



# NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ 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
2. 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](mailto:zoninglanduse@fortworthtexas.gov)

**Mail:** Chair of the Zoning Commission  
c/o Development Services, City Hall  
200 Texas St, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit [fortworthtexas.gov/calendar](http://fortworthtexas.gov/calendar) and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit [fortworthtexas.gov](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

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.

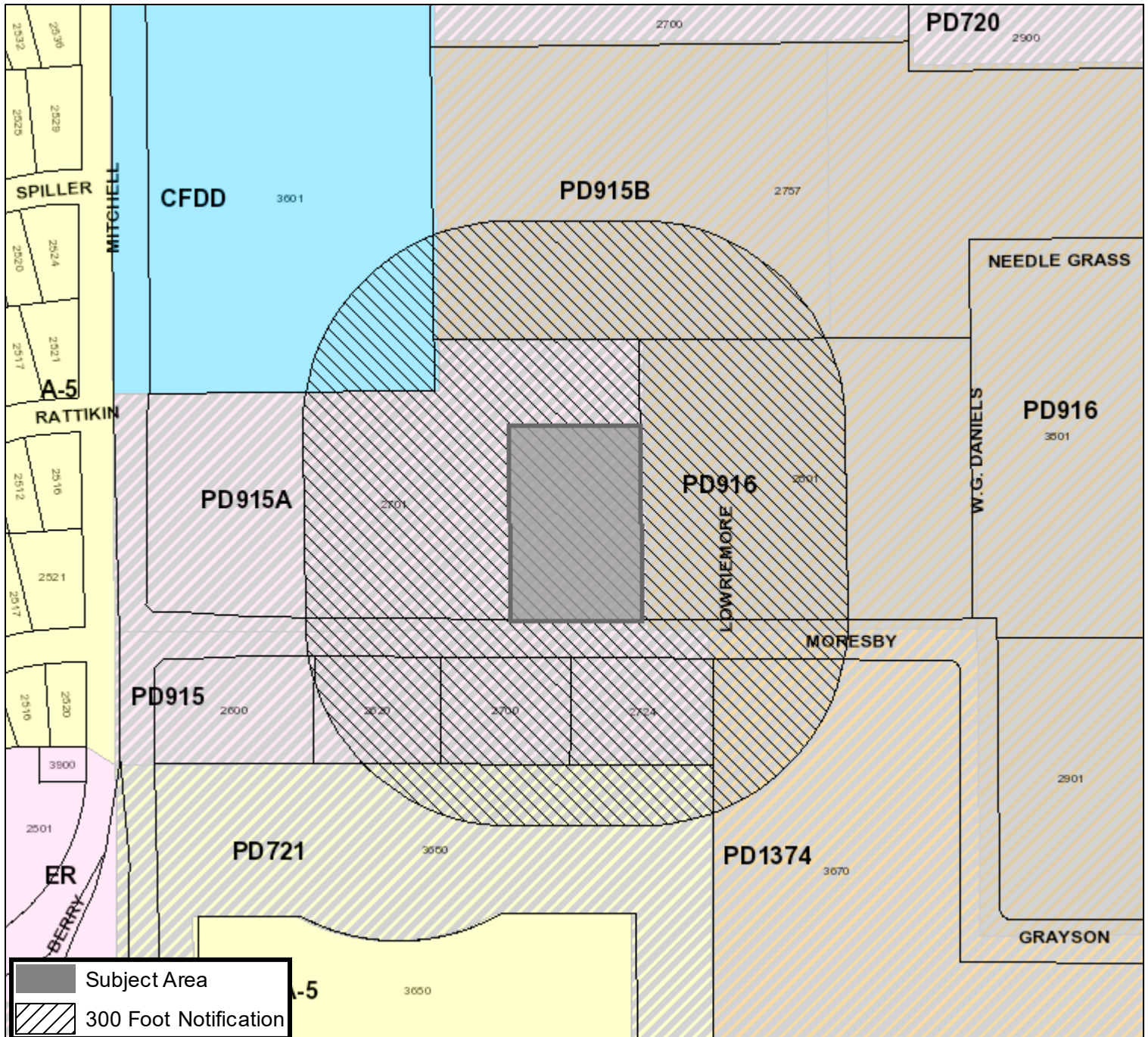
Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



SP-24-001

## Area Zoning Map

Applicant: YMCA of Metropolitan Fort Worth  
Address: 2701 Moresby Street  
Zoning From: PD  
Zoning To: Amend Site Plan to add basketball court  
Acres: 1.26936271  
Mapsco: Text  
Sector/District: Southeast  
Commission Date: 3/13/2024  
Contact: 817-392-2495





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** YMCA of Metropolitan Fort Worth

Mailing Address 512 Lamar St. Suite 400 City, State, Zip Fort Worth, TX. 76102

Phone 817-521-8617 Email jcorn@ymcafw.org

**APPLICANT** YMCA of Metropolitan Fort Worth

Mailing Address 512 Lamar St. Suite 400 City, State, Zip Fort Worth, TX. 76102

Phone 817-521-8617 Email jcorn@ymcafw.org

**AGENT / OTHER CONTACT** MOLLY DEPUMA

Mailing Address 500 W 7TH, #300 City, State, Zip FORT WORTH, TX 76102

Phone 817-335-3000 EXT. 10284 Email MDEPUMA@HUITT-ZOLLARS.COM

*Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.*

## PROPERTY DESCRIPTION

Site Location (Address or Block Range): 2701 MORESBY STREET, FORT WORTH TX 76105

Total Rezoning Acreage: 1.3 ☐ I certify that an exhibit map showing the entire area to be rezoned is attached.

*If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.*

Is the property platted?

☒ **YES - PLATTED**

Subdivision, Block, and Lot (list all): LOT 1R1, BLOCK 1 MASON HEIGHTS ADDITION

Is rezoning proposed for the entire platted area? ☐ Yes ☒ No Total Platted Area: 5.972 acres

*Any partial or non-platted tract will require a certified metes and bounds description as described below.*

☐ **NO - NOT PLATTED**

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified 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).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another	<input checked="" type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers)
<input type="checkbox"/> Rezoning to Planned Development (PD) District	<input type="checkbox"/> Amending a previously approved PD or CUP site plan
<input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay	Existing PD or CUP Number: <u>PD 915</u>
<input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	Previous Zoning Case Number: _____

## DEVELOPMENT INFORMATION

Current Zoning District(s): PD 915 Proposed Zoning District(s): NO CHANGE  
Current Use of Property: YMCA FACILITY  
Proposed Use of Property: N/A PD SITE PLAN REVIEW

### For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: PD 915  
Land Uses Being Added or Removed: MODULAR SPORT COURT

Are Development Standards or Waivers being requested? ☐ Yes ☒ No If yes, please list below:

- ☒ Site Plan Included (completed site plan is attached to this application)  
☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)  
☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

### For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: \_\_\_\_\_  
Additional Use Proposed with CUP: \_\_\_\_\_

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

- ☐ 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.

ADDITION OF SPORT COURT ON COCNRETE WITH METAL CANOPY AND A SPORT COURT WITH TURF.

## ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:

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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 [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). 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)* ☐ Sí ☐ 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.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☒ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☒ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
  - ☐ Site Plan meeting requirements of attached checklist (pages 7-8)
  - ☐ A list of all waiver requests with specific ordinance references

## 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.

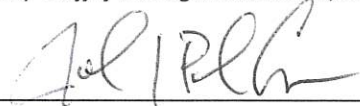
I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council 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

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

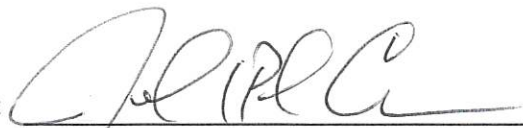
Owner's Signature (of the above referenced property): x 

Owner's Name (Printed): x John Michael Corn Chief Risk Officer YmCA of Metropolitan Fort Worth


### If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) MOLLY DEPUMA ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

LOT 1R1, BLOCK 1 (CERTIFIED LEGAL DESCRIPTION)

x   
Owner's Signature (of the above referenced property)

John Michael Corn CRO - YmCA of Fort Worth  
xOwner's Name (Printed)

  
Applicant or Agent's Signature

Molly DePuma  
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

#### Project 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 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.
- ☒ Dumpsters/Air Conditioners/Compactors – 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.

#### General Notes:

The following notes should be included on all site plans:

- ☒ This project will comply with [Section 6.301, Landscaping](#).
  - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)
- ☒ This project will comply with [Section 6.302, Urban Forestry](#).
- ☒ 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.

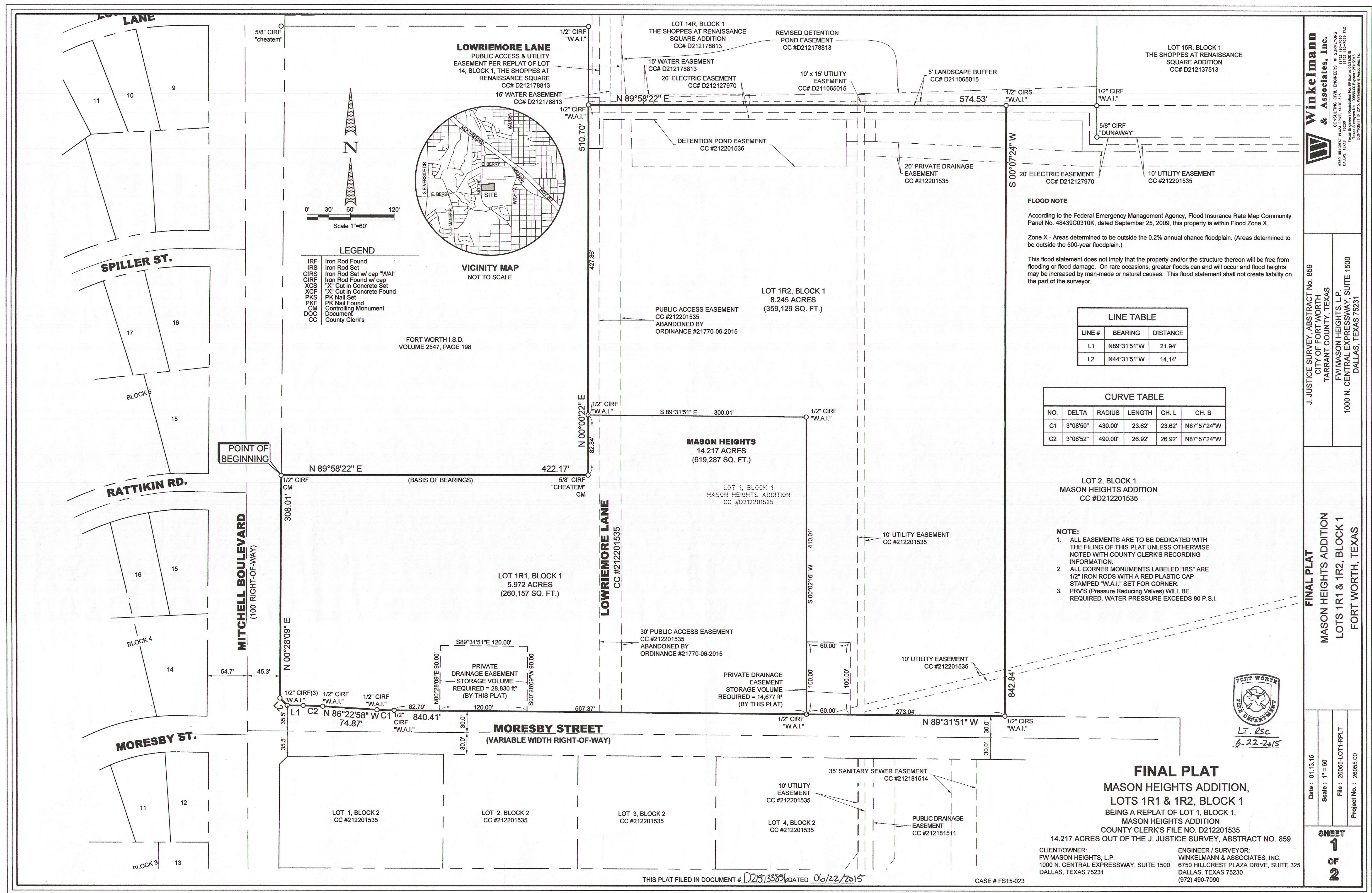
Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City 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.**











## OWNER'S CERTIFICATION

COUNTY OF TARRANT §  
STATE OF TEXAS §

WHEREAS FW MASON HEIGHTS, L.P., is the owner of a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, City of Fort Worth, Tarrant County, Texas and being all of Lot 1, Block 1 of Mason Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in County Clerk's file No. D212201535 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found on the east right-of-way line of Mitchell Boulevard (100' right-of-way), said iron rod being the southwest corner of a tract of land described in deed to Fort Worth ISD, recorded in Volume 2547, Page 198, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being the most westerly northwest corner of said Lot 1, Block 1;

THENCE North 89 deg 58 min 22 sec East, departing the East right-of-way line of said Mitchell Boulevard and a common line between said Lot 1, Block 1 and the south line of said Fort Worth ISD tract, a distance of 422.17 feet to a 5/8 inch iron rod with plastic cap stamped "Cheatem" found for corner, said iron rod being the southeast corner of said Fort Worth ISD tract and an inner ell corner of said Lot 1, Block 1;

THENCE North 00 deg 00 min 22 sec East, along the east line of said Fort Worth ISD tract and a west line of said Lot 1, Block 1, a distance of 510.70 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner, said iron rod being the northwest corner of said Lot 1, Block 1 and a southwest corner of Lot 14, Block 1, The Shoppes at Renaissance Square Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in County Clerk's File No. 211065015, Plat Records, Tarrant County, Texas;

THENCE North 89 deg 58 min 22 sec East, along the south line of said Lot 14, Block 1 and the north line of said Lot 1, Block 1, a distance of 574.53 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner and being the northeast corner of said Lot 1, Block 1;

THENCE South 00 deg 07 min 24 sec West, departing the south line of said Lot 14, Block 1, a distance of 842.84 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner situated in the north right-of-way line of Moresby Street (variable width right-of-way);

THENCE along the north right-of-way line of said Moresby Street the following:

North 89 deg 31 min 51 sec West, a distance of 840.41 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner and the beginning of a curve to the right having a radius of 430.00 feet, a central angle of 03 deg 08 min 50 sec, a chord bearing of North 87 deg 57 min 24 sec West and a chord length of 23.62 feet;

Along said curve to the right, an arc distance of 23.62 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

North 86 deg 22 min 58 sec West, a distance of 74.87 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner and the beginning of a curve to the left having a radius of 490.00 feet, a central angle of 03 deg 08 min 52 sec, a chord bearing of North 87 deg 57 min 24 sec West and a chord length of 26.92 feet;

Along said curve to the left, an arc distance of 26.92 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

North 89 deg 31 min 51 sec West, a distance of 21.94 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner and being the southeast end of a corner clip at the intersection of the north right-of-way line of said Moresby Street and the east right-of-way line of aforementioned Mitchell Boulevard;

THENCE North 44 deg 31 min 51 sec West, along said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner, said iron rod being the northwest end of said corner clip;

THENCE North 00 deg 28 min 09 sec East, along the east right-of-way line of said Mitchell Boulevard, a distance of 308.01 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 14.217 acres or 619,287 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 17th day of December, 2014, utilizing a measurement of North 89 deg 58 min 22 sec East (plat-North 89 deg 58 min 22 sec East), along a north line of Lot 1, Block 1, Mason Heights Addition, recorded in County Clerk's File No. D212201535, P.R.T.C.T.

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That FW MASON HEIGHTS, L.P., is the owner of the above described parcel of land, and do hereby adopt the hereon map as correctly representing our plan of subdivision to be known as MASON HEIGHTS, Lots 1R1 & 1R2, Block 1, an addition to the City of Fort Worth, Texas, and do dedicate to the public use forever the streets and easements as shown thereon.

WITNESS UNDER MY HAND THIS THE 16 day of JUNE, 2015.

FW MASON HEIGHTS, L.P.

By: Happy Baggett  
HAPPY BAGGETT  
MANAGER

STATE OF Texas  
COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Happy Baggett, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16 day of JUNE, 2015.

Chris Fountain  
Notary Public in and for the State of Texas



## SURVEYOR'S CERTIFICATION

I, the undersigned, hereby certify that the plat hereon, depicts and describes the results of an actual on the ground survey made under my supervision, and all corners were as found or set in accordance with the City of Fort Worth platting rules and regulations.

Leonard J. Lueker  
Registered Professional Land Surveyor  
Texas Registration No. 5714  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 325  
Dallas, Texas 75230  
(972) 490-7090



Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of JUNE, 2015.

Chris Fountain  
Notary Public in and for the State of Texas.



## STANDARD NOTES:

## 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

## SITE DRAINAGE STUDY

A site drainage study which will show 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 cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and current owners 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.

## SIDEWALKS

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

## WATER AND WASTEWATER IMPACT FEES STATEMENT

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 filing 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 of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

## 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.

## UTILITY EASEMENT

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growth or improvements which in any way endangers or interferes with the 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 of ingress and egress to and from and 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.

## PRIVATE UTILITY ACCESS AGREEMENT

Submittal of an access agreement with TPW is required to allow vehicular traffic to cross private utility ROW or easement.

## PARKWAY PERMIT

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

## PRIVATE MAINTENANCE NOTE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, 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.

## TRANSPORTATION IMPACT FEES STATEMENT

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.

## PUBLIC OPEN SPACE EASEMENT

No structure, object, or plant of any type may obstruct vision from a height of 24-inched to a height of 11-feet above the top of the curb, including, but no limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

<b>FORT WORTH</b> 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: <u>6/22/2015</u>	
By: <u>Chris P. R...</u> Chairman	
By: <u>Mary Elliott</u> Secretary	

Winkelmann  
& Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
4750 WILFREY ROAD, SUITE 100  
DALLAS, TEXAS 75230  
Phone: (972) 490-7090  
Fax: (972) 490-7091  
Texas Surveyor No. 00089000 Expires 12/31/2015  
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J. JUSTICE SURVEY, ABSTRACT No. 859

CITY OF FORT WORTH

TARRANT COUNTY, TEXAS

FW MASON HEIGHTS, L.P.

1000 N. CENTRAL EXPRESSWAY, SUITE 1500

DALLAS, TEXAS 75231

FINAL PLAT

MASON HEIGHTS ADDITION

LOTS 1R1 &amp; 1R2, BLOCK 1

FORT WORTH, TARRANT COUNTY, TEXAS

LJ.RSC  
6-22-2015

**FINAL PLAT**  
**MASON HEIGHTS ADDITION**  
**LOTS 1R1 & 1R2, BLOCK 1**  
BEING A REPLAT OF LOT 1, BLOCK 1,  
MASON HEIGHTS ADDITION  
COUNTY CLERK'S FILE NO. D212201535

14.217 ACRES OUT OF THE E. J. JUSTICE SURVEY, ABSTRACT NO. 859

CLIENT/OWNER:  
FW MASON HEIGHTS, L.P.  
1000 N. CENTRAL EXPRESSWAY, SUITE 1500  
DALLAS, TEXAS 75231

ENGINEER / SURVEYOR:  
WINKELMANN & ASSOCIATES, INC.  
6750 HILLCREST PLAZA DRIVE, SUITE 325  
DALLAS, TEXAS 75230  
(972) 490-7090

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CASE # FS15-023

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