

Lake Worth Leases - Platting

Presented by Ricky Salazar

For Lake Worth Regional Coordination Committee

September 20, 2018

History

- Originally a one year permit for fishing camps only.
- Gradually moved to 50 year leases between 1982-2032.
- Some leased properties with municipal water or sewer were offered for sale by sealed bid.
- In 2002, the leased properties that could be platted were offered for sale when municipal water and/or sewer was available.

History

- The option to purchase the leased platted properties was for a 10 year period with the expectation that water and/or sewer would be completed by 2012.
- Some of the Lessees did not exercise the option to purchase the platted properties within the 10 year time period.
- Due to existing conditions some lots were unable to be platted.

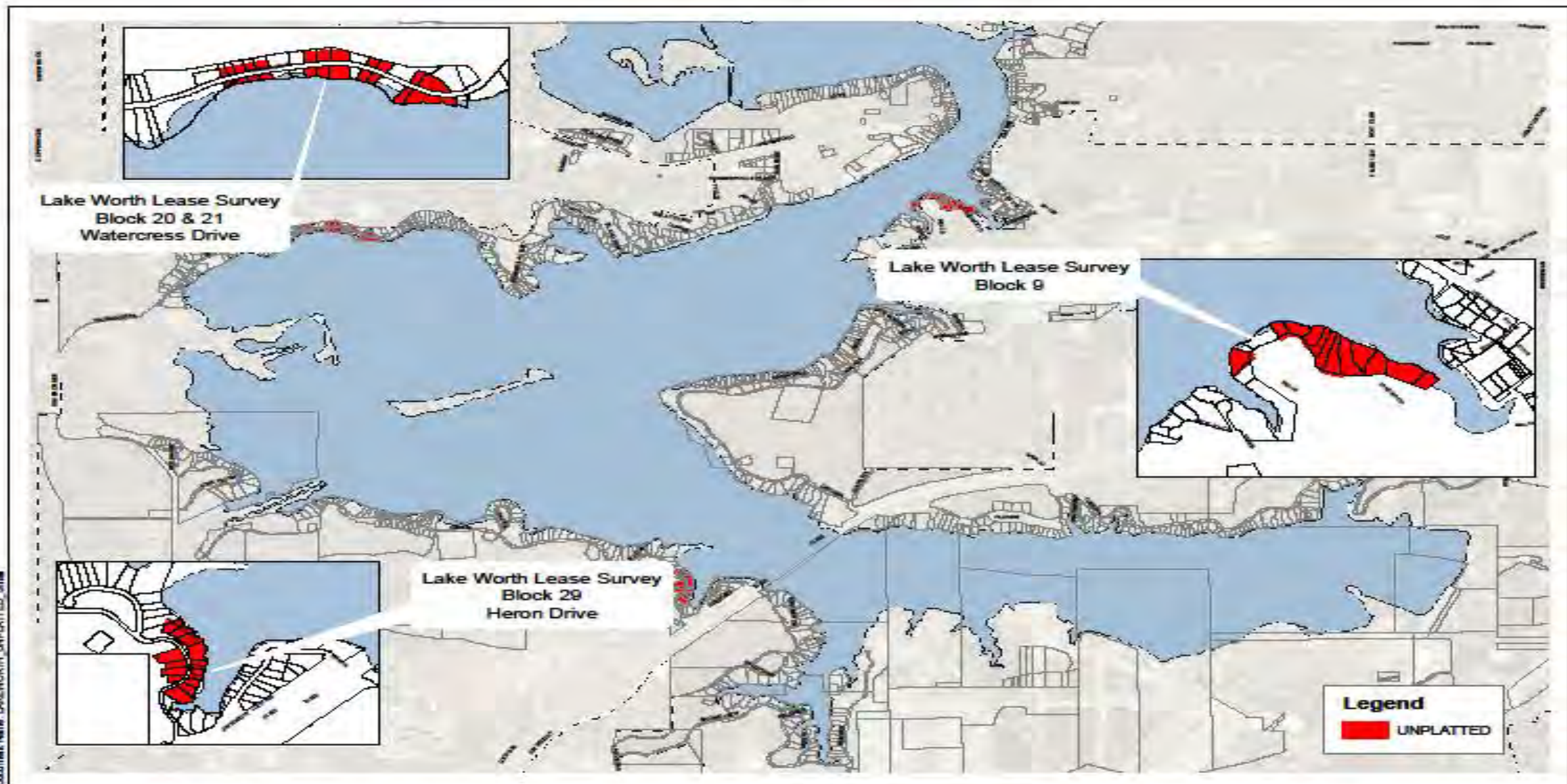
City Council Approves Sale

- On November 8, 2016 Mayor and Council Communication (M&C L-15964) again authorized the sale of Lake Worth residential leased lots through
 - Contract for Sale with Current Residential Lessees of Lake Worth residential leased lots at Fair Market Value
 - Lease Amendment, contemporaneously with the Contract for Sale, with current residential lessees to amend the lease to provide for a shorter term and the disposition of the improvements upon expiration of the lease
- Lessees of residential unplatted properties to plat their leased lot

City Council Approves Platting

- Upon further review, Staff recommends unplatted properties at Lake Worth be platted by the City at City's initial expense.
- On October 24, 2017, (M&CL-16088) council authorized Staff to proceed with platting unplatted residential leased lots.
- The cost of platting to be reimbursed by the individual who purchases the property at the time of the sale.

LAKE WORTH UNPLATTED LOTS



Document Name: LAKEWORTH_UNPLATTED_Serial



City Council Approves Platting

- Allowing the City to be the developer provided a cost effective method to pull together Staff resources to complete the platting process.
- Major issues need to be solved.
- With the help of Planning and Development, Law and Water Department, the City was able to assure the completion of the platting process for all unplatted lots.

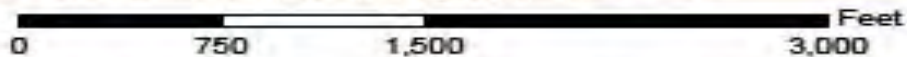
City Council Approves Platting

- Goals
 - Plat remaining unplatted residential leased lots
 - Preserve views of Lake Worth
 - Protect the quality of water
 - Follow form and standards all within a timely manner

Platting Issues

- Block 20 & 21
 - Platting of Watercress Drive between Silver Creek Road and Island View Drive
 - Existing road alignment vs proposed platted right-of-way
 - Access
 - Survey description
 - Sewer service
- Block 9 & 29
 - Lot boundaries
 - Access
 - City limit boundary

LAKE WORTH LEASES WATERCRESS DRIVE

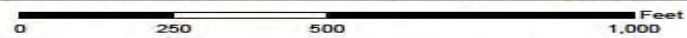


Date: 1/5/2018

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LAKE WORTH LEASES
BLOCK 9



Date: 4/17/2018

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JP



Update

- Watercress Drive Right-of-Way
 - Instrument Number D218101598
 - Filed - May 11, 2018
- Block 20 & 21
 - Instrument Number D218189798
 - Filed – August 24, 2018
- Block 29
 - Approved for final plat July 25, 2018

Update

- Block 9
 - Surveyor is setting boundary lines
 - Verifying existing encumbrances
 - Researching historical data
- Conveyance documents
 - Lake/Use Access Easements for A designated lots
 - Ownership to remain with City
 - Surface area will be reserved for the exclusive use and enjoyment of the corresponding lot owner
 - Ingress and egress, to and from lake
 - No **building** construction
 - City retains right to entry for the management of Lake Worth



VICINITY MAP N.T.S.

Table with 4 columns: NO., AREA, LENGTH, BEARING. Lists survey points and bearings for the C. JOHNSON SURVEY.

Table with 4 columns: NO., BEARING, LENGTH, AREA. Lists survey points and bearings for the AM CLEAR SURVEY.

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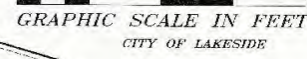
Table with 4 columns: NO., BEARING, LENGTH, AREA. Lists survey points and bearings for the AM CLEAR SURVEY.

LEGEND

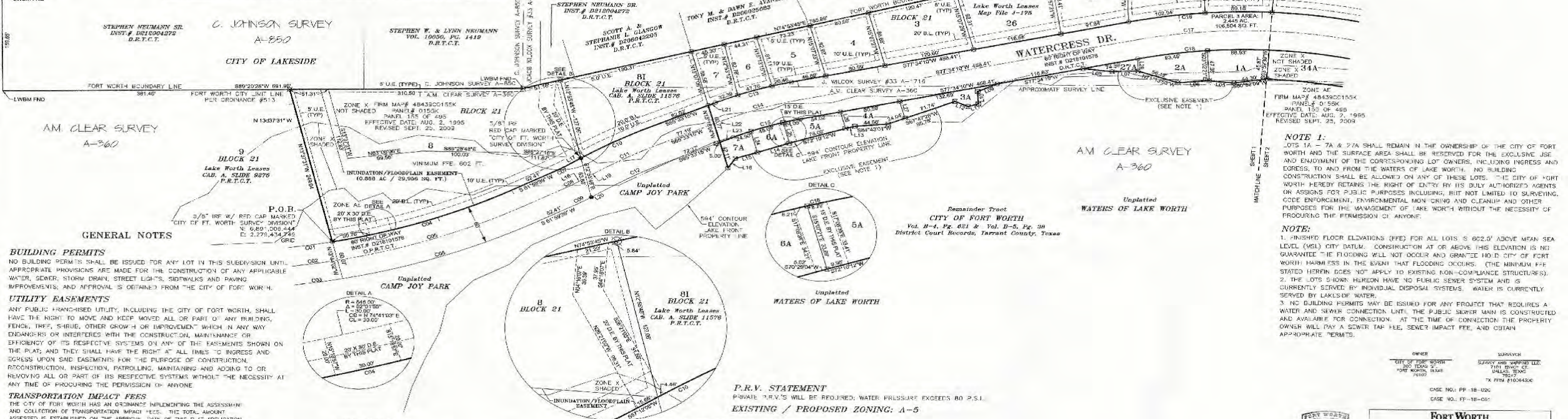
- Legend symbols and descriptions: DENOTES A 1/8" IRIS W/ALUMINUM CAP MARKED, DENOTES A 5/8" IRIS W/YELLOW CAP MARKED, DENOTES A 3/4" IRIS W/YELLOW CAP MARKED, LWBM FND DENOTES A LAKE WORTH BOUNDARY MONUMENT FOUND, etc.



1" = 60'



JACOB WILCOX SURVEY #33



GENERAL NOTES

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

UTILITY EASEMENTS: ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, IRIS, SHRIPE, OTHER GROW-UP OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

TRANSPORTATION IMPACT FEES: THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THIS TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL 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' THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED.

WATER/WASTEWATER IMPACT FEES: THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THIS 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.

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

FLOODPLAIN STATEMENT: THE SUBJECT PROPERTY, BY SCALE, APPEARS TO LIE IN ZONES X NOT SHADED, X SHADED AND AS ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 44439C0155K, PANEL 155 OF 485, EFFECTIVE DATE: AUG. 2, 1995, MAP REVISED SEPTEMBER 25, 2009.

P.R.V. STATEMENT: PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I. EXISTING / PROPOSED ZONING: A-5

NOTICE OF NO BUILDING PERMIT: AT THE TIME OF RECORDATION OF THIS PLAT WITH THE TARRANT COUNTY CLERK'S OFFICE, THE EXISTING STRUCTURES SITUATED WITHIN THE PLATTED LOTS WERE NOT CONNECTED TO PUBLIC SEWER BECAUSE A CONNECTION WAS NOT AVAILABLE. THE EFFECT OF THIS LACK OF CONNECTION TO PUBLIC SEWER IS THAT THE CITY WILL NOT ISSUE ANY BUILDING PERMITS FOR ANY CONSTRUCTION ON THE PROPERTY THAT REQUIRES A NEW WATER OR SEWER CONNECTION OR AN INCREASE IN SEWER LOADING TO THE EXISTING SEPTIC TANK.

THIS RESTRICTION ON ISSUANCE OF BUILDING PERMITS MEANS THAT ONLY MINOR PROJECTS SUCH AS REPAIRS OR REPLACEMENTS OF EXISTING IMPROVEMENTS WILL BE ALLOWED.

THIS RESTRICTION WILL BE IN PLACE UNTIL THE PUBLIC SEWER MAIN IS CONSTRUCTED AND THE PROPERTY OWNER (WHICH INCLUDES SUCCESSORS, HEIRS, OR ASSIGNS) HAS CONNECTED THE PROPERTY TO THE PUBLIC SEWER MAIN.

AT THE TIME OF CONNECTION TO THE PUBLIC SEWER MAIN, THE PROPERTY OWNER MUST PAY A SEWER TAP FEE, A SEWER IMPACT FEE AND OBTAIN APPROPRIATE PERMITS.

SITE DRAINAGE: A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS 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 C/O FROM ANY NECESSARY DRAINAGE IMPROVEMENT. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.

MAINTENANCE/ FLOODPLAIN/DRAINAGE: THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS 'SWEEPING 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 DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW, AND OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAYS CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

FINAL PLAT OF LAKE WORTH LEASES ADDITION, BLOCK 20, LOTS 27-32, 34 & 35, BLOCK 21, LOTS 1-8, 26 & 27, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS EMBRACING A PART OF THE M.E. De LA GARZA SURVEY ABST. NO. 616 A PART OF THE A.M. CLEAR SURVEY ABST. NO. 360 AND A PART OF THE JACOB WILCOX SURVEY ABST. NO. 1715, 1716 & 33 TARRANT COUNTY, TEXAS.

FOR PURPOSES OF CONTINUITY, LOT NUMBERS RETAINED FROM LAKE WORTH LEASE MAPS, BLOCKS 20 AND 21, FILE NO. J-175, ON P.L.F. IN THE DEPARTMENT OF TRANSPORTATION, CITY OF FORT WORTH MUNICIPAL BUILDING, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

OWNER: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SURVEYOR: SHERO AND WARRIOR L.L.P., 7101 BROWN CT., FORT WORTH, TEXAS 76136, TX PER #1064638

CASE NO.: PP-18-100
CASE NO.: FP-18-001

Fort Worth City Plan Commission
City of Fort Worth, Texas
This Plat is Valid Only if Recorded Within Six (6) Months After Date of Approval.
Plat Approved Date: 8/24/2018
Chairman: Donald P. Boron
Secretary: Dana Campbell

Fort Worth Transportation & Public Works Dept. Surveying Services
Date: 03-23-2018 Scale: 1" = 60'
Drawn By: JMW FILE NO.: 1017036004
DOCUMENT NO. D41689998 DATE: 03/24/18 SHEET 1 OF 2

Sale of Lake Worth Residential Lease Lots

- Contract with City approved appraiser to appraise the property
- Consider pre-approval if a mortgage will be required.
- If sewer is available, property will have to be connected to the sewer at lessee's expense.
- A written formal request to purchase the lease will need to be sent to the City Land Agent.
- A Lease Amendment will have to be signed that the lease will terminate at closing or within 18 months.
- Contact a Title Company to close property with.
- If during this process the lessee wants to sell his improvements to someone else, the City will transfer the lease.

Thank you

Ricky Salazar
Lease Management – Real Property Division
Property Management
817-392-8053

