



MEETING AGENDA
CITY PLAN COMMISSION
Thursday, April 30, 2026

Public Hearing 9:00 A.M.

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

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the City Plan Commission may be attending remotely in compliance with the Texas Open Meetings Act.

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

****Any member of the public who wishes to address the Commission in person regarding an item on the agenda must fill out a speaker’s card prior to addressing the Commission. Comments regarding any case on the agenda may also be submitted in writing by contacting the Platting and Annexation Division at Platbox2@fortworthtexas.gov or by calling 817-392-8027 no later than Wednesday, April 29, by 5:00 p.m.**

COMMISSION MEMBERS

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

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

E. Continued Cases (2)

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

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

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

Applicant: Logan Ellis

Recommendation: Approval of a recommendation to the City Council for the vacation of portions of the Currie Street right-of-way and a portion of the Weisenberger Street right-of-way.

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

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

General Location: North of Basswood Boulevard, south of Thompson Road, east of I-35W & west of Old Denton Road.

Applicant: Dunaway Associates – Mauro Santos

Recommendation: Approval of a continuance to the May 14, 2026 City Plan Commission Meeting.

F. New Cases (4)

1. FS-25-309 – GTB Business Park Lots 5R, 6 and 7, Block 1, Waiver Request Section 31-106(a)(8) Cul-da-Sac Serving Mixed Use and Section 31-106(i)(1)(a) Access Easement Design Standards: Council District 10.

Being a replat of Lot 5, Block 1, GTB Business Park, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument Number D22517116, situated in the Jesse Billingsly Survey, Abstract No. 70, Plat Records Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Golden Triangle Boulevard, east of Park Vista Boulevard, south of Keller Hicks Road and west of Katy Road.

Applicant: Westwood Professional Services

Recommendation: (1) Approval of a waiver to Section 31-106(a)(8) of the Subdivision Ordinance to allow a mixed-use development to be served by a cul-de-sac; (2) Approval of a waiver to Section 31-106(i)(1)(a) of the Subdivision Ordinance to allow lots served by a public access easement to have less than the minimum required 100 feet of frontage; and (3) Conditional approval of the final plat upon meeting the comments in the staff report.

2. FS-26-044 – Huguley Industrial Lots 1-4, Block 1, Waiver Request Section 31-102(b)(2) Interconnectivity of Neighborhoods, Section 31-106(c)(3) Street Design Standards, and Section 31-106(e)(1) Cul-de-Sac Street Design Standards: Council District 8.

Being 88.7694 acres of land situated in the Green B. Stone Survey, Abstract No. 1401 and the James M. Robinson Survey, Abstract No. 1344, located in the City of Fort Worth, Tarrant County, Texas.

General Location: East of South Freeway, south of Garden Acres Drive, and west of Stone Road.

Applicant: Kimley Horn

Recommendation: Approval of a continuance request to the May 14, 2026 City Plan Commission meeting.

3. PP-26-011 – S. O. Moodie’s Subdivision, Waiver Request Section 31-106(c)(3) Street Design Standards: 6 Single Family Attached Lots, Council District 9.

Being a replat of Lot 8, Block 1, S. O. Moodie’s Subdivision of Block 22 and 23 of Fields Welch Addition, as recorded in Volume 35, Page 162, Deed Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of W. Morphy Street, east of Jennings Avenue and west of May Street.

Applicant: ARA Surveying

Recommendation: (1) Approval of a waiver to Section 31-106(c)(3) of the Subdivision Ordinance to permit a substandard cross-section for Morphy Street; and (2) Conditional approval of the final plat upon meeting the comments in the staff report.

4. AX-26-003 – Holy Redeemer Catholic Parish; Annexation Request: Proposed for Continued Institutional Use as a Church; ETJ-Parker County: Future Council District 3.

Being a tract of land of approximately 30.482 acres situated in the G. Tandy Survey, Abstract No. 2356, the J.D. Kyle Survey, Abstract No. 792, and the C. Jackson Survey, Abstract No. 754 City of Fort Worth Extraterritorial Jurisdiction, Parker County, Texas.

General Location: North of Old Weatherford Road, west of Walsh Drive, and east of Farmer Road, in Parker County.

Applicant: Catholic Diocese of Fort Worth

Recommendation: Recommendation of approval to City Council for the Holy Redeemer Catholic Parish annexation application (AX-26-003), which is inconsistent with the adopted Comprehensive Plan.

Adjournment.

ACCESSIBILITY STATEMENT

The Council Work Session Room at City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

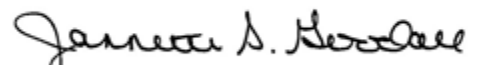
DECLARACIÓN DE ACCESIBILIDAD

La sala de sesiones de trabajo del Ayuntamiento en el Ayuntamiento es accesible para sillas de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was stamped on the following date and time Thursday, April 23, 2026 at 4:15 P.M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.


City Secretary for the City of Fort Worth, Texas

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

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

General Location: North of Wingate Street, South of Whitmore Street, West of Foch Street & east of Wimberly Street.

GENERAL INFORMATION

A. APPLICANT..... **Logan Ellis,**
(469) 774-0945, 2119 Warner
Road., Fort Worth, TX 76110
on behalf of
Forest Park Holdings, LLC,
(469) 774-0945, 2119 Warner Rd.,
Fort Worth, TX 76110

B. PURPOSE OF REQUEST
Vacate a portion of the Currie Street Right-of-Way and a portion of the Weisenberger Street Right-of-Way

C. CURRENT STATUS

| | |
|--|--|
| 1. Improvements..... | None |
| 2. Apparent Condition..... | Unpaved |
| 3. Zoning..... | "UR" Urban Residential |
| 4. Comprehensive Plan Future Land Use..... | Urban Residential |
| 5. Utilities..... | Water, Sewer and Public Franchise Utilities |
| 6. Planning and Development Department Case Coordinator..... | Paul Rodriguez |
| 7. Neighborhood Organizations Notified..... | Westside Alliance, West 7 th Neighborhood Alliance, Linwood NA, Monticello NA, Sixth & Arch Adams HA, Montgomery Plaza Residential Condominium Association, Casa Blanca HOA, Tarrant Regional Water District, Streams and Valleys Inc., Trinity Habitat for Humanity, Montgomery Plaza Master Condominium Association, Inc., Cultural District Alliance, Camp Bowie District, Inc., and Fort Worth ISD. |

D. TECHNICAL ANALYSIS

The applicant is proposing to vacate 5ft wide portion of Weisenberger street right-of-way and 8ft wide portion of the Currie Street right-of-way. This vacation would not negatively impact the existing right of way on either Weisenberger Street or Currie Street. This

proposed vacation is in the UR, Urban Residential Zone. As a result, it was presented to the Urban Design Commission on April 16th and they approved the recommendation to City Plan Commission. The proposed Right-of-Way vacation, if approved, would remove a portion of this recorded right-of-way and allow the site to be expanded to make way for a new residential development. A new replat will be submitted to reflect this proposed change.

E. COMMENTS AND REQUIREMENTS

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

1. **Fire Department.:** FYI: Any addresses currently assigned within the boundaries to be vacated will no longer exist. General information: Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received. Pursuant to the Fort Worth City Code, no building or structure not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the adopted Fire Code at the time of construction. Where construction is permitted, all structures subject to setbacks shall be located outside of any setback resulting from ultimate alteration of the pad site permit. Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available at the City Secretary's site for Ordinance #25388-03-2022.
2. **T/PW Engineering:** What is currently in the portion of the ROW being vacated? Appears to just be extra grass/parkway. Please confirm. 10x10 ROW corner clip will need to remain ROW at corner. a. updated at DRC: 5x5 due to UR zoning.
3. **Water Engineering:** No Comment. No water or sewer assets.
4. **Stormwater:** CLEARED: Verify where the existing public storm line is located per plans S-2205, S-1111& 3- D-0017. If asset is located in the proposed ROW abandonment, a public drainage easement will be required.

F. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

DRC Recommends: Approval for City Plan Commission to make a recommendation to City Council for the vacation of a portion of Weisenberger street right-of-way and 8ft wide portion of the Currie Street right-of-way.

NOT TO SCALE

Exhibit A
VA-26-003

Weisenberger Street

EXISTING VARIABLE WIDTH RIGHT OF WAY



(Control Monument)
1/2" CAPPED "RLG"
REBAR ROD FOUND
FOR THE NORTHERN
MOST NORTHEAST
CORNER OF LOT 2X

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S89°57'39"E | 8.01' |
| L2 | N89°59'26"W | 29.00' |
| L3 | N00°13'00"W | 5.00' |
| L4 | S89°59'26"E | 32.12' |
| L5 | S44°50'26"E | 7.05' |

Lot 1R2
Linwood Addition
INST.# D217215431
O.P.R.T.C.T.

Lot 2R2
Linwood Addition
INST.# D217215431
O.P.R.T.C.T.



Lot 2R4
Linwood Addition
INST.# D217215431
O.P.R.T.C.T.

Lot 2X
Linwood Addition
INST.# D217215431
O.P.R.T.C.T.

OWNERSHIP
VHFW Wimberly 2, LLC
INST.# D216021474,
O.P.R.T.C.T.

Lot 5R1
Linwood Addition
INST.# D217215431
O.P.R.T.C.T.

Lot 2X

Block 18

Weisenberger Addition
VOL. 388-B, PG. 120,
P.R.T.C.T.

(BASIS FOR DIRECTIONAL CONTROL)
N00°13'00"E

S00°15'28"W

Currie Street
(EXISTING VARIABLE WIDTH RIGHT OF WAY)

AREA TO BE VACATED



--- Approximate location of existing Atmos Energy distribution pipeline in Lot 2X, Block 6 of the Linwood Addition

On the revised plat, Property Owner shall grant a perpetual utility easement to Atmos Energy for this distribution pipeline to include a strip of land in Block 18 of the Weisenberger Addition as follows:

1. The northern boundary line of the easement shall be the northern boundary line of Block 18, including the vacated ROW.
2. The western boundary line of the easement shall be the western boundary line of Block 18.
3. The eastern boundary line of the easement shall be five (5) feet from the pipeline as installed.
4. The southern boundary line of the easement shall be five (5) feet south of the southern terminus of the pipeline as installed.

Point of Beginning
(Control Monument)
1/2" CAPPED "RLG" REBAR ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF LOT 2X

DELTA
SURVEYING

d.b.a. Trico/Delta Joint Venture

116 LOCUST STREET
AZLE, TEXAS 76020
817-246-7766

EMAIL: delta76108@charter.net
FIRM REGISTRATION: 10194647

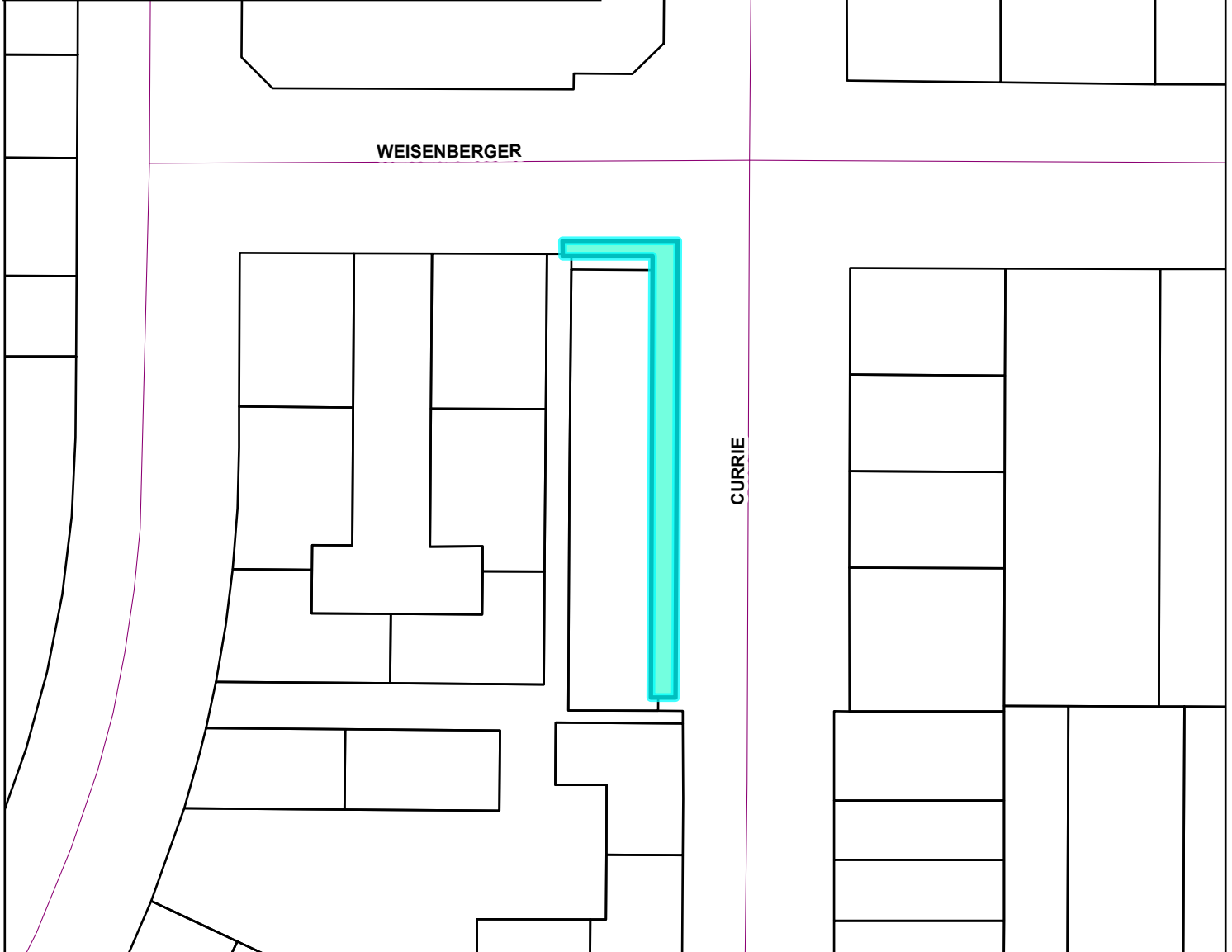
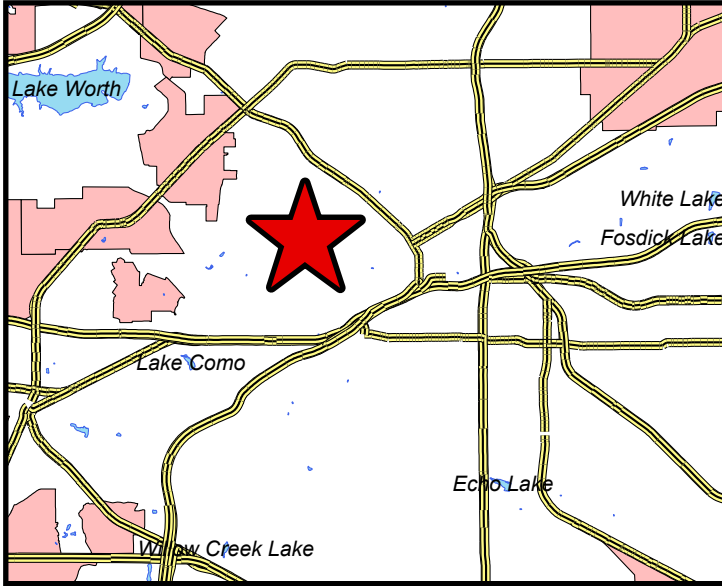
GF#
JOB# 26010007



NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

This sketch accurately represents an on the ground survey performed under my direction and supervision, and shows all property corners, and visible improvements; encroachments, and easements that have been provided to me. This survey has been performed strictly for this transaction only, and is not to be used for any other transaction.

Lonnie Reed
01-13-2026



Vacation of ROW between Weisenberger Street and Currie Street.

VA-26-003

Vacation of a portion of Weisenberger Street right-of-way
and a portion of Currie Street right-of-way.

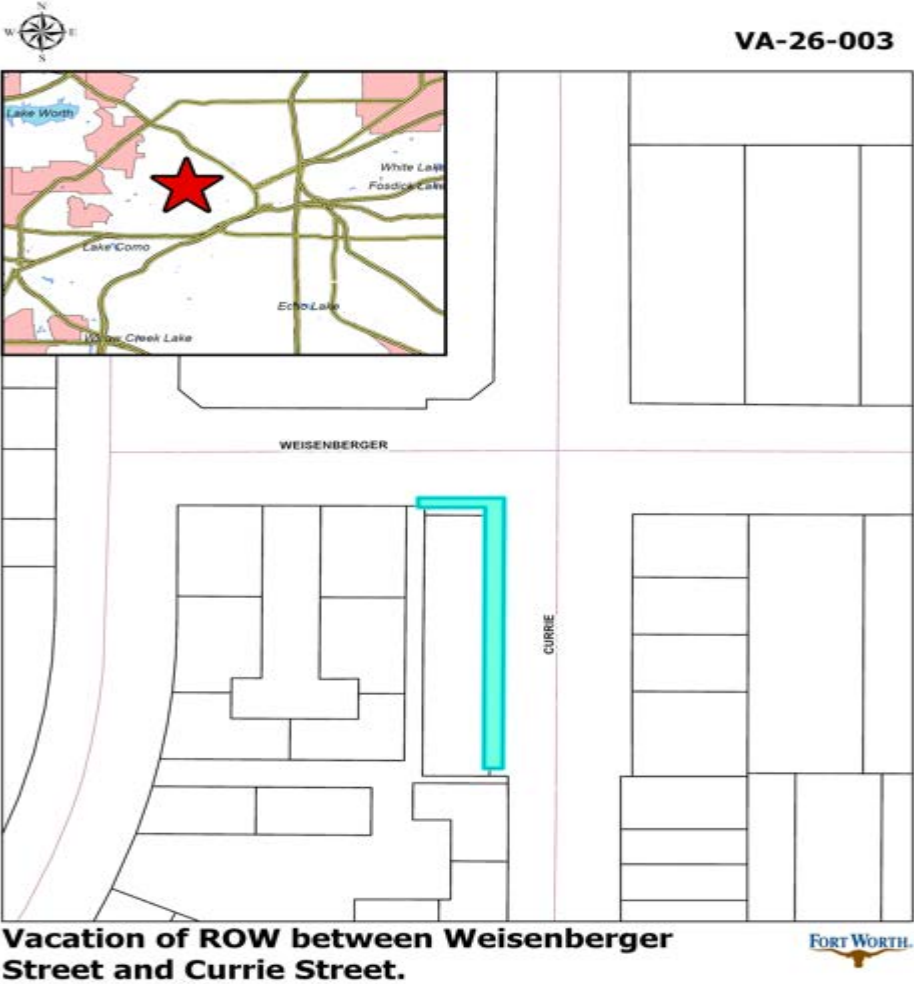
Paul Rodriguez, Senior Planner CPC Meeting



VA-26-003

Vacation Summary Details

- Plat Name: Vacate a 5ft wide portion of Weisenberger Street right-of-way and an 8ft wide portion of Currie Street right-of-way.
- Apparent Condition: Improved/Paved
- Existing Utilities: Water, Sewer and Public Franchise Utilities
- Owner/Applicant: Forest Park Holdings, LLC
- Consultant/Applicant: Logan Ellis (Forest Park Holdings, LLC)
- # of Waivers: none
- CPC Requirements: Recommendation to City Council for vacation of a portion of Weisenberger street right-of-way and a portion of the Currie Street right-of-way.
- PH Notification Date: March 2, 2026



Aerial View



Street View (On Weisenberger Street)



Street View (On Currie Street)



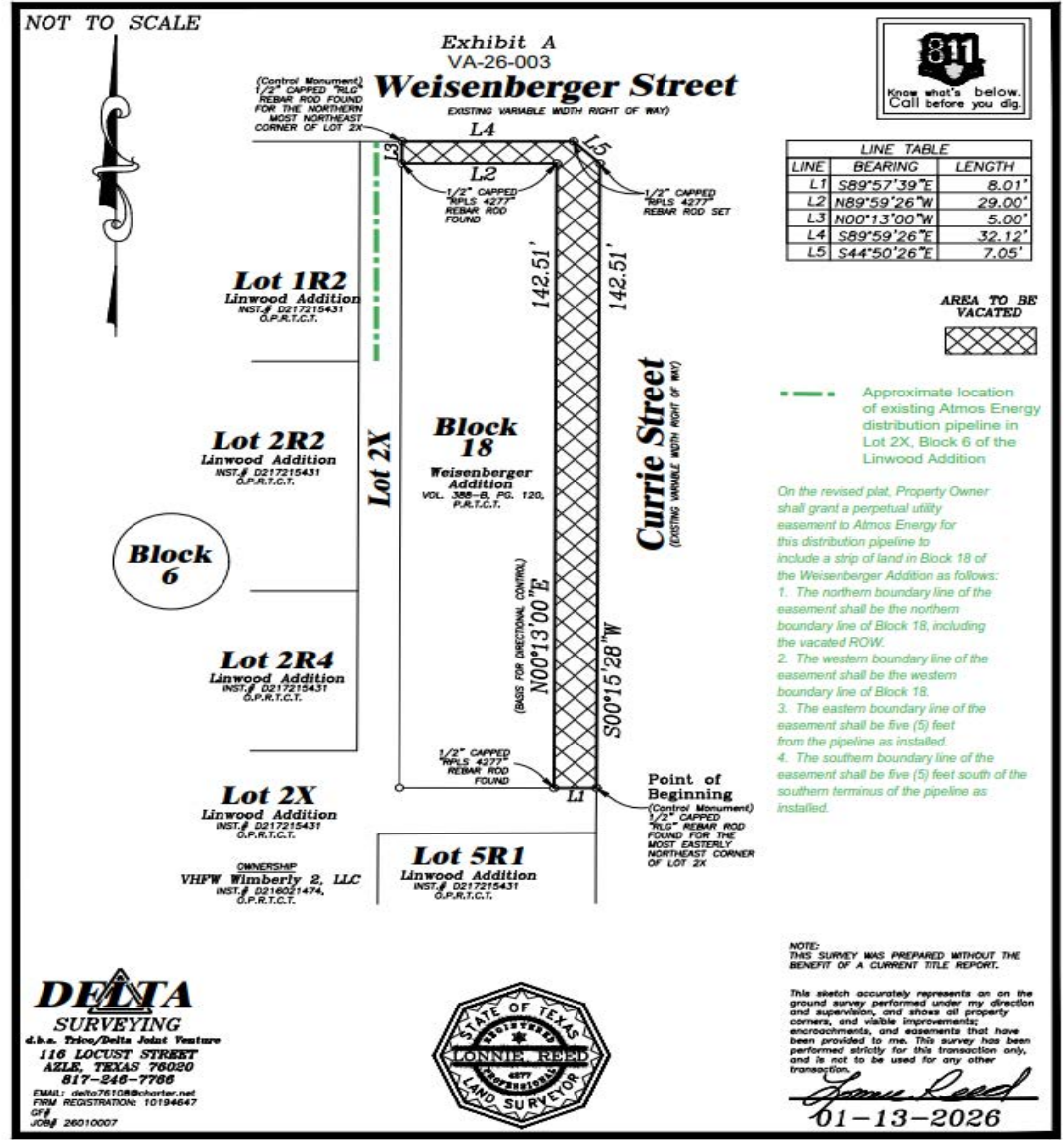
Street View (On Currie Street)



VA-26-003

Vacation Exhibit

- Proposed Land Use: Vacate a 5ft wide portion of Weisenberger Street right-of-way and an 8ft wide portion of Currie Street right-of-way.



DRC Comments/Recommendations

- DRC recommends: Approval for City Plan Commission to make a recommendation to City Council for the vacation of a portion of Weisenberger street right-of-way and a portion of the Currie Street right-of-way.

VA-26-003

CPC Recommendations

Recommendation to City Council for the vacation of a portion of Weisenberger street right-of-way and a portion of the Currie Street right-of-way.



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

Right-of-Way, North of Basswood Boulevard and Waiver Request Section 31-63(e)(6)(a): Street Vacation Recommendation Expiration.

General Location: North of Basswood Boulevard, south of Thompson Road, east of I-35W & west of Old Denton Road.

GENERAL INFORMATION

A. APPLICANT..... Dunaway Associates / Mauro Santos

B. PURPOSE OF REQUEST
Replat the right-of-way with the adjoining property and to not extend Sandshell Boulevard through the site.

C. CURRENT STATUS

| | |
|--|---|
| 1. Improvements..... | Paved |
| 2. Apparent Condition..... | Paved |
| 3. Zoning..... | "PD" Planned Development for "I" Light Commercial and "G" Intensive Commercial |
| 4. Comprehensive Plan Future Land Use..... | Mixed-Use |
| 5. Utilities..... | None |
| 6. Planning and Development Department Case Coordinator..... | Alexander Johnson |
| 7. Neighborhood Organizations Notified..... | Carrington Court HOA, Carriage Hills HOA, Streams And Valleys Inc, Trinity Habitat for Humanity, Keller ISD |

D. TECHNICAL ANALYSIS

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

E. COMMENTS AND REQUIREMENTS

Section 31-63(e)(6)(a) requires a replat application to be submitted within 180 days that incorporates the platted area. Staff support waiver the request since the site is currently part of a preliminary plat review and the applicant doesn't have a firm development plan for the site.

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

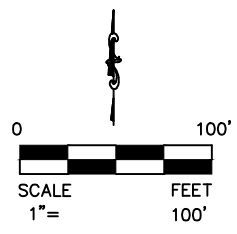
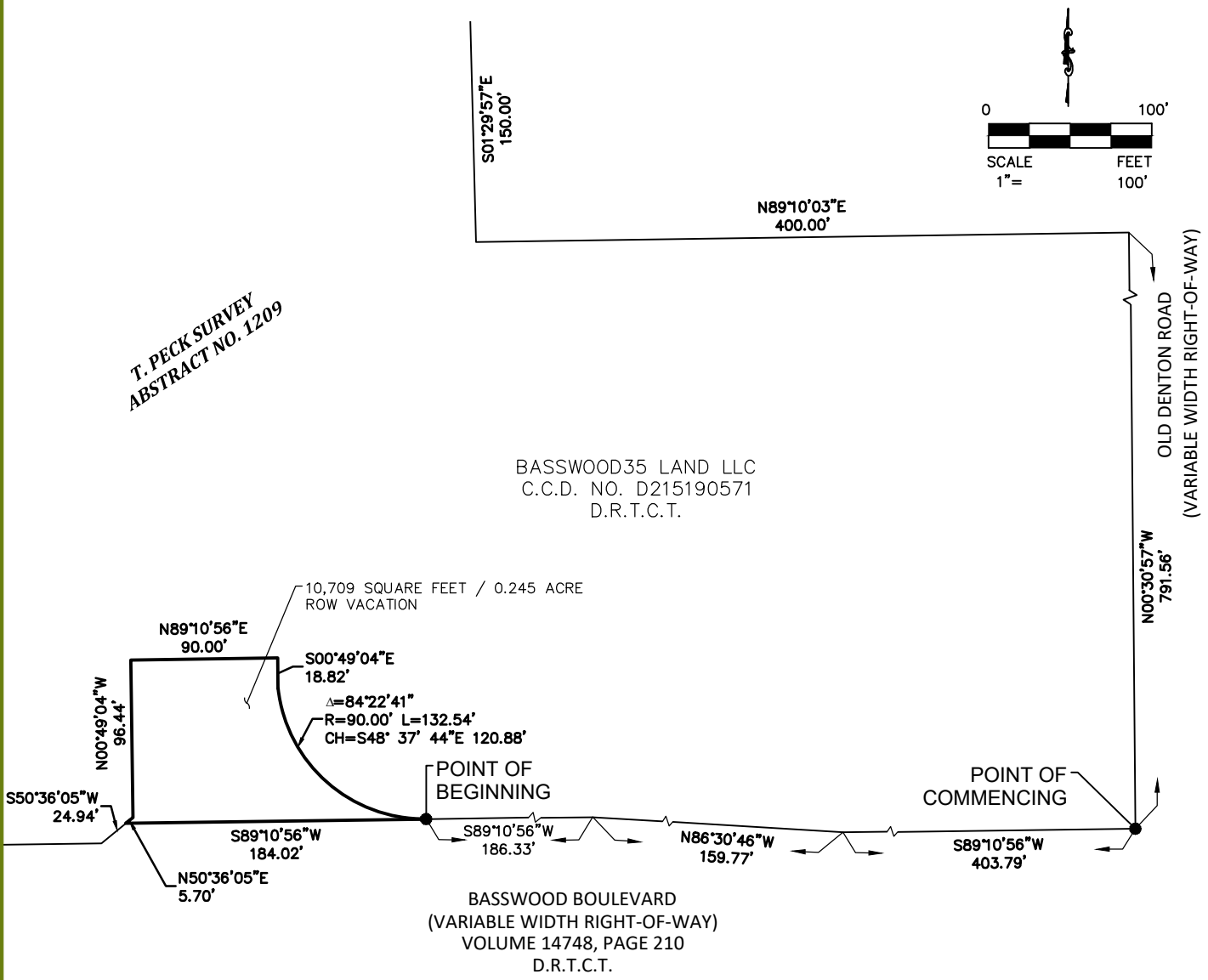
- 1. RoW Required for Signaling at Basswood and Sandshell.** The street vacation will be required to retain RoW for a future traffic signal at the intersection of

Basswood and Sandshell. Since the applicant has not provided an updated exhibit that includes RoW needed for traffic signals, staff cannot recommend approval and are instead recommending a continuance.

F. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

DRC Recommends: Approval of a continuance until the May 14, 2026 City Plan Commission Meeting.

EXHIBIT "A"
 RIGHT-OF-WAY VACATION
 A PART OF THE T. PECK SURVEY, ABSTRACT NUMBER 1209



**T. PECK SURVEY
 ABSTRACT NO. 1209**

BASSWOOD35 LAND LLC
 C.C.D. NO. D215190571
 D.R.T.C.T.

10,709 SQUARE FEET / 0.245 ACRE
 ROW VACATION

N89°10'56"E 90.00'
 S00°49'04"E 18.82'
 Δ=84°22'41"
 R=90.00' L=132.54'
 CH=S48° 37' 44"E 120.88'

POINT OF BEGINNING

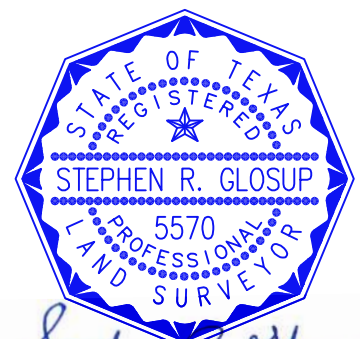
POINT OF COMMENCING

S50°36'05"W 24.94'
 N00°49'04"W 96.44'
 N89°10'56"E 90.00'
 S00°49'04"E 18.82'
 Δ=84°22'41"
 R=90.00' L=132.54'
 CH=S48° 37' 44"E 120.88'
 POINT OF BEGINNING
 S89°10'56"W 184.02'
 S89°10'56"W 186.33'
 N86°30'46"W 159.77'
 POINT OF COMMENCING
 S89°10'56"W 403.79'
 N00°30'57"W 791.56'
 OLD DENTON ROAD (VARIABLE WIDTH RIGHT-OF-WAY)

BASSWOOD BOULEVARD
 (VARIABLE WIDTH RIGHT-OF-WAY)
 VOLUME 14748, PAGE 210
 D.R.T.C.T.

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
 D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

A metes and bounds description of even date accompanies this drawing.



Stephen R. Glosup
 02/09/2026



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DATE: FEBRUARY 09, 2026

PAGE 1 OF 3
 DUNAWAY JOB NO. B008821.002

PLOTTED BY: Steve Glosup ON: Monday, February 09, 2026 AT: 10:10 AM FILEPATH: P:\008800\8821\002\Survey\Drawings\B008821.002 ROW Vacation.dwg

EXHIBIT "A"
RIGHT-OF-WAY VACATION
A PART OF THE T. PECK SURVEY, ABSTRACT NUMBER 1209

PROPERTY DESCRIPTION

BEING a tract of land situated in the T. Peck Survey, Abstract No. 1209, City of Fort Worth, Tarrant County, Texas, being a part of that certain tract of land described as Tract 2, by deed to Basswood35 Land LLC, recorded in County Clerk's Document Number D215190571, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point for the Southeast corner of said Tract 2, Basswood35 Land LLC tract, and the intersection of the north right-of-way line of Basswood Boulevard (variable width right-of-way) recorded in Volume 14748, Page 210, Deed Records, Tarrant County, Texas, and the west right-of-way line of Old Denton Road (a variable width right-way) from which the most easterly northeast corner of said Tract 2, Basswood35 Land, LLC tract bears North 00°30'57" West, a distance of 791.56 feet;

With the north right-of-way line of said Basswood Boulevard and the south line of said Tract 2, Basswood35 Land, LLC, tract, the following courses and distances;

South 89°10'56" West, a distance of 403.79 feet to a point;

North 86°30'46" West, a distance of 159.77 feet to a point;

South 89°10'56" West, a distance of 186.33 feet to the POINT OF BEGINNING of herein described tract of land;

THENCE South 89°10'56" West, departing the south line of said Tract 2, Basswood35 Land, LLC, tract, and crossing right-of-way line of said Basswood Boulevard, a distance of 184.02 feet to a point in the west right-of-way line of said Basswood Boulevard, the south line of said Tract 2, Basswood35 Land, LLC, tract;

THENCE North 50°36'05" East, continuing with the south line of said Tract 2, Basswood35 Land, LLC, tract, with the west right-of-way line of said Basswood Boulevard, a distance of 5.70 feet to a point

Continued...



Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunaway.com
February 09, 2026



EXHIBIT "A"
RIGHT-OF-WAY VACATION
A PART OF THE T. PECK SURVEY,
ABSTRACT NUMBER 1209


550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

City of Fort Worth, Tarrant County, Texas.

EXHIBIT "A"
RIGHT-OF-WAY VACATION
A PART OF THE T. PECK SURVEY, ABSTRACT NUMBER 1209

PROPERTY DESCRIPTION

Continue...

THENCE North 00°49'04" West, continuing with the south line of said Tract 2, Basswood35 Land, LLC tract, and the west right-of-way line of said Basswood Boulevard, a distance of 96.44 feet to a point in the north right-of-way line of said basswood Boulevard;

THENCE North 89°10'56" East, departing the west right-of-way-line of said Basswood Boulevard, with the north right-of-way line of said Basswood Boulevard and continuing with the south line of said Tract 2, Basswood35 Land, LLC, tract, a distance of 90.00 feet to point in the east right-of-way line of said Basswood Boulevard;

THENCE South 00°49'04" East, departing the north right-of-way line of said Basswood Boulevard, with the east right-of-way line of said Basswood Boulevard and continuing with the south line of said Tract 2, Basswood35 Land, LLC, tract, a distance of 18.82 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 84°22'41", a radius of 90.00 feet and chord bearing and distance of South 48°37'44" East - 120.88 feet;

THENCE continuing with the east right-of-way line of said Basswood Boulevard and continuing with the south line of said Tract 2, Basswood35 Land, LLC, tract, with said non-tangent curve to the left in a southeasterly direction, an arc length of 132.54 to the POINT OF BEGINNING and containing a calculated area of 10,709 square feet or 0.245 acre of land.


NOTES: The basis of bearings for this Vacation is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and does not reflect the results of an on the ground survey.

DUNAWAY JOB NO. B008821.002

PAGE 3 OF 3


 Stephen R. Glosup
 Registered Professional Land Surveyor
 Texas Registration No. 5570
 srg@dunaway.com
 February 09, 2026




DUNAWAY
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

EXHIBIT "A"
 RIGHT-OF-WAY VACATION
 A PART OF THE T. PECK SURVEY,
 ABSTRACT NUMBER 1209

City of Fort Worth, Tarrant County, Texas.

VA-26-005

Vacation of a Portion of the Sandshell Boulevard Right-of-Way, North of Basswood Boulevard

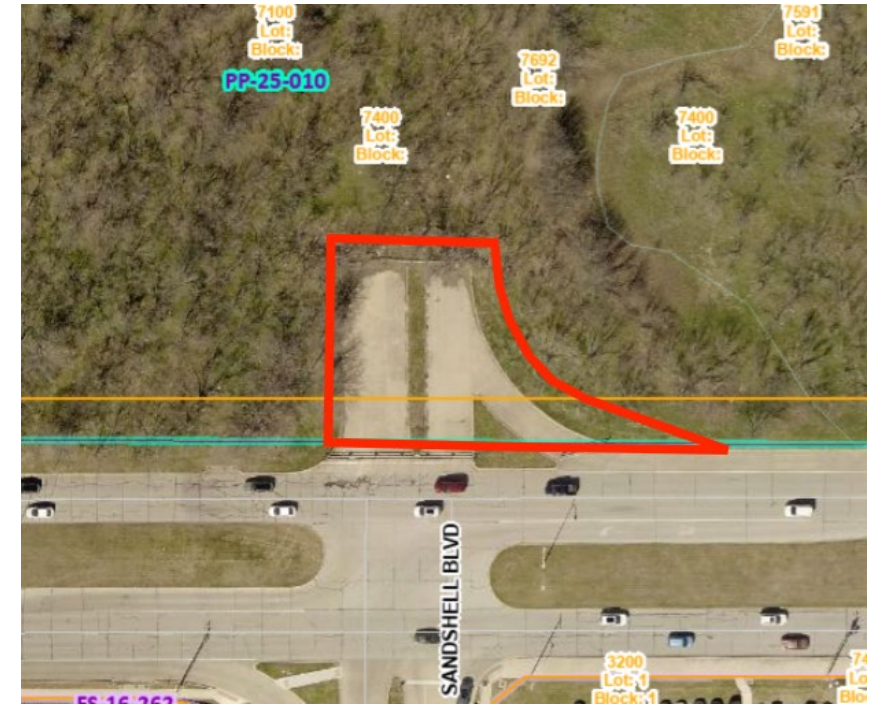
Alexander Johnson, Planner II | April 30th 2026 CPC Meeting



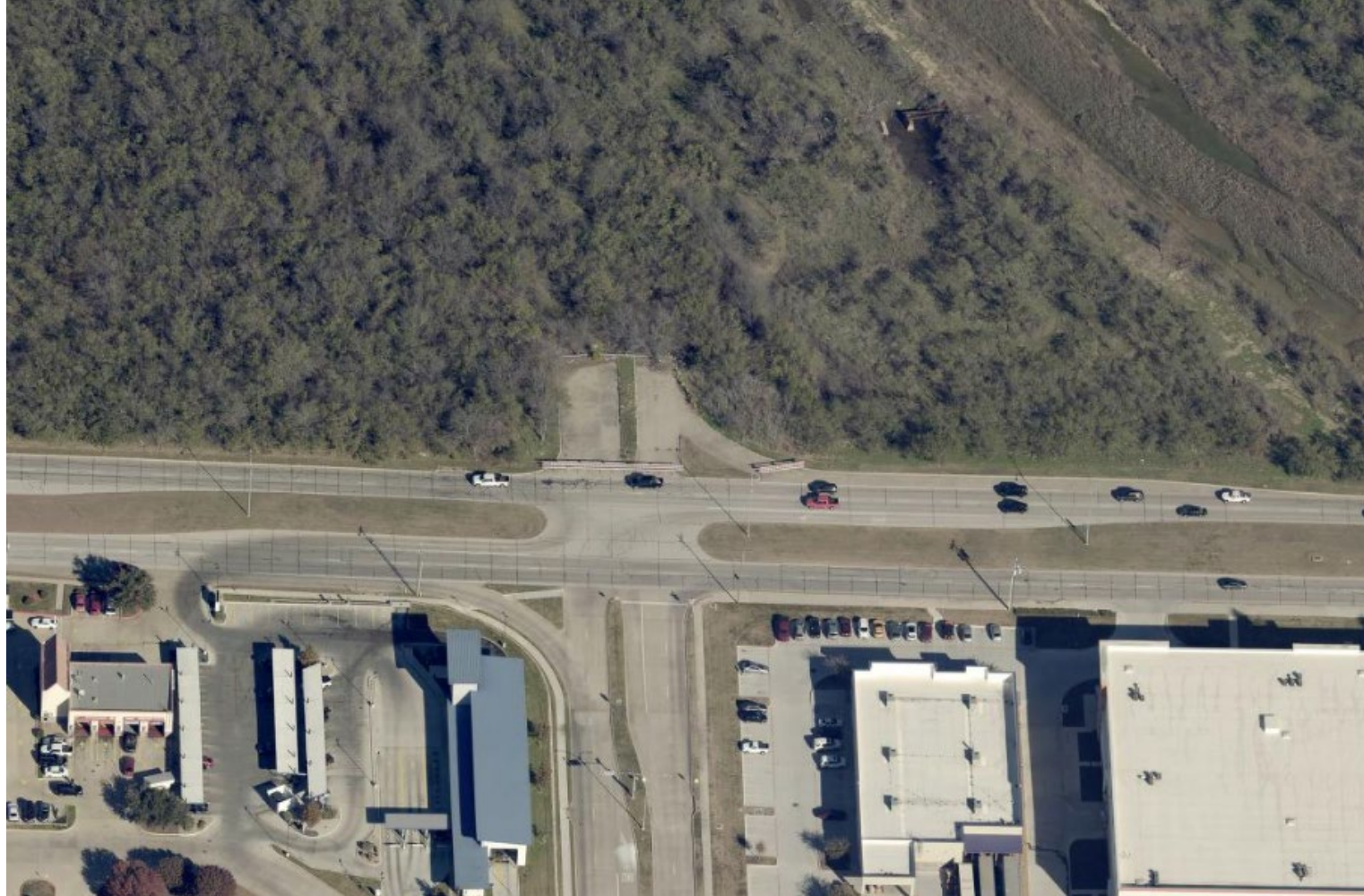
VA-26-005

Vacation Summary Details

- Plat/Street Name: Sandshell Boulevard
- Apparent Condition: Improved/Paved
- Existing Utilities: Water, Sewer and Public Franchise Utilities
- Owner/Applicant: Michael Royal / Basswood Land LLC
- Consultant/Applicant: Mauro Santos / Dunaway Associates
- # of Waivers: 1, Section 31-63(e)(6)(a) – Review, Approval, and Expiration
- CPC Requirements: Recommendation to City Council for vacation of a portion of Sandshell Boulevard and Approval of a waiver to Section 31-62(e)(6)(a) of the Subdivision Ordinance
- PH Notification Date: March 2, 2026



Aerial View



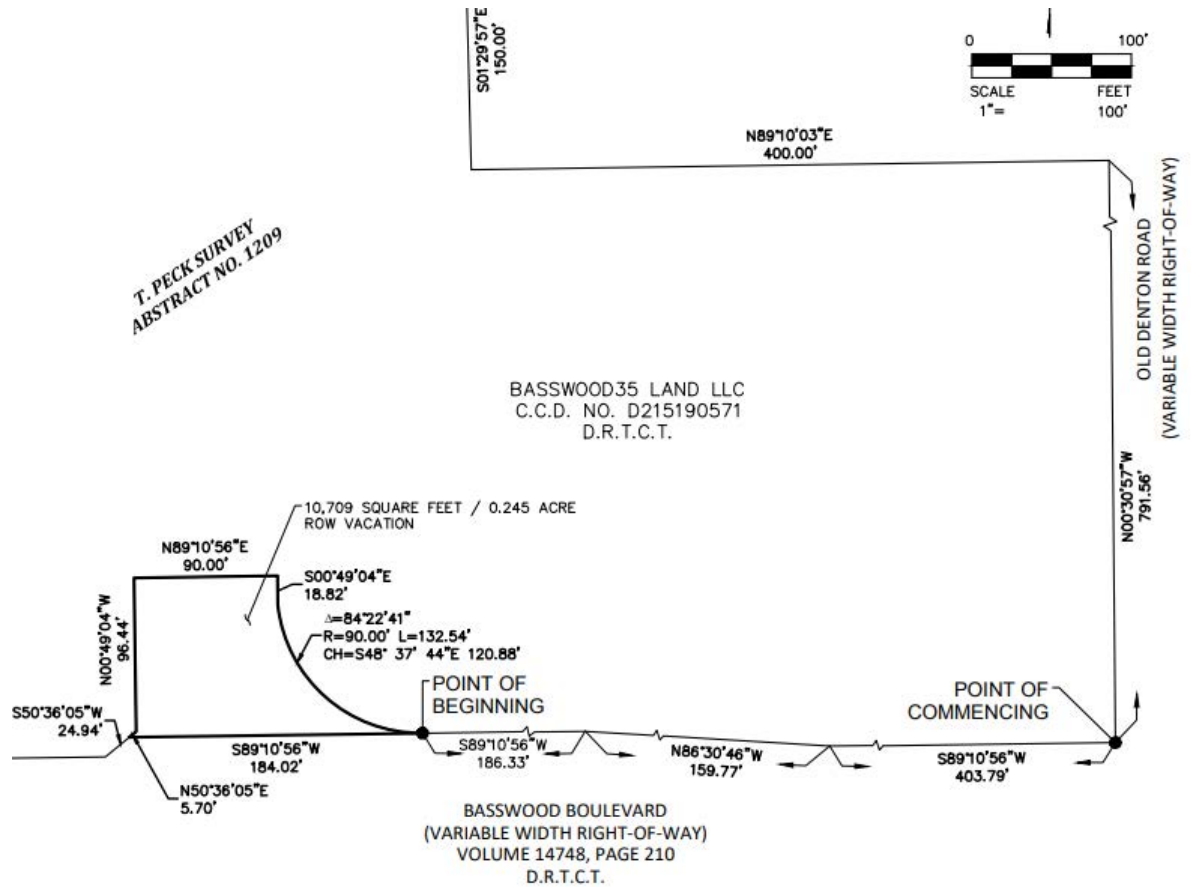
Street View (From Basswood Blvd)



VA-26-003

Vacation Exhibit (To be revised)

- Proposed Land Use: Vacate a portion of Sandshell Boulevard right-of-way.



DRC Comments/Recommendations

- DRC Comments: Transportation cannot recommend approval until updated exhibit is submitted retaining RoW for future traffic signals at Basswood/Sandshell intersection.
- DRC recommends: Approval of a continuance until the May 14, 2026 City Plan Commission Meeting.

VA-26-003

CPC Recommendations

Approval of a continuance until the May 14, 2026 City Plan Commission Meeting.



FS-25-309 GTB Business Park Lots 5R, 6 and 7, Block 1 (Waiver Request) Section 31-106(a)(8) and Section 31-106(i)(1)(a): Council District 10.

Being a replat of Lot 5, Block 1, GTB Business Park, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D22517116, Plat Records Tarrant County, Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Golden Triangle Boulevard, east of Park Vista Boulevard, south of Keller Hicks Road and west of Katy Road.

GENERAL INFORMATION

A. *APPLICANT*

- 1. Owner / Applicant AIL Investments, LP
- 2. Consultant / Agent Westwood Professional Services, Inc.

B. *PROJECT ZONING, NOTIFICATION & COORDINATION*

- 1. Current Zoning "F" General Commercial
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use General Commercial
- 4. Public Hearing Notification Mailing Date April 17, 2026
- 5. Development Services Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... North Fort Worth Alliance, Big Bear Creek Meadows HOA, Villages of Woodland Springs HOA, Pine Tree Estates II LOA, Kingsridge Estates HOA, Ranchette Estates Homeowners Association, Pine Tree Estates MHP LOA, Streams And Valleys Inc, Trinity Habitat for Humanity, Keller ISD

C. *SERVICE DISTRICTS*

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

D. *DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS*

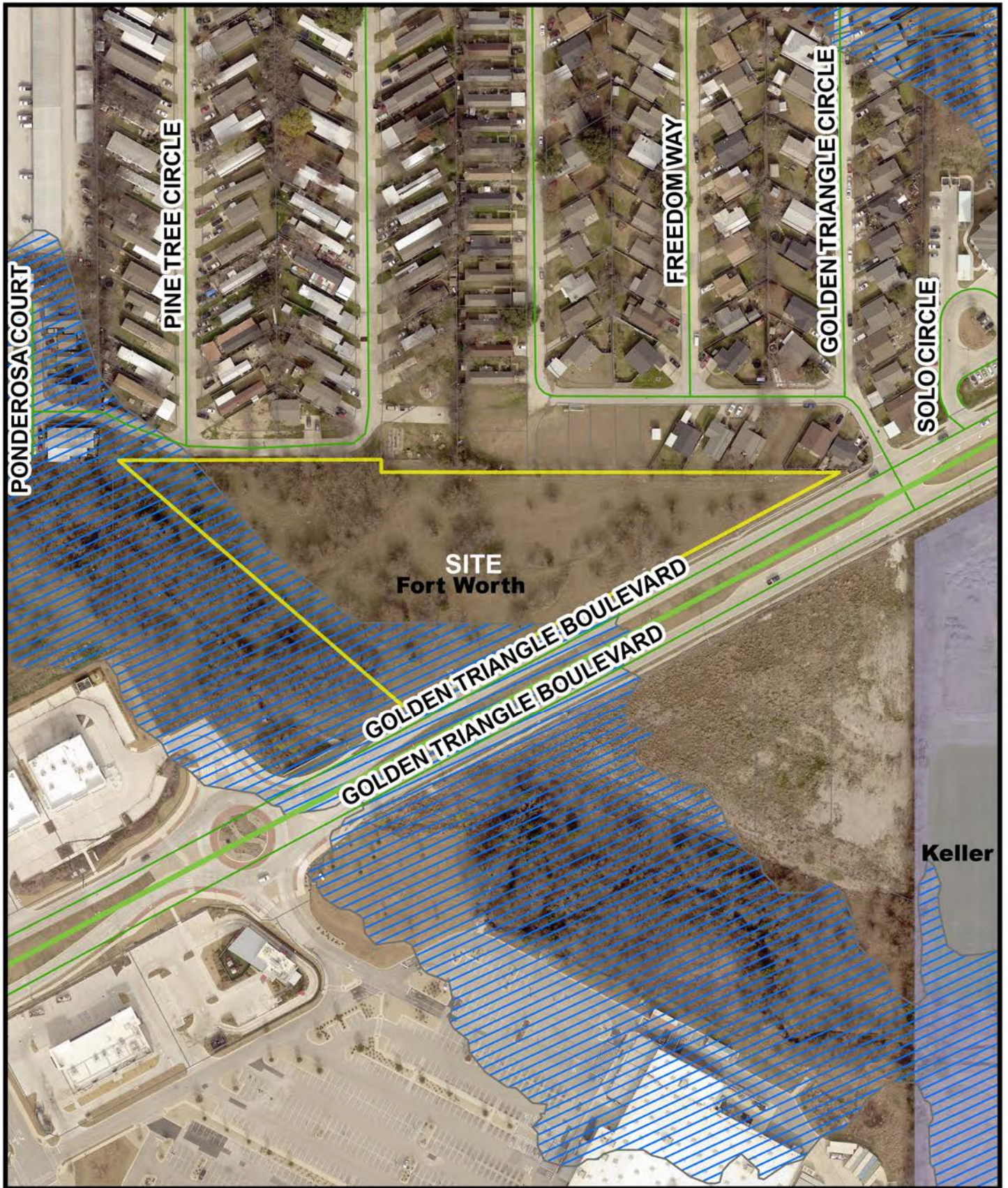
The subject property is a replat of one commercial lot in north Fort Worth. The subject property is using Golden Triangle Boulevard, a neighborhood connector on the Master Thoroughfare Plan for access. Since all lots do not have paved direct access to Golden Triangle, an internal public access easement is being provided.

The Subdivision Ordinance in Section 31-106(i)(1)(a) states, a public access easement is an officially approved and privately maintained 'drive' or 'way,' with the roadway constructed to city street standards that is open to unrestricted and irrevocable public access and serves two or more lots, each having a minimum of 100 feet of frontage. Lot 5R is proposed for a cell tower. The configuration of the lot does not permit the applicant to provide it with its necessary 100 feet of frontage on the public access easement. DRC supports the requested waiver.

The Subdivision Ordinance in Section 31-106(a)(8) states, culs-de-sac and loop streets, which serve low-density residential areas and very limited public facilities. Since the public access easement that is being provided to serve the internal access within the development is one way in and one way out, DRC considers this to be a cul-de-sac. The applicant has requested a waiver to permit this cul-de-sac to serve their commercially zoned property. DRC supports the requested waiver due to the limited access along Golden Triangle Boulevard.

E. DRC RECOMMENDATION

DRC recommends: (1) Approval of a waiver to Section 31-106(a)(8) of the Subdivision Ordinance to allow a mixed-use development to be served by a cul-de-sac; (2) Approval of a waiver to Section 31-106(i)(1)(a) of the Subdivision Ordinance to allow lots served by a public access easement to have less than the minimum required 100 feet of frontage; and (3) Conditional approval of the final plat upon meeting the comments in the staff report.

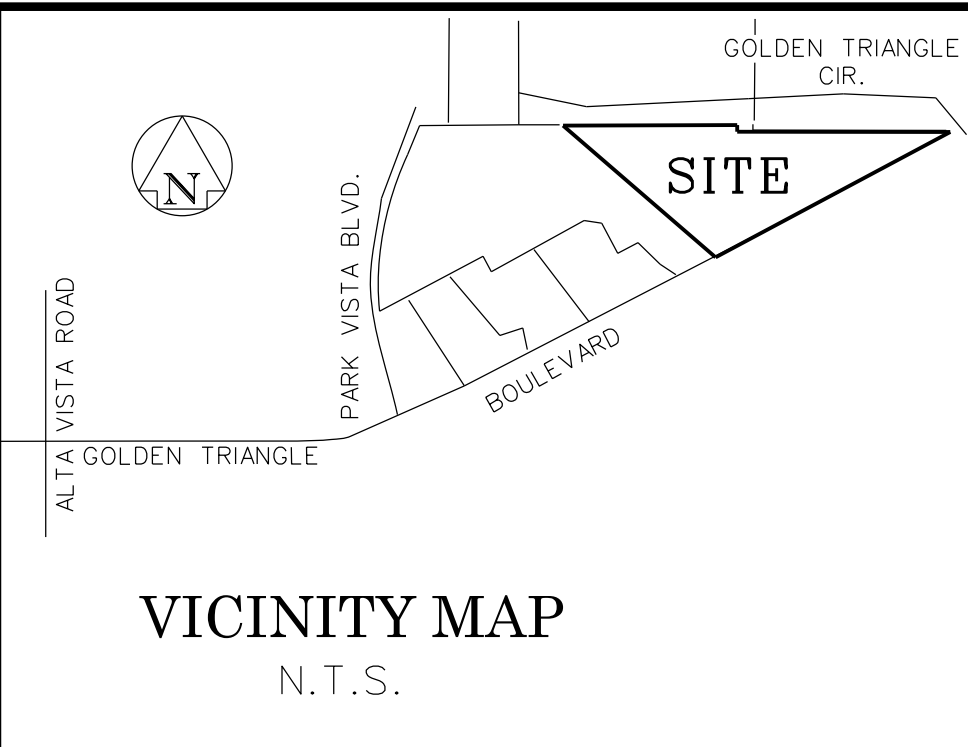


Legend

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

1:2,400





CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN OCTOBER, 2024, AND THAT ALL CORNERS ARE AS SHOWN.

TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

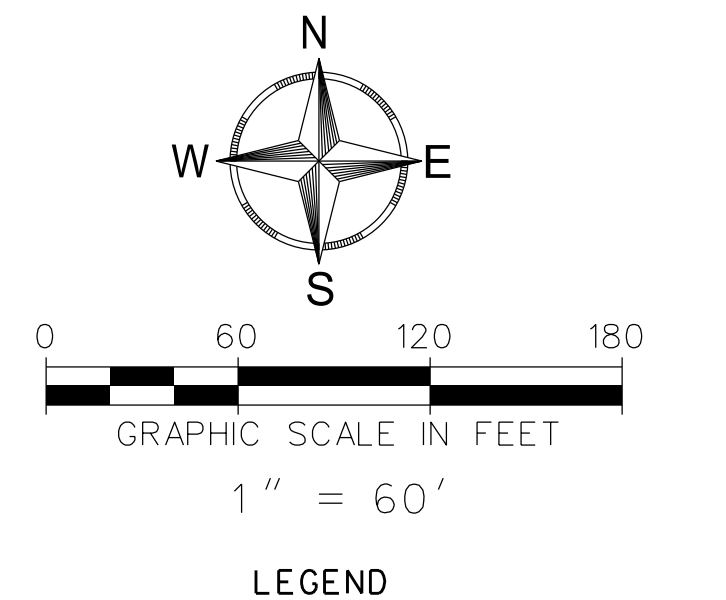
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED TODD A. BRIDGES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____



NOTES:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.

THE APPROXIMATE 100 YEAR FLOODPLAIN LINE SHOWN WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP NUMBER 48439C0070K, REVISED SEPTEMBER 25, 2009. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.

WATER/WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

UTILITY EASEMENTS

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

SITE DRAINAGE STUDY

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

FLOODPLAIN RESTRICTION

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

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 DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAN EASEMENT LINE AS SHOWN ON THE PLAT.

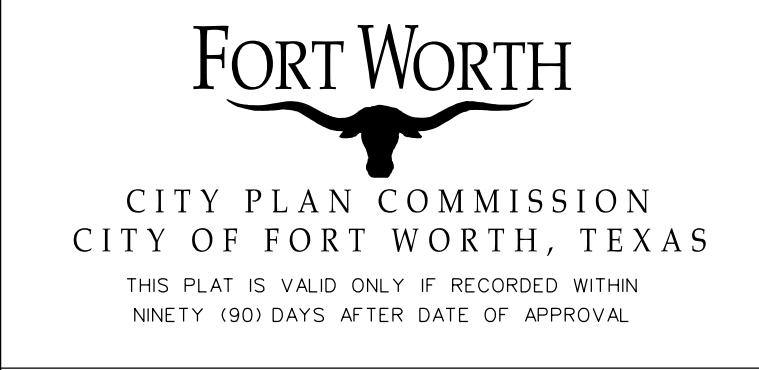
PRIVATE COMMON AREAS AND FACILITIES

THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPE AREAS, AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION / CLUBHOUSE / EXERCISE / BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

BUILDING PERMITS

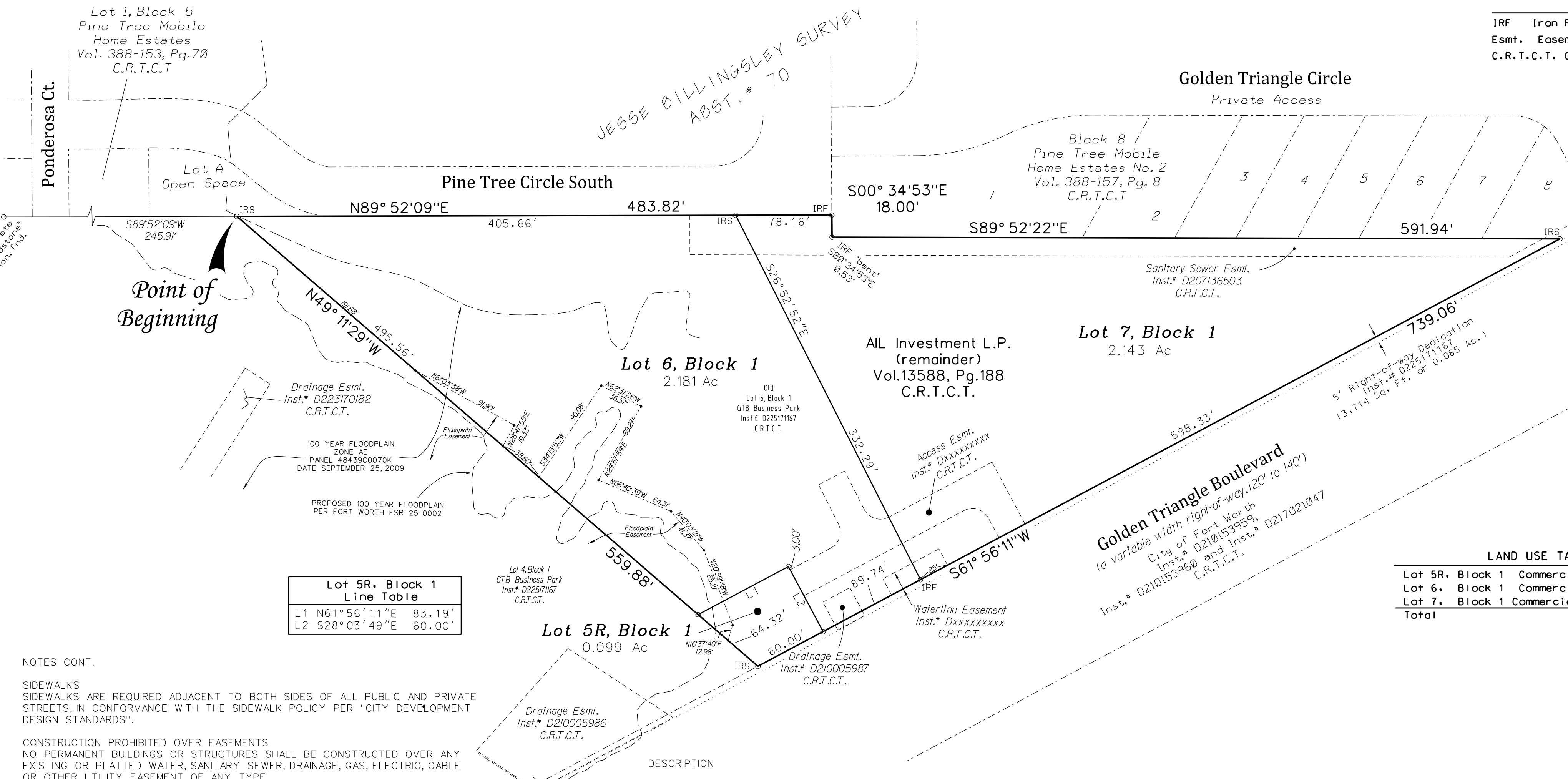
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT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



Plat Approval Date:

OWNER: AIL INVESTMENT, L.P.
9800 HILLWOOD PARKWAY, SUITE 300
FORT WORTH, TX. 76177

SURVEYOR \ ENGINEER: WESTWOOD PROFESSIONAL SERVICES, INC.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177
(817) 562.3350



Lot 5R, Block 1 Line Table

| | | |
|----|-------------|--------|
| L1 | N61°56'11"E | 83.19' |
| L2 | S28°03'49"E | 60.00' |

LAND USE TABLE

| | | |
|-----------------|------------|--------------------|
| Lot 5R, Block 1 | Commercial | 0.099 Acres |
| Lot 6, Block 1 | Commercial | 2.181 Acres |
| Lot 7, Block 1 | Commercial | 2.143 Acres |
| Total | | 4.423 Acres |

NOTES CONT.

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".

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.

PARKWAY PERMITS
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.

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.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.

PRIVATE (PRV'S) REQUIRED
PRIVATE P.R.V'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

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.

"THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE 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, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF SAID OWNERS SET FORTH IN THIS PARAGRAPH."

DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JESSE BILLINGSLEY SURVEY, ABSTRACT NUMBER 70, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF LOT 5, BLOCK 1, GTB BUSINESS PARK, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D225171167, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT RECORDED IN VOLUME 13588, PAGE 188, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; SET AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 1, GTB BUSINESS PARK, RECORDED IN INSTRUMENT NUMBER D225171167, AND BEING THE NORTHEAST OF LOT 4, BLOCK 1, SAID GTB BUSINESS PARK, BEING IN THE SOUTH LINE OF PINE TREE MOBILE HOME ESTATES, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 388-153, PAGE 70, COUNTY RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A CONCRETE "SANDSTONE" MONUMENT FOUND IN SAID SOUTH LINE, BEARS S 89°52'09"W, 245.91 FEET;

THENCE N 89°52'09"E, 483.82 FEET, CONTINUING WITH SAID SOUTH LINE AND WITH THE NORTH LINE OF SAID LOT 5, TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF LOT 1, BLOCK 8, PINE TREE MOBILE HOMES ESTATES NO. 2, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 388-157, PAGE 8, COUNTY RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 00°34'53"E, 18.00 FEET, WITH SAID WEST LINE, TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8, FROM WHICH A "BENT" 1/2 INCH IRON ROD FOUND, BEARS S 00°34'53"E, 0.53 FEET;

THENCE S 89°52'22"E, 591.94 FEET, WITH THE SOUTH LINE OF SAID PINE TREE MOBILE HOME ESTATES NO. 2, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET, IN THE NEW NORTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 61°56'11"W, 739.06 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;

THENCE N 49°11'29"W, 559.88 FEET, DEPARTING SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 192,659 SQUARE FEET OR 4.423 ACRES OF LAND MORE OR LESS.

AIL INVESTMENT, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: HILLWOOD OPERATING, L.P.
A TEXAS LIMITED PARTNERSHIP
ITS GENERAL PARTNER

BY: HILLWOOD DEVELOPMENT CORPORATION
A TEXAS CORPORATION
ITS GENERAL PARTNER

BY: _____
ERIC ELROD
SR. VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED ERIC ELROD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY
OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

TO BE KNOWN AS
LOTS 5R, 6 AND 7, BLOCK 1
GTB BUSINESS PARK

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT SHOWN HEREON.

**A FINAL PLAT OF
LOTS 5R, 6 & 7, BLOCK 1
GTB BUSINESS PARK**

BEING A REPLAT OF LOT 5, BLOCK 1, GTB BUSINESS PARK, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D225171167, SITUATED IN THE JESSE BILLINGSLEY SURVEY, ABSTRACT NUMBER 70, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

| | |
|-------------|------------|
| Revisions: | |
| Job #: | 0070426 |
| Drawn By: | W.Blades |
| Checked By: | T.Bridges |
| Date: | 11.26.2025 |

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH# 817-562-3350

SHEET _____ OF _____ SHEETS

10-07-151-AM 12/11/2025 \$MODELNAME\$ RPA1.dgn



April 2, 2026

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

Re: Final Plat for GTB Business Park (FS-25-309)

Ms. Cranz,

On behalf of the Owner/Developer, AIL Investment, LP, Westwood Professional Services has submitted a Final Plat in Fort Worth. We are requesting a waiver to the City of Fort Worth Subdivision Ordinance, Section 31-106 (i)(1) requiring 100 feet of access frontage, and Section 31-106 (a)(8) which limits cul-de-sacs to serve low-density residential areas.

This waiver is requested due to the specific land use and small lot size of Lot 5R1, Block 1. Lot 5R1 is intended to be used solely as a cell tower lot. The current configuration of the proposed public access easement and its' cul-de-sac allow for better access and circulation to Lot 5R1, which otherwise has limited access to Golden Triangle Boulevard.

We respectfully ask for your consideration of this waiver, and we look forward to the discussion of these requests at the City Plan Commission hearing.

Sincerely,

Westwood Professional Services

A handwritten signature in blue ink that reads "Ben Raef".

Ben Raef, P.E.
Project Manager



Conditions and Comments

Record Number: FS-25-309

Submitted: 12/11/2025

Title: GTB Business Park

Description of Work: GTB Business Park Replat

Address:

Applicant:

Owner Name: AIL Investment, L.P

Owner Address: 9800 Hillwood Pkwy Suite 300 Fort Worth TX 76177

Remarks Due:

ZC Hearing:

Application Status: Awaiting Client Reply

Acres:

Approval Table:

| Task | Task Status | Task Date | Task Reviewer |
|------------------------------|----------------------|------------|-------------------------|
| Administrative Approval | Correction Required | 1/8/2026 | Alexander Parks |
| Application Submittal | Accepted | 12/15/2025 | Alexander Parks |
| County Review | Not Required | 12/24/2025 | Alexander Parks |
| Fire Review | Correction Required | 12/16/2025 | Christopher Thornton |
| Gas Well Review | Not Required | 12/16/2025 | Marilyn Hernandez Ayala |
| ONCOR Delivery Review | Approved | 1/2/2026 | Michelle Pena |
| PARD Review | No Response Received | 1/8/2026 | Alexander Parks |
| Plan Coordination | Correction Required | 1/12/2026 | Alexander Parks |
| Plan Distribution | Correction Submitted | 4/23/2026 | Alexander Parks |
| Platting Review | Correction Required | 12/24/2025 | Alexander Parks |
| TPW Engineering Review | Correction Required | 12/22/2025 | Jeremy Beekman |
| TPW Storm Water Review | Correction Required | 12/30/2025 | Parth Patel |
| Transportation Impact Review | Approved | 1/6/2026 | Rebeca Hernandez |
| Water Engineering Review | Correction Required | 12/26/2025 | Elizabeth Rodriguez |
| Water Sewer Study Review | Correction Required | 12/23/2025 | Eric Guzman-Alvarez |
| Zoning Review | Approved | 12/19/2025 | Dave McCorquodale |

List of Conditions:

Fire

Reviewer: Christopher Thornton

Email: Christopher.Thornton@fortworthtexas.gov

Phone: 817-392-6905

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

CORRECTIONS REQUIRED: Provide document number for access easement.

CORRECTION REQUIRED: Provide a site plan to Fireplattng@fortworthtexas.gov and your case manager with your case number in the subject line.

FYI: Confirm flood plain boundaries with Stormwater department. Any fire access roads constructed within the flood plain must have a finished height above the 100 year flood plain.

Streets existing and correct:

Golden Triangle Blvd.

Pine Tree Circle S.

Ponderosa Ct.

Golden Triangle Cir.

General information:

Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

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

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available at the City Secretary's site for Ordinance #25388-03-2022.

Planning

Reviewer: Alexander Parks

Email: Alexander.Parks@fortworthtexas.gov

Phone: 817-392-2638

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

1. The Subdivision Ordinance requires that all lots have paved direct access to a public street, private street or a public access easement. Lot 5R does not appear to have adequate access. Provide a driveway exhibit that shows how this lot and the others in this plat have access to Golden Triangle Boulevard.

2. Revise the lot numbers to be Lots 5R1, 5R2 and 5R3. Make this change to the plat face, title block and the dedication statement.

2. 1/2/2026 - no comments.

Josh Brown

Oncor | Distribution Engineering

Cell: 682-226-8977

T/PW Engineering

Reviewer: Jeremy Beekman

Email: Jeremy.Beekman@fortworthtexas.gov

Phone: 817-392-8246

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

Plat case review Performed On: 12/22/2025 by Jeremy.Beekman@fortworthtexas.gov. 817-392-8246

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

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

HOLD 12/22/2025 (JB)

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

HOLD 12/22/2025 (JB)

- Site plan required – Upload proposed site plan to Accela for review.

HOLD 12/22/2025 (JB)

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

HOLD 12/22/2025 (JB)

- All Instrument numbers must be included on the plat
 - o Internal Access Easement.

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

T/PW Stormwater

Reviewer: Parth Patel

Email: Parth.Patel@fortworthtexas.gov

Phone: 817-392-2027

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

0803 – Drainage Study – Provide a Drainage Study by a registered civil engineer in the State of Texas that conforms to the criteria contained in the 2024 City of Fort Worth Stormwater Criteria Manual and submitted through the Stormwater Development Services Division.

Drainage Study must demonstrate that there are no adverse impacts on areas surrounding the project site due to the proposed developments.

Reference: Section 2.3, Steps 3 and 5, 2024 CFW Stormwater Criteria Manual

HOLD 12/30/25 PP - DS-25-0125 under review. Additional plat comments/holds may appear during study review & after study approval.

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

Reference: Section 3.11.2, 2024 CFW Stormwater Criteria Manual

HOLD 12/30/25 PP -

9000 - All public and private drainage easements and ROWs with their widths must be clearly shown/identified on the plat. The plat should reflect easements being dedicated by plat, or fill in the instrument numbers for easements already recorded or show the instrument numbers for drainage easements to be recorded by separate instrument or the plat should show the instrument numbers for easements to be abandoned by this plat.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth and Section 3.11.1, 2024 CFW Stormwater Criteria Manual

HOLD 12/30/25 PP -

0905 - When there is a detention facility, SWFMA must be executed and recorded by the City and County respectively before the approval of plat and issuance of any building permit.

Reference: Section 3.11.3.2 & 3.11.3.3, 2024 CFW Stormwater Criteria Manual

HOLD 12/30/25 PP -

Transportation Impact

Reviewer: Rebeca Hernandez

Email: Rebeca.Hernandez@fortworthtexas.gov

Phone: 8173928074

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

Zoning

Reviewer: Dave McCorquodale

Email: David.McCorquodale@fortworthtexas.gov

Phone: 817-392-8043

1. Zoning & Land Use

Dave McCorquodale; David.McCorquodale@FortWorthTexas.gov

FYI only:

Property Zoning: "F" General Commercial

See City Zoning Ord. Section 4.903 for full development regulations.

See City Zoning Ord. Section 4.803 Nonresidential Use Table for uses allowed by right;

See City Zoning Ord. Chapter 6 for additional Development Standards

Abbreviated Development Standards:

Front yard*: None required if entire block frontage is zoned "FR" through "K;" if the block frontage contains a residential district or the "ER" or "E" district, the most restrictive district standards apply

Rear yard*: 10 feet minimum unless adjacent to residential district, where 15 feet minimum required

Side yard (Interior lot)*: 5 feet minimum adjacent to residentially zoned lot, none otherwise; if provided, side yard must be 3 feet minimum

Side yard (Corner lot)*: None required unless through lot, then 10 feet minimum required

Height: 3 stories or 45 feet maximum provided, however, stealth telecommunication towers are permitted to a height of 60 feet; the urban design commission must approve the design of all stealth telecommunication towers; telecommunication towers are permitted to a height of 45 feet as a special exception approved by the board of adjustment

Notes:

* A 35' supplemental setback WILL be required because of residential adjacency (PD for R1 district uses); see § 6.300 for details

Review

Reviewer: Elizabeth Rodriguez

Email: Elizabeth.Rodriguez@fortworthtexas.gov

Phone:

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

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

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

1. HOLD 12/26/25-- Provide a utility site plan that identifies all proposed water and sewer services. Provide an exhibit showing the location of existing water and sewer services (if applicable, any proposed services) based on new property lines and tied down to the nearest property corner. If needed please field verify. If existing water/sewer services are identified, indicate whether the service will be utilized or abandoned/killed. Any abandonment will require a "Kill Tap" letter. §5.18.1, §6.4.1.3

2. HOLD 12/26/25-- Water Extension is required for the proposed lot(s) across the lot's frontage. Provide a community facilities agreement(CFA) or miscellaneous project (MP) for water improvement. No water on the side or back of lots per Subdivision Ordinance §31-81 (Water & sewer design §3.3.1). To clear this hold, the CFA must be executed, the miscellaneous (MP) fee must be collected, and the design must be signed. A completion agreement will hold the plat until the infrastructure is complete.

3. HOLD 12/26/25--Sewer Extension is required for the proposed lot(s) across the lot's frontage. Provide a community facilities agreement(CFA) or miscellaneous project (MP) for sewer improvement. No sewer on the side or back of lots per Subdivision Ordinance §31-81 (Water & Sewer Design §3.3.1). CFA must be executed, IPRC approved, and the MP fee collected to clear this hold. A completion agreement will hold the plat until the infrastructure is complete.

4.HOLD 12/26/25-- Provide adequate water/sewer exclusive easements and offsite easements to match city-accepted construction plans. Sewer/Water mains with no recorded easement may trigger exclusive easement (when possible) to be provided by plat or separate instrument. All water/sewer easements must be exclusive and not combined with any other public improvements per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure in May 2019. §3.8.8. Once CFA is executed, all easements will be verified.

5. HOLD 12/26/25-- Provide water easement instrument number along with the dimensions to verify.

6. HOLD 12/26/25-- Provide IPRC/CFA or Misc. Projects permit numbers and any related information to verify all extensions and easements

7. HOLD 12/26/25-- Additional holds may follow.

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

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

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

1. HOLD 12/26/25-- Provide a utility site plan that identifies all proposed water and sewer services. Provide an exhibit showing the location of existing water and sewer services (if applicable, any proposed services) based on new property lines and tied down to the nearest property corner. If needed please field verify. If existing water/sewer services are identified, indicate whether the service will be utilized or abandoned/killed. Any abandonment will require a "Kill Tap" letter. §5.18.1, §6.4.1.3

2. HOLD 12/26/25-- Water Extension is required for the proposed lot(s) across the lot's frontage. Provide a community facilities agreement(CFA) or miscellaneous project (MP) for water improvement. No water on the side or back of lots per Subdivision Ordinance §31-81 (Water & sewer design §3.3.1). To clear this hold, the CFA must be executed, the miscellaneous (MP) fee must be collected, and the design must be signed. A completion agreement will hold the plat until the infrastructure is complete.

3. HOLD 12/26/25--Sewer Extension is required for the proposed lot(s) across the lot's frontage. Provide a community facilities agreement(CFA) or miscellaneous project (MP) for sewer improvement. No sewer on the side or back of lots per Subdivision Ordinance §31-81 (Water & Sewer Design §3.3.1). CFA must be executed, IPRC approved, and the MP fee collected to clear this hold. A completion agreement will hold the plat until the infrastructure is complete.

4.HOLD 12/26/25-- Provide adequate water/sewer exclusive easements and offsite easements to match city-accepted construction plans. Sewer/Water mains with no recorded easement may trigger exclusive easement (when possible) to be provided by plat or separate instrument. All water/sewer easements must be exclusive and not combined with any other public improvements per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure in May 2019. §3.8.8. Once CFA is executed, all easements will be verified.

5. HOLD 12/26/25-- Provide water easement instrument number along with the dimensions to verify.

6. HOLD 12/26/25-- Provide IPRC/CFA or Misc. Projects permit numbers and any related information to verify all extensions and easements

7. HOLD 12/26/25-- Additional holds may follow.

List of Comments:

Development Services Department

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

FS-25-309

GTB Business Park

Alexander Parks, Senior Planner
CPC Meeting April 30, 2026

FS-25-309

Plat Summary Details

Plat Name: GTB Business Park

Plat Description: Commercial

Size: 0.158 acres

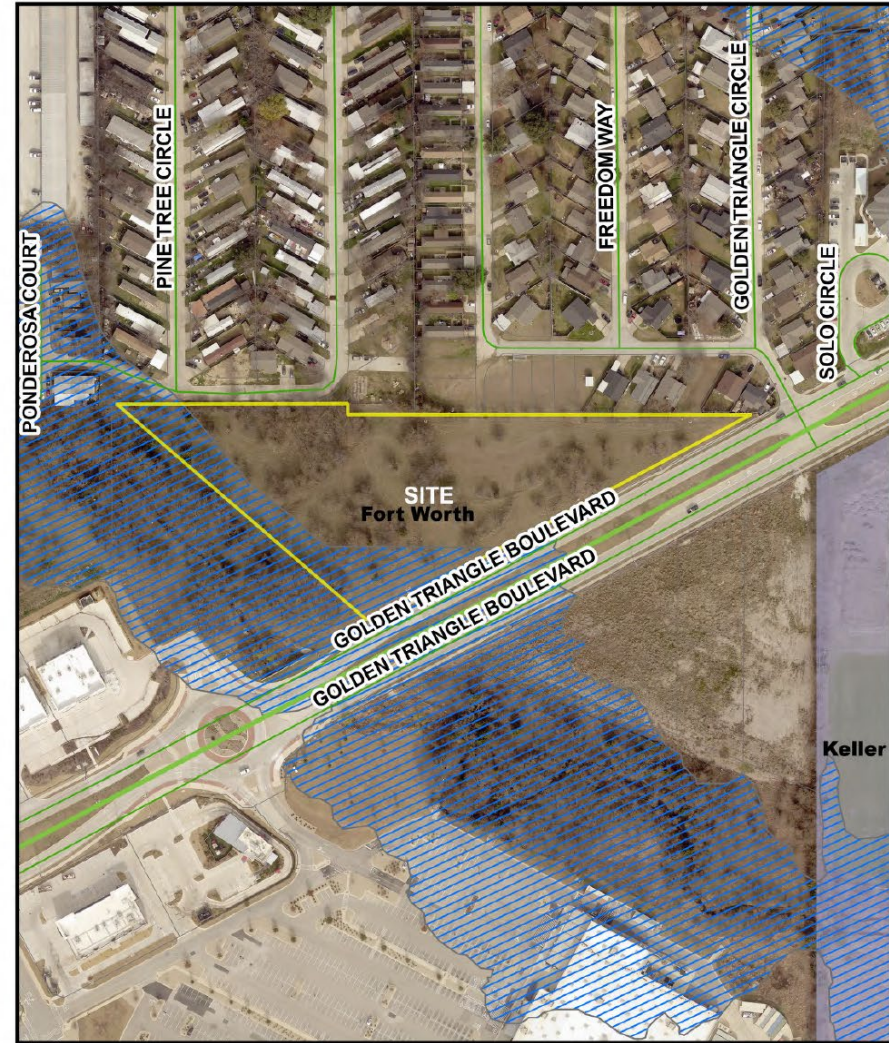
Owner/Applicant: AIL Investments LP

Consultant/Applicant: Westwood Professional Services, Inc.

Waivers: Section 31-106(c)(8) Cul-de-sacs and Section 31-106 (i)(1)(a) 100 feet of frontage on a public access easement

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

Public Hearing Notification Date: April 17, 2026



Legend

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

1:2,400



Plat Exhibit

VICINITY MAP
N.T.S.

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON OR BEFORE MY PRESENT SURVEY AND UNDER MY SUPERVISION IN OCTOBER, 2024, AND THAT ALL CORNERS ARE AS SHOWN.

TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED TO ME A BRIDGES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2025.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

NOTES:

BASES OF BEARING IS THE TEXAS COORDINATE SYSTEM NAD83, ZONE 4202.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "NESTROOP" UNLESS OTHERWISE NOTED.

THE APPROXIMATE 100 YEAR FLOODPLAIN LINE SHOWN WAS DERIVED FROM FLOOD INSURANCE RATE MAP NUMBER 4843962070K, REVISED SEPTEMBER 25, 2009. THE SURVEYOR ASSUMES LIABILITY FOR THE ACCURACY OF THAT MAP.

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 "F" OF THE IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE "F" THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND RELOCATE ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENGAGES OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ITS RESPECTIVE SYSTEMS. 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 MAJOR TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

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

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

FLOODPLAIN/ DRAINAGE-WAY MAINTENANCE:
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS. LOTS ARE TRANSPERSED BY OR ADJACENT TO THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVELING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNDESIRABLE CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF RESPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAN EASEMENT LINE AS SHOWN ON THE PLAT.

PRIVATE COMMON AREAS AND FACILITIES:
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THE PLAT. SAID AREAS SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED COUNTRY ENTRANCES; RECREATION AREAS, LANDSCAPE AREAS, AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION / CLUBHOUSE / EXERCISE / BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISIONS PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

BUILDING PERMITS:
BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNLESS AN APPROPRIATE CPA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, AND PAVING IMPROVEMENTS AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

LAND USE TABLE

| | | |
|-----------------|------------|--------------------|
| Lot 5R, Block 1 | Commercial | 0.099 Acres |
| Lot 6, Block 1 | Commercial | 2.181 Acres |
| Lot 7, Block 1 | Commercial | 2.143 Acres |
| Total | | 4.423 Acres |

DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JESSE BILLINGSLEY SURVEY, ABSTRACT NUMBER 70, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF LOT 5, BLOCK 1, GTB BUSINESS PARK, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER 022517167, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALL INVESTMENT RECORDED IN VOLUME 13588, PAGE 988, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "NESTROOP" SET AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 1, GTB BUSINESS PARK, RECORDED IN INSTRUMENT NUMBER 022517167, AND BEING THE NORTHWEST OF LOT 4, BLOCK 1, SAID GTB BUSINESS PARK, BEING IN THE SOUTH LINE OF PINE TREE MOBILE HOME ESTATES, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT 3891051, PAGE 79, COUNTY RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A CONCRETE "MONUMENT" FOUND IN SAID SOUTH LINE, BEARS S 89°52'09"E, 245.91 FEET.

THENCE N 89°52'09"E, 483.82 FEET, CONTINUING WITH SAID SOUTH LINE AND WITH THE NORTH LINE OF SAID LOT 5, TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF LOT 1, BLOCK 8, PINE TREE MOBILE HOME ESTATES NO. 2, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 388-57, PAGE 8, COUNTY RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 00°34'53"E, 18.00 FEET, WITH SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8, FROM WHICH A "MESH" 1/2 INCH IRON ROD FOUND, BEARS S 00°34'53"E, 0.53 FEET;

THENCE S 89°52'22"E, 591.94 FEET, WITH THE SOUTH LINE OF SAID PINE TREE MOBILE HOME ESTATES NO. 2, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "NESTROOP" SET IN THE NEW NORTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 81°50'17"W, 739.06 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "NESTROOP";

THENCE N 40°19'57"W, 509.88 FEET, LEAVING SAID NORTH RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING, AND CONTAINING 92,958 SQUARE FEET OR 4.423 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS
LOTS 5R, 6 AND 7, BLOCK 1
GTB BUSINESS PARK

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE FOR THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DECIDED BY SEPARATE INSTRUMENT SHOWN HEREON.

BY: _____
SR. VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED ERIC ELROD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2025.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

A FINAL PLAT OF
LOTS 5R, 6 & 7, BLOCK 1
GTB BUSINESS PARK

BEING A REPLAT OF LOT 5, BLOCK 1, GTB BUSINESS PARK, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 022517167, SITUATED IN THE JESSE BILLINGSLEY SURVEY, ABSTRACT NUMBER 70, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

DATE OF PREPARATION: NOVEMBER, 2025

THIS DOCUMENT FILED IN INSTRUMENT NUMBER _____, DATE _____

Ref. Job No. HW14035, 0057442.

| | |
|-------------|------------|
| Revisions: | |
| Job No.: | 0070426 |
| Drawn By: | W. Blades |
| Checked By: | T. Blalock |
| Date: | 11-26-2025 |

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PARKWAY, SUITE 200
FORT WORTH, TEXAS 76117 PH: 817-465-0500



FS-25-309

DRC Recommendation

DRC recommends:

(1) Approval of a waiver to Section 31-106(a)(8) of the Subdivision Ordinance to allow a mixed-use development to be served by a cul-de-sac; (2) Approval of a waiver to Section 31-106(i)(1)(a) of the Subdivision Ordinance to allow lots served by a public access easement to have less than the minimum required 100 feet of frontage; and (3) Conditional approval of the final plat upon meeting the comments in the staff report.

FS-25-309

CPC Recommendation

(1) Approval of a waiver to Section 31-106(a)(8) of the Subdivision Ordinance to allow a mixed-use development to be served by a cul-de-sac; (2) Approval of a waiver to Section 31-106(i)(1)(a) of the Subdivision Ordinance to allow lots served by a public access easement to have less than the minimum required 100 feet of frontage; and (3) Conditional approval of the final plat upon meeting the comments in the staff report.

FS-26-044 Huguley Industrial Lots 1-4, Block 1 (Waiver Request) Section 31-102(b)(2); Section 31-106(c)(3) and Section 31-106(e)(1): Council District 8.

Being 88.7694 acres of land situated in the Green B. Stone Survey, Abstract No. 1401 and the James M. Robinson Survey, Abstract No. 1344, located in the City of Fort Worth, Tarrant County, Texas.

General Location: East of South Freeway, south of Garden Acres Drive and west of Stone Road.

GENERAL INFORMATION

A. *APPLICANT*

- 1. Owner / Applicant Health System Sunbelt, Inc. D/B/A Huguley Memorial Medical Center
- 2. Consultant / Agent Kimley Horn

B. *PROJECT ZONING, NOTIFICATION & COORDINATION*

- 1. Current Zoning "PD/J" Planned Development Medium Industrial
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Light Industrial
- 4. Public Hearing Notification Mailing Date April 17, 2026
- 5. Development Services Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... The Parks of Deer Creek HOA, District 6 Alliance, Streams And Valleys Inc, Trinity Habitat for Humanity, Burleson ISD, Crowley ISD

C. *SERVICE DISTRICTS*

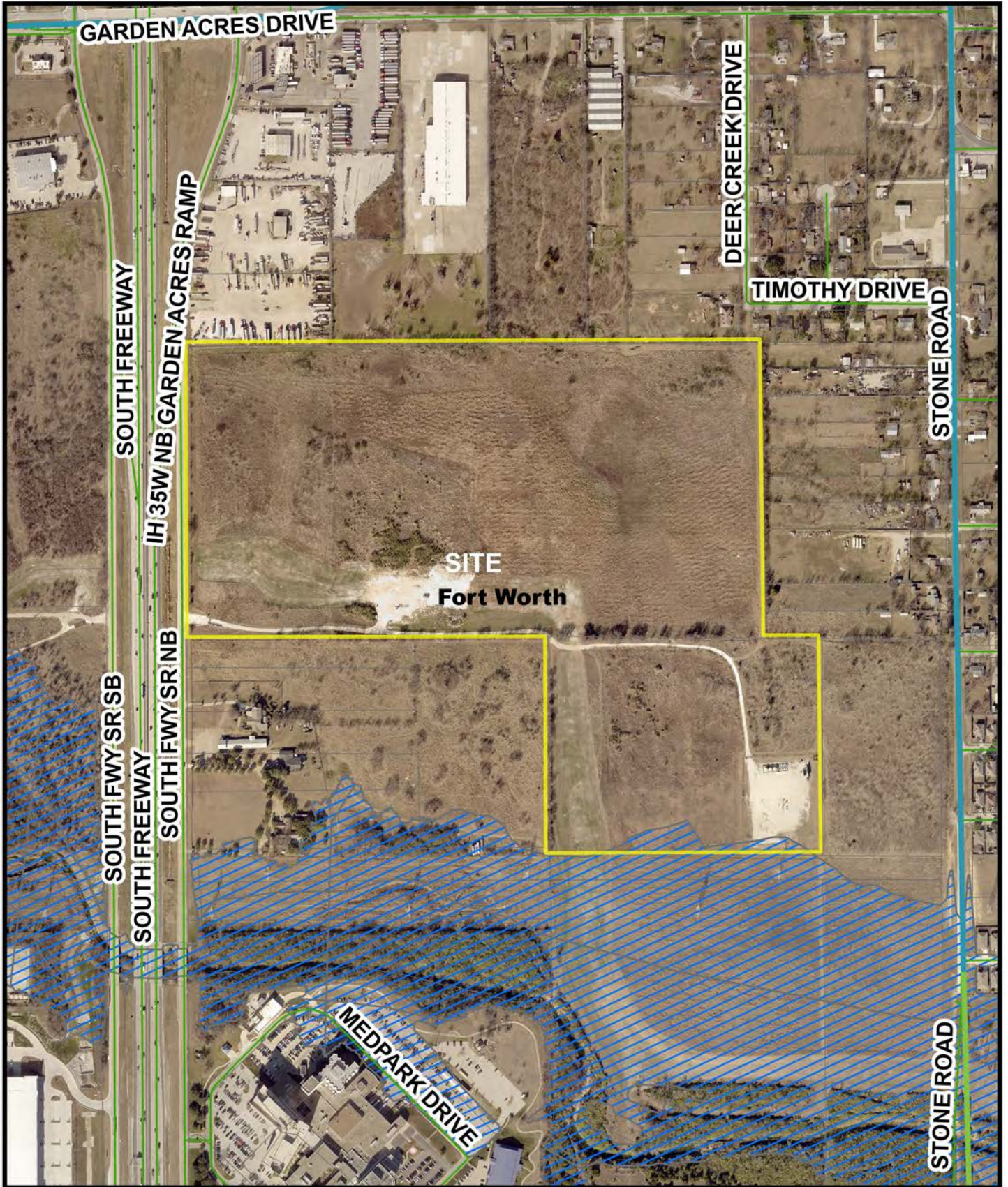
- 1. School ISD..... Burleson ISD
- 2. Proposed Water Supply Means..... City of Fort Worth
- 3. Proposed Sanitary Waste Disposal Means..... City of Fort Worth

D. *DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS*

The applicant has requested a continuance to the May 14, 2026 meeting of the City Plan Commission.

E. *DRC RECOMMENDATION*

DRC recommends: 1) Approval of a continuance to the May 14, 2026 meeting of the City Plan Commission.

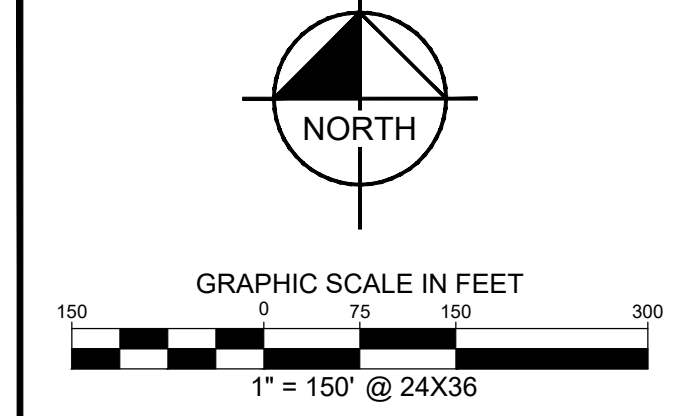


Legend

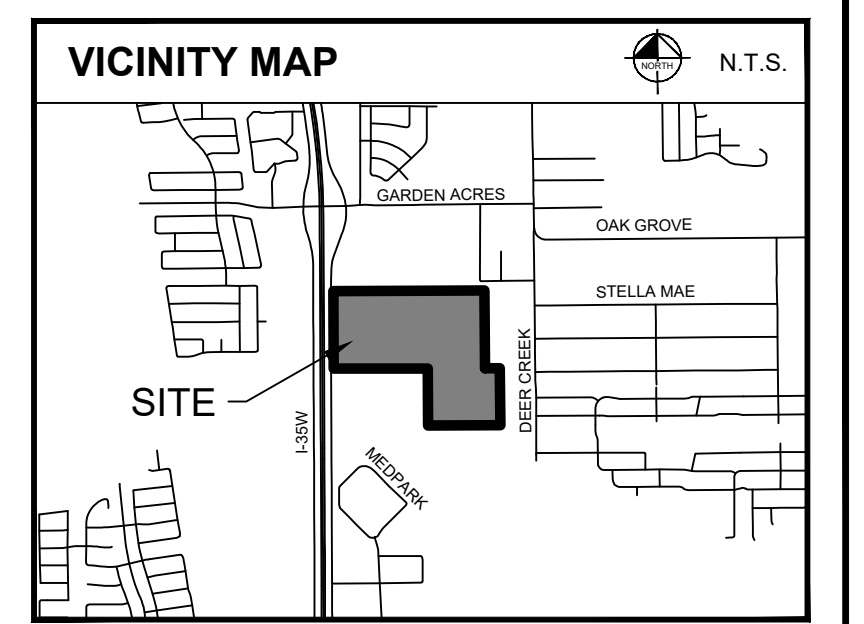
- | | | |
|--------------------------|------------------------|------------|
| Master Thoroughfare Plan | Neighborhood Connector | Floodplain |
| Activity Street | System Link | ETJ |
| Commercial Connector | | |
| Commercial Mixed Use | | |

1:6,600





LEGEND
 P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 XF = "X" CUT FOUND
 IRSC = 5/8" IRON ROD SET WITH A
 CAP STAMPED "KHA"



LINE TYPE LEGEND

| | |
|-------------|------------------------|
| — | BOUNDARY LINE |
| - - - | ADJACENT PROPERTY LINE |
| - · - · - | EXISTING EASEMENT LINE |
| - - - - - | PROPOSED EASEMENT LINE |
| - · - · - · | DENIAL OF ACCESS LINE |

LAND USE

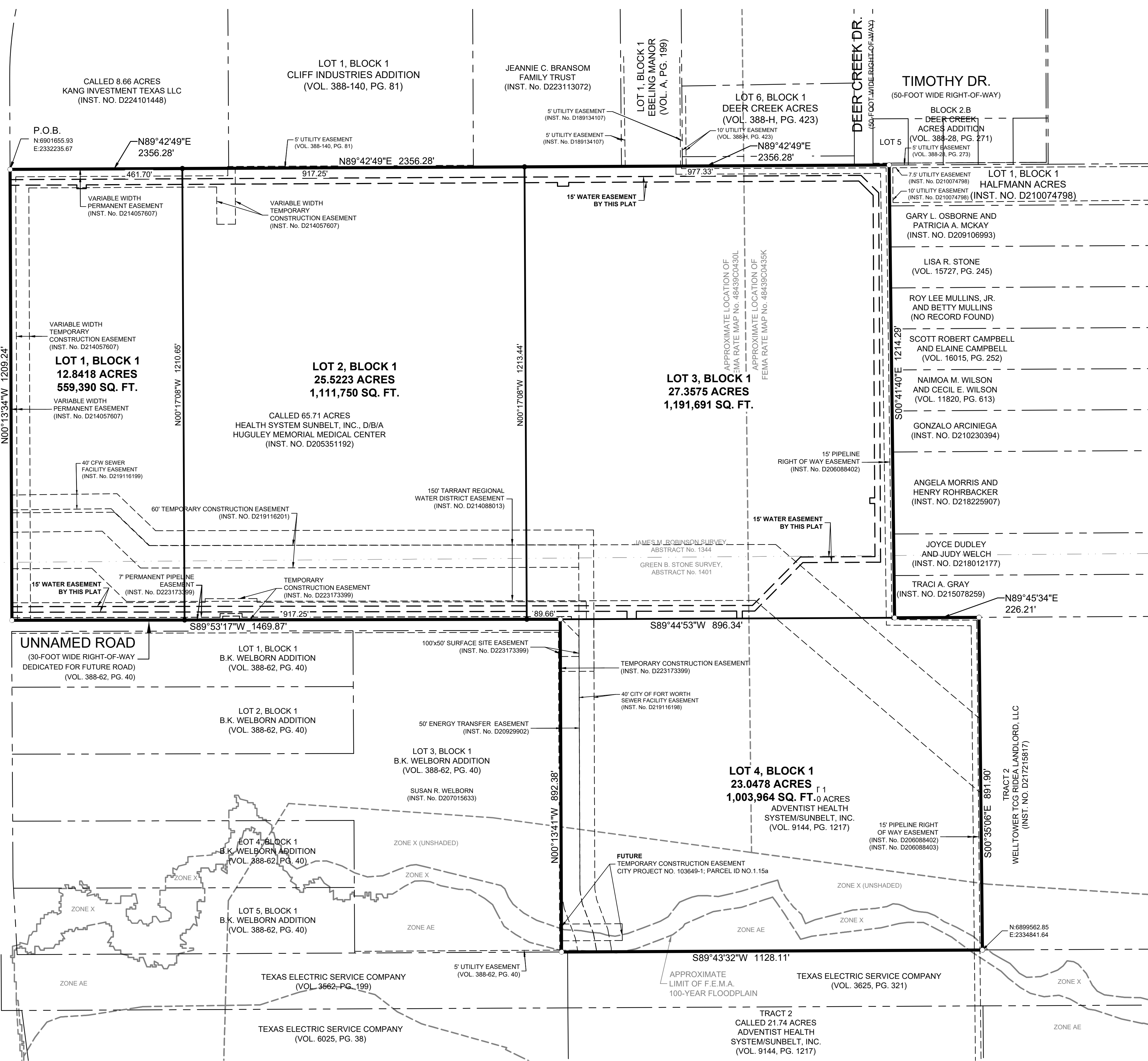
| |
|---------------------------------------|
| 3 COMMERCIAL LOTS |
| GROSS AREA = 88.7694 |
| RIGHT-OF-WAY DEDICATION AREA = 0.0000 |
| NET AREA = 88.7694 |

LOT TABLE

| LOT NO. | ACRES | SQ. FT. |
|---------|---------|-----------|
| GROSS | 88.7694 | 3,866,794 |
| LOT 1 | 12.8418 | 559,390 |
| LOT 2 | 25.5223 | 1,111,750 |
| LOT 3 | 27.3575 | 1,191,691 |
| LOT 4 | 23.0478 | 1,003,964 |

NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 01/06/2026 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central 4202, no scale and no projection.
- All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0430L for Tarrant County, Texas and incorporated areas, dated March 21, 2019 and Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0435K, for Tarrant County, Texas and incorporated areas, dated September 25, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood". Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this plat is to create three lots.
- Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.



FINAL PLAT
 LOTS 1-3, BLOCK 1,
 HUGULEY INDUSTRIAL
 88.7694 ACRES
 GREEN B. STONE SURVEY,
 ABSTRACT No. 1401 AND THE JAMES M.
 ROBINSON SURVEY, ABSTRACT NO. 1344
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS

Kimley»Horn

110 N. College Avenue, Suite 1800
 Tyler, Texas 75702
 FIRM # 10194040
 Tel. No. (903) 617-5839
 www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-----------|----------|------------|------------|-------------|-----------|
| 1" = 150' | MKK | SCR | 01/29/2026 | 061310021 | 1 OF 2 |

DWG NAME: K:\P\W_SURVEY\06_01\02\HUGULEY INDUSTRIAL\PP.DWG PLOTTED BY: REDFERN, LOGAN 2/20/2026 9:57 AM LAST SAVED: 2/20/2026 9:56 AM

OWNER'S CERTIFICATION

WHEREAS HEALTH SYSTEM SUNBELT, INC., D/B/A HUGULEY MEMORIAL MEDICAL CENTER is the owner of a 88.7694 acre (3,866,794 square foot) tract of land situated in the Green B. Stone Survey, Abstract No. 1401 and the James M. Robinson Survey, Abstract No. 1344, City of Fort Worth, Tarrant County, Texas, said tract being all of a called 65.71 acre tract of land described in Cash Warranty Deed to Adventist health Systems Sunbelt, Inc., d/b/a Huguley Memorial Medical Center, recorded in Instrument Number D205351192, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and all of a called 23.00 acre tract of land described as Tract 1 in Warranty Deed to Adventist Health System/Sunbelt, Inc., d/b/a Huguley Memorial Hospital, recorded in Volume 9144, Page 1217, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said tract being more particularly described as follows:

BEGINNING at a point for corner in the east right-of-way line of Interstate Highway 35W - South Freeway (a variable width right-of-way), said point being the northwest corner of said 65.71 acre tract and the southwest corner of a called 8.66 acre tract of land described in Special Warranty Deed with Vendor's Lien to Kang Investment Texas LLC, recorded in Instrument Number D2224101448, O.P.R.T.C.T.;

THENCE North 89°42'49" East, departing said east right-of-way line of State Highway 35W, and along the north line of said 65.71 acre tract, a distance of 2,356.28 feet to a point for corner; said point being the northeast corner of said 65.71 acre tract and the northwest corner of Lot 1, Block 1, Halfman Acres, an addition to the City of Fort Worth according to the plat recorded in Instrument Number D210074798, O.P.R.T.C.T.;

THENCE South 00°41'40" East, along the east line of said 65.71 acre tract, a distance of 1,214.29 feet to a point for corner being the southeast corner of said 65.71 acre tract and the southwest corner of a tract of land described in Special Warranty Deed to Traci A. Gray, recorded in Instrument Number D215078259, O.P.R.T.C.T. said point also being in the north line of said 23.00 acre tract;

THENCE North 89°45'34" East, along the south line of said Traci A. Gray tract and the north line of said 23.00 acre tract, a distance of 226.21 feet to a point for corner being the northeast corner of said 23.00 acre tract; said point also being the northwest corner of a tract of land described as Tract 2 in Special Warranty Deed to Welltower TCG Ridea Landlord, LLC, recorded in Instrument Number D217215817, O.P.R.T.C.T.;

THENCE South 00°35'06" East, departing said south line of Traci A. Gray tract, along the east line of said 23.00 acre tract and west line of said Tract 2, a distance of 891.90 feet to a point for corner; said point being the southeast corner of said 23.00 acre tract and the southwest corner of said Tract 2; said point also being in the north line of a tract of land described in Deed to Texas Electric Service Company, recorded in Volume 3625, Page 321, D.R.T.C.T.;

THENCE South 89°43'32" West, along the south line of said 23.00 acre tract and said north line of Texas Electric Service Company tract, a distance of 1,128.11 feet to a point for corner; said point being the southwest corner of said 23.00 acre tract and the southeast corner of Lot 3, Block 1, B.K. Welborn Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-62, Page 40, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE North 00°13'41" West, along the west line of said 23.00 acre tract and east line of said Lot 3, a distance of 892.38 feet to a point for corner being the northwest corner of said 23.00 acre tract and the northeast corner of a 30' right-of-way dedication recorded in Volume 388-62, Page 40, P.R.T.C.T.; said point also being in the south line of said 65.71 acre tract;

THENCE South 89°53'17" West, along said south line of the 65.71 acre tract and the north right-of-way line of said 30' right-of-way dedication, a distance of 1,469.87 feet to a point for corner in said east right-of-way line of Interstate Highway 35W; said point also being the southwest corner of said 65.71 acre tract and the northwest corner of said 30' right-of-way dedication;

THENCE North 00°13'34" West, along said east right-of-way line of Interstate Highway 35W and west line of said 65.71 acre tract, a distance of 1,209.24 feet to the **POINT OF BEGINNING** and containing 3,866,794 square feet or 88.7694 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that Health System Sunbelt, Inc., d/b/a Huguley Memorial Medical Center does hereby adopt this plat as **LOTS 1-3, BLOCK 1, HUGULEY INDUSTRIAL**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the ____ day of _____, 2026.

BY: Health System Sunbelt, Inc., d/b/a Huguley Memorial Medical Center

Authorized Signature

Printed Name and Title

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 01/06/2026 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central 4202, no scale and no projection.
- All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0430L, for Tarrant County, Texas and incorporated areas, dated March 21, 2019 and Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0435K, for Tarrant County, Texas and incorporated areas, dated September 25, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood". Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this plat is to create three lots.
- Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

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 issues, or the connection date to the municipal water and/or wastewater system.

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

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.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement without 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(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE

The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of 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.

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.

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".

PARKWAY PERMIT

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

SURVEYOR'S CERTIFICATION

I, Stanley Crawford Russell, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on 01/06/2026 and that all corners are shown hereon.


PRELIMINARY

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

Stanley Crawford Russell
Registered Professional Land Surveyor
No. 7080

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
110 N. COLLEGE AVENUE, SUITE 1800
TYLER, TEXAS 75702
STANLEY CRAWFORD RUSSELL, RPLS
TEL. NO. 903-200-8319
StanC.Russell@Kimley-Horn.com

OWNER
HEALTH SYSTEM SUNBELT, INC.,
D/B/A HUGULEY MEMORIAL
MEDICAL CENTER
P.O. BOX 6337
FORT WORTH, TEXAS 76115



FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: _____

By: _____
Chairman

By: _____
Secretary

FINAL PLAT
LOTS 1-3, BLOCK 1,
HUGULEY INDUSTRIAL
88.7694 ACRES
GREEN B. STONE SURVEY,
ABSTRACT No. 1401 AND THE JAMES M.
ROBINSON SURVEY, ABSTRACT NO. 1344
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

Kimley»Horn

| | | | | | |
|---|-----------------|-------------------|-------------|--|------------------|
| 110 N. College Avenue, Suite 1800 Tyler, Texas 75702 | | FIRM # 10194040 | | Tel. No. (903) 617-5839 www.kimley-horn.com | |
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| N/A | MKK | SCR | 01/29/2026 | 061310021 | 2 OF 2 |

From: [Reeves, Tyler](#)
To: [Burzette, Stu](#); [Parks, Alex](#)
Cc: [Patorno, Patrick](#); [Brewer, Cody](#); [logan.redfearn](#); [Beekman, Jeremy R](#)
Subject: RE: FS-26-044 - Huguley Industrial
Date: Wednesday, April 22, 2026 10:27:20 AM
Attachments: [image001.png](#)
[image002.png](#)

This message is from an external organization.

This message came from outside your organization.

[Report Suspicious](#)

Alex,

We would like to request a continuance for the 04/30 CPC meeting. We would like to move to the 05/14 CPC meeting.

Thanks,

Tyler Reeves, P.E.

Kimley-Horn | 801 Cherry Street, Suite 1300, Unit 11, Fort Worth, TX 76102
Direct: 682 348 0750 | Mobile: 817 528 5425

[Celebrating 19 years as one of FORTUNE's 100 Best Companies to Work For](#)

From: Reeves, Tyler

Sent: Thursday, April 16, 2026 3:11 PM

To: Burzette, Stu <Stuart.Burzette@fortworthtexas.gov>; Parks, Alex <Alexander.Parks@fortworthtexas.gov>

Cc: Patorno, Patrick <Patrick.Patorno@kimley-horn.com>; Brewer, Cody <cody.brewer@kimley-horn.com>; Redfearn, Logan <Logan.Redfearn@kimley-horn.com>; Beekman, Jeremy R <Jeremy.Beekman@fortworthtexas.gov>

Subject: RE: FS-26-044 - Huguley Industrial

These work for us:

4/20 from 10:30 to 11:00

4/22 from 10 to 11 or 2:30 to 4

Tyler Reeves, P.E.

Kimley-Horn | 801 Cherry Street, Suite 1300, Unit 11, Fort Worth, TX 76102
Direct: 682 348 0750 | Mobile: 817 528 5425

[Celebrating 19 years as one of FORTUNE's 100 Best Companies to Work For](#)

From: Burzette, Stu <Stuart.Burzette@fortworthtexas.gov>

Sent: Thursday, April 16, 2026 12:13 PM

To: Reeves, Tyler <Tyler.Reeves@kimley-horn.com>; Parks, Alex <Alexander.Parks@fortworthtexas.gov>
Cc: Patorno, Patrick <Patrick.Patorno@kimley-horn.com>; Brewer, Cody <cody.brewer@kimley-horn.com>; Redfearn, Logan <Logan.Redfearn@kimley-horn.com>; Beekman, Jeremy R <Jeremy.Beekman@fortworthtexas.gov>
Subject: RE: FS-26-044 - Huguley Industrial

Alex – I think that covers the subdivision ordinance waivers.





Tyler – We are available for a Teams meeting at the following dates/times:

- 4/20: 10:30 am to noon
- 4/21: 1:30 pm to 3 pm
- 4/22: 10 am to noon OR 2:30 pm to 4 pm

Let me know if a timeslot in these ranges works for you and I can set up the meeting for us all.

Thanks,



Stu Burzette
Senior Planner, Transportation
Development Services
Office 817-392-2593
100 Fort Worth Trail, Fort Worth, TX 76102
[CONNECT WITH US.](#)    

From: Reeves, Tyler <Tyler.Reeves@kimley-horn.com>
Sent: Thursday, April 16, 2026 10:15 AM
To: Parks, Alex <Alexander.Parks@fortworthtexas.gov>; Burzette, Stu <Stuart.Burzette@fortworthtexas.gov>
Cc: Patorno, Patrick <Patrick.Patorno@kimley-horn.com>; Brewer, Cody <cody.brewer@kimley-horn.com>; logan.redfearn <logan.redfearn@kimley-horn.com>
Subject: RE: FS-26-044 - Huguley Industrial

Thanks Alex. Let us know when y'all are available for a meeting.

As an FYI, the Unnamed Road doesn't exist. What you're seeing on the aerial is a private gas well drive that is on our Client's property and will be replaced with our public access easement. See attached. We won't be leaving anything sub-standard or dead-ended.

Tyler

Tyler Reeves, P.E.

Kimley-Horn | 801 Cherry Street, Suite 1300, Unit 11, Fort Worth, TX 76102
Direct: 682 348 0750 | Mobile: 817 528 5425

Celebrating 19 years as one of FORTUNE's 100 Best Companies to Work For

From: Parks, Alex <Alexander.Parks@fortworthtexas.gov>

Sent: Thursday, April 16, 2026 10:01 AM

To: Reeves, Tyler <Tyler.Reeves@kimley-horn.com>; Burzette, Stu <Stuart.Burzette@fortworthtexas.gov>

Cc: Patorno, Patrick <Patrick.Patorno@kimley-horn.com>; Brewer, Cody <cody.brewer@kimley-horn.com>; Redfearn, Logan <Logan.Redfearn@kimley-horn.com>

Subject: RE: FS-26-044 - Huguley Industrial

Tyler,

Not providing the extension of this road is similar to the request to not extend Deer Creek Drive, but in addition to not extending the road, you are also leaving a road in a sub-standard condition which is a violation of Section 31-106 (c)(3). You would need a waiver of that Section as well. In addition, since you are not extending the road and it will terminate at your property boundary and it is longer than 150 feet in length you would need a waiver to not provide a cul-de-sac at its terminus which would be a waiver to Section 31-106 (e)(1).

I am not sure if we would be supportive of those requests as it pertains to the un-named street along your southern boundary.

Stu told me that he is going to coordinate a meeting.

Stu,

If you can think of any other waivers that might apply, then let me know.

Thanks,

Alexander Parks
Senior Planner—Platting and Annexation
Development Services
City of Fort Worth
100 Fort Worth Trail

From: Reeves, Tyler <Tyler.Reeves@kimley-horn.com>
Sent: Thursday, April 16, 2026 9:54 AM
To: Burzette, Stu <Stuart.Burzette@fortworthtexas.gov>
Cc: Parks, Alex <Alexander.Parks@fortworthtexas.gov>; Patorno, Patrick <Patrick.Patorno@kimley-horn.com>; Brewer, Cody <cody.brewer@kimley-horn.com>; logan.redfearn <logan.redfearn@kimley-horn.com>
Subject: FS-26-044 - Huguley Industrial

Stu,

Per our conversation at DRC yesterday, we have three items to further discuss:

1. Access to Lots 2, 3, and 4 – We can include a looped public access easement through the site to satisfy this requirement. No CPC waiver required.
2. Extension of Deer Creek – We can provide a letter to CPC requesting a waiver to 31-102(b)(2)
3. Extension of the Unnamed Road – We are planning to request a waiver from CPC. **Can you tell us what section of code we need to include in the waiver?**

Tyler

Tyler Reeves, P.E.

Kimley-Horn | 801 Cherry Street, Suite 1300, Unit 11, Fort Worth, TX 76102
Direct: 682 348 0750 | Mobile: 817 528 5425

Celebrating 19 years as one of FORTUNE's 100 Best Companies to Work For

PP-26-011 S. O. Moodie’s Subdivision Waiver Request Section 31-106(c)(3): 6 Single Family Attached Lots. Council District 9.

Being a replat of Lot 6, Block 1, S. O. Moodie’s Subdivision of Blocks 22 and 23 Fields Welch Addition, as recorded in Volume 35, Page 162, Plat Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of W. Morphy Street, east of Jennings Avenue and west of May Street.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant 1975ez Holdings, LLC
- 2. Consultant / Agent ARA Surveying

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning “NS-T4” Near Southside
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Mixed Use
- 4. Public Hearing Notification Mailing Date April 17, 2026
- 5. Development Services Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... Fairmount NA, Near Southside, Inc., Streams And Valleys Inc, Trinity Habitat for Humanity, Hemphill Corridor Development Collaborative, Fort Worth ISD

C. SERVICE DISTRICTS

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

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is a replat of one lot located in the Near Southside, a form-based code zoning district, into six single family attached townhome lots. The preliminary plat will take its access from Morphy Street.

The Subdivision Ordinance in Section 31-106(c)(3) states, all dedicated streets shall conform to the city’s technical design standards and criteria and in accordance with sound engineering practices. The existing width of Morphy Street is only 38 feet wide. The standard width for a local street is 50 feet in width. The applicant is requesting a waiver to not provide the additional dedication of 12 feet as required. The applicant is interested in maintaining this existing width of the street consistent with the development directly to the west. DRC supports the requested waiver since the applicant has stated that they will be able to provide the required streetscape and pedestrian amenities required in the Near Southside while not providing the additional dedication.

E. DRC RECOMMENDATION

DRC recommends: (1) Approval of a waiver to Section 31-106(c)(3) of the Subdivision Ordinance to permit a substandard cross-section for Morphy Street; and (2) Conditional approval of the final plat upon meeting the comments in the staff report.

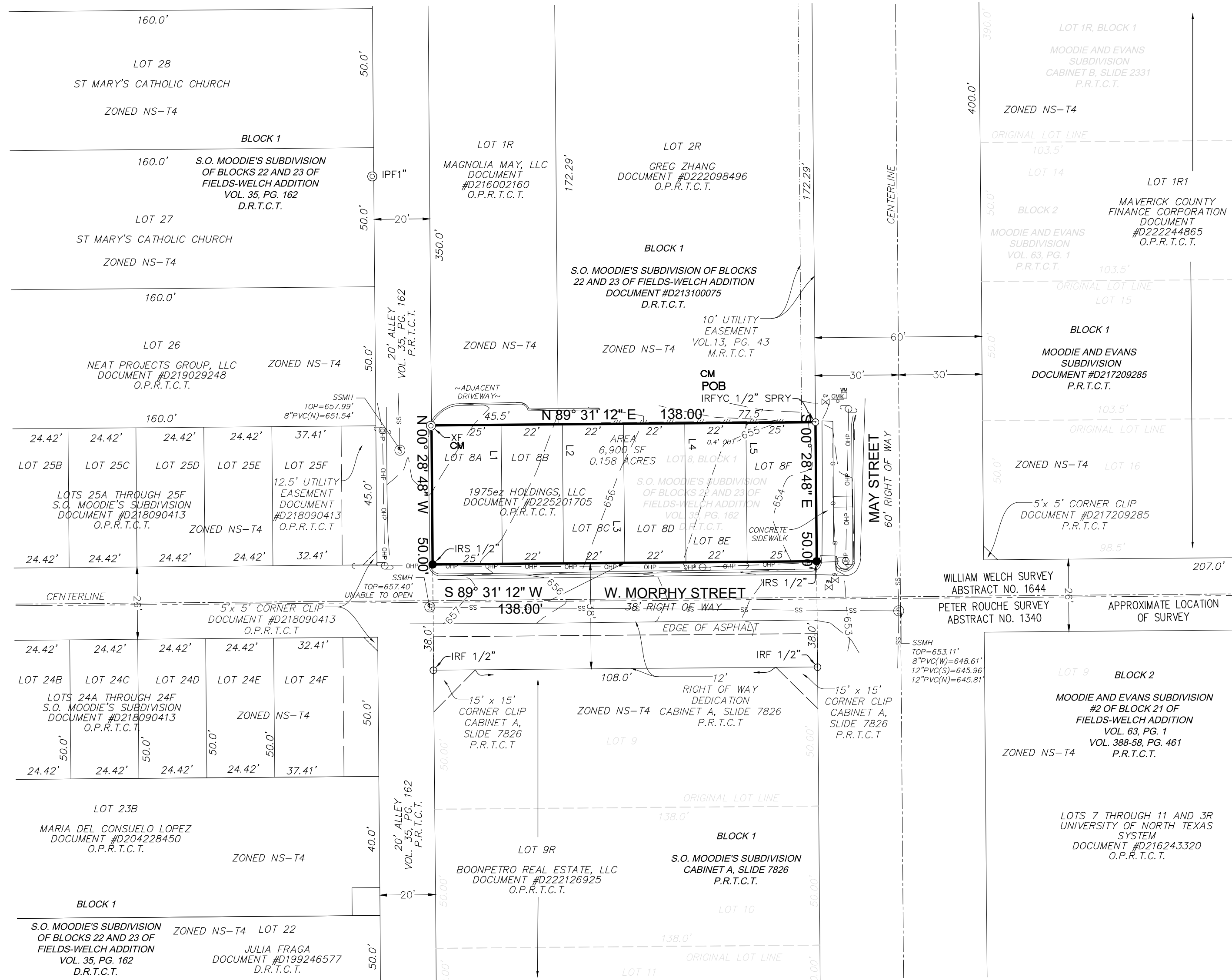


Legend

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

1:1,200





OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1975ez Holdings, LLC, acting by and through its duly authorized agent, Quadri Akamo, adopt this plat designating the herein described property as S.O. MOODIE'S SUBDIVISION, LOTS 8A-8F, BLOCK 1, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever any streets, alleys, public areas and floodway management areas shown thereon.

Quadri Akamo
Owner

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Quadri Akamo, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2026.

Notary Public in and for the State of Texas

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 on the connection date to the municipal water and/or wastewater system.

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

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.

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) 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.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. 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 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.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaping areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

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.

PUBLIC OPEN SPACE EASEMENT

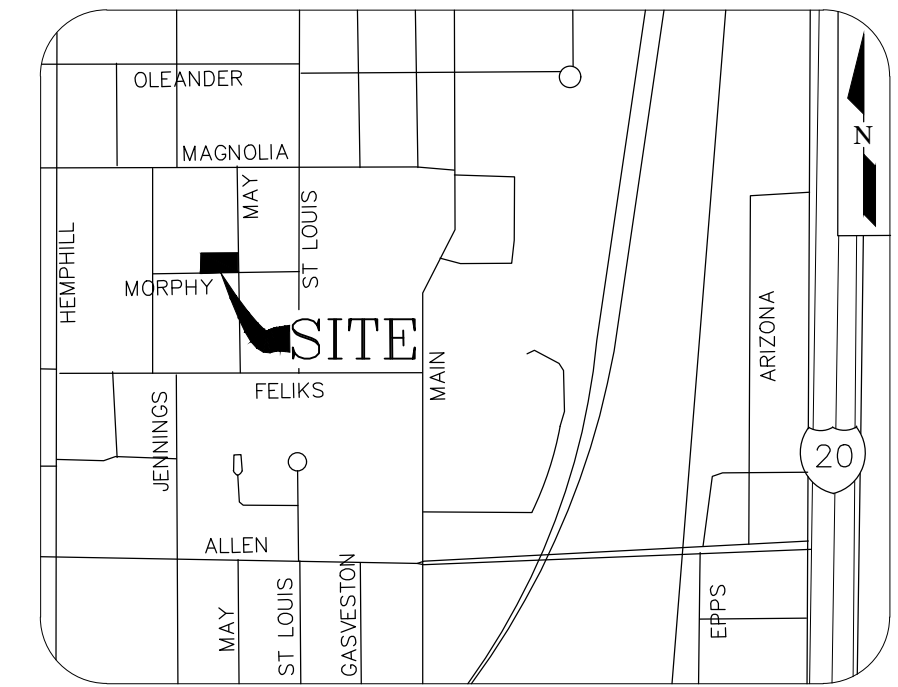
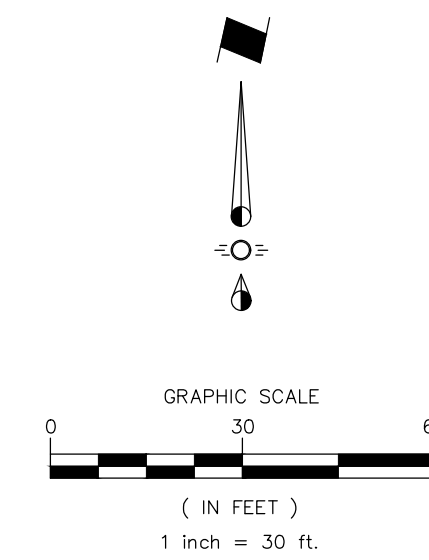
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

PARKWAY PERMIT

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

SIDEWALK AND STREETLIGHT

Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

BEING a 6,900 square foot or 0.158 acre tract of land, situated in the William Welch Survey, Abstract Number 1644, in the City of Fort Worth, County of Tarrant, Texas, being all of Lot 8, Block 1 of S.O. Moodie's Subdivision of Blocks 22 and 23 of the Field-Welch Addition, an Addition to the City of Fort Worth, Texas, recorded in Volume 35, Page 162, Deed Records, Dallas County, Texas (D.R.D.C.T.), being all of the property described in a Deed to 1975ez Holdings, LLC, recorded in Document #D225201705, of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "Spry" found (Controlling Monument) at the Northeast corner of said Moseley tract, and being the North right of way line of May Street, a 60 foot right-of-way, same being the Southeast corner of a tract of land described as Lot 2R, Moodie's Subdivision of Blocks 22 and 23 of the Field-Welch Addition, an Addition to the City of Fort Worth, Texas, recorded in Document #D213100075 (O.P.R.D.C.T.);

THENCE South 00 degrees 28 minutes 48 seconds East, with the common line between said Moseley tract and the North right of way line of said May Street, a distance of 50.00 feet to a 1/2 inch iron rod set for the Southeast corner of said Moseley tract and the intersection of the North right of way line of said May Street, and the North right of way line of W. Morphy Street, a 38 foot right-of-way;

THENCE South 89 degrees 31 minutes 12 seconds West, with the common line between said Moseley tract and the North right of way line of said W. Morphy Street, a distance of 138.00 feet to a 1/2 inch iron rod set for the Southwest corner of said Moseley tract, the North right of way line of said W. Morphy Street, same being the East line of a 20 feet Alley;

THENCE North 00 degrees 28 minutes 48 seconds West, with the common line between said Moseley tract and the 20' Alley, a distance of 138.00 feet to a "X" cut found (Controlling Monument) at the Northwest corner of said Moseley tract, same being the Southwest corner of a tract of land described as Lot 1R, Moodie's Subdivision of Blocks 22 and 23 of the Field-Welch Addition, an Addition to the City of Fort Worth, Texas, recorded in Document #D213100075 (O.P.R.D.C.T.);

THENCE North 89 degrees 31 minutes 12 seconds East, with the common line between said Moseley tract and said Lot 1R, a distance of 138.00 feet to the POINT OF BEGINNING, containing 6,900 square foot or 0.158 acres of land more or less.

Lot Area Table

| Lot # | Area-Sq. Ft. |
|-------|--------------|
| 8A | 1,250.00 |
| 8B | 1,100.00 |
| 8C | 1,100.00 |
| 8D | 1,100.00 |
| 8E | 1,100.00 |
| 8F | 1,250.00 |

LAND USE SUMMARY

| USE | ACREAGE |
|-------------------------|---------|
| RESIDENTIAL | 0.158 |
| RIGHT OF WAY DEDICATION | 0.000 |
| TOTAL | 0.158 |

CASE NUMBER:

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

OWNER: 1975EZ HOLDINGS, LLC 2263 8TH AVE. FORT WORTH, TX 76104

SURVEYOR



3615 KARNAGHAN LANE MELISSA, TEXAS 75454 TEL: (972) 948-4172 TBPEL NO. 10194713 ANEL RODRIGUEZ, RPLS rodriguez@arasurveying.com

PRELIMINARY PLAT S.O. MOODIE'S SUBDIVISION LOTS 8A, 8B, 8C, 8D, 8E AND 8F, BLOCK 1

BEING A REPLAT OF LOT 8, BLOCK 1 S.O. MOODIE'S SUBDIVISION OF BLOCK 22 AND 23 OF FIELD-WELCH ADDITION 0.158 ACRES SITUATED IN THE WILLIAM WELCH SURVEY, ABSTRACT NO. 1644 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS MARCH 2026

DOCUMENT No. _____ DATE: _____

Plotted by: ead Plot Date: 3/11/2026 1:08 PM

Drawing: G:\My Drive\Survey\25108-1326 May St, Ft. Worth-Akamo-Tile\05_CAD\25108-1326 May St, Ft. Worth-Plat.dwg Saved By: ead Save Time: 3/11/2026 11:56 AM

SURVEYOR'S STATEMENT

Know All Men By These Present:

That I, Anel Rodriguez, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were property places under my personal supervision.

Dated this the ____ day of _____, 2026.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2026.

Notary Public in and for the State of Texas

GENERAL NOTES:

- 1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.00012 (TXDOT scale factor).
- 2. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- 3. This property is located within Zone "X". It's defined as areas of Minimal Flood Hazard, according to FEMA FIRM Map #48439C0305L, dated 03/21/2019.
- 4. Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting States and is subject to fines and withholding of utilities and building permits.
- 5. Private P.R.V's will be required; water pressure exceeds 80 P.S.I.

LEGEND

- CM CONTROLLING MONUMENT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- VOL./PG. VOLUME/PAGE
- IRF IRON ROD FOUND (AS NOTED)
- XF "X" CUT FOUND (AS NOTED)
- IRS IRON ROD SET (AS NOTED)
- OHP OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- G GAS LINE
- UTILITY POLE
- WATER METER
- WATER VALVE
- WOOD FENCE
- GUY ANCHOR
- GAS VALVE
- WATER VALVE
- GAS MARKER
- SANITARY SEWER MANHOLE

Date: April 16, 2026

To:

Chairwoman Caroline Cranz
City Plan Commission
City of Fort Worth

Re: Waiver Request – PP-26-011 S. O. Moodie’s Subdivision
Section 31-106(c)(3) – Right-of-Way Dedication (Morphy Street)

Dear Chairwoman Cranz and Members of the City Plan Commission,

On behalf of the ownership, we respectfully submit a request for a waiver from Section 31-106(c)(3) of the City of Fort Worth Subdivision Ordinance for the S. O. Moodie’s Subdivision (Case No. PP-26-011).

This request pertains to the requirement to dedicate additional right-of-way along Morphy Street. We are requesting approval to proceed without additional right-of-way dedication.

Justification for Request


- **Consistency with existing conditions:** Morphy Street is currently developed with an established right-of-way that adequately serves the surrounding properties. Requiring additional dedication would create inconsistency with adjacent development patterns.
- **Compatibility with surrounding development:** The proposed project is consistent with recent developments in the immediate area, particularly those located to the west, which have similar right-of-way conditions.
- **Adequate infrastructure capacity:** The existing right-of-way is sufficient to accommodate anticipated traffic, access, and utility demands associated with the proposed development.
- **Urban context considerations:** Maintaining the existing right-of-way supports a cohesive streetscape and efficient site design without compromising functionality or safety.
- **Conformance with sound engineering practices:** The proposed design meets applicable engineering standards and does not negatively impact public health, safety, or welfare.

Based on the above, we respectfully request approval of this waiver.

We appreciate your consideration and are available to provide any additional information as needed.

Sincerely,

Signed by:


8146B298E0B94EE...
Everline Kioni

Director

1975EZ HOLDINGS, LLC



Conditions and Comments

Record Number: PP-26-011

Submitted: 3/11/2026

Remarks Due:

ZC Hearing:

Application Status: In Review

Title: S. O. Moodies Subdivision

Description of Work: To create 6 lots from one lot

Address:

Acres:

Applicant:

Owner Name:

Owner Address:

Approval Table:

| Task | Task Status | Task Date | Task Reviewer |
|------------------------------|----------------------|------------------|-------------------------|
| Application Submittal | Accepted | 3/11/2026 | Alexander Parks |
| Atmos Energy Review | No Response Received | 3/25/2026 | Alexander Parks |
| Charter Cable Review | No Response Received | 3/25/2026 | Alexander Parks |
| County Review | Not Required | 3/25/2026 | Alexander Parks |
| Fire Review | Approved | 3/13/2026 | David Hood |
| Gas Well Review | Approved | 3/11/2026 | Marilyn Hernandez Ayala |
| ONCOR Delivery Review | Approved | 3/30/2026 | Michelle Pena |
| PACS Review | Approved | 3/25/2026 | Lori Gordon |
| Plan Coordination | Correction Required | 4/5/2026 | Alexander Parks |
| Plan Distribution | Correction Submitted | 4/23/2026 | Alexander Parks |
| Platting Review | Correction Required | 3/25/2026 | Alexander Parks |
| School District Review | No Response Received | 3/25/2026 | Alexander Parks |
| TPW Engineering Review | Correction Required | 3/18/2026 | Jeremy Beekman |
| TPW Storm Water Review | Approved | 3/20/2026 | Robin Stevens |
| TPW Storm Water Study Review | Approved | 3/20/2026 | Robin Stevens |
| Traffic Study Review | Not Required | 4/5/2026 | Stu Burzette |
| Transportation Impact Review | Approved | 3/18/2026 | Rebeca Hernandez |
| Water Engineering Review | Complete | 3/25/2026 | Anthony Vallejo |
| Water Sewer Study Review | Approved | 3/19/2026 | Wade Goodman |
| Zoning Review | Complete | 3/17/2026 | Mary Jordan |

List of Conditions:

PARD

Reviewer: Lori Gordon
Email: Lori.Gordon@fortworthtexas.gov
Phone: 817-392-5743

1. FYI: If residential, the PARD-PDP will apply. Fees assessed at building permit. Please contact: lori.gordon@fortworthtexas.gov with questions.

Fire

Reviewer: David Hood
Email: David.Hood@fortworthtexas.gov
Phone: 817-392-6833

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

Streets existing and correct:
W Morphy Street
May Street

General information:

Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

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

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available at the City Secretary's site for Ordinance #25388-03-2022.

Planning

Reviewer: Alexander Parks
Email: Alexander.Parks@fortworthtexas.gov
Phone: 817-392-2638

1. Development Services--Platting (Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)
 1. Revise the lot numbers to read Lots 8R1-8R6. Make this change to the plat face and the title block.
 2. Remove the dedication statement and notary blocks along with the signature block and recording information block since this plat will not be recorded.
 3. Remove all the pavement details and the water and sewer line details.
 4. Revise "Field-Welch Addition" to read "Fields-Welch Addition". Make this change to the plat face and title block.
2. 3/27/2026 no comments.

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

T/PW Engineering

Reviewer: Jeremy Beekman

Email: Jeremy.Beekman@fortworthtexas.gov

Phone: 817-392-8246

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

Plat case review Performed On: 3/18/2026 by Jeremy.Beekman@fortworthtexas.gov. 817-392-8246

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

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

CPC Waivers required:

Waiver required for substandard width of West Morphy Street. ROW is shown as 38 feet, minimum width is 50 feet.

Waiver required for minimum lot size and front entry. Minimum lot size 50' without rear entry.

Hold 3/18/2026 (JB)

- Site plan required – Upload proposed site plan to Accela for review.
- Need location of sidewalks shown on a site plan. IF sidewalks will be partially on private property a Pedestrian Easement will need to be dedicated.

HOLD 3/16/2026 (JB)

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

HOLD 3/16/2026 (JB)

- Dedication Information - Include all dedication information for all existing or recorded rights-of-way, access easements, vacations, or encroachments. If ROW is prescriptive or record cannot be found, indicate so on the plat.

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

T/PW Stormwater

Reviewer: Robin Stevens

Email: Robin.Stevens@fortworthtexas.gov

Phone: 817-392-8035

1. Contact: sds@fortworthtexas.gov

FYI: Site is adjacent to City Flood Risk Area & a Potential High Water area along both road ROW's. SDS recommends a minimum finished floor elevation 2 ft above the 100 yr WSEL for each lot. Contact sds@fortworthtexas.gov to obtain the 100 yr WSEL per the SWS-056, Near Southside City Study.

Transportation Impact

Reviewer: Rebeca Hernandez

Email: Rebeca.Hernandez@fortworthtexas.gov

Phone: 8173928074

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

Zoning

Reviewer: Mary Jordan

Email: Mary.Jordan@fortworthtexas.gov

Phone: 817-392-7869

1. Zoning & Land Use

Lynn Jordan

817-392-7869

Lynn.Jordan@fortworthtexas.gov

FYI: The subject area is zoned NS-T4 in the Near Southside Form Based District.

A COA needs to be applied for so the design team can review it.

Water

Reviewer: Anthony Vallejo

Email: Anthony.Vallejo@fortworthtexas.gov

Phone: 817-392-7815

1. >>>> ALL REVISIONS NEED TO GO THROUGH THE PLATTING CASE MANAGER TO ENSURE OUR WORKFLOW IS REACTIVATED <<<< Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately. Please include your assigned case manager. Platting Department 817-392-8027; email your assigned plat manager or Platbox2@fortworthtexas.gov. ***** Water Department Comments*****
Plat case review Performed On: 3/25/2026
Anthony Vallejo | anthony.vallejo@fortworthtexas.gov | 817-392-7815

FYI - Provide IPRC/CFA or Misc. Projects permit numbers and any related information to verify all extensions and easements.

FYI - Unused water/sewer services for lots shall be killed at the main.

FYI – Private water/sewer service shall not cross lot lines §5.5.1.2

FYI - Provide adequate water/sewer exclusive easements to match city-accepted construction plans. (Water and sewer Design §3.8.8.)

FYI - P.R.V note required on plat face (General Notes); statement shall read as follows: “Private P.R.V.’s will be required; water pressure exceeds 80 P.S.I “

FYI – ADDITIONAL HOLDS MY FOLLOW.

List of Comments:

***Gas Well Review ***

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

Development Services Department

PP-26-011

S. O. Moodie's

Subdivision

Alexander Parks, Senior Planner
CPC Meeting April 30, 2026

Plat Summary Details

Plat Name: S. O. Moodie's Subdivision

Plat Description: Single Family Attached Residential

Size: 0.158 acres

Owner/Applicant: 1975ez Holdings, LLC

Consultant/Applicant: ARA Surveying

Waivers: Section 31-106(c)(3) Street Design

CPC Requirements: Approval of the requested waiver to permit a non-standard cross-section for Morphy Street and conditional approval of the preliminary plat

Public Hearing Notification Date: April 17, 2026



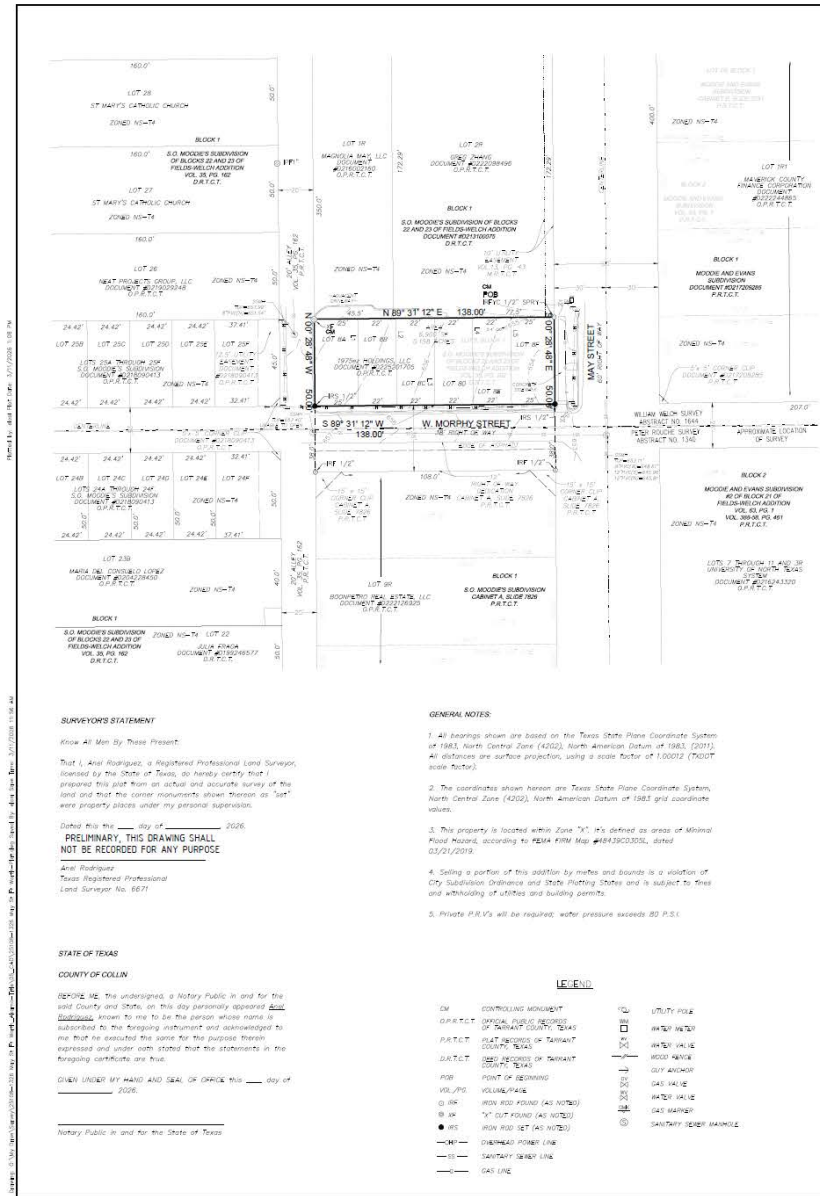
Legend

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

1:1,200



Plat Exhibit



OWNERS DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That 19756a Holdings, LLC, acting by and through its duly authorized agent, Guadalupe Alamo, do hereby dedicate to the public use forever all streets, alleys, public areas and roadway management areas shown thereon.

Guadalupe Alamo
 Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned a Notary Public in and for the said County and State, on this day personally appeared Guadalupe Alamo known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes therein expressed and under each stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2026.

Notary Public in and for the State of Texas

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 on schedule of the current impact fee ordinance. The amount to be assessed is determined under Schedule I when in effect on the date a building permit is issued, or on the construction date by the municipal water and/or wastewater system.

UTILITY EASEMENTS
 Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of the respective systems on any of the easements shown on this plat and they shall have the right of all three to dig and spread upon said easements for the purpose of construction, reconstruction, inspection, maintaining, and adding to or removing all or part of its respective systems without the necessity of any time of stopping the possession of anyone.

BUILDING PERMITS
 No building permits shall be issued for any lot in this Subdivision until an appropriate CPA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or parking improvements and approved by the City of Fort Worth.

CONSTRUCTION PROHIBITED OVER EASEMENTS
 No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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 CPA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating otherwise that a Site Drainage Study will be required before any permit is issued. The current owner will have 60 days to complete the study.

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 improvement, satisfactory to the Director, shall be prepared and submitted by the party's wishing to construct within the floodplain. Where construction is permitted, the finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

TRANSPORTATION IMPACT FEES
 The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. Total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the said ordinance in effect on the date of the plat. The amount to be collected is determined under subsection 2 of said ordinance, and is due on the date a building permit is issued.

PRIVATE COMMON AREAS AND FACILITIES
 The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities depicted as such on this plat. Such areas shall include, but not be limited to, private streets, emergency access easements, and gated security entrances, recreation areas, landscaping areas and open spaces, water and wastewater distribution systems and treatment facilities, and recreation/clubhouses/exercise/buildings and facilities.

COVENANTS OR RESTRICTIONS ARE UNLAWFUL
 This report does not vacate the previous "List of Records" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

PUBLIC OPEN SPACE EASEMENT
 No structure, object or part of any type may obstruct vision from a height of 24-inches to a height of 7-feet above the top of the curb, including, but not limited to, buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

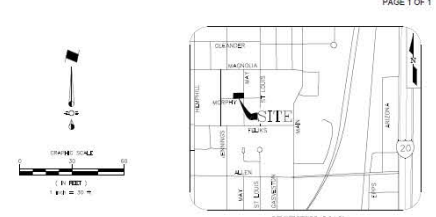
PARKWAY PERMIT
 Parkway improvements such as curb and gutter, pavement finish, drive approaches, sidewalks and drainage inlets may be required of the building permit issuance on parkway permit.

SEWERLINE AND STREETLIGHT
 Sewerlines and streetlights are required for all public and private streets as per City of Fort Worth Standards.

SURVEYOR'S STATEMENT
 Know All Men By These Presents:
 That I, Ariel Rodriguez, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Dated this ____ day of _____, 2026.
PRELIMINARY. THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE
 Ariel Rodriguez
 Texas Registered Professional Land Surveyor No. 6671

- GENERAL NOTES:**
- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83). All distances are surface projection, using a scale factor of 1.00012 (7000' scale factor).
 - The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
 - This property is located within Zone "M", it's defined as area of Minimal Flood Hazard, according to FEMA FIRM Map #18432C0355, dated 03/21/2019.
 - Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Building Codes and is subject to fines and abatement of utilities and building permits.
 - Private P.R.V.'s will be required where water pressure exceeds 80 P.S.I.



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

BEING a 6,800 square foot or 0.158 acre tract of land, situated in the William Welch Survey, Abstract Number 1844, in the City of Fort Worth, County of Tarrant, Texas, being all of Lot 8, Block 1 of S.O. MOODIE'S SUBDIVISION OF BLOCKS 22 AND 23 OF FIELDS WELCH ADDITION, in relation to the City of Fort Worth, Texas, recorded in Volume 35, Page 163, Deed Records, Tarrant County, Texas (D.P.R.C.T.), being all of the property described in a Deed No. 19756a Holdings, LLC, recorded in Document #123200756, on the Official Public Records in Tarrant County, Texas (O.P.R.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "SPT" found (Corroding Monument) at the Northwest corner of said Moosley tract and using the South right of way line of May Street, a 60 foot right-of-way same being the Southeast corner of a tract of land described as Lot 26, Moosley's Subdivision of Blocks 22 and 23 of the FIELDS WELCH ADDITION, in relation to the City of Fort Worth, Texas, recorded in Document #123200756 (O.P.R.C.T.);

THENCE South 00 degrees 28 minutes 48 seconds East, with the common line between said Moosley tract and the North right of way line of said May Street, a distance of 50.00 feet to a 1/2 inch iron rod set for the Southeast corner of said Moosley tract, and the intersection of the North right of way line of said May Street, and the North right of way line of W. Morphy Street, a 58 foot right-of-way;

THENCE South 89 degrees 31 minutes 12 seconds West, with the common line between said Moosley tract and the North right of way line of said W. Morphy Street, a distance of 138.00 feet to a 1/2 inch iron rod set for the Southeast corner of said Moosley tract, and the North right of way line of said W. Morphy Street, same being the East line of a 20 foot alley;

THENCE North 00 degrees 28 minutes 48 seconds East, with the common line between said Moosley tract and the 20' alley, a distance of 20 feet to a "X" cut found (Corroding Monument) at the Northwest corner of said Moosley tract, same being the Southeast corner of a tract of land described as Lot 10, Moosley's Subdivision of Blocks 22 and 23 of the FIELDS WELCH ADDITION, in relation to the City of Fort Worth, Texas, recorded in Document #123200756 (O.P.R.C.T.);

THENCE North 89 degrees 31 minutes 12 seconds East, with the common line between said Moosley tract and said Lot 10, a distance of 138.00 feet to the POINT OF BEGINNING, containing 6,800 square foot or 0.158 acres of land more or less.

| Lot Area Table | Area (sq. ft.) |
|----------------|----------------|
| BA | 1,250.00 |
| BB | 1,150.00 |
| BC | 1,150.00 |
| BD | 1,150.00 |
| BE | 1,150.00 |
| BF | 1,250.00 |

| Area (Acres) | Area (sq. ft.) |
|--------------|----------------|
| BA | 0.0286 |
| BB | 0.0264 |
| BC | 0.0264 |
| BD | 0.0264 |
| BE | 0.0264 |
| BF | 0.0286 |

CASE NUMBER: _____

FORT WORTH

CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: _____

Chairman: _____

Secretary: _____

CONSE:
 1894-HOLONIA, LLC
 2851 HWY. 74
 FORT WORTH, TX 76104

SURVEYOR:
ARA SURVEYING
 3515 KARMONSHIRE
 MELBOURNE, TEXAS 75444
 TEL: 972-361-2125
 TSBELS NO. 10194713
 ARIEL RODRIGUEZ, PLS
 arodriquez@arasureyving.com

PRELIMINARY PLAT
S.O. MOODIE'S SUBDIVISION
 LOTS 8A, 8B, 8C, 8D, 8E AND 8F, BLOCK 1

BEING A REPLAT OF LOT 8, BLOCK 1
 S.O. MOODIE'S SUBDIVISION OF BLOCKS 22 AND 23
 OF FIELDS WELCH ADDITION
 0.158 ACRES SITUATED IN THE
 WILLIAM WELCH SURVEY, ABSTRACT NO. 1844
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 MARCH 2026

DOCUMENT NO. _____ DATE: _____



PP-26-011

DRC Recommendation

DRC recommends:

(1) Approval of a waiver to Section 31-106(c)(3) of the Subdivision Ordinance to permit a substandard cross-section for Morphy Street; and (2) Conditional approval of the final plat upon meeting the comments in the staff report.

PP-26-011

CPC Recommendation

(1) Approval of a waiver to Section 31-106(c)(3) of the Subdivision Ordinance to permit a substandard cross-section for Morphy Street; and (2) Conditional approval of the final plat upon meeting the comments in the staff report.

AX-26-003 Holy Redeemer Catholic Parish (Annexation Request): Proposed to keep the current Institutional use as a church. ETJ-Parker County. Future Council District 3.

Being a tract of land of approximately 30.482 acres situated in the G. Tandy Survey, Abstract No. 2356, the J.D. Kyle Survey, Abstract No. 792, and the C. Jackson Survey, Abstract No. 754 City of Fort Worth Extraterritorial Jurisdiction, Parker County, Texas

General Location: North of Old Weatherford Road, West of Walsh Drive, and East of Farmer Road, in Parker County

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Bishop Michael F. Olson / Catholic Diocese of Fort Worth
- 2. Consultant / Agent Wes Hoblit / Masterplan Consultants

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Comprehensive Plan Single-Family Residential
- 2. Current Zoning Parker County ETJ
- 3. Proposed Zoning (CF) Community Facilities
- 4. Planning & Development Department Case Coordinator..... Leo Valencia

C. LAND USE

- 1. Existing..... Institutional
- 2. Proposed Institutional

D. BACKGROUND INFORMATION

The proposed owner-initiated annexation of approximately 30.482 acres is known as Holy Redeemer Catholic Parish. The tract is located north of Old Weatherford Road, west of Walsh Drive, and east of Farmer Road, in Parker County ETJ.

The requested zoning is for (CF) Community Facilities to continue Catholic Parish operations.

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

Comprehensive Plan Consistency

While the requested zoning is compatible with surrounding land uses, it **is not consistent** with the adopted 2023 Comprehensive Plan Future Land Use Map. This proposal calls for institutional type development and corresponding zoning to be adopted. To remain consistent with the Comprehensive Plan, the subject property's Future Land Use designation would need to be amended to Institutional.

Staff recommends that the Future Land Use Map be revised to better reflect the principles and priorities of the Comprehensive Plan. The recommended Future Land Use Map amendments would change the Single-Family Residential designation to Institutional.

The applicant has proposed the land continue to be used as a church. The 2023 Comprehensive Plan designates the subject property as Single-Family Residential. The proposed development is compatible with current surrounding uses. The requested zoning for "CF" Community Facilities is consistent with the following Comprehensive Plan policies:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

E. ANNEXATION REVIEW COMMITTEE (ARC) RECOMMENDATION

Recommendation of approval to City Council to adopt Comprehensive Plan Future Land Use Map amendments FROM Single-Family Residential TO Institutional for the Holy Redeemer Catholic Parish Annexation application (AX-26-003) to support the Future Land Use request, which is inconsistent with the adopted Comprehensive Plan.

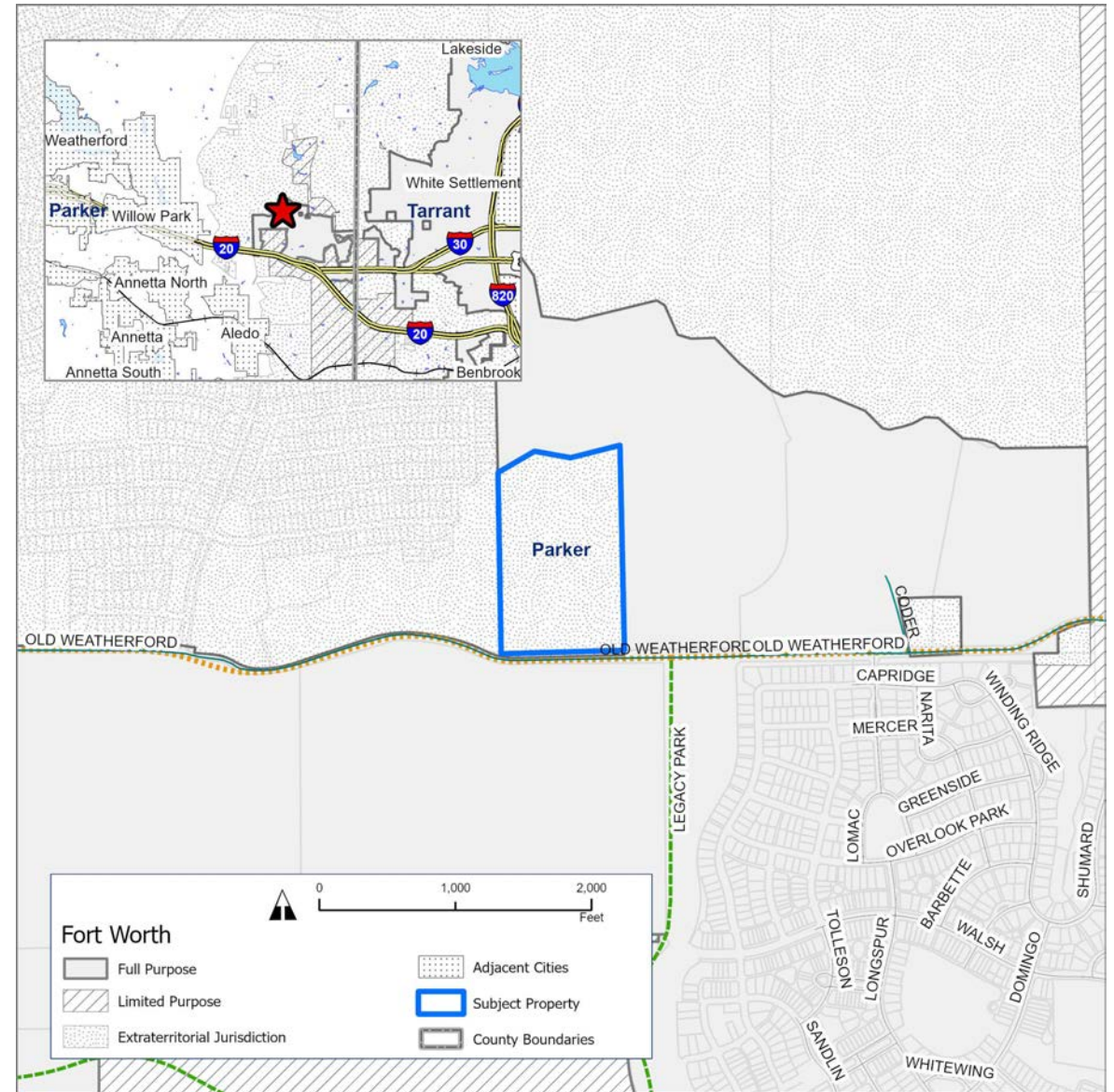
AX-26-003
Holy Redeemer Catholic Parish
Owner-Initiated (CD-3)

Full-purpose Annexation

Target Council Action – June 23, 2026

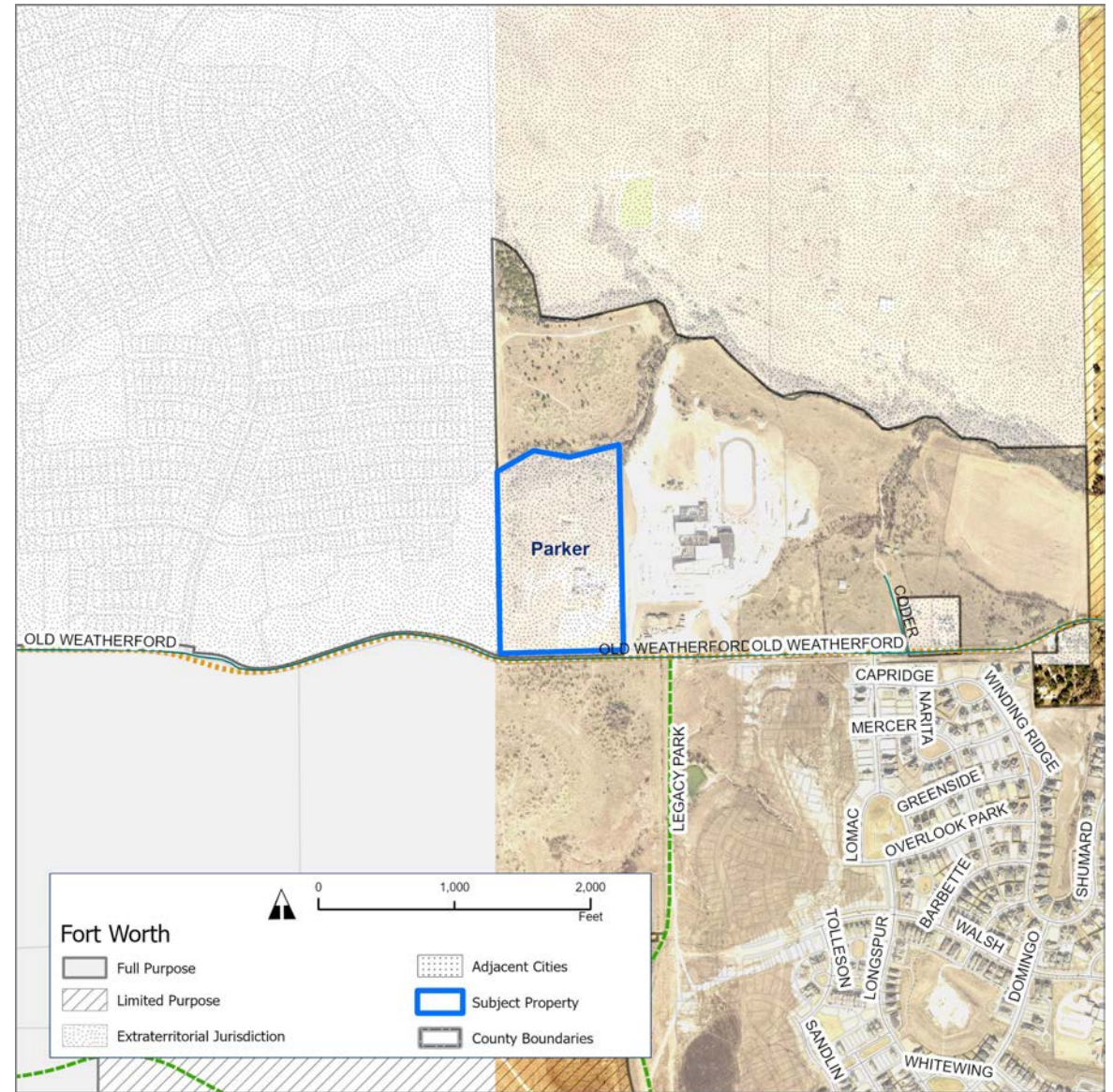
AX-26-003

- **General Location:** North of Old Weatherford Road and East of Farmer Road
- **County:** Parker
- **Planning Sector:** Far West
- **Owner:** Catholic Diocese of Fort Worth
- **Applicant:** Wes Hoblit, Masterplan Consultants
- **Request Type:** Full Purpose Annexation
- **Requested On:** March 3, 2026



AX-26-003

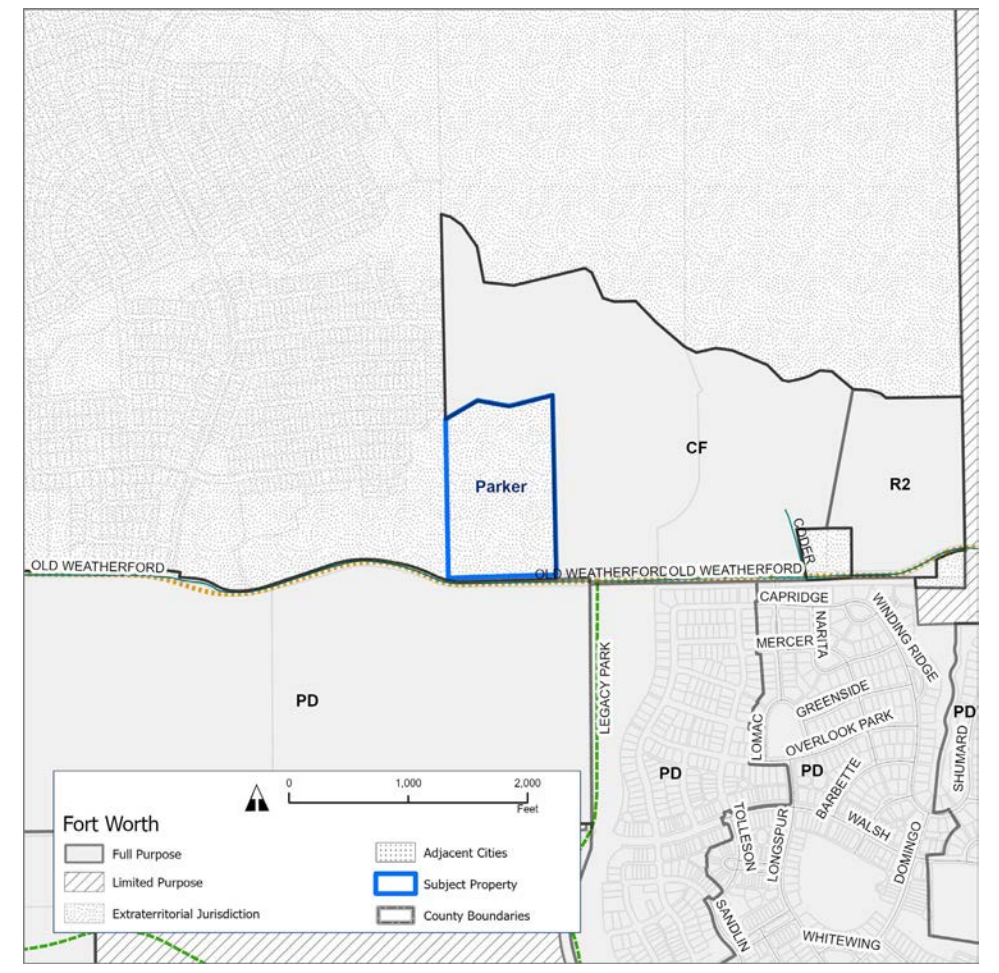
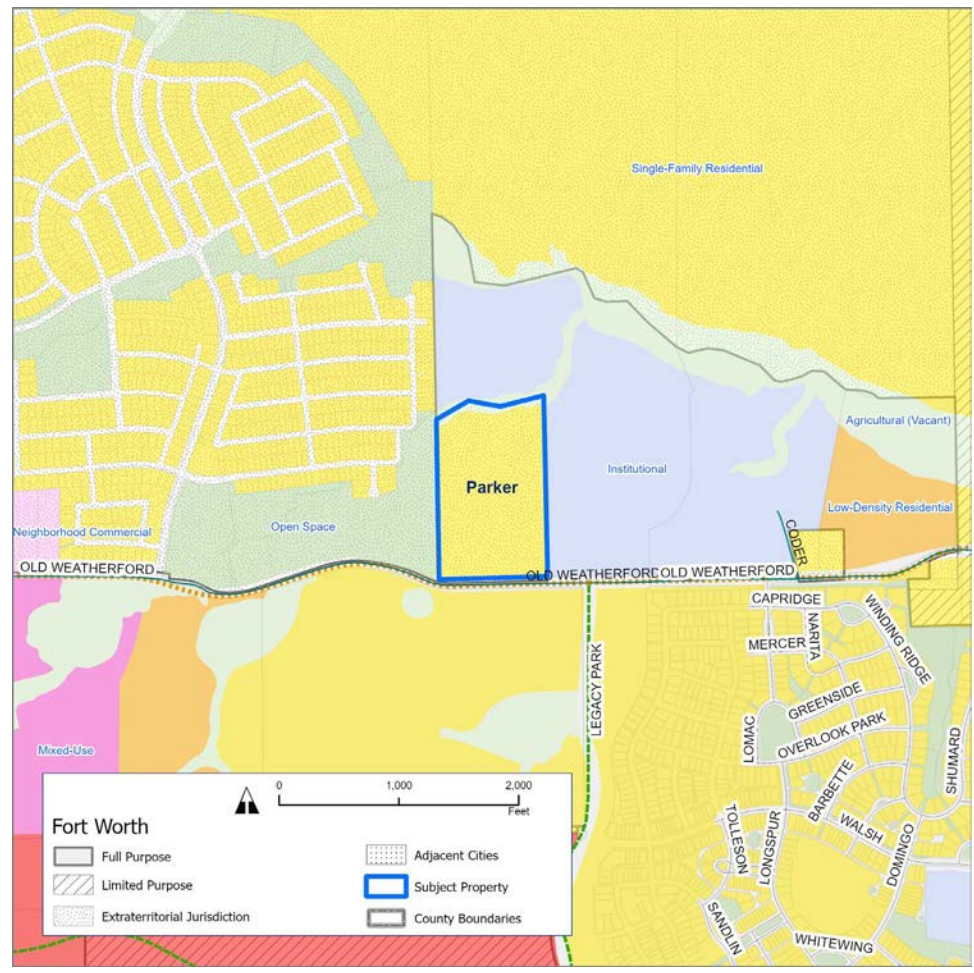
- **Proposed Use:** Church – 100%
- **Site Acreage:** 30.482
- **Adjacent R.O.W. Acreage:** 0.916 (Parker County)
- **Council District:** 3
- **CCN:** City of Fort Worth
- **20-Year PSA:** Yes
- **Development Agreement:** No



Future Land Use

Surrounding Zoning

AX-26-003

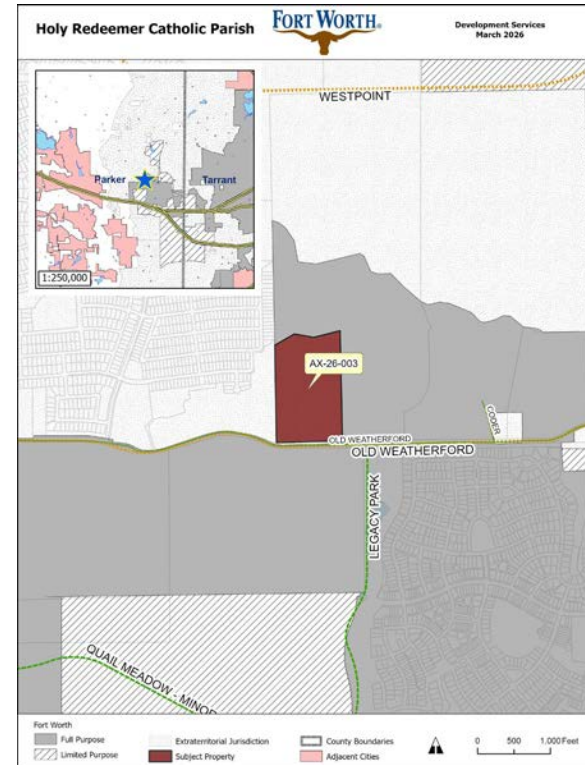


AX-26-003 Holy Redeemer Catholic Parish

DRAFT SCHEDULE

TIMETABLE FOR OWNER-INITIATED FULL PURPOSE ANNEXATION

| Item Target Date | Action Item |
|--------------------------|--|
| Monday, March 2, 2026 | Application Deadline (3:00 P.M.) |
| Friday, March 13, 2026 | Annexation Review Committee |
| Monday, March 23, 2026 | ACM Meeting |
| Wednesday, April 1, 2026 | Fiscal Impact Analysis (FIA) due |
| Wednesday, April 8, 2026 | Associated Zoning Case to Zoning Commission |
| Thursday, May 14, 2026 | Annexation Case to City Plan Commission (9:00 A.M.) |
| Thursday, May 14, 2026 | M&C in Collaboration |
| Thursday, May 21, 2026 | M&C Routed |
| Thursday, June 4, 2026 | M&C Deadline |
| Friday, June 12, 2026 | Published in Star-Telegram and Posted to CFW Website |
| Tuesday, June 23, 2026 | City Council - Public Hearing and Institutes Annexation Proceedings. |
| Tuesday, June 23, 2026 | City Council considers approving zoning case (if applicable). |



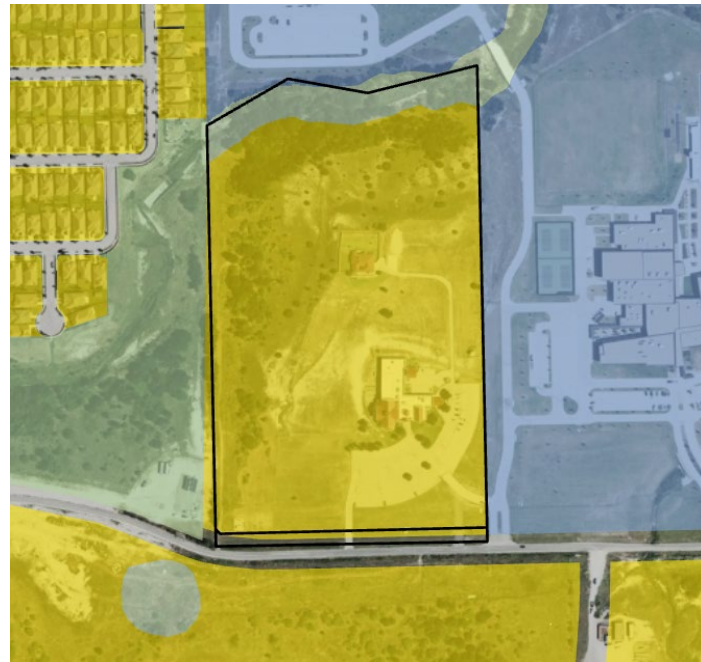
Proposed Land Use Change

Far West Planning Sector



Proposed Future Land Use map changes for the Holy Redeemer Catholic Church (AX-26-003) based on the proposed development with the annexation application **FROM Single Family Residential TO Institutional.**

Adopted Future Land Use:

-  Single-Family Residential
-  Subject Property



Proposed Future Land Use:

-  Institutional
-  Subject Property



AX-26-003

Holy Redeemer Catholic Parish

CPC RECOMMENDATION

Recommendation of approval to City Council to adopt Comprehensive Plan Future Land Use Map amendments **FROM Single-Family Residential TO Institutional** for the Holy Redeemer Catholic Parish Annexation application (AX-26-003) to support the Future Land Use request, which is inconsistent with the adopted Comprehensive Plan.