

## **NEIGHBORHOOD GROUP NOTICES**

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a  $\frac{1}{2}$  mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment. You may:

- 1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
- Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
- 3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission c/o Development Services, City Hall 100 Fort Worth Trail, Fort Worth, TX 76102 PUBLIC HEARING DATES

Zoning Commission

City Council

Location: 100 Fort Worth Trail; Council Chambers

LOCATION MAP

Members of the public may attend in person to address the Zoning Commission regarding an item listed on the agenda. Sign-up sheets are located at the entrance to the Council Chambers and can be filled out prior to the start of the meeting. For questions or assistance with registration, please contact Laura Ruiz at Laura.Ruiz@fortworthtexas.gov or 817-392-8047.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

	Case Number:	
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:
_		

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Represe	entative:

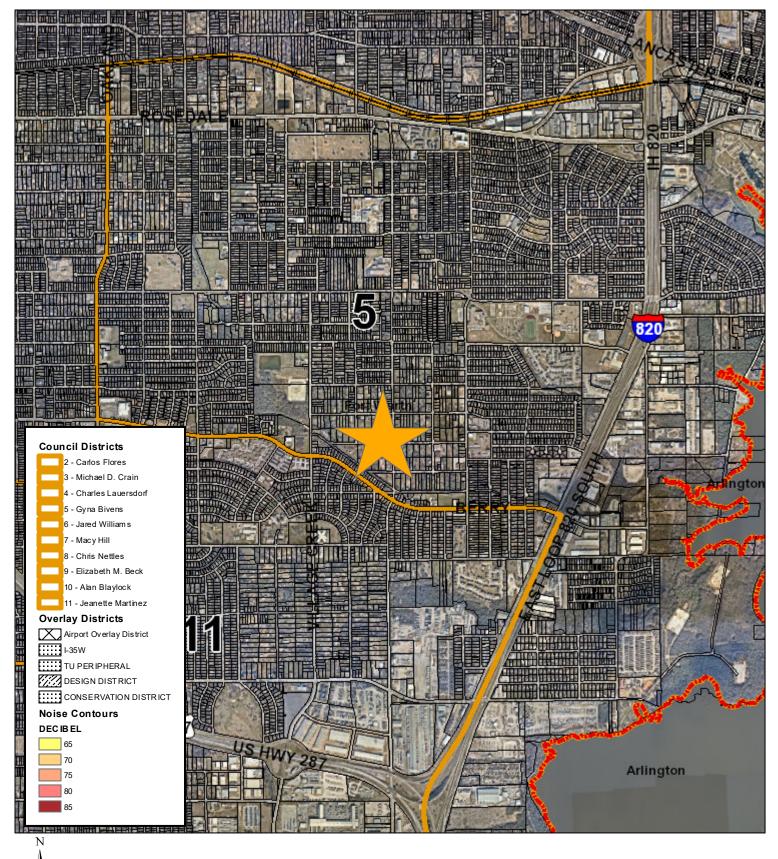


## **Aerial Photo Map**









4,000 Feet

2,000

1,000



# Area Zoning Map Legacy Construction Solutions Inc/Jeremis Smith

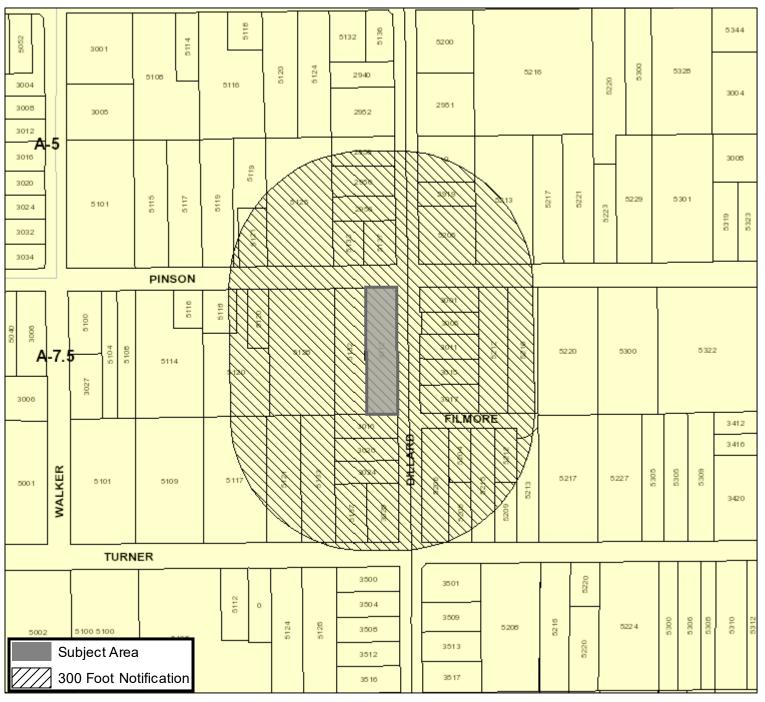
Applicant:

3012 Dillard Street Address:

Zoning From: A-7.5 A-5 Zoning To: 0.451 Acres: Text Mapsco: Sector/District:

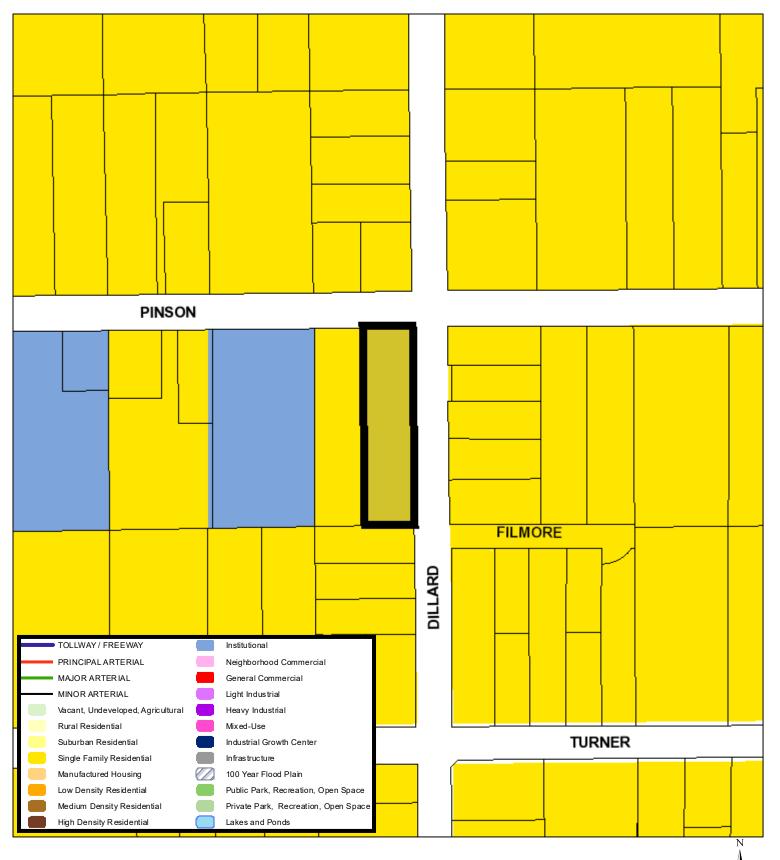
Southeast Commission Date: 9/10/2025 817-392-8190 Contact:



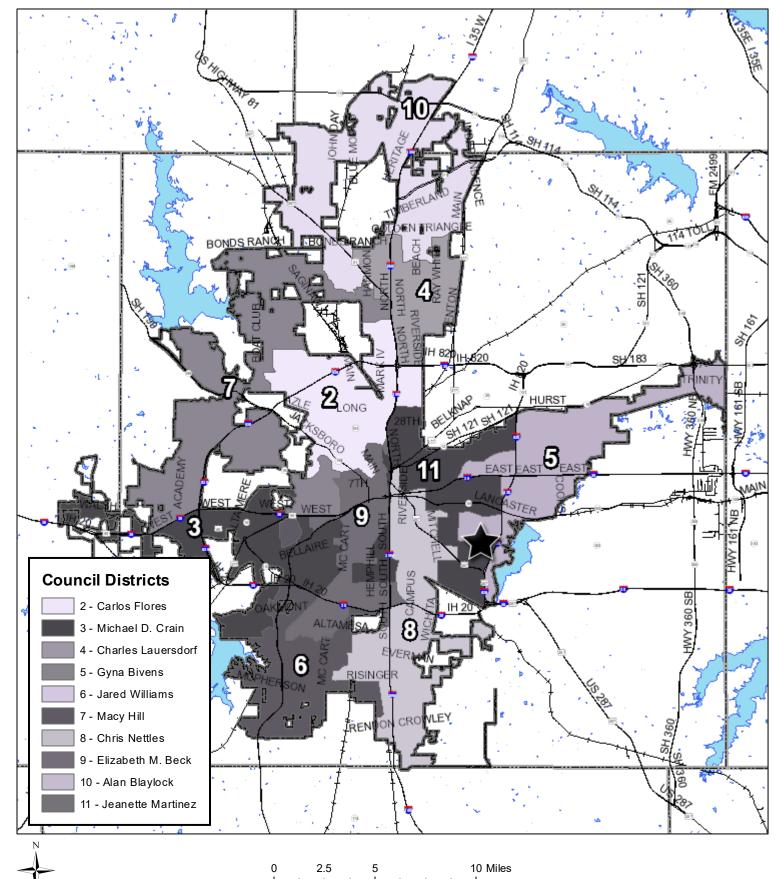




## **Future Land Use**









## **ZONING CHANGE / SITE PLAN APPLICATION**

#### **CONTACT INFORMATION**

PROPERTY OWNER Legacy Construction Solu	tions
Mailing Address 209 W 2nd St., Ste 164	City, State, Zip Fort Worth, TX 76102
Phone 360-931-9496	Emailinfo@legacywealthgrp.com
APPLICANT Jeremis Smith	
Mailing Address 209 W 2nd St., Ste 164	City, State, Zip Fort Worth, TX 76102
Phone	
AGENT / OTHER CONTACT	
Mailing Address	City, State, Zip
	Email
Note: If the property owner is a corporation, part person signing the application is legally authoriz	tnership, trust, etc., documentation must be provided to demonstrate that the ed to sign on behalf of the organization.
	PROPERTY DESCRIPTION
	rtify that an exhibit map showing the entire area to be rezoned is attached.  must clearly label each tract and the current and proposed zoning districts. A platted lot
Is the property platted?	
☐ YES - PLATTED Subdivision, Block, and Lot (list all):	
Is rezoning proposed for the entire platted a	area?   Yes   No Total Platted Area: acres
Any partial or non-platted tract will require o	a certified metes and bounds description as described below.
the surveyor's name, seal, and date. The me metes and bounds descriptions must close.	es and bounds legal description is required. The boundary description shall bear etes and bounds must begin at a corner platted lot or intersect with a street. All If the area to be rezoned is entirely encompassed by a recorded deed, a copy of fied metes and bounds description must be provided in Microsoft Word format.
Total Area Described by Metes and Bounds:	acres

#### **APPLICATION TYPE**

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Describe from one stands	inge Application	Site Plan Amendment
Rezoning from one standar	rd zoning district to another	☐ Submitting a required site plan for an existing PD
☐ Rezoning to Planned Devel	opment (PD) District	(no change to development standards or waivers)
☐ Adding a Conditional Use P	ermit (CUP) Overlay	$\square$ Amending a previously approved PD or CUP site plan
☐ Modifying development st	andards, waivers, and/or land	Existing PD or CUP Number:
uses for an existing PD or	CUP	Previous Zoning Case Number:
	DEVELOPMENT	INFORMATION
Current Zoning District(s):	47.5 P	roposed Zoning District(s): A-5: One-Family
Current Use of Property:	No Use - Land	
Proposed Use of Property: S	ingle Family Residential	
	For Planned Developme	ont (DD) Requests Only
irst, reference Ordinance <u>Sec</u>	tion 4.300 to ensure your project of	ualifies for PD zoning. If so, complete the following:
Base Zoning District Proposed	for PD:	
and Uses Being Added or Ren	noved:	
	r Waivers being requested? ☐ Ye	
The Development Standards o	valvers being requested. — .e	
5.		
\$		
	ad site plan is attached to this app	
☐ Site Plan Included (complete	ed site plan is attached to this app	lication)
□ Site Plan Included (complete	will be submitted at a future time	lication) for approval by Zoning Commission and City Council)
□ Site Plan Included (complete	will be submitted at a future time (in the box above, explain why a v	lication) for approval by Zoning Commission and City Council) vaiver is needed)
□ Site Plan Included (complete	will be submitted at a future time	lication) for approval by Zoning Commission and City Council) vaiver is needed)
☐ Site Plan Included (complete ☐ Site Plan Required (site plan ☐ Site Plan Waiver Requested	will be submitted at a future time (in the box above, explain why a v For Conditional Use Perr	lication) for approval by Zoning Commission and City Council) vaiver is needed)
☐ Site Plan Included (complete☐ Site Plan Required (site plan☐ Site Plan Waiver Requested☐ Current Zoning of Property:	will be submitted at a future time (in the box above, explain why a v For Conditional Use Perr	lication) e for approval by Zoning Commission and City Council) vaiver is needed) nit (CUP) Requests Only
☐ Site Plan Included (complete☐ Site Plan Required (site plan☐ Site Plan Waiver Requested☐ Current Zoning of Property:Additional Use Proposed with	will be submitted at a future time (in the box above, explain why a v For Conditional Use Perr	lication) If for approval by Zoning Commission and City Council) If a saiver is needed) Init (CUP) Requests Only

☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

### **DETAILED PROJECT DESCRIPTION**

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

Wae plan to rep	lat into 3 lots @ 6,543 sq ft each and build 3 single family homes.
*	
8	
,	

## **ADDITIONAL QUESTIONS**

1.	Is this property part of a current Code Compliance case?   Yes Vo No If yes, please explain:
2.	Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? ☐ Yes ☑ No
	If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. (Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)
3.	Have you contacted the relevant Council Member to discuss your proposal? ☑Yes ☐ No Click to find your Council District.
4.	Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? 🗹 Yes 🛚 No
	The <u>Fort Worth Neighborhood Database</u> includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the <u>Online Zoning Map</u> or contact <u>Community Engagement</u> . All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.
5.	Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or
	at City Council hearing? (at no cost to you)
	¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) $\square$ Sí $\square$ No
	If yes, please explain in which language you need translation/ Si así lo quiere, explique en qué idioma:
6.	The following items are required with your application. Please confirm submittal by checking each item below.
	<ul> <li>✓ Completed copy of Zoning Change Application with original signatures (pages 2-6)</li> <li>✓ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.</li> <li>✓ A copy of the recorded plat or certified metes and bounds description (page 2)</li> <li>✓ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts</li> <li>✓ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):</li> <li>✓ Site Plan meeting requirements of attached checklist (pages 7-8)</li> <li>✓ A list of all waiver requests with specific ordinance references</li> </ul>

## **ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

#### SIGN INSTALLATION AUTHORIZATION

Owner's Signature (of the above referenced property)	Applicant or Agent's Signature	
Jeremis Smith		
Owner's Name (Printed)	Applicant or Agent's Name (Printed):	



### SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

#### Items to be Shown on All Site Plans

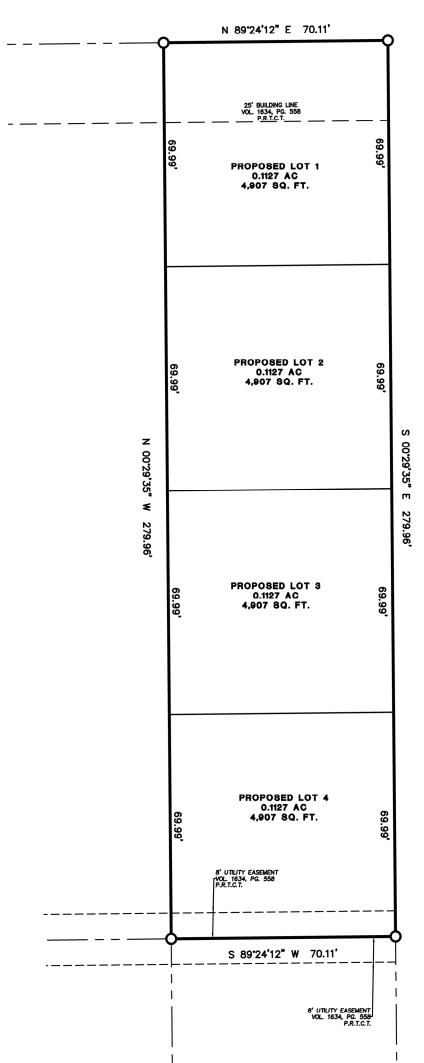
Pro	ject Identification:
	Site Address and Legal Description
	Title of project or development (in bold letters) in the lower righthand corner of the plan
	Date of preparation or revision, as applicable
	Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
	Vicinity map, north arrow, and scale
	Label the zoning case number in the lower righthand corner of the plan, below the title
	Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title
Site	e Conditions:
	Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those
	proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories,
	land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction
	material(s); and the location of all entrances and exits to buildings.
	Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed
	surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including
	the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or
	flow diagrams.
	Supplemental Surfaces - The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not
	proposed for vehicular paving and circulation.
	<u>Dumpsters/Air Conditioners/Compactors</u> – The size and location of all garbage containers, compactors, ground mounted air
	conditioners, etc., including the screening material identification and height thereof.
	Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
	Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and
	recorded plats.
	Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties
	abutting the site.
	For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a
	specific minimum percentage or other language defining how open space will be calculated for your project.
	neral Notes:
	e following notes should be included on all site plans:
	This project will comply with <u>Section 6.301, Landscaping</u> .
	<ul> <li>Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements</li> </ul>
	for Section," (reference section for your specific zoning district)
	This project will comply with <u>Section 6.302, Urban Forestry</u> .
	All signage will conform to Article 4, Signs.
	All provided lighting will conform to the Lighting Code.
For	multifamily projects in CR, C, or D districts, also include the following note: This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.
Ш	This project will comply with the Multifamily Design Standards (Mi D) and an Mr D site Flan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in Chapter 4 of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

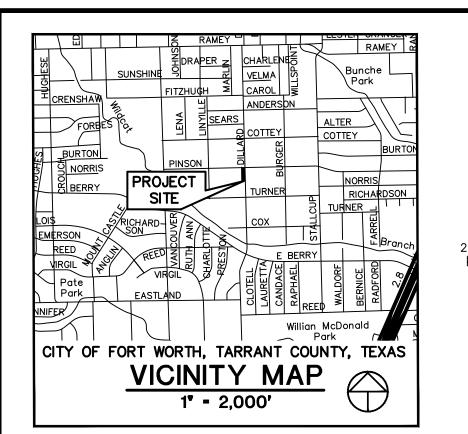


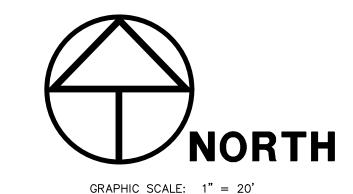
## PINSON STREET (50' RIGHT-OF-WAY)



DILLARD STREET
(40' RIGHT-OF-WAY)

PRELIMINARY SITE LAYOUT 3012 DILLARD STREET





BLOCK 17 SUNRISE ADDITION, P.R.T.C.T.

VOL. 1624, PAGE 276,

PINSON STREET (50' RIGHT-OF-WAY) VOL. 1634, PG. 558, P.R.T.C.T

REMAINDER OF

LOT 1, BLOCK 16

SUNRISE ADDITION,

VOL. 1634, PAGE 558,

P.R.T.C.T.

CJSG CUSTOM BUILDS LLC INST. NO. D223202883, O.P.R.T.C.T.

	N 89°24′29″ E 285.11′	_
P.O.C. 1/2" REBAR (C.M.)	LOT 2	
	JOSIE JEFFERSON	
	VOL. 1874, PG. 245 D223202883, D.R.T.C.T.	
•		

## SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012
- 2. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48439C033K, EFFECTIVE DATE: SEPTEMBER 25, 2009. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" UNSHADED, ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND.
- 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 CERTIFICATES. 4. THE PURPOSE OF THIS REPLAT IS TO CREATE 4 LOTS FROM A PORTION OF AN EXISTING LOT.
- 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.
- PRIVATE P.R.V.'S WILL BE REQUIRED; PRESSURE EXCEEDS 80 P.S.I.
- 7. 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.

## 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
- 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET CONTROLLING MONUMENT
- POINT OF BEGINNING B.T.P. BY THIS PLAT

ERRY CSE TIBEE						
PARCEL	ACREAGE	USE				
LOT 1R-1	0.1502 AC.	RESIDENTIAL				
LOT 1R-2	0.1502 AC.	RESIDENTIAL				
LOT 1R-3	0.1498 AC.	RESIDENTIAL				

LAND USE TABLE

# 70.11 LOT 1R-3 0.1498 AC 6,524 SQ. FT. S 89°24'12" W 70.11' LOT 10, BLOCK 16 8' UTILITY EASEMENT SUNRISE ADDITION, VOL. 1624, PAGE 276, P.R.T.C.T. VERDELL STEPHENS INST. NO. VOL 1634, PG. 560, O.P.R.T.C.T.

N 89°24'29" E 70.11'

0.1502 AC

6,543 SQ. FT.

PART OF

SUNRISE ADDITION,

VOL. 1634, PAGE 558,

P.R.T.C.T.

LEGACY CONSTRUCTION SOLUTIONS INC

INST. NO. D224137609, O.P.R.T.C.T.

LOT 1R-2 0.1502 AC

6,543 SQ. FT.

CORNER CLIP-

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, OR 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.

SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

### CONSTRUCTION PROHIBITED OVER EASEMENTS

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

#### COVENANTS OR RESTRICTIONS ARE UN-ALTERED

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

#### WATER/WASTEWATER IMPACT FEES

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

### TRANSPORTATION IMPACT FEES

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

## SITE DRAINAGE STUDY

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

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

STATE OF TEXAS

THIS IS TO CERTIFY THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

## PRELIMINARY

FROM THE CITY OF FORT WORTH.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DANIEL L. JACKSON, R.P.L.S.

STATE OF TEXAS

NO. 5577

COUNTY OF DENTON BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF TARRANT

> WHEREAS LEGACY CONSTRUCTION SOLUTIONS INC., IS THE OWNER OF A 0.4508 ACRE TRACT OF LAND SITUATED IN THE U. WUTHRICK SURVEY, ABSTRACT NUMBER (NO.) 1693, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 16, SUNRIRISE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1634, PAGE 558, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND SAME BEING ALL OF THAT TRACT OF LAND DESCRIBED TO LEGACY CONSTRUCTION SOLUTIONS INC. IN DEED RECORDED IN INSTRUMENT NUMBER D224137609, OF THE OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH

AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012): COMMENCING AT A 1/2-INCH REBAR FOUND FOR THE NORTHWEST CORNER OF LOT 2, OF SAID BLOCK 16, SUNRISE ADDITION, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF PINSON STREET (50' RIGHT-OF-WAY);

THENCE, NORTH 89 DEGREES 24 MINUTES 12 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID PINSON STREET, AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 285.11 FEET TO A 1/2-INCH IRON ROD STAMPED "WINDROSE" SET FOR CORNER OF SAID LEGACY CONSTRUCTION SOLUTIONS INC. TRACT AND BEING THE POINT OF BEGINNING;

THENCE, SOUTH 00 DEGREES 29 MINUTES 35 SECONDS EAST, DEPARTING THE SOUTH RIGHT—OF—WAY LINE OF SAID PINSON STREET, WITH THE EAST LINE OF SAID LOT 1 AND THE WEST RIGHT-OF-WAY LINE OF SAID DILLARD STREET, A DISTANCE OF 279.96 FEET TO A1/2-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT

THENCE, SOUTH 89 DEGREES 24 MINUTES 12 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 70.11 FEET TO A 1/2-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID LEGACY CONSTRUCTION SOLUTIONS INC. TRACT;

THENCE, NORTH 00 DEGREES 29 MINUTES 35 SECONDS WEST, OVER, ACROSS, AND UPON SAID LOT 1, AND WITH THE WEST LINE OF SAID LEGACY CONSTRUCTION SOLUTIONS INC. TRACT, A DISTANCE OF 279.96 FEET TO A 1/2-INCH IRON ROD STAMPED "WINDROSE" SET IN THE SOUTH ROW LINE OF SAID PINSON STREET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEGREES 24 MINUTES 12 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PINSON STREET, AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 70.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4508 ACRES OR 19,629 SQUARE FEET OF LAND, MORE OR LESS.

#### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THAT LEGACY CONSTRUCTION SOLUTIONS INC., DOES HEREBY ADOPT THIS PLAT OF LOTS 1R-1, 1R-2 AND 1R-3, BLOCK 16, SUNRISE ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN FOR ALL CITY OF FRANCHISED PUBLIC UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR AUXILIARY STRUCTURES SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ANY CITY OR FRANCHISED UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL CITY OR FRANCHISED UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR 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.

THIS PLAT APPROVED SUBJECT TO ALL TEXAS.	PLATTING	ORDINANCES,	RULES,	REGULATION	IS, AND	RESOLUTIONS	TO THE	CITY OF	FORT	WORTH,
WITNESS MY HAND THIS THE	DAY	OF			20					
BY: LEGACY CONSTRUCTION SOLUTIONS	INC.									
AUTHORIZED SIGNATORY										
PRINTED NAME/TITLE										
DATE										
STATE OF TEXAS §										
COUNTY OF §										
BEFORE ME, THE UNDERSIGNED AUTHO APPEARED, I INSTRUMENT AND ACKNOWLEDGED TO EXPRESSED.	KNOWN T	O ME TO B	RE THE	PERSON W	HOSE 1	NAME IS SUE	SCRIBED	TO TH	1E FOF	REGOING
GIVEN UNDER MY HAND AND SEAL OF C	OFFICE THI	'S	_ DAY O	F			_ 20	<b></b> •		
		<del></del>								

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 Chairman Secretary

## FINAL PLAT

LOTS 1R-1, 1R-2 AND 1R-3, BLOCK 16 SUNRISE ADDITION

BEING A REPLAT OF A PORTION LOT 1. BLOCK 16 SUNRISE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 1634, PAGE 558 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. SITUATED IN THE

U. WUTHRICK SURVEY. **ABSTRACT NUMBER 1693** 

DATE PREPARED: FEBRUARY 19, 2025 CITY CASE NO:

THIS PLAT RECORDED IN DOCUMENT NUMBER\_\_

OWNER/DEVELOPER LEGACY CONSTRUCTION SOLUTIONS INC. 209 W. 2ND ST., SUITE 164 FORT WORTH, TEXAS 76102 **CONTACT: ANGELA HAYNES** PHONE: 214-952-3661

1760 S. STEMMONS FREEWAY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544 DRAWN BY: MH DATE: 02/19/2025 CHECKED BY: DLJ JOB NO.: D59606 POC: MICHAEL HODGES PHONE: 972-370-5871 EMAIL: MICHAEL.HODGES@WINDROSESERVICES.COM