



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

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

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

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
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:	

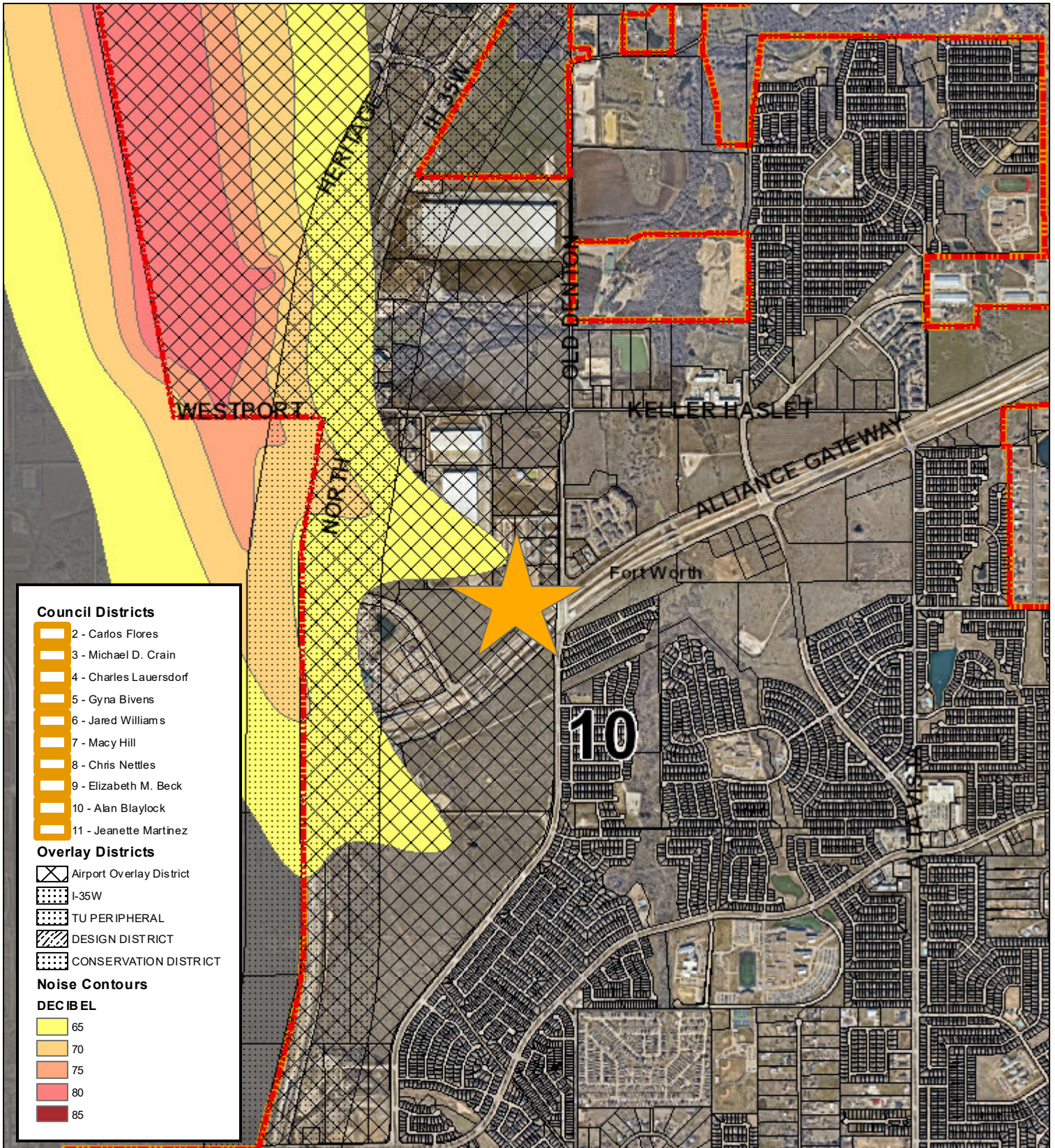
Aerial Photo Map





ZC-25-090

Area Map



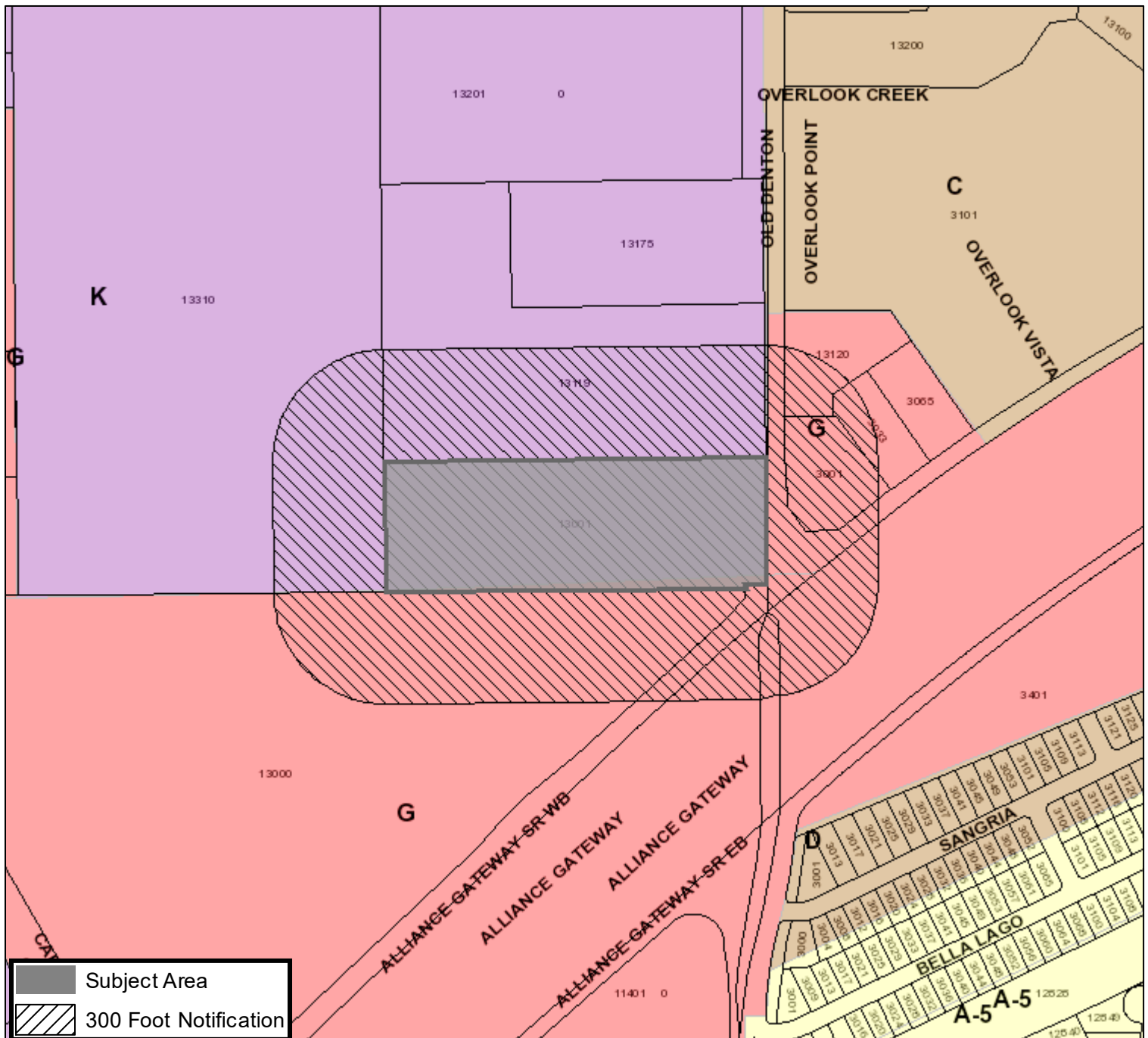
0 1,000 2,000 4,000 Feet



ZC-25-090

Area Zoning Map

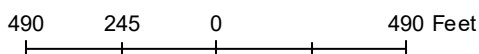
Applicant: TOR Holdings, LLC
Address: 13001 Old Denton Road
Zoning From: K
Zoning To: Add CUP for wood recycling and composting
Acres: 7.787
Mapsc0: Text
Sector/District: Far North
Commission Date: 6/11/2025
Contact: 817-392-8190



0 195 390 780 Feet

Created: 5/15/2025 8:31:24 PM

Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER TOR Holdings, LLC

Mailing Address 4825 Forest Hill Circle City, State, Zip Forest Hill, Texas 76140

Phone 817-629-0029 Email Tim@TheOrganicRecycler.com

APPLICANT Tim Sansone

Mailing Address 4825 Forest Hill Circle City, State, Zip Forest Hill, Texas 76140

Phone 817-629-0029 Email Tim@TheOrganicRecycler.com

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

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): 13001 Old Denton Road, Fort Worth, Texas 76177

Total Rezoning Acreage: 7.787 ☒ 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): Organic Recycler Addition Block 1 Lot 1

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 7.787 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
<div><div><input type="checkbox"/> Rezoning from one standard zoning district to another</div><div><input type="checkbox"/> Rezoning to Planned Development (PD) District</div><div><input checked="" type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay</div><div><input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP</div></div>	<div><div><input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers)</div><div><input type="checkbox"/> Amending a previously approved PD or CUP site plan</div><div>Existing PD or CUP Number: <div></div></div><div>Previous Zoning Case Number: <div></div></div></div>

DEVELOPMENT INFORMATION

Current Zoning District(s):

K - Heavy

Proposed Zoning District(s):

CUP

Current Use of Property:

No active CO

Proposed Use of Property:

Wood Recycling, composting, and retail

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:

Land Uses Being Added or Removed:

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:

K - Heavy

Additional Use Proposed with CUP:

Wood Recycling, composting, and retail

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.

The zoning and development standards require that all composting sites be approved through CUP. No special waivers are being requested.

The Organic Recycler operates five other composting sites within the Dallas/Fort Worth area. This particular site will be regionally located to receive product, process/manufacture products, and retail to public. The site is designed to be a smaller facility reaching a community that has been under served. This region of Dallas Fort Worth has limited options for recycling wood waste.

The site was previously a concrete batch plant. Our initial plan was to also use the site for a concrete batch plant. After working with the City planning departments and Council Member Blaylock, The Organic Recycler decided it is best to use the site for wood waste recycling and no longer pursue making concrete.

We acknowledge that composting is not what everyone wants in their backyard. It is a sustainable and beneficial method to recycle wood waste. I firmly believe that Fort Worth is large enough to have multiple composting sites. 13001 Old Denton Road is located in an industrial park. The zoning is heavy industrial to the north and west. The land south is vacant. There are limited locations within City of Fort Worth where heavy industrial zoning exists. I dont know that there is a better location within Fort Worth for this operation. As part of the concrete batch plant permitting proposal we worked with Council Member Blaylock and city staff to find alternative sites. We worked with developers as well. There were no other viable options.

ADDITIONAL QUESTIONS

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

The site is currently recycling wood waste

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):  _____

Owner's Name (Printed): Tim Sansone

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) _____ 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:

_____ (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)

Owner's Name (Printed)

Applicant or Agent's Signature

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.

HW GATEWAY
LOGISTICS LTD

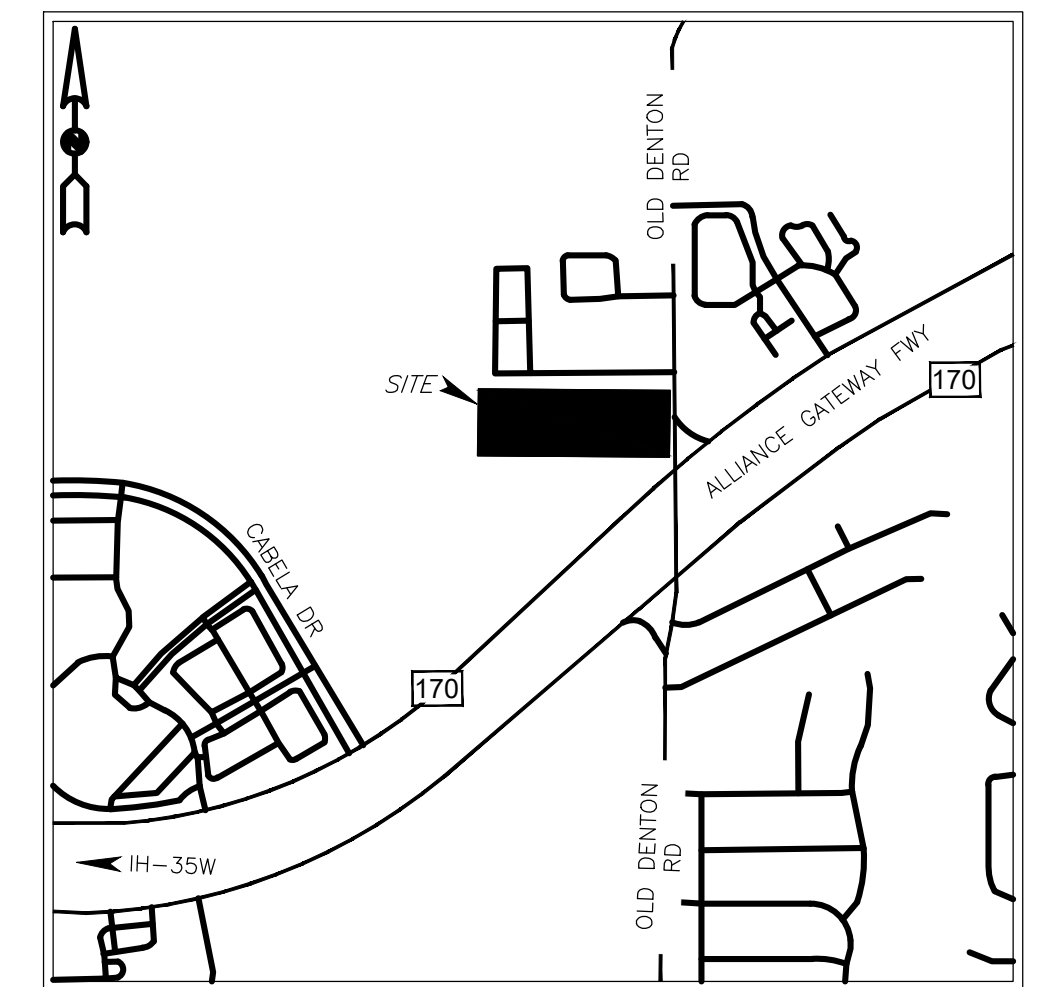
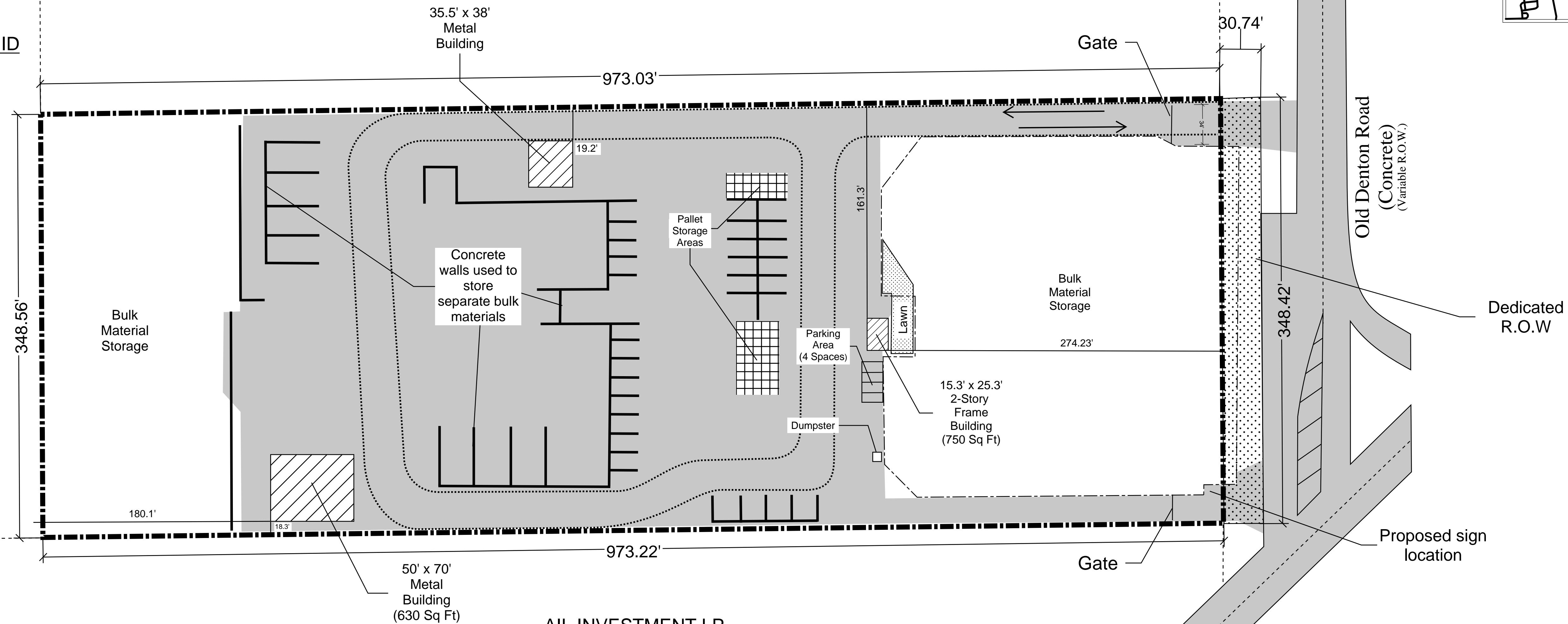
Tarrant County Parcel ID
06793606

Zone Type K

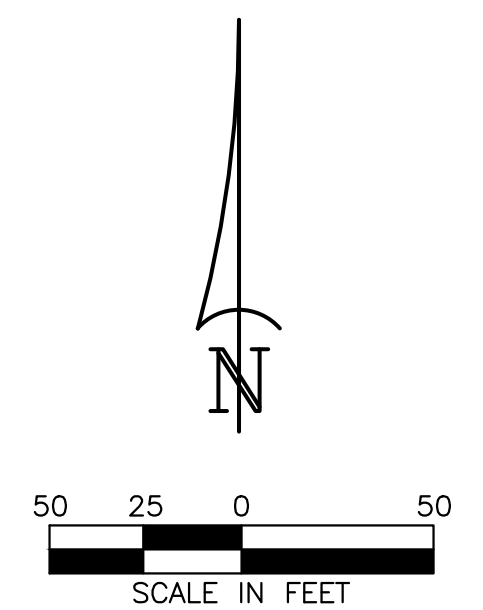
KELLER DISTRIBUTION
ILP LLC

Tarrant County Parcel ID
42822767

Zone Type K



VICINITY MAP
NOT TO SCALE



All combustible materials
will be stored 50 feet back
from property line,
non-combustibles at least
10 feet from property line

AIL INVESTMENT LP

Tarrant County Parcel ID
41444930

Zone Type G

LAND USE TABLE	
NUMBER OF RESIDENTIAL LOTS	N/A
RESIDENTIAL ACREAGE	N/A
NUMBER OF NON-RESIDENTIAL LOTS	1
NON-RESIDENTIAL ACREAGE	7.787
PRIVATE PARK ACREAGE	N/A
PUBLIC PARK ACREAGE	N/A
STREET AND ALLEY ACREAGE	N/A
NET ACREAGE	7.787

Site Location
The Organic Recycler
13001 Old Denton Road
Fort Worth, TX 76177

Legal Description
ORGANIC RECYCLER ADDITION

Block 1 Lot 1

Parcel ID:
43116950

4/29/2025



The Organic Recycler
4825 Forest Hill Circle
Forest Hill, TX 76140

Zoning Case Number:

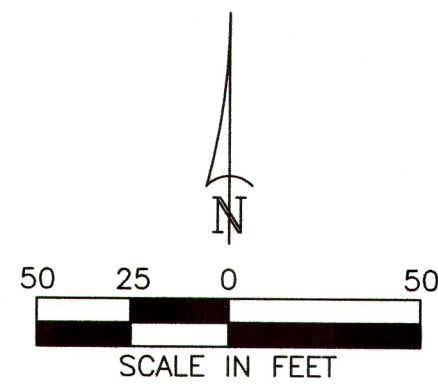
Legend:

Property boundary:

Concrete:

Fire lane:

- This project will comply with Section 6.301, Landscaping.
- 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



GENERAL NOTES:

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP, MAP NUMBER 48439C0060 K, PANEL 0060K, MAP REVISED DATE: SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE SURVEYOR DID NOT RESEARCH SUBJECT TRACT PROPERTY TITLE INFORMATION. THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
- SQUARE FOOTAGE AREA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND THE SURVEYOR DOES NOT CERTIFY ACCURACY OF THIS SURVEY TO THE NEAREST SQUARE FOOT.

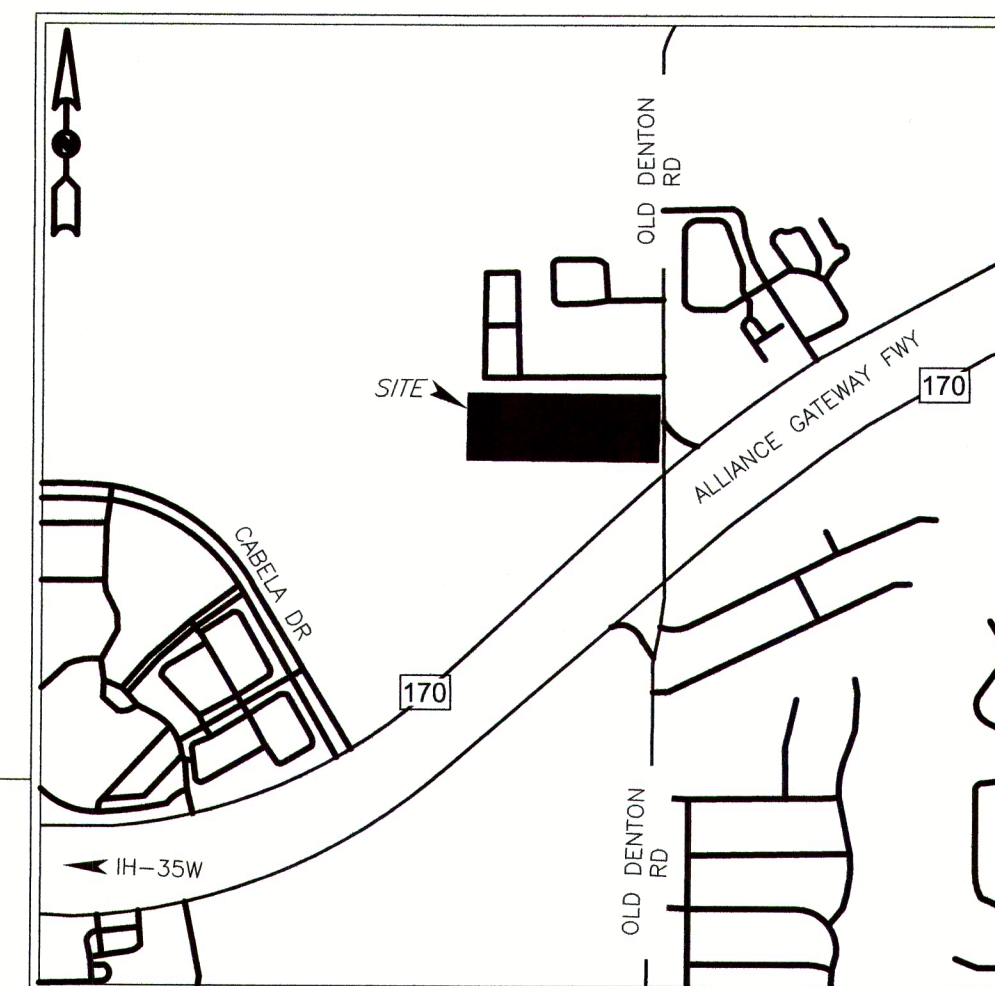
PID: 42822767
TRACT III
MAGNOLIA PADS, LTD.
DOCUMENT NO. D220197492
O.P.R.T.C.T.
CALLED 49.5996 ACRES

N.S. CREED SURVEY
ABSTRACT NO. 1898

PID: 06793606
GILBERT TEXAS
CONSTRUCTION CORP
CALLED 12.0 ACRES
VOLUME 11901, PAGE 213
D.R.T.C.T.

ACRONYM LEGEND:

D.R.T.C.T. DEED RECORDS OF
TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
OF TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TARRANT
COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY



VICINITY MAP
NOT TO SCALE

LOT 392
BLOCK 100
ALLIANCE GATEWAY WEST
CALLED 1.434 ACRES
DOCUMENT NO. D220079563
P.R.T.C.T.

1/2" IRON ROD FOUND
WITH CAP (ILLEGIBLE)

N89° 13' 46"E
999.50' (1000.0' DEED)

LOT 1, BLOCK 1
7.787 ACRES
(339,174 SQUARE FEET)

PID: 05946174
TOR HOLDING, LLC
DOCUMENT NO. D223187706
O.P.R.T.C.T.

RIGHT-OF-WAY DEDICATION
(BY THIS PLAT)
0.210 ACRES
(9,163 SQUARE FEET)

N 00° 24' 01" W
346.42'

S00° 20' 38"E
346.42'

OLD DENTON ROAD
(VARIABLE WIDTH R.O.W.)

RIGHT-OF-WAY
DEDICATION
(BY THIS PLAT)

4" TEXAS DEPARTMENT
OF TRANSPORTATION
MONUMENT FOUND WITH
BRASS CAP

FOUND
X-CUT IN
CONCRETE

APPROXIMATE SOUTHWEST
CORNER OF THE N.S.
CREED SURVEY,
ABSTRACT NO. 1898

N 89° 13' 18" E ±1.647'

P.O.B.
5/8" IRON
ROD FOUND
N:7,036,078.18'
E:2,336,009.63'
(GRID COORDINATES)

J.A. ASHFORD SURVEY
ABSTRACT NO. 1776

PID: 41444930
HILLWOOD/FREEWAY, LTD.
TRACT I
VOLUME 9527, PAGE 1011
D.R.T.C.T.

ALLIANCE GATEWAY FWY
STATE HIGHWAY 170
(VARIABLE WIDTH R.O.W.)



Surveyor:
Yellow Rose Mapping LLC
2011 Woodland Hills Lane
Weatherford, TX, 76087
817-703-6575
Contact: Chad A. Gulick

Owner:
TOR Holding, LLC
4825 Forest Hill Circle
Forest Hill, TX, 76140
817-228-5374
Contact: Judson P Smith, IV



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: 2/5/2024

By: Donald R. Boren
Chairman

By: [Signature] 2/8/2024
Secretary

LAND USE TABLE	
NUMBER OF RESIDENTIAL LOTS	N/A
RESIDENTIAL ACREAGE	N/A
NUMBER OF NON-RESIDENTIAL LOTS	1
NON-RESIDENTIAL ACREAGE	7.787
PRIVATE PARK ACREAGE	N/A
PUBLIC PARK ACREAGE	N/A
STREET AND ALLEY ACREAGE	N/A
NET ACREAGE	7.787



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
02/20/2024 09:55 AM

D224027774
PLAT
Pages: 3
Fees: \$73.00

Mary Louise Nicholson
COUNTY CLERK



D224027774
02/20/2024 09:55 AM Page: 1 of 3 Fees: \$73.00
PLAT
SUBMITTER: TIMOTHY SANSONE

Mary Louise Nicholson
COUNTY CLERK

This plat is recorded in
Document No. _____
Date: _____

CITY OF FORT WORTH CASE NO. FS-23-271

FINAL PLAT
LOT 1, BLOCK 1,
ORGANIC RECYCLER ADDITION
AN ADDITION TO THE
CITY OF FORT WORTH, IN THE
N.S. CREED SURVEY, ABSTRACT NO. 1898
TARRANT COUNTY, TEXAS



TOR Holding, LLC
2011 WOODLAND HILLS LANE
WEATHERFORD, TEXAS, 76087
(817) 703-6578
TEXAS FIRM NO. 10194700



YELLOW ROSE MAPPING LLC
2011 WOODLAND HILLS LANE
WEATHERFORD, TEXAS, 76087
(817) 703-6578
TEXAS FIRM NO. 10194700

REVISIONS	
02/01/2023 HCF	WATER IMPACT FEE NOTE
12/07/2023 HCF	FLOODPLAIN RESTRICTION NOTE
SURVEYED BY: LP	SURVEY DATE: 10/23/2023
DRAWN BY: HCF	PROJ. MGR.: CAG
DATE: 11/01/2023	
PROJECT: TOR2301_205	SHEET 1 OF 2
CAD FILE: TOR2301_205_13001 OLD DENTON ROAD-PLAT-R2.DWG	

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, TOR HOLDING, LLC is the owner of a 7.997 acre (348,337 square foot) tract of land contained within the N.S. Creed Survey, Abstract No. 1898, City of Forth Worth, Tarrant County, Texas, and being all of that certain tract of land described in a Special Warranty Deed to TOR Holding, LLC as recorded in Document No. D223187706 of the Official Public Records of Tarrant County, Texas, said 7.997 acre tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of said TOR Holding, LLC tract and the southeast corner of that certain tract of land described as Tract III in a Special Warranty Deed to Magnolia Pads, Ltd. as recorded in Document No. D220197492 of the Official Public Records of Tarrant County, Texas, said point also being in the north line of that certain tract of land described as Tract 1 in a Limited Warranty Deed to Hillwood/Freeway, Ltd. as recorded in Volume 9527, Page 1011 of the Deed Records of Tarrant County, Texas;

THENCE N 00°18'46" W, along the east line of said Tract III, a distance of 348.56 feet to a 1/2-inch iron rod with cap (illegible) found for the southwest corner of that certain tract of land described in a Warranty Deed to Gilbert Texas Construction Corp. as recorded in Volume 11901, Page 213 of the Deed Records of Tarrant County, Texas;

THENCE N89°13'46" E, departing the east line of said Tract III and along the south line of said Gilbert Texas Construction Corp. tract, a distance of 999.50 feet to a 5/8-inch iron rod found for corner in the westerly right-of-way line of Old Denton Road (a variable width right-of-way);

THENCE S 00°20'38" E, along the westerly right-of-way line of said Old Denton Road, a distance of 348.42 feet to an X-cut in concrete found for the intersection of the westerly right-of-way line of said Old Denton Road with the northwesterly right-of-way line of State Highway 170 (a variable width right-of-way);

THENCE S 89°13'18" W, along the northwesterly right-of-way line of said State Highway 170, passing a 4"xDOT brass monument found for the northeast corner of said Tract 1 at a distance of 30.74 feet, and continuing along the north line of said Tract 1 in all a total distance of 999.69 feet to the **POINT OF BEGINNING** and containing 7.997 acres (348,337 square feet), more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TOR Holding LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Lot 1, Block 1, ORGANIC RECYCLER ADDITION, an addition in the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, right-of-ways, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of Tarrant County, Texas.

Witness, my hand, this the 5th day of February, 2024.

TOR HOLDING, LLC

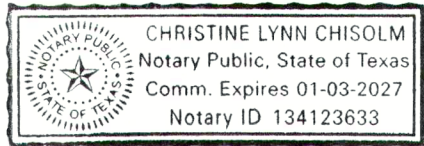
Judson P. Smith IV,
Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Judson P. Smith, IV, known to me to be the same person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 5th day of February, 2024.

Christine Lynn Chisolm
Notary Public for the State of Texas



SURVEYOR'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF TARRANT §

I, Chad A. Gulick, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Fort Worth, Texas.

Chad A. Gulick, Registered Professional Land Surveyor No. 6021
Texas Firm No. 10194700

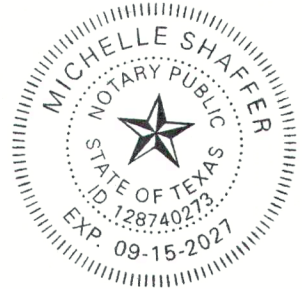


STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Chad A. Gulick, known to me to be the same person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 2 day of February, 2024.

Michelle Shatz
Notary Public for the State of Texas



CITY OF FORT WORTH NOTES:

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.

COVENANTS OR RESTRICTIONS ARE UNALTERED:

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.

FLOODPLAIN / DRAINAGE WAY MAINTENANCE:

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainageways 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.

FLOODPLAIN RESTRICTION:

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party 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.

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".

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.

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.

UTILITY EASEMENTS:

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 impact fee ordinance in effect as of the date of the plat. 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 on the connection date to the municipal water and/or wastewater system.

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.



LT-Thomson
2-6-24

CITY OF FORT WORTH CASE NO. FS-23-271

FINAL PLAT
LOT 1, BLOCK 1,
ORGANIC RECYCLER ADDITION
AN ADDITION TO THE
CITY OF FORT WORTH, IN THE
N.S. CREED SURVEY, ABSTRACT NO. 1898
TARRANT COUNTY, TEXAS

This plat is recorded in
Document No. _____
Date: _____

Surveyor:
Yellow Rose Mapping LLC
2011 Woodland Hills Lane
Weatherford, TX, 76087
817-703-6575
Contact: Chad A. Gulick

Owner:
TOR Holding, LLC
4825 Forest Hill Circle
Forest Hill, TX, 76140
817-228-5374
Contact: Judson P Smith, IV



TOR Holding LLC
4825 Forest Hill Circle
Forest Hill, TX, 76140
(817) 228-5374



YELLOW ROSE MAPPING LLC
2011 WOODLAND HILLS LANE
WEATHERFORD, TEXAS, 76087
(817) 703-6578
TEXAS FIRM NO. 10194700

REVISIONS

02/01/2024	HCF	WATER IMPACT FEE NOTE
12/07/2023	HCF	FLOODPLAIN RESTRICTION NOTE
SURVEYED BY: LP		SURVEY DATE: 10/23/2023
DRAWN BY: HCF		
DATE: 11/01/2023		PROJ. MGR.: CAG
PROJECT: TOR2301_205		SHEET 2 OF 2
CAD FILE: TOR2301_205_13001 OLD DENTON ROAD-PLAT-R2.DWG		

Exhibit Map of Surrounding Area to Site

