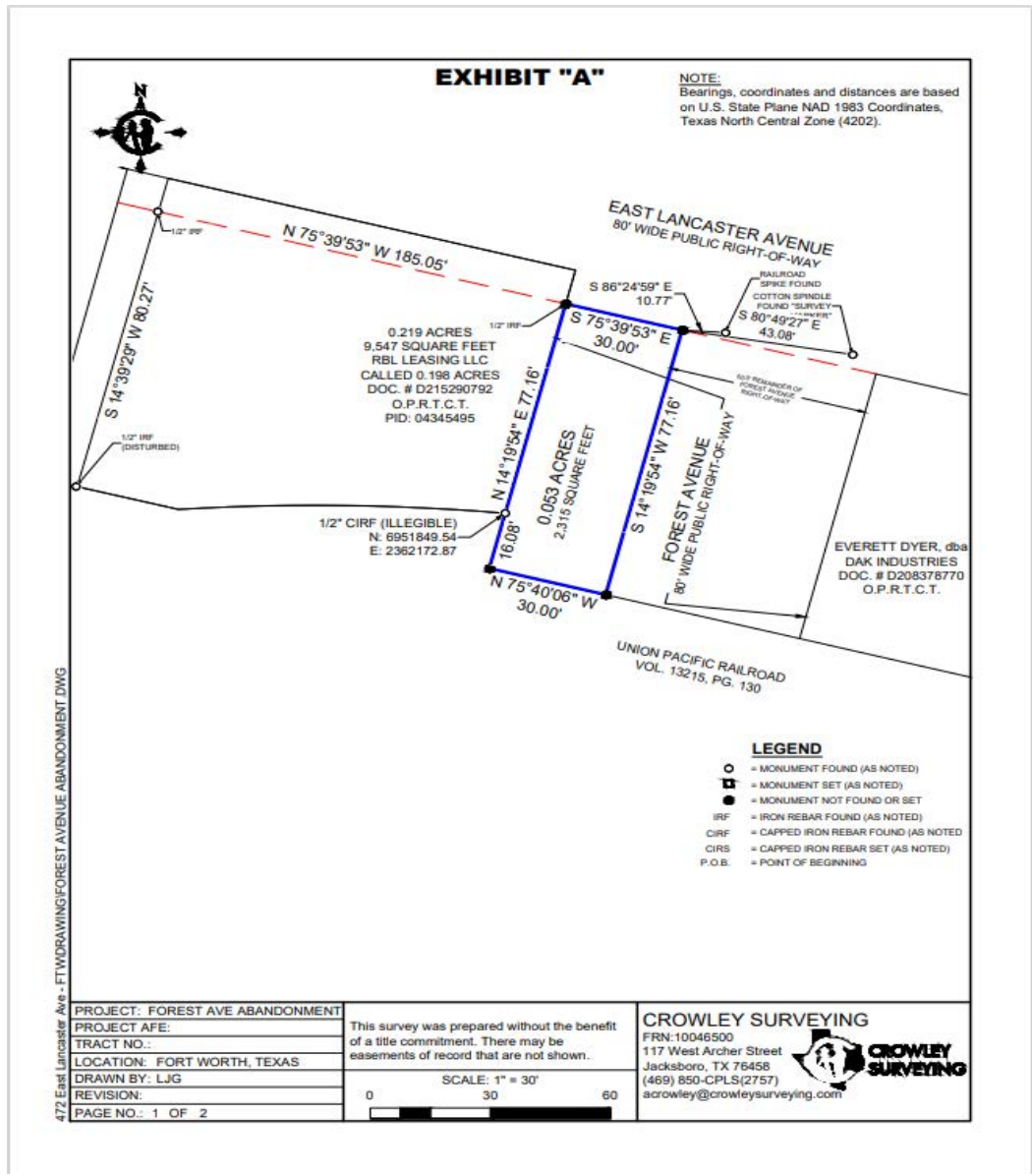
Street View



VA-26-001

Vacation Exhibit

- Proposed Land Use: Vacate a 30ft wide portion of Forest Ave street right-of-way south of Lancaster Ave.



DRC Comments/Recommendations

- DRC recommends: Approval for City Planning Commission to make a recommendation to City Council for the vacation of a 30ft wide portion of Forest Ave street right-of-way south of Lancaster Ave.

VA-26-001

CPC Recommendations

Recommendation to City Council for the approval of the vacation of a 30ft wide portion of Forest Ave street right-of-way south of Lancaster Ave.



FS-26-018 M. G. Ellis Addition Lot 13R, Block 37 (Waiver Request) Section 31-103 (b)(3): Council District 2.

Being a replat of a portion of Lots 13-15, Block 37, M. G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 18, Plat Records Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Cliff Street, east of Ross Avenue, south of NW 27th Street and west of Clinton Avenue.

GENERAL INFORMATION

A. *APPLICANT*

- 1. Owner / Applicant Metroplex Homes, LLC
- 2. Consultant / Agent ANA Consultants, LLC

B. *PROJECT ZONING, NOTIFICATION & COORDINATION*

- 1. Current Zoning "A-5" One Family Zoning
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Single Family Residential
- 4. Public Hearing Notification Mailing Date March 2, 2026
- 5. Development Services Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... Inter-District 2 Alliance, North Side Neighborhood Association, Diamond Hill Jarvis NAC, Far Greater Northside Historical NA, Historic Northside Business Association, Fort Worth Stockyards Business Association, Streams And Valleys Inc, Trinity Habitat for Humanity, North Fort Worth Historical Society, Fort Worth ISD

C. *SERVICE DISTRICTS*

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

D. *DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS*

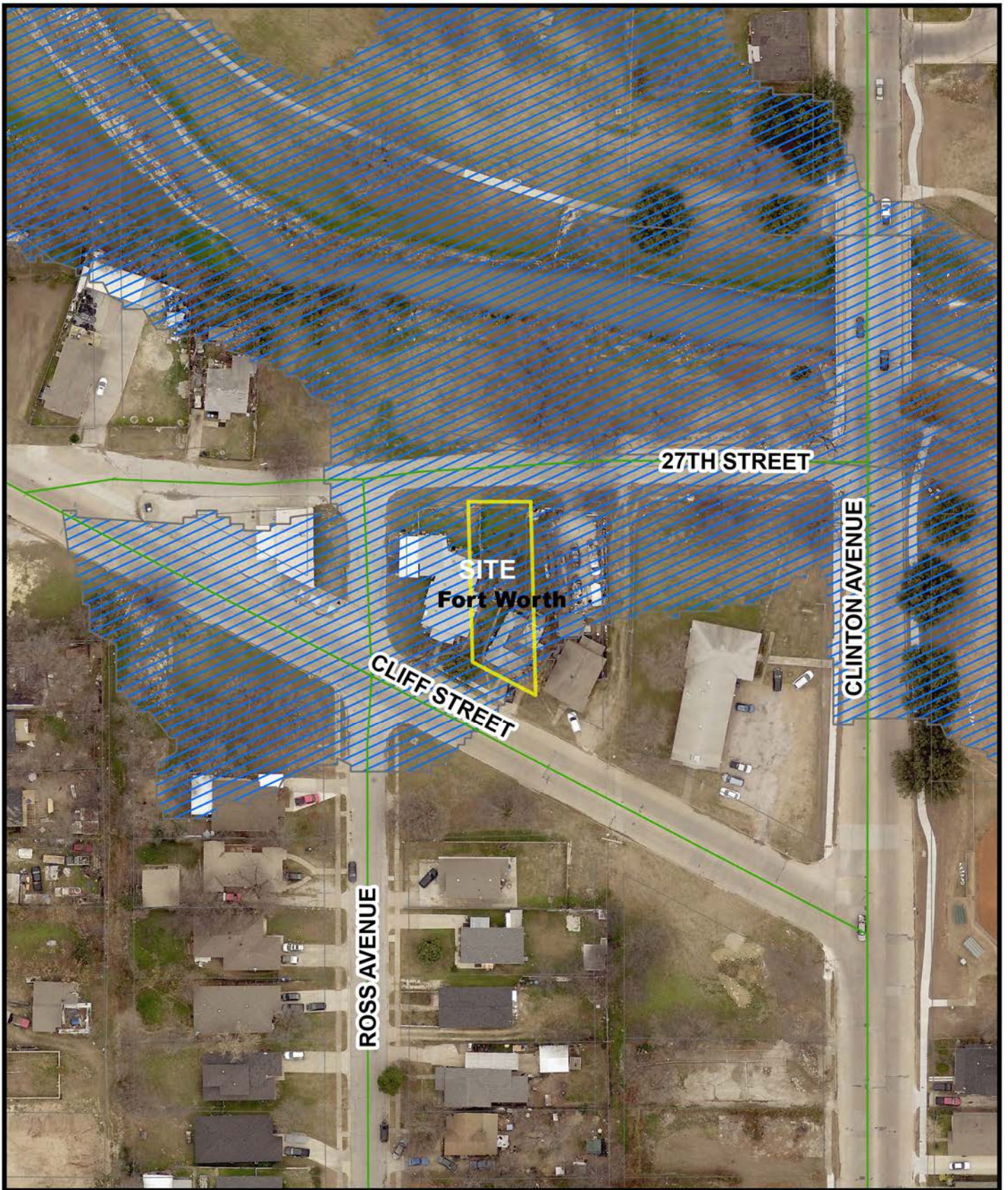
The subject property is a replat of the middle portions of Lots 13-15, Block 37, M.G. Ellis Addition in north Fort Worth. The replat is a reconfiguration of the lots that were originally platted east to west. They have been divided up by metes and bounds over time and now are running north and south between Cliff Street and NW 27th Street.

The Subdivision Ordinance Section 31-103(b)(3) states, residential subdivisions shall be platted to provide two-tiers of residential lots between opposite parallel public or private residential streets. All single-family and two-family residential lots shall be platted with a front and a rear yard, with the front yard designed to face a residential street. The rear yards of such lots may abut another adjacent rear or side yard, open space, institutional lot or un-platted property. The applicant has requested a waiver to allow a residential lot to front onto two residential streets. DRC supports the requested waiver since the

applicant has chosen to restrict vehicular access to Cliff Street. A note will be placed on the final plat strictly prohibiting vehicular access to Cliff Street.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of a waiver to Section 31-103(b)(3) of the Subdivision Ordinance to permit a residential lot to be platted with frontage on two residential streets rather than being platted as two tiers between parallel and opposite residential streets and; 2) Conditional approval of the final plat upon meeting the comments in the staff report.

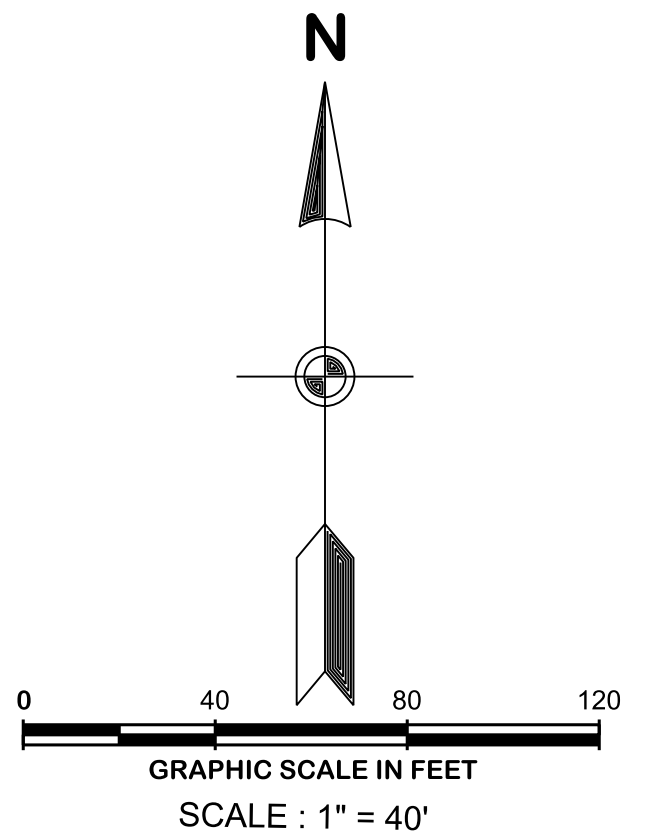
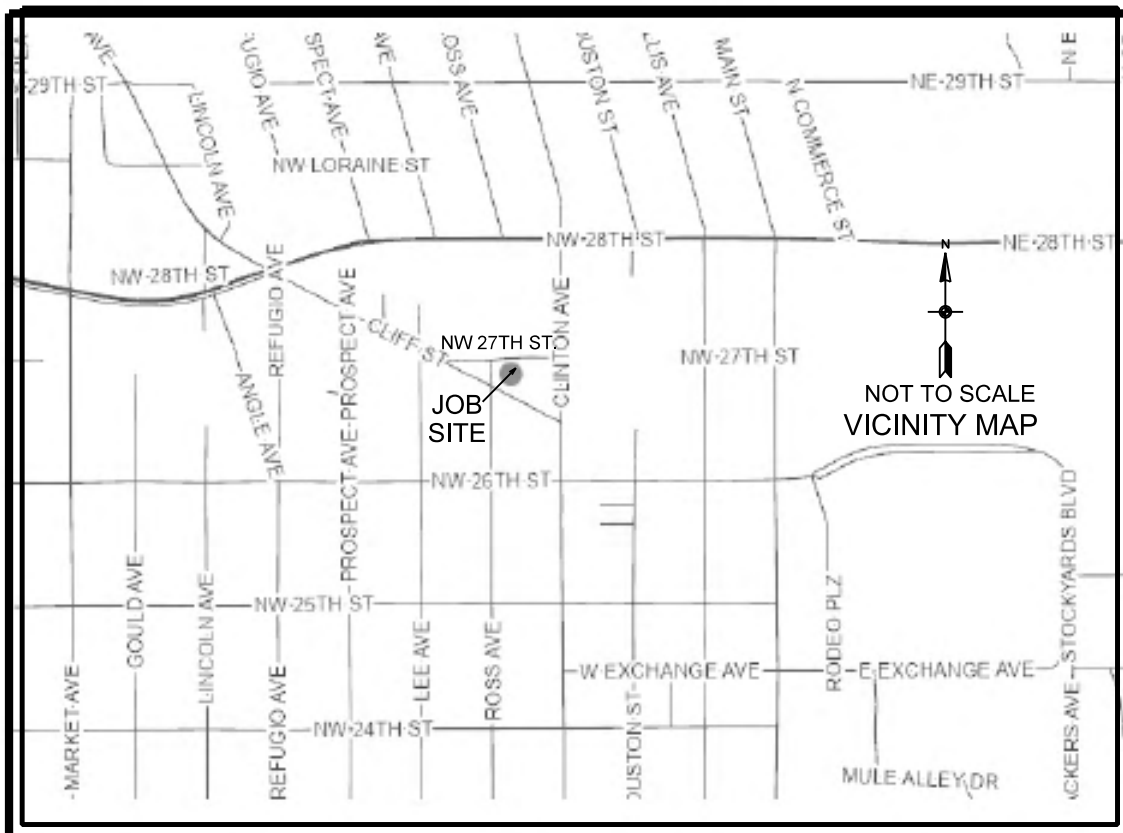


Legend

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

1:1,200





BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

SIDEWALKS

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

WATER / WASTEWATER IMPACT FEES

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

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITH THE NECESSITY AT ANY TIME OF PRODURING THE PERMISSION OF ANYONE.

SITE DRAINAGE STUDY

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COVENANTS OR RESTRICTIONS ARE UN-ALTERED

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

MAINTENANCE: FLOOD -PLAIN / DRAINAGE WAY

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 THESE 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.

TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORT IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT.

PRIVATE MAINTENANCE FOR COMMON AREAS AND FACILITIES

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

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS 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.

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.

FLOODPLAIN RESTRICTION

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

PRIVATE PRV'S REQUIRED

"PRIVATE PRV'S WILL BE REQUIRED WATER PRESSURE EXCEEDS 80 P.S.I."

PARKWAY PERMIT

"PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT"

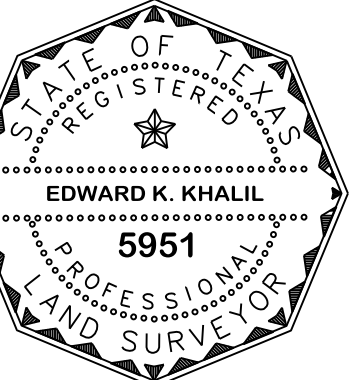
WATER AND SEWER TO SERVE THIS SUBDIVISION WILL BE CITY OF FORT WORTH WATER AND SEWER.

By graphic scale the subject property appears to lie partially in Zone Zone X (0.2 percent annual chance flood hazard) and zone AE with BFE determined according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Map No. 48439C0190L, effective on March 21, 2019.

BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.

LAND USE:

GROSS AREA	0.144 ACRES
R.O.W. DEDICATION	0 ACRES
OPEN SPACE AREA	0 ACRES
NET AREA	0.144 ACRES
LOT 13-R	6,267 SQ. FT.
1 RESIDENTIAL LOT	



CERTIFICATION

I, EDWARD K. KHALIL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN AUGUST, 2022 AND THAT ALL CORNERS ARE AS SHOWN.

EDWARD K. KHALIL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5951
DATE SIGNED: _____

FORT WORTH

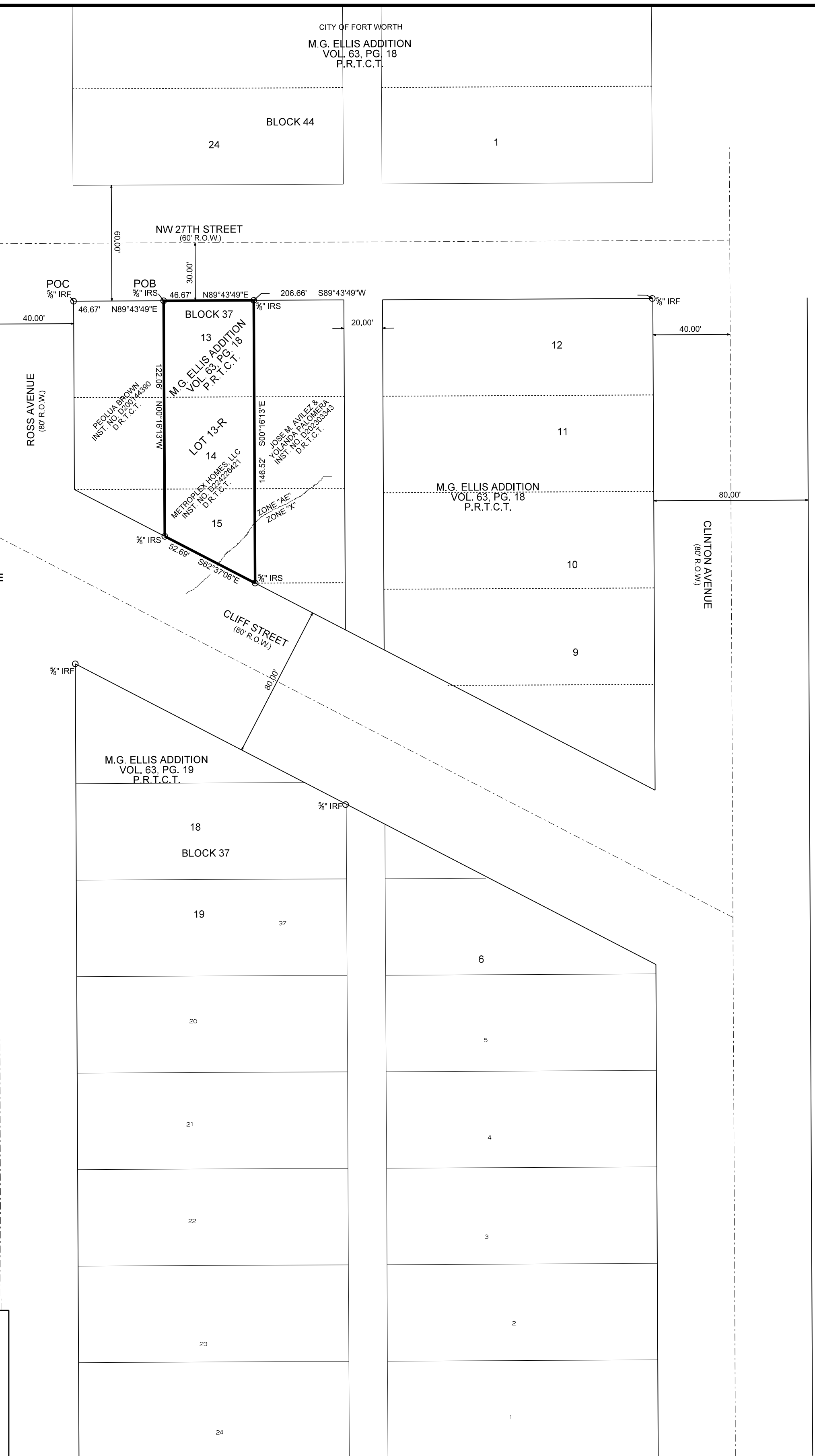
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after the date of approval.

Plat Approval Date: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



OWNERS'S CERTIFICATE / DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING ALL OF THAT CERTAIN TRACT OF LAND, PART OF LOTS 13-15, IN BLOCK 37, M. G. ELLIS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 18, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING THE SAME LAND CONVEYED BY DEED TO METROPLEX HOMES, LLC., RECORDED IN INSTRUMENT NO. D224226421, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 13, OF BLOCK 37, AND BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY DEED TO PEOLUA BROWN BY DEED RECORDED IN INSTRUMENT NUMBER D200144390, DEED RECORDS, TARRANT COUNTY, TEXAS, IN THE SOUTH RIGHT OF WAY LINE OF NW 27' STREET (60 FEET PUBLIC RIGHT-OF-WAY) ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF ROSS AVENUE (80 FEET PUBLIC RIGHT-OF-WAY) ;

THENCE NORTH 89 DEGREES 43 MINUTES 49 SECONDS EAST, 46.67 FEET WITH THE NORTH LINE OF SAID LOT 13, BLOCK 37, TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID PEOLUA BROWN TRACT IN THE SOUTH LINE OF SAID NW 27' STREET, AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 43 MINUTES 49 SECONDS EAST, 46.67 FEET TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO JOSE M. AVILEZ AND YOLANDA PALOMERA BY DEED RECORDED IN INSTRUMENT NUMBER D202303343, OF SAID DEED RECORDS IN THE NORTH LINE OF SAID BLOCK 37, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTH EAST CORNER OF LOT 12, OF SAID BLOCK 37 BEARS NORTH 89 DEGREES 43 MINUTES 49 SECONDS EAST, 206.66 FEET ;

THENCE SOUTH 00 DEGREES 16 MINUTES 13 SECONDS EAST, 146.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID JOSE M. AVILEZ TRACT IN THE NORTH RIGHT-OF-WAY LINE OF CLIFF STREET (80 FEET RIGHT-OF-WAY);

THENCE NORTH 62 DEGREES 37 MINUTES 06 SECONDS WEST, 52.69 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CLIFF STREET AND THE SOUTH LINE OF HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID PEOLUA BROWN TRACT IN THE NORTH LINE OF SAID CLIFF STREET;

THENCE NORTH 00 DEGREES 16 MINUTES 13 SECONDS WEST, 122.06 FEET WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID PEOLUA BROWN TRACT TO THE PLACE OF BEGINNING, AND CONTAINING 6,267 SQUARE FEET OR 0.1439 ACRE OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT METROPLEX HOMES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE-DESCRIBED PROPERTY AS:

LOT 13-R, BLOCK 37.

M. G. ELLIS ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the easements and rights-of way as shown hereon.

Executed this ____ day of _____, 2026.

BY: _____
METROPLEX HOMES, LLC.

STATE OF TEXAS

Before me, _____, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for the State
My Commission Expires _____

REPLAT

LOT 13-R, BLOCK 37
M. G. ELLIS ADDITION

BEING A REPLAT OF PART OF LOT 13-15, BLOCK 37, OF M. G. ELLIS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 63, PAGE 18 PLAT RECORDS, TARRANT COUNTY, TEXAS

PREPARED JANUARY 2026

OWNER/DEVELOPER

METROPLEX HOMES, LLC
3236 SHORESIDE,
HURST, TX 76053
TEL. (817) 932-3338

SURVEYOR

A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

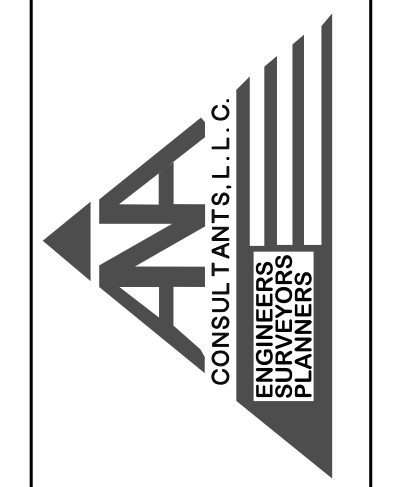
TARRANT COUNTY FILE DOCUMENT NO: _____, DATE: _____

PROJECT NO.	DRAWN BY	APPROVED BY	DATE
250610	APA	EKK	01-01-2026

SHEET 1 OF 1

**FINAL PLAT FOR
LOT 13-R, BLOCK 37,
M. G. ELLIS ADDITION**

**5000 Thompson Terrace
Colleyville, TX. 76034
(817) 335-9900
FAX: (817) 335-9955**



FS-26-000



5000 Thompson Terrace
Colleyville, TX 76034
(817) 335-9900
Fax (817) 335-9955
TBPE Firm # 20

Date: March 6, 2026

City of Fort Worth
City Plan Commission
City Plan Commission Chairwoman,
Caroline Cranz
100 Fort Worth Trail
Fort Worth, Texas 76102

Re: Waiver request for "Lot 13-R, Block 37, M. G. Ellis Addition"
FS-26-018

Dear Chairwoman, Cranz,

Request for Variance

This cover letter is regarding the Final Plat of Lot 13-R, Block 37, M. G. Ellis Addition, a Replat of a portion of Lots 13-15, Block 37, of M.G. Ellis Addition, City of Fort Worth, Tarrant County, Texas. A proposed Lot located at 410 Cliff Street, Fort Worth, Texas.

I'm requesting a variance for the proposed Lots 13-R, seeking relief from (Section 31-103 (b)(3)).

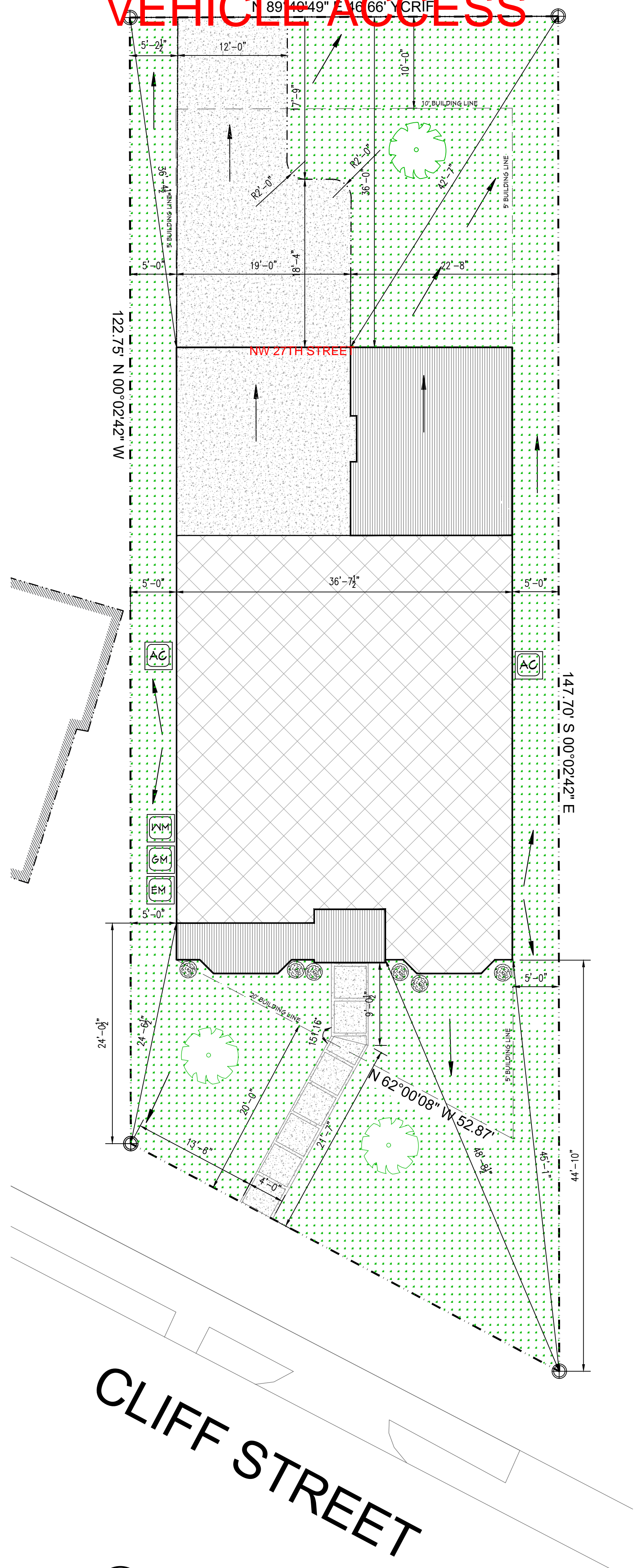
The reason for this request is due to replating of Portion of Lot 13, 14, and 15, Lot 13, is facing NW 27th Street which will be used only for vehicular access, and Lot 15, is facing Cliff Street which will be used for front of the house, the house addressed as 410 Cliff Street. (site plan and proposed plat are attached)

Thank you for your time and attention in this matter. Please feel free to contact me if you should have any questions or need additional information.

Sincerely,
A.N.A. Consultants, L.L.C.

*Edward Khalil, R.P.L.S.
ANA Consultants L.L.C.
5000 Thompson Terrace
Colleyville, TX 76034
817-900-3055 Direct
817-825-8928 Cell
817-335-9900 Ext. 114
ekhalil@anallc.com*

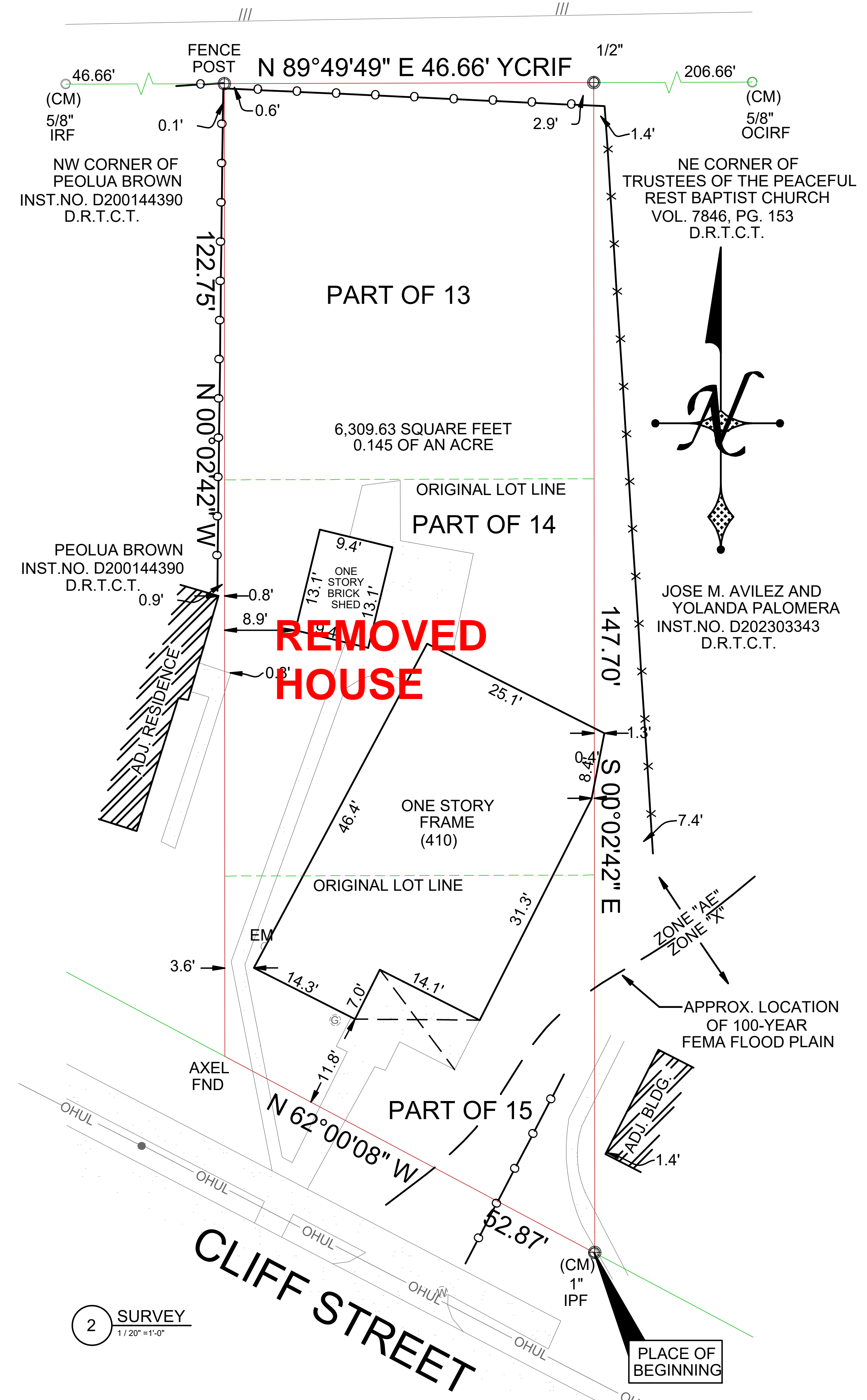
NW 27TH STREET VEHICLE ACCESS



1 PLOT & GRADING PLAN
1/8" = 1'-0"

- LEGEND**
- SLOPE DIRECTION
 - WM WATER METER
 - GM GAS METER
 - EM ELECTRICITY METER
 - AC AIR CONDITION UNIT
- GENERAL NOTE:-**
1. 4:1 MAX SLOPE
 2. 1.5% MIN SLOPE
 3. AC UNITS MUST NOT STOP OR ALTER DRAINAGE

NW 27TH STREET



2 SURVEY
1/20" = 1'-0"

PROJECT:
NEW HOUSE
ADDRESS:
410 CLIFF STREET,
FORT WORTH, TX 76164
OWNER:
HANNA HANEEN
ADDRESS:
PHONE: 817-932-3338
E-MAIL: Metroplexhomesllc@gmail.com
ARCHITECTURE:
THE ENTITY
ARCHITECTURE & DESIGN

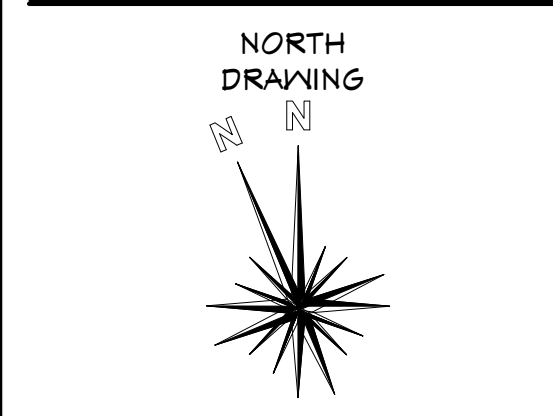
PHONE: 586-244-3488
E-MAIL: ALLAMEI@YAHOO.COM

STRUCTURAL:

CIVIL:

LANDSCAPE:

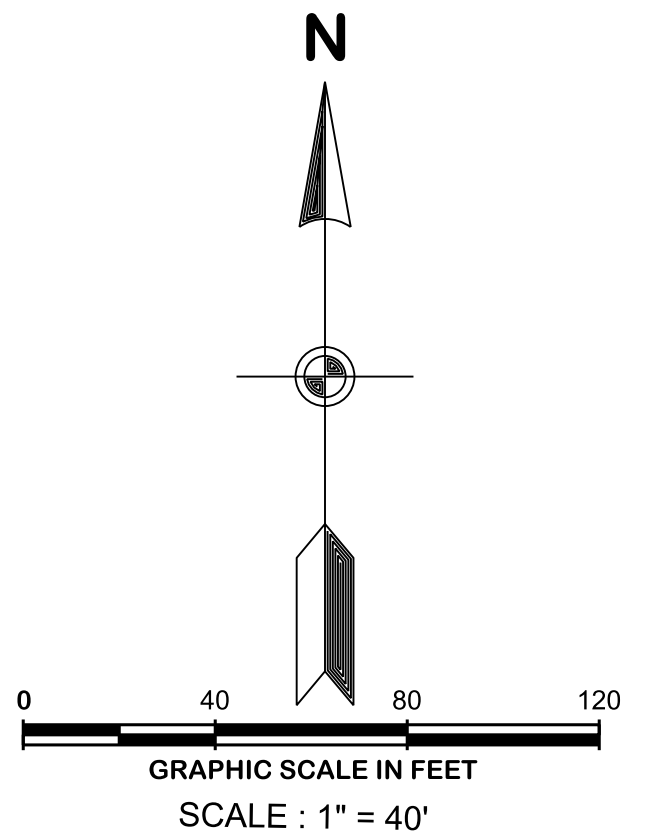
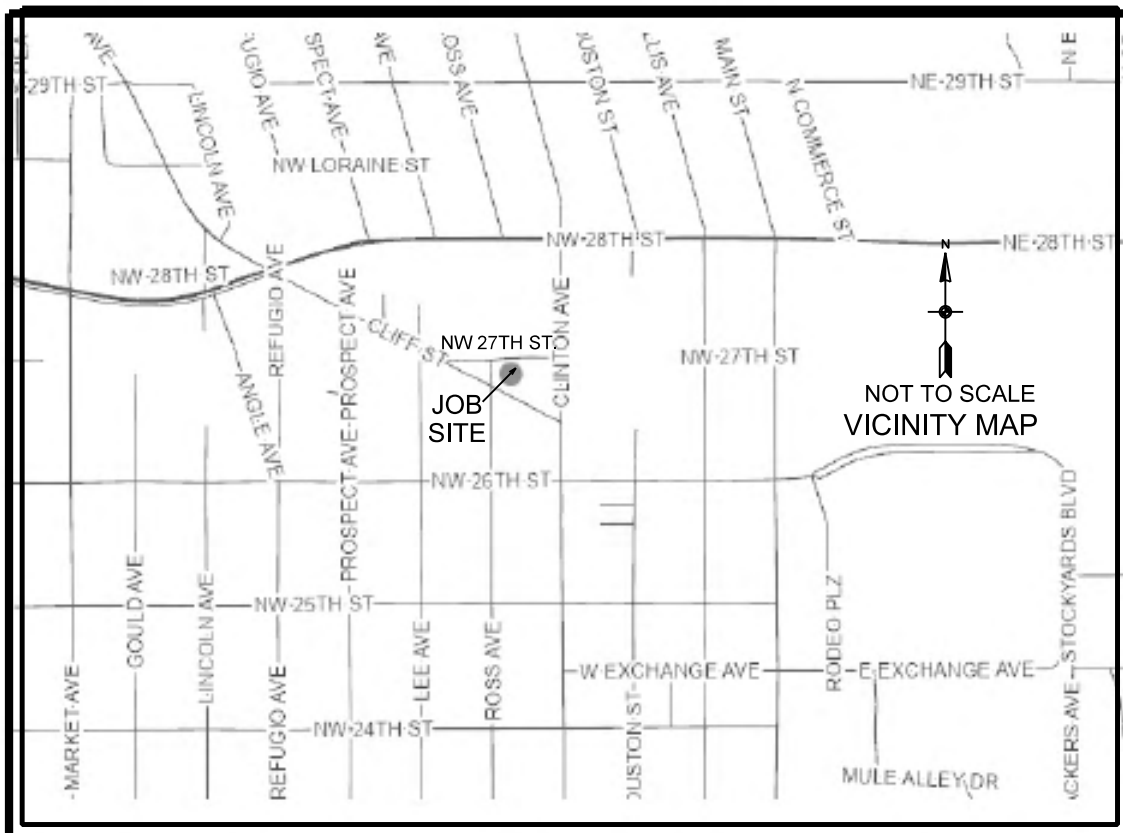
MEP:



PERMANENT SET
REVISIONS

PLOT & GRADING PLAN

SHEET NO. **A1.0**
JOB NO: 105/25
DATE: 10/21/2025
COPYRIGHT 2025



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Vehicular access to the property will be restricted from Cliff Street

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THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORT IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT.

PRIVATE MAINTENANCE FOR COMMON AREAS AND FACILITIES

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

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS 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.

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.

FLOODPLAIN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TTO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

PRIVATE PRV'S REQUIRED

"PRIVATE PRV'S WILL BE REQUIRED WATER PRESSURE EXCEEDS 80 P.S.I."

PARKWAY PERMIT

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

WATER AND SEWER TO SERVE THIS SUBDIVISION WILL BE CITY OF FORT WORTH WATER AND SEWER.

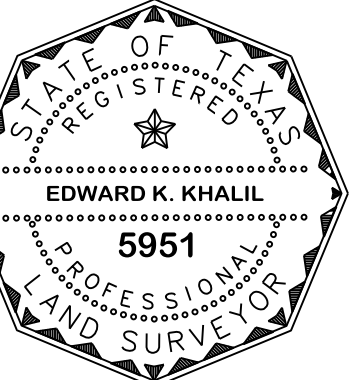
By graphic scale the subject property appears to lie partially in Zone Zone X (0.2 percent annual chance flood hazard) and zone AE with BFE determined according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Map No. 48439C0190L., effective on March 21, 2019.

BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.

LAND USE:

GROSS AREA	0.144 ACRES
R.O.W. DEDICATION	0 ACRES
OPEN SPACE AREA	0 ACRES
NET AREA	0.144 ACRES

LOT 13-R 6,267 SQ. FT.
1 RESIDENTIAL LOT



CERTIFICATION

I, EDWARD K. KHALIL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN AUGUST, 2022 AND THAT ALL CORNERS ARE AS SHOWN.

EDWARD K. KHALIL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5951
DATE SIGNED: _____

FORT WORTH

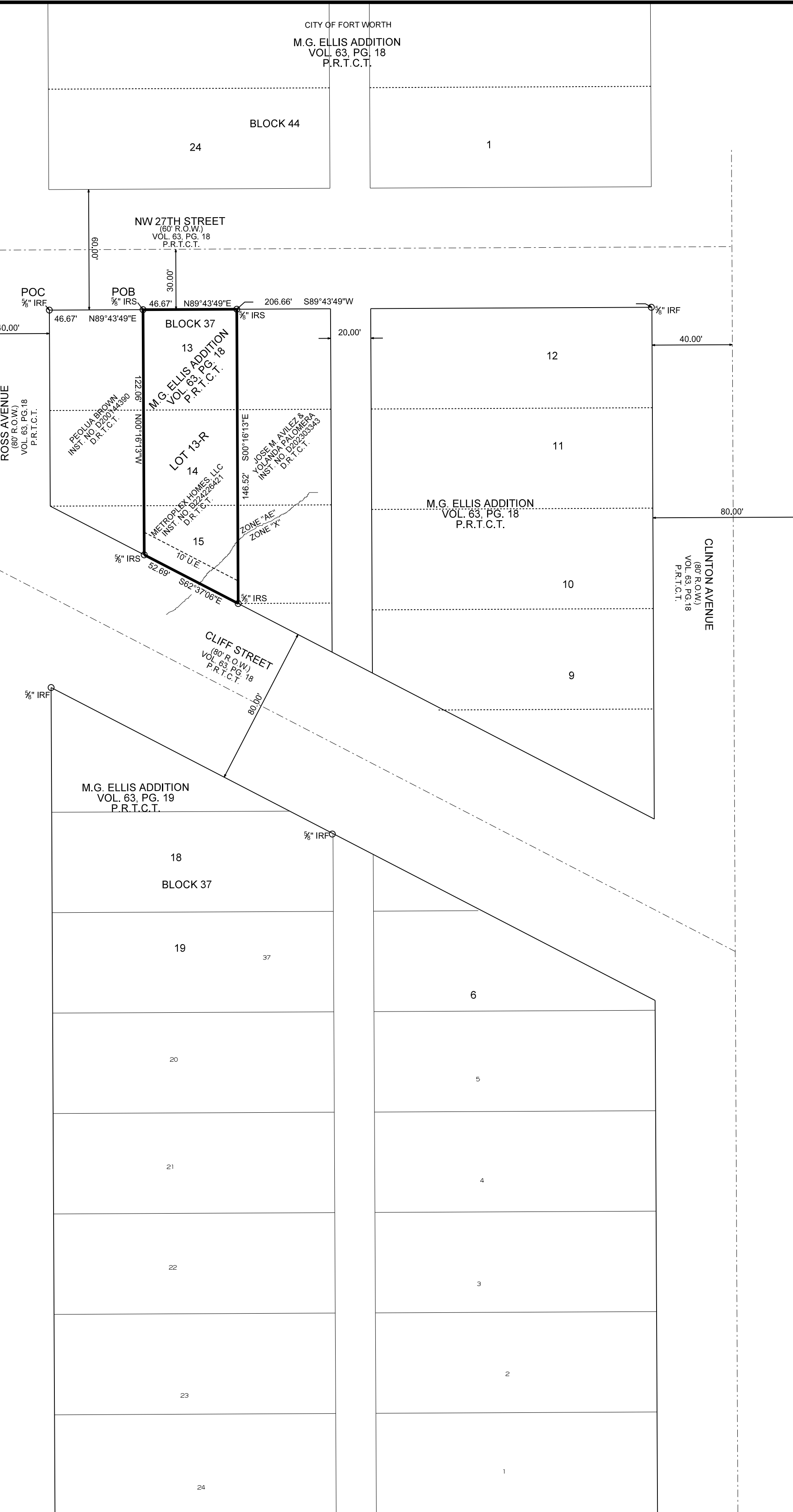
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after the date of approval.

Plat Approval Date: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



OWNERS'S CERTIFICATE / DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING ALL OF THAT CERTAIN TRACT OF LAND, PART OF LOTS 13-15, IN BLOCK 37, M. G. ELLIS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 18, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING THE SAME LAND CONVEYED BY DEED TO METROPLEX HOMES, LLC., RECORDED IN INSTRUMENT NO. D224226421, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 13, OF BLOCK 37, AND BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY DEED TO PEOLUA BROWN BY DEED RECORDED IN INSTRUMENT NUMBER D200144390, DEED RECORDS, TARRANT COUNTY, TEXAS, IN THE SOUTH RIGHT OF WAY LINE OF NW 27' STREET (60 FEET PUBLIC RIGHT-OF-WAY) ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF ROSS AVENUE (80 FEET PUBLIC RIGHT-OF-WAY) ;

THENCE NORTH 89 DEGREES 43 MINUTES 49 SECONDS EAST, 46.67 FEET WITH THE NORTH LINE OF SAID LOT 13, BLOCK 37, TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID PEOLUA BROWN TRACT IN THE SOUTH LINE OF SAID NW 27' STREET, AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 43 MINUTES 49 SECONDS EAST, 46.67 FEET TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO JOSE M. AVILEZ AND VOLANDA PALOMERA BY DEED RECORDED IN INSTRUMENT NUMBER D202303343, OF SAID DEED RECORDS IN THE NORTH LINE OF SAID BLOCK 37, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTH EAST CORNER OF LOT 12, OF SAID BLOCK 37 BEARS NORTH 89 DEGREES 43 MINUTES 49 SECONDS EAST, 206.66 FEET ;

THENCE SOUTH 00 DEGREES 16 MINUTES 13 SECONDS EAST, 146.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID JOSE M. AVILEZ TRACT IN THE NORTH RIGHT-OF-WAY LINE OF CLIFF STREET (80 FEET RIGHT-OF-WAY);

THENCE NORTH 62 DEGREES 37 MINUTES 06 SECONDS WEST, 52.69 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CLIFF STREET AND THE SOUTH LINE OF HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID PEOLUA BROWN TRACT IN THE NORTH LINE OF SAID CLIFF STREET;

THENCE NORTH 00 DEGREES 16 MINUTES 13 SECONDS WEST, 122.06 FEET WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID PEOLUA BROWN TRACT TO THE PLACE OF BEGINNING, AND CONTAINING 6,267 SQUARE FEET OR 0.1439 ACRE OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT METROPLEX HOMES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE-DESCRIBED PROPERTY AS:

LOT 13-R, BLOCK 37.

M. G. ELLIS ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the easements and rights-of way as shown hereon.

Executed this ____ day of _____, 2026.

BY: _____
METROPLEX HOMES, LLC.

STATE OF TEXAS

Before me, _____, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for the State
My Commission Expires _____

FINAL PLAT
LOT 13-R, BLOCK 37
M. G. ELLIS ADDITION

BEING A REPLAT OF PART OF LOT 13-15, BLOCK 37, OF M. G. ELLIS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 63, PAGE 18 PLAT RECORDS, TARRANT COUNTY, TEXAS

PREPARED JANUARY 2026

OWNER/DEVELOPER
METROPLEX HOMES, LLC
3236 SHORESIDE,
HURST, TX 76053
TEL. (817) 932-3338

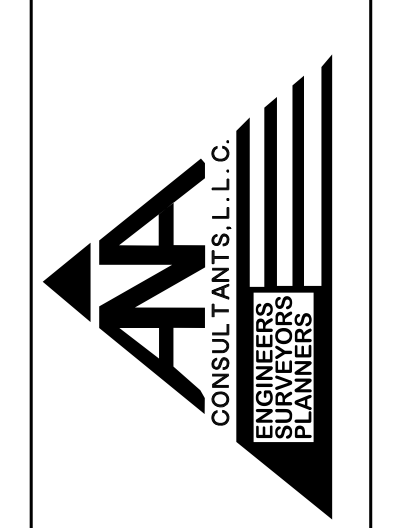
SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

PROJECT NO.	DRAWN BY	APPROVED BY	DATE
250610	APA	EKK	01-01-2026

SHEET 1 OF 1

**FINAL PLAT FOR
LOT 13-R, BLOCK 37,
M. G. ELLIS ADDITION**

**5000 Thompson Terrace
Colleyville, TX. 76034
(817) 335-9900
FAX: (817) 335-9955**



FS-26-018



Conditions and Comments

Record Number: FS-26-018

Remarks Due:

Submitted: 1/29/2026

ZC Hearing:

Application Status: In Review

Title: M.G. Ellis Addition - Minor Plat

Description of Work: Re-plat of portion of Lots 13-15, block 37, M.G.Ellis Addition, as recorded in Volume 63, Page 18, P.R.T.C.T

Address:

Acres:

Applicant:

Owner Name: METROPLEX HOMES LLC

Owner Address: 3236 SHORESIDE PKWY HURST, TX 76053

Approval Table:

Task	Task Status	Task Date	Task Reviewer
Application Submittal	Accepted	2/11/2026	Alexander Parks
County Review	Not Required	2/25/2026	Alexander Parks
Fire Review	Approved	2/12/2026	Christopher Thornton
Gas Well Review	Approved	2/12/2026	Marilyn Hernandez Ayala
ONCOR Delivery Review	Correction Required	2/20/2026	Michelle Pena
PARD Review			
Plan Distribution	Routed for Electronic Review	2/11/2026	Alexander Parks
Platting Review	Correction Required	2/25/2026	Alexander Parks
TPW Engineering Review	Correction Required	2/20/2026	Jeremy Beekman
TPW Storm Water Review	Correction Required	2/25/2026	Parth Patel
Transportation Impact Review	Approved	3/4/2026	Rebeca Hernandez
TX DOT Review			
Water Engineering Review	Correction Required	2/19/2026	Elizabeth Rodriguez
Water Sewer Study Review	Not Required	2/12/2026	Eric Guzman-Alvarez
Zoning Review	Approved	2/26/2026	Dave McCorquodale

List of Conditions:

Transportation Impact

Reviewer: Rebeca Hernandez

Email: Rebeca.Hernandez@fortworthtexas.gov

Phone: 8173928074

1. FYI Comment - The project is located in a no fee Transportation Impact Fee Service Area K.

Fire

Reviewer: Christopher Thornton

Email: Christopher.Thornton@fortworthtexas.gov

Phone: 817-392-6905

1. FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

Streets existing and correct:

Cliff St.

Clinton Ave.

Ross Ave.

NW 27th St.

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.

Pursuant to the Fort Worth City Code, no building or structure not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the adopted Fire Code at the time of construction. Where construction is permitted, all structures subject to setbacks shall be located outside of any setback resulting from ultimate alteration of the pad site permit.

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 at the City Secretary's site for Ordinance #25388-03-2022.

Planning

Reviewer: Michelle Pena

Email: Michelle.Pena@fortworthtexas.gov

Phone: 817-392-7831

1. 2/20/2026 Please Provide additional 10 feet of Public ROW along Cliff St.

Josh Brown

Oncor | Distribution Engineering

Cell: 682-226-8977

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

1. The Subdivision Ordinance in Section 31-103(b)(3) states, "residential subdivisions shall be platted to provide two-tiers of residential lots between opposite parallel public or private residential streets. All single-family and two-family residential lots shall be platted with a front and a rear yard, with the front yard designed to face a residential street. The rear yards of such lots may abut another adjacent rear or side yard, open space, institutional lot or un-platted property." Since this lot fronts onto two residential streets, a waiver from City Plan Commission is required.

Also need to provide a note on the plat declaring which side of the lot will be restricted to vehicular access.

2. Revise the title block to show this is a FINAL PLAT not a REPLAT.

3. Prior to approval of this final plat a variance must be granted by the Zoning Board of Adjustment to permit a lot with a minimum lot width that does not conform to the requirements of the underlying A-5 One Family zoning.

4. A note needs to be placed on the plat that states "Vehicular Access to Cliff Street is strictly prohibited".

T/PW Engineering

Reviewer: Jeremy Beekman

Email: Jeremy.Beekman@fortworthtexas.gov

Phone:

1. ***** Transportation Development Services Comments*****

Plat case review Performed On: 2/20/2026 by Jeremy.Beekman@fortworthtexas.gov. 817-392-8246

>>>> ALL REVISIONS NEED TO GO THROUGH THE PLATTING CASE MANAGER TO ENSURE OUR WORKFLOW IS REACTIVATED <<<<

Please refrain from emailing TDS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately. Please include your assigned case manager. Platting Department 817-392-8027; email your assigned plat manager or Platbox2@fortworthtexas.gov.

HOLD 2/20/2026 (JB)

Please add or update the following plat face comments.

- Sidewalk and Streetlight Note: A note shall be placed on the final plat stating: "Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards."
- Parkway Permit Note: Place a note on the final plat that states: "Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit."

HOLD 2/20/2026 (JB)

- Dedication Information - Include all dedication information for all existing or recorded rights-of-way, access easements, vacations, or encroachments. If ROW is prescriptive or record cannot be found, indicate so on the plat.
- ROW/Easement Dimensions - Show the dimensions (including curvature data) of all existing, recorded, or to be recorded ROW including streets, alleys, easements, railroads, or other public ROW within or adjacent to the subdivision boundaries. Include the distance from the centerline of the existing roadway ROW to the proposed property line.

HOLD 2/20/2026 (JB)

IF platting department requires the remaining to be platted, corner clips will be required.

- Street/alley intersection corner clips (non-H, MU-1, MU-2 zones). A triangular right-of-way dedication (corner clip) measuring ten feet by ten feet, measured at the property line, is required on corner lots at the intersection of two streets or intersection of a street and an alley. Ch. 31-106(c)(9)

Reminder: Site will need to conform to the standards of the Access Management Policy, Transportation Engineering Manual, Master Thoroughfare Plan, and other applicable transportation-related manuals and guides in use and adopted by the City of Fort Worth. Additional changes may be necessary after plat revision/resubmittal/ after site plan review and/or after IPRC review. Changes required during IPRC review are required to be shown on the plat, if applicable.

T/PW Stormwater

Reviewer: Parth Patel

Email: Parth.Patel@fortworthtexas.gov

Phone: 817-392-2027

1. Contact: SDS@fortworthtexas.gov
Stormwater Development Services
Stormwater PDC Meetings Can Be Requested By Email

0811 – Floodplain Delineation - Delineate the effective FEMA floodplain, as determined by the Flood Insurance Rate Map (FIRM) or an approved Letter of Map Revision (LOMR), as appropriate. FEMA Floodplain is to be drawn and labeled with zone, panel and map date information or with zone, LOMR case number and date, as appropriate.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth and Section 3.11, 2024 CFW Stormwater Criteria Manual
HOLD 02/25/26 PP -

0812 – Floodplain Easements: Delineation {SDS} - Floodplain easement is to encompass the measured water surface elevation of the 100 year frequency precipitation event under ultimate development conditions, plus an additional 10' horizontal buffer on each side.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth and Section 3.11, 2024 CFW Stormwater Criteria Manual
HOLD 02/25/26 PP -

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

Reference: Section 3.11.2, 2024 CFW Stormwater Criteria Manual

HOLD 02/25/26 PP - 1) The finished floor elevation and all mechanical/electrical equipment must be elevated 2-ft above the base flood elevation.

- a. Base flood elevation: 550.5-ft
- b. Minimum finished floor elevation: 552.5-ft

Zoning

Reviewer: Dave McCorquodale

Email: David.McCorquodale@fortworthtexas.gov

Phone:

1. Dave McCorquodale, Zoning & Land Use
David.McCorquodale@FortWorthTexas.gov
FYI only:

Proposed Lot 13-R does not meet district lot width requirements

Proposed plat creates at least one additional lot that would not meet district standards

Property Zoning: "A-5" One-Family

Subject to all regulations in City Code Section 4.705 ONE-FAMILY ("A-5") DISTRICT and applicable development standards in Chapter 6 for height, yards, parking, landscaping, and residential design standards.

Abbreviated Development Standards:

Minimum lot area: 5,000 square feet

Lot width: 50 feet minimum at building line

Lot coverage: 50% maximum

Front yard: 20 feet min. (local street) / 15 feet min. (limited local street)***May be subject to projected front yard (City Code Section 6.101(f)).

Rear yard: 5 feet minimum

Side yard (Interior lot): 5 feet minimum

Side yard (Corner lot): 10 feet minimum adjacent to side street and 5 feet minimum for interior lot line

Height: 35 feet maximum

Parking: Two spaces located behind the front building wall for dwelling units with three or fewer bedrooms, plus one space located behind the front building wall or in the driveway for each bedroom above three.

Review

Reviewer: Elizabeth Rodriguez

Email: Elizabeth.Rodriguez@fortworthtexas.gov

Phone:

1. ***** Development Services Water Section Comments*****

> ALL REVISIONS NEED TO GO THROUGH THE PLATTING CASE MANAGER TO ENSURE OUR WORKFLOW IS REACTIVATED <

Please do not email the reviewer or DSWS separately to ask for hold clearance. Early permit review requests by email, phone, or in person will not be accepted. All revisions must be submitted through the Accela permitting system to ensure they are accurately recorded and tracked. Please include your assigned case manager--> Elizabeth.Rodriguez@FortWorthTexas.Gov

1. HOLD 2/19/26-- Sewer Extension is required for the proposed lot(s) across the lot's frontage. Provide a community facilities agreement(CFA) or miscellaneous project (MP) for sewer improvement. No sewer on the side or back of lots per Subdivision Ordinance §31-81 (Water & Sewer Design §3.3.1). CFA must be executed, IPRC approved, and the MP fee collected to clear this hold. A completion agreement will hold the plat until the infrastructure is complete.

2. HOLD 2/19/26-- When dividing and combining lots into one or multiple proposed lots or adjusting the lot lines, water/sewer private plumbing cannot cross property lines. Ord 5.5.1.2 18-inch sewer main running in NW 27th St.

FYI- Direct taps are not allowed off mains greater than 15".

3. HOLD- Additional holds may follow once revisions have been submitted

2. ***** Development Services Water Section Comments*****

> ALL REVISIONS NEED TO GO THROUGH THE PLATTING CASE MANAGER TO ENSURE OUR WORKFLOW IS REACTIVATED <

Please do not email the reviewer or DSWS separately to ask for hold clearance. Early permit review requests by email, phone, or in person will not be accepted. All revisions must be submitted through the Accela permitting system to ensure they are accurately recorded and tracked. Please include your assigned case manager--> Elizabeth.Rodriguez@FortWorthTexas.Gov

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FYI- Direct taps are not allowed off mains greater than 15".

3. HOLD- Additional holds may follow once revisions have been submitted

List of Comments:

***Gas Well Review ***

This property is located outside of any gas well setback area.

Development Services Department

FS-26-018

M. G. Ellis Addition

Alexander Parks, Senior Planner
CPC Meeting March 12, 2026

Plat Summary Details

Plat Name: M. G. Ellis Addition

Plat Description: Single Family Detached Residential

Size: 0.144 acres

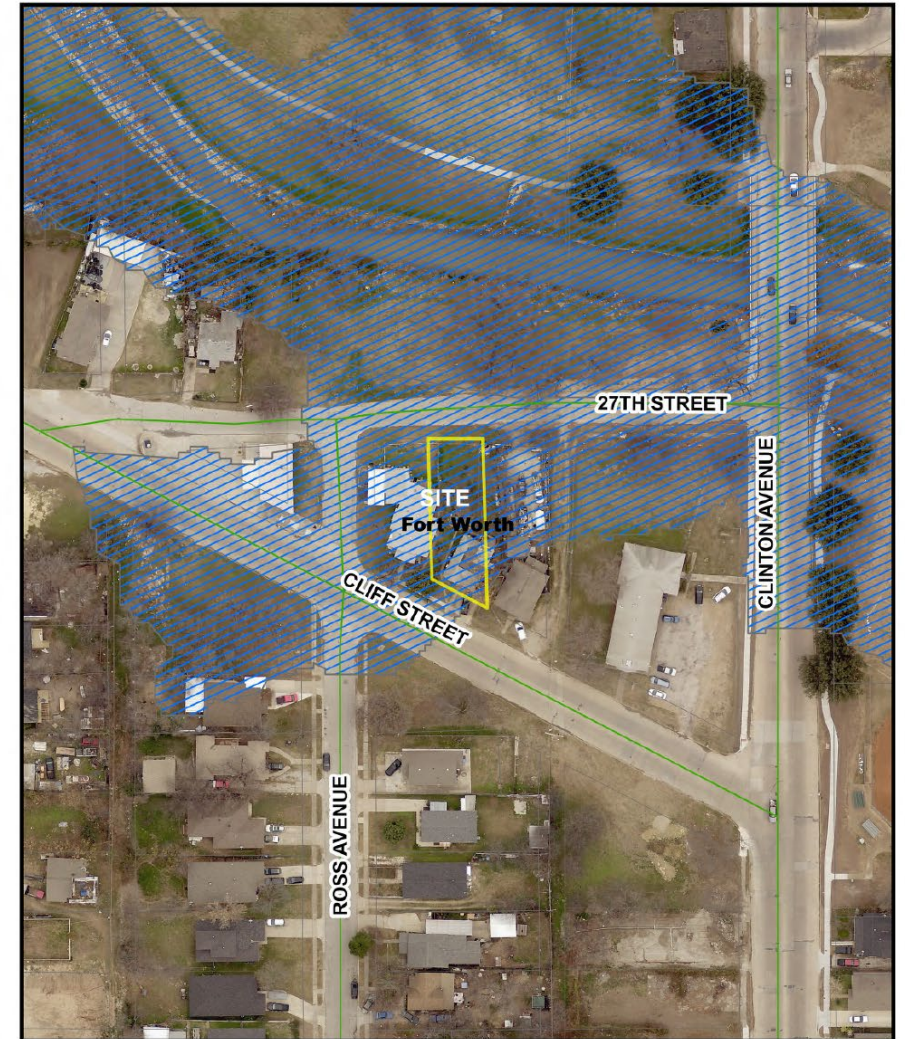
Owner/Applicant: Metroplex Homes, LLC

Consultant/Applicant: ANA Consultants, LLC

Waivers: Section 31-103(b)(3) waiver to allow a residential lot to front onto two residential streets rather than being platted as two tiers of lots between parallel and opposite streets

CPC Requirements: Approval of the requested waiver and conditional approval of the final plat.

Public Hearing Notification Date: March 2, 2026



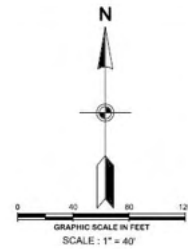
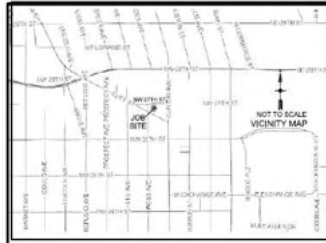
Legend

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

1:1,200



Final Plat



BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THE 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.

SEWERLINES

Sidewalks are required adjacent to both sides of all public and private streets. In conformance with the Standard Plans per City Development Code, Chapter 25.

WATER / WASTEWATER IMPACT FEES

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

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITH THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WATER 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 DRAINAGE 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.

COVENANTS OR RESTRICTIONS APPLICABLE

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

MAINTENANCE: FLOODPLAIN / DRAINAGE WAY

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL, TRAVELING ALONG OR ACROSS PORTIONS OF THIS ACQUISITION, WILL REMAIN UNOBSSTRUCTED 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 UNUSUAL 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 PREVENTED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE 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.

CERTIFICATION

I, EDWARD K. KHAIL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN OF THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN AUGUST, 2022 AND THAT ALL COVENANTS ARE AS SHOWN.

EDWARD K. KHAIL,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5951
DATE SIGNED:

TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT.

PRIVATE MAINTENANCE FOR COMMON AREAS AND FACILITIES

"THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS 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 SAID OWNERS SET FORTH IN THIS PARAGRAPH."

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS 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 SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

FLOODPLAIN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

PRIVATE PRV'S REQUIRED

PRIVATE PRV'S WILL BE REQUIRED WATER PRESSURE EXCEEDS 80 P.S.I.

PAVING PERMIT

PAVING IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TRAIL DRIVE APPROACHES, SIDEWALKS AND DRAINAGE DILETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PAVING PERMIT

WATER AND SEWER TO SERVE THIS SUBDIVISION WILL BE CITY OF FORT WORTH WATER AND SEWER.

By graphic scale the subject property appears to be partially in Zone X (0.2 percent annual chance flood hazard) and zone AE (with BEF determined according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Map No. 48439C0190L, effective on March 21, 2019).

BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD 83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.

LAND USE:

SOILS: AREA 1, 2 & ACRES
SOILS: AREA 3, 4 & ACRES
NET AREA: 3.144 ACRES
LOT 13-R: 4,287 SQ. FT.
RESIDENTIAL LOT

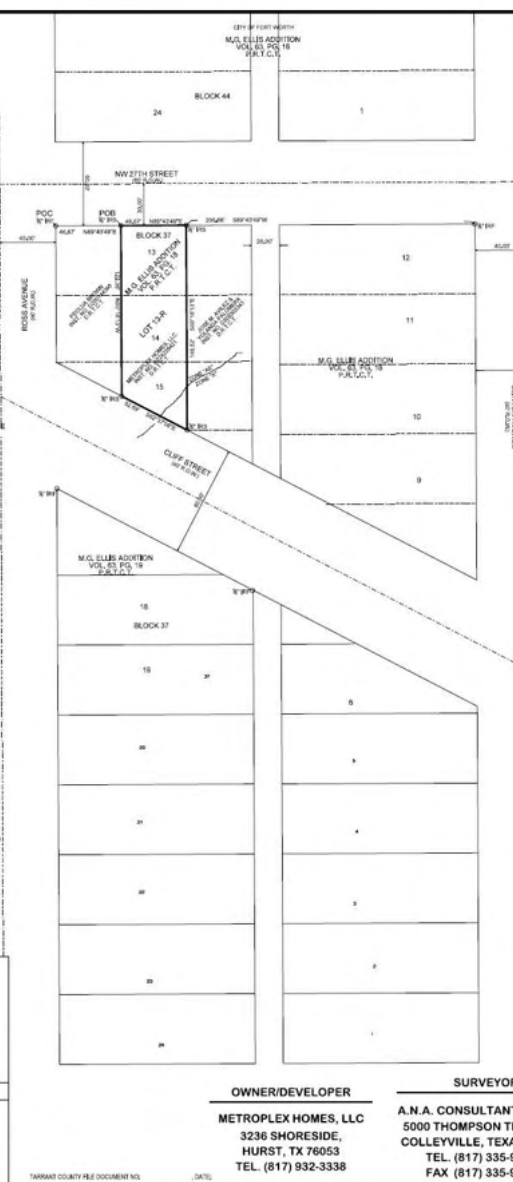
FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after the date of approval.

Plat Approval Date: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



OWNERS' CERTIFICATE / DEDICATION
STATE OF TEXAS §
COUNTY OF TARRANT §

BEING ALL OF THAT CERTAIN TRACT OF LAND, PART OF LOTS 13-15, IN BLOCK 37, M. G. ELLIS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 18, PLAT RECORDS, TARRANT COUNTY, TEXAS (D.A.T.C.T.) AND BEING THE SAME LAND CONVEYED BY DEED TO METROPLEX HOMES, L.L.C., RECORDED IN INSTRUMENT NO. 2224226421, DATED RECORDS, TARRANT COUNTY, TEXAS (D.A.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 13, OF BLOCK 37, AND BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY DEED TO PEGOLIA BROWN BY DEED RECORDED IN INSTRUMENT NUMBER 0200144390, DEED RECORDS, TARRANT COUNTY, TEXAS, IN THE SOUTH RIGHT OF WAY LINE OF NW 27 STREET 600 FEET PUBLIC RIGHT-OF-WAY ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF ROSS AVENUE (80 FEET PUBLIC RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 43 MINUTES 49 SECONDS EAST, 46.67 FEET WITH THE NORTH LINE OF SAID LOT 13, BLOCK 37, TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID PEGOLIA BROWN TRACT IN THE SOUTH LINE OF SAID NW 27 STREET, AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 43 MINUTES 49 SECONDS EAST, 46.67 FEET TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID JOSE M. AVILEZ TRACT IN THE NORTH RIGHT-OF-WAY LINE OF CLIFF STREET (80 FEET RIGHT-OF-WAY);

THENCE SOUTH 00 DEGREES 16 MINUTES 13 SECONDS EAST, 146.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID JOSE M. AVILEZ TRACT IN THE NORTH RIGHT-OF-WAY LINE OF CLIFF STREET (80 FEET RIGHT-OF-WAY);

THENCE NORTH 62 DEGREES 37 MINUTES 06 SECONDS WEST, 52.60 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CLIFF STREET AND THE SOUTH LINE OF HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID PEGOLIA BROWN TRACT IN THE NORTH LINE OF SAID CLIFF STREET;

THENCE NORTH 80 DEGREES 16 MINUTES 33 SECONDS WEST, 122.06 FEET WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID PEGOLIA BROWN TRACT TO THE PLACE OF BEGINNING, AND CONTAINING 6,267 SQUARE FEET OR 0.1439 ACRE OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT METROPLEX HOMES, L.L.C. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS:

LOT 13-R, BLOCK 37,
M. G. ELLIS ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the easements and rights-of-way as shown hereon.

Executed this ____ day of _____, 2026.

BY: _____
METROPLEX HOMES, L.L.C.

STATE OF TEXAS
COUNTY OF TARRANT

BEING ALL OF THAT CERTAIN TRACT OF LAND, PART OF LOTS 13-15, IN BLOCK 37, M. G. ELLIS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 18, PLAT RECORDS, TARRANT COUNTY, TEXAS (D.A.T.C.T.) AND BEING THE SAME LAND CONVEYED BY DEED TO METROPLEX HOMES, L.L.C., RECORDED IN INSTRUMENT NO. 2224226421, DATED RECORDS, TARRANT COUNTY, TEXAS (D.A.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 13, OF BLOCK 37, AND BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY DEED TO PEGOLIA BROWN BY DEED RECORDED IN INSTRUMENT NUMBER 0200144390, DEED RECORDS, TARRANT COUNTY, TEXAS, IN THE SOUTH RIGHT OF WAY LINE OF NW 27 STREET 600 FEET PUBLIC RIGHT-OF-WAY ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF ROSS AVENUE (80 FEET PUBLIC RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 43 MINUTES 49 SECONDS EAST, 46.67 FEET WITH THE NORTH LINE OF SAID LOT 13, BLOCK 37, TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID PEGOLIA BROWN TRACT IN THE SOUTH LINE OF SAID NW 27 STREET, AND THE POINT OF BEGINNING;

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THENCE SOUTH 00 DEGREES 16 MINUTES 13 SECONDS EAST, 146.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID JOSE M. AVILEZ TRACT IN THE NORTH RIGHT-OF-WAY LINE OF CLIFF STREET (80 FEET RIGHT-OF-WAY);

THENCE NORTH 62 DEGREES 37 MINUTES 06 SECONDS WEST, 52.60 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CLIFF STREET AND THE SOUTH LINE OF HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID PEGOLIA BROWN TRACT IN THE NORTH LINE OF SAID CLIFF STREET;

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT METROPLEX HOMES, L.L.C. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS:

LOT 13-R, BLOCK 37,
M. G. ELLIS ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the easements and rights-of-way as shown hereon.

Executed this ____ day of _____, 2026.

BY: _____
METROPLEX HOMES, L.L.C.

STATE OF TEXAS

Before me, _____, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

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

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

REPLAT
LOT 13-R, BLOCK 37
M. G. ELLIS ADDITION

BEING A REPLAT OF PART OF LOT 13-15, BLOCK 37, OF M. G. ELLIS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 63, PAGE 18 PLAT RECORDS, TARRANT COUNTY, TEXAS

PREPARED JANUARY 2026

OWNER/DEVELOPER
METROPLEX HOMES, L.L.C.
3236 SHORESIDE,
HURST, TX 76053
TEL. (817) 932-3338

SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

SHEET 1 OF 1

FINAL PLAT FOR
LOT 13-R, BLOCK 37,
M. G. ELLIS ADDITION

5000 Thompson Terrace
Colleyville, TX, 76034
(817) 335-9900
FAX: (817) 335-9955

A.N.A. CONSULTANTS, L.L.C.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FS-26-000

FS-26-018

DRC Recommendation

DRC recommends:

1) Approval of one Subdivision Ordinance waiver to allow a residential lot to be platted with frontage on two residential street instead of as two tiers of residential lots between parallel and opposite streets, and 2) Conditional approval of the final plat upon meeting the comments in the staff report.

FS-26-018

CPC Recommendation

1) Approval of one Subdivision Ordinance waiver to allow a residential lot to be platted with frontage on two residential street instead of as two tiers of residential lots between parallel and opposite streets, and 2) Conditional approval of the final plat upon meeting the comments in the staff report.

PP-25-033 La Frontera Heights Waiver Request Section 31-106(d)(2) and Section 31-102 (b)(2): 200 Single Family Detached Residential Lots and 4 Private Open Space Lots. Council District 7.

Being 42.242 acres of land situated in the S.E. Merrell Survey, Abstract No. 1009, the J.A. McNutt Survey, Abstract No. 1151, and the A.C.H. & B. Survey, Abstract No. 55, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Boat Club Road, south of West Bonds Ranch Road and west of Harbour View Lane.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant La Frontera Development LLC
- 2. Consultant / Agent Kirkman Engineering LLC

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning "A-5" One Family Residential
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Single Family Residential
- 4. Public Hearing Notification Mailing Date March 2, 2026
- 5. Development Services Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... Northwest Fort Worth Neighborhood Alliance, Bonds Ranch HOA, Harbour View Estates HOA, Streams And Valleys Inc, Trinity Habitat for Humanity, Eagle Mountain-Saginaw ISD

C. SERVICE DISTRICTS

- 1. School ISD..... Eagle Mountain-Saginaw 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 42.242 acres in northwest Fort Worth for single family detached residential development. The preliminary plat will take its access from residential streets stubbed out to it from the subdivision to the south, La Frontera.

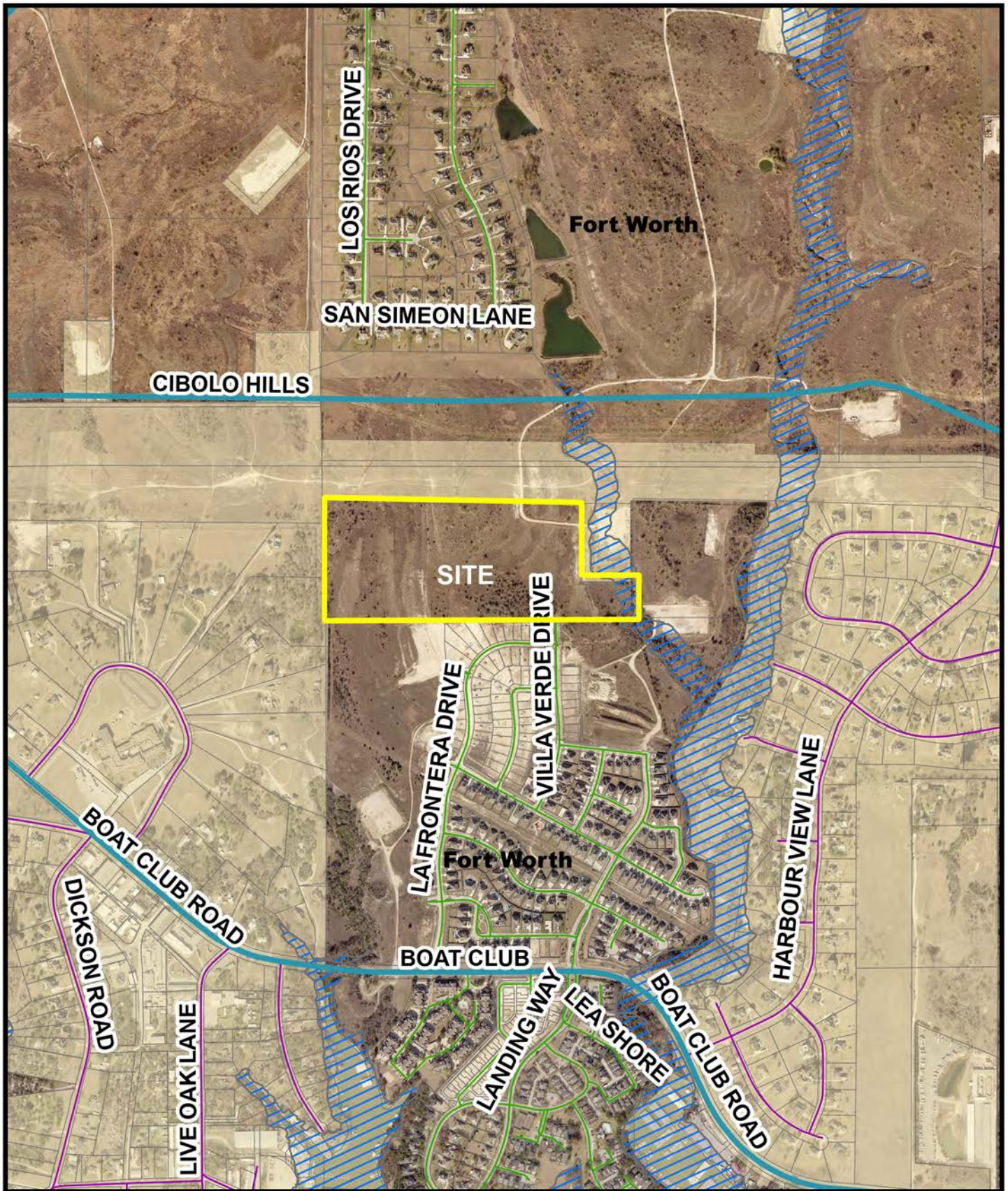
The Subdivision Ordinance in Section 31-106(d)(2) states, standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. The existing and extension of Rancho Milagro Drive into this development is excessively long. The applicant has requested a waiver to permit a long block face (from Lot 48, Block 5, La Frontera to Lot 9, Block 2, La Frontera Heights) that exceeds the maximum allowed length of 1,320 foot distance. DRC supports the requested waiver since the property is bound by platted properties to the west and a large ONCOR right-of-way to the north and a gas pad site to the east. The internal connectivity index for this subdivision along with the other to the south exceed the

minimum requirement of 1.4 therefore any additional stubouts to break up this long block face would not be needed. Also, any stubouts provided to the north would not eliminate the long block face.

The Subdivision Ordinance in Section 31-102(b)(2) states, local and collector streets shall be extended to the tract boundary to provide future connection with adjoining unplatted lands. The applicant has requested a waiver to not provide stubouts to the north or east of the subdivision since additional connectivity is not required. DRC supports the requested waiver.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to permit a long block face (from Lot 48, Block 5, La Frontera to Lot 9, Block 2, La Frontera Heights) that exceeds the maximum allowed length of 1,320 feet; 2) Approval of one Subdivision Ordinance waiver to the requirement to provide stubouts to the adjoining unplatted tracts of land to the north and east of the proposed development, 3) Conditional approval of the preliminary plat upon meeting the comments in the staff report.



Legend

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

1:12,000



BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
1	BLOCK 1	6550.00	0.15
2	BLOCK 1	6000.00	0.14
3	BLOCK 1	6000.00	0.14
4	BLOCK 1	6000.00	0.14
5	BLOCK 1	6000.00	0.14
6	BLOCK 1	6000.00	0.14
7	BLOCK 1	6000.00	0.14
8	BLOCK 1	6000.00	0.14
9	BLOCK 1	6000.00	0.14
10	BLOCK 1	6000.00	0.14
11	BLOCK 1	6000.00	0.14
12	BLOCK 1	6000.00	0.14
13	BLOCK 1	6000.00	0.14
14	BLOCK 1	6000.00	0.14
15	BLOCK 1	6000.00	0.14
16	BLOCK 1	9450.01	0.22
LOT 1X	BLOCK 1	12512.48	0.29

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
LOT 3X - HOA	BLOCK 2	68217.55	1.57
LOT 4X - HOA	BLOCK 2	149188.71	3.42
1	BLOCK 2	6857.65	0.16
2	BLOCK 2	6279.69	0.14
3	BLOCK 2	6279.69	0.14
4	BLOCK 2	6279.69	0.14
5	BLOCK 2	6279.69	0.14
6	BLOCK 2	6279.69	0.14
7	BLOCK 2	5091.80	0.12
8	BLOCK 2	5092.34	0.12
9	BLOCK 2	5921.56	0.14
10	BLOCK 2	6917.98	0.16
11	BLOCK 2	6411.44	0.15
12	BLOCK 2	6110.31	0.14
13	BLOCK 2	6028.63	0.14
14	BLOCK 2	6034.80	0.14
15	BLOCK 2	6042.53	0.14

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
16	BLOCK 2	6050.26	0.14
17	BLOCK 2	6057.99	0.14
18	BLOCK 2	8999.69	0.21
19	BLOCK 2	13185.24	0.30
20	BLOCK 2	5012.95	0.12
21	BLOCK 2	5238.11	0.12
22	BLOCK 2	5259.22	0.12
23	BLOCK 2	5280.34	0.12
24	BLOCK 2	5301.45	0.12
25	BLOCK 2	5322.56	0.12
26	BLOCK 2	5343.68	0.12
27	BLOCK 2	5364.79	0.12
28	BLOCK 2	5385.91	0.12
29	BLOCK 2	5407.02	0.12
30	BLOCK 2	5428.14	0.12
31	BLOCK 2	5449.25	0.13
32	BLOCK 2	5470.36	0.13

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
33	BLOCK 2	5491.48	0.13
34	BLOCK 2	5512.59	0.13
35	BLOCK 2	5533.71	0.13
36	BLOCK 2	5554.82	0.13
37	BLOCK 2	5575.93	0.13
38	BLOCK 2	5597.05	0.13
39	BLOCK 2	5618.16	0.13
40	BLOCK 2	5639.28	0.13
41	BLOCK 2	5660.39	0.13
42	BLOCK 2	5681.50	0.13
43	BLOCK 2	5702.62	0.13
44	BLOCK 2	5723.73	0.13
45	BLOCK 2	5744.85	0.13
46	BLOCK 2	5765.96	0.13
47	BLOCK 2	5787.08	0.13
48	BLOCK 2	5808.19	0.13
49	BLOCK 2	5712.58	0.13

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
50	BLOCK 2	15718.13	0.36
51	BLOCK 2	8168.53	0.19
52	BLOCK 2	5994.00	0.14
53	BLOCK 2	6000.00	0.14
54	BLOCK 2	6000.00	0.14
55	BLOCK 2	6000.00	0.14
56	BLOCK 2	6000.00	0.14
57	BLOCK 2	6000.00	0.14
58	BLOCK 2	6000.00	0.14
59	BLOCK 2	6000.00	0.14
60	BLOCK 2	6000.00	0.14
61	BLOCK 2	6000.00	0.14
62	BLOCK 2	6616.82	0.15
63	BLOCK 2	6749.42	0.15
64	BLOCK 2	6750.00	0.15

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
1	BLOCK 3	7542.40	0.17
2	BLOCK 3	6000.00	0.14
3	BLOCK 3	6000.00	0.14
4	BLOCK 3	6000.00	0.14
5	BLOCK 3	6000.00	0.14
6	BLOCK 3	6000.00	0.14
7	BLOCK 3	6000.00	0.14
8	BLOCK 3	6000.00	0.14
9	BLOCK 3	6000.00	0.14
10	BLOCK 3	6000.00	0.14
11	BLOCK 3	6000.00	0.14
12	BLOCK 3	6000.00	0.14
13	BLOCK 3	6550.00	0.15

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
14	BLOCK 3	6550.00	0.15
15	BLOCK 3	6000.00	0.14
16	BLOCK 3	6000.00	0.14
17	BLOCK 3	6000.00	0.14
18	BLOCK 3	6000.00	0.14
19	BLOCK 3	6000.00	0.14
20	BLOCK 3	6000.00	0.14
21	BLOCK 3	6000.00	0.14
22	BLOCK 3	6000.00	0.14
23	BLOCK 3	6000.00	0.14
24	BLOCK 3	6000.00	0.14
25	BLOCK 3	6000.00	0.14
26	BLOCK 3	10402.82	0.24

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
1	BLOCK 4	10216.00	0.23
2	BLOCK 4	6000.00	0.14
3	BLOCK 4	6000.00	0.14
4	BLOCK 4	6000.00	0.14
5	BLOCK 4	6000.00	0.14
6	BLOCK 4	6000.00	0.14
7	BLOCK 4	6000.00	0.14
8	BLOCK 4	6000.00	0.14
9	BLOCK 4	6000.00	0.14
10	BLOCK 4	6000.00	0.14
11	BLOCK 4	6000.00	0.14
12	BLOCK 4	6000.00	0.14
13	BLOCK 4	7750.00	0.18

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
14	BLOCK 4	7750.00	0.18
15	BLOCK 4	6000.00	0.14
16	BLOCK 4	6000.00	0.14
17	BLOCK 4	6000.00	0.14
18	BLOCK 4	6000.00	0.14
19	BLOCK 4	6000.00	0.14
20	BLOCK 4	6000.00	0.14
21	BLOCK 4	6000.00	0.14
22	BLOCK 4	6000.00	0.14
23	BLOCK 4	6000.00	0.14
24	BLOCK 4	6000.00	0.14
25	BLOCK 4	6000.00	0.14
26	BLOCK 4	10131.88	0.23

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
LOT 2X	BLOCK 5	9361.24	0.21
1	BLOCK 5	8356.01	0.19
2	BLOCK 5	6000.00	0.14
3	BLOCK 5	6000.00	0.14
4	BLOCK 5	6000.00	0.14
5	BLOCK 5	6000.00	0.14
6	BLOCK 5	6000.00	0.14
7	BLOCK 5	6000.00	0.14
8	BLOCK 5	6000.00	0.14
9	BLOCK 5	6000.00	0.14
10	BLOCK 5	6000.00	0.14
11	BLOCK 5	6000.00	0.14
12	BLOCK 5	6434.05	0.15

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
1	BLOCK 6	6550.00	0.15
2	BLOCK 6	6000.00	0.14
3	BLOCK 6	6000.00	0.14
4	BLOCK 6	6000.00	0.14
5	BLOCK 6	6000.00	0.14
6	BLOCK 6	6000.00	0.14
7	BLOCK 6	6000.00	0.14
8	BLOCK 6	6000.00	0.14
9	BLOCK 6	6000.00	0.14
10	BLOCK 6	6000.00	0.14
11	BLOCK 6	6000.00	0.14
12	BLOCK 6	6000.00	0.14
13	BLOCK 6	6000.00	0.14
14	BLOCK 6	6550.00	0.15

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
15	BLOCK 6	6550.00	0.15
16	BLOCK 6	6000.00	0.14
17	BLOCK 6	6000.00	0.14
18	BLOCK 6	6000.00	0.14
19	BLOCK 6	6000.00	0.14
20	BLOCK 6	6000.00	0.14
21	BLOCK 6	6000.00	0.14
22	BLOCK 6	6000.00	0.14
23	BLOCK 6	6000.00	0.14
24	BLOCK 6	6000.00	0.14
25	BLOCK 6	6000.00	0.14
26	BLOCK 6	6000.00	0.14
27	BLOCK 6	6000.00	0.14
28	BLOCK 6	6550.00	0.15

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
1	BLOCK 7	6550.00	0.15
2	BLOCK 7	6000.00	0.14
3	BLOCK 7	6000.00	0.14
4	BLOCK 7	6000.00	0.14
5	BLOCK 7	6000.00	0.14
6	BLOCK 7	6000.00	0.14
7	BLOCK 7	5993.04	0.14
8	BLOCK 7	5993.04	0.14
9	BLOCK 7	6000.00	0.14
10	BLOCK 7	6000.00	0.14
11	BLOCK 7	6000.00	0.14
12	BLOCK 7	6000.00	0.14
13	BLOCK 7	6000.00	0.14
14	BLOCK 7	6550.00	0.15

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
15	BLOCK 7	6550.00	0.15
16	BLOCK 7	6000.00	0.14
17	BLOCK 7	6000.00	0.14
18	BLOCK 7	6000.00	0.14
19	BLOCK 7	6000.00	0.14
20	BLOCK 7	6000.00	0.14
21	BLOCK 7	6006.96	0.14
22	BLOCK 7	6006.96	0.14
23	BLOCK 7	6000.00	0.14
24	BLOCK 7	6000.00	0.14
25	BLOCK 7	6000.00	0.14
26	BLOCK 7	6000.00	0.14
27	BLOCK 7	6000.00	0.14
28	BLOCK 7	6550.00	0.15

FILE NAME: K:\16845\168453 LA FRONTERA HEIGHTS - PRELIMINARY PLAT - 10/10/2025.DWG
 PLOTTED BY: MICHAEL HEIMLICH, EIT
 PLOTTED DATE: 3/2/2026

A PRELIMINARY PLAT OF
LA FRONTERA HEIGHTS
 (PP-25-033)

LOTS 1-16, 1X, BLOCK 1; LOTS 1-64, 3X, 4X, BLOCK 2;
 LOTS 1-26, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-12, 2X, BLOCK 5;
 LOTS 1-28, BLOCK 6; LOTS 1-28, BLOCK 7
 OPEN SPACE LOTS 1X, 2X, 3X, 4X

200 SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS
 A 42.242 ACRE ADDITION TO THE CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS
 AND BEING SITUATED IN THE S.E. MERRELL SURVEY, ABSTRACT NO. 1009,
 THE J.A. McNUTT SURVEY, ABSTRACT NO. 1151
 AND THE A.C.H. & B. SURVEY, ABSTRACT NO. 55
 OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
 AN ADDITION TO TARRANT COUNTY, TEXAS
 DATE OF PREPARATION: 3/2/26

OWNER:
 LA FRONTERA
 DEVELOPMENT,
 LLC
 1000 TEXAN TRAIL, SUITE 200
 GRAPEVINE, TX 76051
 817-416-4841
 CONTACT: AL BURTON

SURVEYOR:
 WHITFIELD-HALL
 SURVEYORS
 3559 WILLIAMS RD, SUITE 107
 FORT WORTH, TX 76116
 817-560-2916
 CONTACT: JOHNNY WILLIAMS





Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
PH 817.488.4960

City of Fort Worth
City Plan Commission
200 Texas Street
Fort Worth, Texas 76102

RE: Waiver Requests -- PP-25-033

Dear Chairwoman Caroline Cranz and Members of the City Plan Commission,

On behalf of the Owner/Developer, we respectfully request waivers to **the (1) Block Length (Sec. 31-106- (d)(2))** and **(2) Street Connection to adjoining un-platted lands (Sec. 31-102 (b)(2))** requirements of the City of Fort Worth Subdivision Ordinance for the above-referenced preliminary plat.

The proposed plat includes one block that exceeds the maximum block length permitted under Section 31-106 (d) (2) of the Subdivision Ordinance. The subject block has a proposed length of approximately 4,000 feet, where the ordinance maximum is 1,320 feet. The same block does not include a street that extends to the tract boundary to the north.

Providing an additional public street or block break to meet the ordinance length would result in:

- Inefficient lot configurations and reduced developable area
- Unnecessary infrastructure extensions with limited public benefit
- Potential conflicts with existing or planned off-site roadway connections
 - The timing of the construction of future Eagle Mountain Parkway is unsure currently
- A street connection to the north boundary would only provide a stub-out to an undevelopable tract owned by Oncor

Despite the increased block length, the proposed layout maintains appropriate connectivity, emergency access, and circulation consistent with the intent of the ordinance. Pedestrian access and neighborhood continuity are preserved through the internal street system and surrounding network. The above referenced plat does however provide a utility easement to the north boundary of the tract for future water or sanitary sewer connections.

While this preliminary plat is separate from the existing preliminary plat for the overall La Frontera Development (*PP-013-016*), it will fall under the La Frontera HOA and be one united neighborhood with plenty of street connectivity and ingress/egress onto FM 1220.



We believe the requested waivers represent a reasonable and practical design solution given the physical and planning constraints of the site and remain consistent with the goals of the City's subdivision regulations.

We respectfully request the City Plan Commission's consideration and approval of this waiver in conjunction with the preliminary plat.

Thank you for your time and consideration.

Kind Regards,

Michael Heimlich, Junior Project Manager

A handwritten signature in black ink that reads 'Michael Heimlich'.

Oncor Easement Tract

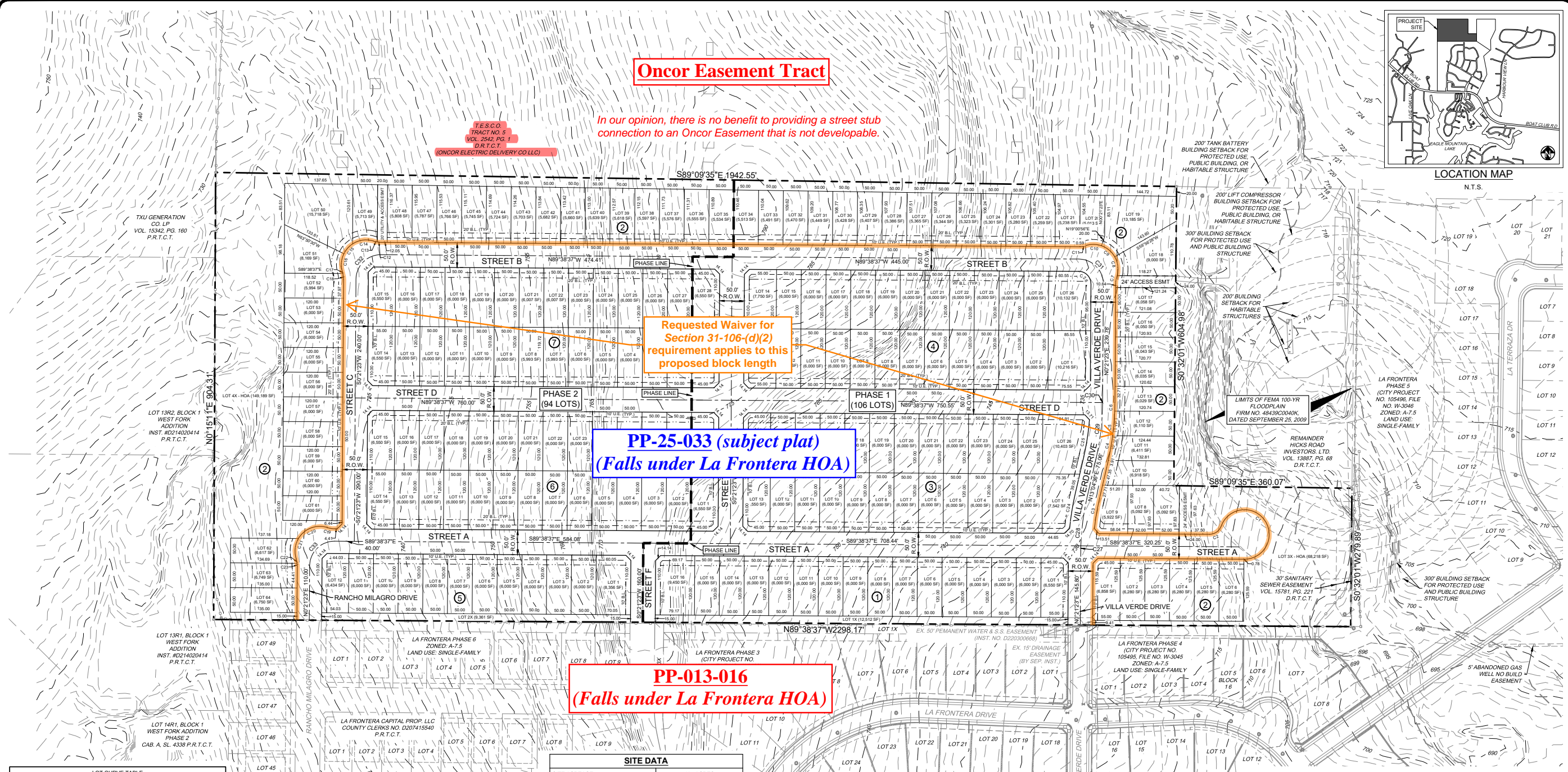
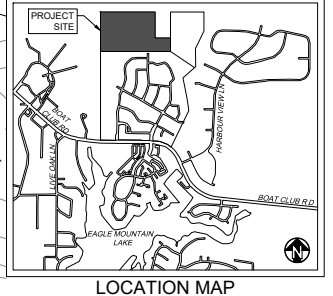
In our opinion, there is no benefit to providing a street stub connection to an Oncor Easement that is not developable.

T.E.S.C.O. TRACT NO. 5 VOL. 2942 PG. 1 D.R.T.C.T. (ONCOR ELECTRIC DELIVERY CO. LLC)

Requested Waiver for Section 31-106-(d)(2) requirement applies to this proposed block length

PP-25-033 (subject plat)
(Falls under La Frontera HOA)

PP-013-016
(Falls under La Frontera HOA)



LOT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	218.63	50.00	250°32'16"	N34°54'11"W	81.64
C2	30.77	25.00	79°3'14"	S59°03'32"W	29.87
C3	61.76	500.00	7°04'38"	N9°32'18"E	290.43
C4	50.74	500.00	5°17'08"	N10°01'33"E	686.91
C5	50.17	500.00	5°13'34"	N4°46'16"E	393.92
C6	17.30	500.00	1°48'01"	N1°10'26"E	325.62
C7	8.90	25.00	20°23'18"	N10°33'02"E	8.89
C8	39.40	50.00	45°12'40"	N7°27'12"W	38.44
C9	35.71	50.00	40°53'32"	N50°31'18"W	34.96
C10	33.50	50.00	38°23'38"	S89°49'08"W	32.88
C11	10.33	30.00	19°44'03"	S80°29'21"W	10.28
C12	7.88	50.00	9°08'54"	N89°04'10"W	7.97
C13	7.40	50.00	8°29'00"	N78°19'10"W	7.40
C14	44.69	50.00	51°12'59"	S82°22'53"W	43.22
C15	26.72	50.00	30°38'54"	S41°27'57"W	26.40
C16	37.44	50.00	42°33'52"	S4°42'34"W	36.57
C17	3.71	51.51	4°07'18"	S19°28'08"E	3.71
C18	12.15	51.51	13°30'41"	S6°39'08"E	12.12
C19	15.39	50.00	17°38'00"	N89°49'37"W	15.33
C20	67.40	50.00	77°14'00"	S89°22'22"W	62.41
C21	41.92	50.00	48°01'59"	S6°44'23"W	40.70
C22	9.78	50.00	11°12'33"	S1°40'19"E	9.77
C23	5.61	50.00	6°29'24"	S2°51'19"E	5.60
C24	72.87	50.00	7°39'29"	S9°16'52"W	72.82
C25	75.77	50.00	8°49'58"	S8°44'07"W	75.70
C26	39.27	25.00	90°00'00"	S44°38'37"E	35.98

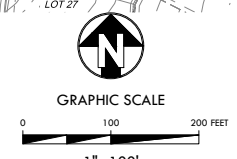
PROPOSED LAND USE	LOTS	ACRES	RESIDENTIAL DENSITY (UNITS/AC)
SINGLE-FAMILY LOTS (PHASE 1)	106	15.200	6.97
SINGLE-FAMILY LOTS (PHASE 2)	94	13.294	7.07
SINGLE-FAMILY LOTS (TOTAL)	200	28.494	7.02
OPEN SPACE LOTS	4	5.676	-
RIGHT-OF-WAY	-	8.070	-
TOTALS	204	42.242	4.83

ROAD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C27	14.20	525.00	1°33'00"	N1°07'53"E	14.20
C28	102.35	525.00	11°10'13"	N7°29'30"E	102.19
C29	116.33	525.00	12°41'46"	N6°43'43"E	116.10
C30	0.22	525.00	0°01'28"	N0°22'07"E	0.22
C31	78.54	50.00	90°00'00"	N44°38'37"W	70.71
C32	78.54	50.00	90°00'00"	S45°21'23"W	70.71
C33	78.54	50.00	90°00'00"	N45°21'23"E	70.71

SITE DATA	
SITE ACREAGE	42± ACRES
EXISTING ZONING	A-5
EXISTING LAND USE	VACANT
PROPOSED ZONING	A-5
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL

LOT COUNTS	
PHASE 1 SINGLE-FAMILY LOT COUNT	106
PHASE 2 SINGLE-FAMILY LOT COUNT	94
TOTAL	200
NON SINGLE-FAMILY LOT COUNT	4
TYPICAL LOT SIZE	50'x120'
MINIMUM LOT SIZE	5,000 SF

A-5 ONE-FAMILY ZONING REGULATIONS	
MINIMUM LOT AREA (SF)	5,000
MINIMUM LOT WIDTH	50 FT
MAXIMUM LOT COVERAGE	50%
MAXIMUM HEIGHT	35 FT
SETBACKS	
FRONT YARD	20 FT
REAR YARD	5 FT
SIDE YARD (INTERIOR LOT)	5 FT
SIDE YARD (CORNER LOT)	10 FT ADJ. TO SIDE STREET



CITY OF FORT WORTH NOTES:
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 PSI.

WATER & SANITARY SEWER NOTES:
1. THIS PRELIMINARY PLAT FOR 'LA FRONTERA HEIGHTS' IS SEPARATED INTO TWO PHASES. WITH THE PURPOSE BEING TO POTENTIALLY SWAP THE WATER & SANITARY SEWER ALLOCATIONS FROM EXISTING PP-23-033 TO THE EASTERN 106 LOTS (PHASE 1) OF PP-25-033, USING THE EXISTING WATER & SANITARY SEWER STUB OUTS LOCATED AT THE NORTH END OF VILLA VERDE DRIVE.
2. THE WESTERN 94 LOTS (PHASE 2) WILL NEED SANITARY SEWER TO BE SERVED BY A FUTURE LIFT STATION.

OWNER: LA FRONTERA DEVELOPMENT, LLC
1000 TEXAN TRAIL, SUITE 200 GRAPEVINE, TX 76051
CONTACT: AL BURTON

SURVYOR: WHITFIELD-HALL SURVEYORS
3559 WILLIAMS RD, SUITE 107 FORT WORTH, TX 76116
CONTACT: JOHNNY WILLIAMS

PREPARED BY:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 211 COLLEVILLE, TX 76034
TEXAS FIRM NO. 15874
CONTACT: MICHAEL HEIMLICH, EIT

EXHIBIT A
(PP-25-033)
LOTS 1-16, 1X, BLOCK 1; LOTS 1-64, 3X, 4X, BLOCK 2;
LOTS 1-26, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-12, 2X, BLOCK 5;
LOTS 1-28, BLOCK 6; LOTS 1-28, BLOCK 7
OPEN SPACE LOTS 1X, 2X, 3X, 4X
200 SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS
A 42.242 ACRE ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
AND BEING SITUATED IN THE S.E. MERRELL SURVEY, ABSTRACT NO. 1009,
THE J.A. McNUTT SURVEY, ABSTRACT NO. 1151
AND THE A.C.H. & B. SURVEY, ABSTRACT NO. 55
OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
AN ADDITION TO TARRANT COUNTY, TEXAS

FILE PATH: K:\000\00000000\La Frontera Phase 2\Drawings\02_Plan\0201\0201.dwg - Productivity Software: AutoCAD 2010 - Plot Device: HP DesignJet 500 - Plot Date: 11/11/2010 10:00:00 AM



Conditions and Comments

Record Number: PP-25-033

Submitted: 5/20/2025

Title: La Frontera Heights

Description of Work: Residential development comprising of 195 single-family lots & 4 open space lots, with a total area of 42.242 acres.

Address:

Applicant:

Owner Name:

Owner Address:

Approval Table:

Remarks Due:

ZC Hearing:

Application Status: Awaiting Client Reply

Acres:

Task	Task Status	Task Date	Task Reviewer
Application Submittal	Accepted	5/27/2025	Michelle Pena
Atmos Energy Review	No Response Received	7/8/2025	Alexander Parks
Charter Cable Review	No Response Received	7/8/2025	Alexander Parks
County Review	Not Required	7/8/2025	Alexander Parks
Fire Review	Correction Required	5/29/2025	David Hood
Gas Well Review	Not Required	5/28/2025	Brendan Skaggs
ONCOR Delivery Review	No Response Received	7/8/2025	Alexander Parks
PACS Review	Approved	6/20/2025	Lori Gordon
Plan Coordination	Correction Required	12/24/2025	Alexander Parks
Plan Distribution	Routed for Electronic Review	1/28/2026	Michelle Pena
Platting Review	Correction Required	7/8/2025	Alexander Parks
School District Review	No Response Received	7/8/2025	Alexander Parks
TPW Engineering Review	Correction Required	6/6/2025	Stuart Burzette
TPW Storm Water Review	Correction Required	6/6/2025	Robin Stevens
TPW Storm Water Study Review	Correction Required	6/6/2025	Robin Stevens
Traffic Study Review	Not Required	6/6/2025	Stuart Burzette
Transportation Impact Review	Approved	6/11/2025	Rebeca Hernandez
Water Engineering Review	Complete	2/6/2026	Anthony Vallejo
Water Sewer Study Review	Correction Required	6/5/2025	Wade Goodman
Zoning Review	Correction Required	12/24/2025	Mary Jordan

List of Conditions:

Fire

Reviewer: David Hood

Email: David.Hood@fortworthtexas.gov

Phone: 817-392-6833

1. FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)

CORRECTION REQUIRED: Change the eastern, north/south portion of "Street B" to Villa Verde Drive as this is a continuation and must carry the existing name.

CORRECTION REQUIRED: "Street B" will need names changes at the northwest corner of Lot 15, block 7 and the northeast corner of lot 26, block 4.

CORRECTION REQUIRED: Remove the following street names as they are not within the plat bounds, have not been dedicated, and are not included in an existing plat case. New street names are reviewed and approved at the time of final platting.

Santander Drive

Verde Colina Drive

Lugo Drive

CORRECTION REQUIRED: Plat bounds will be affected by gas well setbacks.

Show and label gas well setbacks as follows:

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

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"

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

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

Structure"

Show 200' Building Setback radii from the Lift Compressor:

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

Show 5' no build easement around abandoned gas well and label:

"5' Abandoned Gas Well No Build Easement"

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

Streets existing and correct:

Rancho Milagro Drive (continuation from FP-22-028)

La Frontera Drive

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.

Pursuant to the Fort Worth City Code, no building or structure not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the adopted Fire Code at the time of construction. Where construction is permitted, all structures subject to setbacks shall be located outside of any setback resulting from ultimate alteration of the pad site permit.

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 at the City Secretary's site for Ordinance #25388-03-2022.

PACS

Reviewer: Lori Gordon

Email: Lori.Gordon@fortworthtexas.gov

Phone: 817-392-5743

1. PAR/PDP: The Neighborhood and Community Park Dedication Policy will apply.

Neighborhood Park Fees-in-Lieu will be required. Community Park Fee-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.

A Fair Market Value Appraisal (FMVA) will be ordered when the Preliminary Plat is approved by the City Plan Commission (CPC). Land fees will be set upon receipt of the land appraisal. Appraisal is valid for 2 years from CPC approval.

Email Lori Gordon at lori.gordon@fortworthtexas.gov for additional information.

Planning

Reviewer: Alexander Parks

Email: Alexander.Parks@fortworthtexas.gov

Phone:

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

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. The existing and extension of Rancho Milagro Drive into this development is excessively long. It begins at the intersection of Court E and Rancho Milagro on PP-13-016 and the extends to the north into this new preliminary plat and wraps around and connects with La Frontera Drive. The block face is approximate 4,000 feet long. Either a redesign or a waiver request from CPC will be required.

2. The Subdivision Ordinance in Section 31-102 (b) (2) states, local and collector streets shall be extended to the tract boundary to provide future connection with adjoining un-platted lands. Extension of a stubout to the north would break up the excessively long block face mentioned above, but without multiple stubouts it will still require a waiver from CPC. A redesign or a waiver request from CPC is required.

3. The gas well tract to the east in shown in a configuration that cannot be platted in conformance with the Subdivision Ordinance. The Subdivision Ordinance does not permit you to subdivide land that leaves another tract in a configuration in which it cannot be platted in conformance with the ordinance. Since this tract will not have direct access to a public or private street, a public access easement must be provided to give it access. The public access easement must be a minimum of 24 feet wide and the tract must have a minimum of 100 feet of frontage on the public access easement. Public access easements cannot be gated and provide irrevocable public access at all times. It will need to loop through the property and connect to an adjacent roadway in two distinct locations.

T/PW Engineering

Reviewer: Stuart Burzette

Email:

Phone:

1. TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

1. Access Easement ROW – Access Easements require at least 24' of width. Ch. 31-106(i)(2)

2. TIA HOLD – A Traffic Impact Analysis (TIA), accepted by Transportation Development Services, is required prior to plat approval. Include all vehicular, bicycle, and pedestrian movements in accordance with the Transportation Engineering Manual. Any questions can be directed to TDS (tds@fortworthtexas.gov).

Future final plat FYIs:

1. Parkway Permit Note: Place a note on the final plat that states: "Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit."

2. Private Maintenance Note: A note shall be placed on the final plat stating: "The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph."

3. Sidewalk and Streetlight Note: A note shall be placed on the final plat stating: "Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards."

4. CFA HOLD - Community Facilities Agreement (CFA) required for public streets, alleys, lights, signs, sidewalks, bike paths, etc. to be built for this development.

a. including any required exactions as defined by the approved TIA and/or development agreement

T/PW Stormwater

Reviewer: Robin Stevens

Email: Robin.Stevens@fortworthtexas.gov

Phone:

1. Contact: sds@fortworthtexas.gov
Robin Stevens
robin.stevens@fortworthtexas.gov
817-392-8035

CLEARED: Preliminary Plat requires an accepted drainage study prior to submittal of the preliminary plat application & must conform to adopted Stormwater Management Policies. Reference: Section 2.3, Steps 3 and 5, 2015 CFW Stormwater Criteria Manual, CFSWO Art VI. Sec. 31-63 (b), CFSWO Art VI. Sec. 31-81 (2) (a) & (b) (4) & (3)
DS-25-0129 - Accepted 1/27/26 - RNS

HOLD - Show the Ultimate Floodplain boundary & Floodplain Easement on Blk2, Lot 4X.
Darken/Bold the linework so it is visible outside of the contours.
CFWSO Art VI. Sec 31-105 (a) & (c)(1)

HOLD - Show the Ultimate Floodplain boundary & Floodplain Easement on Blk2, Lot 3X.
Darken/Bold the linework so it is visible outside of the contours.
CFWSO Art VI. Sec 31-105 (a) & (c)(1)

Transportation Impact

Reviewer: Rebeca Hernandez

Email: Rebeca.Hernandez@fortworthtexas.gov

Phone: 8173928074

1. FYI Comments:

- The project is located in Transportation Impact Fee Service Area E
- The project does not qualify for discounts.
- The project is subject to the Maximum Assessable Rate (Schedule 1) of the 2022 Transportation Impact Fee Study.
- The approval date of the final plat will determine the applicable collection rate for building permits.
- Building permits obtained on or after June 1, 2026 will be subject to the newly adopted Transportation Impact Fee Collection Rates.

Zoning

Reviewer: Dave McCorquodale

Email: David.McCorquodale@fortworthtexas.gov

Phone:

1. Dave McCorquodale, Zoning & Land Use David.McCorquodale@FortWorthTexas.gov

FYI:

Property Zoning: "A-5" One-Family

Subject to all regulations in City Code Section 4.705 ONE-FAMILY ("A-5") DISTRICT and applicable development standards in Chapter 6 for height, yards, parking, landscaping, and residential design standards.

Abbreviated Development Standards:

Minimum lot area: 5,000 square feet

Lot width: 50 feet minimum at building line

Lot coverage: 50% maximum

Front yard: 20 feet min. (local street) / 15 feet min. (limited local street)***May be subject to projected front yard (City Code Section 6.101(f)).

Rear yard: 5 feet minimum

Side yard (Interior lot): 5 feet minimum

Side yard (Corner lot): 10 feet minimum adjacent to side street and 5 feet minimum for interior lot line

Height: 35 feet maximum

Parking: Two spaces located behind the front building wall for dwelling units with three or fewer bedrooms, plus one space located behind the front building wall or in the driveway for each bedroom above three.

2. Lynn Jordan

Zoning & Land Use

Lynn.Jordan@fortworthtexas.gov

Property is zoned A-7.5 plat does not meet the lot size and lot width requirements. Will need to redesign or rezone.

Review

Reviewer: Wade Goodman

Email: Wade.Goodman@fortworthtexas.gov

Phone: 817-392-7139

1. >>>> ALL REVISIONS NEED TO GO THROUGH THE PLATTING CASE MANAGER TO ENSURE OUR WORKFLOW IS REACTIVATED <<<<

Please refrain from emailing Water Planning separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately. Please include your assigned case manager. Platting Department 817-392-8027; email your assigned plat manager or Platbox2@fortworthtexas.gov.

****Water Planning Comments****

Plat case review Performed On: 6/5/2025

Wade Goodman | wpd@fortworthtexas.gov | 817-392-7139

1. CLEARED 2/26/26 (WDG) HOLD 6/5/2025 (WDG) Revised Water-Sewer Load required, to be submitted through Accela for review. Comment cannot be cleared until revised water-sewer load is approved by Water Planning Staff

FYI: Phase 1 of this plat 106 lots can proceed without being a child to the below listed parent projects. Phase 2 (94 lots) remains a child to the projects listed below.

2. CLEARED FOR PHASE 1 ONLY 2/26/2026 (WDG) HOLD 6/5/2025 (WDG) This project - plat is a child to the Critical 54-inch NS3 Water Line, plat cannot proceed until all segments of this line are under construction.

3. CLEARED FOR PHASE 1 ONLY 2/26/2026 (WDG) HOLD 6/5/2025 (WDG) This project - plat is a child to the 24-inch NS3 Water line to be extended from 54-inch WL along future Cibolo Hills Pkwy to the Rio Claro development area.

4. CLEARED FOR PHASE 1 ONLY 2/26/2026 (WDG) HOLD 6/5/2025 (WDG) Need easements/stubs along northern preliminary plat boundary, along the ONCOR right of way, in order to extend required water and sewer extensions from future Rio Claro development areas.

5. FYI 6/5/2025 (MRJ) PRO_RATA FEES

Pro rata fees will apply at final plat. They are subject to change.

Rec ID 1480

Rec ID 1241

Future 24" Chapel Hill

Water

Reviewer: Anthony Vallejo

Email: Anthony.Vallejo@fortworthtexas.gov

Phone:

1. >>>> ALL REVISIONS NEED TO GO THROUGH THE PLATTING CASE MANAGER TO ENSURE OUR WORKFLOW IS REACTIVATED <<<<

Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately. Please include your assigned case manager. Platting Department 817-392-8027; email your assigned plat manager or Platbox2@fortworthtexas.gov.

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

Plat case review Performed On: 5/30/2025

Anthony Vallejo | Anthony.vallejo@fortworthtexas.gov | 817-392-7815

1) FYI – Missing plat face statements/comments: Utility Easements, Construction Prohibited Over Easements, Water / Wastewater Impact Fees, Transportation Impact Fees, Site Drainage Study, Floodplain Restriction, Private Common Areas and Facilities, Flood Plain/Drainage – Way: Maintenance, Building Permits, Sidewalks, Covenants or Restrictions are Un-altered, Oil or Gas Well Proximity to Buildings, Residential Driveway Access Limitation and Conveyance Plat Limitations.

2) FYI - P.R.V. note required on plat face (General Notes); statement shall read as follows: "Private P.R.V.'s will be required; water pressure exceeds 80 PSI"

3) FYI - Water Extension is required by (CFA) - Per City accepted construction plans water extension to every proposed lot and along frontage to the end of lot line of property is required: provide an executed 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. *If the financial guarantee is a completion agreement, plat will be held until the CFA office notifies Development Services – Water Section that the project has been completed.

4) FYI - Sewer Extension required by (CFA) - Per City accepted construction plans sewer extension to every proposed lot and along frontage to the end of lot line of property is required: provide an executed 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. *If the financial guarantee is a completion agreement, plat will be held until the CFA office notifies Development Services – Water Section that the project has been completed.

5) FYI - 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 §3.8.8. 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 easements 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
NOTE: Width is rounded up to nearest 5 feet, O.D. is outside diameter of pipe.

2/6/26 - FYI - Comments still apply.

List of Comments:

Development Services Department

PP-25-033

La Frontera Heights

Alexander Parks, Senior Planner
CPC Meeting March 12, 2026

Plat Summary Details

Plat Name: La Frontera Heights

Plat Description: Single Family Detached Residential

Size: 42.242 acres

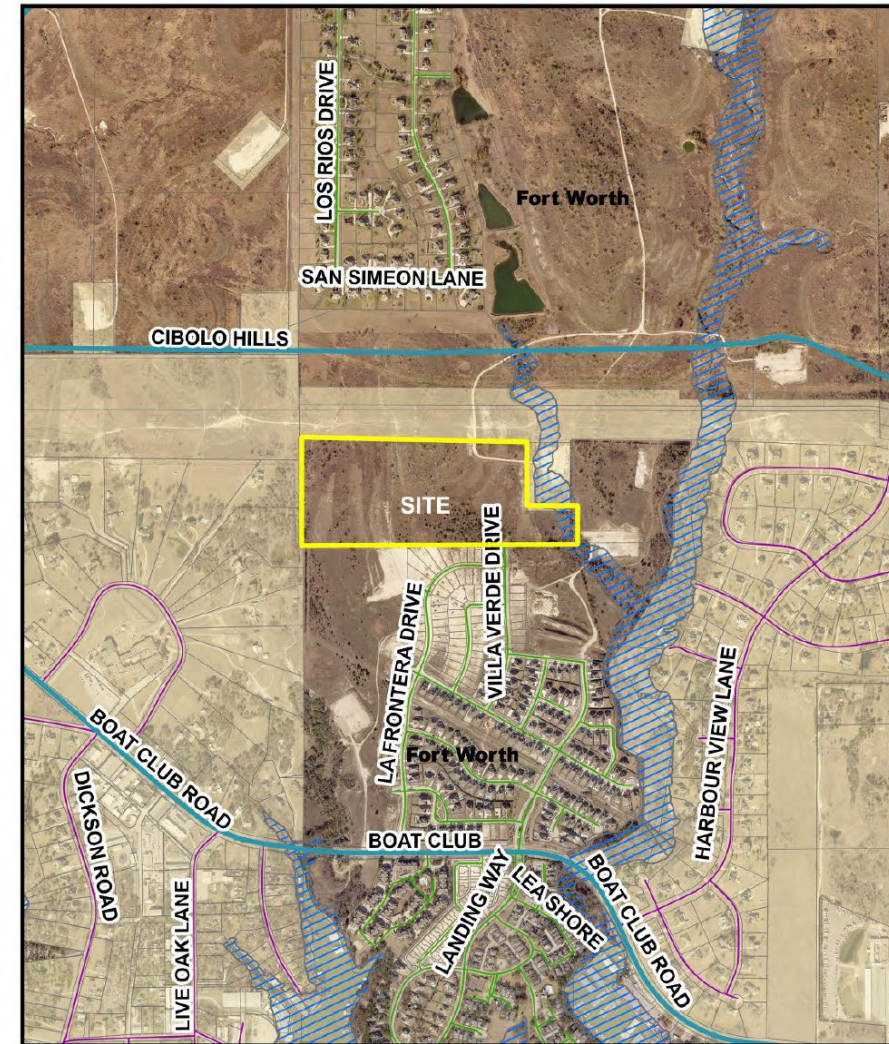
Owner/Applicant: La Frontera Development LLC

Consultant/Applicant: Kirkman Engineering

Waivers: Section 31-106(d)(2) long block face and Section 31-102(b)(2) stubouts

CPC Requirements: Approval of the requested waivers and conditional approval of the preliminary plat

Public Hearing Notification Date: March 2, 2026

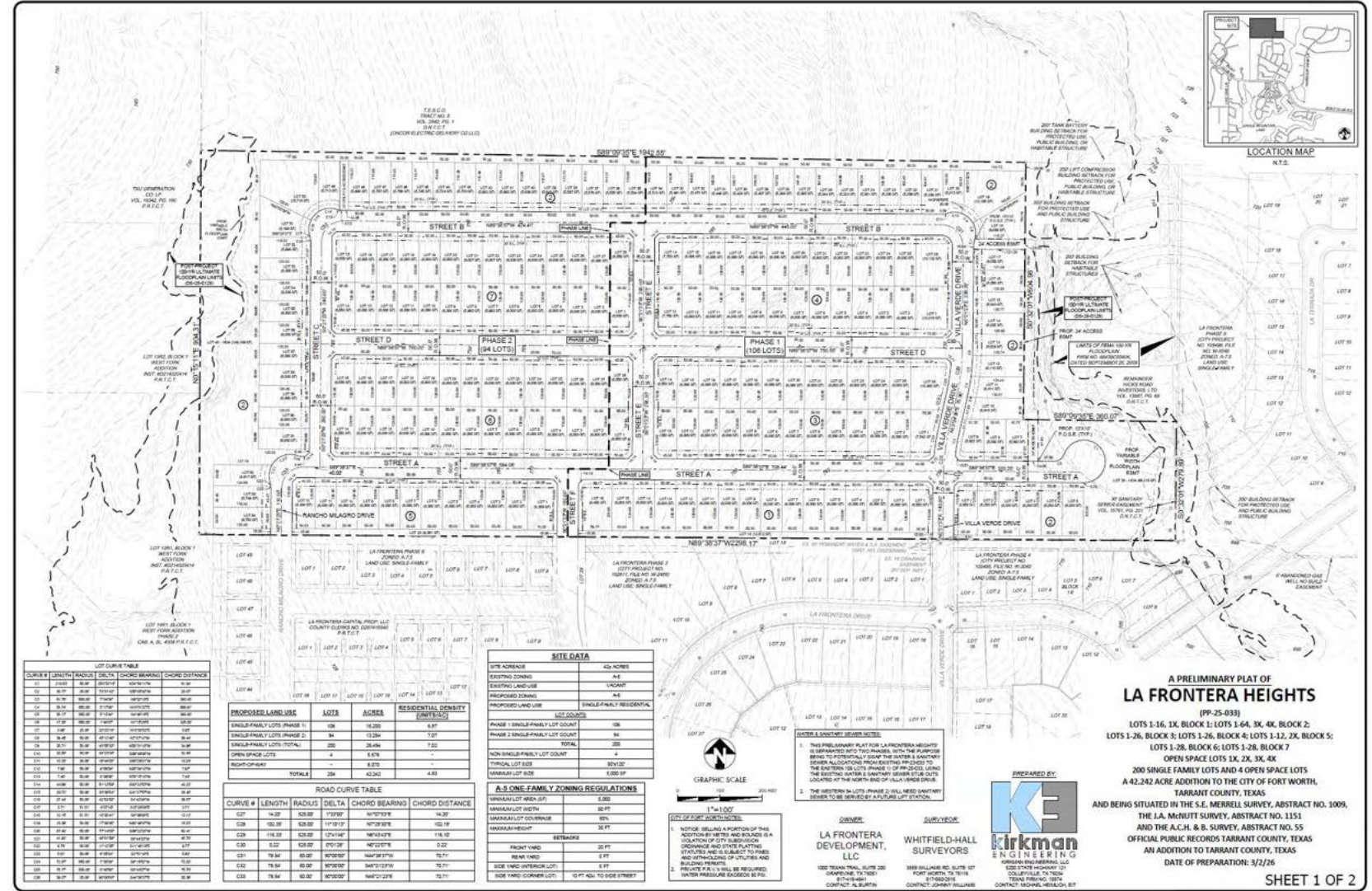


1:12,000



PP-25-033

Plat Exhibit



LOT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	100.00	50.00	180.00	S00°00'00"W	100.00
C2	100.00	50.00	180.00	S00°00'00"W	100.00
C3	100.00	50.00	180.00	S00°00'00"W	100.00
C4	100.00	50.00	180.00	S00°00'00"W	100.00
C5	100.00	50.00	180.00	S00°00'00"W	100.00
C6	100.00	50.00	180.00	S00°00'00"W	100.00
C7	100.00	50.00	180.00	S00°00'00"W	100.00
C8	100.00	50.00	180.00	S00°00'00"W	100.00
C9	100.00	50.00	180.00	S00°00'00"W	100.00
C10	100.00	50.00	180.00	S00°00'00"W	100.00
C11	100.00	50.00	180.00	S00°00'00"W	100.00
C12	100.00	50.00	180.00	S00°00'00"W	100.00
C13	100.00	50.00	180.00	S00°00'00"W	100.00
C14	100.00	50.00	180.00	S00°00'00"W	100.00
C15	100.00	50.00	180.00	S00°00'00"W	100.00
C16	100.00	50.00	180.00	S00°00'00"W	100.00
C17	100.00	50.00	180.00	S00°00'00"W	100.00
C18	100.00	50.00	180.00	S00°00'00"W	100.00
C19	100.00	50.00	180.00	S00°00'00"W	100.00
C20	100.00	50.00	180.00	S00°00'00"W	100.00

PROPOSED LAND USE

PROPOSED LAND USE	LOTS	ACRES	RESIDENTIAL DENSITY (UNITS/ACRE)
SINGLE-FAMILY LOTS PHASE 1	106	13.200	8.00
SINGLE-FAMILY LOTS PHASE 2	84	13.200	7.00
SINGLE-FAMILY LOTS (TOTAL)	190	26.400	7.50
OPEN SPACE LOTS	4	5.670	-
NON-FAMILY LOTS	-	8.870	-
TOTALS	194	42.342	4.93

ROAD CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C21	14.22	528.00	173.92	N1°17'31"E	14.30
C22	142.39	528.00	173.92	N1°17'31"E	142.39
C23	118.33	528.00	173.92	N1°17'31"E	118.33
C24	9.22	528.00	173.92	N1°17'31"E	9.22
C25	78.34	528.00	173.92	N1°17'31"E	78.34
C26	78.34	528.00	173.92	N1°17'31"E	78.34

SITE DATA

SITE ADDRESS	424 ACRES
EXISTING ZONING	MS
EXISTING LAND USE	VACANT
PROPOSED ZONING	MS
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL

PHASE 1 SINGLE-FAMILY LOT COUNT 106
PHASE 2 SINGLE-FAMILY LOT COUNT 84
TOTAL 190
NON-SINGLE-FAMILY LOT COUNT 4
TOTAL LOT SIZE 42.342 ACRES
MINIMUM LOT SIZE 6,000 SF

A-3 ONE-FAMILY ZONING REGULATIONS

MINIMUM LOT AREA (SF) 6,000
 MINIMUM LOT WIDTH 30 FT
 MINIMUM LOT COVERAGE 65%
 MINIMUM LOT COVERAGE 35 FT
 MINIMUM HEIGHT 8 FT

RETRACTIVE
 FRONT YARD 20 FT
 REAR YARD 5 FT
 SIDE YARD (OVER 10') 5 FT
 SIDE YARD (UNDER 10') 10 FT W/ 45° TO SIDE STREET

CITY OF FORT WORTH NOTES:
 1. NOTICE: BEHIND A PORTION OF THIS SECTION BY METES AND MEASURES IS A LOCATION OF CITY SUBDIVISION RECORDS AND ELEVATION PLATINGS. STATUTES ARE SUBJECT TO CHANGE AND AMENDMENT OF STATUTES AND ORDINANCES WILL BE REQUIRED.
 2. PRIVATE PLATS WILL BE REQUIRED.
 3. WATER PRESSURE EXCEEDED BY 150 PSI.

A PRELIMINARY PLAT OF LA FRONTERA HEIGHTS (PP-25-033)

LOTS 1-16, 1X, BLOCK 1; LOTS 1-64, 3X, 4X, BLOCK 2;
 LOTS 1-26, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-12, 2X, BLOCK 5;
 LOTS 1-28, BLOCK 6; LOTS 1-28, BLOCK 7
 OPEN SPACE LOTS 1X, 2X, 3X, 4X
 200 SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS
 A 42.242 ACRE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 AND BEING SITUATED IN THE S.E. MERRELL SURVEY, ABSTRACT NO. 1009,
 THE J.A. McNUIT SURVEY, ABSTRACT NO. 1151
 AND THE A.C.H. & B. SURVEY, ABSTRACT NO. 55
 OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
 AN ADDITION TO TARRANT COUNTY, TEXAS

DATE OF PREPARATION: 3/2/26

PREPARED BY:

 KIRKMAN ENGINEERING
 5001 FORT WORTH AVENUE, SUITE 200
 FORT WORTH, TEXAS 76116
 (817) 491-4841
 CONTACT: JONATHAN WILLIAMS

OWNER:
 LA FRONTERA DEVELOPMENT, LLC
 1000 TRINITY PLACE, SUITE 200
 DALLAS, TEXAS 75201
 (214) 441-1111
 CONTACT: JONATHAN WILLIAMS

SURVEYOR:
 WHITFIELD-HALL SURVEYORS
 1000 TRINITY PLACE, SUITE 200
 FORT WORTH, TEXAS 76116
 (817) 491-4841
 CONTACT: JONATHAN WILLIAMS

GRAPHIC SCALE: 1" = 100'

LOCATION MAP: A small map showing the project location within the city of Fort Worth.

PP-25-033

DRC Recommendation

DRC recommends:

1) Approval of one Subdivision Ordinance waiver to permit a long block face (from Lot 48, Block 5, La Frontera to Lot 9, Block 2, La Frontera Heights) that exceeds the maximum allowed length of 1,320 feet; 2) Approval of one Subdivision Ordinance waiver to the requirement to provide stubouts to the adjoining unplatted tracts of land to the north and east of the proposed development, 3) Conditional approval of the preliminary plat upon meeting the comments in the staff report.

PP-25-033

CPC Recommendation

1) Approval of one Subdivision Ordinance waiver to permit a long block face (from Lot 48, Block 5, La Frontera to Lot 9, Block 2, La Frontera Heights) that exceeds the maximum allowed length of 1,320 feet; 2) Approval of one Subdivision Ordinance waiver to the requirement to provide stubouts to the adjoining unplatted tracts of land to the north and east of the proposed development, 3) Conditional approval of the preliminary plat upon meeting the comments in the staff report.

PP-25-060 Zion Townhomes Addition Waiver Request 31-101(c)(1) - Secondary ingress and egress to subdivisions. Council District 6.

Being a preliminary plat, Zion Townhomes Addition, Lots 1-8, Block 1; Lots 1-10, Block 2; Lots 1-10, Block 3; Lots 1-10, Block 4; Lots 1-10, Block 5; Lot 1X, Block 6’ Lot 2X, Block 7; Lot3X, Block 8; and Lot4X, Block 9, A 5.597 acre addition to the City of Fort Worth, Texas, situated in the Juan Jose Albirado Survey Abstract No. 4, Tarrant County, Texas.

General Location: North of Risinger Road, South of Dew Plat Way, East of Brewer Boulevard & West of Chisholm Trail Parkway.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Hemanth Chikkalingaiah
- 2. Consultant / Agent Flanagan Land Surveying (Nick Russell)

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning “PD 1422”
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use General Commercial
- 4. Public Hearing Notification Mailing Date March 3, 2026
- 5. Development Services Department Case Coordinator..... Paul Rodriguez
- 6. Organizations Courtesy Notified..... Chisholm Trail Ranch Residential Community HOA, Llano Springs HOA, Summer Creek South HOA, Villages of Sunset Pointe HOA, District 6 Alliance Streams And Valleys Inc, Trinity Habitat for Humanity, Crowley ISD

C. SERVICE DISTRICTS

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

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The proposed preliminary plat is a subdivision containing 48-lot single family residential detached lots. The development will take its access from Risinger Road, a neighborhood connector on the Master Thoroughfare Plan (MTP).

The Subdivision Ordinance in Section 31-101 (c)(1) states, subdivisions containing more than 30 one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. This proposed preliminary plat shows only one point of access to a public street (Risinger Road). This development cannot take access to the east because there is a concrete flume adjacent to Chisholm Trail Parkway. There are stub outs from a public access easement on the neighboring property to the Northwest and Southwest sides of this development. The applicant’s intent is to connect to the stub out on the Northeast side. If the applicant connected to

the southwest stub out is located, it would create a traffic jam at the neighboring property's driveway location.

Therefore, City Plan Commission action is required to approve one point of access for this development that contains more than 30 single family residential lots. DRC recommends approval of the requested waiver.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of a waiver to Section 31-101(c)(1) of the Subdivision Ordinance to allow one point of access onto a public street for a subdivision containing more than 30 single family residential lots; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.



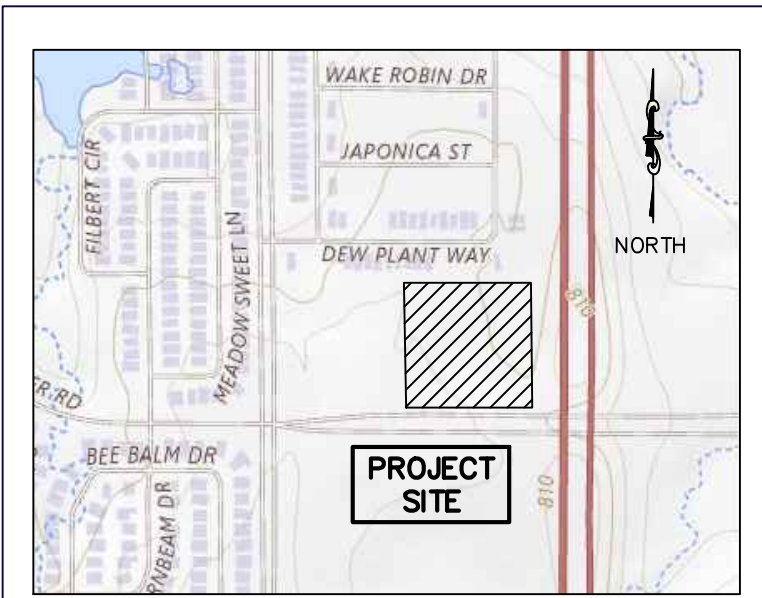
Zion
Townhomes
Addition

1:6,000



Legend



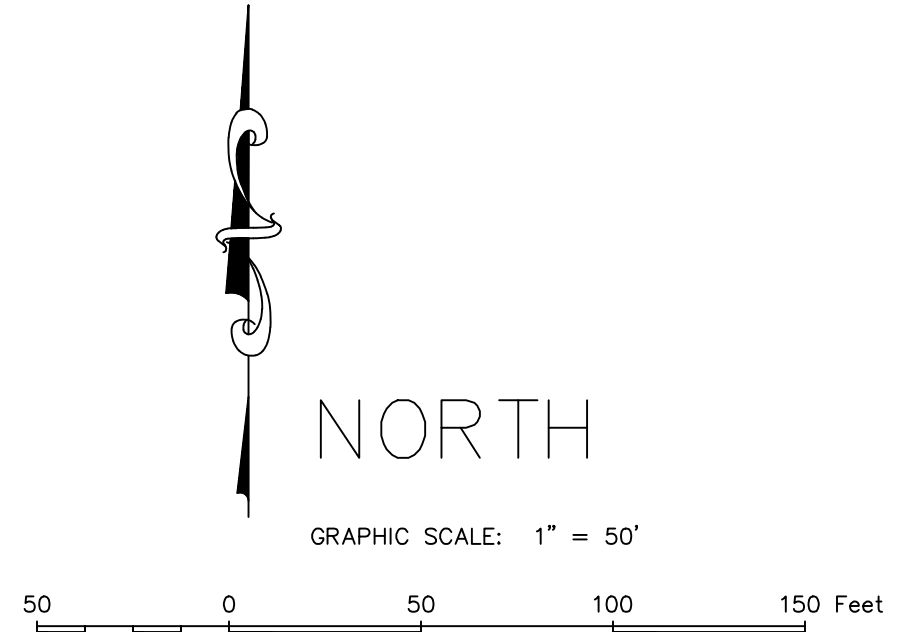


FORT WORTH, TARRANT COUNTY, TEXAS VICINITY MAP NOT TO SCALE

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF FORT WORTH
BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF FORT WORTH
BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

LEGEND
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
UG - UNDERGROUND VOL - VOLUME
FND - FOUND PG - PAGE
MNF - MAG NAIL FOUND R.O.W. - RIGHT-OF-WAY
RF - IRON ROD FOUND SQ. FT. - SQUARE FEET
XF - "X" CUT FOUND B.T.P. - BY THIS PLAT
DOC. - DOCUMENT APPROX. - APPROXIMATE
NST. - INSTRUMENT BL. - BUILDING LINE
NO. - NUMBER U.E. - UTILITY EASEMENT



STANDARD PLAT NOTES

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 PLUNG DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT.

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.

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT.

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).

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) DESIRING TO CONSTRUCT WITHIN THE FLOODPLAIN.

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.

FLOOD PLAN/DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS.

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 PAWING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

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

SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

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

OIL OR GAS WELL PROXIMITY TO BUILDINGS
BUILDINGS, NOT ESSENTIAL OR NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL WITHIN THIS SUBDIVISION, SHALL NOT BE CONSTRUCTED WITHIN 200FT. (OR OTHER DISTANCE GRANTED BY CITY COUNCIL VARIANCE) FROM ANY EXISTING OIL OR GAS WELL BORE HOLE.

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 FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING METHODS:

PARKWAY PERMIT NOTE
PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.

OIL OR GAS LOW AND HIGH PRESSURE PIPELINES
THE FOLLOWING INFORMATION WILL BE REQUIRED:
1. THE TYPE, PRESSURE RATING, AND DEPTH BELOW EXISTING GRADE OF ALL EXISTING OR PROPOSED LOW AND HIGH PRESSURE OIL AND GAS PIPELINES (NOT OTHERWISE CONSIDERED CONSUMER SUPPLY LINES) SHALL BE SHOWN ON ALL PLATS.

PUBLIC OPEN SPACE RESTRICTION:
NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT OF 11- FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.

SURVEYOR'S NOTES:
1. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83) (US FOOT) WITH A COMBINED SCALE FACTOR OF 1.001020.

FLOOD STATEMENT:
ACCORDING TO COMMUNITY PANEL NO. 4805960410K, LOCATED IN TARRANT COUNTY, TEXAS, DATED SEPTEMBER 25, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY DESCRIPTION:
BEING A 5.597 ACRE TRACT OF LAND SITUATED IN THE JUAN JOSE ALBRADO SURVEY, ABSTRACT NO. 4, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO RISINGER TOWNHOMES, LLC IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER (DOC. NO.) 225135013, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

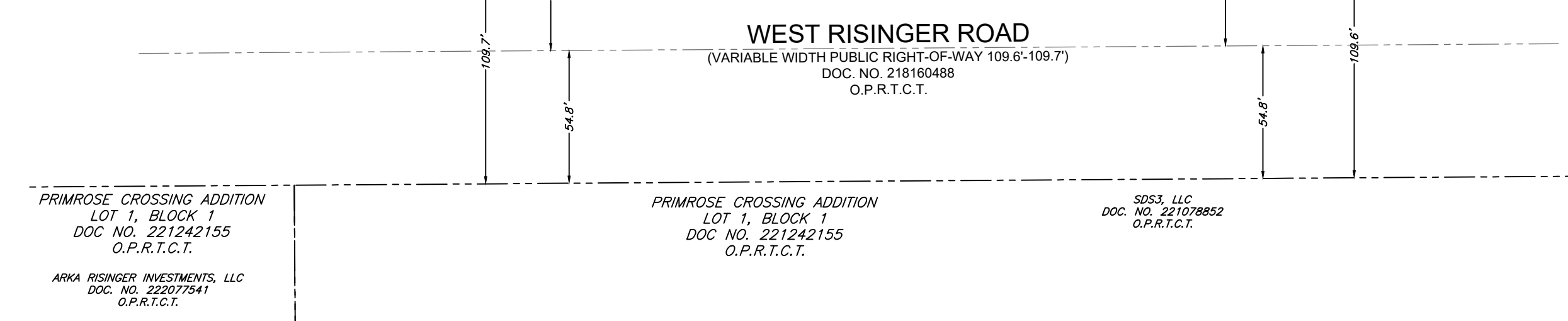
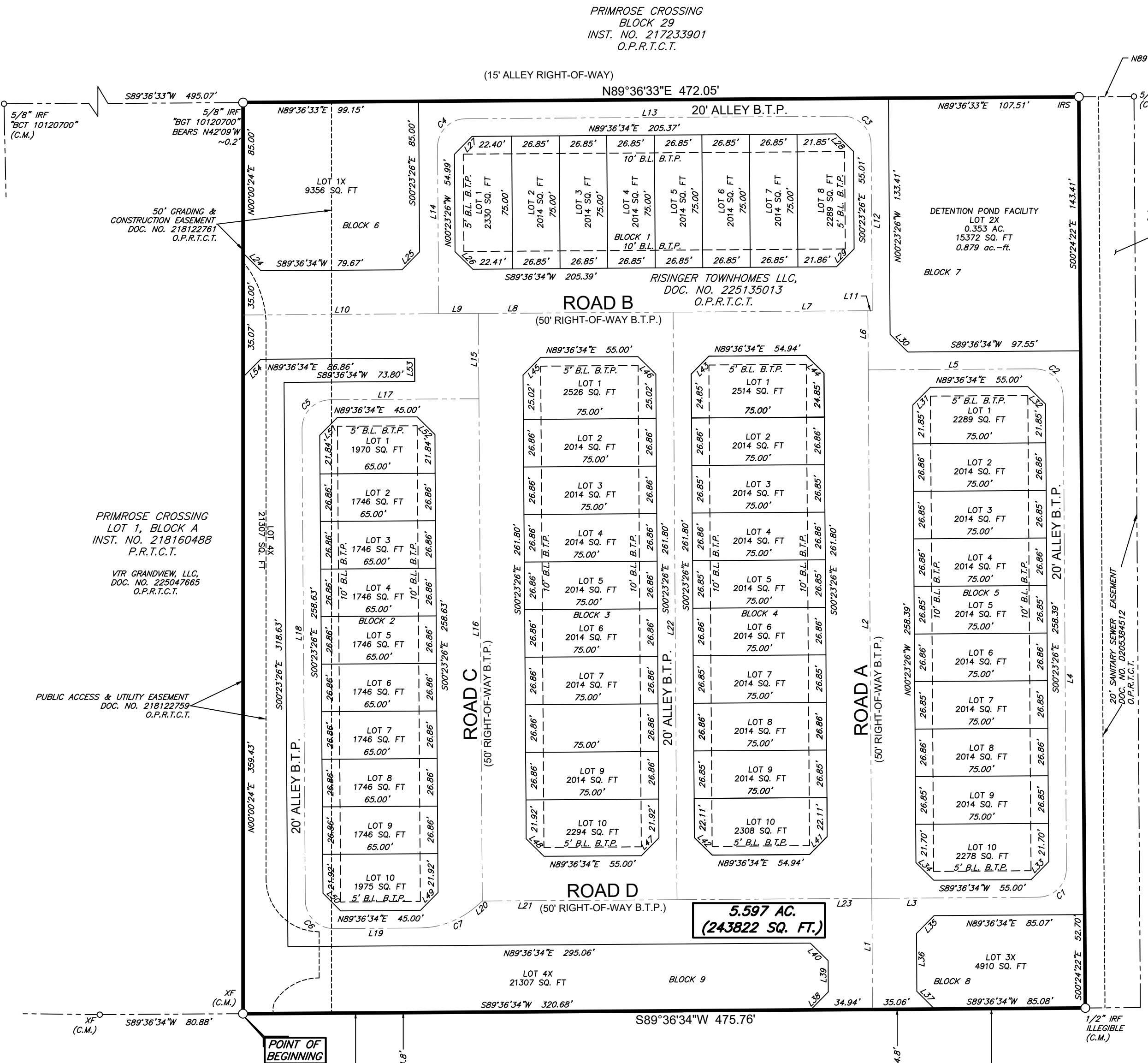
BEGNNING AT AN X-CUT FOUND FOR THE SOUTHWEST CORNER OF SAID RISINGER TOWNHOMES TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 4, PRIMROSE CROSSING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 218160488, PLAT RECORDS, TARRANT COUNTY, TEXAS AND LYING ON THE NORTH RIGHT-OF-WAY LINE OF WEST RISINGER ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES 00 MINUTES 24 SECONDS EAST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID WEST RISINGER ROAD, WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 514.51 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID RISINGER TOWNHOMES TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "TCT 10120700" BEARS NORTH 42 DEGREES 09 MINUTES WEST 0.2 FEET, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1, AND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF A 15' ALLEY AS DEPICTED ON PRIMROSE CROSSING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO INSTRUMENT NUMBER 217233901, O.P.R.T.C.T.;

THENCE NORTH 89 DEGREES 36 MINUTES 33 SECONDS EAST, WITH THE SOUTH LINE OF SAID SOUTH-REFERENCED PRIMROSE CROSSING, A DISTANCE OF 472.05 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE NORTHEAST CORNER OF SAID RISINGER TOWNHOMES TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THAT SAME TRACT OF LAND RECORDED TO NORTH TEXAS TOLLWAY AUTHORITY IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 212171793, O.P.R.T.C.T.;

THENCE SOUTH 00 DEGREES 24 MINUTES 22 SECONDS EAST, WITH THE WEST LINE OF SAID NORTH TEXAS TOLLWAY AUTHORITY TRACT, A DISTANCE OF 514.50 FEET TO A 1/2-INCH IRON ROD WITH AN ILLICIT CAP FOUND FOR THE SOUTHWEST CORNER OF SAID RISINGER TOWNHOMES TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SAID NORTH TEXAS TOLLWAY AUTHORITY AND LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID WEST RISINGER ROAD;

THENCE SOUTH 89 DEGREES 36 MINUTES 34 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WEST RISINGER ROAD, A DISTANCE OF 475.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 243822 SQUARE FEET OR 5.597 ACRES OF LAND, MORE OR LESS.



PROPERTY DESCRIPTION:
BEING A 5.597 ACRE TRACT OF LAND SITUATED IN THE JUAN JOSE ALBRADO SURVEY, ABSTRACT NO. 4, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO RISINGER TOWNHOMES, LLC IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER (DOC. NO.) 225135013, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGNNING AT AN X-CUT FOUND FOR THE SOUTHWEST CORNER OF SAID RISINGER TOWNHOMES TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 4, PRIMROSE CROSSING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 218160488, PLAT RECORDS, TARRANT COUNTY, TEXAS AND LYING ON THE NORTH RIGHT-OF-WAY LINE OF WEST RISINGER ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES 00 MINUTES 24 SECONDS EAST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID WEST RISINGER ROAD, WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 514.51 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID RISINGER TOWNHOMES TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "TCT 10120700" BEARS NORTH 42 DEGREES 09 MINUTES WEST 0.2 FEET, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1, AND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF A 15' ALLEY AS DEPICTED ON PRIMROSE CROSSING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO INSTRUMENT NUMBER 217233901, O.P.R.T.C.T.;

THENCE NORTH 89 DEGREES 36 MINUTES 33 SECONDS EAST, WITH THE SOUTH LINE OF SAID SOUTH-REFERENCED PRIMROSE CROSSING, A DISTANCE OF 472.05 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE NORTHEAST CORNER OF SAID RISINGER TOWNHOMES TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THAT SAME TRACT OF LAND RECORDED TO NORTH TEXAS TOLLWAY AUTHORITY IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 212171793, O.P.R.T.C.T.;

THENCE SOUTH 00 DEGREES 24 MINUTES 22 SECONDS EAST, WITH THE WEST LINE OF SAID NORTH TEXAS TOLLWAY AUTHORITY TRACT, A DISTANCE OF 514.50 FEET TO A 1/2-INCH IRON ROD WITH AN ILLICIT CAP FOUND FOR THE SOUTHWEST CORNER OF SAID RISINGER TOWNHOMES TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SAID NORTH TEXAS TOLLWAY AUTHORITY AND LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID WEST RISINGER ROAD;

THENCE SOUTH 89 DEGREES 36 MINUTES 34 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WEST RISINGER ROAD, A DISTANCE OF 475.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 243822 SQUARE FEET OR 5.597 ACRES OF LAND, MORE OR LESS.

OWNER:
RISINGER TOWNHOMES, LLC
CONTACT: HEMANTH KUMAR
EMAIL: ZIONCAPITAL20@GMAIL.COM
7305 ZION LANE
MCKINNEY, TX 75070

DEVELOPER:
RISINGER TOWNHOMES, LLC
CONTACT: HEMANTH KUMAR
EMAIL: ZIONCAPITAL20@GMAIL.COM
7305 ZION LANE
MCKINNEY, TX 75070

SURVEYOR:
FLANAGAN LAND SURVEYING
CONTACT: MARK PEEPLES, RPLS
PHONE: (817) 704-0480
306 W 7TH ST. SUITE 303
FORT WORTH, TEXAS 76102

- LEGEND OF ABBREVIATIONS
• D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
• O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
• P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
• ROW RIGHT OF WAY
• IRS 5/8 INCH CAPPED IRON ROD STAMPED "FLANAGAN 6443" SET
• C.M. CONTROLLING MONUMENT

OWNER'S DEDICATION:
STATE OF TEXAS
COUNTY OF TARRANT
CITY OF FORT WORTH

THAT I, RISINGER TOWNHOMES, LLC, BEING THE OWNER OF THE HERENAFTER DESCRIBED PROPERTY DO HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HERIN DESCRIBED PROPERTY AND DO DESIGNATE SAME AS LOTS 1-8, BLOCK 1; LOTS 1-10, BLOCK 2; LOTS 1-10, BLOCK 3; LOTS 1-10, BLOCK 4; LOTS 1-10, BLOCK 5 & LOT 1X, BLOCK 6; LOT 2X, BLOCK 7; LOT 3X, BLOCK 8; LOT 4X, BLOCK 9; AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____ 202__.

BY: RISINGER TOWNHOMES, LLC

SIGNATURE

NAME AND TITLE

Curve Data Table
Curve # Arc Radius Delta Chord Bearing Chord
C1 25.13' 16.00' 090°00'00" S44°36'34"W 22.63'

Line Data Table
Line # Bearing Distance
L1 N00°23'26"W 62.70'

Line Data Table
Line # Bearing Distance
L28 S45°23'37"E 14.14'

Line Data Table
Line # Bearing Distance
L43 N44°46'20"E 14.18'

REVISIONS
DATE REASON BY

FLANAGAN SURVEYING
Fort Worth, Texas | P: 817.704.0480 | flanagan@flanagan-s.com | 11TBELS Form No. 10164766
Contact: Mark Peebles, R.P.L.S.

PRELIMINARY PLAT OF
ZION TOWNHOMES ADDITION
LOTS 1-8, BLOCK 1; LOTS 1-10, BLOCK 2; LOTS 1-10, BLOCK 3;
LOTS 1-10, BLOCK 4; LOTS 1-10, BLOCK 5
& LOT 1X, BLOCK 6; LOT 2X, BLOCK 7; LOT 3X, BLOCK 8, LOT
4X, BLOCK 9
A 5.597 ACRE ADDITION TO THE CITY OF FORT WORTH, TEXAS
SITUATED IN THE
JUAN JOSE ALBRADO SURVEY
ABSTRACT NO. 4
TARRANT COUNTY, TEXAS
52 LOTS

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

FIELD BY: NCR CHECKED BY: MNP JOB NO. 6063
DRAWN BY: NCR DATE: 08/14/25 SHEET NO. 1 OF 1

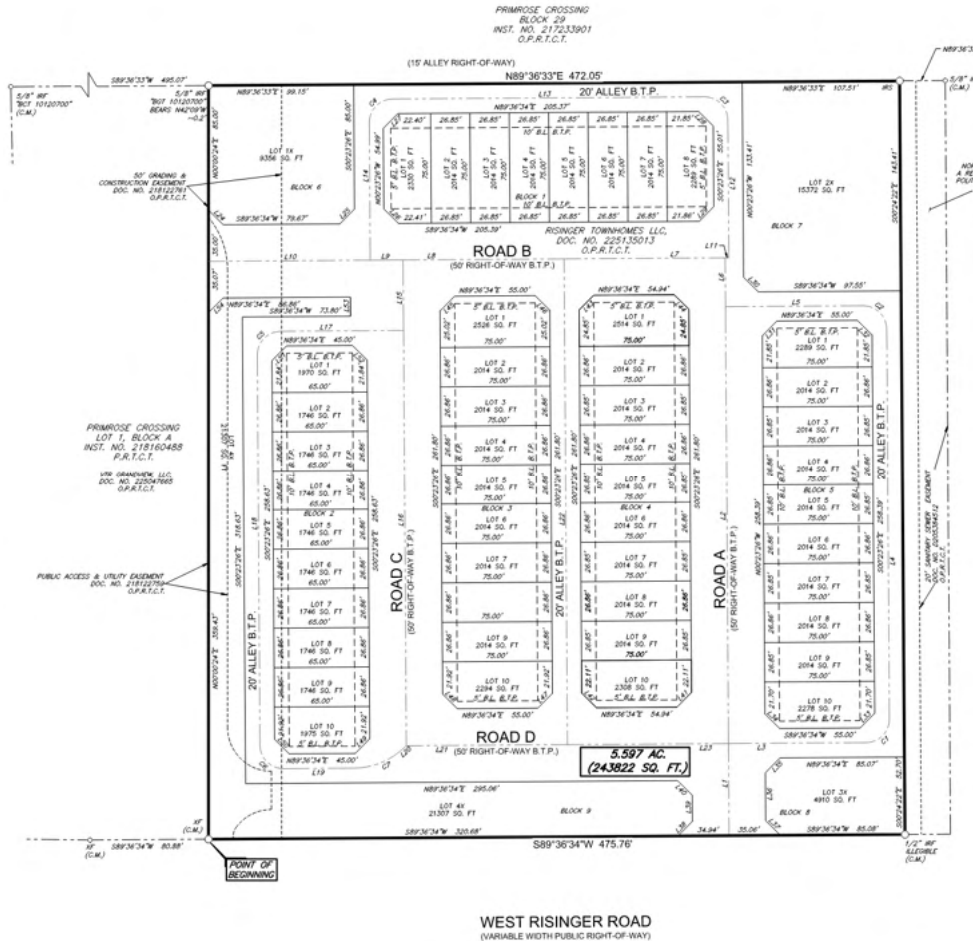
Ms. Caroline Cranz
 City of Fort Worth – City Plan Commission
 City Hall, 100 Fort Worth Trail
 Fort Worth, TX 76102

5 February, 2026

Ms. Caroline Cranz,

The purpose of this letter is to request a waiver from the City of Fort Worth to deviate from the Section 31-101 (c)(1) of the Subdivision Ordinance requiring subdivisions containing more than 30 one-family or two-family dwelling units to have a platted and constructed secondary ingress and egress to a public street.

The site is currently undeveloped and is located at 5801 W Risinger Road with partial public access and utility easement on the west side of the property. The development is proposing 24 duplexes (48 units total) with a main entrance off W Risinger Road and secondary access off the public access and utility easement in the north-western corner of the property. A preliminary plat has been provided below for reference:



The preliminary plat, PP-25-060, has been conditionally approved during the DRC meeting held on October 13th, 2025, pending the approval of a drainage study, as well as water and sewer demand studies. Those studies have since been approved by the City staff.

The secondary access off the public access and utility easement in the north-western corner of the property is being proposed for reasons mentioned below:

- The current driveway spacing between the proposed access off W Risinger Road and the existing driveway to The Grandview of Chisholm Trail, also located off W Risinger Road is approximately 300 feet. Adding another point of access along the road would result in driveway spacing of approximately 120 feet
- Adding an access point in the north-western corner of the property would allow for smooth traffic circulation for cars travelling eastbound on W Risinger Road, as well as northbound on Brewer Boulevard
- Having one access off W Risinger Road and another off the public access and utility easement in the north-western corner of the property will provide smoother circulation throughout the subdivision

We kindly request written approval to deviate from Section 31-101 (c)(1) of the Subdivision Ordinance by providing secondary access to the subdivision off the public access and utility easement instead of a public street. Please advise if any additional information is needed or if you have any questions/concerns about what is being proposed. We look forward to your response.

Respectfully,



Jakub Swierczynski, PE
jakub@flanagan-ls.com
469-252-1111

PP-25-060

Preliminary Plat
Zion Townhomes Addition

Paul Rodriguez, Senior Planner CPC Meeting



PP-25-060

Vacation Summary Details

- **Plat Name:** Zion Townhomes Addition
- **Plat Description:** Residential Development consisting of 48 single family lots.
- **Size:** 5.597 acres
- **Owner/Applicant:** Hemanth Chikkalingaiah
- **Consultant/Applicant:** Flanagan Land Surveying (Nick Russell)
- **Waivers:** Section 31-101(c)(1) - Secondary ingress and egress to subdivisions
- **CPC Requirements:** Approval of the requested waivers and conditional approval of the preliminary plat
- PH Notification Date: March 2, 2026



PP-25-060

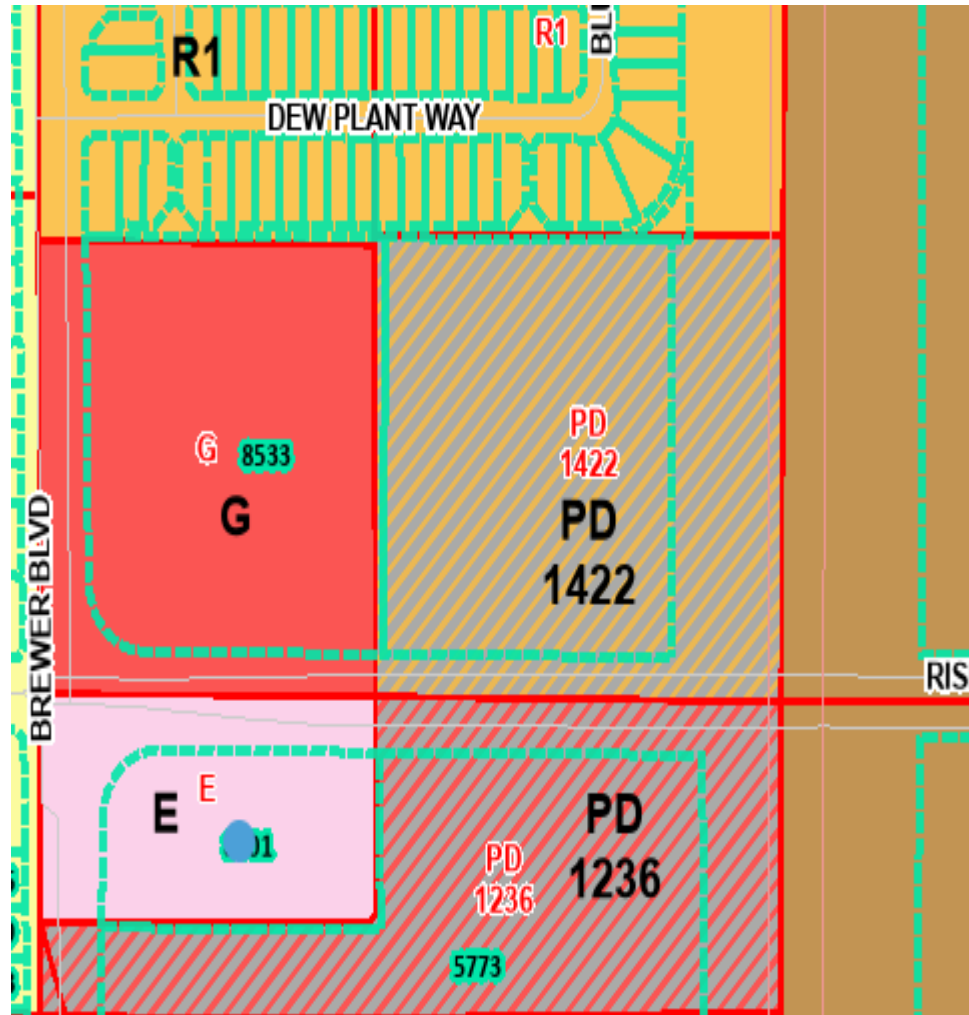


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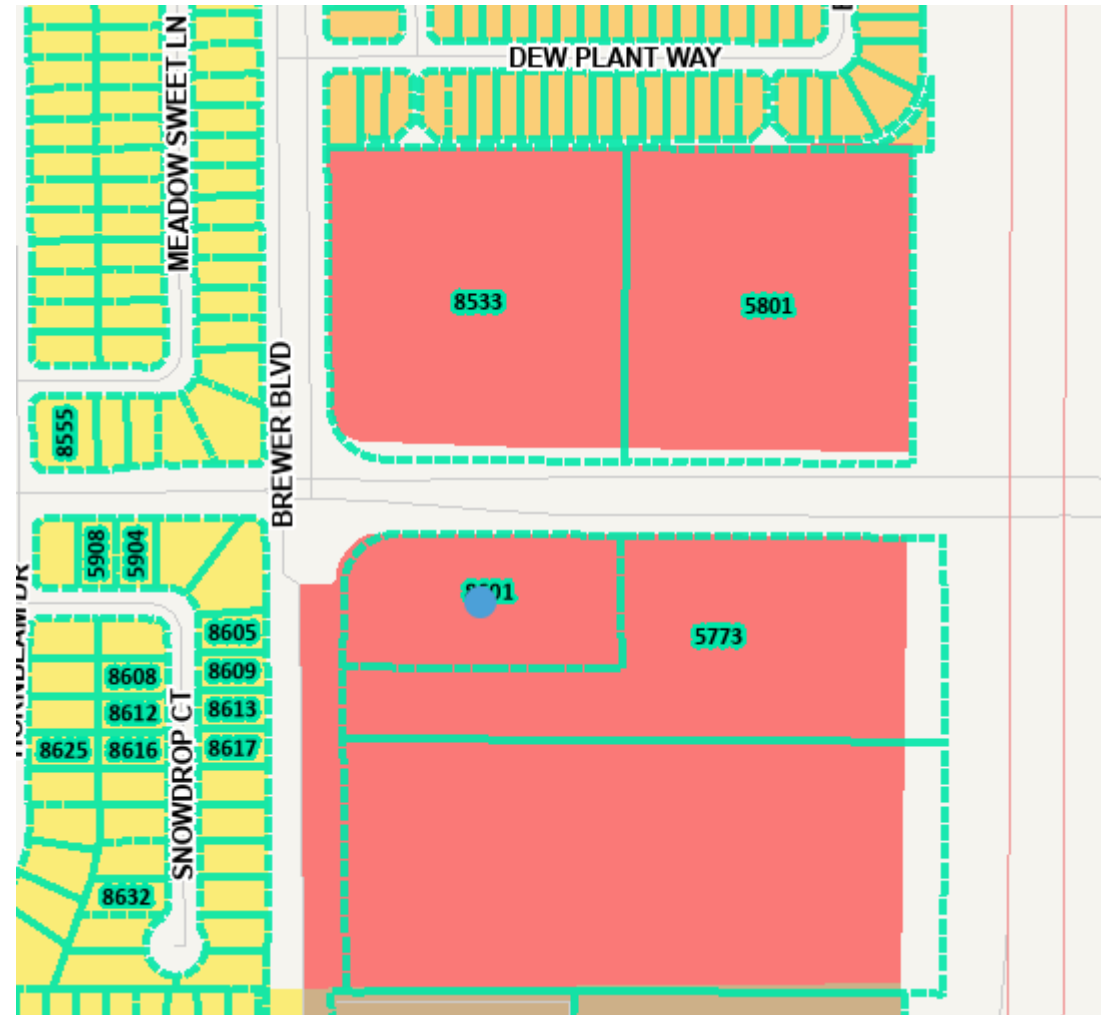
Legend
ETJ



Current Zoning – PD 1422



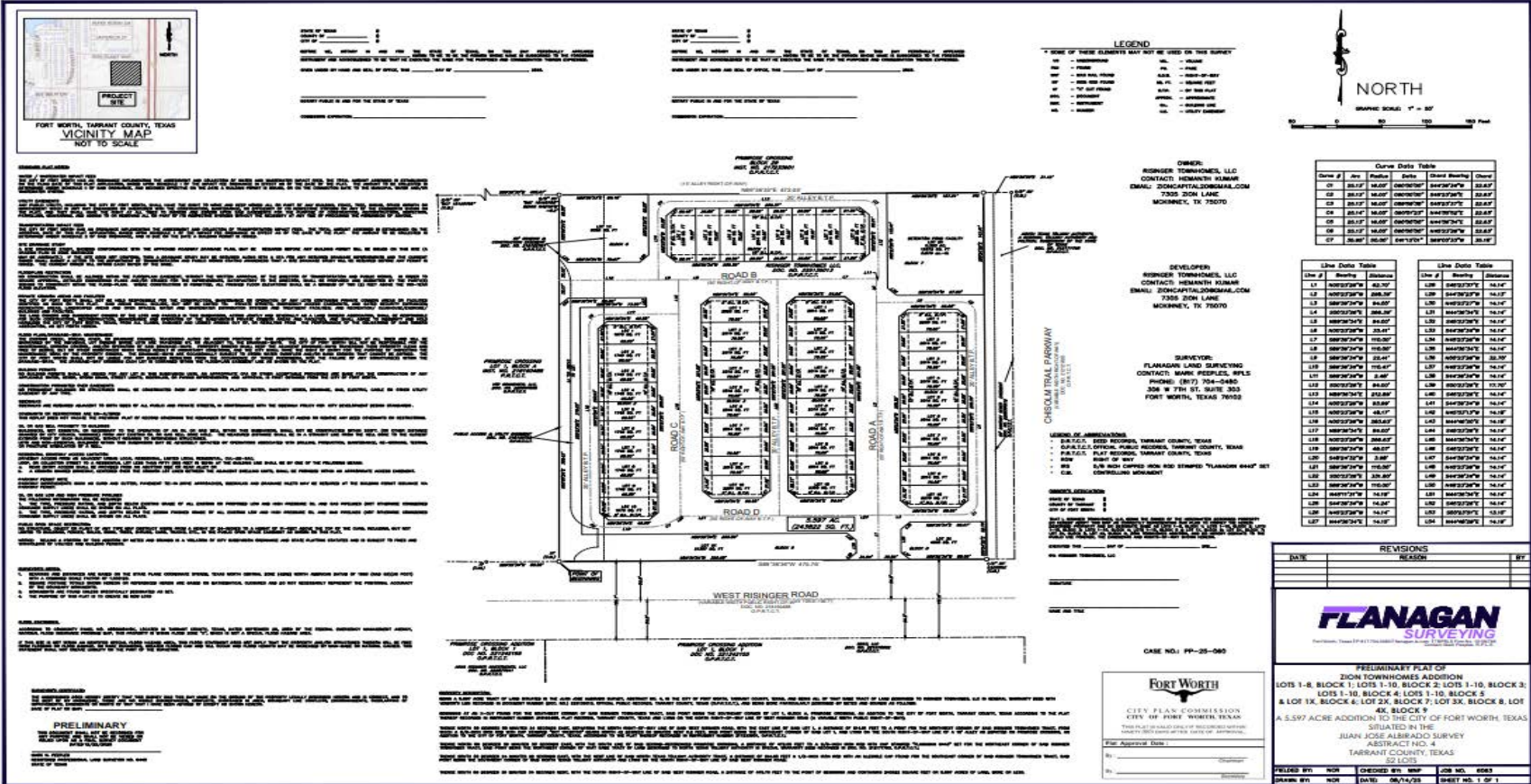
Future Land Use – General Commercial



Street View



Proposed Preliminary Plat



DRC Comments/Recommendations

- DRC recommends: 1) Approval of waiver Section 31-101(c)(1) of the Subdivision Ordinance to allow one point of access onto a public street for a subdivision containing more than 30 single family residential lots; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

CPC Recommendations

- 1) Approval of waiver Section 31-101(c)(1) of the Subdivision Ordinance to allow one point of access onto a public street for a subdivision containing more than 30 single family residential lots; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

VA-26-004 Vacation of a Portion of Ring Road a Prescriptive Right-of-Way: Council District 6.

Being a vacation of Ring Road, apparent prescriptive right-of-way, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North and west of North Crowley Road and south of West Risinger Road.

GENERAL INFORMATION

A. APPLICANT..... QT South, LLC

B. PURPOSE OF REQUEST
Replat the prescriptive right-of-way with the adjoining property to become a gas station and convenience store.

C. CURRENT STATUS	
1. Improvements.....	Paved
2. Apparent Condition.....	Paved
3. Zoning.....	"E" Neighborhood Commercial
4. Comprehensive Plan Future Land Use.....	Light Industrial
5. Utilities.....	None
6. Planning and Development Department Case Coordinator.....	Alex Parks
7. Neighborhood Organizations Notified.....	The Clark Road NA, Meadowcreek South HOA, Parkview HOA, District 6 Alliance, Streams And Valleys Inc, Trinity Habitat for Humanity, Crowley ISD

D. TECHNICAL ANALYSIS

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

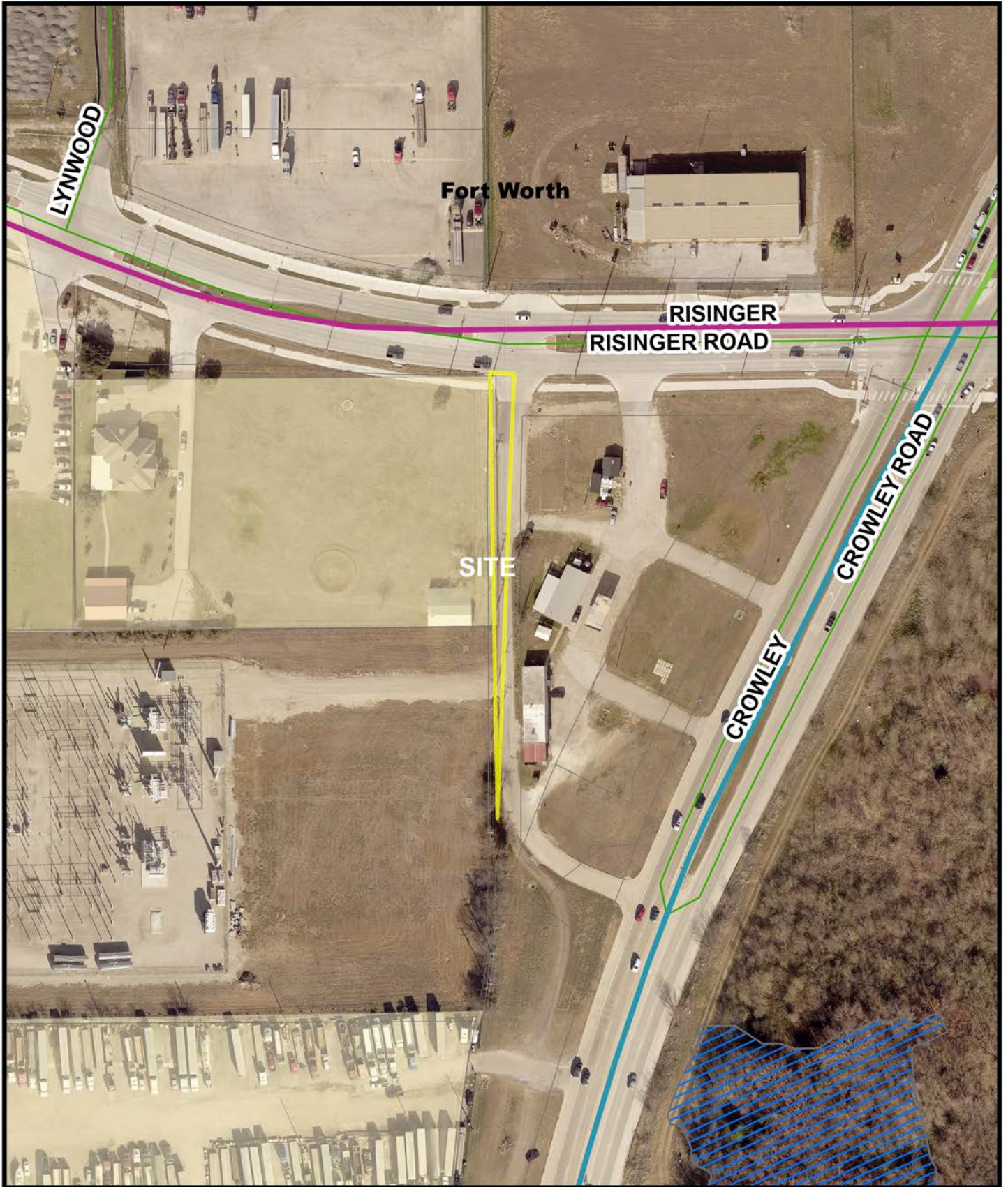
E. COMMENTS AND REQUIREMENTS

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

- Traffic Circulation Analysis.** The street vacation will not adversely affect area traffic circulation.
- Plat Note.** Add the following note to the plat: "No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
- Public Access Easement.** The prescriptive right-of-way will be replaced by a public access easement to ensure public access can still be provided to the tracts to the west.

F. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

DRC Recommends: Approval of a recommendation to City Council for the vacation of the apparent prescriptive right-of-way for Ring Road.

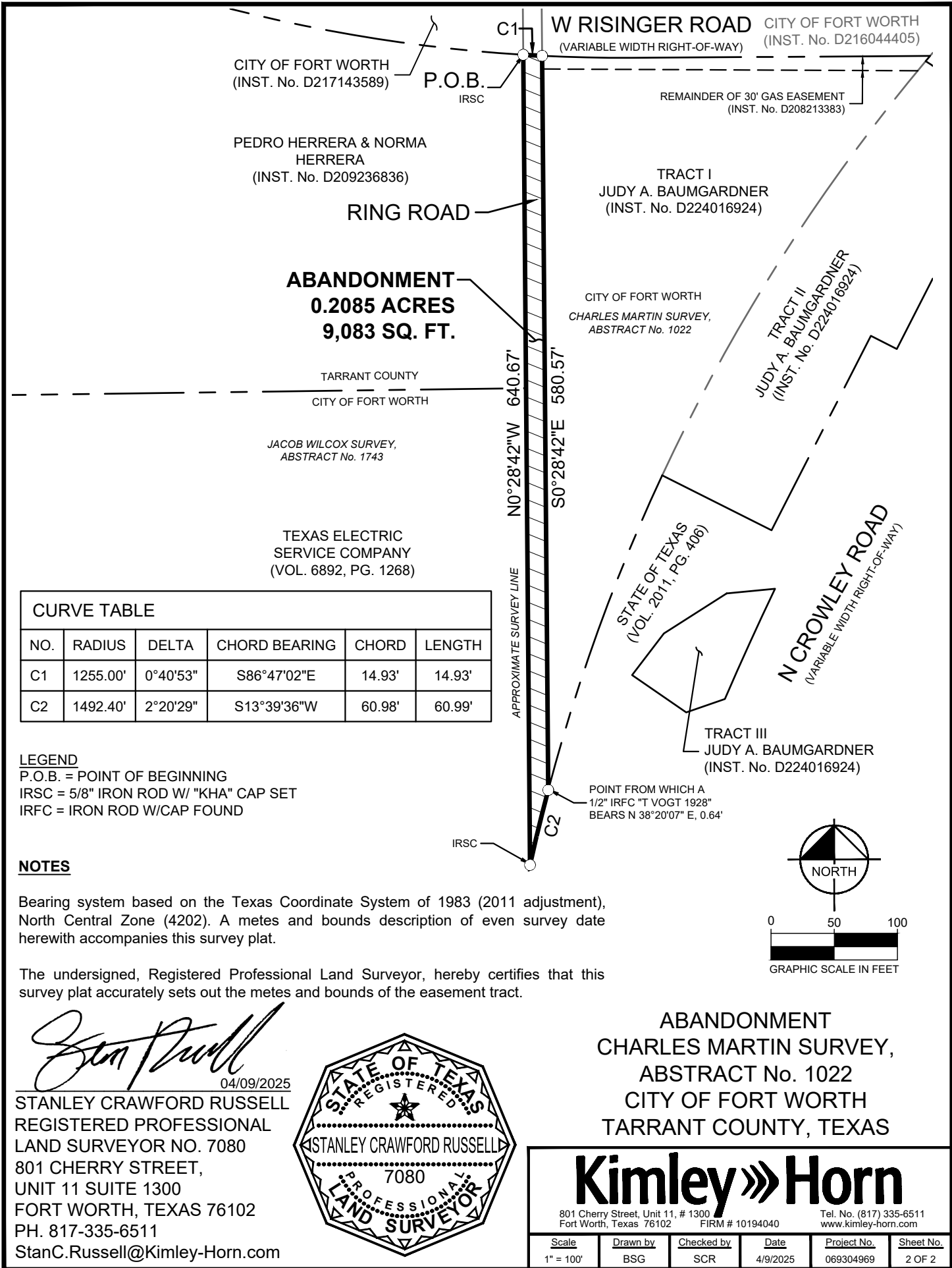


Legend

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

1:1,800





ABANDONMENT
0.2085 ACRES
9,083 SQ. FT.

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1255.00'	0°40'53"	S86°47'02"E	14.93'	14.93'
C2	1492.40'	2°20'29"	S13°39'36"W	60.98'	60.99'

LEGEND
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND

NOTES
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

Stan Crawford Russell
04/09/2025
STANLEY CRAWFORD RUSSELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 7080
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
StanC.Russell@Kimley-Horn.com



ABANDONMENT
CHARLES MARTIN SURVEY,
ABSTRACT No. 1022
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BSG	SCR	4/9/2025	069304969	2 OF 2

VA-26-004

Ring Road

**Alexander Parks, Senior Planner
CPC Meeting March 12, 2026**

Plat Summary Details

Plat Name: Ring Road

Plat Description: Apparent Prescriptive Right-of-way

Existing Conditions: Paved

Owner/Applicant: QT South, LLC

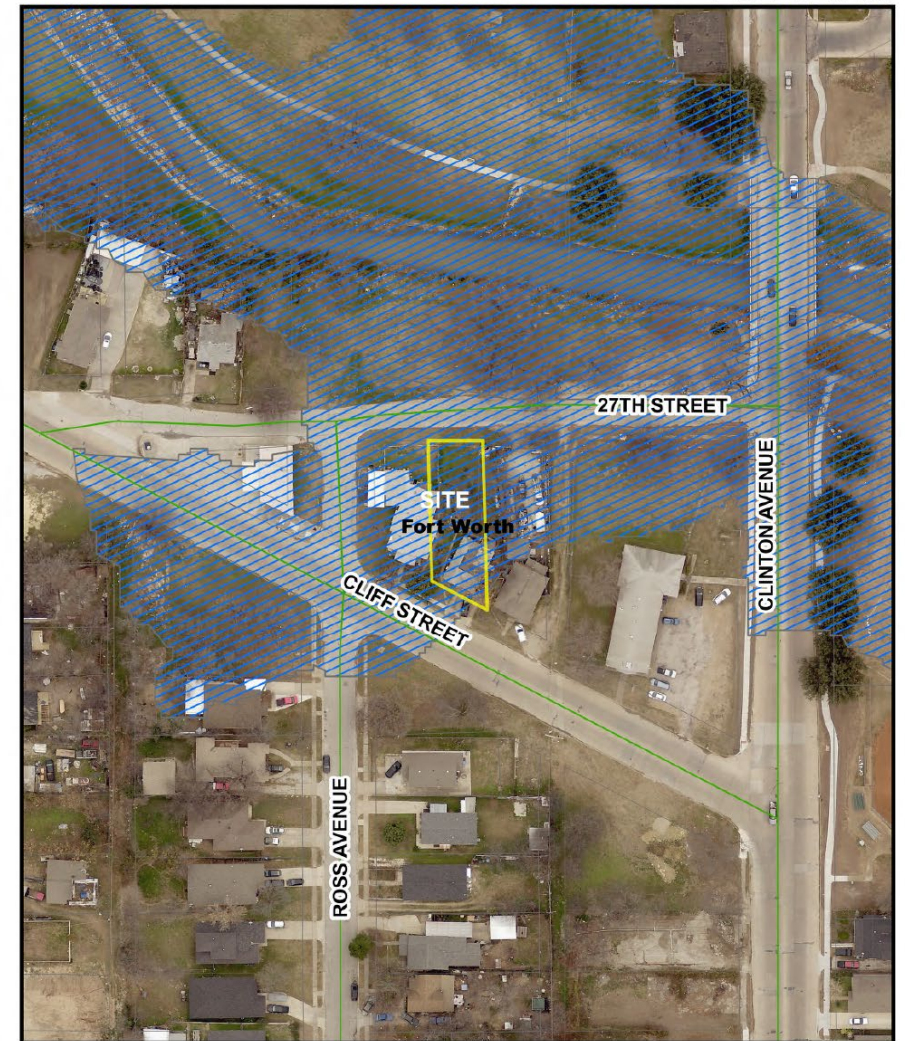
Consultant/Applicant: Kimley Horn

Waivers: None

Retaining Access: A public access easement will be provided on the associated replat to retain access to the properties currently served by Ring Road.

CPC Requirements: Approval of the recommendation to City Council for the vacation of the apparent prescriptive right-of-way for Ring Road.

Public Hearing Notification Date: March 2, 2026



Legend

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

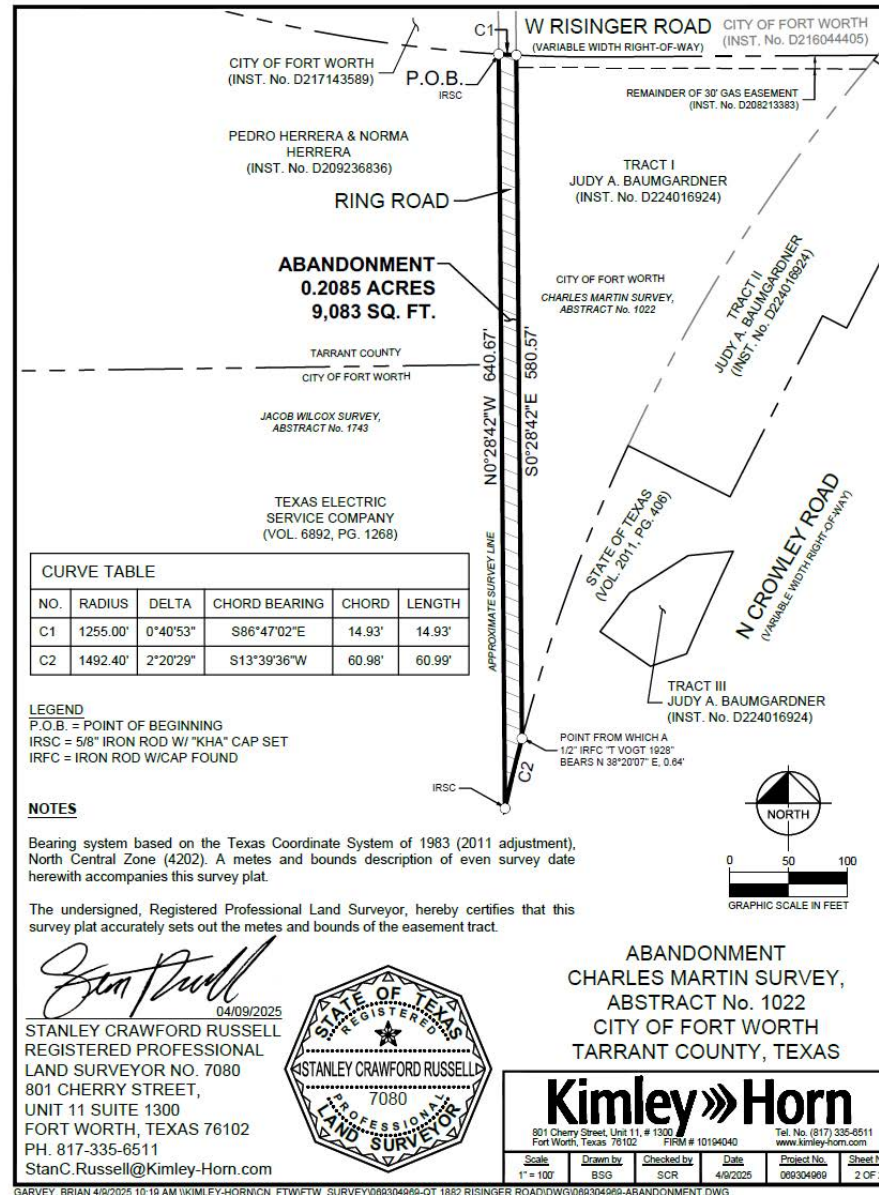
1:1,200



VA-26-004

Vacation Exhibit

The right-of-way is to be replatted with the adjoining property for a proposed gas station and convenience store.



VA-26-004

DRC Recommendation

DRC recommends:

- 1) Approval of a recommendation to City Council for the vacation of the apparent prescriptive right-of-way for Ring Road.

VA-26-004

CPC Recommendation

- 1) Approval of a recommendation to City Council for the vacation of the apparent prescriptive right-of-way for Ring Road.

Annexations

AX-25-006 Dean North Development (Annexation Request): Proposed for Residential, Commercial, and Industrial Type Development. ETJ-Parker County. Future Council District 3.

Being a tract of land of approximately 184.378 acres situated in the J.D. Morris Survey, Abstract No. 926, City of Fort Worth Extraterritorial Jurisdiction, Parker County, Texas

General Location: South of Beggs Ranch Road, West of Farmer Road, and North of Interstate Highway 20, in Parker County

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant John Henry Dean III & Shirly Lawson Foundation / Standridge Companies
- 2. Consultant / Agent Travis Clegg / Westwood Professional Services and Bo Trainor / Westwood Professional Services

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Comprehensive Plan Agricultural, Rural Residential, Medium-Density Residential, and General Commercial
- 2. Current Zoning Parker County ETJ
- 3. Proposed Zoning (G), PD with G, General Commercial, Light Industrial (I), Multi-Family (D), Urban Residential (UR), Zero Lot line Cluster, (R-1), Townhouse Cluster (R-2)
- 4. Recommended Zoning PD with General Commercial (G), Light Industrial (I), and High Intensity Mixed-Use (MU-2)
- 4. Planning & Development Department Case Coordinator..... Leo Valencia

C. LAND USE

- 1. Existing..... Suburban Residential, General Commercial, and Medium Density Residential
- 2. Proposed General Commercial, Light Industrial, Urban Residential, and High-Density Residential

- 3. Recommended General Commercial, Light Industrial, High Intensity Mixed-Use

D. BACKGROUND INFORMATION

The proposed owner-initiated annexation of approximately 184.378 acres is known as Dean North Development. The tract is located south of Beggs Ranch Road, west of Farmer Road, and north of Interstate Highway 20, in Parker County ETJ.

The requested zoning is for a Planned Development (PD) to include General Commercial (G), Light Industrial (I), Multi-Family (D), and Urban Residential (UR).

The Subdivision Ordinance states under Sec. 31-5. (g) (2) that the plan commission will make a recommendation to the City Council for final consideration and action for comprehensive plans, annexations, and other tasks as defined by City Council.

Comprehensive Plan Consistency

The current Future Land Use Map designates portions of this site as Suburban Residential, General Commercial, and Medium Density Residential. The applicant's request includes a mix of General Commercial, Light Industrial/Data Center, and High-Density/Urban Residential.

Staff have evaluated the proposal and identified the following areas of consistency and concern regarding the site's long-term development:

The location of General Commercial and Urban Residential development along the I-20 corridor at this major intersection makes appropriate use of the visibility and highway access of the site. However, the inclusion of Mixed-Use as a component of the project site aligns better with the City's Comprehensive Plan goals of creating mixed-use centers and compact, walkable districts. A commercial node with a significant Mixed-Use component in this location is highly appropriate due to its high visibility along I-20 and the approved commercial zoning adjacent to the subject property in the neighboring Walsh Ranch development.

Staff have significant concerns regarding the "I" Light Industrial component, particularly if the applicant pursues a fully data center-centric development scenario. A data center or other industrial layout is generally inwardly focused and not intended for pedestrian activity and activation, which undermines the activity center's walkability, compatibility, and long-term development intensity.

Economic Impact

While a data center may offer a high property tax yield potential due to its significant business personal property value, it creates low-performing community economic

potential for this specific strategic location. In addition to potential rapidly depreciating server equipment, Staff cannot confirm it as a primary economic driver due to its limited job growth, total absence of sales-tax generation, and lack of pedestrian activation.

Future Land Use

The proposed annexation will require an amendment to the Comprehensive Plan's Future Land Use Map, as the existing designations do not fully support the proposed land uses, particularly the proposed Industrial uses.

To increase commercial land use flexibility, while supporting pedestrian activation and community destination opportunity, staff recommend replacing the Urban Residential land use component with High Intensity Mixed-Use, as shown on the Recommended Land Uses presentation slide.

Staff further recommend that the 2023 Comprehensive Plan Future Land Use Map be revised to better reflect the principles and priorities of the Comprehensive Plan. The recommended FLU amendment will change the existing Agricultural, Rural Residential, Medium Density Residential, and General Commercial to General Commercial, Light Industrial, and High Intensity Mixed-Use based on the proposed land uses and neighborhood destination opportunity at the site.

The recommended land uses are compatible with current surrounding uses. The recommended zoning for "G" General Commercial, "MU-2" High Intensity Mixed-Use, and "I" Light Industrial is consistent with the following Comprehensive Plan policies:

- Identify and designate on future land use maps regional and community mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections.
- Evaluate and revise zoning and land use regulations to allow and encourage dense mixed-use development (office, hotel, retail/restaurant, and residential) along key corridors radiating out from downtown Fort Worth.
- Promote sustainable development patterns that include greater density at appropriate locations, mixed-use development, public transit, park-and-ride facilities, and access management (e.g. encouraging shared driveways and limiting the number of curb cuts) to reduce vehicle trips.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Diversify the City's tax base by encouraging the development of industrial, commercial, and office uses that provide high-quality jobs.

E. ANNEXATION REVIEW COMMITTEE (ARC) RECOMMENDATION

ARC recommends: Recommendation of approval to City Council for the Dean North Development Annexation application (AX-25-006), which is inconsistent with the adopted Comprehensive Plan, with the recommendation of General Commercial, Light Industrial, and High Intensity Mixed-Use as shown on the Recommended Land Uses presentation slide.

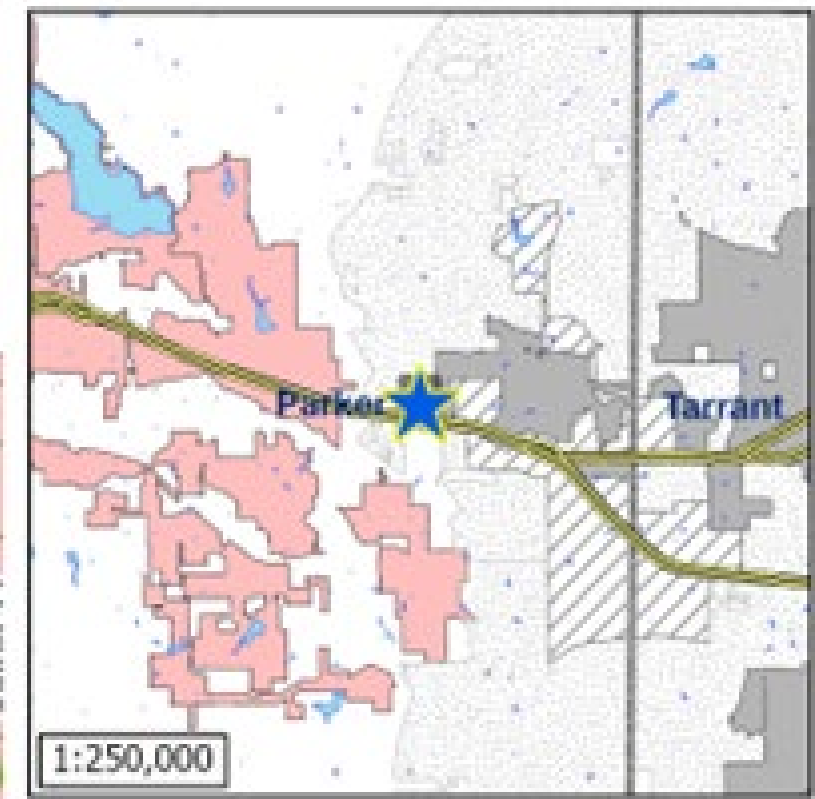
AX-25-006
Dean North Development
Owner-Initiated (Future CD-3)

Full-purpose Annexation

Target Council Action – May 12, 2026

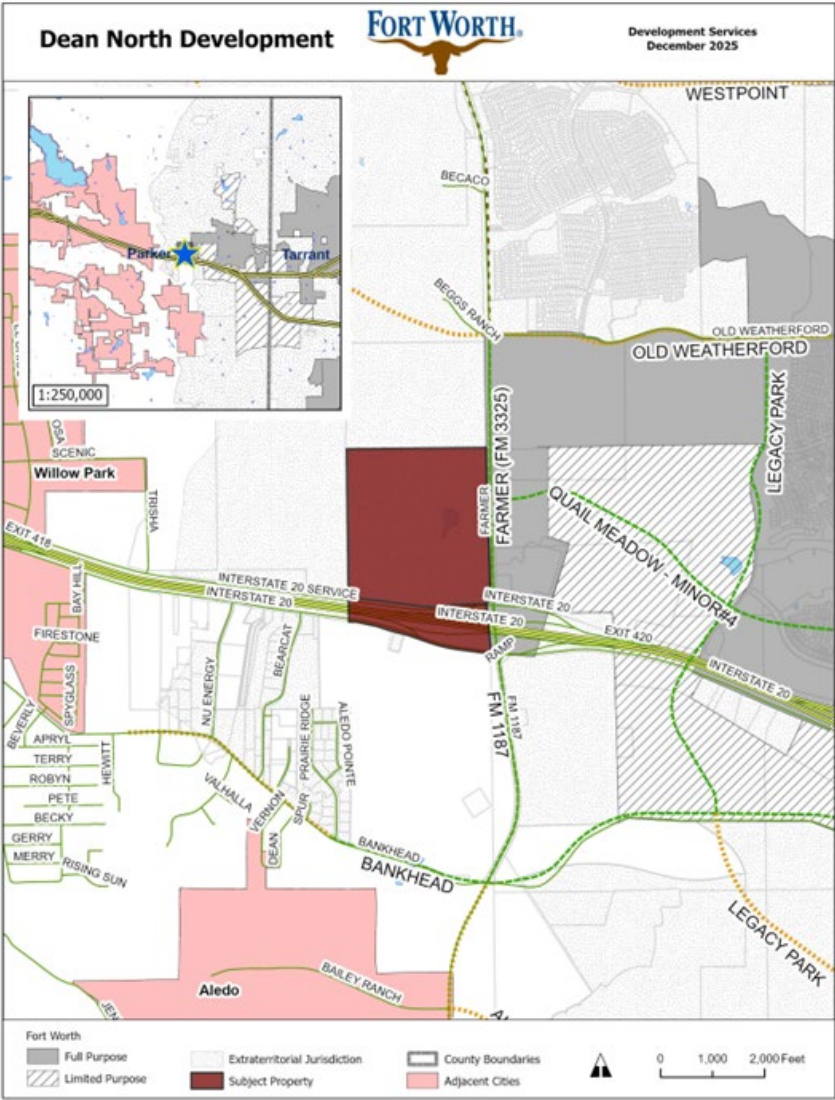
AX-25-006

- **General Location:** South of Beggs Ranch Road, West of Farmer Road, and North of Interstate Highway 20
- **County:** Parker
- **Planning Sector:** Far West
- **Owner:** John Henry Dean III & Shirly Lawson Foundation
- **Applicant:** Standridge Companies
- **Request Type:** Full Purpose Annexation
- **Requested On:** December 17, 2025

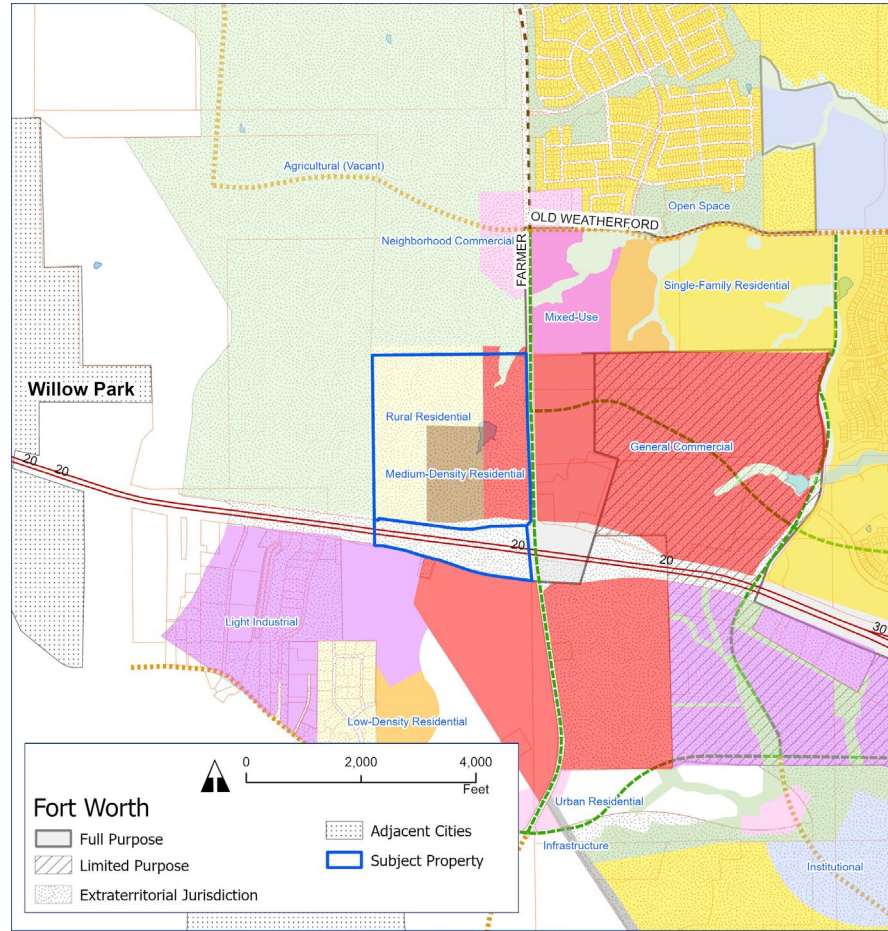


AX-25-006

- **Proposed Use:** Commercial, Industrial and Residential
- **Site Acreage:** 184.378
- **Adjacent R.O.W. Acreage:** 41.696
- **Council District:** 3
- **CCN:** City of Fort Worth
- **20-Year PSA:** Yes
- **Development Agreement:** CSC No. 54976

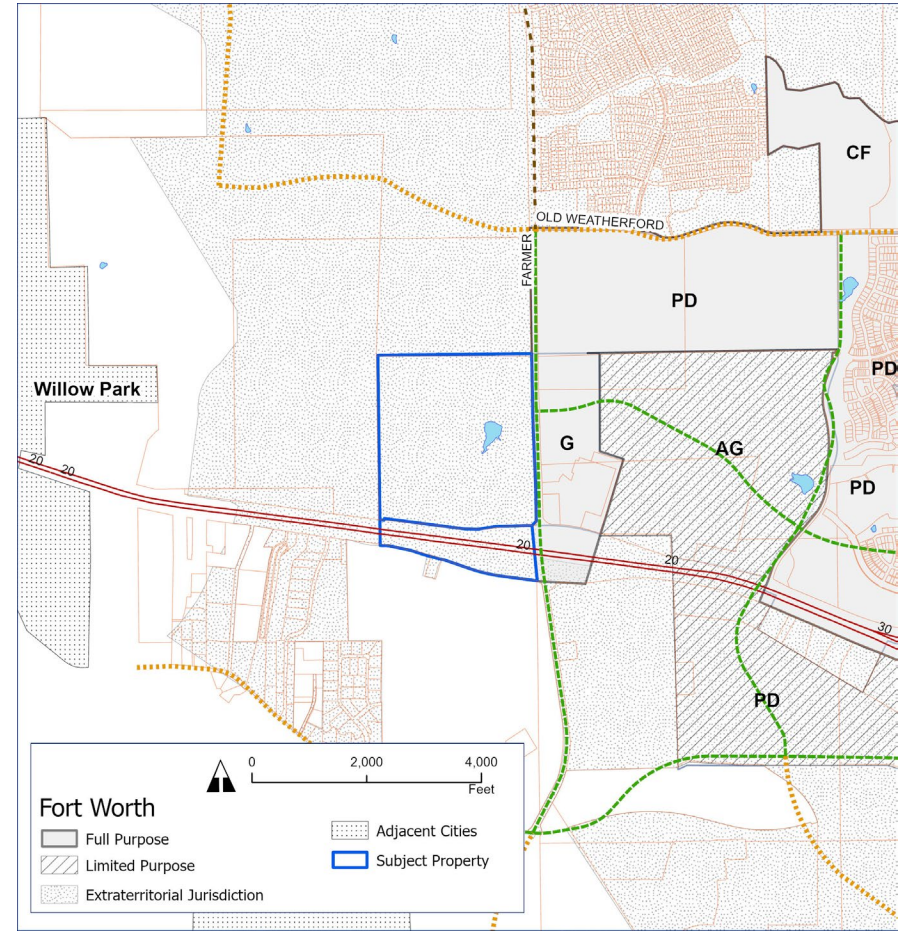


Future Land Use



AX-25-006

Surrounding Zoning



Proposed Land Use Change

Far West Planning Sector

Proposed Future Land Use map changes for the Dean North Development (AX-25-006) based on the proposed development with the annexation application **FROM General Commercial, Suburban Residential, and Medium-Density Residential TO Light Industrial, Urban Residential, and General Commercial.**

Adopted Future Land Use:

- General Commercial
- Suburban Residential
- Subject Property
- Medium Density Residential



Proposed Future Land Use:

- Light Industrial
- Urban Residential
- Subject Property
- General Commercial



Recommended Land Use Change


Far West Planning Sector

Proposed Future Land Use map changes for the Dean North Development (AX-25-006) based on the proposed development with the annexation application **FROM General Commercial, Suburban Residential, and Medium-Density Residential TO Light Industrial, Mixed-Use, and General Commercial.**

Adopted Future Land Use:

-  General Commercial
-  Suburban Residential
-  Subject Property
-  Medium Density Residential

Proposed Future Land Use:

-  Light Industrial
-  Mixed-Use
-  Subject Property
-  General Commercial



CPC Recommendation

Recommendation of approval to City Council for the Dean North Development Annexation application (AX-25-006), which is inconsistent with the adopted Comprehensive Plan, with the recommendation of General Commercial, Light Industrial, and High Intensity Mixed-Use.

AX-26-001 Mary’s Creek Parcel 01 (Annexation Request): Proposed for Industrial Type Development. ETJ-Parker County. Future Council District 7.

Being a tract of land of approximately 59.972 acres situated in the Jonathan Burleson Survey, Abstract No. 78 and the James C. Johnson Survey, Abstract No. 871, City of Fort Worth Extraterritorial Jurisdiction, Tarrant County, Texas

General Location: North of Interstate Highway 30, south of Chapin Rd and east of Walsh Ranch Pkwy, in Tarrant County

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Lee M. Bass Trust
- 2. Consultant / Agent Brandon Middleton / Kimley-Horn

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Comprehensive Plan Single-Family Residential
- 2. Current Zoning Tarrant County ETJ
- 3. Proposed Zoning Light Industrial (I)
- 4. Planning & Development Department Case Coordinator..... Leo Valencia

C. LAND USE

- 1. Existing..... Single-Family Residential
- 2. Proposed Industrial

D. BACKGROUND INFORMATION

The proposed owner-initiated annexation of approximately 59.972 acres is known as Mary’s Creek Parcel 01. The tract is located north of Interstate Highway 30, south of Chapin Road, and east of Walsh Ranch Parkway, in Tarrant County.

This proposal has one companion case (ZC-26-012). The requested zoning is for "I" Light Industrial. This re-zoning request is compatible with the surrounding zoning districts. The land to the west is designated as "PD-SU" for a refuse transfer station. The land to the east is "G" General Commercial. The land to the south and across Interstate Highway 30 is designated as "E" Neighborhood Commercial, "FR" General Commercial Restricted, and "A-5" One-Family Residential.

The related zoning case (ZC-26-012) is scheduled to be heard by the Zoning Commission on April 8, 2026. City Council is scheduled to institute annexation proceedings on May 12, 2026.

The Subdivision Ordinance states under Sec. 31-5. (g) (2) as follows: The plan commission will make a recommendation to the City Council for final consideration and action for comprehensive plans, annexations, and other tasks as defined by City Council.

The proposed annexation will require an amendment to the Comprehensive Plan's Future Land Use Map. While the requested zoning is compatible with the surrounding land uses, it is not consistent with the adopted 2023 Comprehensive Plan Future Land Use Map. This proposal calls for Light Industrial development and corresponding zoning to be adopted. To remain consistent with the Comprehensive Plan, the subject property's Future Land Use designation would need to be amended to Light Industrial.

Staff recommend that the Future Land Use Map be revised to better reflect the principles and priorities of the Comprehensive Plan. The recommended FLU amendment will change Single-Family Residential to Light Industrial based on the proposed site plan.

The applicant has proposed the land be developed for industrial type uses. The 2023 Comprehensive Plan designates the subject property as Single-Family Residential. The proposed development is compatible with current surrounding uses. The requested zoning for "I" Light Industrial is consistent with the following Comprehensive Plan policies:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Ensure that land use changes do not adversely affect the integrity of established neighborhoods through appropriate buffering and transitions.
- Diversify the City's tax base by encouraging the development of industrial, commercial, and office uses that provide high-quality jobs.

E. ANNEXATION REVIEW COMMITTEE (ARC) RECOMMENDATION

ARC recommends: Recommendation of approval to City Council for the Mary's Creek Parcel 01 Annexation application (AX-26-001), which is inconsistent with the adopted Comprehensive Plan.

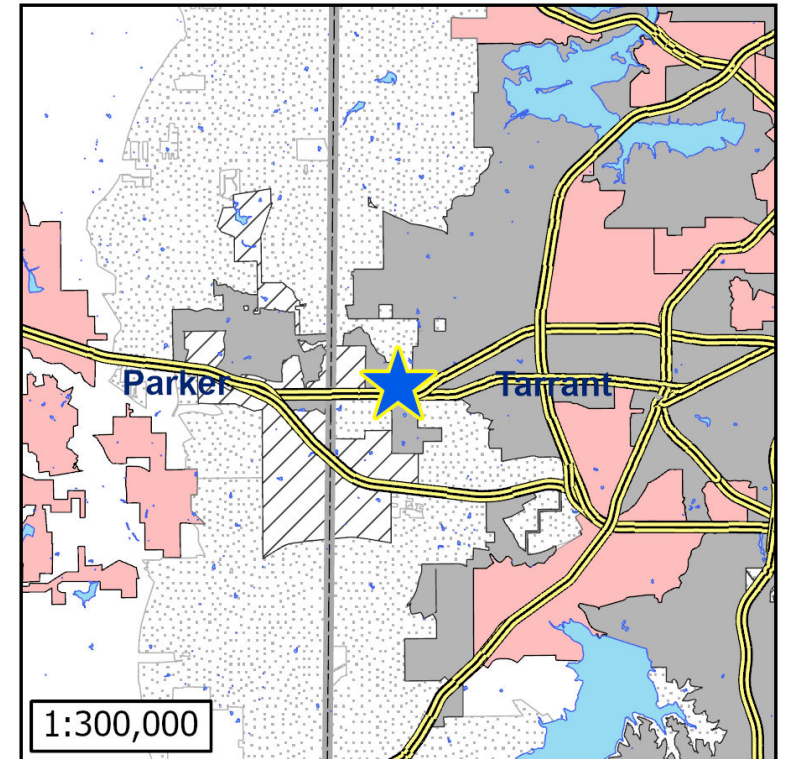
AX-26-001
Mary's Creek Parcel 01
Owner-Initiated (CD-7)

Full-purpose Annexation

Target Council Action – May 12, 2026

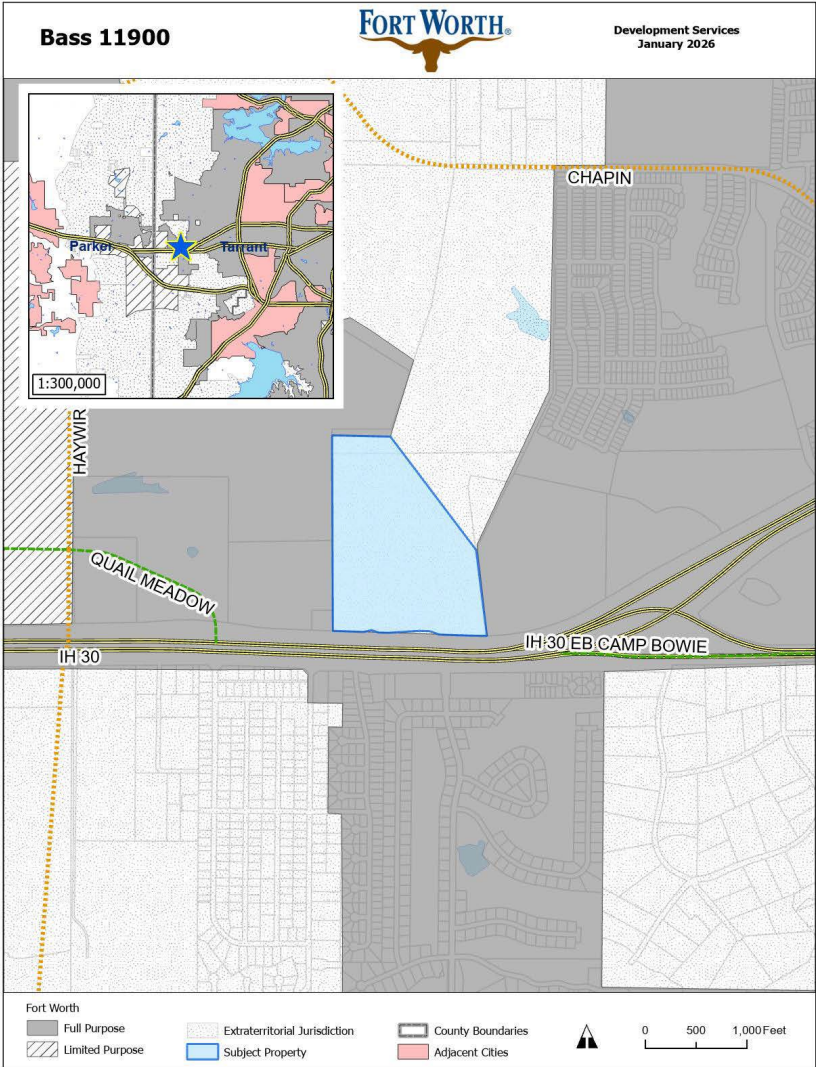
AX-26-001

- **General Location:** North of Interstate Highway 30, south of Chapin Rd and east of Walsh Ranch Pkwy
- **County:** Tarrant
- **Planning Sector:** Far West
- **Owner:** Bass, Lee M TR
- **Applicant:** Brandon Middleton, Kimley-Horn
- **Request Type:** Full Purpose Annexation
- **Requested On:** January 22, 2026

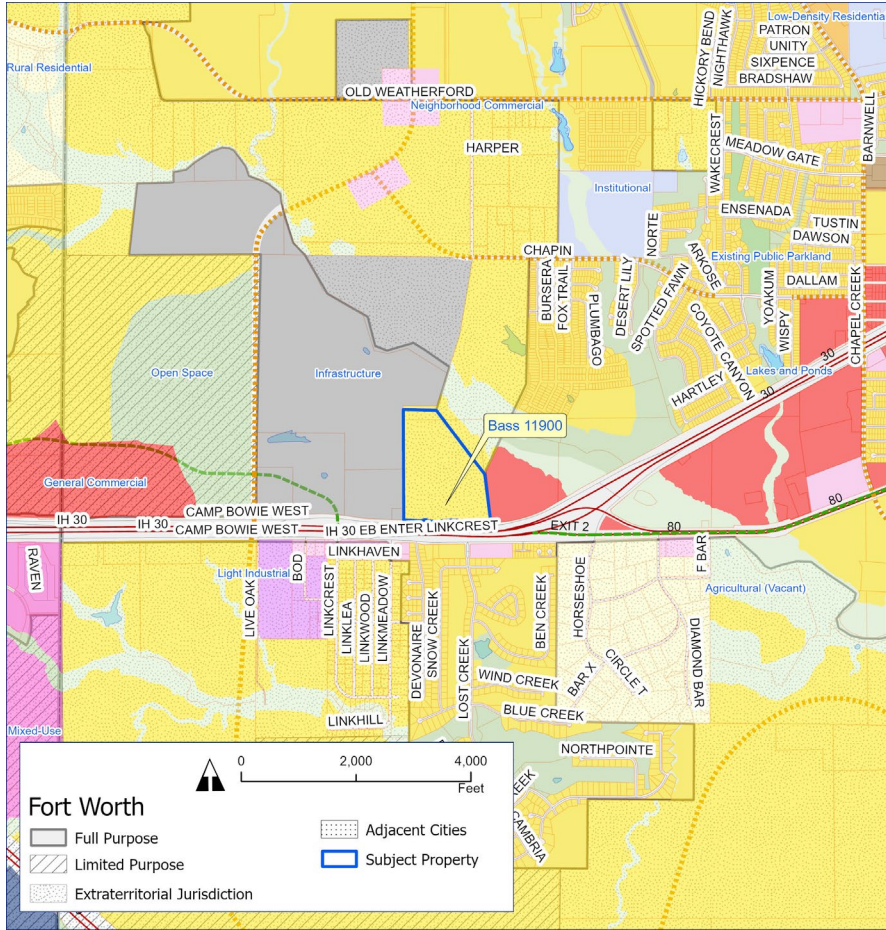


AX-26-001

- **Proposed Use:** Light Industrial with “I” zoning
- **Site Acreage:** 52.972
- **Adjacent R.O.W. Acreage:** 0
- **Council District:** 7
- **CCN:** City of Fort Worth
- **20-Year PSA:** Yes
- **Development Agreement:** N/A

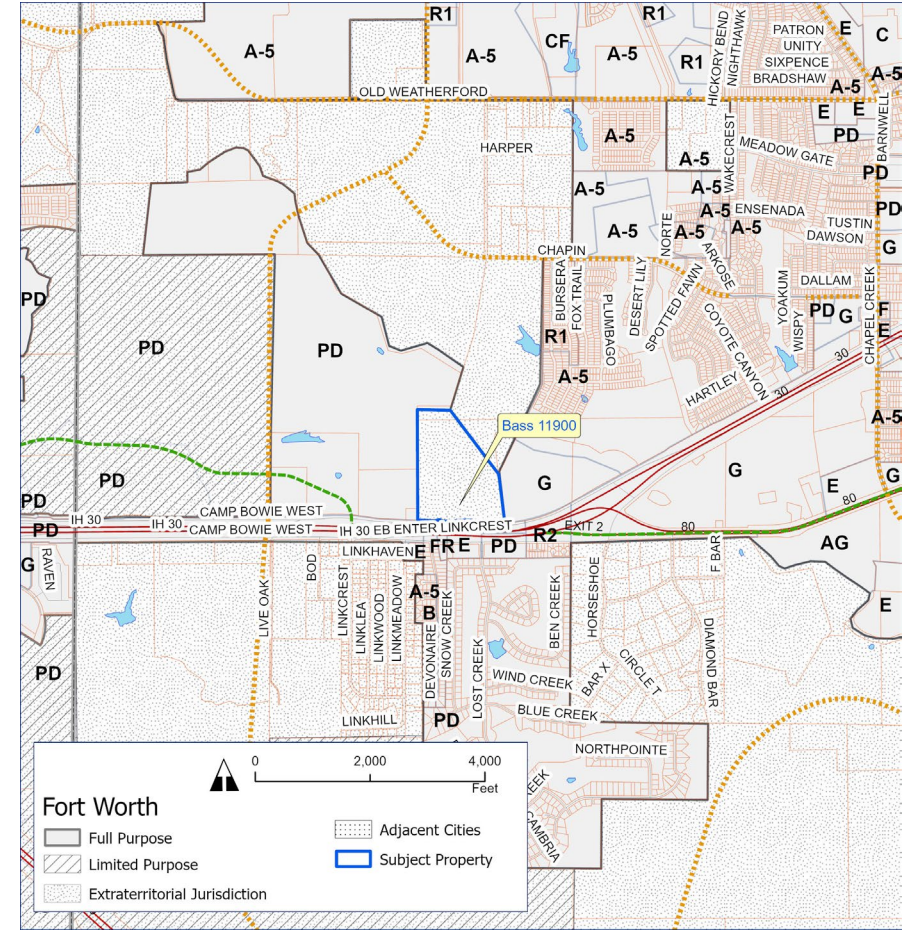


Future Land Use



AX-26-001

Surrounding Zoning



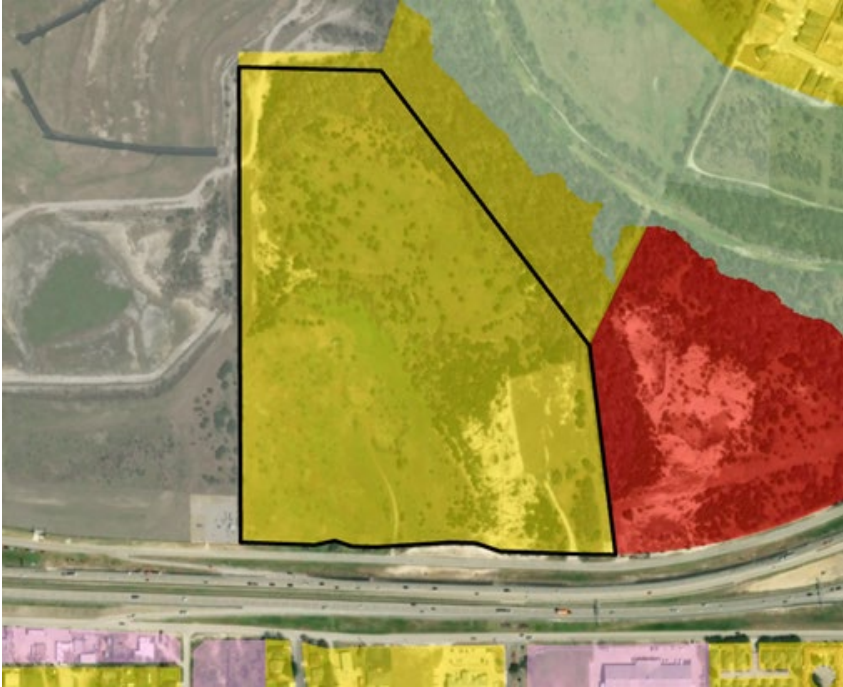
Proposed Land Use Change

Far West Planning Sector

Proposed Future Land Use map changes for the Mary's Creek Parcel 01 (AX-26-001) based on the proposed development with the annexation application **FROM Single-Family Residential to Light Industrial** for logistics/warehouse use.

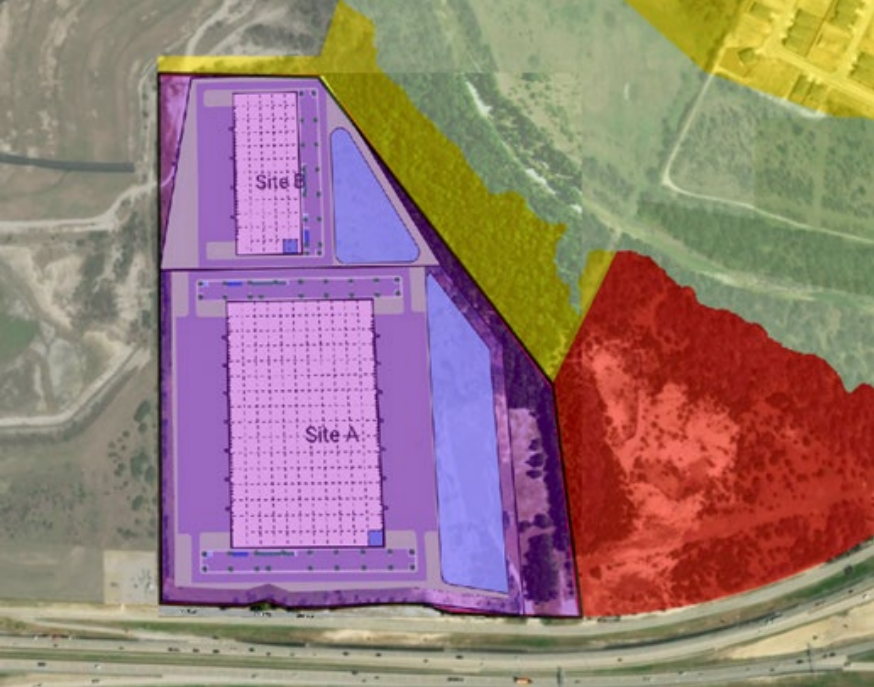
Adopted Future Land Use:

- Single-Family Residential
- Subject Property



Proposed Future Land Use:

- Light Industrial
- Subject Property



CPC Recommendation

Recommendation of approval to City Council for the Mary's Creek Parcel 01 Annexation application (AX-26-001), which is inconsistent with the adopted Comprehensive Plan.

PP-21-075 Rio Claro Other Matter of Business (OMB/Waiver Request) Section 31-150(a) Council District 7.

Being 706.15 acres of land situated in the R. Garza Survey, Abstract No. 563, the T&P RR Company Survey, Abstract No. 1568, the Alexander Crain Harris & Brooks Survey, Abstract No. 55, located in the Fort Worth’s extraterritorial jurisdiction (ETJ) in Tarrant County, and located in the City of Fort Worth, Tarrant County, Texas.

General Location: South of Bonds Ranch Road, east of Morris Dido Newark Road, west of proposed Fleming Ranch Road and north of Harbour View Lane and West Fork Trail.

GENERAL INFORMATION

A. APPLICANT

1. Owner / Applicant City of Fort Worth

B. PROJECT ZONING, NOTIFICATION & COORDINATION

1. Current Zoning	“A-5 and A-10” One Family Residential
2. Proposed Zoning	No Change
3. Comprehensive Plan Future Land Use	Single Family Residential
4. Public Hearing Notification Mailing Date	N/A
5. Development Services Department Case Coordinator.....	Alex Parks
6. Organizations Courtesy Notified.....	N/A

C. SERVICE DISTRICTS

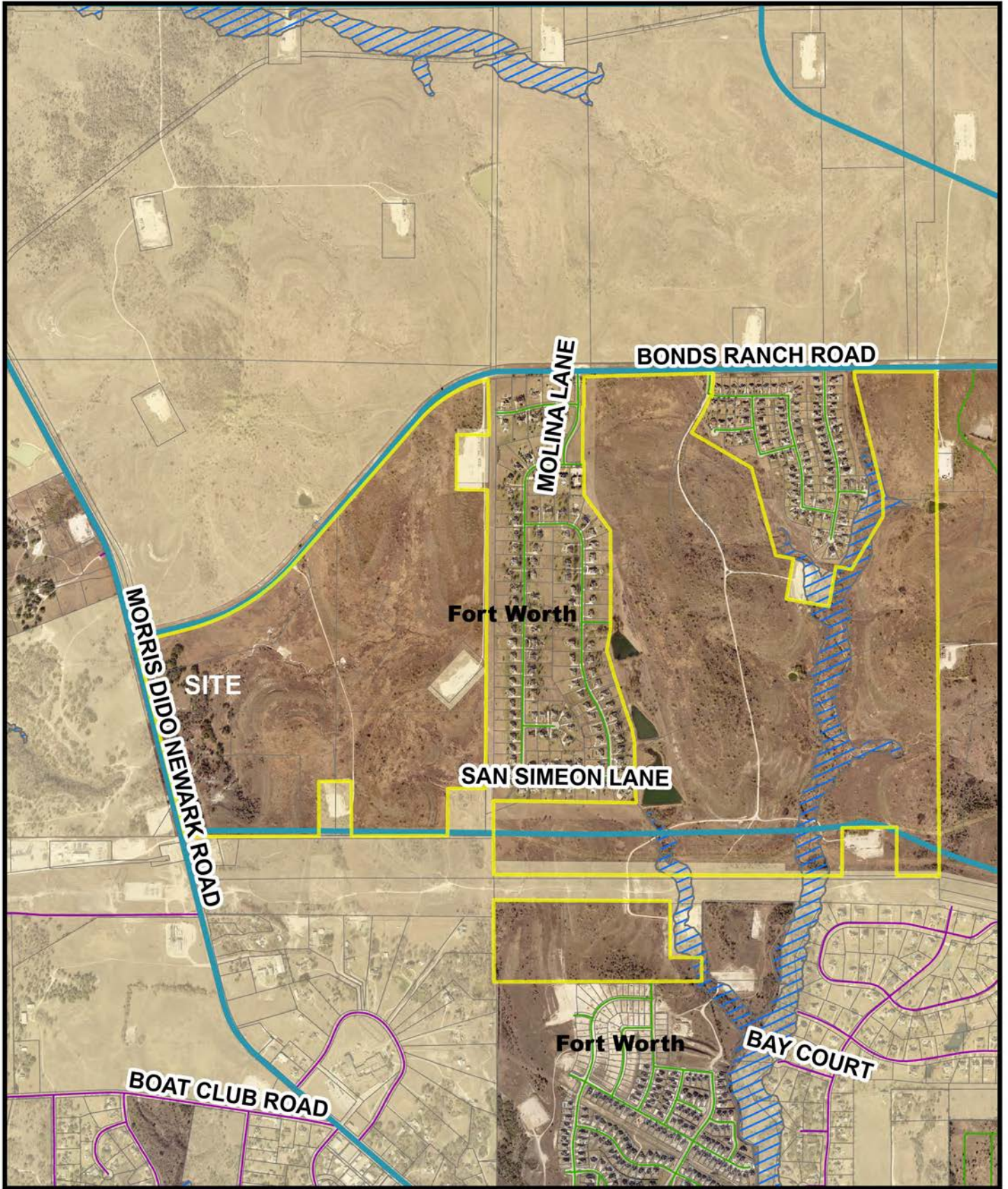
1. School ISD.....	Eagle Mountain-Saginaw ISD
2. Proposed Water Supply Means.....	City of Fort Worth
3. Proposed Sanitary Waste Disposal Means.....	City of Fort Worth

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is 706.15 acres in northwest Fort Worth for single family detached residential development. The City of Fort Worth is planning to construct a lift station to help serve this property with sanitary sewer, but the location they are proposing to put it on is not currently platted. The Subdivision Ordinance in Section 31-150(a) states, no building permits for any construction activity shall be issued by the city until a final plat is approved and filed and recorded with the county clerk of the county in which the tract is located. The Subdivision Ordinance gives staff administrative authority to waive the platting requirement provided certain conditions are met, but staff cannot waive the platting requirement when it is located within the boundaries of an approved preliminary plat, therefore a waiver from City Plan Commission is required. DRC supports the requested waiver.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to permit the issuance of a building permit for a lift station prior the recordation of a final plat.

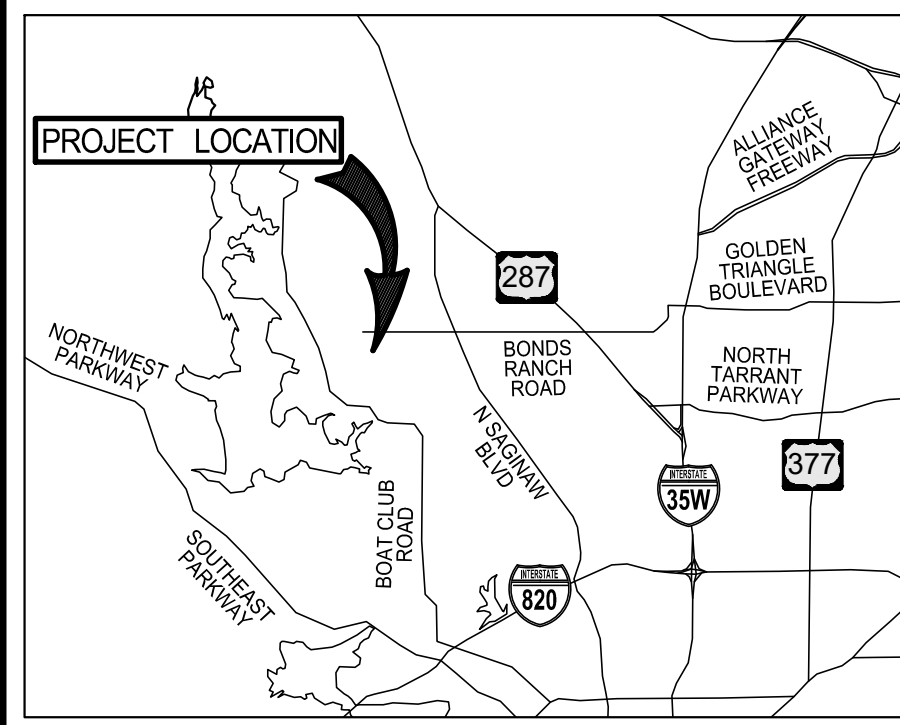


Legend

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

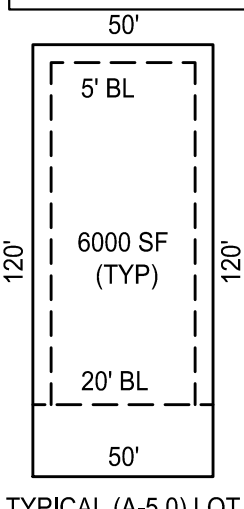
1:17,800





LEGEND

- 700 --- EXISTING CONTOURS
- EASEMENTS
- APPRAISAL DISTRICT PARCELS
- LOT LINES
- - - - - PROPERTY BOUNDARY
- - - - - RIGHT OF WAY
- - - - - PHASE LINE



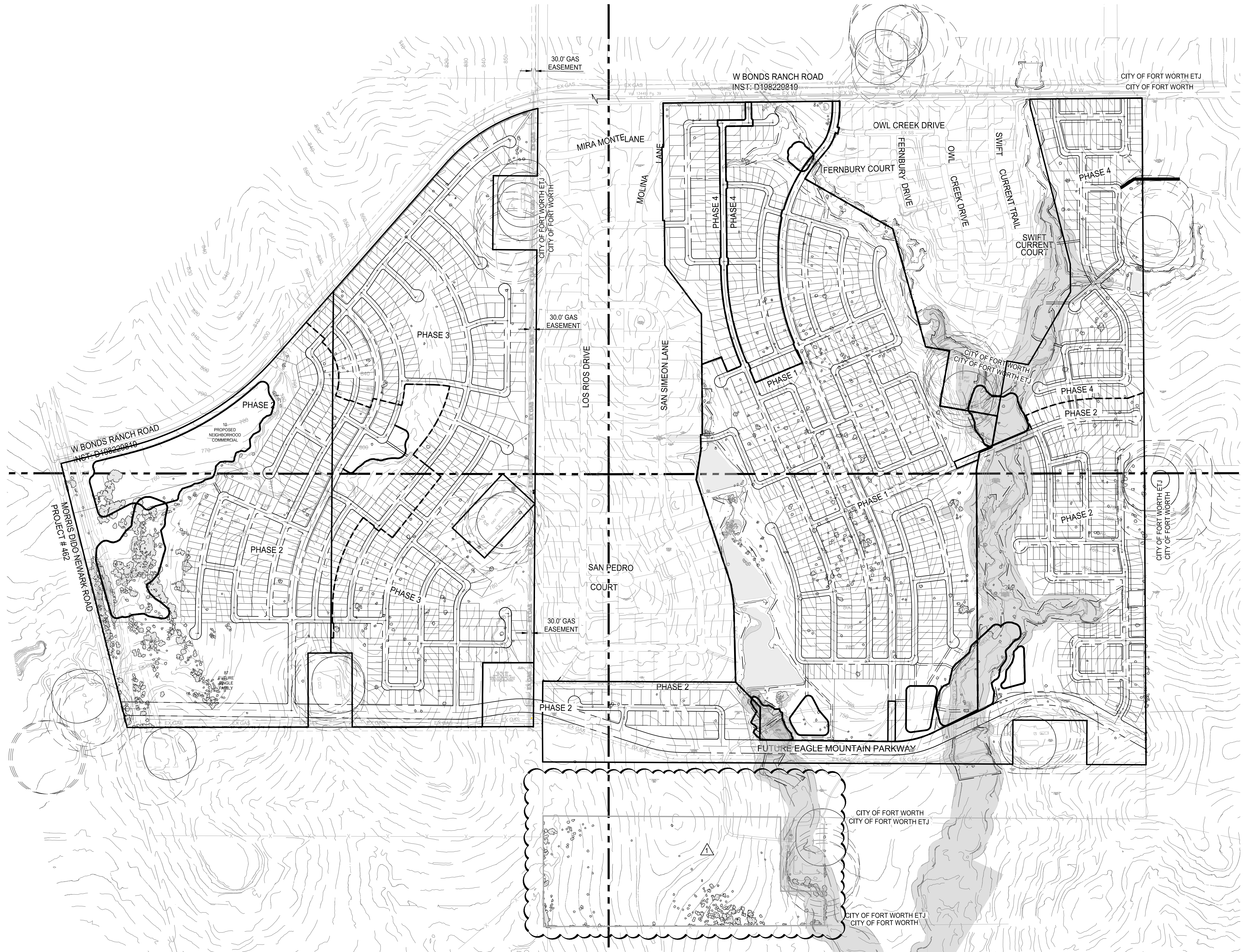
LOT COUNTS PER PHASE

PHASE	RESIDENTIAL LOTS	OPEN SPACE LOTS
1	500	14
2	511	18
3	439	10
4	311	12
TOTAL	1761	54

- NOTES:**
1. PROPERTY IS IN THE CITY OF FORT WORTH.
 2. PRESSURE REDUCING VALVES SHALL BE REQUIRED FOR ALL LOTS WITH GREATER THAN 80 PSI.
 3. ALL PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOA UNLESS NOTED OTHERWISE.
 4. ALL R.O.W. SHOWN ARE PUBLIC.

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.

CONNECTIVITY INDEX = 1.51



CUL-DE-SAC LENGTHS

BLOCK	LOTS	LENGTH (FT)
2	20-37	455'
2	70-86	588'
5	1-18	685'
5	19-31	624'
5	50-55	280'
5	71-77	204'
5	103-119	678'
6	17-26	408'
19	21-31	620'
27	27-48	565'
36	19-22	257'
44	1-4	223'
45	16-23	507'
46	15-18	268'
46	32-37	283'
49	46-65	493'
49	91-105	728'
56	14-23	278'
64	1-7	443'

LAND USE SUMMARY

USES	+/- ACRES	+/- SF	LOTS	RESIDENTIAL DENSITY (UNITS/AC)
PUBLIC RIGHT-OF-WAY	119.24	5,194,148		
SINGLE FAMILY (A-5.0)	213.61	9,304,837	1440	6.65
SINGLE FAMILY (A-7.5)	36.86	1,605,595	185	5.08
SINGLE FAMILY (A-10)	38.00	1,655,083	136	3.57
COMMERCIAL	21.09	918,577	1	
SINGLE FAMILY (RENT)	21.80	949,483	1	
PRIVATE OPEN SPACE	183.62	7,998,524	42	
AMENITY CENTER	4.19	182,682	2	
PUBLIC PARK	27.02	1,176,938	5	
TOTALS	665.43	28,984,867	1812	2.94

PROJECT NO.	BRL20001
FILE PATH	G:\JOB\BRL20001_PH1_Bonds_Ranch
DRAWN BY	ACW
REVIEWED BY	JAK
DATE	AUGUST 2022
REVISIONS/AMENDMENTS:	
1/23/2025	BLOCKS 57-63, 69, & 70 HAVE BEEN REMOVED
11/11/2025	PHASE LINE AND INTERNAL STREET ALIGNMENT ADJUSTMENTS

OWNER

MM RIO CLARO 620, LLC.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75219

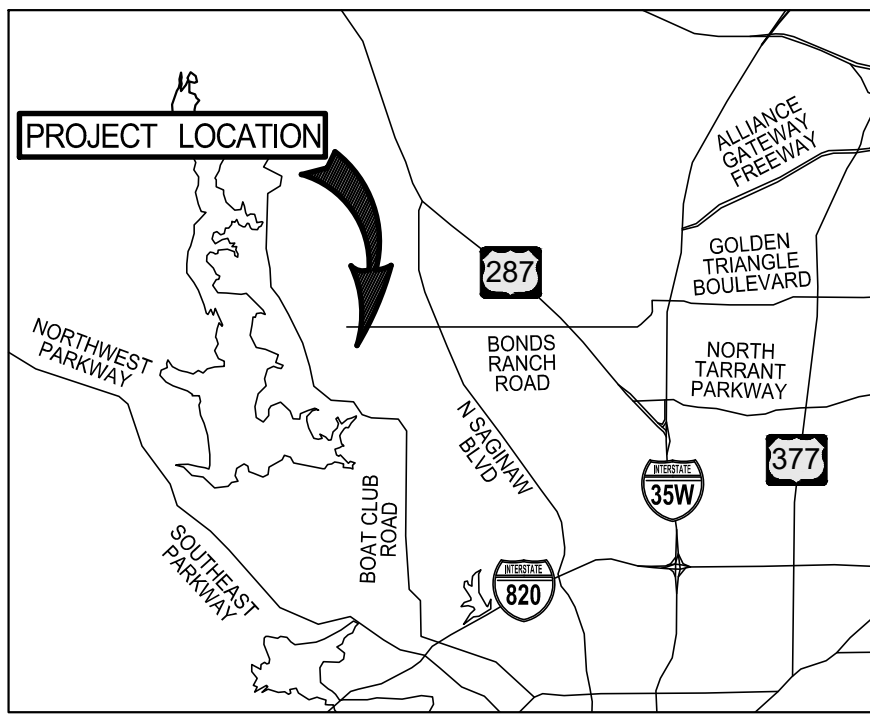
DEVELOPER

MM RIO CLARO 620, LLC.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75219

PLANNER / ENGINEER

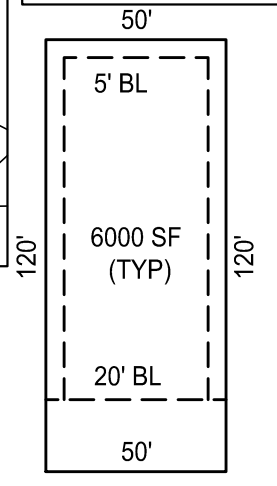
PELTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

PP-21-075
A PRELIMINARY PLAT FOR
BONDS RANCH RIO CLARO
CONTAINING LOTS 1-1012; BK 1 LOTS 1X, 2X, 3X, 4X, 5X, 6X, 7X, 8X, 9X, 10X, 11X, 12X, 13X, 14X, 15X, 16X, 17X, 18X, 19X, 20X, 21X, 22X, 23X, 24X, 25X, 26X, 27X, 28X, 29X, 30X, 31X, 32X, 33X, 34X, 35X, 36X, 37X, 38X, 39X, 40X, 41X, 42X, 43X, 44X, 45X, 46X, 47X, 48X, 49X, 50X, 51X, 52X, 53X, 54X, 55X, 56X, 57X, 58X, 59X, 60X, 61X, 62X, 63X, 64X, 65X, 66X, 67X, 68X, 69X, 70X, 71X, 72X, 73X, 74X, 75X, 76X, 77X, 78X, 79X, 80X, 81X, 82X, 83X, 84X, 85X, 86X, 87X, 88X, 89X, 90X, 91X, 92X, 93X, 94X, 95X, 96X, 97X, 98X, 99X, 100X, 101X, 102X, 103X, 104X, 105X, 106X, 107X, 108X, 109X, 110X, 111X, 112X, 113X, 114X, 115X, 116X, 117X, 118X, 119X, 120X, 121X, 122X, 123X, 124X, 125X, 126X, 127X, 128X, 129X, 130X, 131X, 132X, 133X, 134X, 135X, 136X, 137X, 138X, 139X, 140X, 141X, 142X, 143X, 144X, 145X, 146X, 147X, 148X, 149X, 150X, 151X, 152X, 153X, 154X, 155X, 156X, 157X, 158X, 159X, 160X, 161X, 162X, 163X, 164X, 165X, 166X, 167X, 168X, 169X, 170X, 171X, 172X, 173X, 174X, 175X, 176X, 177X, 178X, 179X, 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LEGEND

- 700 EXISTING CONTOURS
- EASEMENTS
- APPRAISAL DISTRICT PARCELS
- LOT LINES
- PROPERTY BOUNDARY
- RIGHT OF WAY
- PHASE LINE



- NOTES:**
- PROPERTY IS IN THE CITY OF FORT WORTH.
 - PRESSURE REDUCING VALVES SHALL BE REQUIRED FOR ALL LOTS WITH GREATER THAN 80 PSI.
 - ALL PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOA UNLESS NOTED OTHERWISE.
 - ALL R.O.W. SHOWN ARE PUBLIC.

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.

LOT COUNTS PER PHASE

PHASE	RESIDENTIAL LOTS	OPEN SPACE LOTS
1	500	14
2	511	18
3	439	10
4	311	12
TOTAL	1761	54

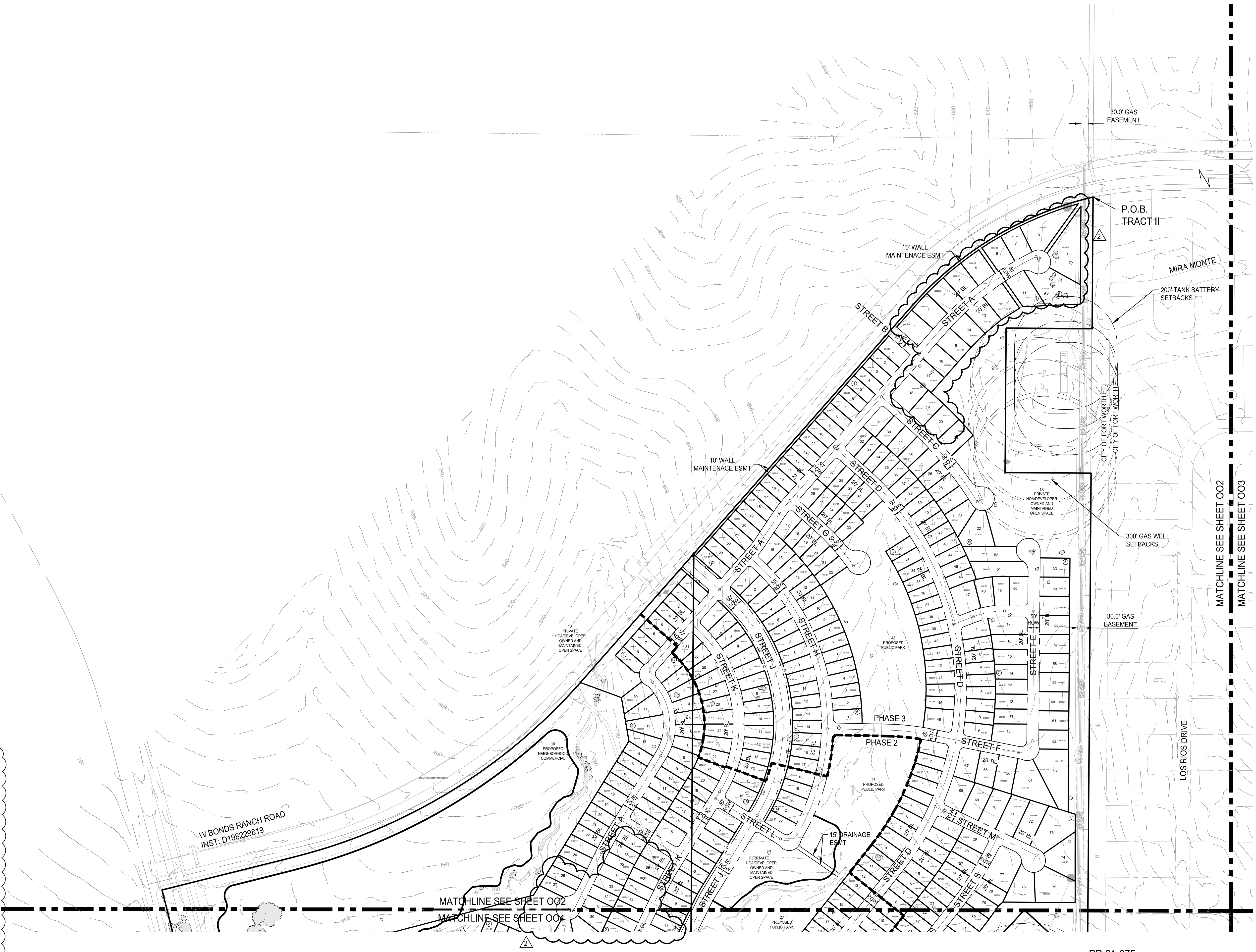
CONNECTIVITY INDEX = 1.51

CUL-DE-SAC LENGTHS

BLOCK	LOTS	LENGTH (FT)
2	20-37	455'
2	70-86	588'
5	1-18	685'
5	19-31	624'
5	50-55	280'
5	71-77	204'
5	103-119	678'
6	17-26	408'
19	21-31	620'
27	27-48	565'
36	19-22	257'
44	1-4	223'
45	16-23	507'
46	15-18	268'
46	32-37	283'
49	46-65	493'
49	91-105	728'
56	14-23	278'
64	1-7	443'

LAND USE SUMMARY

USES	+/- ACRES	+/- SF	LOTS	RESIDENTIAL DENSITY (UNITS/AC)
PUBLIC RIGHT-OF-WAY	119.24	5,194,148		
SINGLE FAMILY (A-5.0)	213.61	9,304,837	1440	6.65
SINGLE FAMILY (A-7.5)	36.86	1,605,595	185	5.08
SINGLE FAMILY (A-10)	38.00	1,655,083	136	3.57
COMMERCIAL	21.09	918,577	1	
SINGLE FAMILY (RENT)	21.80	949,483	1	
PRIVATE OPEN SPACE	183.62	7,998,524	42	
AMENITY CENTER	4.19	182,682	2	
PUBLIC PARK	27.02	1,176,938	5	
TOTALS	665.43	28,984,867	1812	2.94



PROJECT NO.	BRL20001
FILE PATH	G:\JOB\BRL20001_PH1_Bonds_Ranch
DRAWN BY	ACW
REVIEWED BY	JAK
DATE	AUGUST 2022
REVISIONS/AMENDMENTS:	
1/23/2025	BLOCKS 57-63, 69, & 70 HAVE BEEN REMOVED
11/11/2025	PHASE LINE AND INTERNAL STREET ALIGNMENT ADJUSTMENTS

OWNER

MM RIO CLARO 620, LLC.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75219

DEVELOPER

MM RIO CLARO 620, LLC.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75219

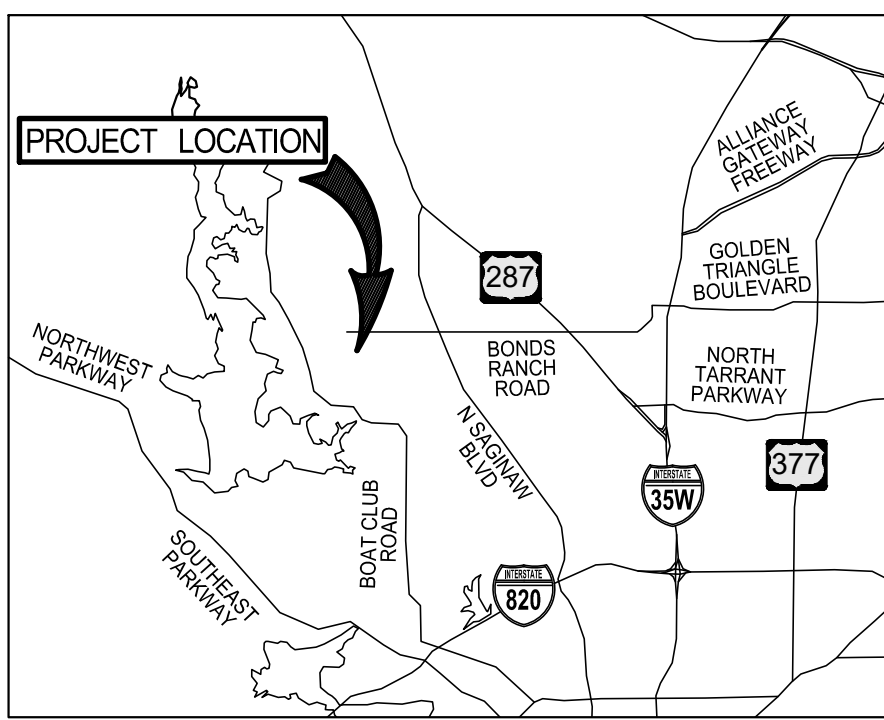
PLANNER / ENGINEER

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

A PRELIMINARY PLAT FOR

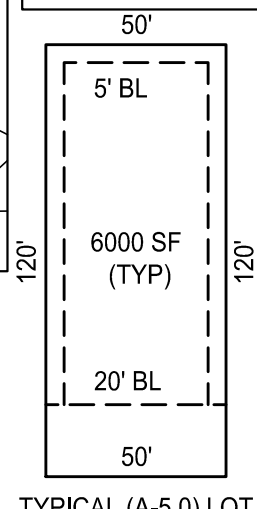
BONDS RANCH RIO CLARO

CONTAINING LOTS 1-1012, BK 1 LOTS 1X, 2X, 3X, 4X, 5X, 6X, 7X, 8X, 9X, 10X, 11X, 12X, 13X, 14X, 15X, 16X, 17X, 18X, 19X, 20X, 21X, 22X, 23X, 24X, 25X, 26X, 27X, 28X, 29X, 30X, 31X, 32X, 33X, 34X, 35X, 36X, 37X, 38X, 39X, 40X, 41X, 42X, 43X, 44X, 45X, 46X, 47X, 48X, 49X, 50X, 51X, 52X, 53X, 54X, 55X, 56X, 57X, 58X, 59X, 60X, 61X, 62X, 63X, 64X, 65X, 66X, 67X, 68X, 69X, 70X, 71X, 72X, 73X, 74X, 75X, 76X, 77X, 78X, 79X, 80X, 81X, 82X, 83X, 84X, 85X, 86X, 87X, 88X, 89X, 90X, 91X, 92X, 93X, 94X, 95X, 96X, 97X, 98X, 99X, 100X, 101X, 102X, 103X, 104X, 105X, 106X, 107X, 108X, 109X, 110X, 111X, 112X, 113X, 114X, 115X, 116X, 117X, 118X, 119X, 120X, 121X, 122X, 123X, 124X, 125X, 126X, 127X, 128X, 129X, 130X, 131X, 132X, 133X, 134X, 135X, 136X, 137X, 138X, 139X, 140X, 141X, 142X, 143X, 144X, 145X, 146X, 147X, 148X, 149X, 150X, 151X, 152X, 153X, 154X, 155X, 156X, 157X, 158X, 159X, 160X, 161X, 162X, 163X, 164X, 165X, 166X, 167X, 168X, 169X, 170X, 171X, 172X, 173X, 174X, 175X, 176X, 177X, 178X, 179X, 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LEGEND

- 700 EXISTING CONTOURS
- EASEMENTS
- APPRAISAL DISTRICT PARCELS
- LOT LINES
- PROPERTY BOUNDARY
- RIGHT OF WAY
- PHASE LINE



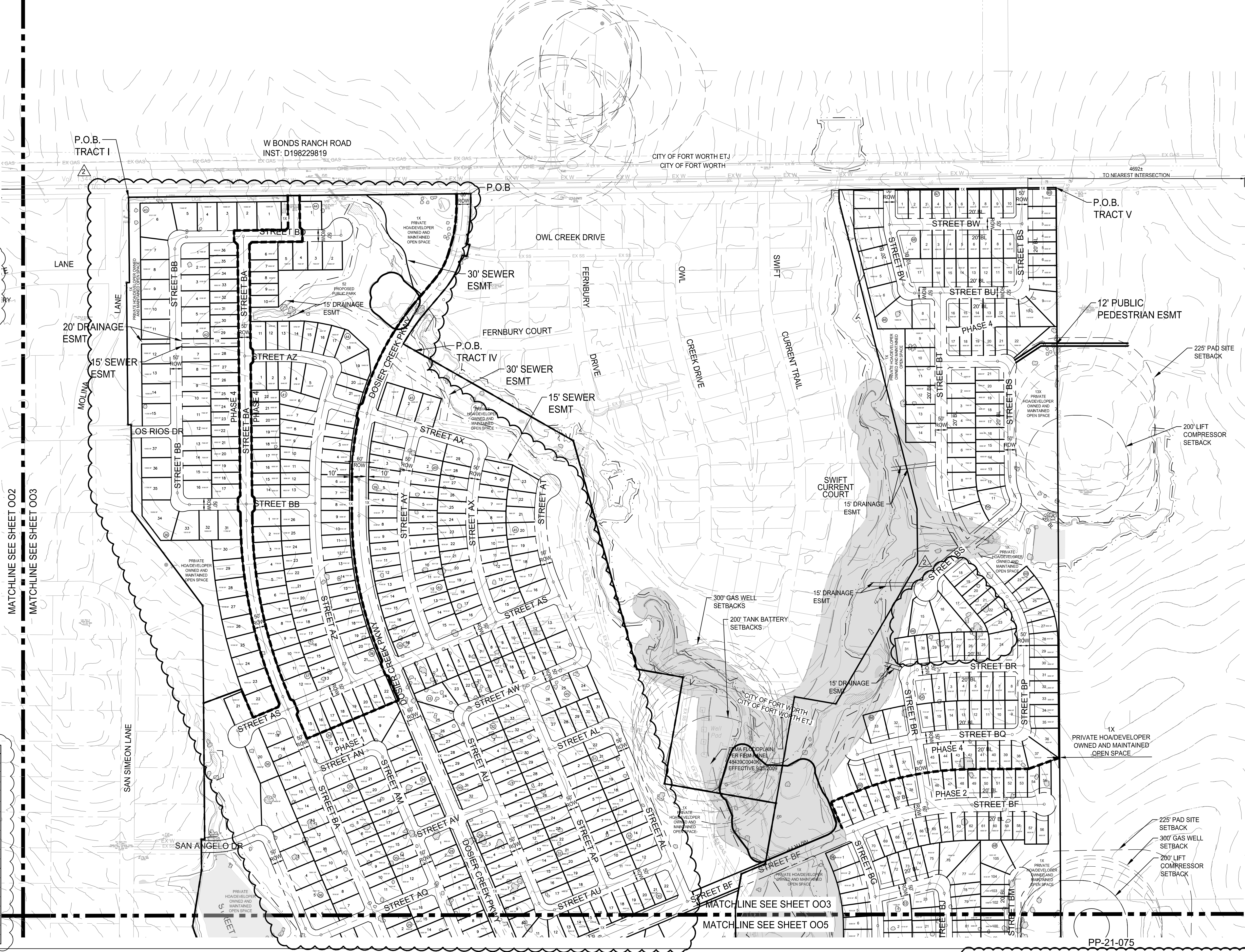
- NOTES:**
- PROPERTY IS IN THE CITY OF FORT WORTH.
 - PRESSURE REDUCING VALVES SHALL BE REQUIRED FOR ALL LOTS WITH GREATER THAN 80 PSI.
 - ALL PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOA UNLESS NOTED OTHERWISE.
 - ALL R.O.W. SHOWN ARE PUBLIC.

LOT COUNTS PER PHASE

PHASE	RESIDENTIAL LOTS	OPEN SPACE LOTS
1	500	14
2	511	18
3	439	10
4	311	12
TOTAL	1761	54

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.

CONNECTIVITY INDEX = 1.51



MATCHLINE SEE SHEET 002
MATCHLINE SEE SHEET 003

MATCHLINE SEE SHEET 003
MATCHLINE SEE SHEET 005

CUL-DE-SAC LENGTHS

BLOCK	LOTS	LENGTH (FT)
2	20-37	455'
2	70-86	588'
5	1-18	685'
5	19-31	624'
5	50-55	280'
5	71-77	204'
5	103-119	678'
6	17-26	408'
19	21-31	620'
27	27-48	565'
36	19-22	257'
44	1-4	223'
45	16-23	507'
46	15-18	268'
46	32-37	283'
49	46-65	493'
49	91-105	728'
56	14-23	278'
64	1-7	443'

LAND USE SUMMARY

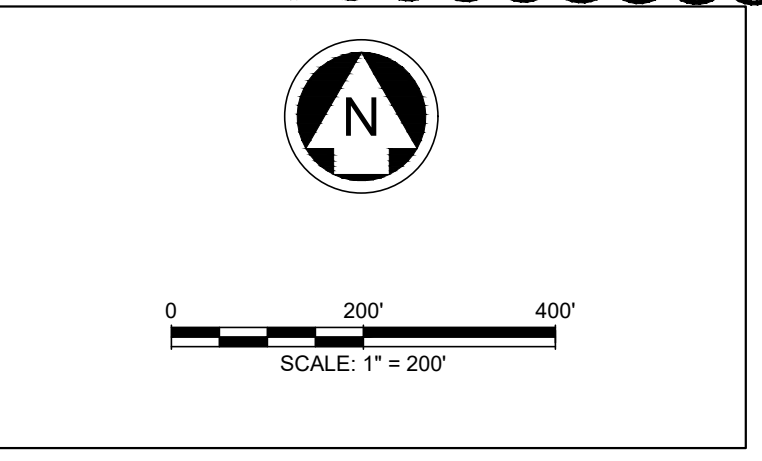
USES	+/- ACRES	+/- SF	LOTS	RESIDENTIAL DENSITY (UNITS/AC)
PUBLIC RIGHT-OF-WAY	119.24	5,194,148		
SINGLE FAMILY (A-5.0)	213.61	9,304,837	1440	6.65
SINGLE FAMILY (A-7.5)	36.86	1,605,595	185	5.08
SINGLE FAMILY (A-10)	38.00	1,655,083	136	3.57
COMMERCIAL	21.09	918,577	1	
SINGLE FAMILY (RENT)	21.80	949,483	1	
PRIVATE OPEN SPACE	183.62	7,998,524	42	
AMENITY CENTER	4.19	182,682	2	
PUBLIC PARK	27.02	1,176,938	5	
TOTALS	665.43	28,984,867	1812	2.94

PROJECT NO. BRL20001
FILE PATH G:\JOB\BRL20001_PH1_Bonds_Ranch
DRAWN BY ACW
REVIEWED BY JAK
DATE AUGUST 2022
REVISIONS/AMENDMENTS:

1/23/2025	BLOCKS 57-63, 69, & 70 HAVE BEEN REMOVED
11/11/2025	PHASE LINE AND INTERNAL STREET ALIGNMENT ADJUSTMENTS

OWNER

MM RIO CLARO 620, LLC.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75219



DEVELOPER

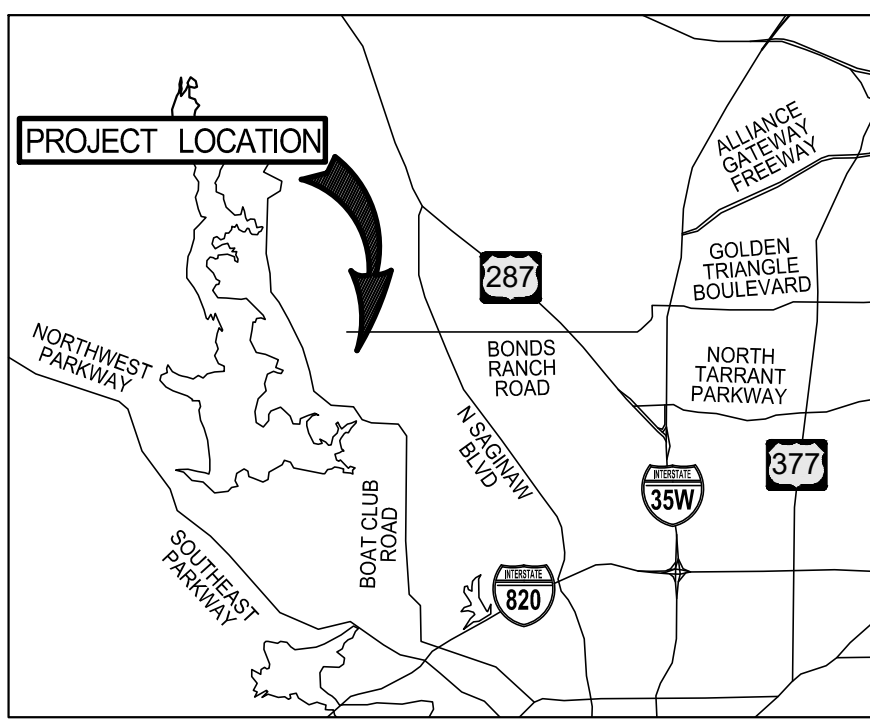
MM RIO CLARO 620, LLC.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75219

PLANNER / ENGINEER

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

A PRELIMINARY PLAN FOR
BONDS RANCH RIO CLARO

CONTAINING LOTS 1-1012; BK 1 LOTS 1X, 2X, 3X, 4X, 5X, 6X, 7X, 8X, 9X, 10X, 11X, 12X, 13X, 14X, 15X, 16X, 17X, 18X, 19X, 20X, 21X, 22X, 23X, 24X, 25X, 26X, 27X, 28X, 29X, 30X, 31X, 32X, 33X, 34X, 35X, 36X, 37X, 38X, 39X, 40X, 41X, 42X, 43X, 44X, 45X, 46X, 47X, 48X, 49X, 50X, 51X, 52X, 53X, 54X, 55X, 56X, 57X, 58X, 59X, 60X, 61X, 62X, 63X, 64X, 65X, 66X, 67X, 68X, 69X, 70X, 71X, 72X, 73X, 74X, 75X, 76X, 77X, 78X, 79X, 80X, 81X, 82X, 83X, 84X, 85X, 86X, 87X, 88X, 89X, 90X, 91X, 92X, 93X, 94X, 95X, 96X, 97X, 98X, 99X, 100X, 101X, 102X, 103X, 104X, 105X, 106X, 107X, 108X, 109X, 110X, 111X, 112X, 113X, 114X, 115X, 116X, 117X, 118X, 119X, 120X, 121X, 122X, 123X, 124X, 125X, 126X, 127X, 128X, 129X, 130X, 131X, 132X, 133X, 134X, 135X, 136X, 137X, 138X, 139X, 140X, 141X, 142X, 143X, 144X, 145X, 146X, 147X, 148X, 149X, 150X, 151X, 152X, 153X, 154X, 155X, 156X, 157X, 158X, 159X, 160X, 161X, 162X, 163X, 164X, 165X, 166X, 167X, 168X, 169X, 170X, 171X, 172X, 173X, 174X, 175X, 176X, 177X, 178X, 179X, 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- NOTES:
- PROPERTY IS IN THE CITY OF FORT WORTH.
 - PRESSURE REDUCING VALVES SHALL BE REQUIRED FOR ALL LOTS WITH GREATER THAN 80 PSI.
 - ALL PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOA UNLESS NOTED OTHERWISE.
 - ALL R.O.W. SHOWN ARE PUBLIC.

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.

CONNECTIVITY INDEX = 1.51

LEGEND

- 700 EXISTING CONTOURS
- EASEMENTS
- APPRAISAL DISTRICT PARCELS
- LOT LINES
- PROPERTY BOUNDARY
- RIGHT OF WAY
- PHASE LINE

TYPICAL (A-5.0) LOT

LOT COUNTS PER PHASE

PHASE	RESIDENTIAL LOTS	OPEN SPACE LOTS
1	500	14
2	511	18
3	439	10
4	311	12
TOTAL	1761	54



CUL-DE-SAC LENGTHS

BLOCK	LOTS	LENGTH (FT)
2	20-37	455'
2	70-86	588'
5	1-18	685'
5	19-31	624'
5	50-55	280'
5	71-77	204'
5	103-119	678'
6	17-26	408'
19	21-31	620'
27	27-48	565'
36	19-22	257'
44	1-4	223'
45	16-23	507'
46	15-18	268'
46	32-37	283'
49	46-65	493'
49	91-105	728'
56	14-23	278'
64	1-7	443'

LAND USE SUMMARY

USES	+/- ACRES	+/- SF	LOTS	RESIDENTIAL DENSITY (UNITS/AC)
PUBLIC RIGHT-OF-WAY	119.24	5,194,148		
SINGLE FAMILY (A-5.0)	213.61	9,304,837	1440	6.65
SINGLE FAMILY (A-7.5)	36.86	1,605,595	185	5.08
SINGLE FAMILY (A-10)	38.00	1,655,083	136	3.57
COMMERCIAL	21.09	918,577	1	
SINGLE FAMILY (RENT)	21.80	949,483	1	
PRIVATE OPEN SPACE	183.62	7,998,524	42	
AMENITY CENTER	4.19	182,682	2	
PUBLIC PARK	27.02	1,176,938	5	
TOTALS	665.43	28,984,867	1812	2.94

PROJECT NO.	BRL20001
FILE PATH	G:\JOB\BRL20001_PH1_Bonds_Ranch
DRAWN BY	ACW
REVIEWED BY	JAK
DATE	AUGUST 2022
REVISIONS/AMENDMENTS:	
1/23/2025	BLOCKS 57-63, 69, & 70 HAVE BEEN REMOVED
11/11/2025	PHASE LINE AND INTERNAL STREET ALIGNMENT ADJUSTMENTS

OWNER

MM RIO CLARO 620, LLC.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75219

DEVELOPER

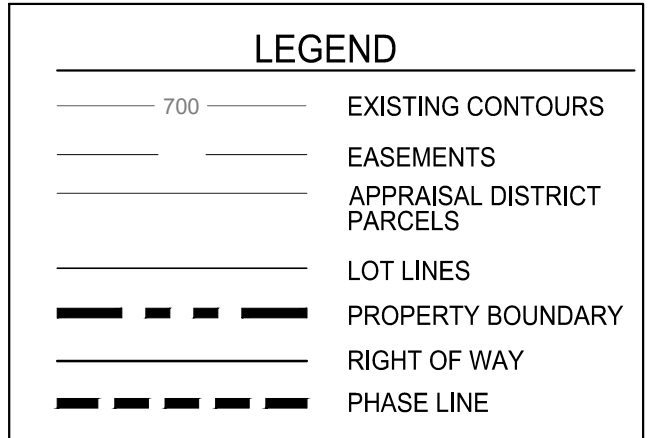
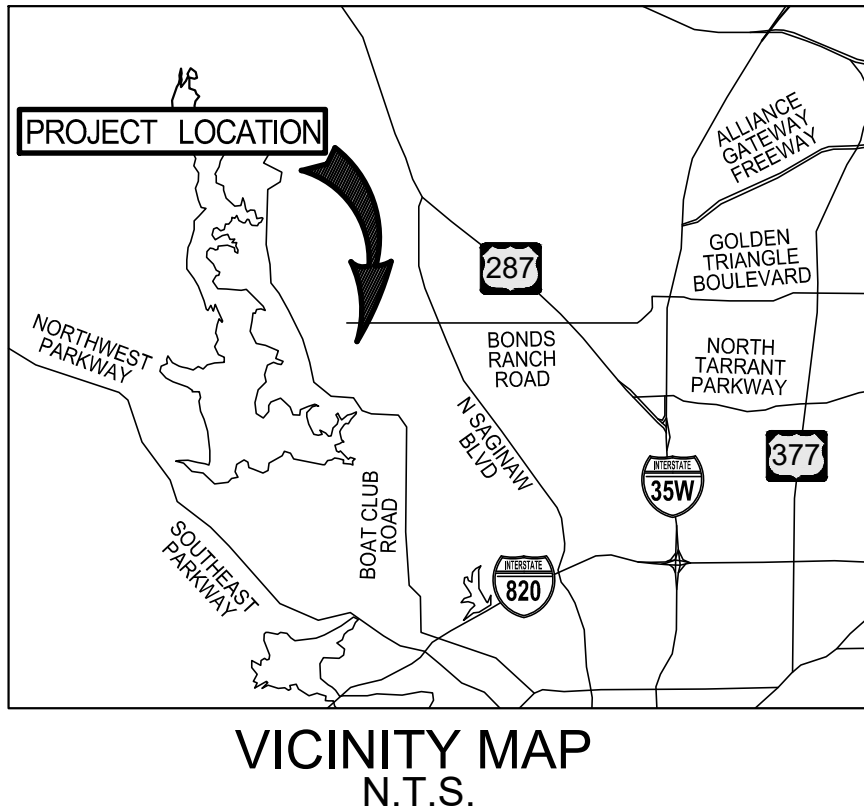
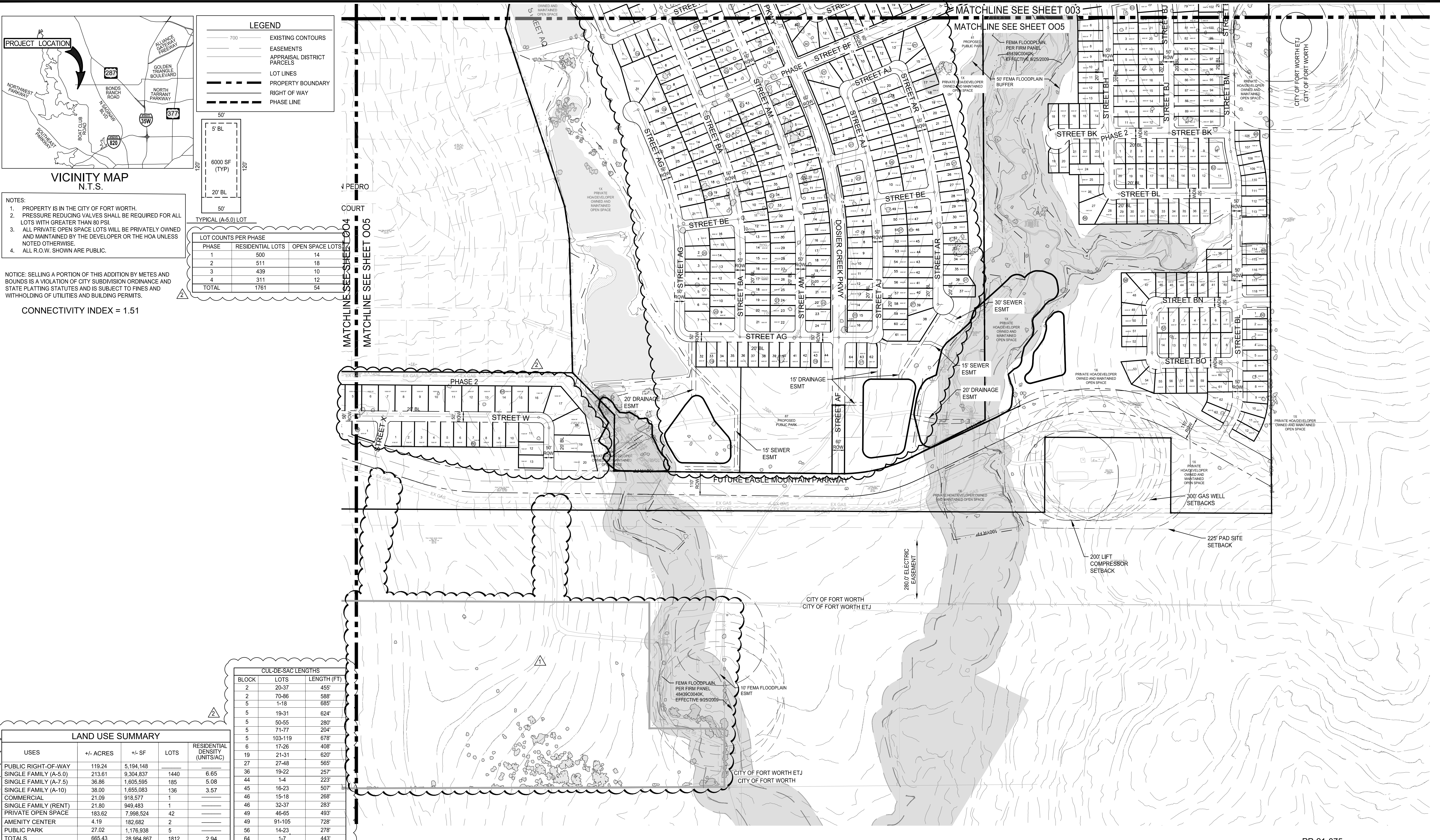
MM RIO CLARO 620, LLC.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75219

PLANNER / ENGINEER

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

BONDS RANCH RIO CLARO

A PRELIMINARY PLAT FOR
CONTAINING LOTS 1-1012; BK 1 LOTS 1X, 2X, 3X, 4X, 5X, 6X, 7X, 8X, 9X, 10X, 11X, 12X, 13X, 14X, 15X, 16X, 17X, 18X, 19X, 20X, 21X, 22X, 23X, 24X, 25X, 26X, 27X, 28X, 29X, 30X, 31X, 32X, 33X, 34X, 35X, 36X, 37X, 38X, 39X, 40X, 41X, 42X, 43X, 44X, 45X, 46X, 47X, 48X, 49X, 50X, 51X, 52X, 53X, 54X, 55X, 56X, 57X, 58X, 59X, 60X, 61X, 62X, 63X, 64X, 65X, 66X, 67X, 68X, 69X, 70X, 71X, 72X, 73X, 74X, 75X, 76X, 77X, 78X, 79X, 80X, 81X, 82X, 83X, 84X, 85X, 86X, 87X, 88X, 89X, 90X, 91X, 92X, 93X, 94X, 95X, 96X, 97X, 98X, 99X, 100X, 101X, 102X, 103X, 104X, 105X, 106X, 107X, 108X, 109X, 110X, 111X, 112X, 113X, 114X, 115X, 116X, 117X, 118X, 119X, 120X, 121X, 122X, 123X, 124X, 125X, 126X, 127X, 128X, 129X, 130X, 131X, 132X, 133X, 134X, 135X, 136X, 137X, 138X, 139X, 140X, 141X, 142X, 143X, 144X, 145X, 146X, 147X, 148X, 149X, 150X, 151X, 152X, 153X, 154X, 155X, 156X, 157X, 158X, 159X, 160X, 161X, 162X, 163X, 164X, 165X, 166X, 167X, 168X, 169X, 170X, 171X, 172X, 173X, 174X, 175X, 176X, 177X, 178X, 179X, 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- NOTES:
1. PROPERTY IS IN THE CITY OF FORT WORTH.
 2. PRESSURE REDUCING VALVES SHALL BE REQUIRED FOR ALL LOTS WITH GREATER THAN 80 PSI.
 3. ALL PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOA UNLESS NOTED OTHERWISE.
 4. ALL R.O.W. SHOWN ARE PUBLIC.

TYPICAL (A-5.0) LOT

PHASE	RESIDENTIAL LOTS	OPEN SPACE LOTS
1	500	14
2	511	18
3	439	10
4	311	12
TOTAL	1761	54

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.

CONNECTIVITY INDEX = 1.51

CUL-DE-SAC LENGTHS

BLOCK	LOTS	LENGTH (FT)
2	20-37	455'
2	70-86	588'
5	1-18	685'
5	19-31	624'
5	50-55	280'
5	71-77	204'
5	103-119	678'
6	17-26	408'
19	21-31	620'
27	27-48	565'
36	19-22	257'
44	1-4	223'
45	16-23	507'
46	15-18	268'
46	32-37	283'
49	46-65	493'
49	91-105	728'
56	14-23	278'
64	1-7	443'

LAND USE SUMMARY

USES	+/- ACRES	+/- SF	LOTS	RESIDENTIAL DENSITY (UNITS/AC)
PUBLIC RIGHT-OF-WAY	119.24	5,194,148		
SINGLE FAMILY (A-5.0)	213.61	9,304,837	1440	6.65
SINGLE FAMILY (A-7.5)	36.86	1,605,595	185	5.08
SINGLE FAMILY (A-10)	38.00	1,655,083	136	3.57
COMMERCIAL	21.09	918,577	1	
SINGLE FAMILY (RENT)	21.80	949,483	1	
PRIVATE OPEN SPACE	183.62	7,998,524	42	
AMENITY CENTER	4.19	182,682	2	
PUBLIC PARK	27.02	1,176,938	5	
TOTALS	665.43	28,984,867	1812	2.94

PROJECT NO.	BRL20001
FILE PATH	G:\JOB\BRL20001_PH1_Bonds_Ranch
DRAWN BY	ACW
REVIEWED BY	JAK
DATE	AUGUST 2022
REVISIONS/AMENDMENTS:	
1/23/2025	BLOCKS 57-63, 69, & 70 HAVE BEEN REMOVED
11/11/2025	PHASE LINE AND INTERNAL STREET ALIGNMENT ADJUSTMENTS

OWNER

MM RIO CLARO 620, LLC.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75219

DEVELOPER

MM RIO CLARO 620, LLC.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75219

PLANNER / ENGINEER

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

A PRELIMINARY PLAN FOR

BONDS RANCH RIO CLARO

CONTAINING LOTS 1-1072, BK 1 LOTS 1X, 2X, 3X, 4X, 5X, 6X, 7X, 8X, 9X, 10X, 11X, 12X, 13X, 14X, 15X, 16X, 17X, 18X, 19X, 20X, 21X, 22X, 23X, 24X, 25X, 26X, 27X, 28X, 29X, 30X, 31X, 32X, 33X, 34X, 35X, 36X, 37X, 38X, 39X, 40X, 41X, 42X, 43X, 44X, 45X, 46X, 47X, 48X, 49X, 50X, 51X, 52X, 53X, 54X, 55X, 56X, 57X, 58X, 59X, 60X, 61X, 62X, 63X, 64X, 65X, 66X, 67X, 68X, 69X, 70X, 71X, 72X, 73X, 74X, 75X, 76X, 77X, 78X, 79X, 80X, 81X, 82X, 83X, 84X, 85X, 86X, 87X, 88X, 89X, 90X, 91X, 92X, 93X, 94X, 95X, 96X, 97X, 98X, 99X, 100X, 101X, 102X, 103X, 104X, 105X, 106X, 107X, 108X, 109X, 110X, 111X, 112X, 113X, 114X, 115X, 116X, 117X, 118X, 119X, 120X, 121X, 122X, 123X, 124X, 125X, 126X, 127X, 128X, 129X, 130X, 131X, 132X, 133X, 134X, 135X, 136X, 137X, 138X, 139X, 140X, 141X, 142X, 143X, 144X, 145X, 146X, 147X, 148X, 149X, 150X, 151X, 152X, 153X, 154X, 155X, 156X, 157X, 158X, 159X, 160X, 161X, 162X, 163X, 164X, 165X, 166X, 167X, 168X, 169X, 170X, 171X, 172X, 173X, 174X, 175X, 176X, 177X, 178X, 179X, 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BLOCK LENGTHS		
Block	Lots	Length (Ft)
1	1-24	1222'
2	1-9	456'
2	10-19	646'
2	38-49	655'
2	49-58	563'
2	59-70	562'
2	87-94	409'
3	1-10	541'
3	11-19	480'
4	1-16	867'
4	17-31	770'
5	17-18	195'
5	32-47	866'
5	47-50	301'
5	55-67	938'
5	68-71	266'
5	77-90	1027'

BLOCK LENGTHS		
Block	Lots	Length (Ft)
5	90-99	609'
5	100-103	308'
5	119-124	433'
5	125-133	475'
5	134-157	1213'
5	157-169	710'
6	1-16	792'
6	27-31	267'
6	32-46	862'
7	1-9	451'
7	10-17	548'
8	1-14	754'
8	15-29	808'
9	1-19	1029'
9	20-36	870'
10	1-21	1169'
10	22-41	1014'

BLOCK LENGTHS		
Block	Lots	Length (Ft)
11	1-11	628'
11	12-20	472'
12	1-17	946'
12	18-32	790'
13	1-4	225'
13	5-24	1028'
13	24-28	320'
13	29-47	978'
14	1-22	1253'
15	1-16	804'
16	1-18	932'
17	1-14	681'
17	15-31	1018'
19	1-4	259'
19	4-20	983'
19	32-44	655'
20	1-7	483'

BLOCK LENGTHS		
Block	Lots	Length (Ft)
20	8-16	513'
21	1-21	1098'
21	1-24	1195'
22	22-43	1215'
23	1-16	836'
26	1-10	513'
26	11-20	578'
27	1-27	1297'
27	49-61	646'
27	62-64	150'
28	1-12	650'
29	1-8	418'
29	9-16	418'
30	1-22	1074'
31	1-11	580'
31	12-22	580'
32	1-17	875'

BLOCK LENGTHS		
Block	Lots	Length (Ft)
32	18-34	875'
33	1-13	710'
33	14-32	979'
34	1-14	689'
34	15-22	420'
35	1-11	592'
35	12-22	592'
36	1-6	512'
36	7-19	882'
36	22-31	851'
36	31-37	588'
37	1-12	832'
37	13-26	739'
38	1-21	1149'
39	1-18	922'
40	1-15	888'
40	16-29	722'

BLOCK LENGTHS		
Block	Lots	Length (Ft)
41	1-5	333'
41	5-13	550'
41	14-22	575'
42	1-6	405'
42	7-16	640'
42	17-28	640'
42	29-36	405'
43	1-11	920'
43	12-15	346'
44	5-6	189'
44	6-10	275'
44	11-21	542'
45	1-3	243'
45	4-15	671'
45	24-26	261'
45	27-31	261'
46	1-8	607'

BLOCK LENGTHS		
Block	Lots	Length (Ft)
46	8-14	605'
46	18-24	510'
46	24-31	493'
46	38-44	350'
47	1-10	510'
48	1-9	508'
48	10-17	450'
49	1-16	796'
49	17-22	289'
49	23-45	1128'
49	65-70	286'
49	71-90	984'
49	106-113	418'
49	114-118	255'
50	1-12	634'
51	1-7	360'
51	8-14	360'

BLOCK LENGTHS		
Block	Lots	Length (Ft)
52	1-10	530'
52	11-20	561'
53	1-11	588'
53	12-23	644'
54	1-8	447'
54	9-16	410'
55	1-10	742'
55	11-21	576'
56	1-14	858'
56	23-37	789'
56	38-40	230'
56	40-52	635'
56	53-60	440'
56	60-63	275'
64	1	111'
64	7-20	1069'
65	1-13	965'
71	1-14	750'

BLOCK LENGTHS		
Block	Lots	Length (Ft)
32	18-34	875'
33	1-13	710'
33	14-32	979'
34	1-14	689'
34	15-22	420'
35	1-11	592'
35	12-22	592'
36	1-6	512'
36	7-19	882'
36	22-31	851'
36	31-37	588'
37	1-12	832'
37	13-26	739'
38	1-21	1149'
39	1-18	922'
40	1-15	888'
40	16-29	722'

BLOCK LENGTHS		
Block	Lots	Length (Ft)
41	1-5	333'
41	5-13	550'
41	14-22	575'
42	1-6	405'
42	7-16	640'
42	17-28	640'
42	29-36	405'
43	1-11	920'
43	12-15	346'
44	5-6	189'
44	6-10	275'
44	11-21	542'
45	1-3	243'
45	4-15	671'
45	24-26	261'
45	27-31	261'
46	1-8	607'

BLOCK LENGTHS		
Block	Lots	Length (Ft)
46	8-14	605'
46	18-24	510'
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46	38-44	350'
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48	10-17	450'
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49	17-22	289'
49	23-45	1128'
49	65-70	286'
49	71-90	984'
49	106-113	418'
49	114-118	255'
50	1-12	634'
51	1-7	360'
51	8-14	360'

BLOCK LENGTHS		
Block	Lots	Length (Ft)
52	1-10	530'
52	11-20	561'
53	1-11	588'
53	12-23	644'
54	1-8	447'
54	9-16	410'
55	1-10	742'
55	11-21	576'
56	1-14	858'
56	23-37	789'
56	38-40	230'
56	40-52	635'
56	53-60	440'
56	60-63	275'
64	1	111'
64	7-20	1069'
65	1-13	965'
71	1-14	750'

PROJECT NO.	BRL20001	
FILE PATH	G:\JOB\BRL20001_PH1_Bonds_Ranch	
DRAWN BY	ACW	
REVIEWED BY	JAK	
DATE	AUGUST 2022	
REVISIONS/AMENDMENTS:		
△	1/23/2025	BLOCKS 57-63, 69, & 70 HAVE BEEN REMOVED
△	11/11/2025	PHASE LINE AND INTERNAL STREET ALIGNMENT ADJUSTMENTS

OWNER

MM RIO CLARO 620, LLC.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75219

DEVELOPER

MM RIO CLARO 620, LLC.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75219

PLANNER / ENGINEER

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

A PRELIMINARY PLAT FOR

BONDS RANCH RIO CLARO

CONTAINING LOTS 1-1012, BK 1 LOTS 1X, 2X, 3X, 4X, 5X, 6X, 7X, 8X, 9X, 10X, 11X, 12X, 13X, 14X, 15X, 16X, 17X, 18X, 19X, 20X, 21X, 22X, 23X, 24X, 25X, 26X, 27X, 28X, 29X, 30X, 31X, 32X, 33X, 34X, 35X, 36X, 37X, 38X, 39X, 40X, 41X, 42X, 43X, 44X, 45X, 46X, 47X, 48X, 49X, 50X, 51X, 52X, 53X, 54X, 55X, 56X, 57X, 58X, 59X, 60X, 61X, 62X, 63X, 64X, 65X, 66X, 67X, 68X, 69X, 70X, 71X, 72X, 73X, 74X, 75X, 76X, 77X, 78X, 79X, 80X, 81X, 82X, 83X, 84X, 85X, 86X, 87X, 88X, 89X, 90X, 91X, 92X, 93X, 94X, 95X, 96X, 97X, 98X, 99X, 100X, 101X, 102X, 103X, 104X, 105X, 106X, 107X, 108X, 109X, 110X, 111X, 112X, 113X, 114X, 115X, 116X, 117X, 118X, 119X, 120X, 121X, 122X, 123X, 124X, 125X, 126X, 127X, 128X, 129X, 130X, 131X, 132X, 133X, 134X, 135X, 136X, 137X, 138X, 139X, 140X, 141X, 142X, 143X, 144X, 145X, 146X, 147X, 148X, 149X, 150X, 151X, 152X, 153X, 154X, 155X, 156X, 157X, 158X, 159X, 160X, 161X, 162X, 163X, 164X, 165X, 166X, 167X, 168X, 169X, 170X, 171X, 172X, 173X, 174X, 175X, 176X, 177X, 178X, 179X, 180X, 181X, 182X, 183X, 184X, 185X, 186X, 187X, 188X, 189X, 190X, 191X, 192X, 193X, 194X, 195X, 196X, 197X, 198X, 199X, 200X, 201X, 202X, 203X, 204X, 205X, 206X, 207X, 208X, 209X, 210X, 211X, 212X, 213X, 214X, 215X, 216X, 217X, 218X, 219X, 220X, 221X, 222X, 223X, 224X, 225X, 226X, 227X, 228X, 229X, 230X, 231X, 232X, 233X, 234X, 235X, 236X, 237X, 238X, 239X, 240X, 241X, 242X, 243X, 244X, 245X, 246X, 247X, 248X, 249X, 250X, 251X, 252X, 253X, 254X, 255X, 256X, 257X, 258X, 259X, 260X, 261X, 262X, 263X, 264X, 265X, 266X, 267X, 268X, 269X, 270X, 271X, 272X, 273X, 274X, 275X, 276X, 277X, 278X, 279X, 280X, 281X, 282X, 283X, 284X, 285X, 286X, 287X, 288X, 289X, 290X, 291X, 292X, 293X, 294X, 295X, 296X, 297X, 298X, 299X, 300X, 301X, 302X, 303X, 304X, 305X, 306X, 307X, 308X, 309X, 310X, 311X, 312X, 313X, 314X, 315X, 316X, 317X, 318X, 319X, 320X, 321X, 322X, 323X, 324X, 325X, 326X, 327X, 328X, 329X, 330X, 331X, 332X, 333X, 334X, 335X, 336X, 337X, 338X, 339X, 340X, 341X, 342X, 343X, 344X, 345X, 346X, 347X, 348X, 349X, 350X, 351X, 352X, 353X, 354X, 355X, 356X, 357X, 358X, 359X, 360X, 361X, 362X, 363X, 364X, 365X, 366X, 367X, 368X, 369X, 370X, 371X, 372X, 373X, 374X, 375X, 376X, 377X, 378X, 379X, 380X, 381X, 382X, 383X, 384X, 385X, 386X, 387X, 388X, 389X, 390X, 391X, 392X, 393X, 394X, 395X, 396X, 397X, 398X, 399X, 400X, 401X, 402X, 403X, 404X, 405X, 406X, 407X, 408X, 409X, 410X, 411X, 412X, 413X, 414X, 415X, 416X, 417X, 418X, 419X, 420X, 421X, 422X, 423X, 424X, 425X, 426X, 427X, 428X, 429X, 430X, 431X, 432X, 433X, 434X, 435X, 436X, 437X, 438X, 439X, 440X, 441X, 442X, 443X, 444X, 445X, 446X, 447X, 448X, 449X, 450X, 451X, 452X, 453X, 454X, 455X, 456X, 457X, 458X, 459X, 460X, 461X, 462X, 463X, 464X, 465X, 466X, 467X, 468X, 469X, 470X, 471X, 472X, 473X, 474X, 475X, 476X, 477X, 478X, 479X, 480X, 481X, 482X, 483X, 484X, 485X, 486X, 487X, 488X, 489X, 490X, 491X, 492X, 493X, 494X, 495X, 496X, 497X, 498X, 499X, 500X, 501X, 502X, 503X, 504X, 505X, 506X, 507X, 508X, 509X, 510X, 511X, 512X, 513X, 514X, 515X, 516X, 517X, 518X, 519X, 520X, 521X, 522X, 523X, 524X, 525X, 526X, 527X, 528X, 529X, 530X, 531X, 532X, 533X, 534X, 535X, 536X, 537X, 538X, 539X, 540X, 541X, 542X, 543X, 544X, 545X, 546X, 547X, 548X, 549X, 550X, 551X, 552X, 553X, 554X, 555X, 556X, 557X, 558X, 559X, 560X, 561X, 562X, 563X, 564X, 565X, 566X, 567X, 568X, 569X, 570X, 571X, 572X, 573X, 574X, 575X, 576X, 577X, 578X, 579X, 580X, 581X, 582X, 583X, 584X, 585X, 586X, 587X, 588X, 589X, 590X, 591X, 592X, 593X, 594X, 595X, 596X, 597X, 598X, 599X, 600X, 601X, 602X, 603X, 604X, 605X, 606X, 607X, 608X, 609X, 610X, 611X, 612X, 613X, 614X, 615X, 616X, 617X, 618X, 619X, 620X, 621X, 622X, 623X, 624X, 625X, 626X, 627X, 628X, 629X, 630X, 631X, 632X, 633X, 634X, 635X, 636X, 637X, 638X, 639X, 640X, 641X, 642X, 643X, 644X, 645X, 646X, 647X, 648X, 649X, 650X, 651X, 652X, 653X, 654X, 655X, 656X, 657X, 658X, 659X, 660X, 661X, 662X, 663X, 664X, 665X, 666X, 667X, 668X, 669X, 670X, 671X, 672X, 673X, 674X, 675X, 676X, 677X, 678X, 679X, 680X, 681X, 682X, 683X, 684X, 685X, 686X, 687X, 688X, 689X, 690X, 691X, 692X, 693X, 694X, 695X, 696X, 697X, 698X, 699X, 700X, 701X, 702X, 703X, 704X, 705X, 706X, 707X, 708X, 709X, 710X, 711X, 712X, 713X, 714X, 715X, 716X, 717X, 718X, 719X, 720X, 721X, 722X, 723X, 724X, 725X, 726X, 727X, 728X, 729X, 730X, 731X, 732X, 733X, 734X, 735X, 736X, 737X, 738X, 739X, 740X, 741X, 742X, 743X, 744X, 745X, 746X, 7

Line Table		
Line #	Length	Direction
L100	149.540	N0° 22' 11.96"W
L101	560.000	N89° 37' 48.04"E
L102	387.915	N0° 22' 11.96"W
L103	387.915	N0° 22' 11.96"W
L104	221.894	N13° 59' 37.96"W
L105	108.025	N89° 37' 48.04"E
L106	296.895	N89° 37' 48.04"E
L107	290.000	S0° 22' 11.96"E
L108	240.000	N89° 37' 48.04"E
L109	437.010	N0° 22' 11.96"W
L110	487.010	S0° 22' 11.96"E
L111	248.818	N49° 59' 04.83"E
L112	243.225	N49° 59' 04.83"E
L113	269.179	S39° 57' 12.62"E
L114	104.002	S0° 22' 11.96"E
L115	221.929	N89° 37' 48.04"E
L116	239.290	N9° 18' 47.38"W
L117	240.000	S0° 22' 11.96"E
L118	171.929	N89° 37' 48.04"E
L119	295.009	N9° 18' 47.38"W

Line Table		
Line #	Length	Direction
L120	305.011	N89° 37' 48.04"E
L121	760.842	N67° 06' 21.27"E
L122	101.072	N22° 53' 38.73"W
L123	237.038	N76° 19' 36.39"E
L124	509.334	N0° 22' 11.96"W
L125	509.334	N0° 22' 11.96"W
L126	252.584	N89° 37' 48.04"E
L127	290.000	N89° 37' 48.04"E
L128	290.000	N89° 37' 48.04"E
L129	735.980	N0° 22' 11.96"W
L130	735.980	N0° 22' 11.96"W
L131	106.849	S11° 18' 12.75"E
L132	37.977	N0° 22' 11.96"W
L133	561.157	S89° 37' 48.04"W
L134	240.000	N0° 22' 11.96"W
L135	524.043	N0° 22' 11.96"W
L136	190.000	N0° 22' 11.96"W
L137	360.000	S89° 37' 48.04"W
L138	166.553	N0° 22' 11.96"W
L139	290.000	N0° 22' 11.96"W

Line Table		
Line #	Length	Direction
L140	160.636	N89° 37' 48.04"E
L141	359.406	N89° 37' 48.04"E
L142	74.177	N29° 32' 48.66"E
L143	157.324	N0° 36' 18.24"W
L144	273.052	N89° 23' 41.76"E
L145	169.003	N89° 23' 41.76"E
L146	240.000	N89° 23' 41.76"E
L147	518.130	S0° 36' 18.24"E
L148	756.183	S0° 36' 18.24"E
L149	160.090	N89° 23' 41.76"E
L150	189.113	N89° 23' 41.76"E
L151	287.995	S0° 36' 18.24"E
L152	240.000	N89° 23' 41.76"E
L153	291.640	N89° 23' 41.76"E
L154	626.047	S0° 36' 18.24"E
L155	259.927	N30° 12' 59.53"E
L156	185.000	S73° 06' 45.56"E
L157	185.000	S73° 06' 45.56"E
L158	241.191	S73° 06' 45.56"E
L160	239.342	N81° 55' 55.59"E

Line Table		
Line #	Length	Direction
L161	240.000	S67° 15' 11.64"W
L162	290.003	S67° 15' 11.64"W
L163	185.000	S67° 14' 55.68"W
L164	185.000	S67° 15' 11.64"W
L165	290.003	S67° 15' 01.86"W
L166	289.997	S67° 15' 11.64"W
L167	240.000	S22° 44' 48.36"E
L168	240.000	S67° 15' 11.64"W
L169	240.000	S67° 15' 11.64"W
L170	290.000	S22° 44' 48.36"E
L171	359.086	S22° 44' 48.36"E
L172	699.680	S22° 44' 48.36"E
L173	290.000	S22° 44' 48.36"E
L174	353.891	S22° 44' 48.36"E
L175	188.550	S22° 44' 48.36"E
L176	240.000	N67° 15' 11.64"E
L177	352.441	S22° 44' 48.36"E
L178	240.000	S67° 15' 11.64"W
L179	359.680	S22° 44' 48.36"E
L180	185.000	S67° 15' 11.64"W

Line Table		
Line #	Length	Direction
L181	185.000	S67° 15' 11.64"W
L183	240.000	S67° 15' 11.64"W
L184	634.196	S22° 44' 48.36"E
L185	584.196	S22° 44' 48.36"E
L186	464.516	S22° 44' 48.36"E
L187	699.516	S22° 44' 48.36"E
L188	232.761	S22° 44' 48.36"E
L189	290.000	S22° 44' 48.36"E
L190	290.000	N67° 15' 11.64"E
L191	316.307	N67° 15' 11.64"E
L192	290.000	S22° 44' 48.36"E
L193	240.000	N67° 15' 11.64"E
L194	290.000	N67° 15' 11.64"E
L195	185.000	S22° 44' 48.36"E
L196	290.000	N67° 15' 11.64"E
L197	475.000	N67° 15' 11.64"E
L198	240.000	N67° 15' 11.64"E
L199	411.490	S22° 29' 28.10"E
L200	391.760	S22° 44' 48.36"E
L201	239.201	N70° 16' 10.95"E

Line Table		
Line #	Length	Direction
L202	215.005	S22° 44' 48.36"E
L203	185.000	S22° 44' 48.36"E
L204	240.098	N67° 15' 11.64"E
L205	290.000	N82° 48' 35.70"E
L206	290.000	N82° 48' 35.70"E
L207	185.000	N82° 48' 35.70"E
L208	185.000	N82° 48' 35.70"E
L209	239.438	N82° 48' 35.70"E
L210	317.326	S22° 44' 48.36"E
L211	334.577	N0° 28' 16.24"E
L212	240.000	S89° 31' 43.76"E
L213	290.000	S89° 31' 43.76"E
L214	185.000	S89° 31' 43.76"E
L215	185.000	S89° 31' 43.76"E
L216	240.000	S89° 31' 43.76"E
L217	260.000	S0° 28' 16.24"W
L218	240.000	S89° 31' 43.76"E
L219	360.000	N0° 28' 16.24"E
L220	384.577	N0° 28' 16.24"E
L221	384.577	N0° 28' 16.24"E

Curve Table			
Curve #	Length	Radius	Delta
C1	35.667	150.000	13.6239
C2	66.651	50.000	76.3761
C3	78.540	50.000	90.0000
C4	78.540	50.000	90.0000
C5	322.180	490.000	37.6725
C6	84.234	200.000	24.1313
C7	65.001	50.000	74.4860
C8	204.123	295.000	39.6453
C9	227.535	1785.000	7.3035
C10	79.971	50.000	91.6396
C11	78.540	50.000	90.0000
C12	233.708	1495.000	8.9568
C13	257.508	1495.000	9.8690
C14	187.719	1200.000	8.9629
C15	284.024	1200.000	13.5612
C16	314.496	800.000	22.5241
C17	83.950	50.000	96.1992
C18	135.148	1090.000	7.1040
C19	314.496	800.000	22.5241
C20	57.248	300.000	10.9336

Curve Table			
Curve #	Length	Radius	Delta
C21	57.248	300.000	10.9336
C22	78.540	50.000	90.0000
C23	78.540	50.000	90.0000
C24	78.540	50.000	90.0000
C25	104.429	200.000	29.9168
C26	78.540	50.000	90.0000
C27	216.922	580.000	21.4288
C28	78.177	50.000	89.5848
C29	78.540	50.000	90.0000
C30	322.763	600.000	30.8216
C31	343.141	1475.000	13.3292
C32	76.158	50.000	87.2706
C33	484.053	710.000	39.0622
C34	644.109	1000.000	36.9047
C35	892.352	1290.000	39.6341
C36	1020.325	1475.000	39.6341
C37	290.018	1660.000	10.0101
C38	432.997	1660.000	14.9451
C39	425.283	1660.000	14.6789
C40	79.856	50.000	91.5080

Curve Table			
Curve #	Length	Radius	Delta
C41	448.258	1950.000	13.1709
C42	78.540	50.000	90.0000
C43	78.540	50.000	90.0000
C44	78.540	50.000	90.0000
C45	78.540	50.000	90.0000
C46	78.540	50.000	90.0000
C47	78.540	50.000	90.0000
C48	78.540	50.000	90.0000
C49	78.540	50.000	90.0000
C50	80.138	50.000	91.8308
C51	78.049	50.000	89.4370
C52	566.569	2275.000	14.2690
C53	519.454	1985.000	14.9937
C54	488.728	1800.000	15.5567
C55	290.000	1325.000	12.5402
C56	79.664	50.000	91.2877
C57	281.018	1035.000	15.5567
C58	138.394	1035.000	7.6613
C59	78.540	50.000	90.0000
C60	78.540	50.000	90.0000

Line Table		
Line #	Length	Direction
L222	384.577	N0° 28' 16.24"E
L223	711.352	N0° 28' 16.24"E
L224	610.000	S89° 43' 24.61"E
L225	290.000	S89° 43' 24.61"E
L226	226.136	S0° 16' 35.39"W
L227	240.000	S0° 16' 35.39"W
L228	560.000	S89° 43' 24.61"E
L229	240.000	N0° 16' 35.39"E
L230	240.000	N0° 16' 35.39"E
L231	311.473	S89° 43' 24.61"E
L232	248.527	S89° 46' 51.84"E
L233	190.000	N0° 16' 35.39"E
L234	240.000	N0° 16' 35.39"E
L235	240.000	N0° 16' 35.39"E
L236	510.000	S89° 43' 24.61"E
L237	290.000	S0° 16' 35.39"W
L238	67.843	S89° 43' 24.61"E
L239	520.000	S89° 43' 24.61"E
L240	109.525	N0° 16' 35.39"E
L241	122.724	S0° 16' 35.39"W

Line Table		
Line #	Length	Direction
L242	197.775	S89° 43' 24.61"E
L243	262.225	S89° 43' 24.61"E
L244	302.413	N89° 52' 58.47"W
L246	179.150	S72° 19' 50.49"E
L247	103.250	S0° 30' 52.42"W
L248	365.326	N89° 29' 07.58"W
L249	104.998	S0° 07' 16.53"W
L250	209.853	S0° 07' 16.53"W
L251	207.606	S17° 40' 09.51"W
L252	356.055	N89° 19' 49.11"W
L253	157.912	S72° 10' 32.02"E
L254	1362.312	N89° 19' 49.11"W
L255	592.164	N64° 34' 46.98"E
L256	511.836	N60° 41' 17.37"W
L257	434.362	S18° 02' 45.94"W
L258	724.364	S0° 07' 16.53"W
L259	620.291	S72° 10' 32.02"E
L260	237.448	N81° 18' 04.18"E
L261	2717.990	N89° 19' 49.11"W
L262	299.073	N0° 25' 46.10"E

Line Table		
Line #	Length	Direction
L263	290.000	S89° 34' 13.90"E
L264	308.630	N0° 25' 46.10"E
L265	240.000	S52° 20' 19.81"E
L266	586.681	N0° 25' 46.10"E
L267	586.681	N0° 25' 46.10"E
L268	190.000	N89° 34' 13.90"W
L269	490.193	N0° 25' 46.10"E
L270	290.000	S89° 34' 13.90"E
L271	290.000	S89° 34' 13.90"E
L272	185.000	S89° 34' 13.90"E
L273	185.000	S89° 34' 13.90"E
L274	290.000	S89° 34' 13.90"E
L275	96.488	N0° 25' 46.10"E
L276	96.488	N0° 25' 46.10"E
L277	96.488	N0° 25' 46.10"E
L279	290.107	S82° 33' 54.52"E
L280	223.015	N0° 25' 46.10"E
L281	290.023	S65° 50' 14.26"E
L282	185.019	S65° 50' 14.26"E
L283	238.947	S65° 50' 14.26"E

Line Table		
Line #	Length	Direction
L284	376.445	N25° 54' 37.58"E
L286	290.000	N51° 31' 27.78"W
L287	272.377	N38° 28' 17.30"E
L288	520.991	N38° 28' 32.22"E
L289	520.991	N38° 28' 32.22"E
L290	174.547	S64° 26' 50.16"E
L291	294.573	S64° 26' 50.16"E
L292	426.559	N78° 37' 47.86"W
L293	198.0	

Field notes for: (TRACT I)

Parts of the R. GANZARA SURVEY, Abstract No. 563, the T. & P. R. CO. SURVEY, Abstract No. 1568, the ALEXANDER, CRAIN, HARRIS & BROOKS SURVEY, Abstract No. 55 situated in the northwest part of Tarrant County, Texas; embracing all of Tract I, the 351-010/1000 acres tract described in the deed to Rio Claro, Inc. Cloverland Investors, LLLP, SPG- Wheatley, LLLP, SPG-Swaback, LLLP, CSP-1982 Trust, LLLP, Chariesville, LLC, CSP-KDL, LLLP, and CSP-Stratford I, LLP, recorded in Document No. D208069913 of the Real Records of Tarrant County, Texas and described by metes and bounds as follows:

Beginning at a 1/2" capped iron found for the northeast corner of said 351-010/1000 acres tract, and for the northeast corner of LAGO VISTA AT BONDS RANCH, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 6636 of the Plat Records of Tarrant County, Texas, and in the south right-of-way of Bonds Ranch Road.

Thence north 89 degrees-23 minutes-42 seconds east, along the north line of said 351-010/1000 acres tract, and the south right-of-way of said Bonds Ranch Road, 1444-20 /100 feet to a 5/8" capped iron recovered for the most northerly northeast corner of said 351-010/1000 acres tract, and for the northeast corner of LAGO VISTA AT BONDS RANCH, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 10089 of the said Plat Records, in the east line of Dosier Creek Parkway.

Thence southeasterly and southerly, along an east line of said 351-010/1000 acres tract, and the west line of said LAGO VISTA AT BONDS RANCH, recorded in Cabinet A, Slide 10089 of the said Plat Records, and the east line of Dosier Creek Parkway, the following:

south 00 degrees-36 minutes-18 seconds east 27-91 /100 feet to a 5/8" capped iron recovered at the beginning of a curve to the right having a radius of 836 feet; along said curve to the right an arc length of 132-28 /100 feet to a 5/8" capped iron recovered at its end, and the beginning of a curve to the right having a radius of 409-50/100 feet, the long chord of said 132-28/100 feet arc is south 03 degrees-55 minutes-55 seconds west 114 /100 feet; along said curve to the right an arc length of 53-35 /100 feet to a 5/8" capped iron recovered at its end, at the intersection of the east line of said Dosier Creek Parkway, and the north line of Owl Creek Drive, the long chord of said 53-35/100 feet arc is south 12 degrees-11 minutes-36 seconds west 53-31 /100 feet.

Thence south 76 degrees-09 minutes-56 seconds east, along the north line of said Owl Creek Drive, 15-94 /100 feet to a 5/8" capped iron recovered.

Thence south 13 degrees-50 minutes-04 seconds west, crossing said Owl Creek Drive, 50-00 /100 feet to a 5/8" capped iron recovered, in the south line of said Owl Creek Drive.

Thence north 76 degrees-09 minutes-56 seconds west, along the south line of said Owl Creek Drive, 20-17 /100 feet to a 5/8" capped iron recovered at the intersection of the south line of said Owl Creek Drive, and the east line of said Dosier Creek Parkway, at the beginning of a curve to the right having a radius of 830 feet.

Thence southeasterly, continuing along an east line of said 351-010/1000 acres tract, and the west line of said LAGO VISTA AT BONDS RANCH, recorded in Cabinet A, Slide 10089 of the said Plat Records, the following:

along said curve to the right an arc length of 204-09 /100 feet to a 1/2" capped iron found at its end, the long chord of said 204-09/100 feet arc is south 22 degrees-36 minutes-17 seconds west 203-58 /100 feet; south 29 degrees-38 minutes-57 seconds west 246-78 /100 feet to a 5/8" capped iron recovered for the northwest corner of Tract IV, the 18-533/1000 acres tract described in said deed to Rio Claro, Inc. Cloverland Investors, LLLP, SPG- Wheatley, LLLP, CSP-1982 Trust, LLLP, Chariesville, LLC, CSP-KDL, LLLP, and CSP-Stratford I, LLP, recorded in said Document No. D208069913 of the said Real Records, and for the most westerly southwest corner of said LAGO VISTA AT BONDS RANCH, recorded in Cabinet A, Slide 10089 of the said Plat Records at the beginning of a curve to the left having a radius of 770 feet.

Thence southeasterly and southeasterly, continuing along an east line of said 351-010/1000 acres tract, and the west line of said 18-533/1000 acres tract, the following:

along said curve to the left an arc length of 264-15 /100 feet to a 5/8" capped iron recovered, the long chord of said 264-15/100 feet arc is south 19 degrees-49 minutes-13 seconds west 262-86 /100 feet; south 81 degrees-51 minutes-00 seconds east 15-87 /100 feet to a 5/8" capped iron recovered;

south 08 degrees-07 minutes-55 seconds west 50-00 /100 feet to a 5/8" capped iron recovered;

north 81 degrees-52 minutes-05 seconds west 15-88 /100 feet to a 5/8" capped iron recovered at the beginning of a curve to the left having a radius of 770 feet; along said curve to the left an arc length of 697-03 /100 feet to a 5/8" capped iron recovered at its end, the long chord of said 697-03/100 feet arc is south 19 degrees-39 minutes-43 seconds east 673-45 /100 feet;

north 44 degrees-29 minutes-12 seconds east 15-58 /100 feet to a 5/8" capped iron recovered;

south 45 degrees-30 minutes-48 seconds east 50-00 /100 feet to a 5/8" capped iron recovered;

south 44 degrees-29 minutes-12 seconds west 15-58 /100 feet to a 5/8" capped iron recovered at the beginning of a curve to the right having a radius of 830 feet; along said curve to the right an arc length of 406-93 /100 feet to a 5/8" capped iron recovered at its end for a re-entrant corner of said 351-010/1000 acres tract, and for the southwest corner of said 18-533/1000 acres tract, the long chord of said 406-93/100 feet arc is south 31 degrees-28 minutes-59 seconds east 402-86 /100 feet.

Thence north 89 degrees-21 minutes-04 seconds east, along a north line of said 351-010/1000 acres tract, and along the south line of said 18-533/1000 acres tract, 334-97 /100 feet to a 5/8" capped iron recovered.

Thence south 80 degrees-05 minutes-35 seconds east, continuing along the along a north line of said 351-010/1000 acres tract, and the south line of said 18-533/1000 acres tract, to and along the south line of said LAGO VISTA AT BONDS RANCH, recorded in Cabinet A, Slide 10089, a distance of 427-49 /100 feet to a 5/8" capped iron recovered.

Thence south 09 degrees-54 minutes-25 seconds west, along a east line of said 351-010/1000 acres tract, 456-28/100 feet to a 5/8" capped iron recovered to a re-entrant corner of said 351-010/1000 acres tract.

Thence south 80 degrees-05 minutes-35 seconds east, along a north line of said 351-010/1000 acres tract, 477-39/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 351-010/1000 acres tract.

Thence north 09 degrees-54 minutes-25 seconds east, along an east line of said 351-010/1000 acres tract, 456-28/100 feet to a 5/8" capped iron recovered in the south line of said LAGO VISTA AT BONDS RANCH, recorded in Cabinet A, Slide 10089 of the said Plat Records.

Thence south 80 degrees-05 minutes-35 seconds east, along a north line of said 351-010/1000 acres tract, 177-22/100 feet to a 5/8" capped iron recovered for the southeast corner of said LAGO VISTA AT BONDS RANCH, recorded in Cabinet A, Slide 10089 of the said Plat Records, and for a re-entrant corner of said 351-010/1000 acres tract.

Thence north 30 degrees-09 minutes-50 seconds east, along a west line of said 351-010/1000 acres tract, 763-16 /100 feet to a 5/8" capped iron recovered for the most southerly southwest corner of Tract V, the 24-515/1000 acres tract described in said deed to Rio Claro, Inc. Cloverland Investors, LLLP, SPG- Wheatley, LLLP, SPG-Swaback, LLLP, CSP-1982 Trust, LLLP, Chariesville, LLC, CSP-KDL, LLLP, and CSP-Stratford I, LLP, recorded in Document No. D208069913 of the said Real Records.

Thence northeasterly and southeasterly, along a north line of said 351-010/1000 acres tract, and the south line of said 24-515/1000 acres tract, the following:

north 14 degrees-03 minutes-13 seconds west 86-64 /100 feet to a 5/8" capped iron recovered;

north 89 degrees-23 minutes-39 seconds east 338-59 /100 feet to a 5/8" capped iron recovered;

north 78 degrees-17 minutes-36 seconds east 66-00 /100 feet to a 5/8" capped iron recovered at the beginning of a curve to the left having a radius of 488 feet; along said curve to the left an arc length of 79-86 /100 feet to a 5/8" capped iron recovered at its end, the long chord of said 79-86/100 feet arc is north 07 degrees-01 minute-07 seconds east 79-77 /100 feet;

north 89 degrees-23 minutes-39 seconds east 171-85 /100 feet to a 5/8" capped iron recovered for the most easterly northeast corner of said 351-010/1000 acres tract, and the southeast corner of said 24-515/1000 acres tract in the west line of the tract described in the deed to Chapel Hill West, LLC, recorded in Document No. D218219520 of the said Real Records.

Thence south 00 degrees-22 minutes-12 seconds east, along the east line of said 351-010/1000 acres tract, and the west line of said Chapel Hill West, LLC, tract, 1642-88 /100 feet to a 1" iron recovered.

Thence south 00 degrees-18 minutes-49 seconds east, continuing along the east line of said 351-010/1000 acres tract, and the west line of said Chapel Hill West, LLC, tract, 2443-65 /100 feet to a 5/8" capped iron recovered for the southeast corner of said 351-010/1000 acres tract, in the north line of said West Tract described in the deed to Texas Electric Service Company recorded in volume 8865, page 414 of the said Real Records.

Thence north 89 degrees-43 minutes-52 seconds east, along a south line of said 351-010/1000 acres tract, and the north line of said West Tract, 484-40/100 feet to a 5/8" capped iron recovered for a westerly corner of said 351-010/1000 acres tract.

Thence north 00 degrees-16 minutes-08 seconds east, along an easterly line of said 351-010/1000 acres tract, 360-06/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 351-010/1000 acres tract.

Thence north 89 degrees-43 minutes-52 seconds west, along a southerly line of said 351-010/1000 acres tract, 604-98/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 351-010/1000 acres tract.

Thence south 00 degrees-16 minutes-08 seconds east, along a southerly line of said 351-010/1000 acres tract, 360-06/100 feet to a 5/8" capped iron recovered for a southerly corner of said 351-010/1000 acres tract, in the north line of said West Tract.

Thence north 89 degrees-43 minutes-52 seconds east, along the south line of said 351-010/1000 acres tract, and the north line of said West Tract, 3841-89 /100 feet to a 7/8" iron recovered for the southwest corner of said 351-010/1000 acres tract.

Thence north 00 degrees-22 minutes-26 seconds west, along the west line of said 351-010/1000 acres tract, 288-13 /100 feet to a 1" pipe recovered for the southeast corner of Tract No. 4 described in the deed to Texas Electric Service Company recorded in volume 2542, page 1 of the said Real Records.

Thence north 00 degrees-25 minutes-07 seconds east, continuing along the west line of said 351-010/1000 acres tract, and the east line of said Tract No. 4, a distance of 371-57 /100 feet to a 1/2" capped iron found for the most southerly northwest corner of said 351-010/1000 acres tract, and for the southwest corner of LAGO VISTA AT BONDS RANCH, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 8115 of the said Plat Records.

Thence north 89 degrees-43 minutes-40 seconds east, along a north line of said 351-010/1000 acres tract, and the south line of said LAGO VISTA AT BONDS RANCH, recorded in Cabinet A, Slide 8115 of the said Plat Records, 1576-07 /100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 351-010/1000 acres tract, and for the southeast corner of said LAGO VISTA AT BONDS RANCH, recorded in Cabinet A, Slide 8115 of the said Plat Records.

Thence northeasterly and northeasterly, along the west line of said 351-010/1000 acres tract, and the east line of said LAGO VISTA AT BONDS RANCH, recorded in Cabinet A, Slide 8115 of the said Plat Records to and along the east line of said LAGO VISTA AT BONDS RANCH, recorded in Cabinet A, Slide 6636 of the said Plat Records, the following:

north 01 degree-22 minutes-51 seconds west 643-38 /100 feet to a 1/2" capped iron found;

north 08 degrees-00 minutes-58 seconds west 156-13 /100 feet to a 1/2" capped iron found;

north 18 degrees-22 minutes-49 seconds west 803-32 /100 feet to a 1/2" capped iron found;

north 09 degrees-03 minutes-20 seconds east 238-97 /100 feet to a 5/8" capped iron recovered;

north 00 degrees-27 minutes-42 seconds west 150-16 /100 feet to a 5/8" capped iron recovered at the beginning of a curve to the left having a radius of 965 feet; along said curve to the right an arc length of 14-01/100 feet to a 5/8" capped iron recovered at its end, the long chord of said 14-01/100 feet arc is north 87 degrees-52 minutes-39 seconds east 14-07 /100 feet;

north 00 degrees-27 minutes-42 seconds west 985-90 /100 feet to a 1/2" capped iron found;

north 36 degrees-49 minutes-09 seconds west 498-38 /100 feet to a 1/2" capped iron found;

north 00 degrees-35 minutes-52 seconds west 365-01 /100 feet to a 1/2" capped iron found;

north 09 degrees-24 minutes-08 seconds west 13-12 /100 feet to a 1/2" capped iron found;

north 00 degrees-35 minutes-52 seconds west 600-02 /100 feet to a railroad spike found;

north 89 degrees-24 minutes-08 seconds east 12-50 /100 feet to a 1/2" capped iron found;

north 00 degrees-35 minutes-52 seconds west 360-14 /100 feet to the place of beginning and containing 351-010/1000 acres.

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). All 5/8" capped irons recovered called for in this description are marked (BROOKES BAKER SURVEYORS).

Field notes for: (TRACT I) AREA SOUTH OF TESCO R.O.W.) (42-241/1000 ACRES TRACT)

Part of the ALEXANDER, CRAIN, HARRIS & BROOKS SURVEY, Abstract No. 55 situated in the northwest part of Tarrant County, Texas; embracing all of the 42-241/1000 acres tract described in the deed to Rio Claro, Inc. Cloverland Investors, LLLP, SPG- Wheatley, LLLP, SPG-Swaback, LLLP, CSP-1982 Trust, LLLP, Chariesville, LLC, CSP-KDL, LLLP, and CSP-Stratford I, LLP, recorded in Document No. D208069913 of the Real Records of Tarrant County, Texas and described by metes and bounds as follows:

Beginning at a 5/8" capped iron recovered for the northwest corner of said 42-241/1000 acres tract in the south line of Tract No. 5 described in the deed to T.E.S.C.O. recorded in volume 2542, page 1 of the Deed Records of Tarrant County, Texas.

Thence south 89 degrees-43 minutes-25 seconds east, along the north line of said 42-241/1000 acres tract, and the south line of said Tract No. 5, 1942-55 /100 feet to a 5/8" capped iron recovered for the most northerly northeast corner of said 42-241/1000 acres tract.

Thence south 00 degrees-01 minute-49 seconds east, along an east line of said 42-241/1000 acres tract, 604-98/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 42-241/1000 acres tract.



Thence south 89 degrees-43 minutes-25 seconds east, along a north line of said 42-241/1000 acres tract, 360-07/100 feet to a 5/8" capped iron recovered for the most easterly northeast corner of said 42-241/1000 acres tract.

Thence south 00 degrees-01 minute-49 seconds east, along the east line of said 42-241/1000 acres tract, 279-89 /100 feet to a 5/8" capped iron recovered for the southeast corner of said 42-241/1000 acres tract.

Thence north 89 degrees-47 minutes-33 seconds west, along the south line of said 42-241/1000 acres tract, 2298-17 /100 feet to a 5/8" capped iron recovered for the southwest corner of said 42-241/1000 acres tract.

Thence north 00 degrees-18 minutes-38 seconds west, along the west line of said 42-241/1000 acres tract, 904-31 /100 feet to the place of beginning and containing 42-241/1000 acres.

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). All 5/8" capped irons recovered called for in this description are marked (BROOKES BAKER SURVEYORS).

PROJECT NO.	BRL20001
FILE PATH	G:\JOB\BRL20001_PH1_Bonds_Ranch
DRAWN BY	ACW
REVIEWED BY	JAK
DATE	AUGUST 2022
REVISIONS/AMENDMENTS:	
	1/23/2025 BLOCKS 57-63, 69, & 70 HAVE BEEN REMOVED
	11/1/2025 PHASE LINE AND INTERNAL STREET ALIGNMENT ADJUSTMENTS

Field notes for: (TRACT II) 151-865/1000 ACRES TRACT)

Parts of the R. GANZARA SURVEY, Abstract No. 563 and the T. & P. R. CO. SURVEY, Abstract No. 1568 situated in the northwest part of Tarrant County, Texas; embracing all of Tract II, the 151-865/1000 acres tract described in the deed to Rio Claro, Inc. Cloverland Investors, LLLP, SPG- Wheatley, LLLP, SPG-Swaback, LLLP, CSP-1982 Trust, LLLP, Chariesville, LLC, CSP-KDL, LLLP, and CSP-Stratford I, LLP, recorded in Document No. D208069913 of the Real Records of Tarrant County, Texas and described by metes and bounds as follows:

Beginning at a 5/8" capped iron recovered for the northeast corner of said 151-865/1000 acres tract, in the south right-of-way of Bonds Ranch Road, and in the west line of Tract No. 4 described in the deed to Texas Electric Service Company recorded in volume 2542, page 1 of the Deed Records of Tarrant County, Texas from which the northwest corner of LAGO VISTA AT BONDS RANCH, recorded in Cabinet A, Slide 6636 bears along a curve to the right having a radius of 1440-02/100 feet an arc length of 76-72/100 feet. The long chord of said 76-72/100 feet arc is north 78 degrees-23 minutes-09 second east 76-71/100 feet.

Thence south 00 degrees-25 minutes-05 seconds west, along the east line of said 151-865/1000 acres tract, and the west line of said Tract No. 4, a distance of 551-20/100 feet to a 5/8" capped iron recovered, for an easterly corner of said 151-865/1000 acres tract.

Thence north 89 degrees-34 minutes-55 seconds west 360-06/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 151-865/1000 acres tract.

Thence south 00 degrees-25 minutes-05 seconds west 604-98/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 151-865/1000 acres tract.

Thence north 89 degrees-34 minutes-55 seconds east 360-06/100 feet to a 5/8" capped iron recovered for an easterly corner of said 151-865/1000 acres tract, in the west line of said Tract No. 4.

Thence south 00 degrees-25 minutes-05 seconds west, along the east line of said 151-865/1000 acres tract, and the west line of said Tract No. 4, a distance of 2074-03/100 feet to a 5/8" capped iron recovered for an east corner of said 151-865/1000 acres tract.

Thence north 47 degrees-02 minutes-08 seconds west 360-06/100 feet to a 5/8" capped iron recovered.

Thence south 42 degrees-57 minutes-52 seconds west 604-98/100 feet to a 5/8" capped iron recovered.

Thence south 47 degrees-02 minutes-08 seconds east 360-06/100 feet to a 5/8" capped iron recovered.

Thence north 42 degrees-57 minutes-52 seconds east 604-98/100 feet to a 5/8" capped iron recovered, in the east line of said 151-865/1000 acres tract, and the west line of said Tract No. 4.

Thence south 00 degrees-25 minutes-05 seconds west, along the east line of said 151-865/1000 acres tract, and the west line of said Tract No. 4, a distance of 1298-59/100 feet to a 5/8" capped iron recovered for the northeast corner of Tract VII, the 5-001/1000 acres tract described in said deed to Rio Claro, Inc. Cloverland Investors, LLLP, SPG- Wheatley, LLLP, SPG-Swaback, LLLP, CSP-1982 Trust, LLLP, Chariesville, LLC, CSP-KDL, LLLP, and CSP-Stratford I, LLP, recorded in said Document No. D208069913 of the said Real Records.

Thence north 89 degrees-50 minutes-09 seconds west, along a south line of said 151-865/1000 acres tract, and along the north line of said 5 acres tract, 416-86/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 151-865/1000 acres tract, and for the northwest corner of said 5 acres tract.

Thence south 00 degrees-24 minutes-28 seconds east, along an east line of said 151-865/1000 acres tract, and the west line of said 5 acres tract, 522-50/100 feet to a 5/8" capped iron recovered for the most southerly southeast corner of said 151-865/1000 acres tract, and the southwest corner of said 5-001/100 acres tract.

Thence south 89 degrees-53 minutes-40 seconds west, along the south line of said 151-865/1000 acres tract, 1063-53 /100 feet to a 5/8" capped iron recovered for the most southerly southwest corner of said 151-865/1000 acres tract.

Thence north 00 degrees-06 minutes-20 seconds west, along a west line of said 151-865/1000 acres tract, 604-98/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 151-865/1000 acres tract.

Thence south 89 degrees-53 minutes-40 seconds west, along a south line of said 151-865/1000 acres tract, 174-49/100 feet to a 5/8" capped iron recovered for the most westerly southwest corner of said 151-865/1000 acres tract, and for the most easterly southeast corner of Tract III, the 117-993/1000 acres tract described in said deed to Rio Claro, Inc. Cloverland Investors, LLLP, SPG- Wheatley, LLLP, SPG-Swaback, LLLP, CSP-1982 Trust, LLLP, Chariesville, LLC, CSP-KDL, LLLP, and CSP-Stratford I, LLP, recorded in said Document No. D208069913 of the said Real Records.

Thence north 00 degrees-25 minutes-09 seconds east, along the common line of said 151-865/1000 acres tract, and said 117-993/1000 acres tract, 2956-31 /100 feet to a 5/8" capped iron recovered for the northwest corner of said 151-865/1000 acres tract, and the northeast corner of said 117-993/1000 acres tract, in the southeasterly right-of-way of said Bonds Ranch Road.

Thence northeasterly, along the north line of said 151-865/1000 acres tract, and the southeasterly right-of-way of said Bonds Ranch Road, the following:

north 41 degrees-21 minutes-06 seconds east 1388-75 /100 feet to a 5/8" capped iron recovered at the beginning of a curve to the right having a radius of 1440-02/100 feet; along said curve to the right an arc length of 892-42 /100 feet to the place of beginning and containing 151-865/1000 acres, the long chord of said 892-42/100 feet arc is north 59 degrees-06 minutes-20 seconds east 878-21 /100 feet.

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). All 5/8" capped irons recovered called for in this description are marked (BROOKES BAKER SURVEYORS).

Field notes for: (TRACT III) 117-993/1000 ACRES TRACT)

Parts of the T & P R R CO. SURVEY, Abstract No. 1568, the R. GANZARA SURVEY, Abstract No. 563 and the J.P. SMITH SURVEY, Abstract No. 1918 situated in the northwest part of Tarrant County, Texas; embracing all of Tract III, the 117-993/1000 acres tract described in the deed to Rio Claro, Inc. Cloverland Investors, LLLP, SPG- Wheatley, LLLP, SPG-Swaback, LLLP, CSP-1982 Trust, LLLP, Chariesville, LLC, CSP-KDL, LLLP, and CSP-Stratford I, LLP, recorded in Document No. D208069913 of the Real Records of Tarrant County, Texas and described by metes and bounds as follows:

Beginning at a 7/8" iron recovered for the southwest corner of said 117-993/1000 acres tract, in the east right-of-way of F. M. Highway No. 1220 (Boat Club Road).

Thence north 14 degrees-02 minutes-37 seconds west, along the west line of said 117-993/1000 acres tract, and the east right-of-way of said Boat Club Road, 2223-00 /100 feet to a 5/8" capped iron recovered for the northwest corner of said 117-993/1000 acres tract, at the intersection of the east right-of-way of said Boat Club Road and the southerly right-of-way of Bonds Ranch Road.

Thence northeasterly, along the northerly line of said 117-993/1000 acres tract, and the southerly right-of-way of said Bonds Ranch Road, the following:

north 75 degrees-57 minutes-15 seconds east 569-18 /100 feet to a 5/8" capped iron recovered at the beginning of a curve to the left having a radius of 2360-03 /100 feet; along said curve to the left an arc length of 1425-29/100 feet arc is north 58 degrees-39 minutes-11 seconds east 1403-73 /100 feet.

north 41 degrees-21 minutes-06 seconds east 718-47 /100 feet to a 5/8" capped iron recovered for the northeast corner of said 117-993/1000 acres tract, and the northwest corner of the Tract II, the 151-865/1000 acres tract described in said deed to Rio Claro, Inc. Cloverland Investors, LLLP, SPG- Wheatley, LLLP, SPG-Swaback, LLLP, CSP-1982 Trust, LLLP, Chariesville, LLC, CSP-KDL, LLLP, and CSP-Stratford I, LLP, recorded in said Document No. D208069913 of the said Real Records.

Thence south 00 degrees-25 minutes-09 seconds west, along the common line of said 117-993/1000 acres tract, and said 151-865/1000 acres tract, 2956-31 /100 feet to a 5/8" capped iron recovered for the most easterly southeast corner of said 117-993/1000 acres tract, and the most westerly southwest corner of said 151-865/1000 acres tract.

Thence south 89 degrees-53 minutes-40 seconds west, along the south line of said 117-993/1000 acres tract, 165-57/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 117-993/1000 acres tract.

Thence south 00 degrees-06 minutes-20 seconds east, along an east line of said 117-993/1000 acres tract, 604-98/100 feet to a 5/8" capped iron recovered for the most southerly southeast corner of said 117-993/1000 acres tract.

Thence north 89 degrees-53 minutes-40 seconds west, along the south line of said 117-993/1000 acres tract, 1480-16



Date: 02/10/26

Ms. Caroline Cranz
City Plan Commission - Chairwoman
CITY OF FORT WORTH
100 Fort Worth Trail
Fort Worth, Texas 76102

Re: WAIVER REQUEST FOR ADDRESS – BONDS RANCH LS A (City Project No. 104490)

Dear Ms. Cranz:

On behalf of the Fort Worth Water Department, we are requesting a physical address for a new wastewater lift station. This request will require a waiver from the subdivision ordinance Section 31-150(b). The lift station is located south of W. Bonds Ranch Road and east of Morris Dido Newark Road in the City's ETJ, Tarrant County, Texas.

Sincerely,















Victor V. Tornero Jr., P.E., Sr. Capital Projects Officer, Water Department

VVT/BU

encl.: Exhibit showing lift station location

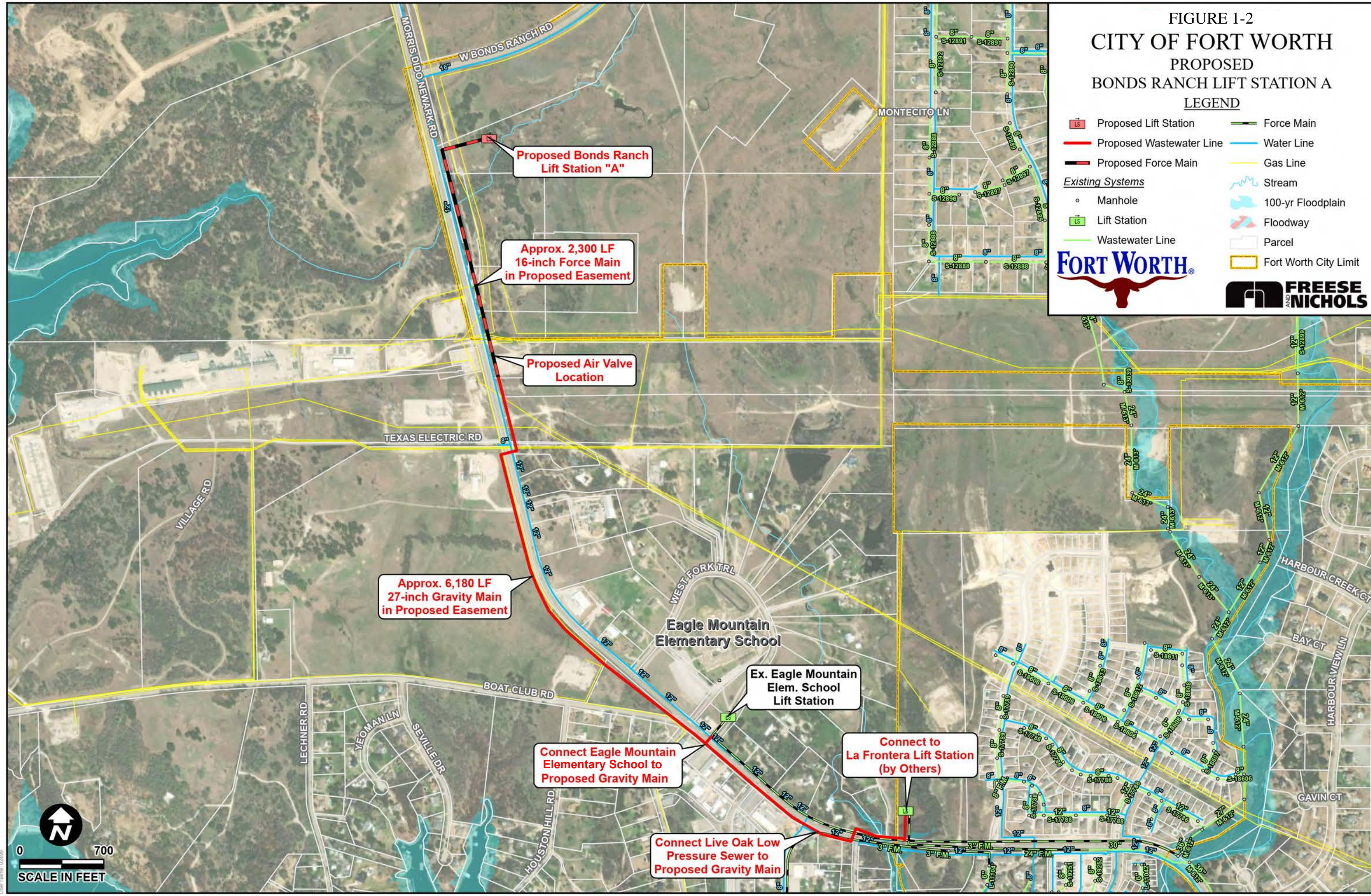
cc: Chris Harder, P.E., Director, Water Department
Laura Wilson, P.E., Deputy Director Water Department
Anthony Sholola, P.E., Assistant Director
Bijay Upreti, P.E. Project Manager

FIGURE 1-2
CITY OF FORT WORTH
PROPOSED
BONDS RANCH LIFT STATION A
LEGEND

 Proposed Lift Station	 Force Main
 Proposed Wastewater Line	 Water Line
 Proposed Force Main	 Gas Line
<i>Existing Systems</i>	
 Manhole	 Stream
 Lift Station	 100-yr Floodplain
 Wastewater Line	 Floodway
 Fort Worth City Limit	 Parcel

FORT WORTH

FREESE AND NICHOLS



Proposed Bonds Ranch Lift Station "A"

**Approx. 2,300 LF
16-inch Force Main
in Proposed Easement**

Proposed Air Valve Location

**Approx. 6,180 LF
27-inch Gravity Main
in Proposed Easement**

Eagle Mountain Elementary School

Ex. Eagle Mountain Elem. School Lift Station

Connect Eagle Mountain Elementary School to Proposed Gravity Main

Connect to La Frontera Lift Station (by Others)

Connect Live Oak Low Pressure Sewer to Proposed Gravity Main

0 700
SCALE IN FEET



Created By Freese and Nichols, Inc.
 Job No. F1722362
 Location: HURRICANE PREPAREDNESS - Bonds Ranch Lift Station
 Updated: Monday, January 6, 2020 7:28 AM
 File Name: 0205

OMB PP-21-075

Rio Claro

Alexander Parks, Senior Planner
CPC Meeting March 12, 2026

OMB PP-21-075



PP-21-075

Plat Summary Details

Plat Name: Rio Claro

Plat Description: Single Family Detached Residential

Size: 706.15

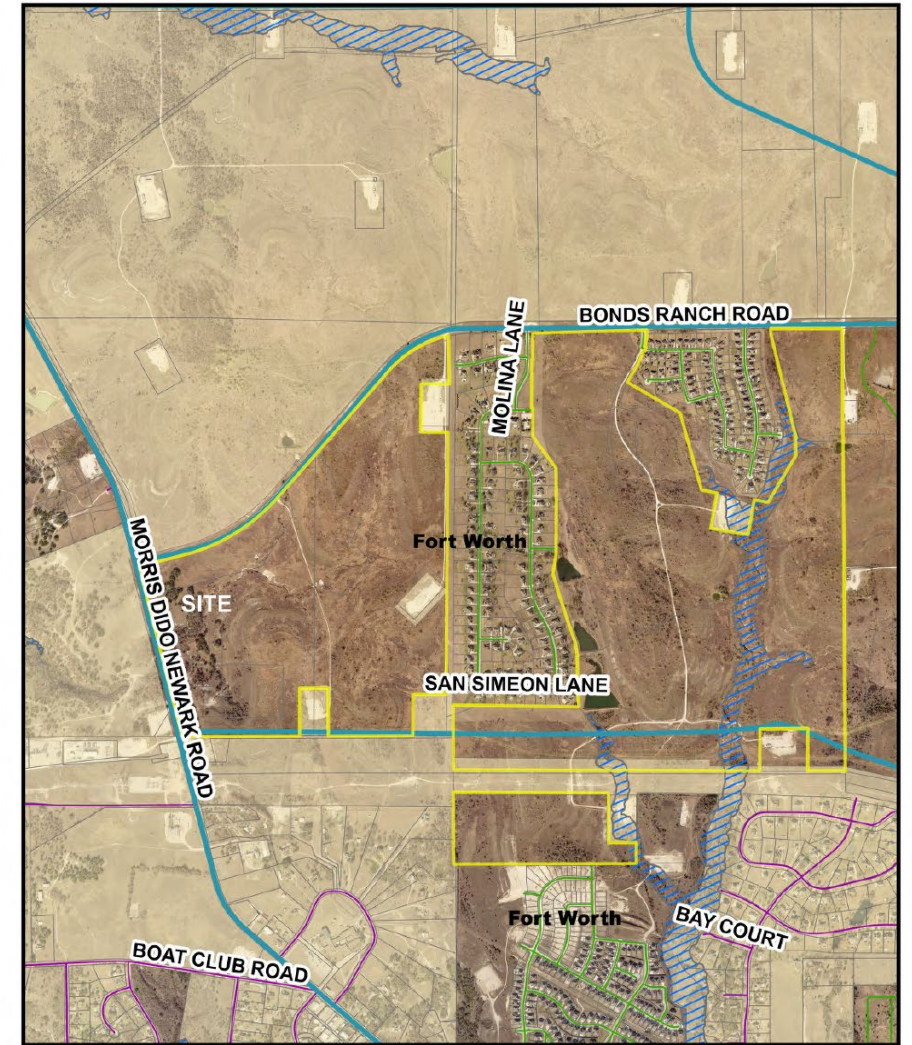
Owner/Applicant: N/A

Consultant/Applicant: City of Fort Worth

Waivers: Section 31-150(a) waiver to permit issuance of a building permit for a lift station prior to recordation of a final plat

CPC Requirements: Approval of the requested waiver.

Public Hearing Notification Date: N/A

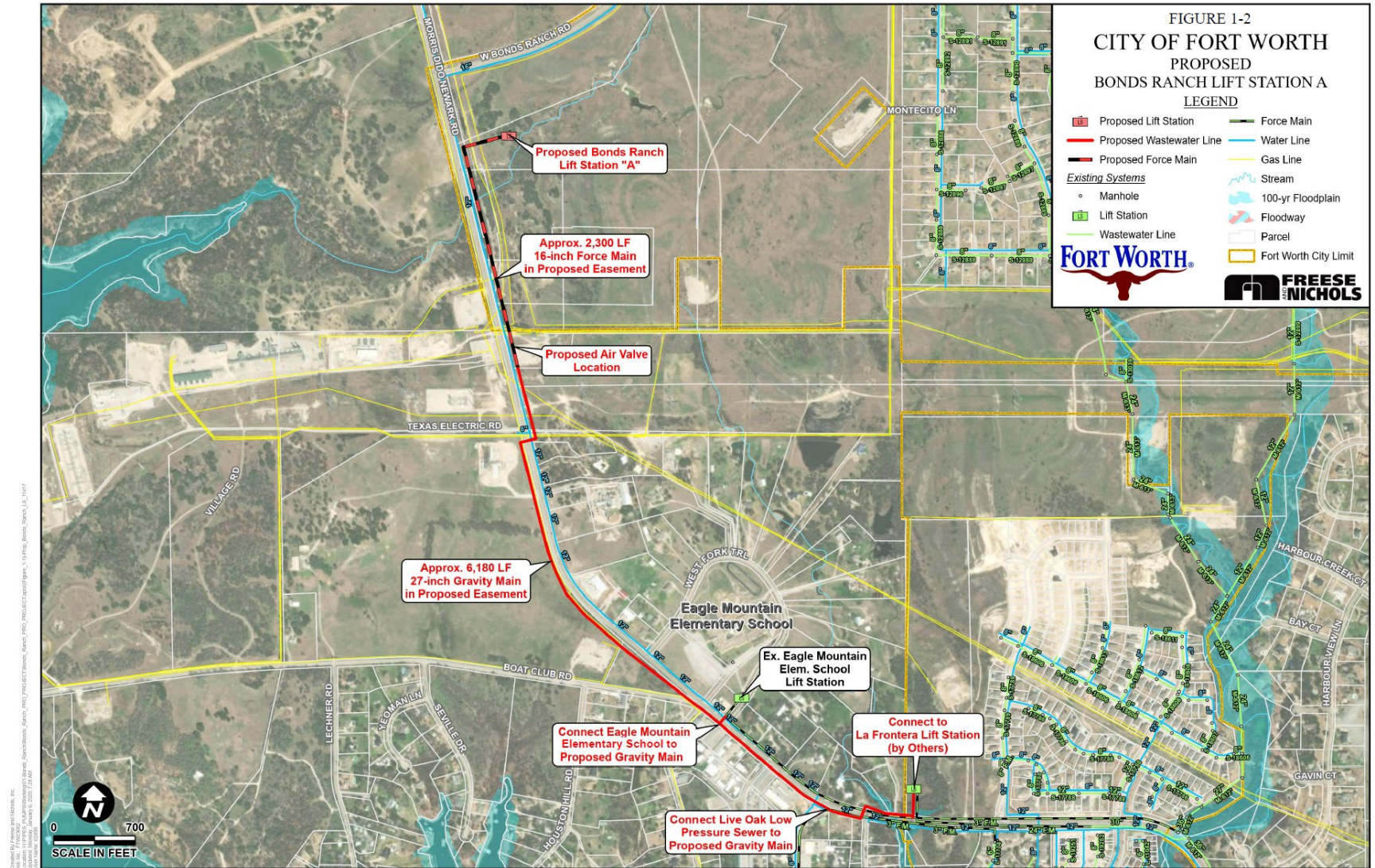


1:17,800



OMB PP-21-075

Lift Station Site Plan



OMB PP-21-075

DRC Recommendation

DRC recommends:

- 1) Approval of one Subdivision Ordinance waiver to permit the issuance of a building permit for a lift station prior the recordation of a final plat.

OMB PP-21-075

CPC Recommendation

1) Approval of one Subdivision Ordinance waiver to permit the issuance of a building permit for a lift station prior the recordation of a final plat.

FP-24-047 Lone Star at Liberty Trails Other Matter of Business (OMB/Waiver Request) Section 31-150(b): ETJ-Denton County.

Being 65.113 acres of land situated in the W.C. Hallmark Survey, Abstract No. 518 Denton County, Texas.

General Location: North of State Highway 114, east of County Line Road & west of Dalrymple Boulevard.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Double R Devco LLC
- 2. Consultant / Agent Pape Dawson Engineering

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning "ETJ" Denton County
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Suburban Residential
- 4. Public Hearing Notification Mailing Date N/A
- 5. Development Services Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... N/A

C. SERVICE DISTRICTS

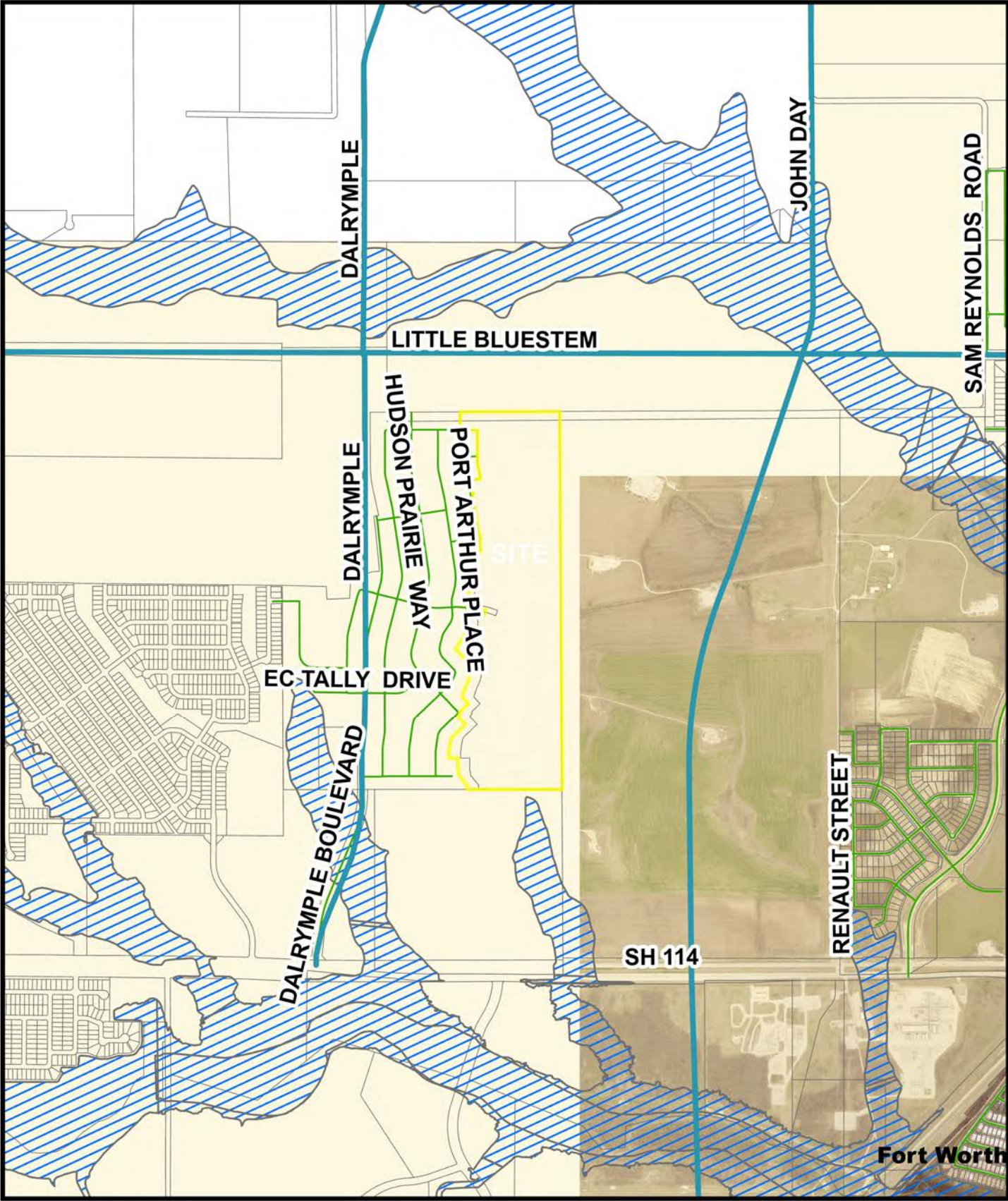
- 1. School ISD..... Northwest ISD
- 2. Proposed Water Supply Means..... City of Fort Worth
- 3. Proposed Sanitary Waste Disposal Means..... City of Fort Worth

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is a final plat for the phased single family residential development. Lone Star at Liberty Trails located in north Fort Worth in the extraterritorial jurisdiction in Denton County. The infrastructure plans for the first phase of this development required the applicant to irrigate land that is not being platted with that phase but is included in this final plat of the development. The Subdivision Ordinance in Section 31-150(b) states, the city shall be under no obligation to furnish, and may withhold any or all public services, unless and until all rules, regulations and requirements of this chapter have been met or duly waived by the plan commission. The applicant has requested a waiver to allow the issuance of irrigation meters to serve unplatted prior to the recordation of the final plat, FP-24-047. DRC supports the requested waiver.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to permit the issuance of irrigation meters prior to the recordation of a final plat.



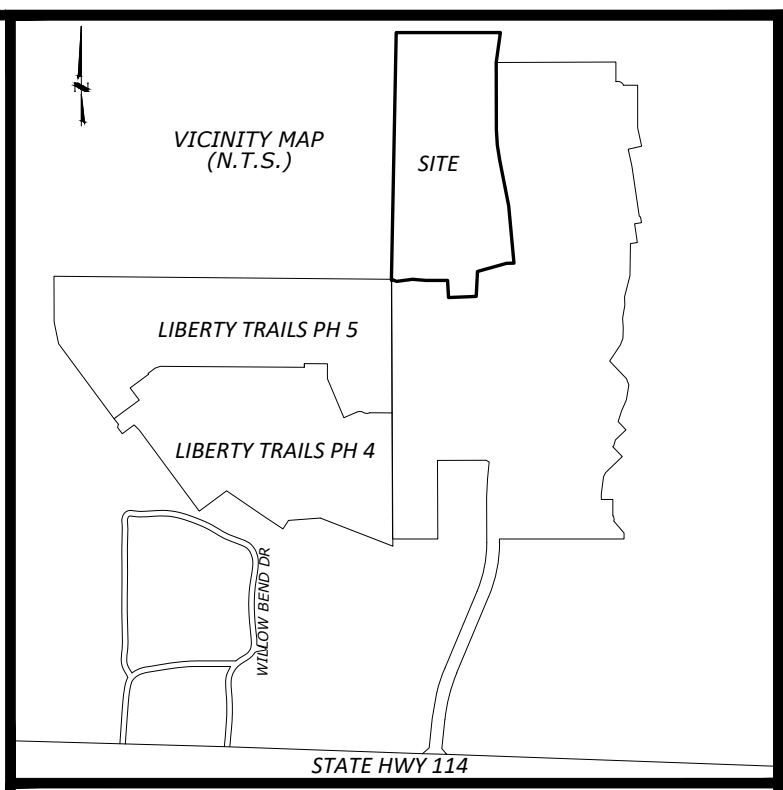
Legend

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

1:17,800



STRADER FAMILY LIMITED PARTNERSHIP
CALLED 276 ACRES
CCF 97-30029
R.P.R.D.C.T.



LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
IRS	1/2" IRON ROD W/YELLOW CAP STAMPED
IRF	"PIERCE-MURRAY" SET
BL	1/2" IRON ROD W/YELLOW CAP STAMPED
UE	"PIERCE-MURRAY" FOUND
DE	BUILDING LINE
OPF	UTILITY EASEMENT
MN. FFE	DRAINAGE EASEMENT
AC	OPEN SPACE EASEMENT
ETJ	MINIMUM FINISHED FLOOR ELEVATION
	ACRES
	EXTRA TERRITORIAL JURISDICTION

LAND USE TABLE

RESIDENTIAL LOTS	120
NON-RESIDENTIAL LOTS	8
RESIDENTIAL ACREAGE	19.333
NON-RESIDENTIAL ACREAGE	31.652
RIGHT OF WAY DEDICATION	14.128
PARK ACREAGE	
NET ACREAGE	50.985
TOTAL ACREAGE	65.113

BARRY S. EATON
JEFFERY L. EATON
BRIAN H. EATON
INST. NO. 2022-167450
O.P.R.D.C.T.

GENERAL NOTES

- BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, VIA THE ALLTERRA RTNET VRS NETWORK.
- ALL CORNERS ARE MARKED WITH A 1/2" IRON ROD SET (IRS) WITH YELLOW CAP STAMPED "PIERCE-MURRAY" UNLESS NOTED OTHERWISE.

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 THIS PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SITE DRAINAGE STUDY

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

FLOODPLAIN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(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 UNCONSTRUCTED 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 THESE 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 THIS 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 SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

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

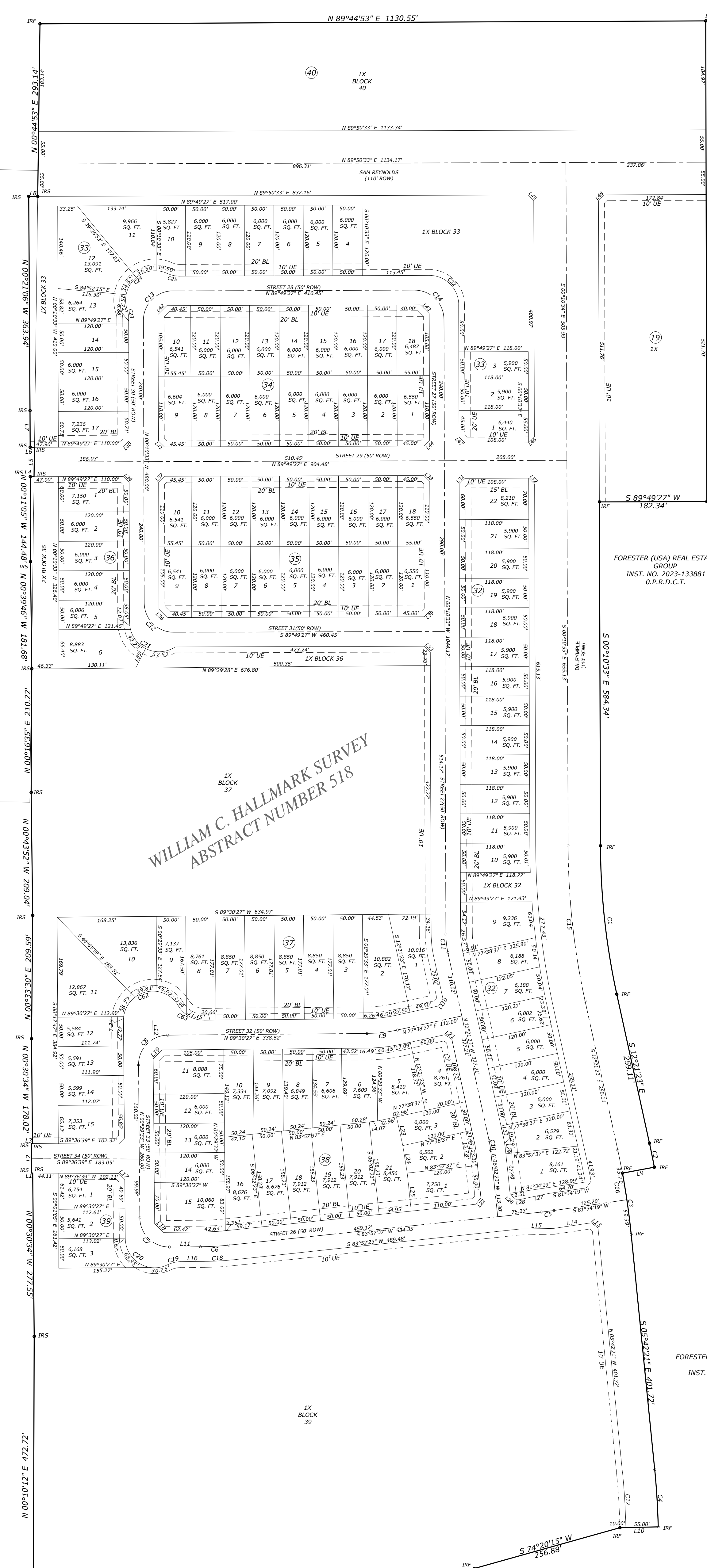
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

PUBLIC OPEN SPACE EASEMENT

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT OF 11-FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

MATCHLINE

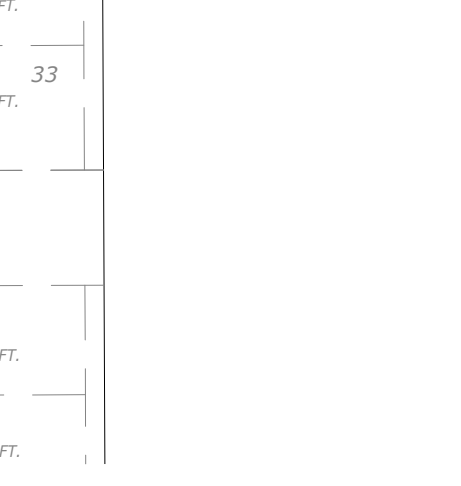
FORESTER (USA) REAL ESTATE GROUP
INST. NO. 2023-133881
O.P.R.D.C.T.



WILLIAM C. HALLMARK SURVEY
ABSTRACT NUMBER 518

POINT OF BEGINNING
1/2" IRF
S 88°54'33" E
130.89'

POINT OF COMMENCING
1/2" IRF
S 88°54'33" E
3.40'



LIBERTY TRAILS PHASE 5
INST. NO. 2022-447
O.P.R.D.C.T.

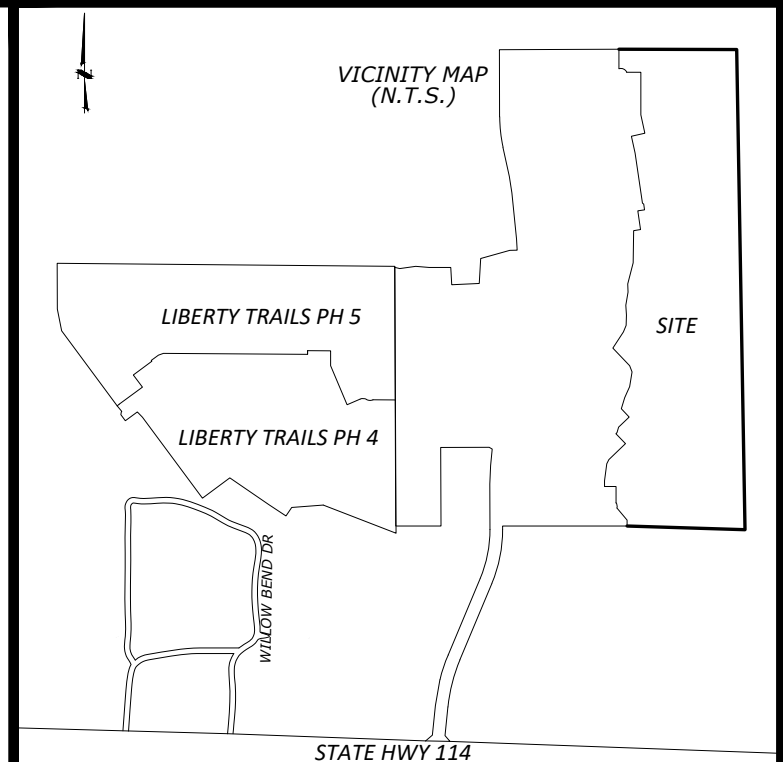
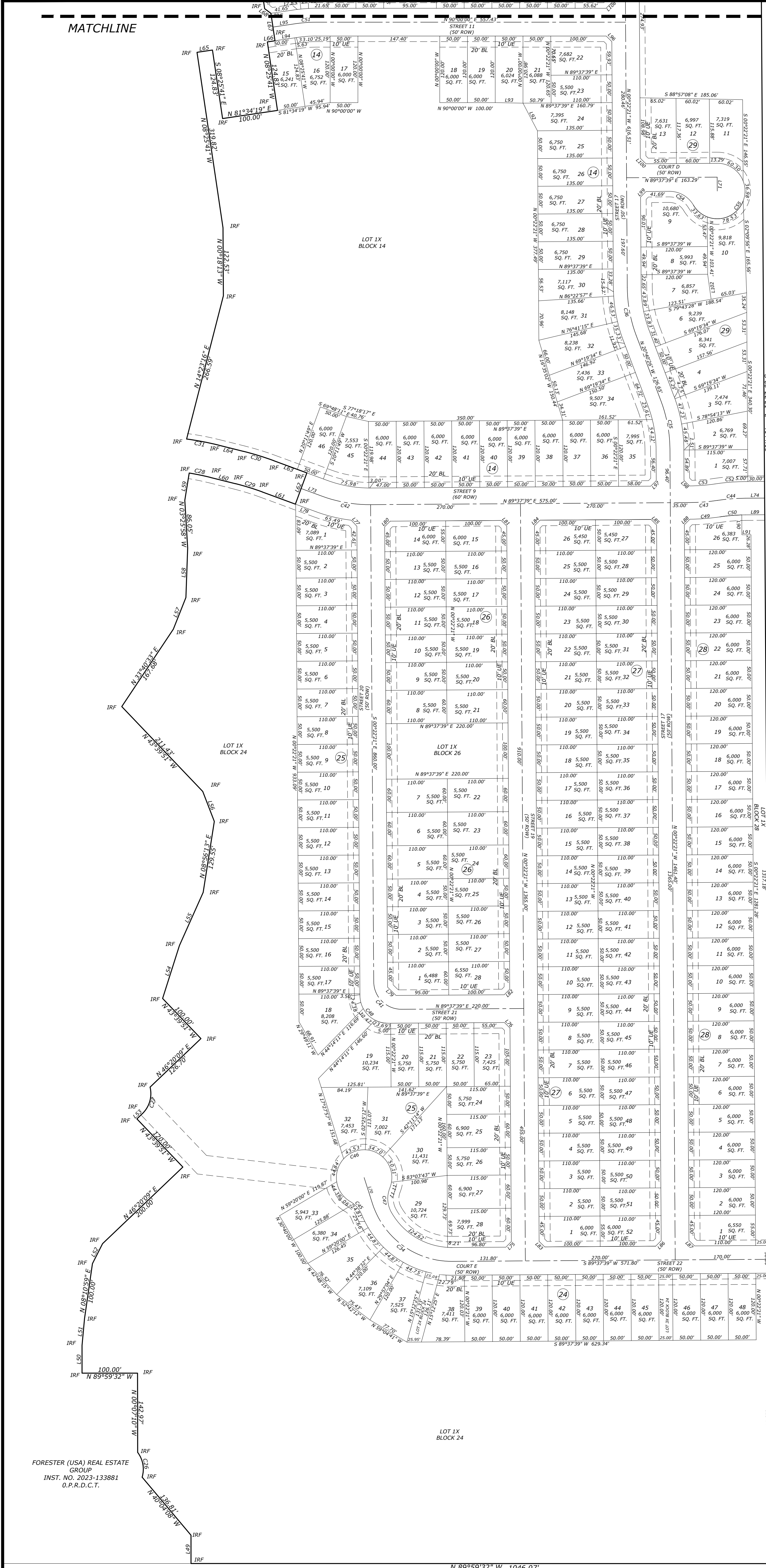
FORESTER (USA) REAL ESTATE GROUP
INST. NO. 2023-133881
O.P.R.D.C.T.

FINAL PLAT
LONESTAR AT LIBERTY TRAILS PHASE 2- WEST
LOT 1X BLOCK 19, LOT 1X AND LOTS 1-22 BLOCK 32, LOT 1X AND LOTS 1-17 BLOCK 33, LOTS 1-18 BLOCK 34, LOTS 1-18 BLOCK 35, LOTS 1X, 2X AND LOTS 1-6 BLOCK 36, LOT 1X AND LOTS 1-15 BLOCK 37, LOTS 1-21 BLOCK 38, LOT 1X AND LOTS 1-3 BLOCK 39, AND LOT 1X BLOCK 40
AND BEING 65.113 ACRES OF LAND SITUATED IN THE W.C. HALLMARK SURVEY, ABSTRACT NUMBER 518, DENTON COUNTY, TEXAS

DEVELOPER ENGINEER SURVEYOR

DOUBLE R DEVCO LLC	PAPE-DAWSON ENGINEERS, INC. 6500 WEST FREEWAY, STE 700 FORT WORTH, TX 76116	PIERCE-MURRAY LAND SOLUTIONS, LLC 800 TALLYHO CIR. TYLER, TX 75703
--------------------	---	--

PIERCE-MURRAY LAND SOLUTIONS
800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(972) 236-5666
(903) 539-2256
TITLES FROM REGISTRATION NO. 10194437



LEGEND:

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
IRS	1/2" IRON ROD W/YELLOW CAP STAMPED "PIERCE-MURRAY" SET
IRF	1/2" IRON ROD W/YELLOW CAP STAMPED "PIERCE-MURRAY" FOUND
BL	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
OSE	OPEN SPACE EASEMENT
MIN. FFE	MINIMUM FINISHED FLOOR ELEVATION
AC	ACRES
ETJ	EXTRA TERRITORIAL JURISDICTION

LAND USE TABLE	
RESIDENTIAL LOTS	279
NON-RESIDENTIAL LOTS	9
RESIDENTIAL ACREAGE	40.693
NON-RESIDENTIAL ACREAGE	44.703
RIGHT OF WAY DEDICATION	11.495
PARK ACREAGE	
NET ACREAGE	85.396
TOTAL ACREAGE	96.891

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

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

SITE DRAINAGE STUDY
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FLOODPLAIN RESTRICTION
 NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(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 UNOBTURATED 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.

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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
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GENERAL NOTES
 1. BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, VIA THE ALLTERRA RTKNET WGS NETWORK.
 2. ALL CORNERS ARE MARKED WITH A 1/2" IRON ROD SET (IRS) WITH YELLOW CAP STAMPED "PIERCE-MURRAY" UNLESS NOTED OTHERWISE.

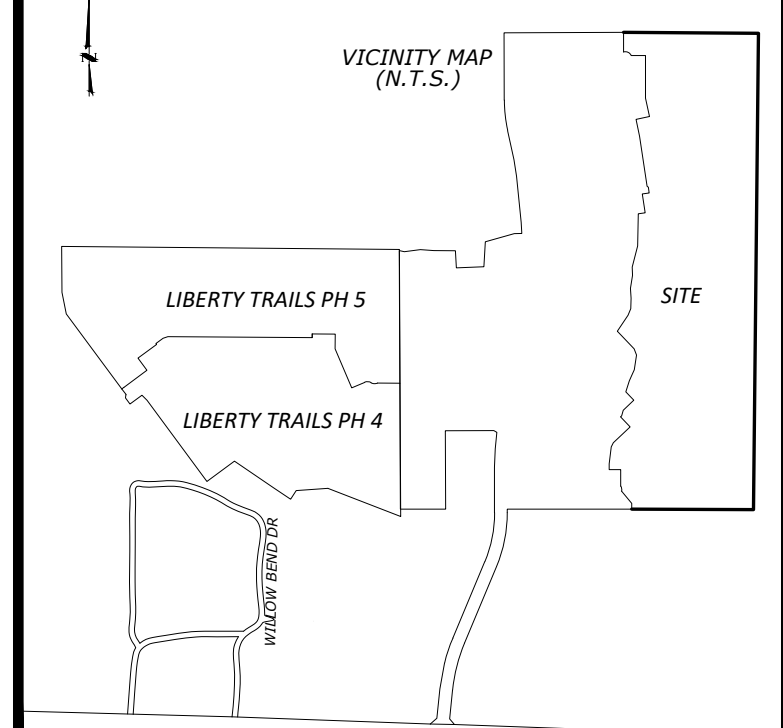
800 TALLYHO CIR
 TYLER, TEXAS 75703
 (817) 239-5646
 (903) 239-2266
 TBPELS FIRM REGISTRATION NO. 10194437

DEVELOPER
 DOUBLE R DEVCO LLC

ENGINEER
 PAPE-DAWSON ENGINEERS, INC
 6500 WEST FREEWAY, STE 700
 FORT WORTH, TX 76116

SURVEYOR
 PIERCE-MURRAY LAND SOLUTIONS, LLC
 800 TALLYHO CIR
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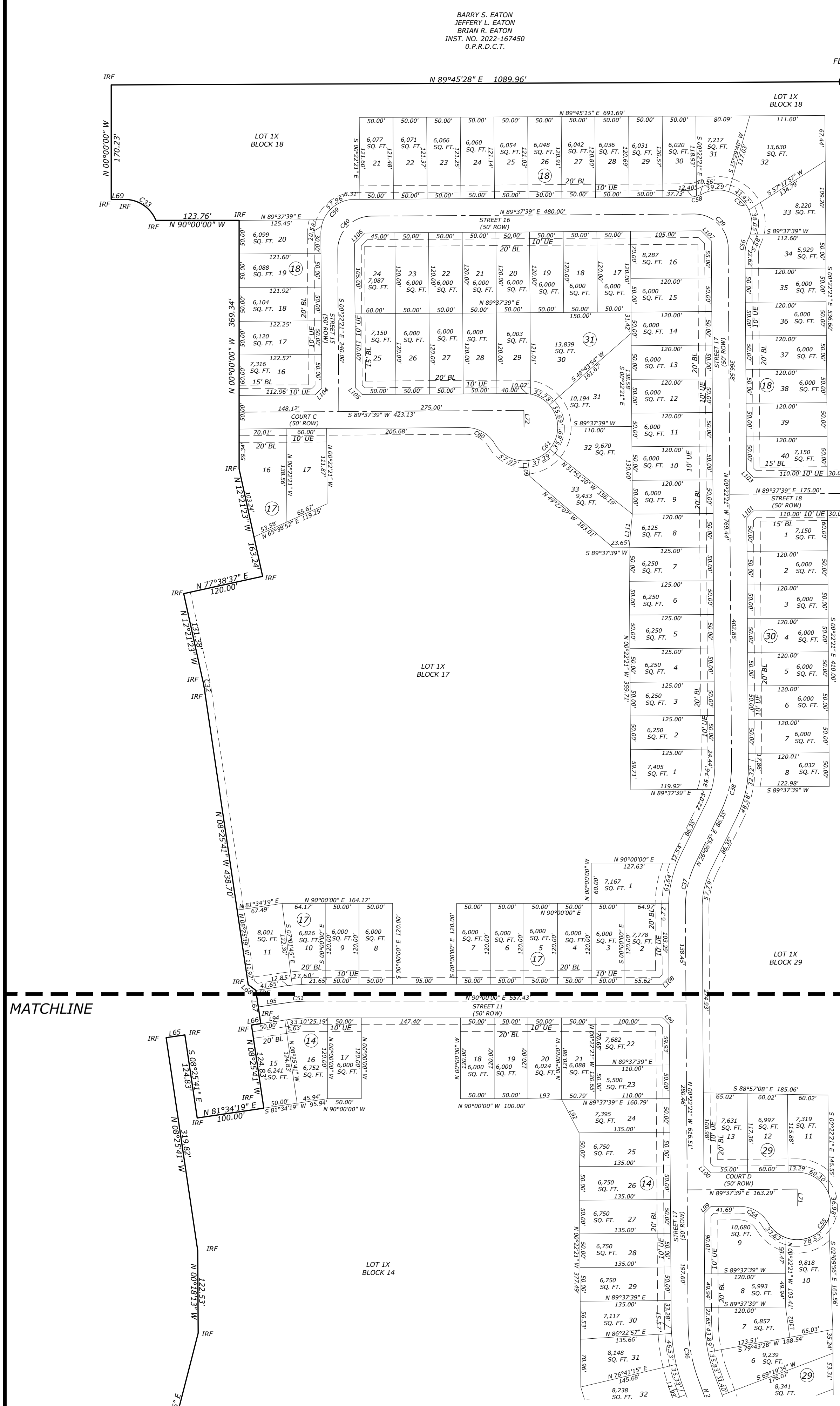
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LONESTAR AT LIBERTY TRAILS PHASE 2- EAST
 LOT 1X, LOTS 15-17 AND 18-46 BLOCK 14, LOT 1X, LOTS 1-11 AND 16 & 17 BLOCK 17, LOT 1X, LOTS 16-20 AND 21-40 BLOCK 18, LOTS 1X, 2X, 3X, LOTS 33-48 BLOCK 24, LOTS 1-32 BLOCK 25, LOT 1X, LOTS 1-28 BLOCK 26, LOTS 1-52 BLOCK 27, LOT 1X, LOTS 1-26 BLOCK 28, LOT 1X, LOTS 1-13 BLOCK 29, LOTS 1-8 BLOCK 30 AND LOTS 1-33 BLOCK 31
 BEING 96.891 ACRES OF LAND SITUATED IN THE W.C. HALLMARK SURVEY, ABSTRACT NUMBER 518, DENTON COUNTY, TEXAS



LEGEND:

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
IRS	1/2" IRON ROD W/YELLOW CAP STAMPED
IRF	"PIERCE-MURRAY" SET
BL	"PIERCE-MURRAY" FOUND
UE	BUILDING LINE
DE	UTILITY EASEMENT
OE	DRAINAGE EASEMENT
M/N, FFE	OPEN SPACE EASEMENT
AC	MINIMUM FINISHED FLOOR ELEVATION
ETJ	ACRES
	EXTRA TERRITORIAL JURISDICTION

LAND USE TABLE	
RESIDENTIAL LOTS	279
NON-RESIDENTIAL LOTS	9
RESIDENTIAL ACREAGE	40.693
NON-RESIDENTIAL ACREAGE	44.703
RIGHT OF WAY DEDICATION	11.495
PARK ACREAGE	
	NET ACREAGE 85.396
	TOTAL ACREAGE 96.891



FENCE POST FOUND
POINT OF BEGINNING

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CORRIE ADAMS TR ETAL
VOL. 2906, PG. 363
O.P.R.D.C.T.

MATCHLINE

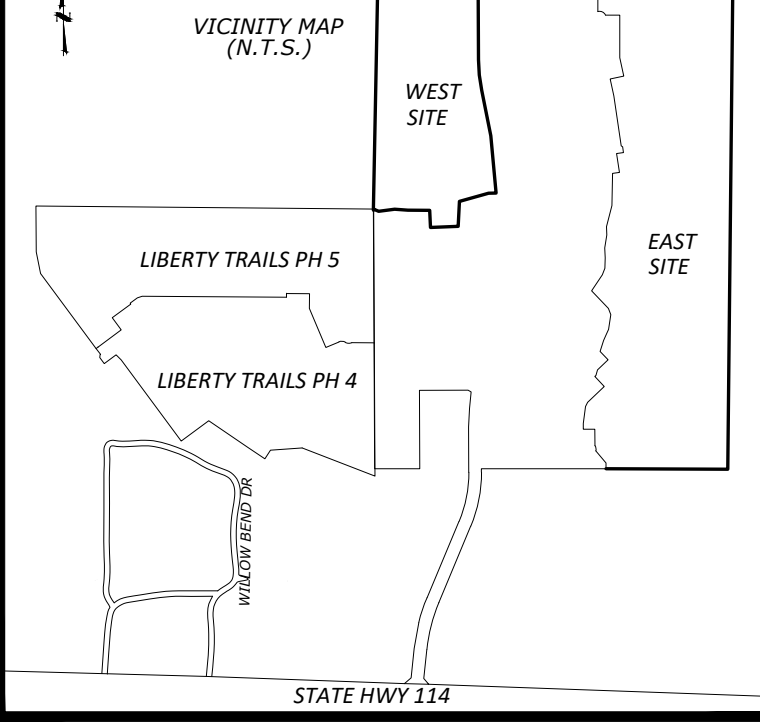
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BEING 96.891 ACRES OF LAND SITUATED IN THE W.C. HALLMARK SURVEY, ABSTRACT NUMBER 518, DENTON COUNTY, TEXAS

800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(937) 238-5646
(937) 539-2236
TPELBS FIRM REGISTRATION NO. 10194437

DEVELOPER
DOUBLE R DEVCO LLC

ENGINEER
PAPE-DAWSON ENGINEERS, INC.
6500 WEST FREEWAY, STE 700
FORT WORTH, TX 76116

SURVEYOR
PIERCE-MURRAY LAND SOLUTIONS, LLC
800 TALLYHO CIR.
TYLER, TX 75703



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 0°36'39" W	2.21'
L2	N 0°02'21" E	50.00'
L3	S 89°36'39" E	1.43'
L4	N 89°49'27" E	64.74'
L5	N 0°04'45" E	50.01'
L6	S 89°49'27" W	7.28'
L7	N 0°01'05" W	14.35'
L8	N 89°51'03" E	15.28'
L9	S 29°28'29" W	55.00'
L10	S 89°45'25" W	55.00'
L11	S 89°30'27" W	52.42'
L12	N 0°05'33" W	33.70'
L13	N 89°45'25" W	13.93'
L14	S 81°34'19" W	64.70'
L15	S 89°55'44" W	57.69'
L16	S 89°30'27" W	40.15'
L17	N 45°03'06" W	14.25'
L18	N 45°29'33" W	21.21'
L19	N 44°30'27" E	21.21'
L20	S 57°21'23" E	14.14'
L21	S 38°59'37" W	14.14'
L22	S 38°59'37" W	14.14'
L23	S 12°21'23" E	50.00'
L24	S 09°12'23" E	42.24'
L25	S 06°02'23" E	65.00'
L26	N 51°02'23" W	14.14'
L27	S 78°03'20" W	50.60'
L28	S 85°59'37" W	4.62'
L29	N 06°02'23" W	8.30'
L30	N 12°21'23" W	20.30'
L31	N 44°49'27" E	14.14'
L32	S 45°10'33" E	14.14'
L33	N 45°10'33" E	14.14'
L34	S 45°10'33" E	14.14'
L35	N 27°01'49" E	37.24'
L36	N 45°10'33" E	21.21'
L37	N 44°49'27" E	14.14'
L38	S 45°10'33" E	14.14'
L39	N 44°49'27" E	14.14'
L40	N 44°49'27" E	14.14'
L41	N 45°10'33" W	14.14'
L42	N 44°49'27" E	21.21'
L43	S 45°10'33" E	21.21'
L44	S 44°49'27" W	14.14'
L45	S 45°11'07" E	14.14'
L46	S 44°49'27" W	14.14'
L47	N 45°10'33" E	14.14'
L48	N 45°29'33" W	21.21'
L49	N 00°00'28" E	50.92'
L50	N 00°00'29" E	50.00'
L51	N 05°20'17" E	46.70'
L52	N 26°53'54" E	40.35'
L53	N 46°20'09" E	14.40'
L54	N 17°36'39" E	100.00'
L55	N 24°03'12" E	103.94'
L56	N 21°06'11" E	57.89'
L57	N 21°43'45" E	14.46'
L58	N 01°59'46" E	89.33'
L59	N 09°13'09" E	48.39'
L60	S 75°57'23" E	46.38'
L61	S 69°48'11" E	63.66'
L62	N 20°11'07" E	66.00'
L63	N 69°48'11" W	63.66'
L64	N 75°57'23" E	46.38'
L65	N 81°34'19" E	26.13'
L66	N 81°34'19" E	13.92'
L67	N 08°25'41" W	50.00'
L68	N 53°25'41" W	14.14'
L69	N 90°00'00" W	20.00'
L70	N 17°40'22" W	48.94'
L71	N 45°10'33" E	14.14'
L72	S 00°22'21" E	25.00'
L73	S 69°48'11" E	39.71'
L74	S 85°37'39" E	31.27'
L75	N 44°43'39" E	14.14'
L76	N 45°22'21" W	14.14'
L77	N 42°11'07" W	14.88'
L78	N 69°48'11" W	39.71'
L79	N 45°22'21" W	21.21'
L80	N 44°43'39" E	14.14'
L81	S 45°22'21" E	14.14'
L82	S 44°43'39" W	14.14'
L83	N 45°22'21" W	14.14'
L84	N 44°43'39" E	14.14'
L85	N 45°22'21" E	14.14'
L86	S 44°43'39" W	14.14'
L87	N 45°22'21" W	14.14'
L88	N 44°43'39" E	14.14'
L89	N 89°37'39" E	35.00'
L90	S 00°22'21" E	35.83'
L91	N 89°37'39" E	16.38'
L92	N 27°39'12" W	56.26'
L93	N 89°52'48" W	50.01'
L94	N 81°34'20" E	41.63'
L95	N 81°34'20" E	41.65'
L96	S 45°11'11" E	14.19'
L97	N 45°22'21" W	14.14'
L98	N 45°22'21" W	14.14'
L99	N 44°43'39" E	14.14'
L100	N 45°22'21" W	14.14'
L101	N 44°43'39" E	14.14'
L102	N 07°53'16" W	45.41'
L103	N 45°22'21" W	14.14'
L104	S 44°43'39" W	14.14'
L105	N 45°22'21" W	14.14'
L106	N 44°43'39" E	14.14'
L107	S 45°22'21" E	21.21'
L108	N 44°48'59" W	21.21'
L109	N 06°44'23" W	23.68'
L110	N 32°38'39" E	14.14'
L111	N 05°20'17" E	50.25'

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DENTON §

PHASE 2 WEST LEGAL DESCRIPTION
WHEREAS DOUBLE R DEVCO LLC is the owner of a 65.113 acre tract of land situated in the W. C. Hallmark Survey, Abstract Number 518, City of Fort Worth, Denton County, Texas and being a portion of that tract of land (Tract 1) described by deed to DOUBLE R DEVCO LLC, LLC, as recorded in Instrument Number 2022-152979, and being a portion of that tract of land described in a deed to DOUBLE R DEVCO LLC, as recorded in Instrument Number 2022-152274 of the Official Public Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northeast corner of Block 33 of LIBERTY TRAILS PHASE 5, and addition to the city of Fort Worth, Texas as recorded in Instrument No. 2022-447 of the Official Public Records of Denton County, Texas, said point also being in the boundary line of that tract of land described in a deed to Forester (USA) Real Estate Group as recorded in Instrument No. 2023-133881 of the Official Public Records of Denton County, Texas;

THENCE S 88°54'33" E a distance of 3.40' along the north line of said Block 33 LIBERTY TRAILS PHASE 5 and along the boundary line of said Forester (USA) Real Estate Group tract to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°10'12" E a distance of 472.72' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°30'34" W a distance of 277.55' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 89°36'39" W a distance of 2.21' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°23'21" E a distance of 50.00' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 89°36'39" E a distance of 1.43' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°30'34" W a distance of 178.02' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°33'30" E a distance of 209.50' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°43'52" W a distance of 209.04' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°16'35" E a distance of 210.22' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°39'46" W a distance of 181.48' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°11'05" W a distance of 144.48' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 89°49'27" E a distance of 6.47' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°44'53" E a distance of 50.01' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 89°49'27" E a distance of 7.28' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°11'05" W a distance of 62.35' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°21'06" W a distance of 363.94' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 89°51'03" E a distance of 15.28' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°44'53" E a distance of 293.14' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 89°44'53" E a distance of 1130.55' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 00°07'28" E a distance of 816.67' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 89°49'27" E a distance of 182.34' along the boundary line of said Forester (USA) Real Estate Group tract to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 09°10'33" E a distance of 401.72' along the boundary line of said Forester (USA) Real Estate Group tract to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE with a curve turning to the left along the boundary line of said Forester (USA) Real Estate Group tract with an arc length of 254.04', with a radius of 1195.00', with a chord bearing of S 06°15'58" E, with a chord length of 253.56', to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 12°21'23" E a distance of 259.11' along the boundary line of said Forester (USA) Real Estate Group tract to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE with a curve turning to the right along the boundary line of said Forester (USA) Real Estate Group tract with an arc length of 41.66', with a radius of 1305.00', with a chord bearing of S 11°26'30" E, with a chord length of 41.66', to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 79°28'23" W a distance of 55.00' along the boundary line of said Forester (USA) Real Estate Group tract to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE with a curve turning to the right along the boundary line of said Forester (USA) Real Estate Group tract with an arc length of 105.15', with a radius of 1250.00', with a chord bearing of S 09°01'52" E, with a chord length of 105.15', to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 09°42'21" E a distance of 401.72' along the boundary line of said Forester (USA) Real Estate Group tract to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE with a curve turning to the right along the boundary line of said Forester (USA) Real Estate Group tract with an arc length of 97.36', with a radius of 1250.00', with a chord bearing of S 03°28'28" E, with a chord length of 97.34', to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 89°45'25" W a distance of 55.00' along the boundary line of said Forester (USA) Real Estate Group tract to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 74°20'15" W a distance of 256.88' along the boundary line of said Forester (USA) Real Estate Group tract to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 03°02'39" W a distance of 223.47' along the boundary line of said Forester (USA) Real Estate Group tract to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 87°35'52" W a distance of 249.30' along the boundary line of said Forester (USA) Real Estate Group tract to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 03°04'38" W a distance of 139.75' along the boundary line of said Forester (USA) Real Estate Group tract to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 87°49'17" W a distance of 349.60' along the boundary line of said Forester (USA) Real Estate Group tract to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 88°54'33" W a distance of 130.89' along the boundary line of said Forester (USA) Real Estate Group tract to the POINT OF BEGINNING, and containing a 0.36,302 square feet or 0.5113 acres of land, more or less.

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DENTON §

PHASE 2 EAST LEGAL DESCRIPTION
WHEREAS DOUBLE R DEVCO LLC is the owner of a 96.891 acre tract of land situated in the W. C. Hallmark Survey, Abstract Number 518, City of Fort Worth, Denton County, Texas and being a portion of that tract of land (Tract 1) described by deed to DOUBLE R DEVCO LLC, LLC, as recorded in Instrument Number 2022-152979, of the Official Public Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a fence post found for the northeast corner of Block 33 of LIBERTY TRAILS PHASE 5 and being in the west line of that tract of land described in a deed to Corinne Adams TR et al as recorded in Volume 2906, page 363 of the Official Public Records of Denton County, Texas;

THENCE S 00°22'21" E a distance of 4144.15' along the east line of said DOUBLE R DEVCO LLC tract and along the west line of said Corinne Adams TR et al tract to a 1/2" iron rod found for a southeast corner of said DOUBLE R DEVCO LLC tract and said point being the northeast corner of that tract of land described in a deed to LFC Bluestone, LP as recorded in Instrument No. 2020-187384 of the Official Public Records of Denton County, Texas;

THENCE N 89°59'37" W a distance of 1046.07' along a south line of said DOUBLE R DEVCO LLC tract and along the north line of said LFC Bluestone, LP tract to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°10'12" E a distance of 472.72' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 89°36'39" W a distance of 2.21' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°23'21" E a distance of 50.00' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE S 89°36'39" E a distance of 1.43' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°30'34" W a distance of 178.02' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°33'30" E a distance of 209.50' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°43'52" W a distance of 209.04' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°16'35" E a distance of 210.22' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°39'46" W a distance of 181.48' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

THENCE N 00°11'05" W a distance of 144.48' to a 1/2" iron rod with yellow cap stamped "PIERCE-MURRAY" set;

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THENCE N 88°54'33" W a distance of 130.89' along the boundary line of said Forester (USA) Real Estate Group tract to the POINT OF BEGINNING, and containing a 0.36,302 square feet or 0.5113 acres of land, more or less.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:
THAT, DOUBLE R DEVCO LLC, DOES HEREBY ADOPT THIS PLAT LONESTAR AT LIBERTY TRAILS PHASE 2 WEST, LOT 1X BLOCK 19, LOT 1X AND LOTS 1-22 BLOCK 32, LOT 1X AND LOTS 1-17 BLOCK 33, LOTS 1-18 BLOCK 34, LOTS 1-18 BLOCK 35, LOTS 1X, 2X AND LOTS 1-8 BLOCK 36, LOT 1X AND LOTS 1-15 BLOCK 37, LOTS 1-21 BLOCK 38, AND LOT 1X, LOTS 1-3 BLOCK 39, AND LOT 1X BLOCK 40 AND BEING 65.113 ACRES OF LAND SITUATED IN THE W. C. HALLMARK SURVEY, ABSTRACT NUMBER 518, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON.

EXECUTED AT FORT WORTH, TEXAS THIS _____ DAY OF _____, 2024.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:
THAT, DOUBLE R DEVCO LLC, DOES HEREBY ADOPT THIS PLAT LONESTAR AT LIBERTY TRAILS PHASE 2 EAST, LOT 1X, LOTS 15-17 AND 18-46 BLOCK 14, LOT 1X, LOTS 1-11 AND 16 & 17 BLOCK 17, LOT 1X, LOTS 16-20 AND 21-40 BLOCK 18, LOTS 1X, 2X, 3X, LOTS 33-48 BLOCK 24, LOTS 1-32 BLOCK 25, LOT 1X, LOTS 1-28 BLOCK 26, LOTS 1-52 BLOCK 27, LOT 1X, LOTS 1-26 BLOCK 28, LOT 1X, LOTS 1-13 BLOCK 29, LOTS 1-8 BLOCK 30 AND LOTS 1-33 BLOCK 31 AND BEING 96.891 ACRES OF LAND SITUATED IN THE W. C. HALLMARK SURVEY, ABSTRACT NUMBER 518, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON.

EXECUTED AT FORT WORTH, TEXAS THIS _____ DAY OF _____, 2024.

DOUBLE R DEVCO LLC
BY: _____
TITLE: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____
KNOWING TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED;

WITNESSED UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

I, CAMDEN D. PIERCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET "HERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF FORT WORTH.

CAMDEN D. PIERCE, RPLS 6791
DATE: _____

DEVELOPER: DOUBLE R DEVCO LLC
ENGINEER: PAPE-DAWSON ENGINEERS, INC.
800 TALLYHO CIR.
6500 WEST FREEWAY, STE 700
FORT WORTH, TX 76116
SURVEYOR: PIERCE-MURRAY LAND SOLUTIONS, LLC
800 TALLYHO CIR.
TYLER, TX 75703

FINAL PLAT
LONESTAR AT LIBERTY TRAILS PHASE 2- WEST
LOT 1X BLOCK 19, LOT 1X AND LOTS 1-22 BLOCK 32, LOT 1X AND LOTS 1-17 BLOCK 33,
LOTS 1-18 BLOCK 34, LOTS 1-18 BLOCK 35, LOTS 1X, 2X AND LOTS 1-6 BLOCK 36, LOT 1X AND
LOTS 1-15 BLOCK 37, LOTS 1-21 BLOCK 38 AND LOT 1X, LOTS 1-3 BLOCK 39, AND LOT 1X
BLOCK 40
AND BEING 65.113 ACRES OF LAND SITUATED IN THE W.C. HALLMARK SURVEY, ABSTRACT
NUMBER 518, DENTON COUNTY, TEXAS

FINAL PLAT
LONESTAR AT LIBERTY TRAILS PHASE 2- EAST
LOT 1X, LOTS 15-17 AND 18-46 BLOCK 14, LOT 1X, LOTS 1-11 AND 16 & 17 BLOCK 17, LOT 1X,
LOTS 16-20 AND 21-40 BLOCK 18, LOTS 1X, 2X, 3X, LOTS 33-48 BLOCK 24, LOTS 1-32 BLOCK 25,
LOT 1X, LOTS 1-28 BLOCK 26, LOTS 1-52 BLOCK 27, LOT 1X, LOTS 1-26 BLOCK 28, LOT 1X,
LOTS 1-13 BLOCK 29, LOTS 1-8 BLOCK 30 AND LOTS 1-33 BLOCK 31
BEING 96.891 ACRES OF LAND SITUATED IN THE W.C. HALLMARK SURVEY, ABSTRACT NUMBER
518, DENTON COUNTY, TEXAS

February 25th, 2026

Ms. Caroline Craz
City Plan Commission Chairwoman
City of Fort Worth
100 Fort Worth Trail,
Fort Worth, TX 76102

Re: Lone Star at Liberty Trails Phase 1B – Irrigation Meter Waiver Request

IPRC Record No. **IPRC23-0131**
City Project No. **105130**
FID No. **30114-0200431-105130-E07685**
File No. **W-2933**
Recorded Final Plat (Phase 1) **FP-24-210**
Preliminary Plat (All Phases) **PP-22-039**

Dear Ms. Craz:

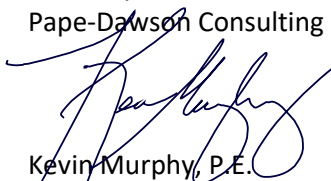
Pape-Dawson Consulting Engineers, LLC. was retained to develop the Lone Star at Liberty Trails single-family development located northeast of the intersection of State Highway 114 and Pembine Lane in Denton County, Texas. The purpose of this document is to formally request a waiver of section 31-150 (b) of the City of Fort Worth Subdivision Ordinance. The reasoning for this waiver request is listed below.

Construction and final walkthrough for Phase 1B of Lone Star at Liberty Trails have been completed. There are two (2) irrigation meters that have been installed that will serve areas of the development (within the preliminary plat boundary) which are currently unplatted. These lots will be platted with a future phase of this development, but since it currently lies outside of our Phase 1 boundary, we are formally requesting a variance to provide irrigation service to these unplatted lots.

It is important to note that we currently have a Final Plat for the future areas that this meter will serve. FP-24-047 is currently under review, but has not yet been recorded. This irrigation meter will serve properties within this final plat boundary.

If you have any further questions or need additional information, please contact me at KMurphy@pape-dawson.com or (817) 870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC



Kevin Murphy, P.E.
Senior Project Manager

OMB FP-24-047

Lone Star at Liberty Trails

Alexander Parks, Senior Planner
CPC Meeting March 12, 2026

OMB FP-24-047



PP-21-075

Plat Summary Details

Plat Name: Lone Star at Liberty Trails

Plat Description: Single Family Detached Residential

Size: 65.113

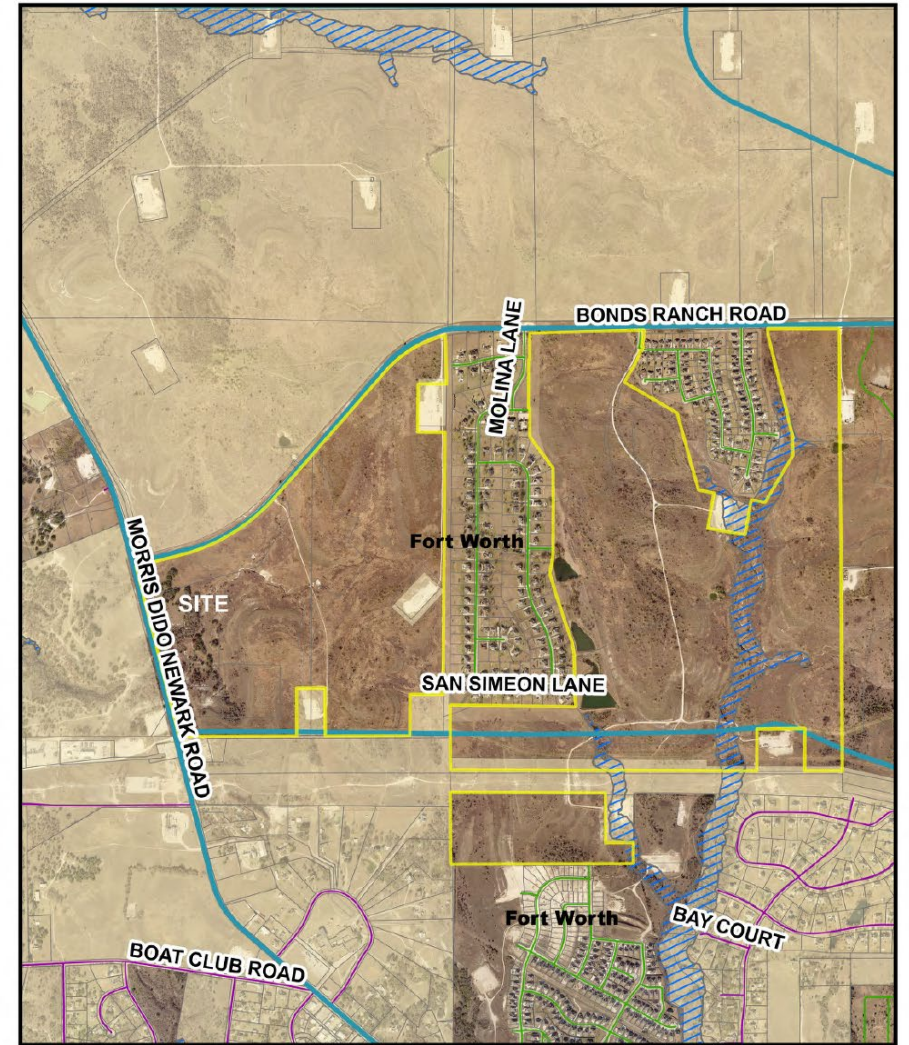
Owner/Applicant: Double R Devco LLC

Consultant/Applicant: Pape Dawson Engineering

Waivers: Section 31-150(b) waiver to permit issuance of irrigation meters prior to recordation of a final plat

CPC Requirements: Approval of the requested waiver.

Public Hearing Notification Date: N/A



1:17,800



OMB FP-24-047

DRC Recommendation

DRC recommends:

- 1) Approval of one Subdivision Ordinance waiver to permit the issuance of irrigation meters prior the recordation of a final plat.

OMB FP-24-047

CPC Recommendation

1) Approval of one Subdivision Ordinance waiver to permit the issuance of irrigation meters prior the recordation of a final plat.

**OMB 6809 Randol Mill Road Other Matter of Business (OMB/Waiver Request)
Section 31-150(b): Council District 5.**

Being a 4.62 acre tract of land in the Robert Ray Survey, Abstract No. 1290, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Randol Mill Road, south of Old Randol Mill Road, and east of East Loop 820 North Freeway.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Sieloz Holdings LLC
- 2. Consultant / Agent Hanna Surveying and Engineering

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning "I" Light Industrial
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Neighborhood Commercial
- 4. Public Hearing Notification Mailing Date N/A
- 5. Development Services Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... N/A

C. SERVICE DISTRICTS

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

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is an unplatted tract of land in east Fort Worth. The applicant is seeking a land use certificate of occupancy for a parking lot and was required to make an urban forestry submittal. A requirement of their approved urban forestry plan requires them to irrigate the trees they have planned to plant on their site. The Subdivision Ordinance in Section 31-150(b) states, the city shall be under no obligation to furnish, and may withhold any or all public services, unless and until all rules, regulations and requirements of this chapter have been met or duly waived by the plan commission. The applicant has requested a waiver to allow the issuance of irrigation meters to serve this unplatted tract prior to the recordation of a final plat. DRC supports the requested waiver.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to permit the issuance of an irrigation meter prior to the recordation of a final plat.



Legend

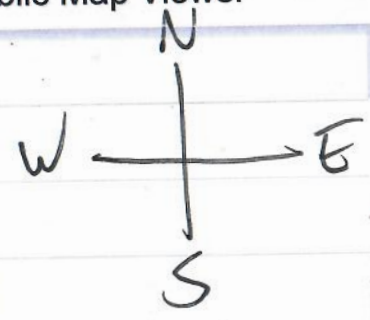
- | | | |
|---------------------------------|------------------------|------------|
| Master Thoroughfare Plan | Neighborhood Connector | Floodplain |
| Activity Street | System Link | ETJ |
| Commercial Connector | | |
| Commercial Mixed Use | | |

1:2,400





- ^ Property Search
- ^ Layer List
- ^ Facilities
- ^ Crime Map Portal
- ^ Links



Sieler Holdings LLC
 Sergio Motor 817-889-6754
 6809 Randol Mill Rd
 Ray, Robert Survey Abstract 1290 Tract 2A3



UFC25-0109
 Approved UFP-2

APPROVED
 By Lucretia Summers at 10:46 am, Jun 25, 2025

Plat Waiver Request Letter
Release Request Under Ordinance Section 31-150

Dear Caroline Cranz (City Plan Commission, Chairwoman),

I, (name) Sergio Munoz / Sieloz Holdings LLC,
being the owner(s) of the approximately 4.62 acres property, addressed as 6809 Randol
Mill Road, Fort Worth, Texas, 76120, (identified as "The Property") hereby petition the City
of Fort Worth to grant a plat waiver in order to expedite the installation of a new water
meter, intended for landscape irrigation purposes only. New trees were planted onsite as
mandated by the City's Urban Forestry Department. No construction is planned for the
property, the water meter is needed to keep the trees alive that the City of Fort Worth
required me to plant.

Owner's Signature (of the above described property) _____

Owner's Name (printed) Sergio Munoz

Address and Zip 301 PR 4426 Rhame, TX 76078

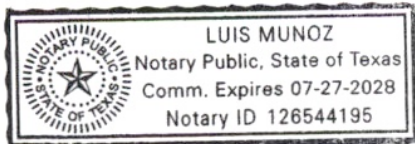
Telephone 817-885-6754 Email Sergio@munoztrucking.com

STATE OF TEXAS
COUNTY OF Tarrant

I **CERTIFY** that this petition is signed and duly acknowledged by each and every person,
corporation, or entity having an ownership interest in said Property.

BEFORE ME, the undersigned authority appeared Sergio Munoz (OWNER)
Who swore on his/her oath that the above and foregoing letter was true and correct.

EXECUTED on this 21st day of January, 2026



Notary Public in and for the State of Texas

OMB

6809 Randol Mill Road

Alexander Parks, Senior Planner
CPC Meeting March 12, 2026

Plat Summary Details

Plat Name: Unplatted (6809 Randol Mill Road)

Plat Description: Land Use Certificate of Occupancy for a Parking Lot

Size: 4.62

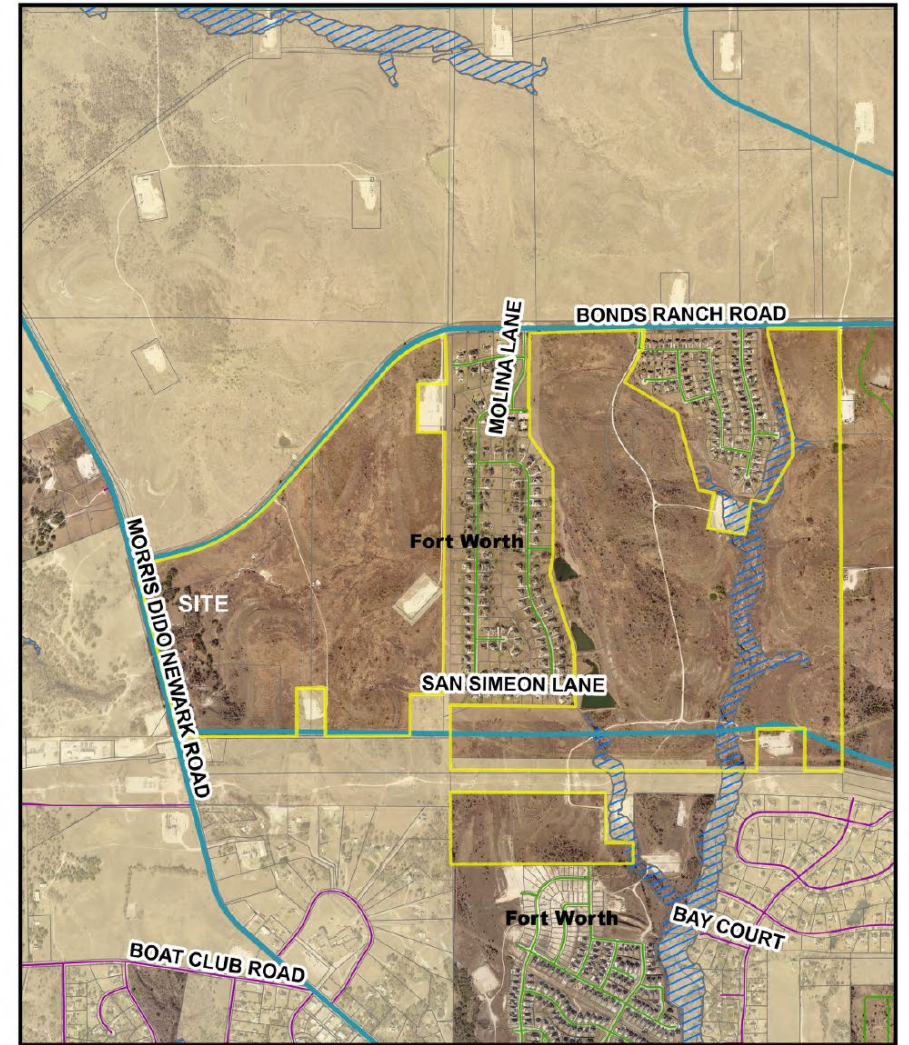
Owner/Applicant: Sieloz Holdings LLC

Consultant/Applicant: Hanna Surveying and Engineering

Waivers: Section 31-150(b) waiver to permit issuance of irrigation meter without a recorded final plat

CPC Requirements: Approval of the requested waiver.

Public Hearing Notification Date: N/A



1:17,800



OMB 6809 Randol Mill Road

Land Use CO/Urban Forestry Site Plan

Public Map Viewer
: Tarrant County Public Map Viewer

[^ Property Search](#)
[^ Layer List](#)
[^ Facilities](#)
[^ Crime Map Portal](#)
[^ Links](#)

Sielo Holdings LLC
Sergio Munoz 817-889-6754
6809 Randol Mill Rd
Ray, Robert Survey Abstract 1290 Tract 2A3

UFC25-0109
Approved UFP-2

APPROVED
By Lucretia Summers at 10:46 am, Jun 25, 2025

OMB 6809 Randol Mill Road

DRC Recommendation

DRC recommends:

- 1) Approval of one Subdivision Ordinance waiver to permit the issuance of irrigation meter without a recorded final plat.

OMB 6809 Randol Mill Road

CPC Recommendation

- 1) Approval of one Subdivision Ordinance waiver to permit the issuance of irrigation meter without a recorded final plat.

Master Transportation Plan

Plan Commission Briefing

February 2026

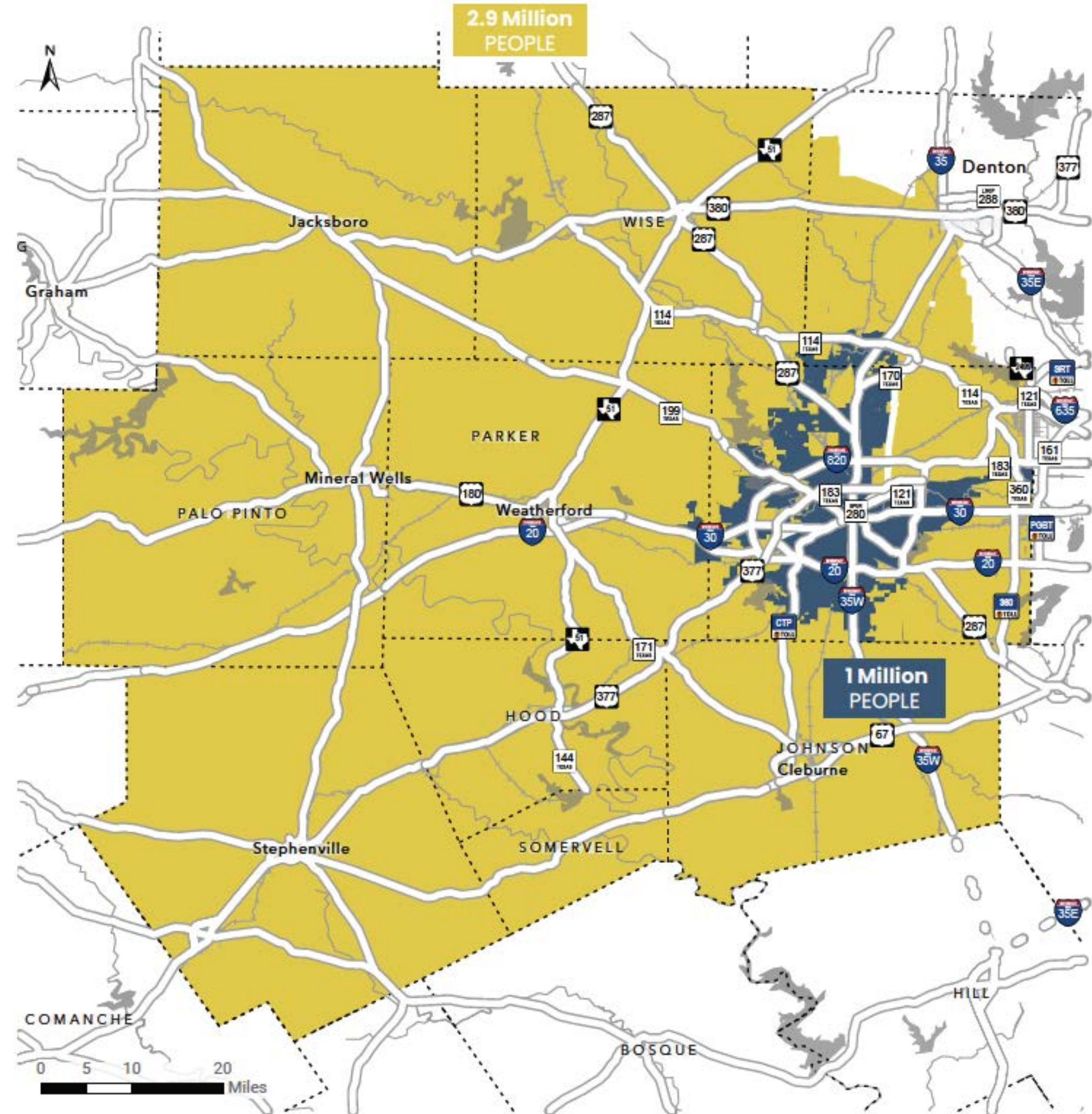


Transportation and Public Works

Why a Master Transportation Plan?

Managing Growth Through Deliverable Investments

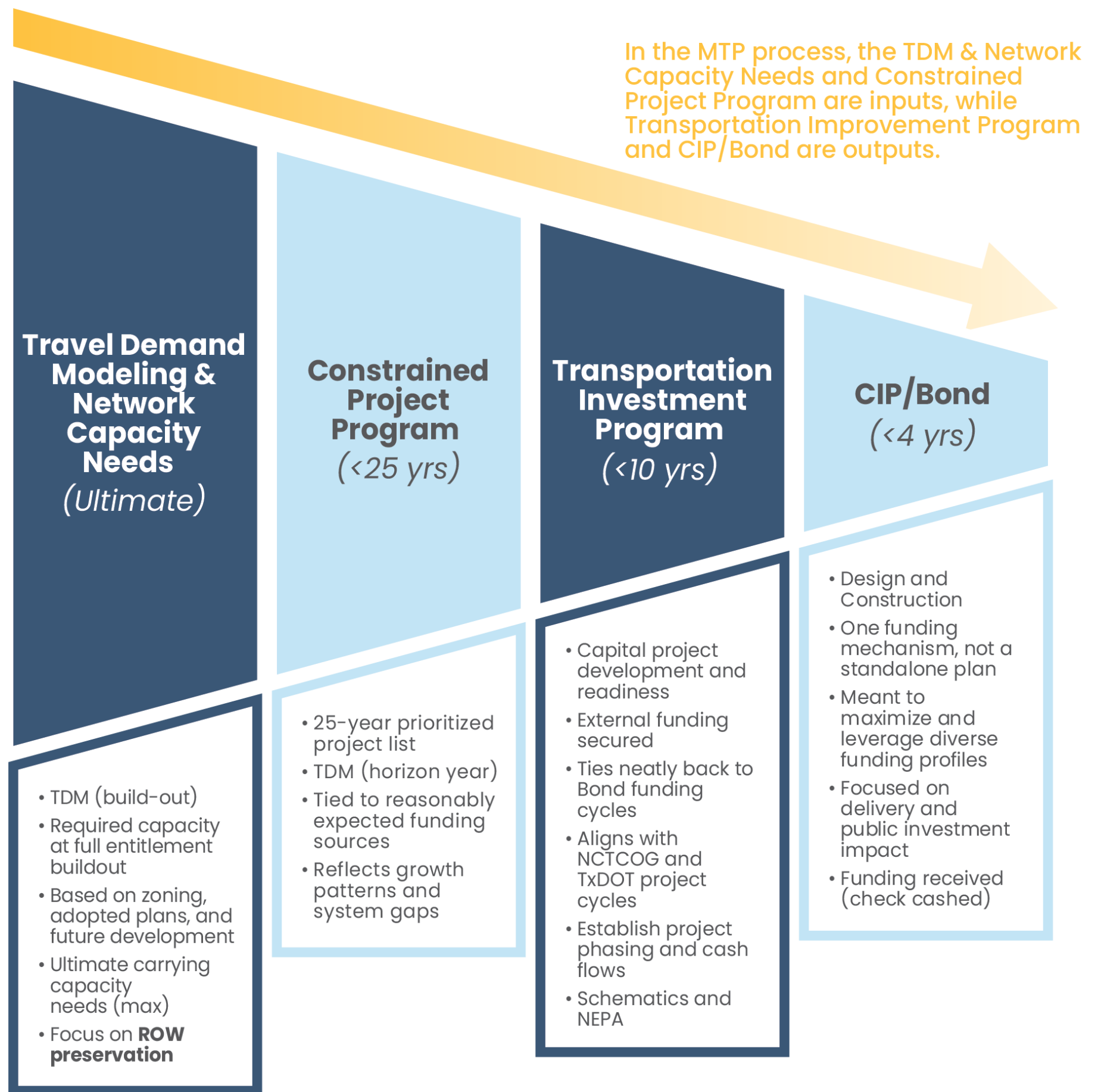
- Fort Worth is growing quickly and absorbing regional travel demand.
- Existing infrastructure is under strain in key corridors and districts.
- The Master Transportation Plan sets up a clear pipeline of projects tied to funding and delivery cycles.
- Aligns with the TxDOT Fort Worth District and the southwest portion of TxDOT Dallas District, which includes parts of the City of Fort Worth and the northern suburbs.



What This Plan Actually Does

From Needs to Funded Projects

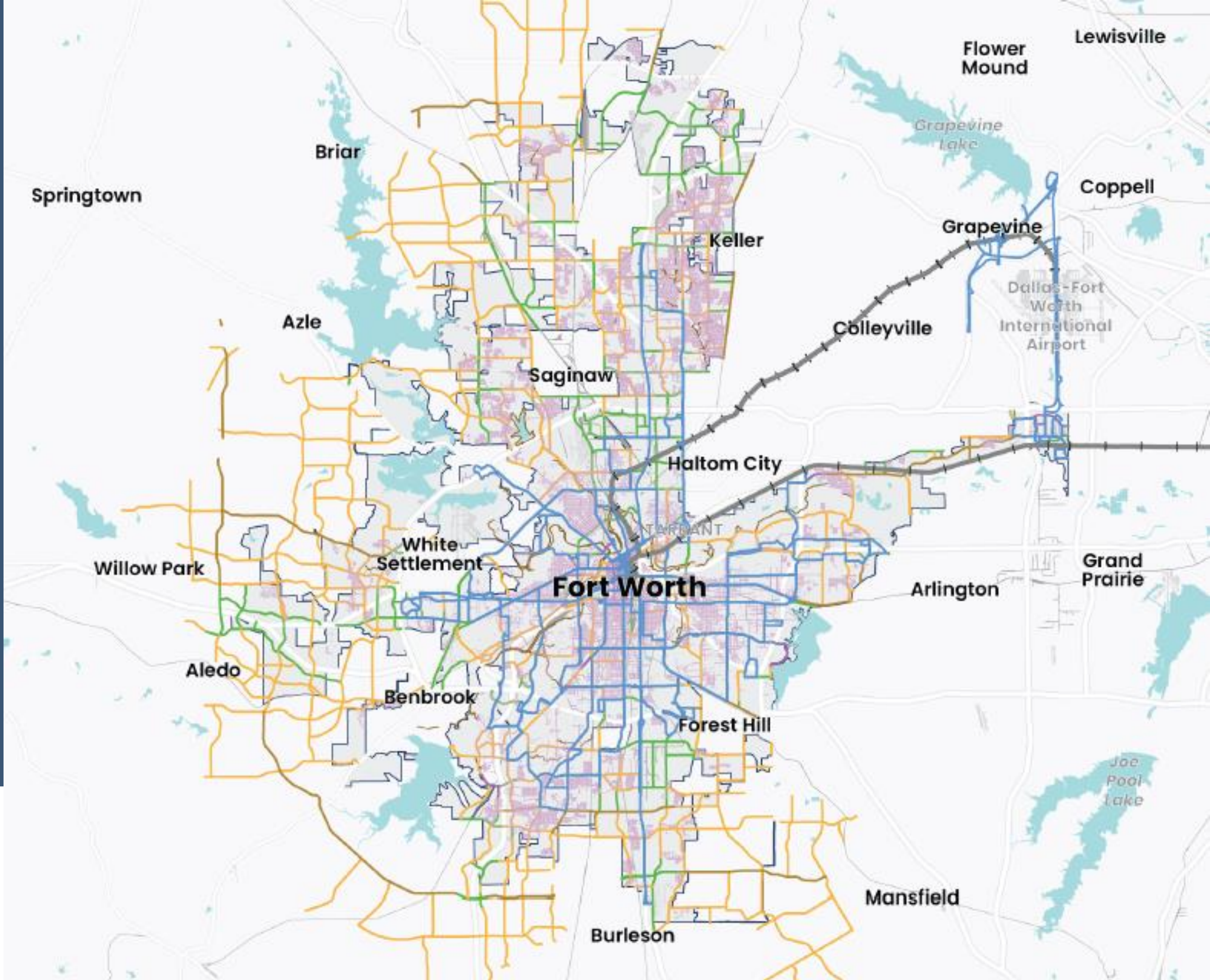
- Identifies where the system is falling short today and in the future.
- Defines a citywide network of roadway, freight, transit, and active transportation improvements.
- Prioritizes projects using consistent, data-driven criteria.
- Aligns projects with bond cycles, grants, and other funding sources.
- Aligns with NCTCOG and TxDOT project development cycles.
- Keeps the City in compliance and ready for federal and state partnerships on large projects



System Scope

What Infrastructure Is Included

- Roadways and key intersections
- Freight routes and grade separations
- Transit corridors and access
- Sidewalks, bikeways, and trail connections
- Technology Corridors (HOTT – Hub of Technology)



LEGEND

Routes

- Bus Route
- Trails
- Sidewalks
- Rail

Street Types

- Activity Street
- Commercial Connector
- Commercial Mixed Use

- Neighborhood Connector
- System Link



Transportation and Public Works

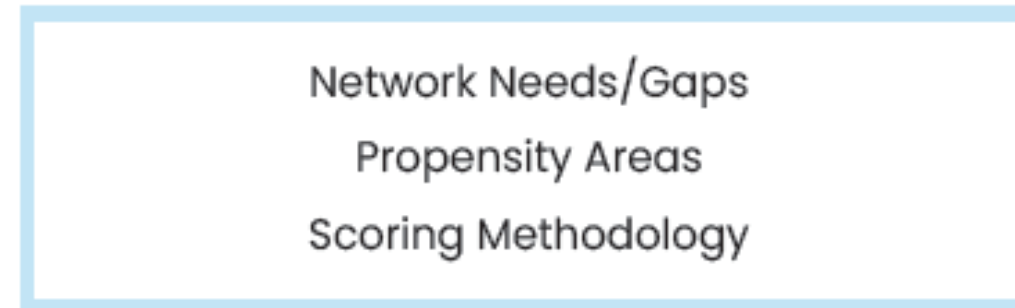
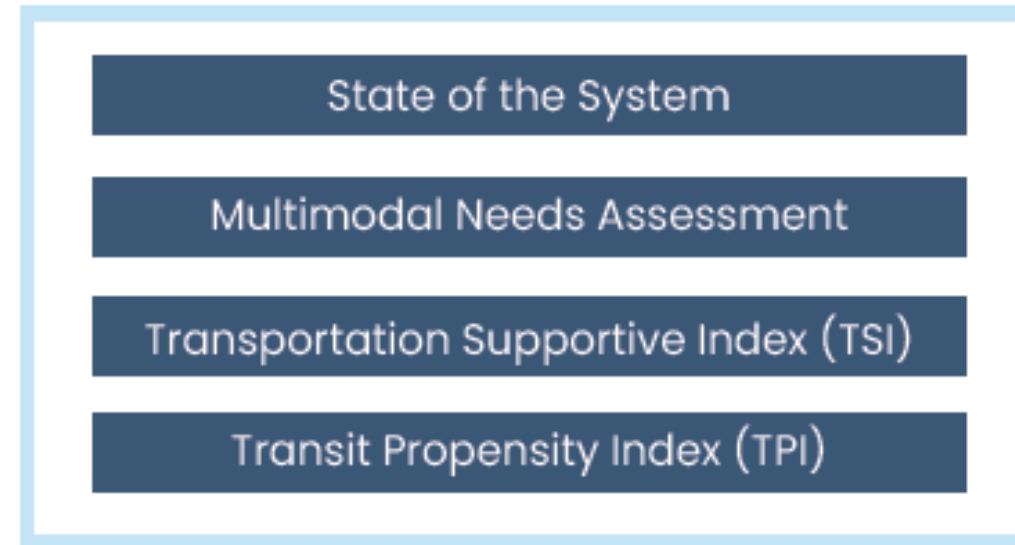
How Needs were Identified

Technical Analysis + Local Input

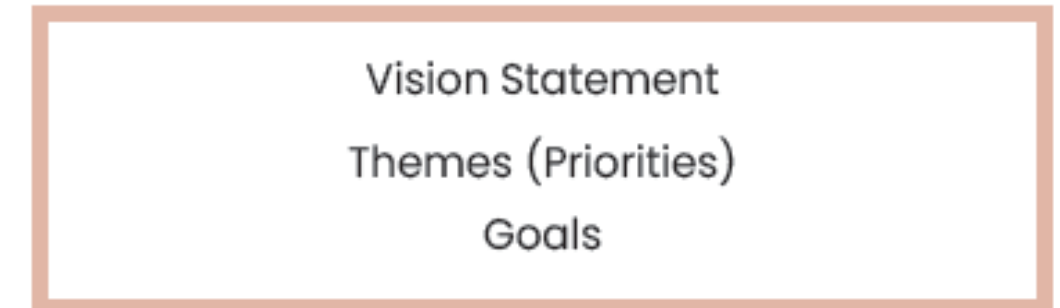
- Network performance and congestion analysis
- Multimodal gap and connectivity assessment
- Freight safety and access review
- Transit service coverage and access gaps
- Community and interdepartmental input used to confirm priorities



TECHNICAL ANALYSIS



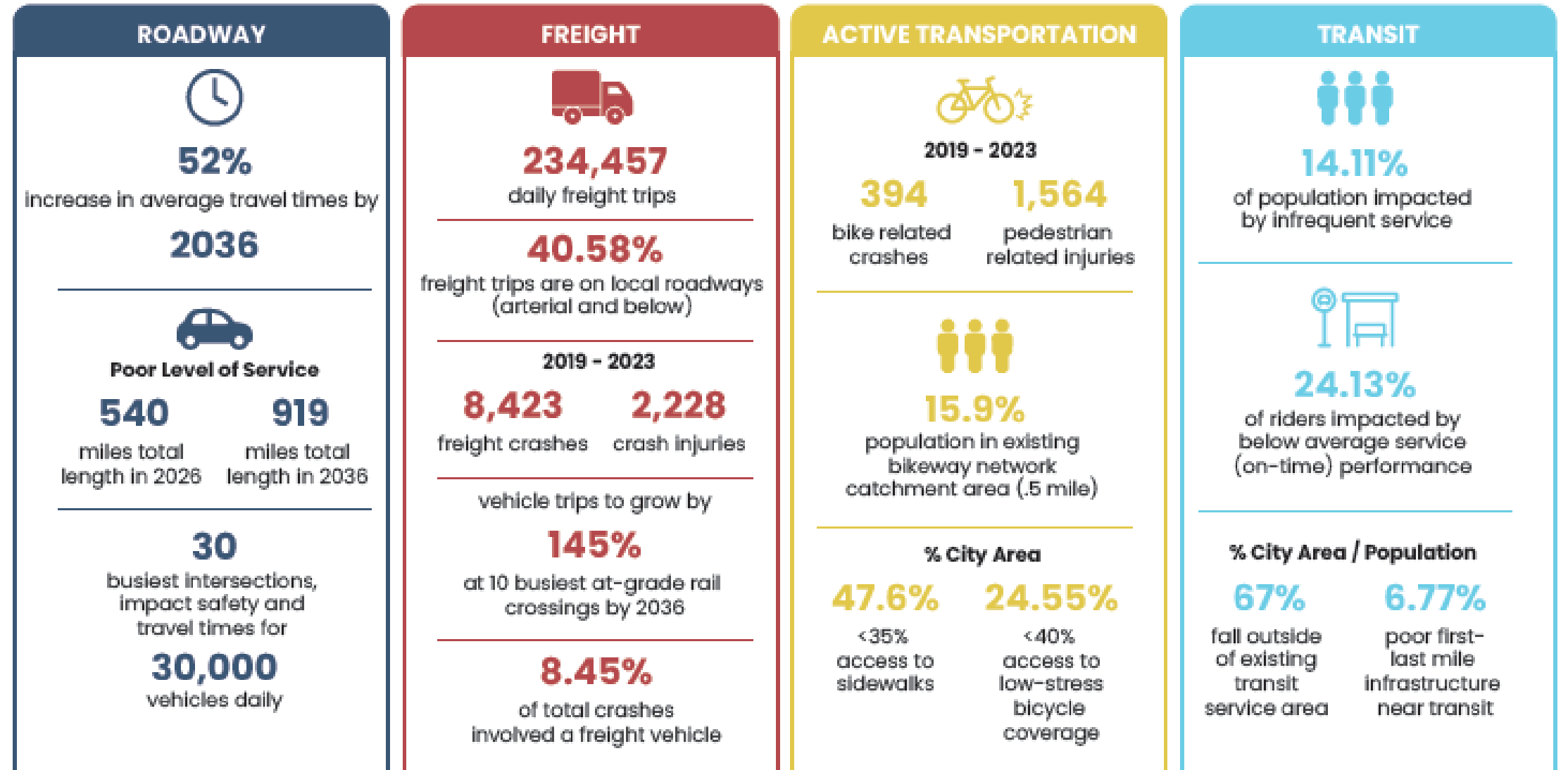
COMMUNITY ENGAGEMENT



Key Problems to Address

What's Not Working Today

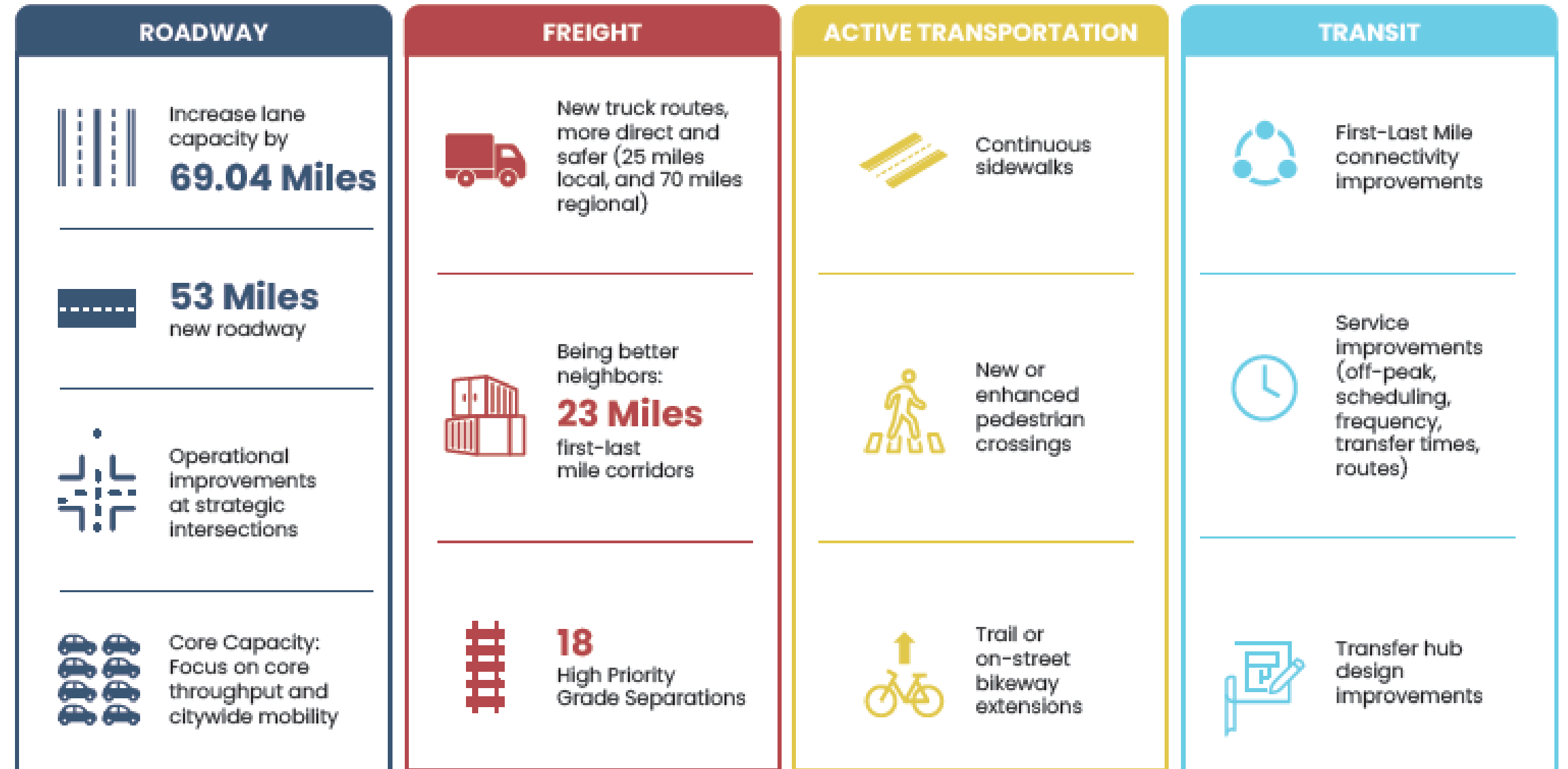
- Congestion and delay on key roadways and intersections
- Freight routes operating on local streets
- Gaps in sidewalks and low-stress bike connections
- Transit access limited by first-/last-mile conditions



What the Plan Recommends

Practical, Mode-Specific Fixes

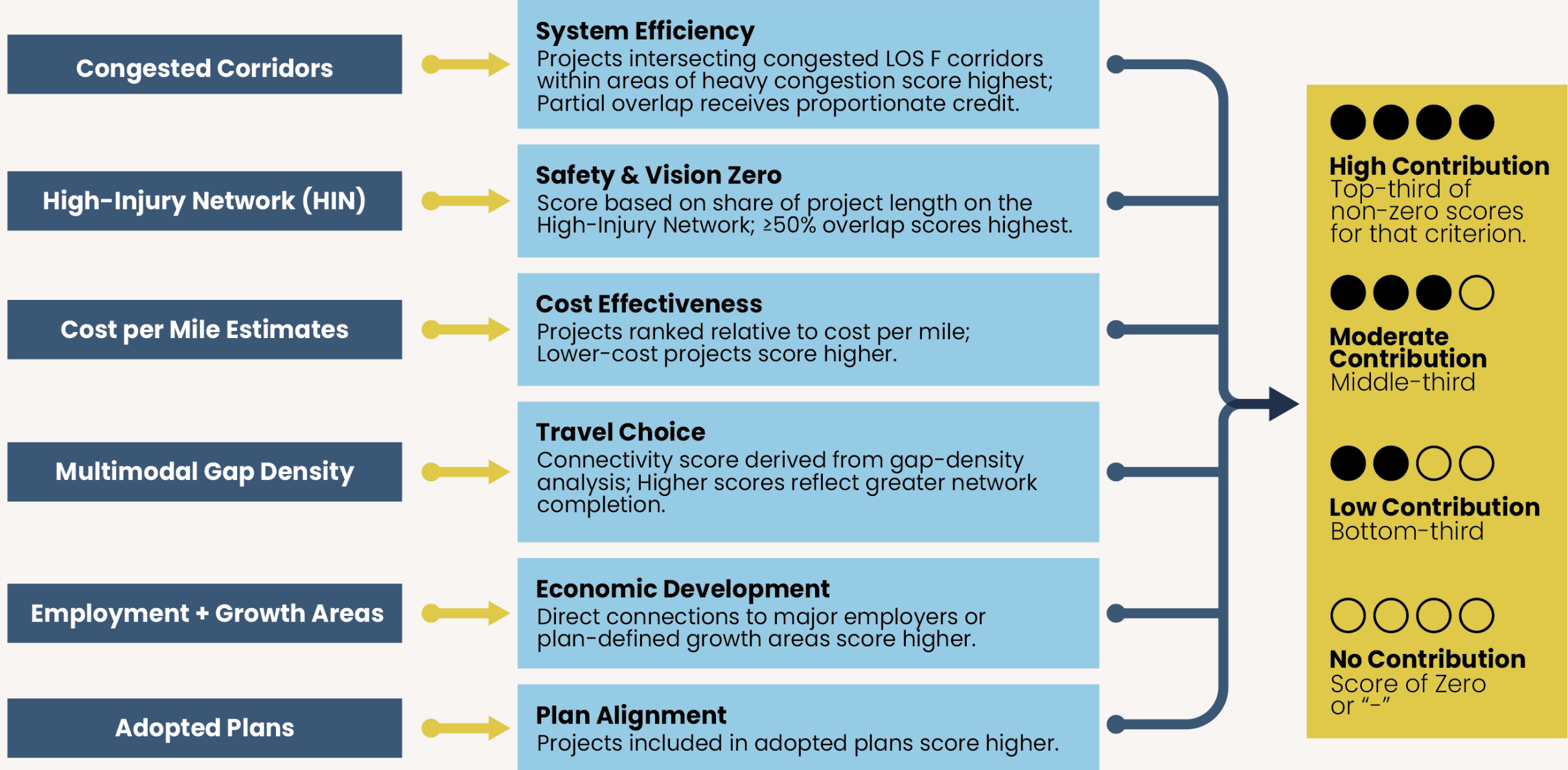
- Roadway capacity and operational improvements
- New and safer freight routes and rail grade separations
- Continuous sidewalks, bikeways, and trail links
- Transit service, transfer, and access improvements



How Projects are Prioritized

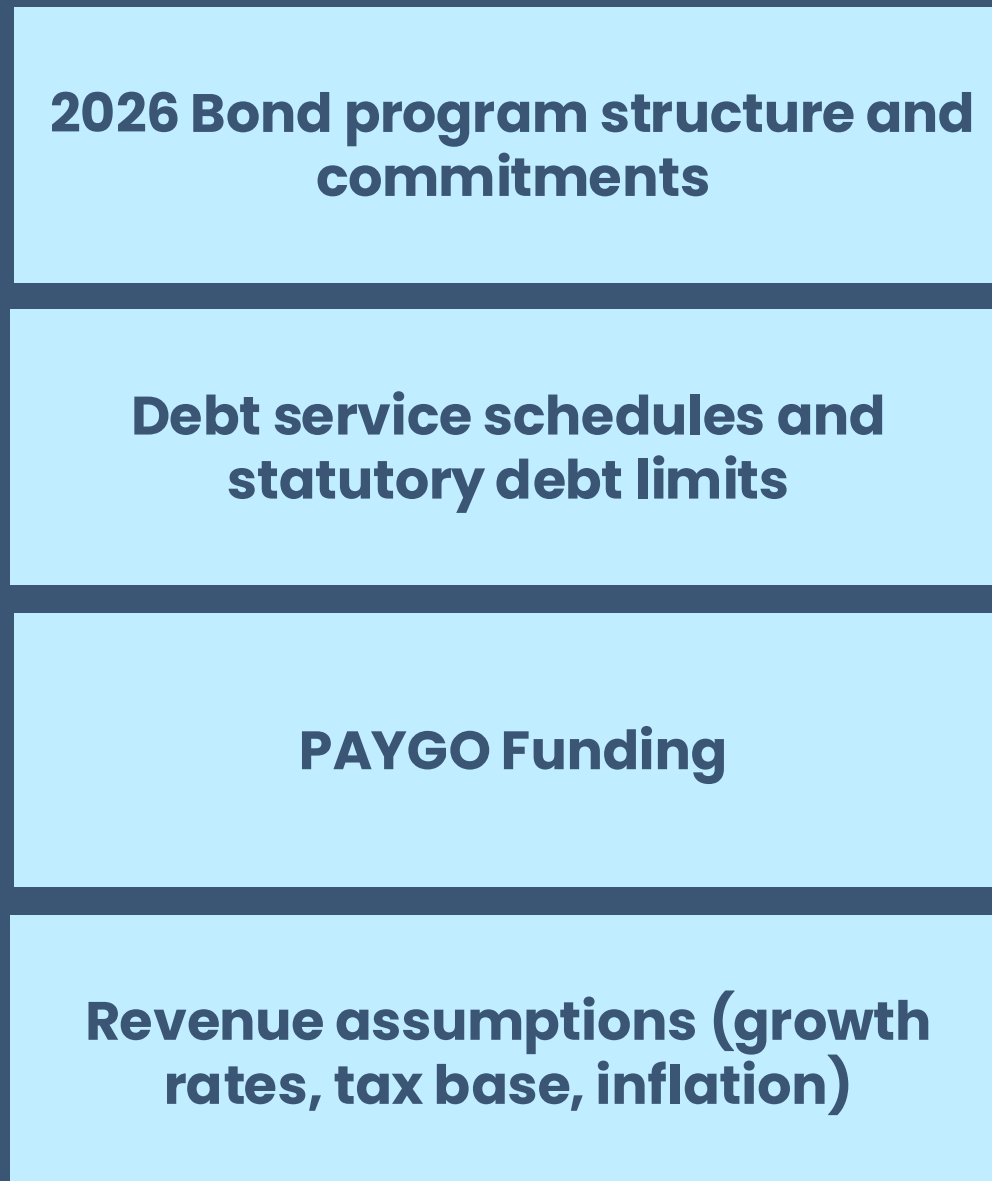
Consistent, Transparent Scoring

- Projects evaluated using six weighted criteria:
 - Congestion relief
 - Safety
 - Cost effectiveness
 - Access and connectivity
 - Economic access
 - Plan consistency
- Results used to rank and phase projects.

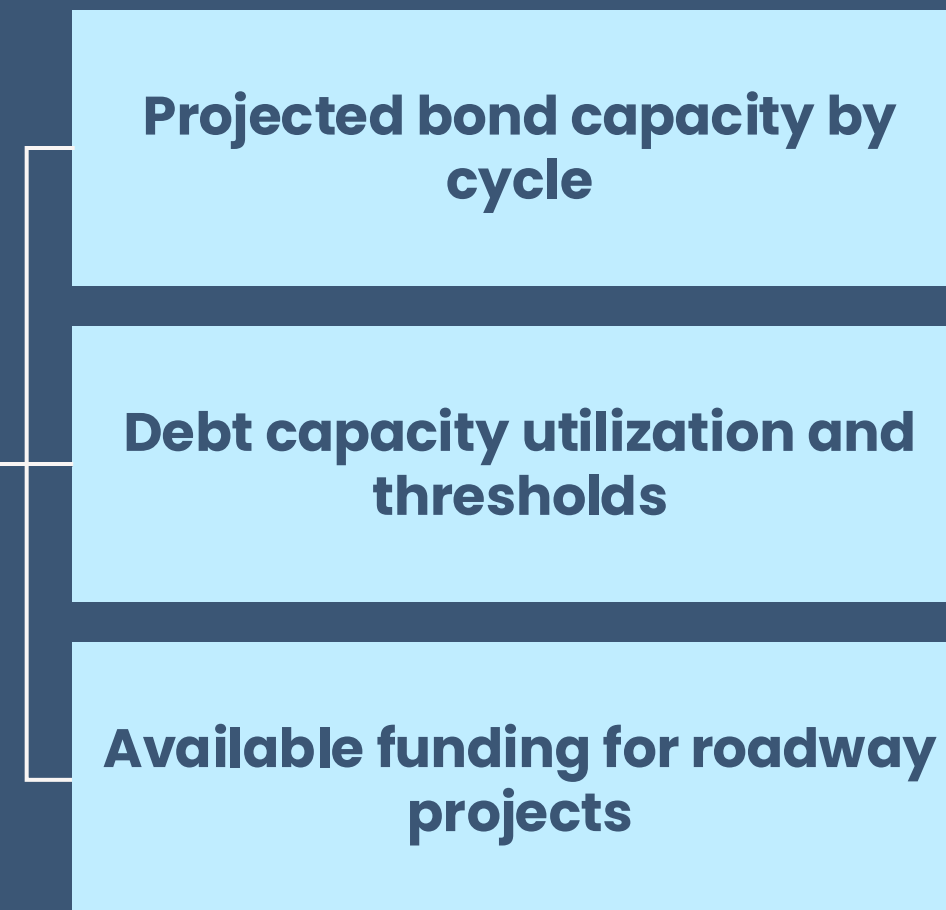


Fiscal Forecasting and Investment Capacity

Inputs (Transportation Finance)



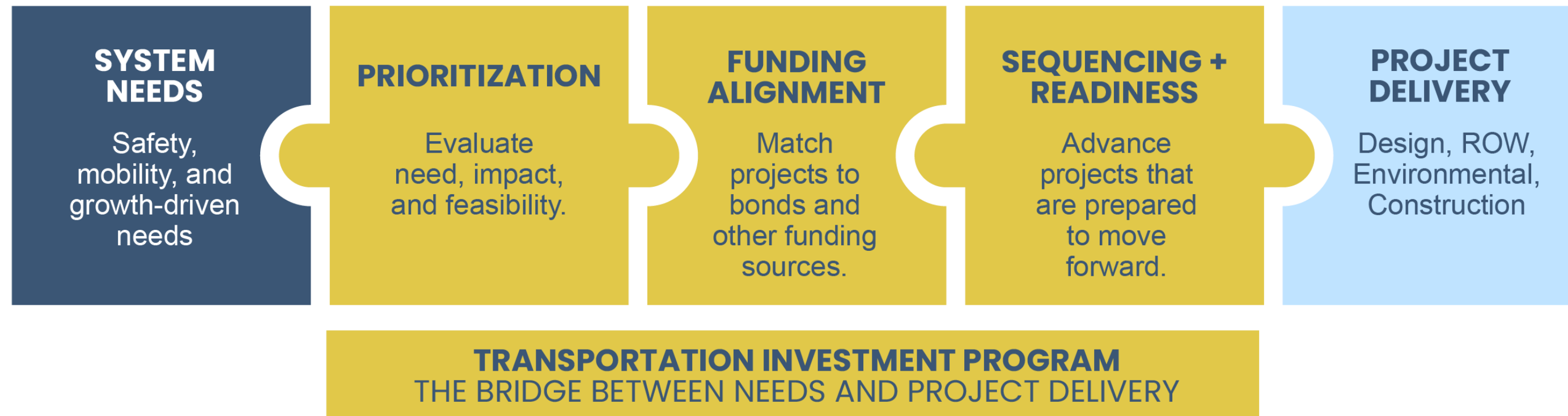
Outputs (Fiscal Constraint)



What is the Transportation Investment Program?



- A fiscally constrained, programmatic framework for advancing transportation projects.
- Focuses on project readiness, phasing, and delivery pathways, not just project need.
- Organizes near- and medium-term investments, generally covering the next 1 to 10 years.
- Similar to TxDOT and NCTCOG Capital programs



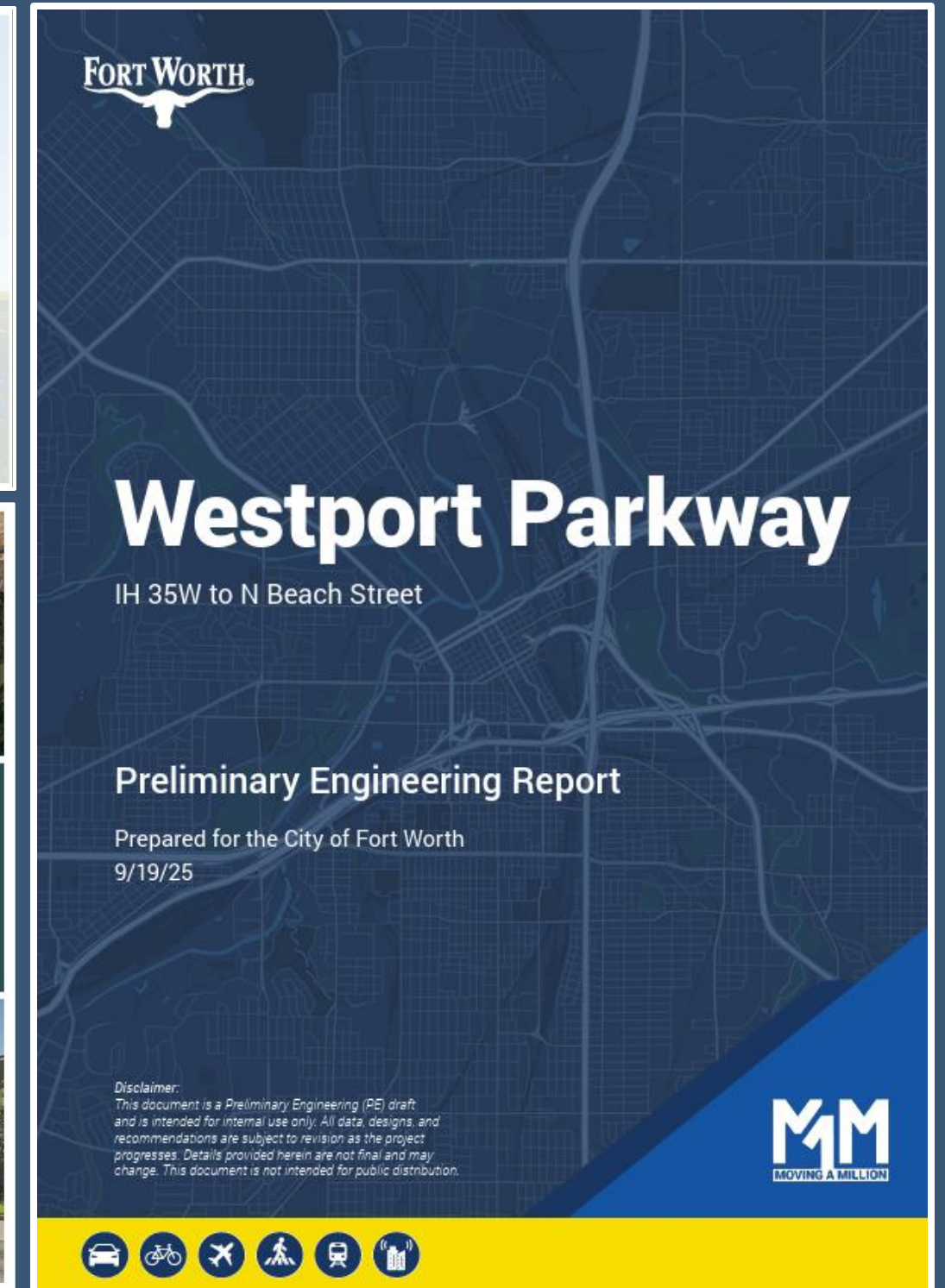
Components of the TIP

Schematic Design – advancing projects through cost estimates, risk assessments, and approval pipelines.

Funding Alignment – tying projects to City bond cycles, grants, and external funding opportunities.

Cashflow and Phasing – distributing costs and delivery across cycles to balance investment and manage risk.

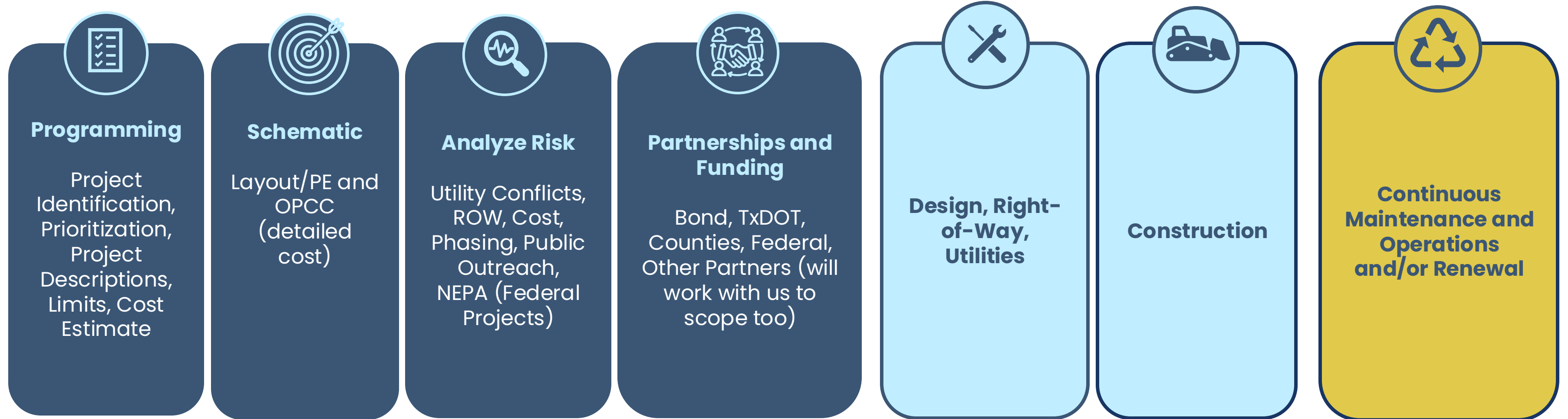
Capital Program – Project development and delivery schedules.



Project Phasing



Confidence of Delivery On-Time and On Budget



Master Plan and Program

Funding Ready
(Bond/Federal Calls)

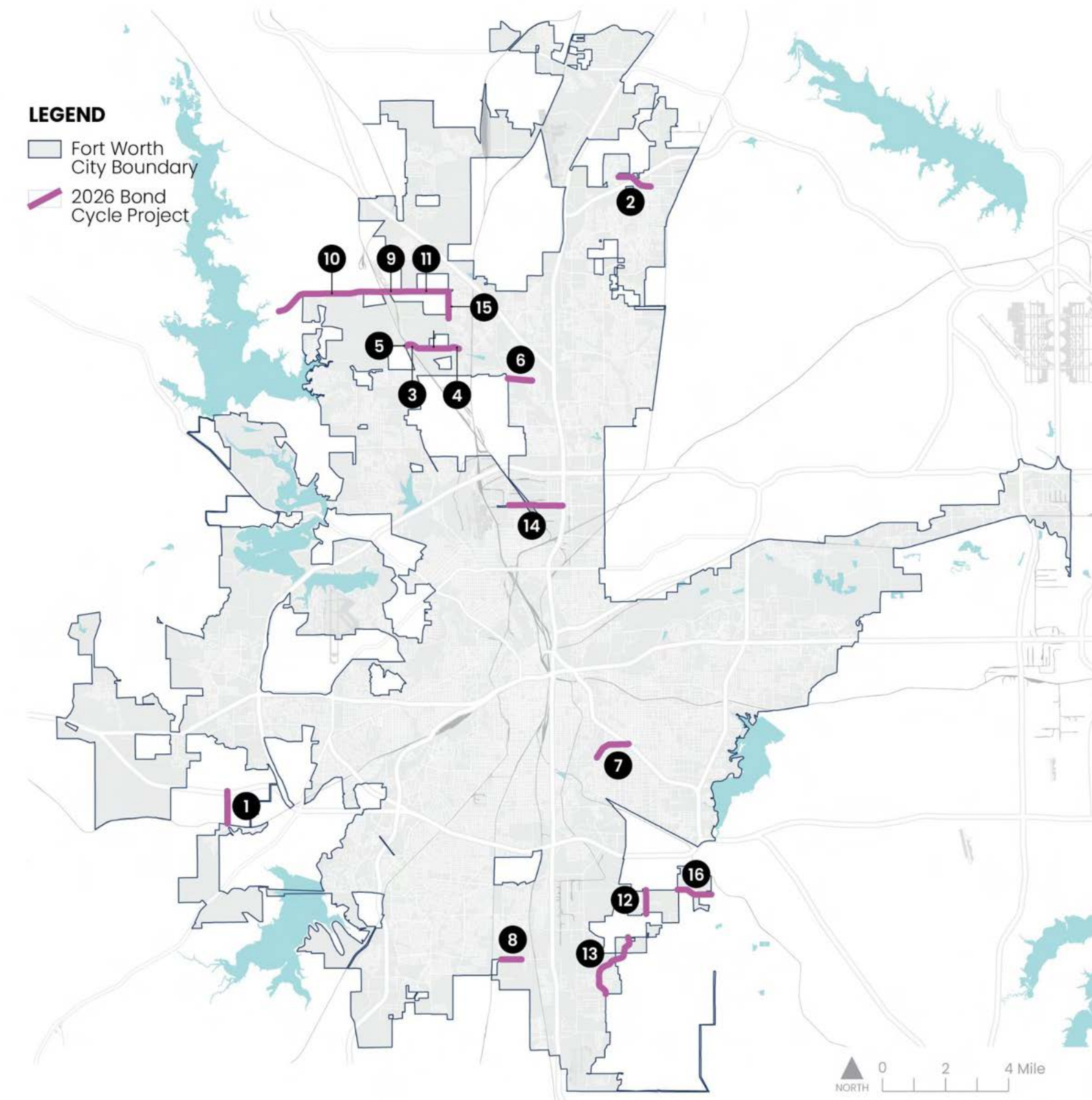
Shovel Ready

Capital Renewal and Retrofitting (starts the cycle again)

2026 Investment Cycle Projects

Major Roadways

#	Facility	From	To	Scope	Bond Cycle Activities	Bond Need
1	Chapin School (RM 2871)	IH-20	City Limit / Aledo Rd	Widen from (2)-lane to (4)-lane divided roadway with a single bridge over the RR.	Design, NEPA, ROW	\$ 5,000,000
2	Westport Pkwy	High Mesa Rd	SH 170	Construct a (4)-lane divided roadway with a single bridge over the creek and floodplain.	Design, NEPA, ROW	\$ 500,000
		SH 170	Park Vista Blvd	Construct a (4)-lane divided roadway.	Design	\$ 300,000
3	Heritage Trace Pkwy, Segment 3	Old Decatur Rd	Future Willow Springs	Construct a (4)-lane divided roadway with a single bridge over the RR and (2) bridge class culverts over the floodplain.	Design, NEPA, ROW	\$ 3,600,000
4	Heritage Trace Pkwy, Segment 6A	Wagley Robertson Rd	Boulder Oak	Construct a (4)-lane divided roadway with a single bridge over the RR, (2) bridge class culverts over the floodplain, and shared-use paths.	Design, NEPA, ROW	\$ 5,100,000
5	Heritage Trace Pkwy, Segment 6B	BNSF	0	Construct a (4)-lane divided roadway with a single bridge over the RR, (2) bridge class culverts over the floodplain, and shared-use paths.	Design, NEPA, ROW	\$ 10,000,000
6	E Bailey Boswell Rd	Blue Mound Rd/FM 156	Horseman Rd	Construct a (4)-lane divided roadway.	Construction	\$ 49,700,000
7	E Berry St	Cobb Park Dr	US 287	Reconstruct four (4)-lane divided roadway with TWLTL.	Design, Construction	\$ 11,250,000
8	Risinger Rd, Segment 2	Crowley Rd	Hemphill St	Widen from (2)-lane to (4)-lane divided roadway with shared-use paths.	Design, Construction	\$ 3,800,000
9	Bonds Ranch Rd, Segment 2	Saginaw Blvd (BUS 287)	Blue Sky Dr	Construct a (4)-lane divided with a bridge over the RR.	Design, ROW	\$ 2,500,000
10	Bonds Ranch Rd, Segment 1	Boat Club Rd (FM 1220)	Saginaw Blvd (BUS 287)	Widen from (2)-lane to (4)-lane divided roadway.	Design, Construction	\$ 14,800,000
11	Bonds Ranch Rd, Segment 3	BNSF/UP RR	Wagley Robertson Rd	Widen from (2)-lane to (4)-lane divided roadway.	Design, Construction	\$ 50,700,000
12	Forest Hill Dr	Lon Stephenson Rd	Bluebell Dr	Widen from (2)-lane to (4)-lane divided roadway	Design, NEPA, ROW	\$ 1,030,000
13	Wichita St	FW City Limits	Everman County Line	Widen from (2)-lane to (4)-lane divided roadway	Design, NEPA, ROW	\$ 50,000
14	Meacham Blvd (West)	Blue Mound Rd	IH-35W	Widen from (2)-lane to (4)-lane divided roadway.	Design, NEPA, ROW, Construction	\$ 11,800,000
15	Wagley Robertson	Bonds Ranch	Quicksilver Trl	Widen from (2)-lane to (4)-lane divided roadway.	Design	\$ 3,000,000
16	E Altamesa Blvd	Anglin Dr	Dick Price Rd	Construct a (2)-lane undivided roadway with a shared-use path on one side and a single bridge over the floodplain.	Design, NEPA, ROW	\$ 2,900,000



10 Years

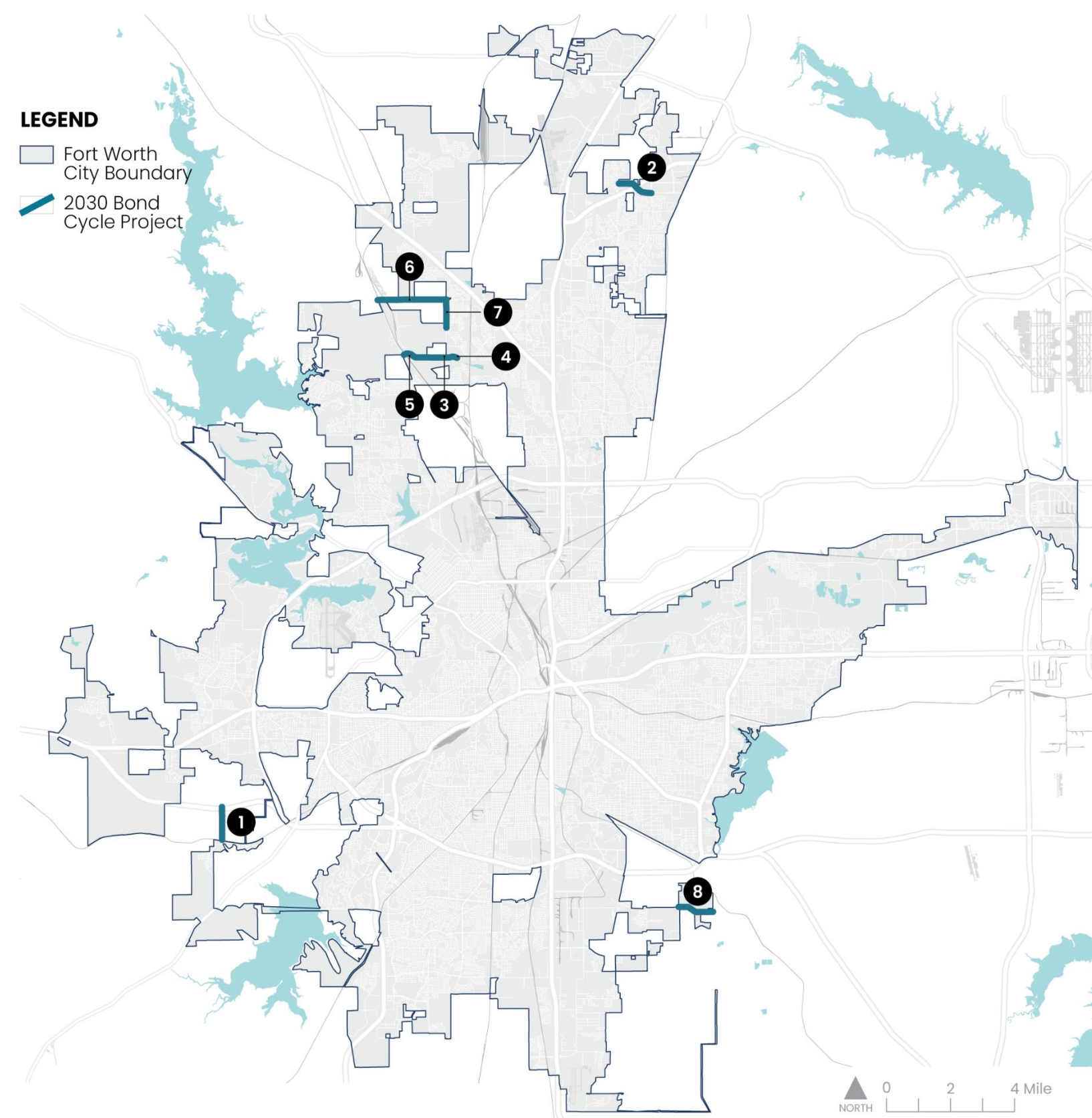
2030 Investment Cycle Projects

Major Roadways

Rank	Facility	From	To	Scope	Bond Cycle Activities	Costs (Escalated to YOE)
1	Chapin School (RM 2871)	IH-20	City Limit / Aledo Road	Widen from (2)-lane to (4)-lane divided roadway with a single bridge over the RR.	Construction	\$ 20,000,000
2	Westport Pkwy	High Mesa Rd	Park Vista Blvd	Construct a (4)-lane divided roadway with a single bridge over the creek and floodplain.	Construction	\$ 92,114,100
3	Heritage Trace Pkwy, Segment 3	Old Decatur Rd	Future Willow Springs	Construct a (4)-lane divided roadway with a single bridge over the RR and (2) bridge class culverts over the floodplain.	Construction	\$ 68,989,916
4	Heritage Trace Pkwy, Segment 6A	Wagley Robertson Rd	Boulder Oak	Construct a (4)-lane divided roadway with a single bridge over the RR, (2) bridge class culverts over the floodplain, and shared-use paths.	Construction	\$ 71,073,719
5	Heritage Trace Pkwy, Segment 6B	BNSF	0	Construct a (4)-lane divided roadway with a single bridge over the RR, (2) bridge class culverts over the floodplain, and shared-use paths.	Construction	\$ 84,520,017
6	Bonds Ranch (Segment 2, ph1)	Saginaw Blvd (BUS 287)	Blue Sky Dr	Construct a (4)-lane divided with a bridge over the RR.	Construction	\$ 17,945,354
7	Wagley Robertson	Bonds Ranch	Quicksilver Trl	Widen from (2)-lane to (4)-lane divided roadway.	Construction	\$ 62,027,376
8	Altamesa 1	Anglin	Dick Price	Construct a (2)-lane undivided roadway with a shared-use path on one side and a single bridge over the floodplain.	Construction	\$ 116,474,319
					Total	\$ 533,144,800

LEGEND

- Fort Worth City Boundary
- 2030 Bond Cycle Project



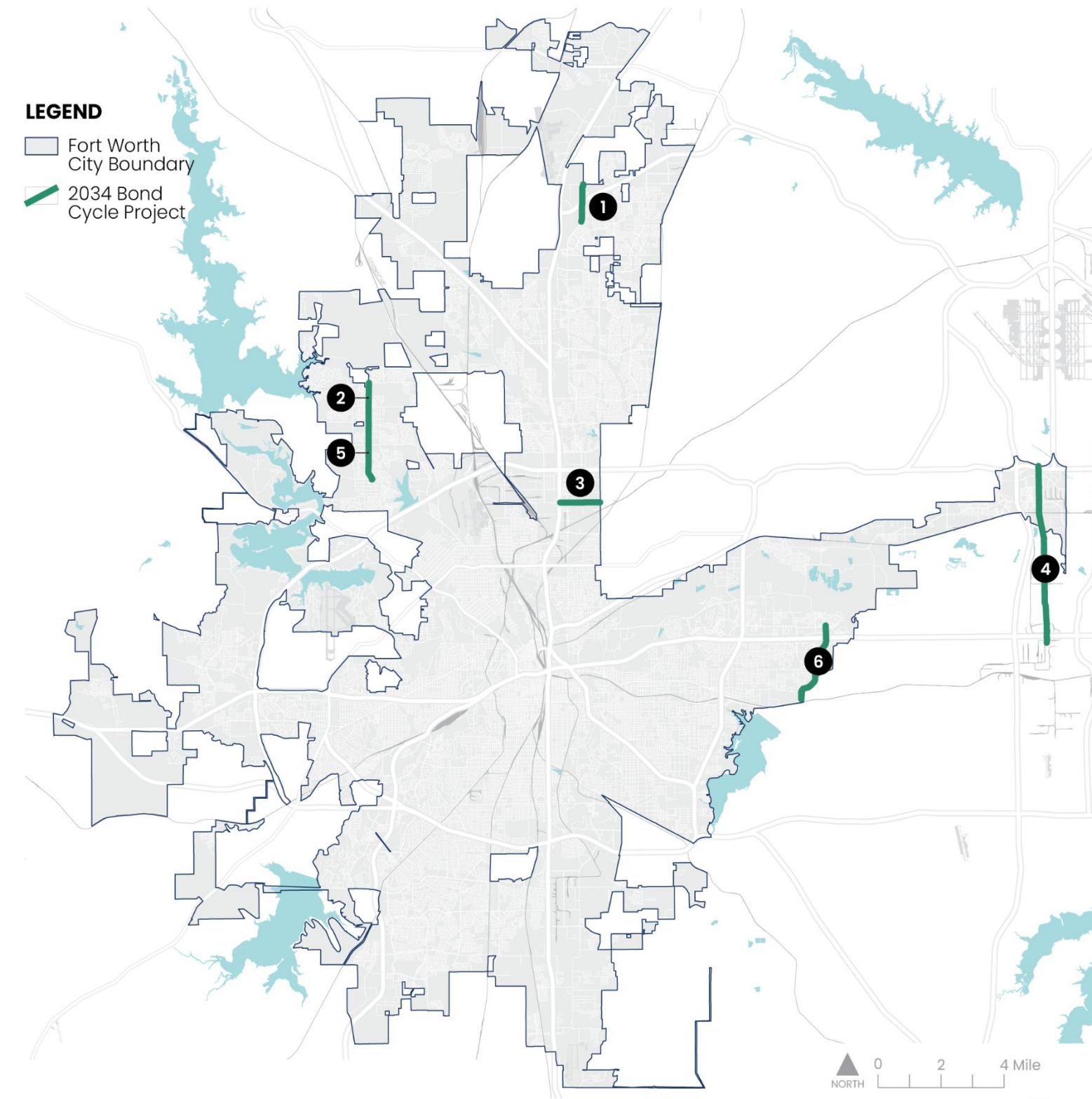
Transportation and Public Works

10 Years

2034 Investment Cycle Projects

Major Roadways

Rank	Facility	From	To	Scope	Bond Cycle Activities	Costs (Escalated to YOE)
1	Old Denton/Riverside	Westport	Sawtimber Trl	Widen from (2)-lane to (4)-lane divided roadway with shared-use paths.	Design, Construction	\$ 23,404,455.86
2	Bowman Roberts Rd (N Half)	W. Bailey Boswell Rd	WJ Boaz	Widen from (2)-lane to (3)-lane with center turn lane.	Design, ROW	\$ 8,585,146.99
3	Meacham Blvd (East)	I-35W	N. Beach St	Widen from (3)-lane to (4)-lane divided roadway with pedestrian and shared-use paths.	Design, ROW	\$ 33,893,761.41
4	Amon-Carter Extension	W Fork Trinity River	Trinity Blvd	Construct a (4)-lane divided roadway with shared-use paths and a single bridge over wetlands, a river, and a flood zone.	Design, NEPA, ROW	\$ 112,784,754.69
5	Bowman Roberts Rd (S Half)	WJ Boaz	Ten Mile Bridge Rd	Widen from (2)-lane to (3)-lane with center turn lane.	Design, ROW	\$ 34,984,441.30
6	Eastchase Pkwy/Dottie Lynn Pkwy	East Lancaster (SH180)	John T. White Rd	Reconstruct roadway to include advanced signals, transit cue jumps, continuous shared-use paths, and intersection treatments.	Design, Construction	\$ 162,944,687.71
						\$ 376,597,248



Transportation and Public Works

25 years

Long-Term Projects

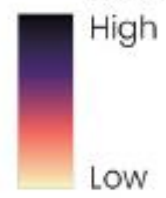
Major Roadways

- Orphaned Bond Candidates that did not rank high enough for the 2026, 2030, or 2034 Bond Cycles
- Gap Analysis Projects

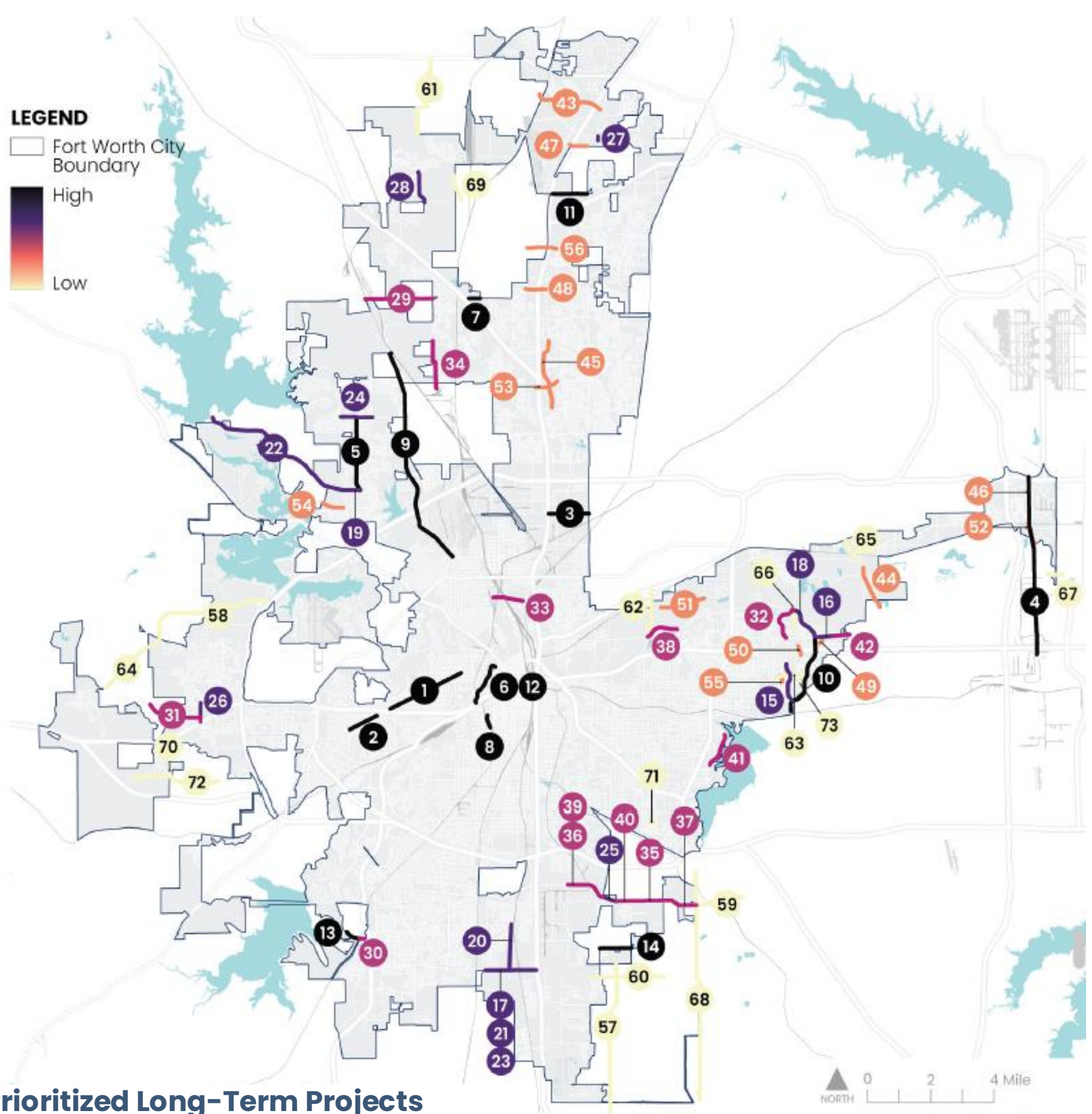


LEGEND

□ Fort Worth City Boundary



Prioritized Long-Term Projects

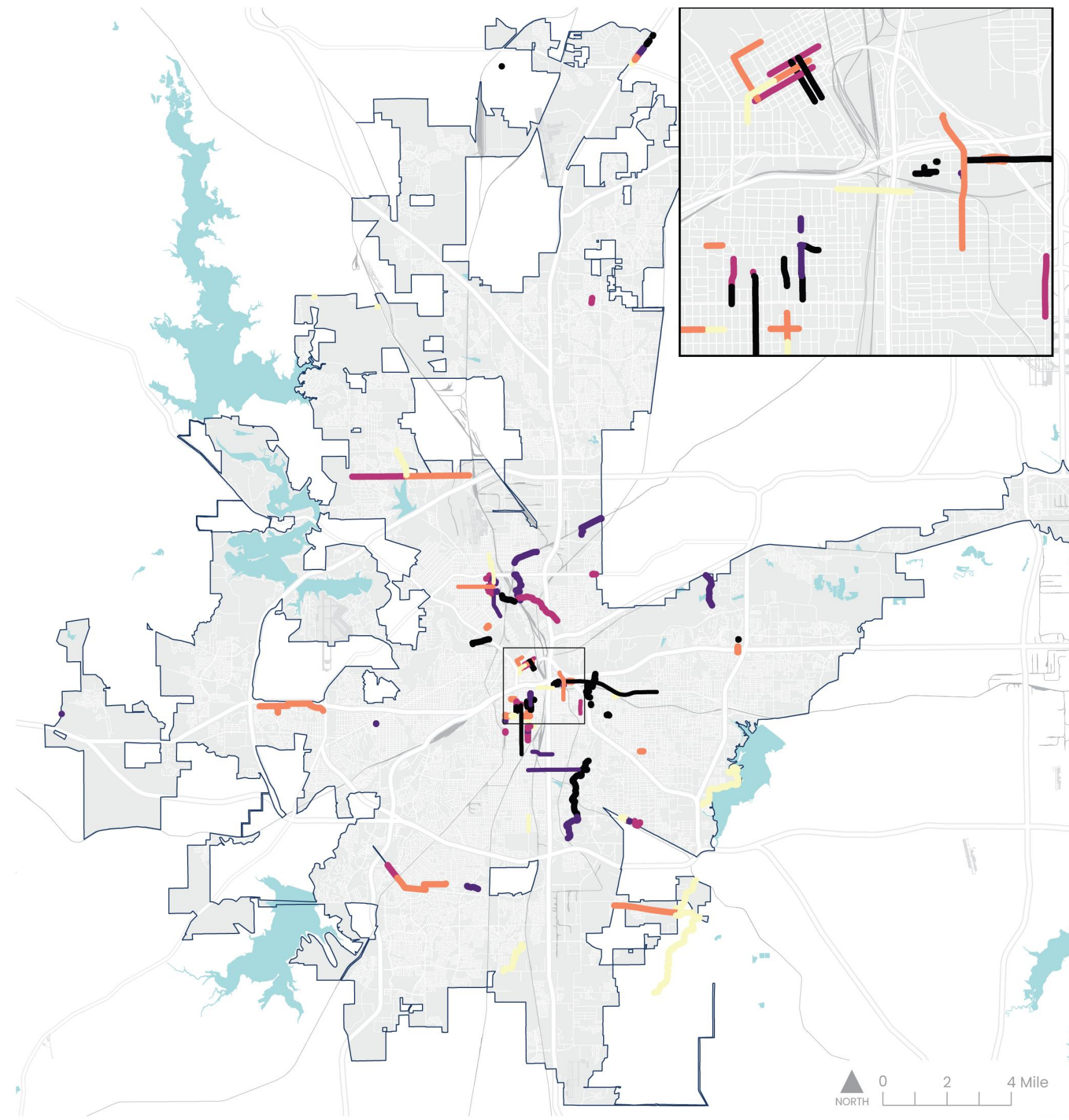
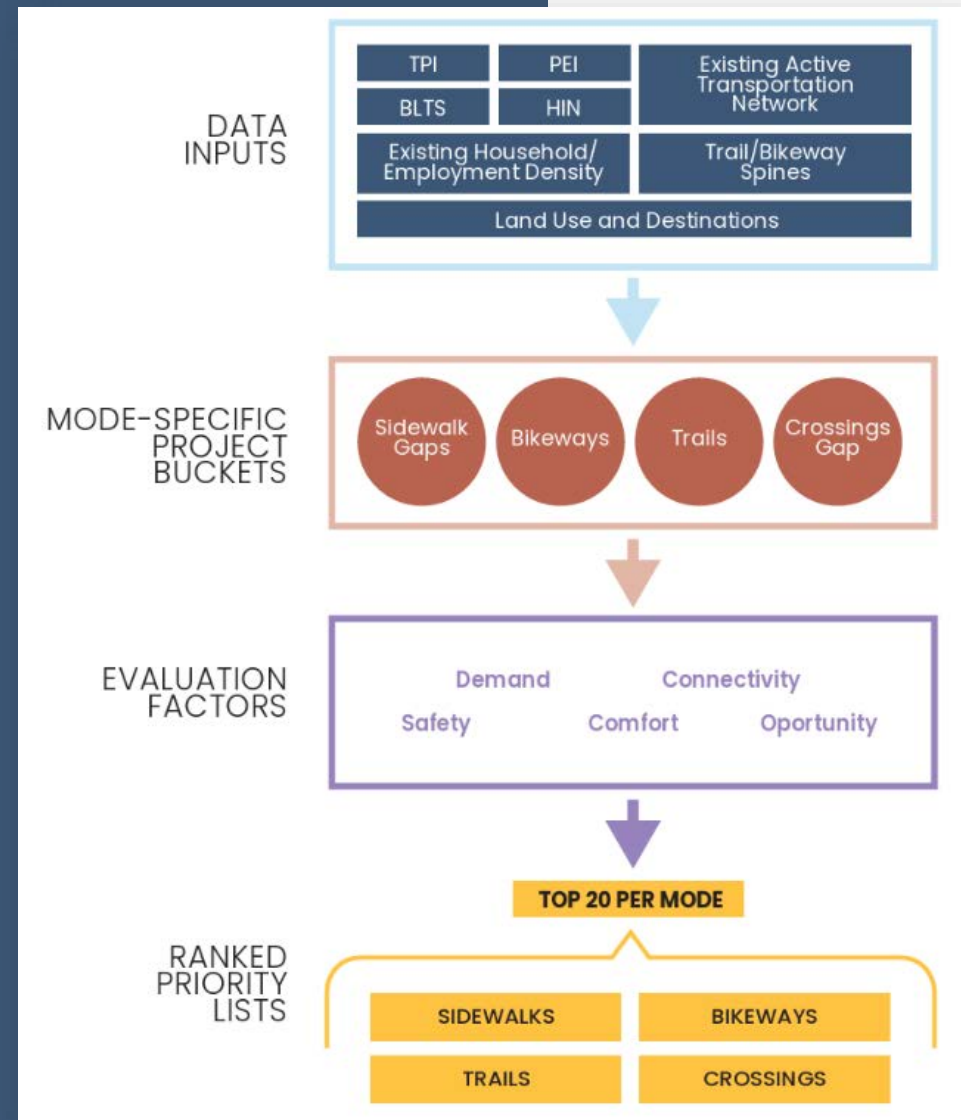


Transportation and Public Works

25 years
Active
Transportation
+ Micromobility

New Priority Network by Mode:

- Bikeways
- Crossings
- Sidewalks
- Trails



LEGEND
 □ Fort Worth City Boundary
 ■ High
 ■ Low



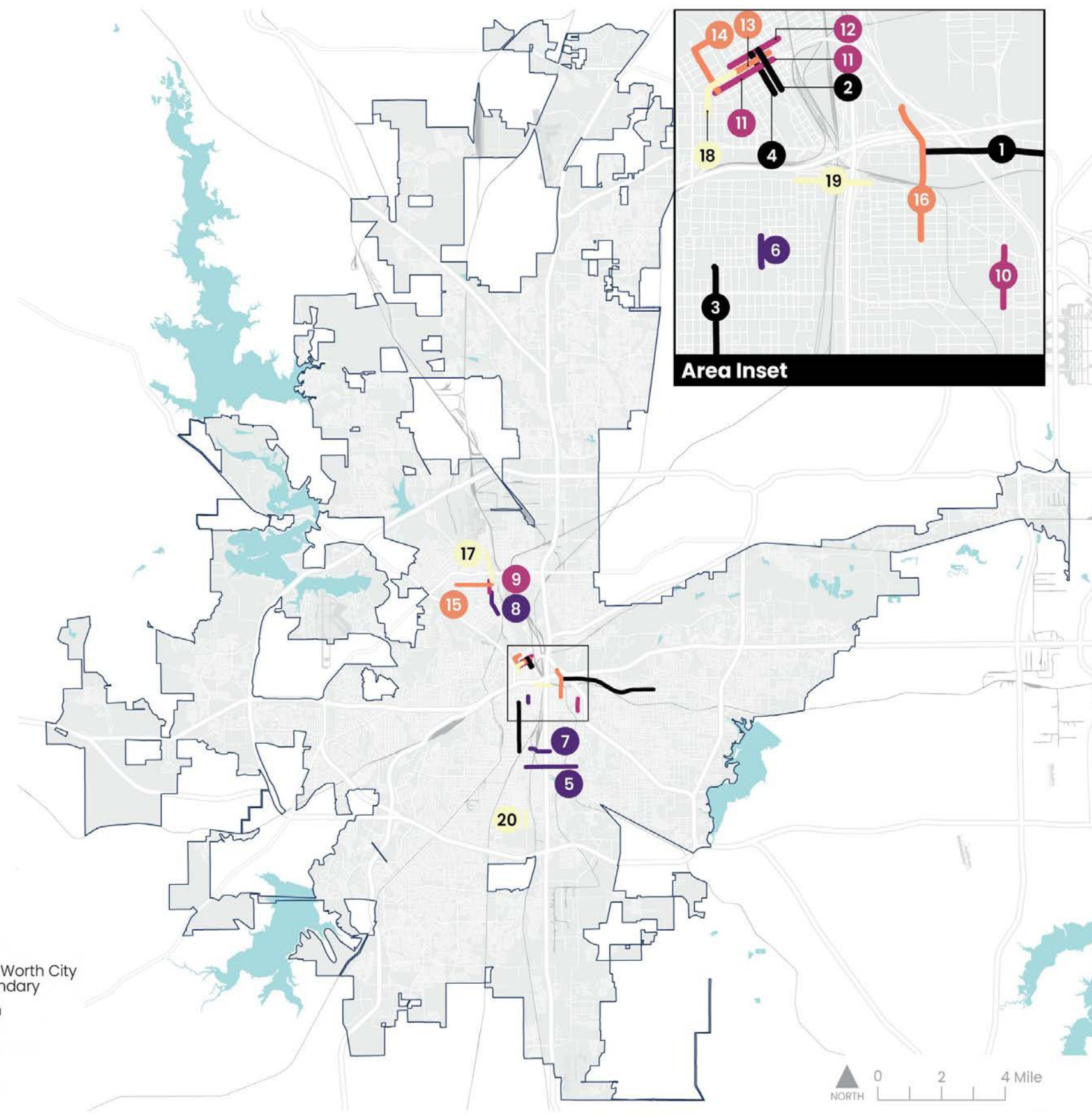
Transportation and Public Works

25 years

Bikeway Projects – Top 20

Project ID	Project Description	Prioritized Rank	Total Score	Opportunity Score	Connectivity Score	# of Connections	Demand Score	Average Demand	Safety Score	HIN Alignment %	Comfort Score	Avg. BLTS
1004	Lancaster Ave from Beach St to Beach St	1	●●●●●	●●●●●	●●●●●	5	●●●●●	41.69	●●●●●	●●●●●	●●●●●	3.81
1620	Calhoun St from 9th St to 3rd St	2	●●●●●	●●●●●	●●●●●	5	●●●●●	69.27	●●●●●	●●●●●	●●●●●	4.00
1533	College Ave from Capps St to Terrell Ave	3	●●●●●	●●●●●	●●●●●	8	●●●●●	74.93	●●●●●	●●●●●	●●●●●	4.00
384	Commerce St from 9th St to 3rd St	4	●●●●●	●●●●●	●●●●●	6	●●●●●	69.27	●●●●●	●●●●●	●●●●●	3.50
430	Berry St from Hemphill St to Riverside Dr	5	●●●●●	●●●●●	●●●●●	2	●●●●●	47.42	●●●●●	●●●●●	●●●●●	4.00
423	Jennings Ave from Terrell Ave to Pennsylvania Ave	6	●●●●●	●●●●●	●●●●●	2	●●●●●	83.02	●●●●●	●●●●●	●●●●●	4.00
80	Morningside Dr from May St to Evans Ave	7	●●●●●	●●●●●	●●●●●	3	●●●●●	53.58	●●●●●	●●●●●	●●●●●	4.00
440	Main St from Northside Dr to 23rd St	8	●●●●●	●●●●●	●●●●●	3	●●●●●	58.66	●●●●●	●●●●●	●●●●●	4.00
238	Ellis Ave/26th St from 23rd St to Main St	9	●●●●●	●●●●●	●●●●●	1	●●●●●	60.51	●●●●●	●●●●●	●●●●●	3.00
163	Riverside Dr from Rosedale St to Vickery Blvd	10	●●●●●	●●●●●	●●●●●	3	●●●●●	21.13	●●●●●	●●●●●	●●●●●	4.00
422	5th St from Cherry St to Jones St	11	●●●●●	●●●●●	●●●●●	6	●●●●●	68.38	●●●●●	●●●●●	●●●●●	3.72
88	3rd St from Throckmorton St to Pecan St	12	●●●●●	●●●●●	●●●●●	8	●●●●●	67.82	●●●●●	●●●●●	●●●●●	3.28
374	4th St from Throckmorton St to Jones St	13	●●●●●	●●●●●	●●●●●	7	●●●●●	68.95	●●●●●	●●●●●	●●●●●	3.80
1617	Burnett St/Belknap St from 5th St to Houston St	14	●●●●●	●●●●●	●●●●●	8	●●●●●	66.75	●●●●●	●●●●●	●●●●●	3.28
467	25th St from Roosevelt Ave to Main St	15	●●●●●	●●●●●	●●●●●	1	●●●●●	60.74	●●●●●	●●●●●	●●●●●	4.00
63	Tennessee Ave/Pine St/IM Terrell Way from Hattie St to IM Terrell Cir	16	●●●●●	●●●●●	●●●●●	6	●●●●●	57.43	●●●●●	●●●●●	●●●●●	2.05
126	Main St from 26th St to Long Ave	17	●●●●●	●●●●●	●●●●●	0	●●●●●	56.66	●●●●●	●●●●●	●●●●●	4.00
2	Macon St/4th St from 10th St to Throckmorton St	18	●●●●●	●●●●●	●●●●●	8	●●●●●	65.32	●●●●●	●●●●●	●●●●●	3.24
81	Vickery Blvd from Main St to Kentucky Ave	19	●●●●●	●●●●●	●●●●●	4	●●●●●	77.95	●●●●●	●●●●●	●●●●●	4.00
48	Hemphill St from Felix St to Seminary Dr	20	●●●●●	●●●●●	●●●●●	1	●●●●●	53.92	●●●●●	●●●●●	●●●●●	4.00

Score Symbols are defined as the following: ●●●●●: Very High; ●●●●○: High; ●●●○○: Medium; ●●○○○: Low; ●○○○○: Very Low



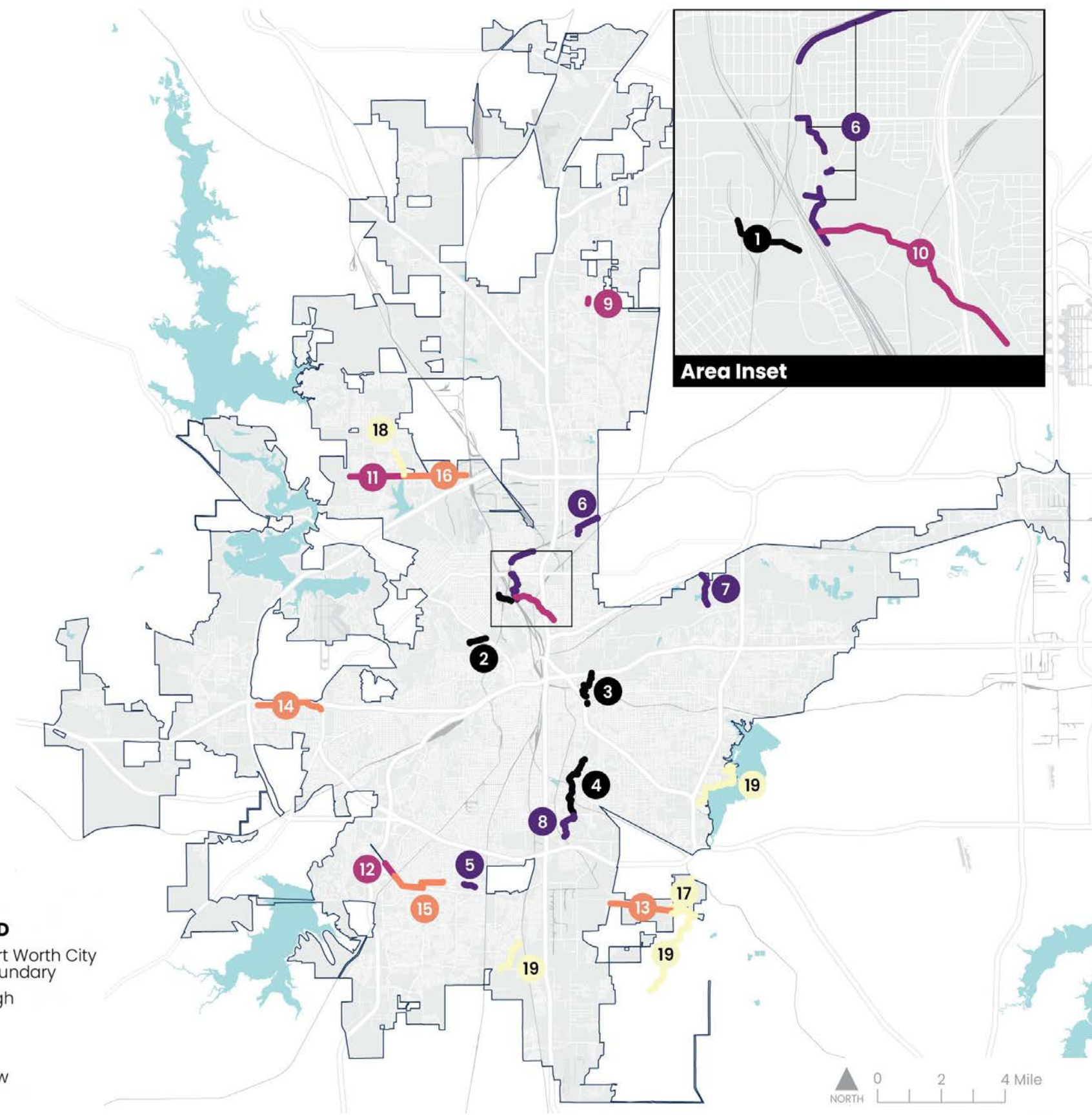
Transportation and Public Works

25 years

Trails Projects – Top 20

Project ID	Project Description	Prioritized Rank	Total Score	Opportunity Score	Spine Score	Spine Alignment	Connectivity Score	Number of Connections
622	Marine Creek Trail from 23rd St to Trinity River Trail	1	●●●●●	●●●●○	1	TRUE	●●●●●	5
710	Trinity Trail (North Bank) from University Dr to SH 199	2	●●●●●	●●●●●	1	TRUE	●●●●○	3
605	Sycamore Creek Trail from I-30 to Sycamore Park	3	●●●●○	●●●●○	1	TRUE	●●●●○	3
704	Sycamore Creek Trail from Cobb Park (Old Mansfield Rd) to Carter Park (Seminary Dr)	4	●●●●○	●●●●●	1	TRUE	●●●●○	1
515	Krauss Baker Park/Woodmont Park Trail Connection from Krauss Baker Park (McCurt Ave) to Woodmont Park (Woodmont Trl)	5	●●●●○	●●●●○	1	TRUE	●●●●○	2
620	TEXRail Trail Segments from Trinity River (near Trail Drivers Park) to TEXRail Mercantile Center Station	6	●●●●○	●●●●○	1	TRUE	●●●●○	1
2300	Fossil Creek Trail from TX-121 (Fort Worth/Richland Hills City Limits) to Existing Trinity Trail	7	●●●●○	●●●●○	1	TRUE	●●●●○	2
593	Sycamore Creek Trail from Seminary Dr to Fair Park Blvd	8	●●●●○	●●●●●	1	TRUE	●●●●○	0
642	Crawford Farms Park Trail Connection from Wexford Dr (Existing Trail) to Sinclair Park Trail (Existing Trail)	9	●●●●○	●●●●○	1	TRUE	●●●●○	2
618	Trinity Trail (North Bank) from Trinity River (near Trail Drivers Park) to Riverside Park (near Embrey Pl)	10	●●●●○	●●●●○	1	TRUE	●●●●○	1
713	N/A	11	●●●●○	●●●●○	1	TRUE	●●●●○	3
512	N/A	12	●●●●○	●●●●○	1	TRUE	●●●●○	0
590	N/A	13	●●●●○	●●●●○	1	TRUE	●●●●○	0
707	Western Hills OnCOR Trail North from Dale Ln to Calmont Ave (at SH 183)	14	●●●●○	●●●●○	1	TRUE	●●●●○	0
507	Wedgwood Trail from Granbury Rd to Woodway Dr	15	●●●●○	●●●●○	1	TRUE	●●●●○	1
545	N/A	16	●●●●○	●●●●○	1	TRUE	●●●●○	2
659	N/A	17	●●●●○	●●●●○	1	TRUE	●●●●○	0
639	Marine Creek Trail from Cromwell Marine Creek to Marine Creek Lake Trail	18	●●●●○	●●●●○	1	TRUE	●●●●○	2
694	N/A	19	●●●●○	●●●●○	1	TRUE	●●●●○	0
596	N/A	19	●●●●○	●●●●○	1	TRUE	●●●●○	0
692	N/A	19	●●●●○	●●●●○	1	TRUE	●●●●○	0
584	N/A	19	●●●●○	●●●●○	1	TRUE	●●●●○	0
703	N/A	19	●●●●○	●●●●○	1	TRUE	●●●●○	0

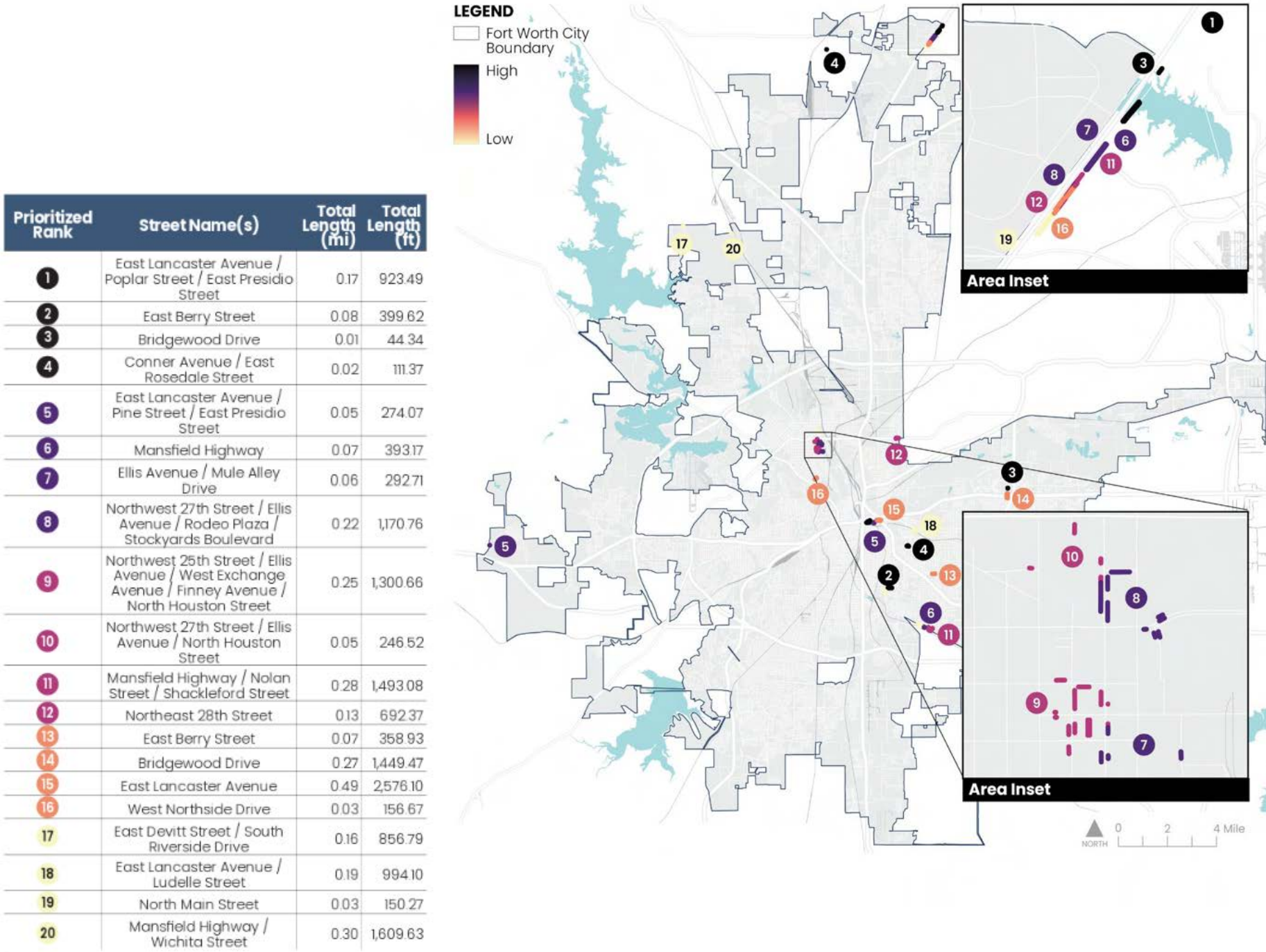
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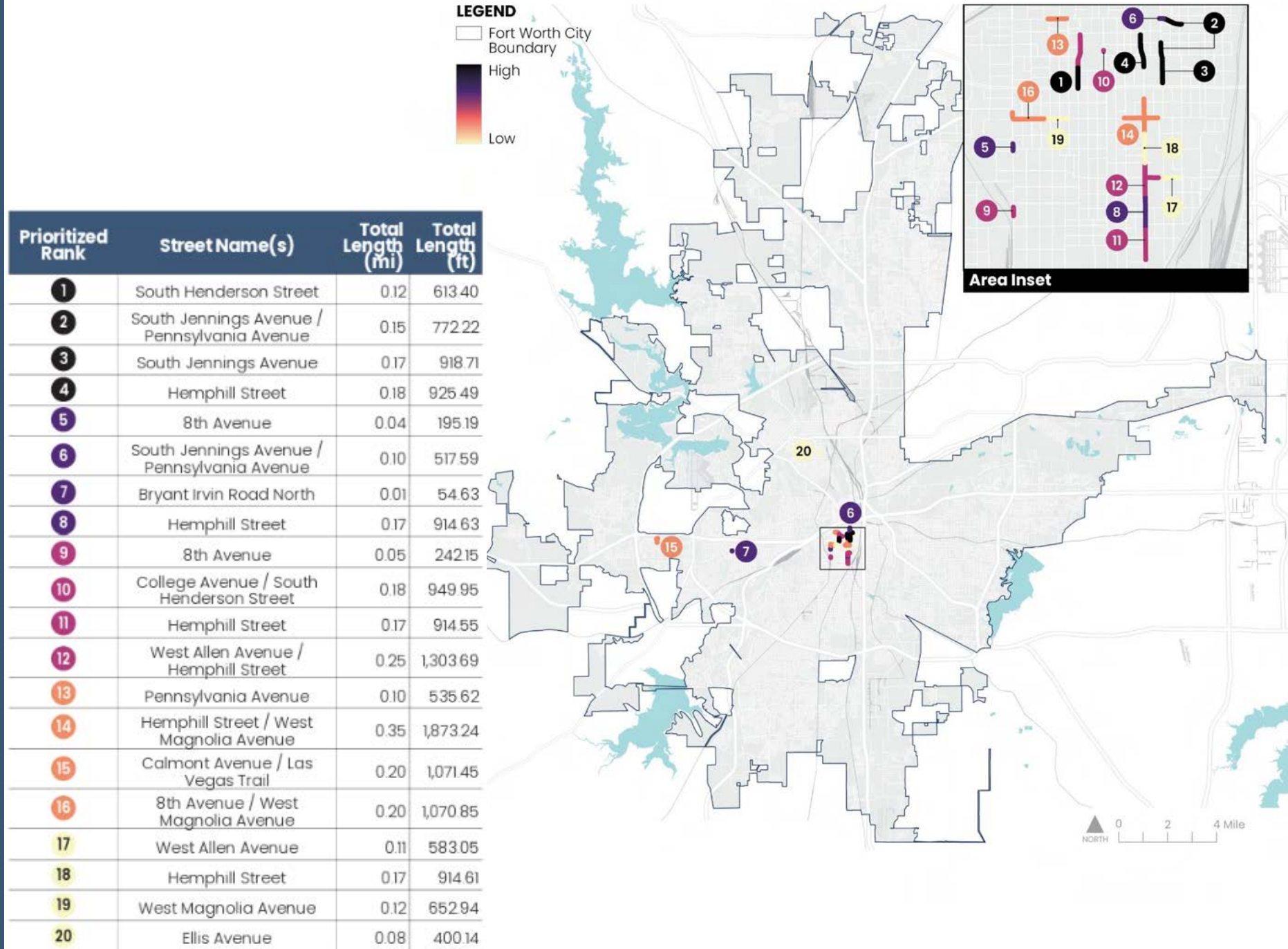
Transportation and Public Works

25 years

Sidewalk Projects – Top 20



Crossing Projects – Top 20

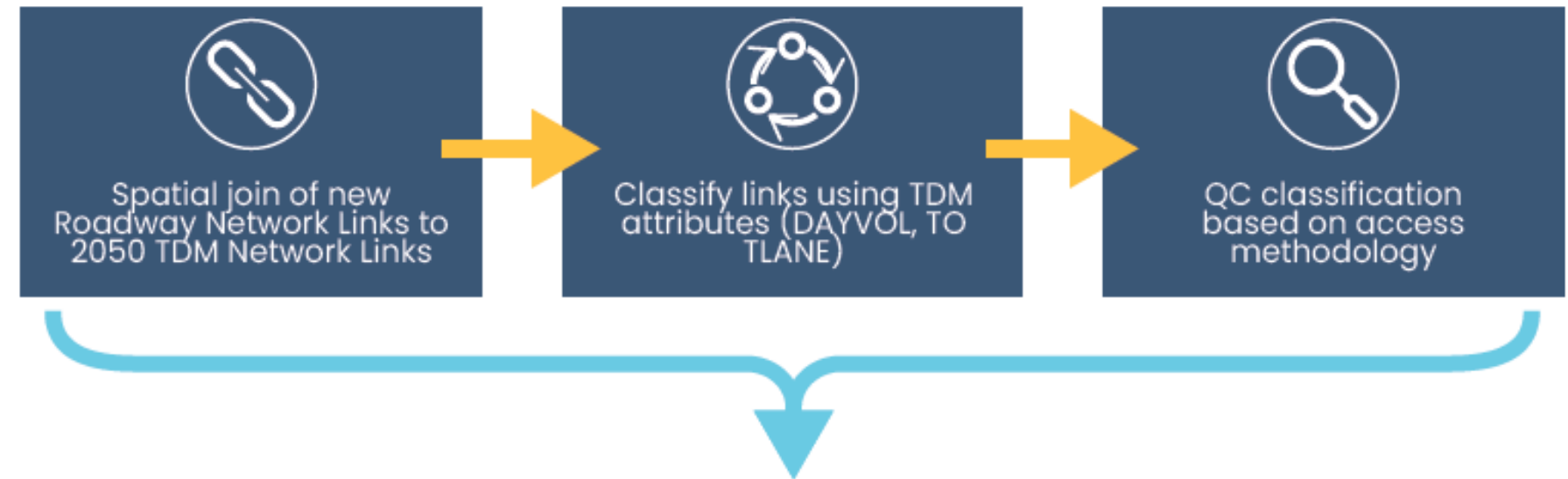


Transportation and Public Works

Roadway Network Update

Supporting Project Delivery and ROW Preservation

- Replaces the previous Thoroughfare Plan.
- Defines roadway function and capacity expectations.
- Used to preserve right-of-way during development.
- Supports consistent design and corridor continuity.

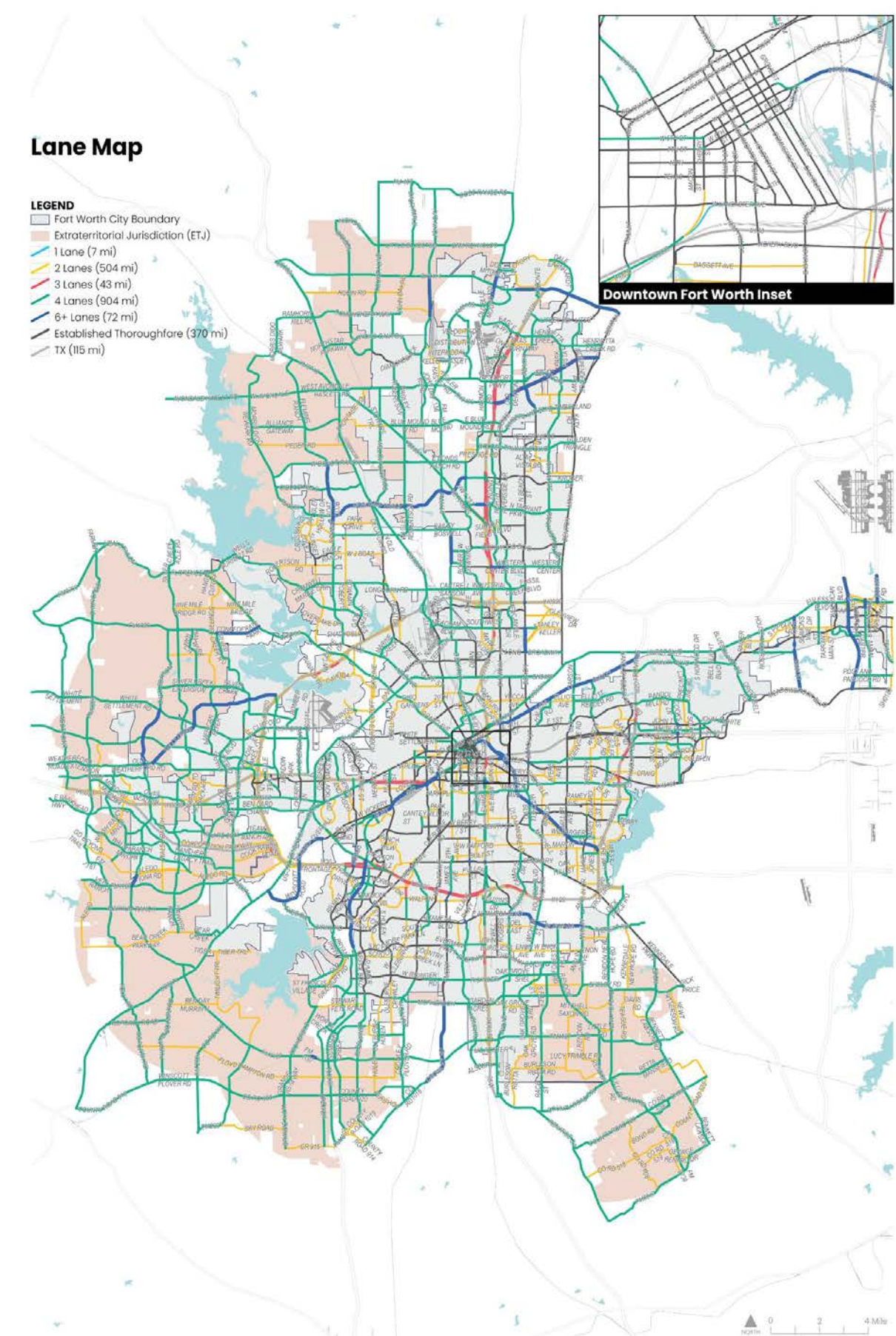
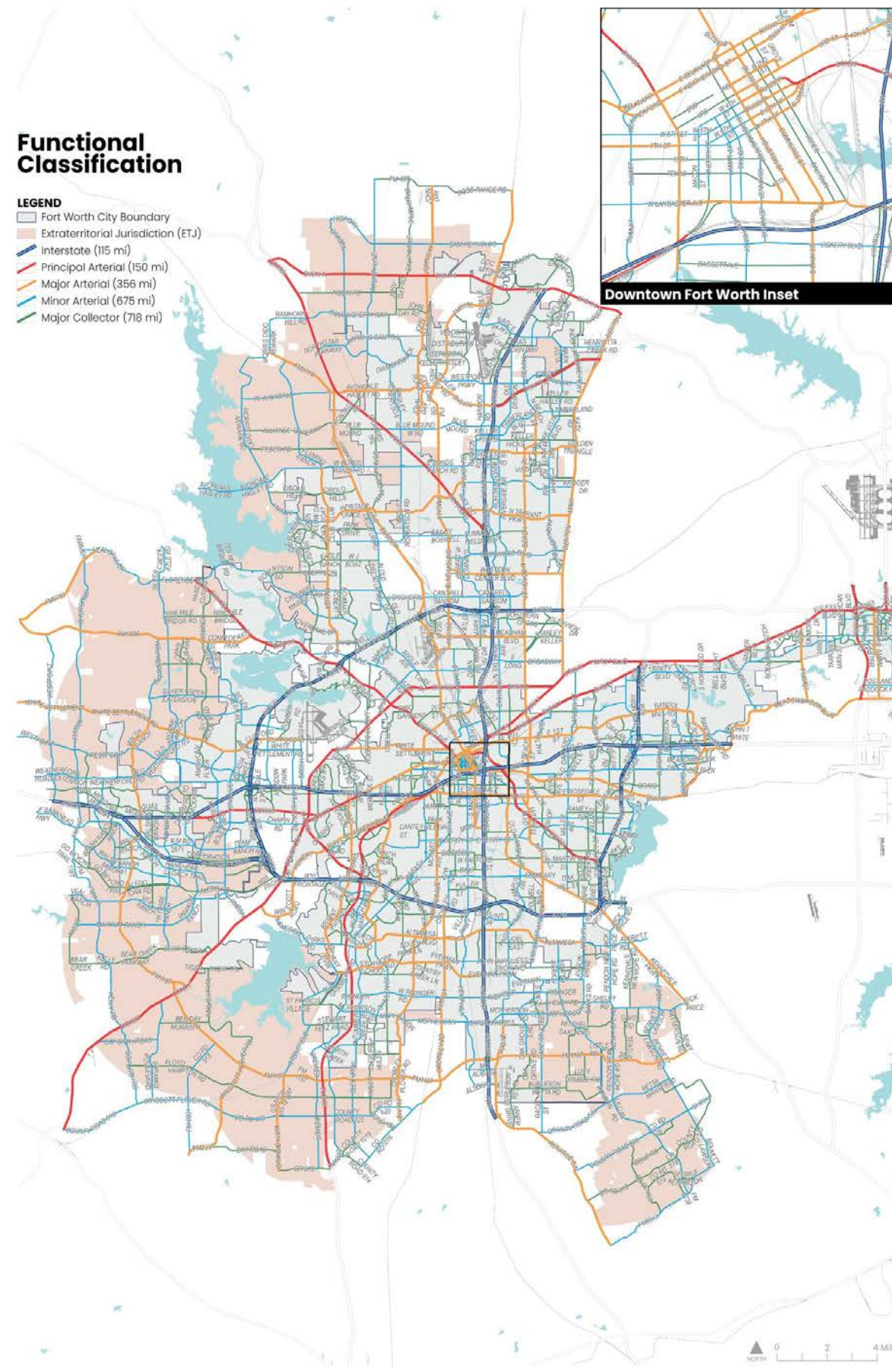


Functional Class	Access	Capacity	Lanes
Principal Arterials	Partially or Fully Controlled / Connects to Freeway	60,300	6
		40,200	4
Major Arterials	Partially or Uncontrolled / Connects to Freeway	55,700	6
		37,100	4
Minor Arterials	Uncontrolled / Connects to Major or Principal Arterials	35,500	4
Major Collectors	Uncontrolled / Connects to Major or Minor Arterials	16,100	3
		20,000	4

Ultimate

Master Roadway Network (MRN)

- Travel Demand Modeling (Ultimate build-out)
- Required capacity at full entitlement build-out
- Focus on ROW preservation

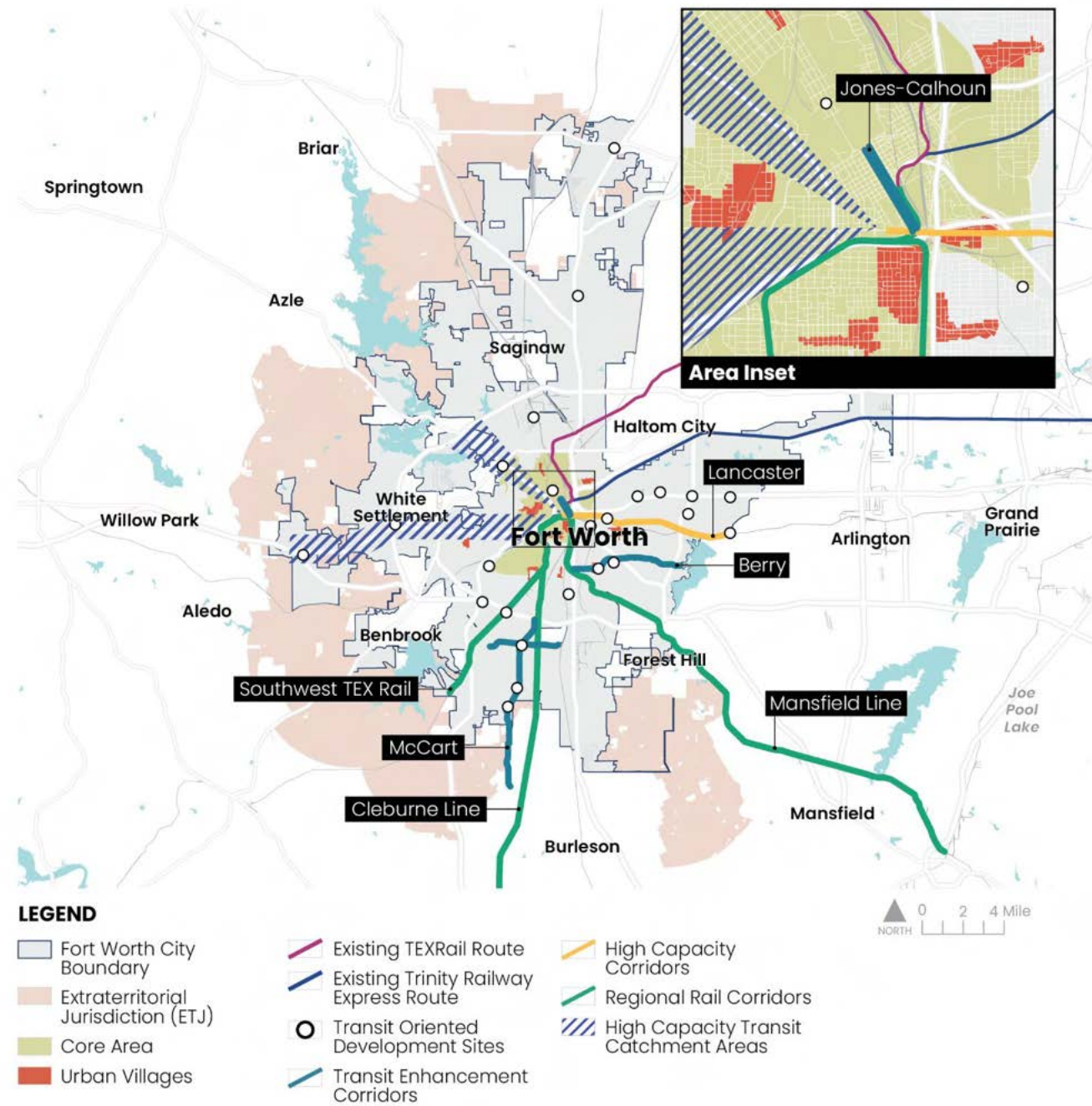


Transportation and Public Works

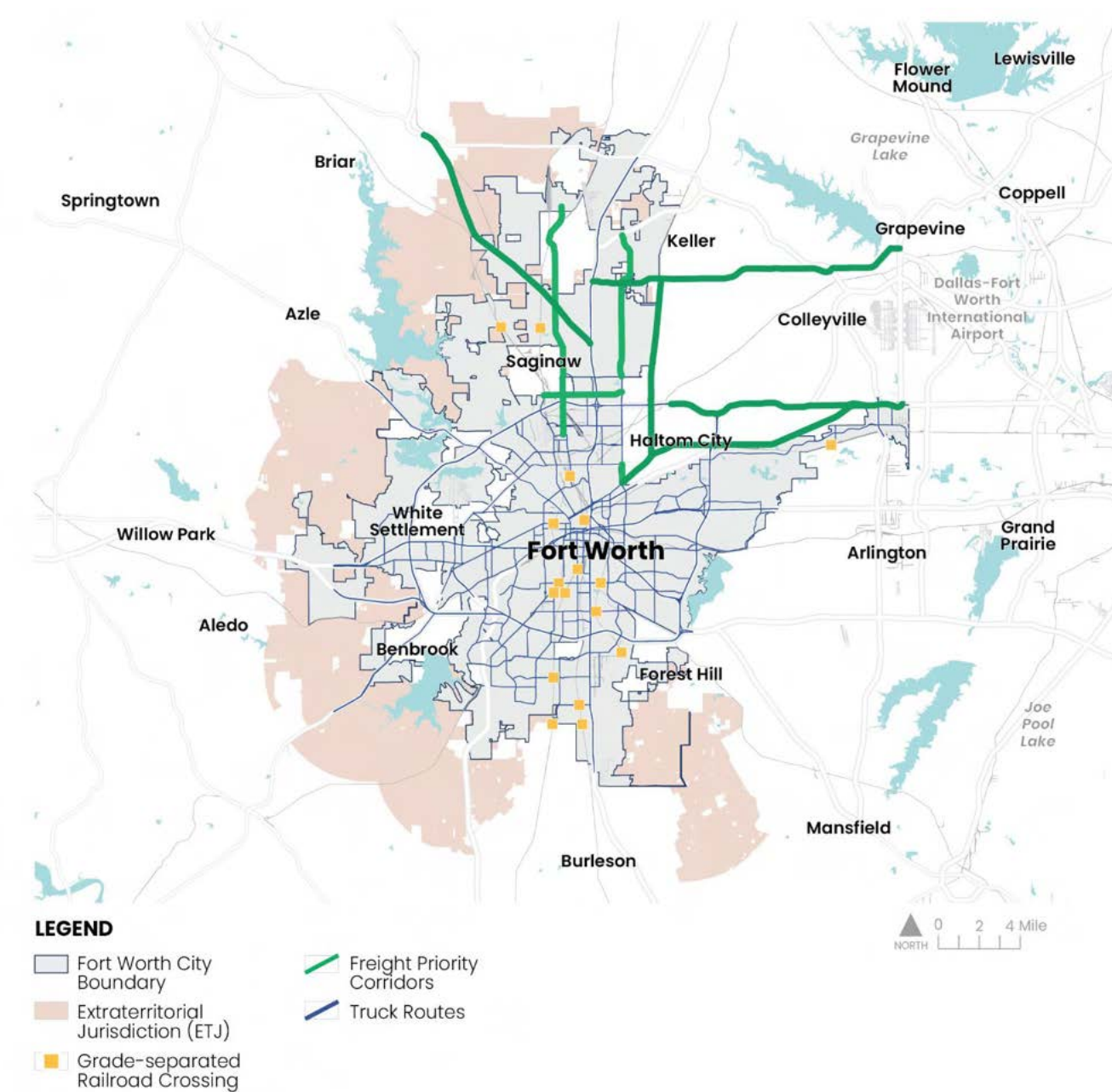
Ultimate Multimodal Roadway Classifications

- Transit Priority Areas
- Freight Priority Area
- Urban Villages and Core Area
- RR Grade Separations
- TOD sites

Transit Priority Areas



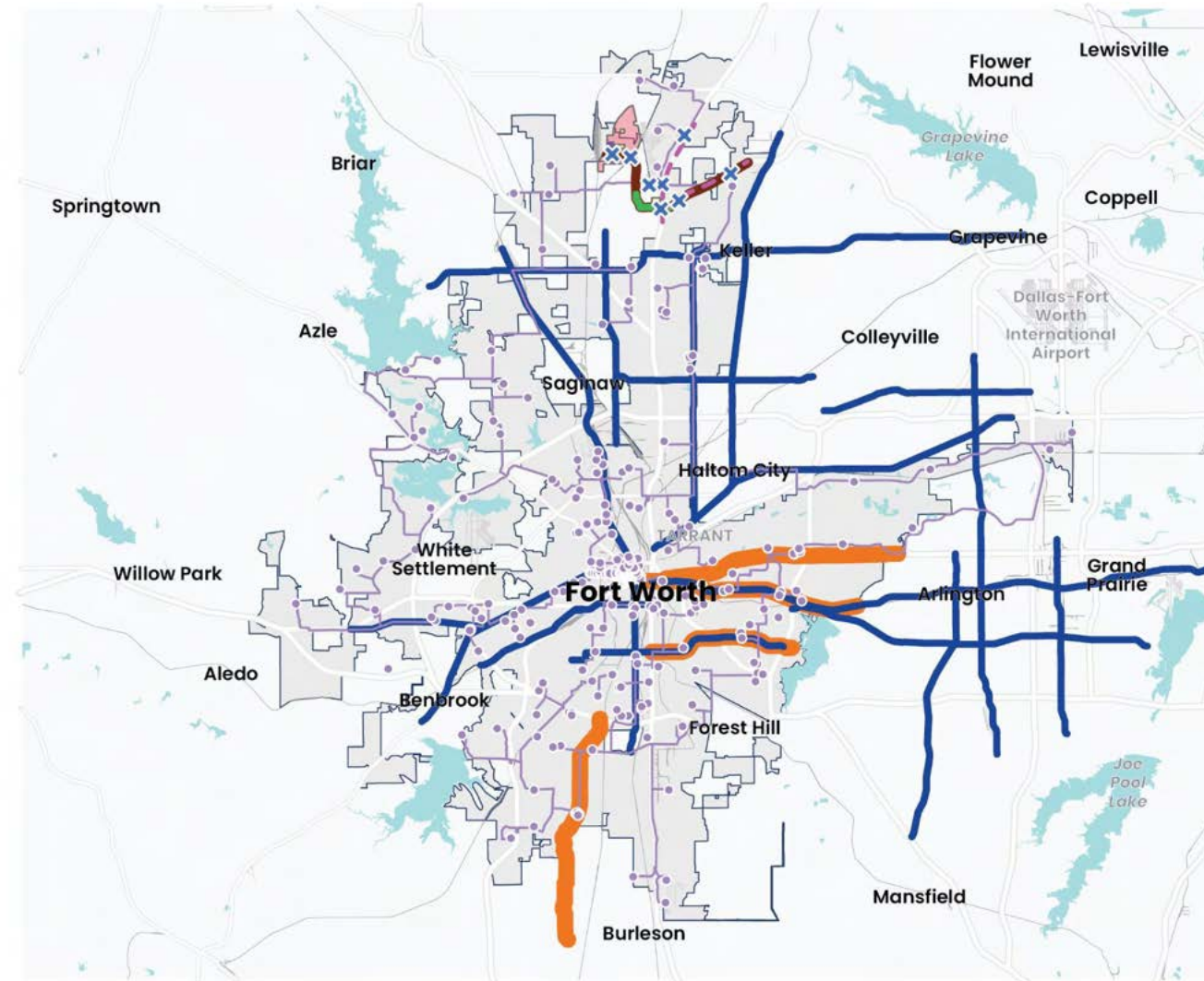
Freight Priority Areas



Ultimate Multimodal Roadway Classifications

- Technology and HOTT Corridors
 - McCart, Berry, IH 30 East under schematic
 - East Lancaster at 60% Design
- Recapitalization Priorities
 - East Berry included as 2026 Bond Candidate

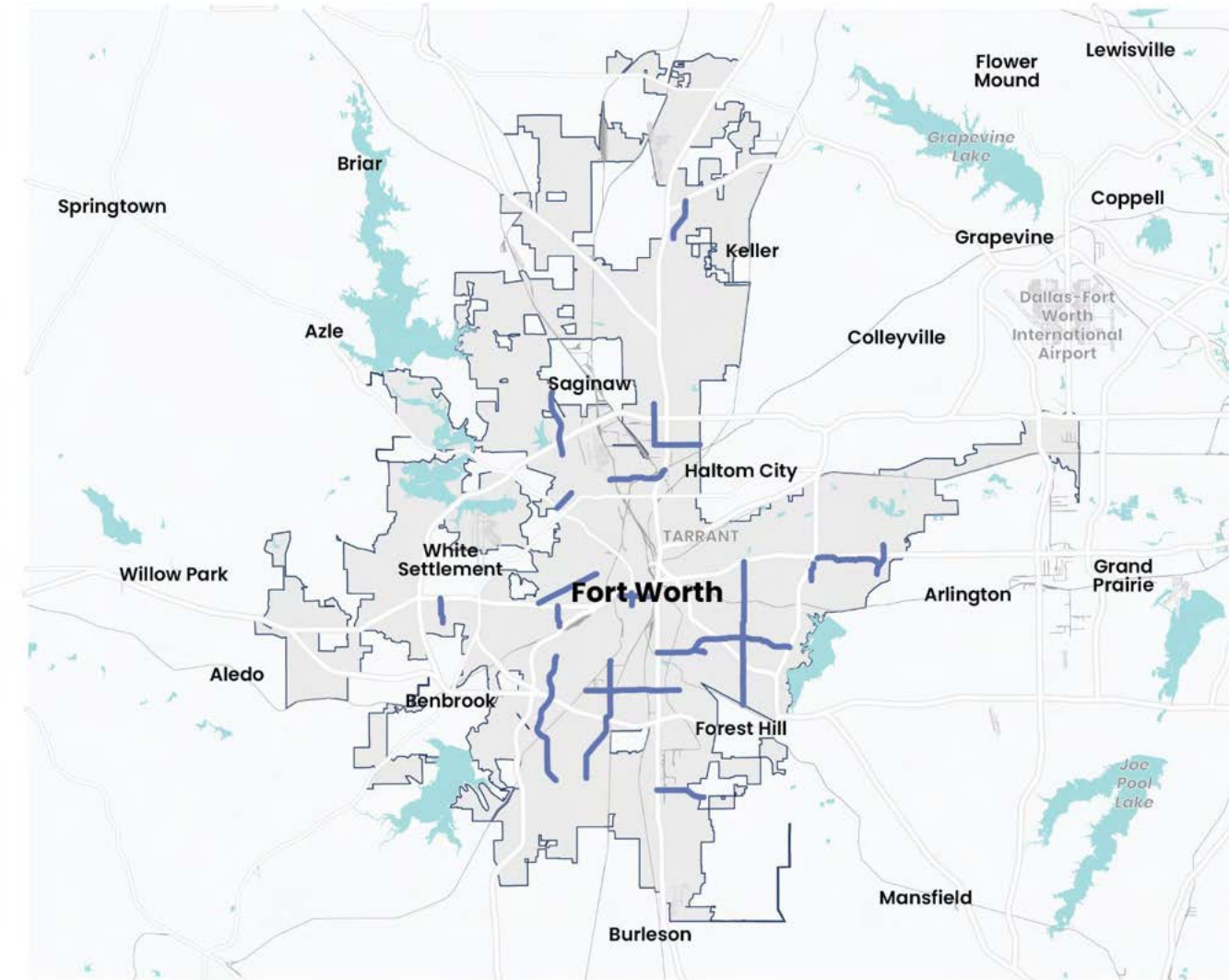
Transportation Technology Areas



LEGEND

- HOTT Corridors
- Local Tech Opportunity Corridors
- SMARTer Weather Safer Mobility Locations
- Fiber Sprocket Corridors
- Locations
- SMARTer Weather Safer Mobility Corridors - Automated Port Lanes
- SMARTer Weather Safer Mobility Corridors - Elevated Direct Connector Bridge
- SMARTer Weather Safer Mobility Corridors - Managed Lanes
- SMARTer Weather Safer Mobility Corridors - Depot Bridge
- SMARTer Weather Safer Mobility Areas - District
- SMARTer Weather Safer Mobility Areas - Structure

Recapitalization Operational Safety Corridors



LEGEND

- Fort Worth City Boundary
- ROS Project Corridor