



MEETING AGENDA
CITY PLAN COMMISSION
Thursday, July 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, July 29, 2026, 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 July 9, 2026 Meeting Minutes

E. Continued Cases (1)

1. VA-26-005 – Vacation of a Portion of the Sandshell Boulevard Right-of-Way Located 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 the 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 and west of Old Denton Road.

Applicant: Dunaway Associates – Mauro Santos

Recommendation: Approval of a continuance to the October 8, 2026 City Plan Commission Meeting.

F. New Cases (4)

1. FS-25-120 – Oakhurst, Waiver Request Section 31-106(c)(3) Street Design Standards: 3 Lots, Council District 11.

Being a replat of a portion of Lot 6, all of Lot 7, Lot 8 and portions of Lot 9 and Lot 10, Block 26, Oakhurst, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in volume 902, page 351, Plat Records, Tarrant County, Texas, a portion of Lot N, Block 26, Oakhurst, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-H, Page 143, Plat Records, Tarrant County, Texas, and being portions of Lot G, Lot H and Lot I, Block 2, Oakhurst, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 1463, Page 1, Plat Records, Tarrant County, Texas.

General Location: North of Daisy Lane, east of Bluebird Avenue, and west of Bluebonnet Drive.

Applicant: Topographic Co. – Forrest Nance

Recommendation: (1) Approval of a waiver to Section 31-106(c)(3) of the Subdivision Ordinance to permit a 28-foot cross-section rather than the minimum required 50-foot cross-section for Wisteria Court and (2) Conditional approval of the final plat upon meeting the comments in the staff report.

2. FS-26-151 – Wadan Li Subdivision, Waiver Request Section 31-102(b)(2) Interconnectivity of Neighborhoods: 1 Lot, Council District 10.

Being a 15.003 acre addition to the City of Fort Worth, in the M.E.P. & P.R.R. Survey A- 1131, City of Fort Worth, Tarrant County, Texas.

General Location: North of Hwy 287, South of Avondale-Haslet Road, East of Bates Aston Road & West of Frances Ann Court.

Applicant: Urban Infrastructure Group – Cameron Kimball

Recommendation: (1) Approval of a waiver to Section 31-102(b)(2) of the Subdivision Ordinance to not require the extension of Susan Kay Lane to the plat boundary and; (2) Conditional approval of the final plat upon meeting the comments in the staff report.

3. PP-26-024 – Pioneer Point Crossing, Waiver Request Section 31-102(b)(2) Interconnectivity of Neighborhoods: 9 Commercial Lots, Council District 7.

Being a 20.2821 acre addition to the City of Fort Worth, Tarrant County, Texas, situated in the Robert Whitley Survey, Abstract No. 1672 located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Bailey Boswell Road, south of Blacksmith Avenue, east of Boat Club Road, and west of General Store Way.

Applicant: Kimley Horn

Recommendation: (1) Approval of a waiver to Section 31-102(b)(2) of the Subdivision Ordinance to not require the extension of Butter Churn Drive to the plat boundary and; (2) Conditional approval of the final plat upon meeting the comments in the staff report.

4. VA-26-012 – Physical Closure of a Portion of Hawks Landing Road North of West Bonds Ranch Road: Council District 10.

Being the physical closure of a portion of Hawks Landing Road north of West Bonds Ranch Road, a 60-foot right-of-way, dedicated by the plat of Emerald Park, Phase 2, recorded in Cabinet A, Slide 10538-10539, Plat Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of West Bonds Ranch Road, east of Fossil Springs Drive and south of Ersebrook Court.

Applicant: City of Fort Worth

Recommendation: Approval of a recommendation to City Council for the physical closure of Hawks Landing Road north of West Bonds Ranch Road.

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.

CPC: 07/30/2026

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. CASE MANAGER**..... Alexander Johnson
- B. APPLICANT**..... Dunaway Associates / Mauro Santos
- C. PURPOSE OF REQUEST**
Replat the right-of-way with the adjoining property and to not extend Sandshell Boulevard through the site.
- D. 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. Development Services Case Coordinator | Alexander Johnson |
| 7. Neighborhood Organizations Notified..... | Carrington Court HOA, Carriage Hills HOA, Streams And Valleys Inc, Trinity Habitat for Humanity, Keller ISD |
- E. 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.

F. 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.

CPC: 07/30/2026

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

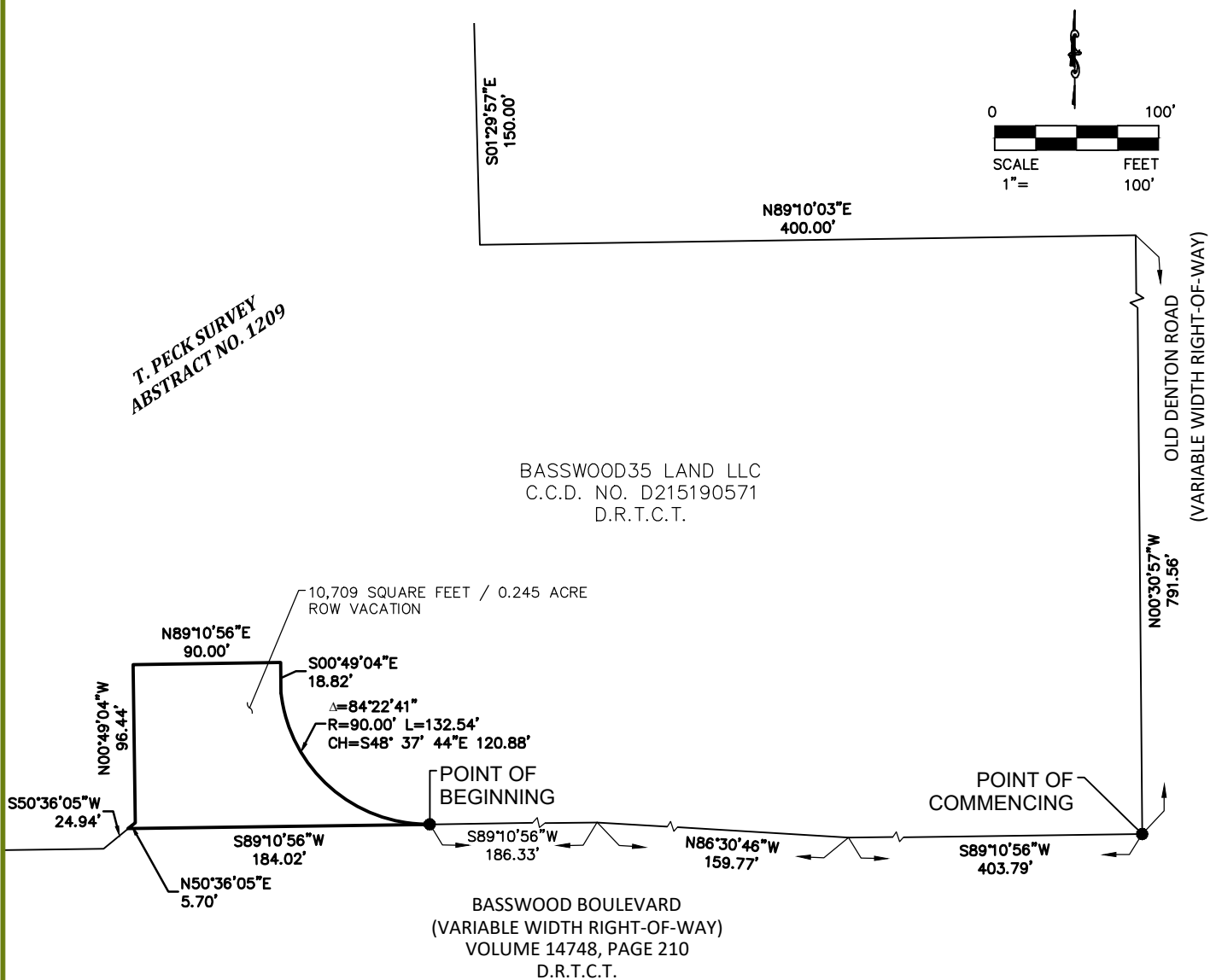
1. ***RoW Required for Signaling at Basswood and Sandshell.*** The street vacation will be required to retain RoW for a future traffic signal at the intersection of Basswood and Sandshell. Since the applicant has not provided an updated exhibit that includes RoW needed for traffic signals, staff cannot recommend approval and are instead recommending a continuance.

UPDATE: As of July 2026 applicant is still working through details of vacation with TPW/TDS.

G. *DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION*

DRC Recommends: Approval of a continuance until the October 8, 2026 City Plan Commission Meeting.

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



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.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Stephen R. Glosup
 02/09/2026

DATE: FEBRUARY 09, 2026

PAGE 1 OF 3
 DUNAWAY JOB NO. B008821.002

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...

PAGE 2 OF 3

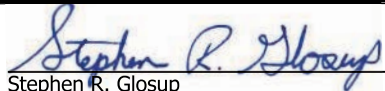

Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunaway.com
February 09, 2026

EXHIBIT "A"

RIGHT-OF-WAY VACATION

A PART OF THE T. PECK SURVEY,
ABSTRACT NUMBER 1209

City of Fort Worth, Tarrant County, Texas.



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

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.

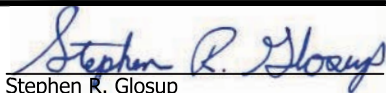
NOTES: The basis of bearings for this Vacation is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

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



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 | July 30th 2026 CPC Meeting

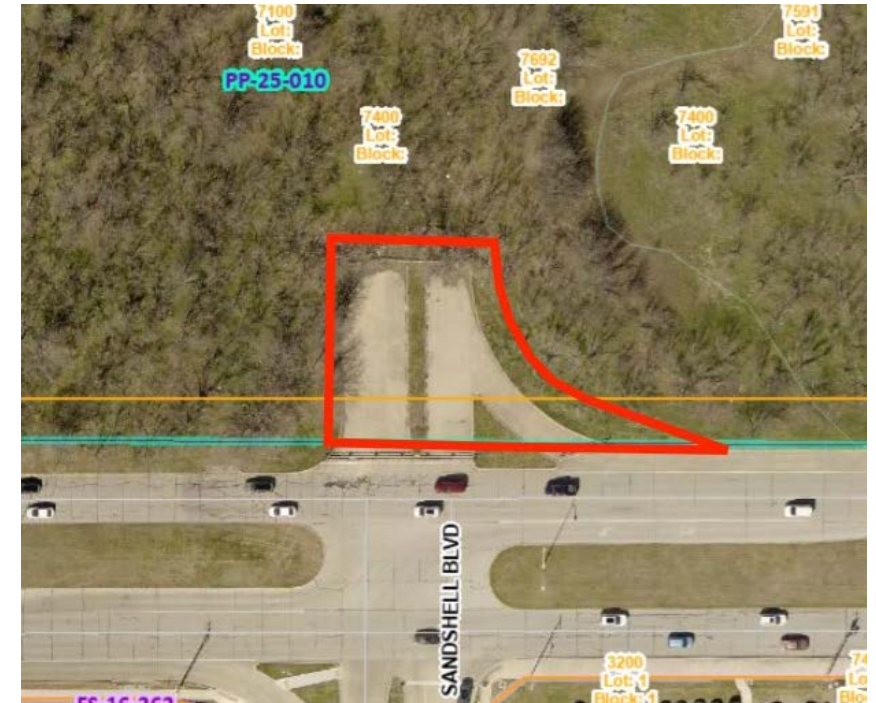


City Planning Commission

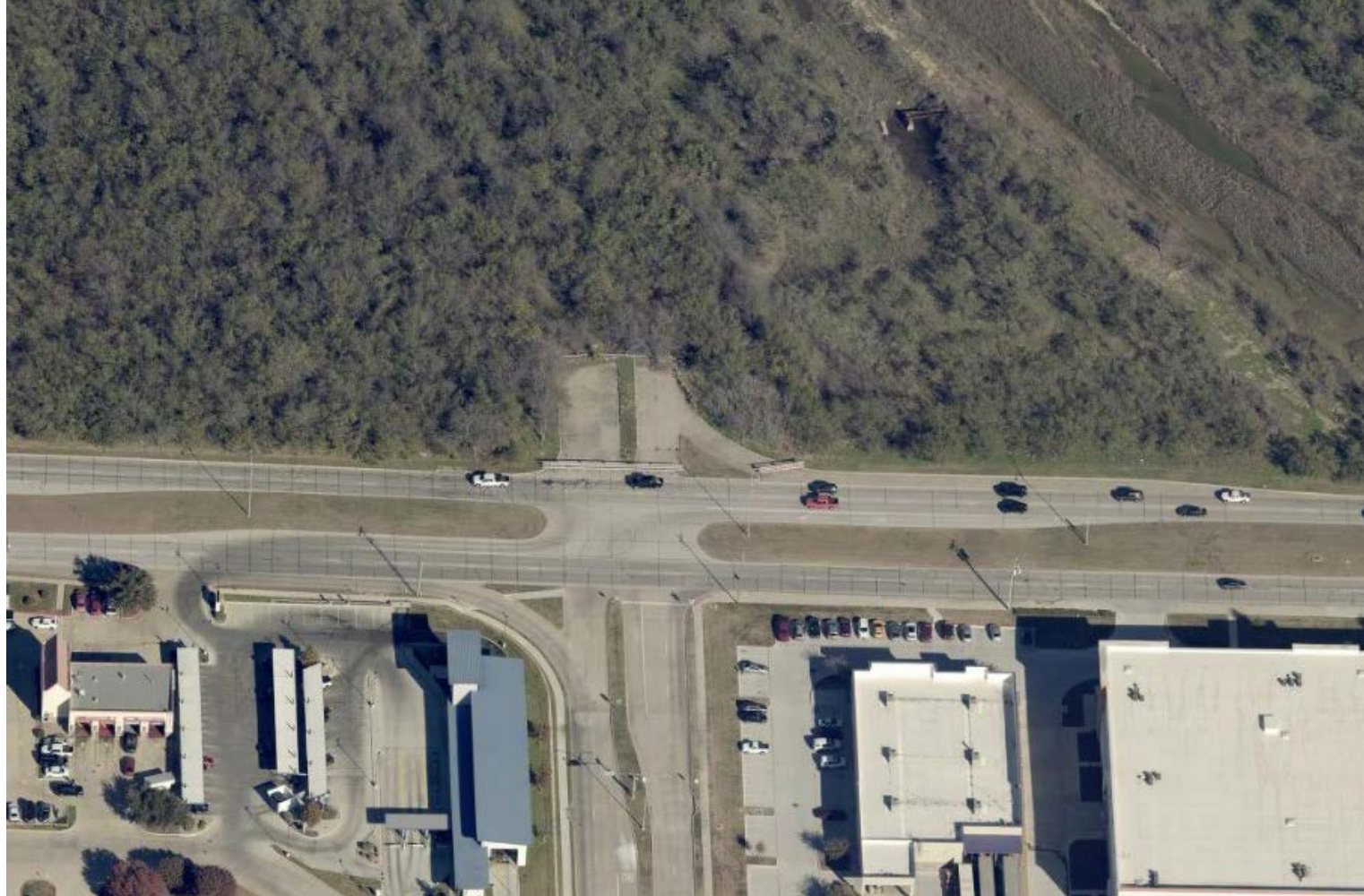
VA-26-005

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



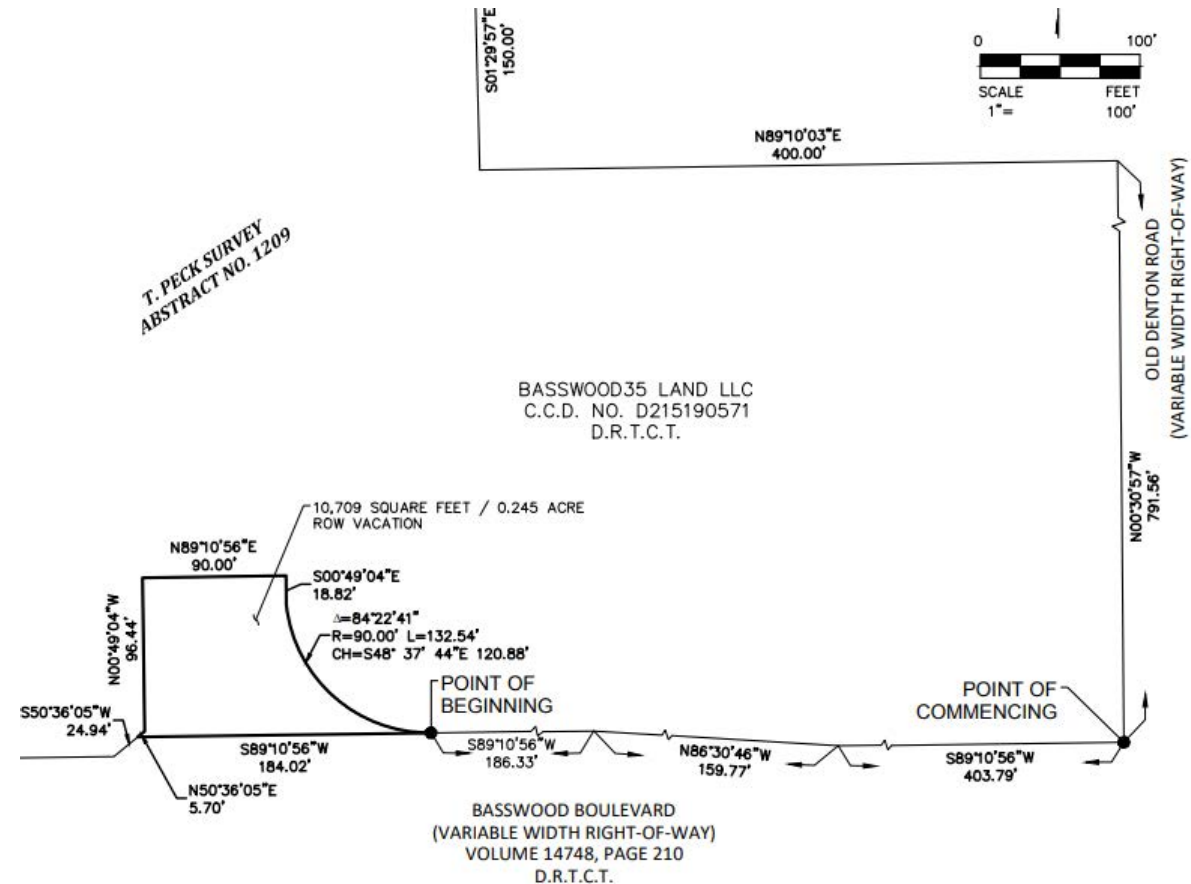
Street View (From Basswood Blvd)



VA-26-005

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 October 8, 2026 City Plan Commission Meeting.

FS-25-120 - Oakhurst (Waiver Request) Section 31-106(c)(3) – Street Design Standards: 3 Lots, Council District 11.

Being a replat of a portion of Lot 6, all of Lot 7, Lot 8 and portions of Lot 9 and Lot 10, Block 26, Oakhurst, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in volume 902, page 351, Plat Records, Tarrant County, Texas, a portion of Lot N, Block 26, Oakhurst, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-H, Page 143, Plat Records, Tarrant County, Texas, and being portions of Lot G, Lot H and Lot I, Block 2, Oakhurst, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 1463, Page 1, Plat Records, Tarrant County, Texas.

General Location: North of Daisy Lane, east of Bluebird Avenue, and west of Bluebonnet Drive.

GENERAL INFORMATION

A. CASE MANAGER..... Alexander Johnson

B. APPLICANT

- | | |
|-----------------------------|---------------------------------|
| 1. Owner / Applicant | Glenn Calabrese |
| 2. Consultant / Agent | Topographic Co. (Forrest Nance) |

C. PROJECT ZONING, NOTIFICATION & COORDINATION

- | | |
|--|--|
| 1. Current Zoning | A-21 One-Family Residential |
| 2. Proposed Zoning | No Change |
| 3. Comprehensive Plan Future Land Use | Suburban Residential |
| 4. Public Hearing Notification Mailing Date | July 16, 2026 |
| 5. Development Services Department Case Planner..... | Alexander Johnson |
| 6. Organizations Courtesy Notified..... | Inter-District 2 Alliance, Riverside Alliance, Vintage Riverside NA, Charleston HOA, Oakhurst NA, Diamon Hill Jarvis NAC, Tarrant Regional Water District, Friends of Riverside Park, Riverside Business Alliance, Oakhurst Scenic Drive Inc., Oakhurst Alliance of Neighbors, Streams and Valleys Inc, Trinity Habitat for Humanity, and Fort Worth ISD |

D. 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 |

E. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is a final plat of 3 residential lots in northeast Fort Worth. The proposed lots currently take access from Wisteria Ct. Currently Wisteria Ct. is measured

at 28ft wide. Transportation Public Works staff has categorized this as local road which are typically required to be 50ft minimum. The applicant, however, does not intend to dedicate right-of-way to meet this minimum requirement. As a result, so a waiver is required as per section 31-106(c)(3) of the subdivision ordinance.

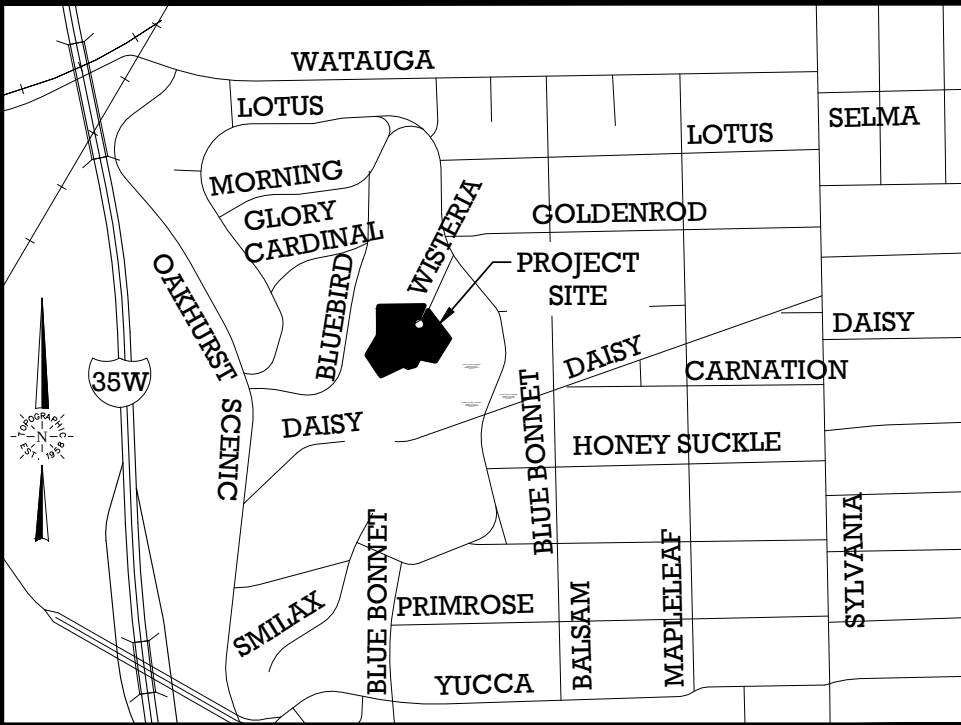
The Subdivision Ordinance Section 31-106(c)(3) states "All dedicated streets shall conform to the city's technical design standards and criteria and in accordance with sound engineering practices." The applicant has expressed that if they were to dedicate the 3 additional right-of-way, it would "reduce usable area of these already developed residential lots and Such a reduction could adversely affect setbacks, existing improvements, future remodeling opportunities, and the overall functionality of the properties. Importantly, the proposed replat does not increase density, intensify land use, or create additional lots."

Transportation Public Works staff have made it clear they have no issues with the existing right-of-way on Wisteria Ct. and will support the waiver request at this time.

Therefore, City Plan Commission action is required to approve to waive the requirement to dedicate the additional 22 feet of right-of-way for Wisteria Ct. and to conform to city design standards for a local street. DRC recommends approval of the requested waiver.

F. DRC RECOMMENDATION

DRC recommends: (1) Approval of a waiver to Section 31-106(c)(3) of the Subdivision Ordinance to permit a 28-foot cross-section rather than the minimum required 50-foot cross-section for Wisteria Court and (2) Conditional approval of the final plat upon meeting the comments in the staff report.



VICINITY MAP
N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N83°57'50"W	11.45'
L2	S25°45'23"W	44.68'
L3	S72°31'56"W	39.36'
L4	N62°50'19"W	26.78'
L5	N46°16'04"W	33.49'
L6	S35°17'08"W	21.92'
L7	S26°15'28"W	34.66'
L8	N83°24'05"W	42.70'
L9	N76°40'38"W	27.71'
L10	S87°07'00"W	32.48'
L11	S07°40'47"E	0.76'
L12	S86°43'41"W	26.19'
L13	N87°20'44"E	9.82'

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

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING 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 I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND 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 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.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OF 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 AND PUBLIC ACCESS EASEMENTS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

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.

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48439C0190L, REVISED MARCH 21, 2019, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.

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 :

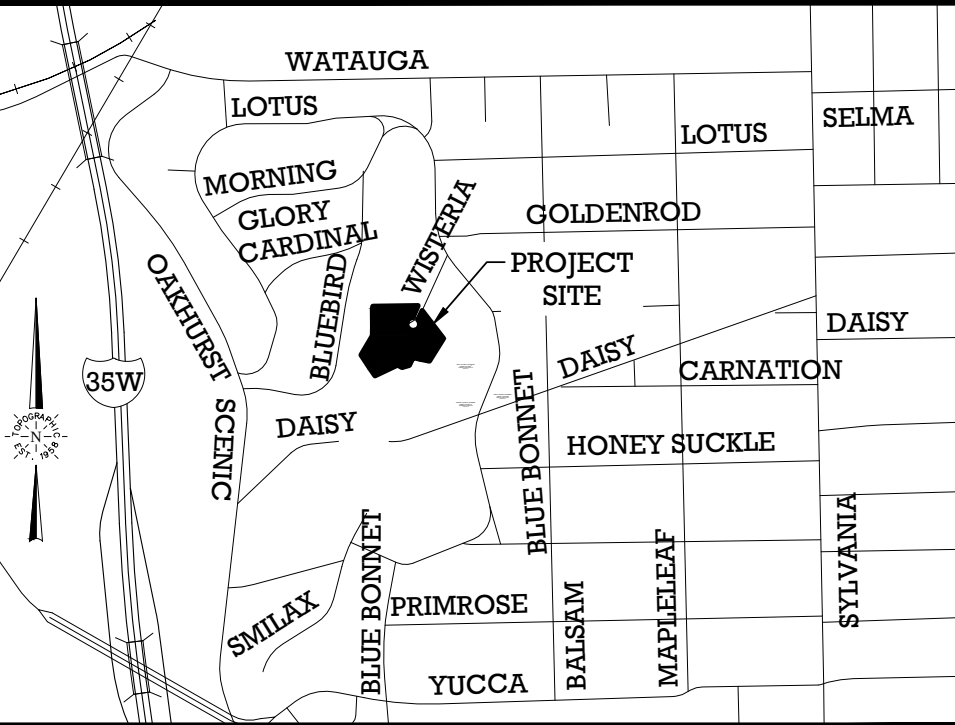
By :
By :

Chairman
Secretary

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.

LEGEND	OWNERS	SURVEYOR	FINAL PLAT
SUBJECT PROPERTY LINE ADJOINER LINE OLD LOT LINE OLD TRACT LINE EASEMENT ● MONUMENT FOUND (AS NOTED) ● 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET ○ CALCULATED CORNER ○ CROWS FOOT CUT FOUND ○ "X" CUT SET — CIRF = CAPPED IRON ROD FOUND (AS NOTED) — IPF = IRON PIPE FOUND — IRF = IRON ROD FOUND O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS P.O.B. = PLACE OF BEGINNING	PAUL L. McDOWELL & LAURA A. McDOWELL 1809 WISTERIA COURT FORT WORTH, TEXAS 76111 GLENN M. CALABRESE & FREDA CALABRESE 1800 WISTERIA COURT FORT WORTH, TEXAS 76111	TOPOGRAPHIC LOYALTY INNOVATION LEGACY 481 WINSCOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM FILE: FP_OAKHURST_20250424 DRAFT: FCN CHECK: SED DATE: 04/24/2025 SHEET 1 of 2	OAKHURST LOT 7R, 8R & 9R, BLOCK 26 BEING A REPLAT OF PORTION OF LOT 6, ALL OF LOT 7, LOT 8 & PORTIONS OF LOT 9 & LOT 10, BLOCK 26, OAKHURST AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 902, PAGE 351, P.R.T.C.T. A PORTION OF LOT N, BLOCK 26, OAKHURST AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-H, PAGE 143, P.R.T.C.T. AND BEING PORTIONS OF LOT G, LOT H & LOT I, BLOCK 2, OAKHURST AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 1463, PAGE 1, P.R.T.C.T.

8:\CIVIL\ENR\CALABRESE\OAKHURST_ADDITION\SURVEY\PLAT PRODUCTS\TOPO\OAKHURST_20250424.DWG 4/24/2025 5:04:38 PM RAN:R



VICINITY MAP
N.T.S.

WATER/WASTEWATER IMPACT FEES

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

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING 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 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 I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND 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 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.

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OF 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 AND PUBLIC ACCESS EASEMENTS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

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.

GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 24" X 36"
- ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 48439C0190L, REVISED MARCH 21, 2019, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.

CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON XXXXXXXX XX, XXXX.

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.

FORREST C. NANCE, R.P.L.S. NO. 6809

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNERS CERTIFICATION

WHEREAS PAUL L. McDOWELL AND LAURA A. McDOWELL AND GLENN M. CALABRESE AND FRED A. CALABRESE ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE C.B. DAGGETT SURVEY, ABSTRACT NO. 428, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING ALL OF A CALLED 0.454 ACRE TRACT DESCRIBED IN A DEED TO PAUL L. McDOWELL AND LAURA A. McDOWELL, AS RECORDED IN VOLUME 14320, PAGE 413 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND BEING ALL A CALLED 59,750 SQUARE FOOT TRACT DESCRIBED IN A DEED TO GLENN M. CALABRESE AND FRED A. CALABRESE, AS RECORDED IN VOLUME 9796, PAGE 332, D.R.T.C.T. AND BEING ALL OF A CALLED 0.509 ACRE TRACT DESCRIBED IN A DEED TO GLENN M. CALABRESE AND FRED A. CALABRESE, AS RECORDED IN INSTRUMENT NO. D221017047 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING A PORTION OF LOT 6, ALL OF LOT 7 AND LOT 8 AND PORTIONS OF LOT 9 & 10, BLOCK 26 OF OAKHURST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 905, PAGE 351 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING PORTIONS OF LOT G, LOT H AND LOT I, BLOCK 2 OF OAKHURST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1463, PAGE 1, P.R.T.C.T. AND BEING A PORTION OF LOT N, BLOCK 26 OF OAKHURST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-H, PAGE 143, D.R.T.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.454 ACRE TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO BESSIE SPARTO, AS RECORDED IN VOLUME 12940, PAGE 506, D.R.T.C.T., SAME BEING ON THE SOUTHEAST LINE OF SAID LOT 6 AND BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF WISTERIA COURT;

THENCE SOUTH 23°23'38" WEST, WITH THE SOUTHEAST LINE OF SAID 0.454 ACRE TRACT AND SAID NORTHWEST RIGHT-OF-WAY LINE OF WISTERIA COURT, A DISTANCE OF 58.03 FEET TO A CROWS FOOT CUT FOUND ON A CONCRETE CURB AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET;

WITH SAID CURVE TO THE LEFT AND WISTERIA COURT CUL-DE-SAC RIGHT-OF-WAY, PASSING AT AN ARC LENGTH OF 47.27 FEET A PK NAIL FOUND IN CROSS TIE RETAINING WALL FOR THE SOUTHEAST CORNER OF SAID 0.454 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 59,750 SQUARE FOOT TRACT, PASSING AT AN ARC LENGTH OF 115.58 FEET A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 59,750 SQUARE FOOT TRACT AND THE WEST CORNER OF SAID 0.509 ACRE TRACT, CONTINUING FOR A TOTAL ARC LENGTH OF 191.08 FEET AND A TOTAL CHORD BEARING AND DISTANCE OF SOUTH 68°51'32" EAST, 28.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

THENCE NORTH 23°23'38" EAST, WITH THE NORTHWEST LINE OF SAID 0.509 ACRE TRACT AND THE SOUTHEAST RIGHT-OF-WAY LINE OF WISTERIA COURT, A DISTANCE OF 49.96 FEET TO A POINT FOR THE NORTH CORNER OF SAID 0.509 ACRE TRACT AND THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MARK W. BUSE, AS RECORDED IN VOLUME 8204, PAGE 1079, D.R.T.C.T., FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 38°30'56" EAST, A DISTANCE OF 0.52 FEET AND FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 50°03'45" EAST, A DISTANCE OF 2.51 FEET;

THENCE SOUTH 38°30'56" EAST, WITH THE NORTHEAST LINE OF SAID 0.509 ACRE TRACT AND THE SOUTHWEST LINE OF SAID BUSE TRACT, TO AND WITH THE SOUTHWEST LINE OF A CALLED 1,331 SQUARE FOOT TRACT DESCRIBED AS TRACT II IN A DEED TO DAVID G. SHELTON AND MARY L. SHELTON, AS RECORDED IN INSTRUMENT NO. D204236722, O.P.R.T.C.T., A DISTANCE OF 186.78 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE EAST CORNER OF SAID 0.509 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF LOT L, BLOCK 26 OF OAKHURST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1463, PAGE 1, D.R.T.C.T. AND BEING THE NORTH CORNER OF A CALLED 241 SQUARE FOOT TRACT DESCRIBED AS TRACT III IN SAID DEED RECORDED IN INSTRUMENT NO. D204236722, O.P.R.T.C.T. FROM WHICH A 1" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF BLUEBONNET DRIVE AND BEING THE NORTHEAST CORNER OF SAID LOT L BEARS NORTH 89°37'51" EAST, A DISTANCE 145.61 FEET

THENCE SOUTH 32°11'30" WEST, WITH THE SOUTHEAST LINE OF SAID 0.509 ACRE TRACT AND THE NORTHWEST LINE OF SAID LOT L, PASSING AT A DISTANCE OF 4.16 FEET A 1" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 241 SQUARE FOOT TRACT, TO AND WITH THE NORTHWEST LINE OF LOT K OF SAID BLOCK 26 TO AND WITH THE EASTERNMOST NORTHWEST LINE OF A CALLED 1.047 ACRE TRACT DESCRIBED IN A DEED TO JEFFREY SIMPSON AND SHELLEY SIMPSON, AS RECORDED IN INSTRUMENT NO. D216094988, O.P.R.T.C.T., A DISTANCE OF 140.22 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "R. COOMBS RPLS 5294" FOUND FOR THE SOUTH CORNER OF SAID 0.509 ACRE TRACT AND AN ELL CORNER OF SAID 1.047 ACRE TRACT;

THENCE NORTH 78°23'05" WEST, WITH THE SOUTHWEST LINE OF SAID 0.509 ACRE TRACT AND THE NORTHEAST LINE OF SAID 1.047 ACRE TRACT, PASSING AT A DISTANCE OF 42.90 FEET A 1" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.509 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 59,750 SQUARE FOOT TRACT, CONTINUING WITH THE SOUTHWEST LINE OF SAID 59,750 SQUARE FOOT TRACT AND SAID NORTHEAST LINE OF SAID 1.047 ACRE TRACT, A DISTANCE OF 73.41 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT ON SAID SOUTHWEST LINE OF 59,750 SQUARE FOOT TRACT AND SAID NORTHEAST LINE OF 1.047 ACRE TRACT;

THENCE NORTH 83°57'50" WEST, WITH SAID SOUTHWEST LINE OF 59,750 SQUARE FOOT TRACT AND SAID NORTHEAST LINE OF SAID 1.047 ACRE TRACT, A DISTANCE OF 11.45 FEET TO A 1/2" IRON ROD FOUND FOR AN ELL CORNER OF SAID 59,750 SQUARE FOOT TRACT AND THE NORTH CORNER OF SAID 1.047 ACRE TRACT;

THENCE WITH THE SOUTHEAST LINE OF SAID 59,750 SQUARE FOOT TRACT, THE FOLLOWING:
SOUTH 25°45'23" WEST, WITH THE WESTERNMOST NORTHWEST LINE OF SAID 1.047 ACRE TRACT, A DISTANCE OF 44.68 FEET TO A 1/2" IRON ROD FOUND;
SOUTH 72°31'56" WEST, A DISTANCE OF 39.36 FEET TO A POINT FROM WHICH A 2" METAL FENCE POST BEARS NORTH 74°54'39" EAST, A DISTANCE OF 0.87 FEET;
NORTH 62°50'19" WEST, A DISTANCE OF 26.78 FEET TO A 1/2" IRON ROD FOUND (BENT) ON THE NORTHWEST LINE OF LOT G, OF SAID BLOCK 2;

THENCE SOUTH 64°06'09" WEST, WITH SAID SOUTHEAST LINE OF 59,750 SQUARE FOOT TRACT AND THE NORTHWEST LINE OF SAID BLOCK 2, A DISTANCE OF 131.43 FEET TO A 2" METAL FENCE POST FOR THE SOUTH CORNER OF SAID 59,750 SQUARE FOOT TRACT AND BEING AN ANGLE POINT ON THE NORTHWEST LINE OF LOT D OF SAID BLOCK 26, SAME BEING THE EAST CORNER OF A CALLED 0.60 ACRE TRACT DESCRIBED IN A DEED TO STEVE McGINNIS AND BARBARA McGINNIS AS RECORDED IN INSTRUMENT NO. D213079387, O.P.R.T.C.T.;

THENCE NORTH 34°46'02" WEST, WITH THE SOUTHWEST LINE OF SAID 59,750 SQUARE FOOT TRACT AND THE NORTHEAST LINE OF SAID 0.60 ACRE TRACT, A DISTANCE OF 132.61 FEET TO A POINT FOR THE WEST CORNER OF SAID 59,750 SQUARE FOOT TRACT AND THE NORTHEAST CORNER OF SAID 0.60 ACRE TRACT FROM WHICH A 2" METAL FENCE POST BEARS NORTH 34°36'59" EAST, A DISTANCE OF 4.23 FEET AND A 5/8" IRON ROD FOUND BEARS SOUTH 37°01'24" WEST, A DISTANCE OF 8.30 FEET AND A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF BLUEBIRD AVENUE FOR THE NORTHWEST CORNER OF SAID 0.60 ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PHILIP NELSON, ET AL, AS RECORDED IN INSTRUMENT NO. D224019566, O.P.R.T.C.T. BEARS NORTH 81°38'37" WEST, 161.90 FEET;

THENCE NORTH 29°32'52" EAST, WITH THE WEST LINE OF SAID 59,750 SQUARE FOOT TRACT AND THE EAST LINE OF SAID PHILIP NELSON, ET AL TRACT, TO AND WITH THE EAST LINE OF A CALLED 0.394 ACRE TRACT DESCRIBED IN A DEED TO JOHN JARETT MILLER AND EVELYNE MAURINE MILLER, AS RECORDED IN INSTRUMENT NO. D224036104, O.P.R.T.C.T., A DISTANCE OF 116.94 FEET TO A 1" IRON ROD FOUND FOR AN ANGLE POINT ON SAID WEST LINE OF 59,750 SQUARE FOOT TRACT AND AN ANGLE POINT ON THE EAST LINE OF SAID 0.394 ACRE TRACT;

THENCE NORTH 0°24'28" WEST, WITH SAID WEST LINE OF 59,750 SQUARE FOOT TRACT AND THE EAST LINE OF SAID 0.394 ACRE TRACT TO AND WITH THE EAST LINE OF A TRACT DESCRIBED IN A DEED TO W.G. DACY AND EUNICE DACY, AS RECORDED IN VOLUME 2170, PAGE 528, D.R.T.C.T., PASSING AT A DISTANCE OF 52.26 FEET A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE NORTHWEST CORNER OF SAID 59,750 SQUARE FOOT TRACT AND THE SOUTHWEST CORNER OF SAID 0.454 ACRE TRACT, CONTINUING WITH THE WEST LINE OF SAID 0.454 ACRE TRACT, TO AND WITH THE EAST LINE OF A TRACT DESCRIBED IN A DEED TO MEAGAN TRAMPE, AS RECORDED IN INSTRUMENT NO. D217055634, O.P.R.T.C.T., FOR A TOTAL DISTANCE OF 146.20 FEET TO AN "X" CUT SET FOR AN ANGLE POINT IN SAID WEST LINE OF 0.454 ACRE TRACT AND AN ANGLE POINT IN SAID EAST LINE TRAMPE TRACT;

THENCE NORTH 11°18'00" EAST, WITH THE WEST LINE OF SAID 0.454 ACRE TRACT AND SAID EAST LINE OF TRAMPE TRACT, A DISTANCE OF 13.01 FEET TO AN "X" CUT SET FOR THE NORTHWEST CORNER OF SAID 0.454 TRACT AND THE SOUTHWEST CORNER OF SAID SPARTO TRACT;

THENCE NORTH 89°15'00" EAST, WITH THE NORTH LINE OF SAID 0.454 ACRE TRACT AND THE SOUTH LINE OF SAID SPARTO TRACT, A DISTANCE OF 238.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.324 ACRES (101,283 SQUARE FEET) OF LAND.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, PAUL L. McDOWELL HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOT 7R, LOT 8R & LOT 9R, BLOCK 26 OF OAKHURST**, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED AND DO HEREBY ADOPT THIS FINAL PLAT.

EXECUTED THIS _____ DAY OF _____, 2024.

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PAUL L. McDOWELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, LAURA A. McDOWELL HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOT 7R, LOT 8R & LOT 9R, BLOCK 26 OF OAKHURST**, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED AND DO HEREBY ADOPT THIS FINAL PLAT.

EXECUTED THIS _____ DAY OF _____, 2024.

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LAURA A. McDOWELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, GLENN M. CALABRESE HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOT 7R, LOT 8R & LOT 9R, BLOCK 26 OF OAKHURST**, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED AND DO HEREBY ADOPT THIS FINAL PLAT.

EXECUTED THIS _____ DAY OF _____, 2024.

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GLENN M. CALABRESE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, FRED A. CALABRESE HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOT 7R, LOT 8R & LOT 9R, BLOCK 26 OF OAKHURST**, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED AND DO HEREBY ADOPT THIS FINAL PLAT.

EXECUTED THIS _____ DAY OF _____, 2024.

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED FRED A. CALABRESE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



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

LEGEND

———— SUBJECT PROPERTY LINE
- - - - - ADJOINER LINE
- - - - - OLD LOT LINE
———— OLD TRACT LINE
———— EASEMENT

● MONUMENT FOUND (AS NOTED)
● 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET
⊙ CALCULATED CORNER
⊙ CROWS FOOT CUT FOUND
⊙ "X" CUT SET
CIRF = CAPPED IRON ROD FOUND (AS NOTED)
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
P.O.B. = PLACE OF BEGINNING

OWNERS

PAUL L. McDOWELL & LAURA A. McDOWELL
1809 WISTERIA COURT
FORT WORTH, TEXAS 76111

GLENN M. CALABRESE & FRED A. CALABRESE
1800 WISTERIA COURT
FORT WORTH, TEXAS 76111

SURVEYOR

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSOFT ROAD, Ste. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

FILE: FP_OAKHURST_20250424

DRAFT: FCN

CHECK: SED

DATE: 04/24/2025

SHEET

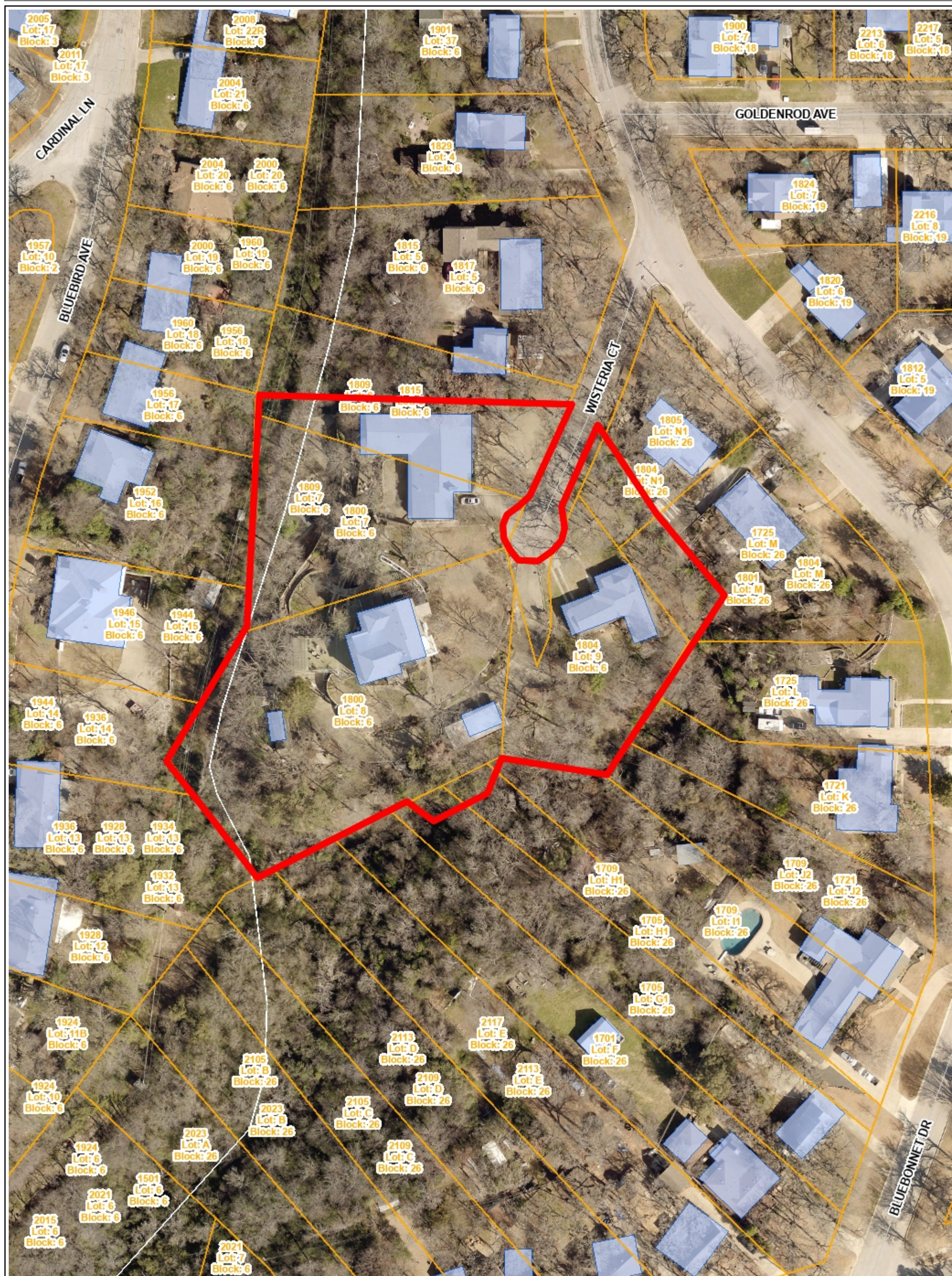
2 of 2

FINAL PLAT

OAKHURST

LOT 7R, 8R & 9R, BLOCK 26

BEING A REPLAT OF PORTION OF LOT 6,
ALL OF LOT 7, LOT 8 & PORTIONS OF LOT 9 & LOT 10, BLOCK 26, OAKHURST
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 902, PAGE 351, P.R.T.C.T.
A PORTION OF LOT N, BLOCK 26, OAKHURST
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 388-H, PAGE 143, P.R.T.C.T.
AND BEING PORTIONS OF LOT G, LOT H & LOT I, BLOCK 2, OAKHURST
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 1463, PAGE 1, P.R.T.C.T.



- County Boundary
 Access Ramp
 Minor Arterial
 Secondary Highway
 Lots/Tracts
 Lakes
- NCTCOG Freeways
 Connecting Road
 Other
 Service Road
 Building Footprints
 Adjacent Cities
- 1; 5; 8; 9
 Major Arterial
 Primary Highway
 Streets CFW
 ETJ
 ETJ Release Area



1: 1,000

FORT WORTH®

7/17/26 4:50 PM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY



June 24, 2026

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

Re: **Oakhurst-Waiver Request**
FS-25-120

Dear Ms. Cranz,

Topographic, Co., on behalf of Glenn and Freda Calabrese respectfully requests a waiver from SO, Section 31-106 (c)(3) which states:

“Streets to conform with city design standards. All dedicated streets shall conform to the city’s technical design standards and criteria and in accordance with sound engineering practices. Internal ETJ area residential streets that serve lots of one acre or more (net) in size shall be a minimum of 60 feet in ROW width and of concrete or stabilized HMA.”

This waiver request pertains to FS-26-120, a replat of three tracts located at 1809 Wisteria Court, 1800 Wisteria Court, and 1804 Wisteria Court. These properties are part of Blocks 26 and 27 of Oakhurst Addition (Volume 902, Page 351), originally platted in March 1926, and their configurations have remained substantially unchanged for many decades.

The proposed lot line adjustments are minor in nature and are intended primarily to:

- Align the common boundary between 1809 Wisteria Court and 1800 Wisteria Court with the existing fence line and long-established lines of occupation, as the current boundary extends portions of 1800 Wisteria Court into the backyard area of 1809 Wisteria Court; and
- Adjust the common boundary between 1800 Wisteria Court and 1804 Wisteria Court to reallocate a portion of the land area to 1804 Wisteria Court, both properties being under common ownership.

In support of this request, we respectfully offer the following considerations:

1. Impact to Existing Lots

The required dedication of additional right-of-way (11 feet along the tangents and 15 feet at the cul-de-sac bulb) would significantly reduce usable area of these already developed residential lots. Such a reduction could adversely affect setbacks, existing improvements, future remodeling opportunities, and the overall functionality of the properties. Importantly, the proposed replat does not increase density, intensify land use, or create additional lots.

2. Historic Configuration and Functionality

Wisteria Court is a short residential street that has functioned with its existing 28-foot right-of-way and 35-foot cul-de-sac radius since its original platting in 1926. The street serves only five residences and, to our knowledge, has operated without documented safety, access, or operational concerns. The proposed replat will not alter traffic patterns, increase demand on public infrastructure, or affect emergency access.



Based on these circumstances, Topographic, Co., on behalf of Glenn and Freda Calabrese, respectfully requests that the Plan Commission grant a waiver from Section 31-106(c)(3) and not require the dedication of additional right-of-way as part of the FS-25-120 replat.

Additionally, both the Transportation Department and Fire Department have indicated support for this waiver request based on correspondence with Stu Burzette, Senior Planner, Transportation, dated March 4, 2026.

Thank you for your consideration of this request. Should you have any questions or require additional information, please do not hesitate to contact me at your convenience.

Sincerely,

Forrest C. Nance, RPLS

Topographic Co.



Conditions and Comments

Record Number: FS-25-120

Submitted: 5/12/2025

Remarks Due:

ZC Hearing:

Application Status: Awaiting Client Reply

Title: Oakhurst

Description of Work: Being a replat of a portion of Lot 6, all of Lot 7, Lot 8 and portions of Lot 9 & lot 10, BLock 26, Oakhurst, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 902, Page 351, P.R.T.C.T. A portion of Lot N, BLock 26, Oakhurst, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-H, Page 143, P.R.T.C.T. and being portions of Lot G, Lot H, and Lot I, Block 2 Oakhurst, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 1463, Page 1, P.R.T.C.T.

Address:

Acres:

Applicant:

Owner Name: Glenn Calabrese

Owner Address: 1800 Wisteria Court Fort Worth TX 76111

Approval Table:

Task	Task Status	Task Date	Task Reviewer
Administrative Approval	Correction Required	6/11/2025	Alexander Johnson
Application Submittal	Accepted	5/12/2025	Michelle Pena
County Review	No Response Received	6/11/2025	Alexander Johnson
Fire Review	Approved	5/14/2025	David Hood
Gas Well Review	Not Required	5/14/2025	Brendan Skaggs
ONCOR Delivery Review	Approved	5/16/2025	Michelle Pena
PARD Review	Approved	5/16/2025	Lori Gordon
Plan Coordination	Correction Required	11/18/2025	Michelle Pena
Plan Distribution	Awaiting Client Reply	11/18/2025	Michelle Pena
Platting Review	Correction Required	5/19/2025	Alexander Johnson
TPW Engineering Review	Correction Required	6/10/2025	Stuart Burzette
TPW Storm Water Review	Approved	6/11/2025	Parth Patel
Transportation Impact Review	Approved	5/20/2025	Rebeca Hernandez
TX DOT Review	Not Required	6/10/2025	Stuart Burzette
Water Engineering Review	Correction Required	5/22/2025	Anthony Vallejo
Water Sewer Study Review	Not Required	5/23/2025	Eric Guzman-Alvarez
Zoning Review	Approved	5/19/2025	Mary Jordan

List of Conditions:

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:

Bluebird Avenue

Wisteria Court

Bluebonnet Drive

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.

PACS

Reviewer: Lori Gordon

Email: Lori.Gordon@fortworthtexas.gov

Phone: 817-392-5743

1. FYI:
If residential is planned, PARD-PDP fees will be assessed at time of Building Permit.

Planning

Reviewer: Michelle Pena

Email: Michelle.Pena@fortworthtexas.gov

Phone: 817-392-7831

1. no comments from oncor.

Josh Brown

Oncor | Distribution Engineering

Cell: 682-226-8977

2. -Plat area and ownership boundaries appear to be inconsistent on the western side of the plat. Please ensure all the commonly owned property is being platted
- RoW width needs to be at least 50 feet for Wisteria Court. Show centerline and dedicate 25 feet for each side
- Include reference the case number on the plat (FS-XX-XXX).
- Show land use table with development yield. Show Land Use Table on the plat, showing Gross Acre/Net Acre/ROW Dedication/Lot Use Type.
- Show a recording information block that reads "This plat recorded in Document Number _____ Date _____. This should be placed prominently at the bottom of the plat with room for handwritten numbers.
- Make sure all of the lots and portions of lots are included in the description of the replat.
- Waiver required for substandard street (under 50 feet in width for local residential road) will be heard 7/30/2026 CPC mtg

T/PW Engineering

Reviewer: Stuart Burzette

Email:

Phone:

1. TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)
 1. Minimum ROW for standard local streets is 50 feet - dedicate the necessary ROW to have 25 feet on each side of the ROW centerline
 2. Minimum ROW radius for cul-de-sacs is 50 feet - dedicate the necessary ROW to meet this requirement

T/PW Stormwater

Reviewer: Parth Patel

Email: Parth.Patel@fortworthtexas.gov

Phone: 817-392-2027

1. Contact: SDS@fortworthtexas.gov
Stormwater Development Services

No Comments

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.

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) Property is zoned A-21 One-Family Residential.

Development Standards

One-Family ("A-21") District

Lot area

1/2 acre (21,780 square feet) minimum (§§ 6.501 and 7.106)

Lot width

85 feet minimum at building line

Lot coverage

30% maximum

Front yard*

30 feet minimum

Rear yard

10 feet minimum

Side yard *

10 feet minimum

Interior lot

15 feet minimum adjacent to side street and

Corner lot**

10 feet minimum for interior lot line

Height

35 feet maximum (see Chapter 6, Development Standards, § 6.100, Height)

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: 5/20/2025

Anthony Vallejo | Anthony.vallejo@fortworthtexas.gov | 817-392-7815

1) 5/22/25 HOLD (av) – P.R.V. note required on plat face; statement shall read as follows:
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

2) 5/22/25 HOLD (av) – Provide Utility Site plan showing location of existing water and sewer services and proposed services based on new property lines and tied down to nearest property corner. Callout if the service will be utilized or abandoned/cut and plugged. Unused existing water and sanitary sewer services must be cut and plugged by the utility contractor, (water and/or sanitary sewer services must be cut and plugged at the main). If you do not utilize the existing service, the abandonment will require a "Kill Tap" letter. §5.18.1, §6.4.1.3

Please provide the following information to request the cut and plug of existing service(s):

- Original signed letter from property owner (on company letterhead)
- Property Address
- Legal description
- The letter must request to have the service(s) cut and plugged
- Service type (water and/or sewer)
- Service size
- Meter number (if applicable/onsite)
- Meter size (if applicable/onsite)
- Location description of service to be cut and plugged

Call 817-392-8250 Water Development if you cannot find water/sewer service locations, reference property by address.

3) 5/22/25 HOLD (av) – Sewer Extension required by (CFA) - Per City accepted construction plans sewer extension to every proposed lot and along frontage to the end of lot line of property is required: provide an executed community facilities

agreement for the sewer improvement as necessary to serve the subject property. No water/sewer in side or back of lots per Subdivision Ordinance.

*If the financial guarantee is a completion agreement, plat will be held until the CFA office notifies Development Services – Water Section that the project has been completed.

List of Comments:

Development Services Department

FS-25-120 Oakhurst

**Alexander Johnson, Planner II
CPC Meeting July 30, 2026**

FS-25-120

Plat Summary Details

Plat Name: Oakhurst

Plat Description: 3 Residential Lots

Size: 101,253 sq ft (2.324 Acres)

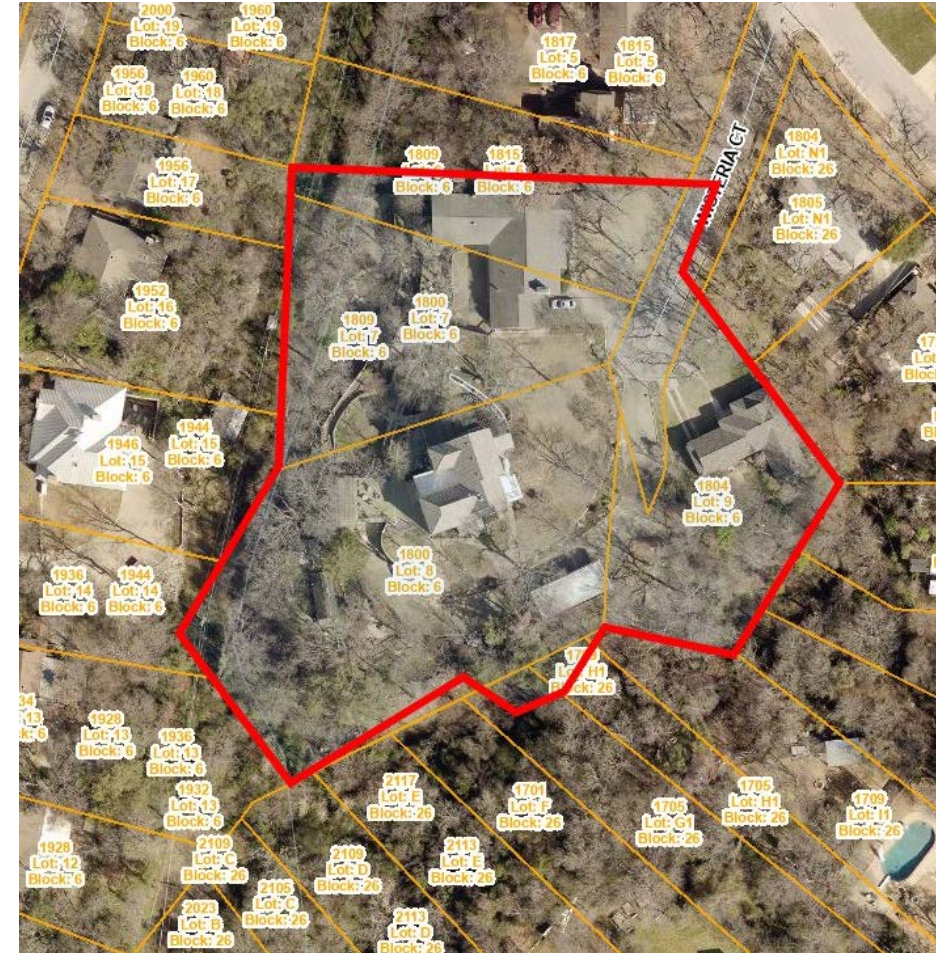
Owner/Applicant: Glenn Calabrese

Consultant/Applicant: Topographic Co (Forrest Nance)

Number of Waivers: 1

DRC Recommendation: Approval of the requested waiver to Section 31-106(c)(3) of the Subdivision Ordinance

Public Hearing Notification Date: July 16, 2026



FS-25-120

Plat Map Details

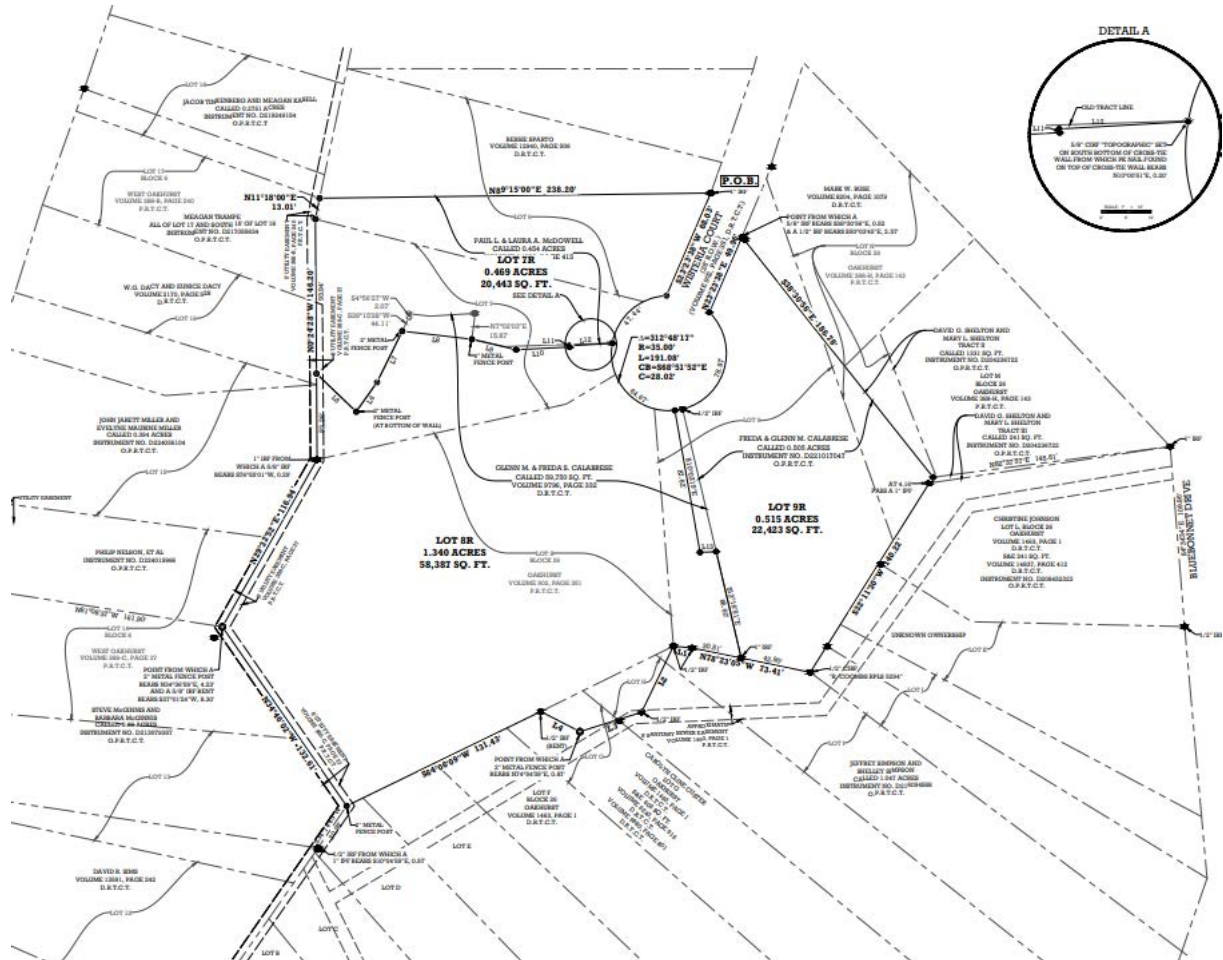
Address: 1800, 1804, and 1809, Wisteria Court Fort Worth, TX 76111

Plat Description: Being a replat of a portion of Lot 6, all of Lot 7, Lot 8 and portions of Lot 9 and Lot 10, Block 26, Oakhurst, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in volume 902, page 351, Plat Records, Tarrant County, Texas, a portion of Lot N, Block 26, Oakhurst, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-H, Page 143, Plat Records, Tarrant County, Texas, and being portions of Lot G, Lot H and Lot I, Block 2, Oakhurst, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 1463, Page 1, Plat Records, Tarrant County, Texas.

Access: Wisteria Ct.

Type of Development: Single Family Residential

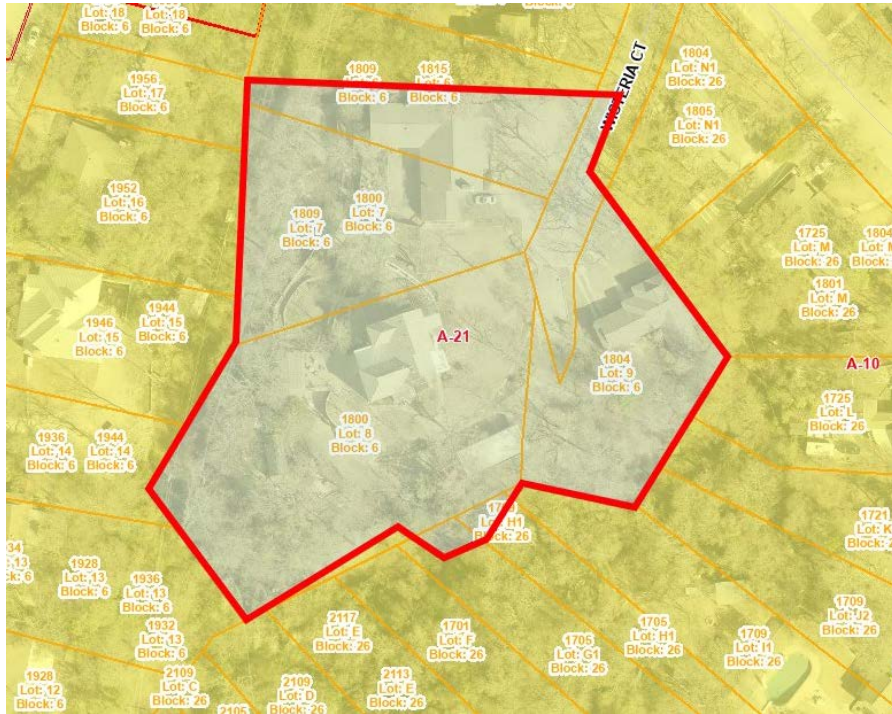
Existing Site Condition: Single Family Residential



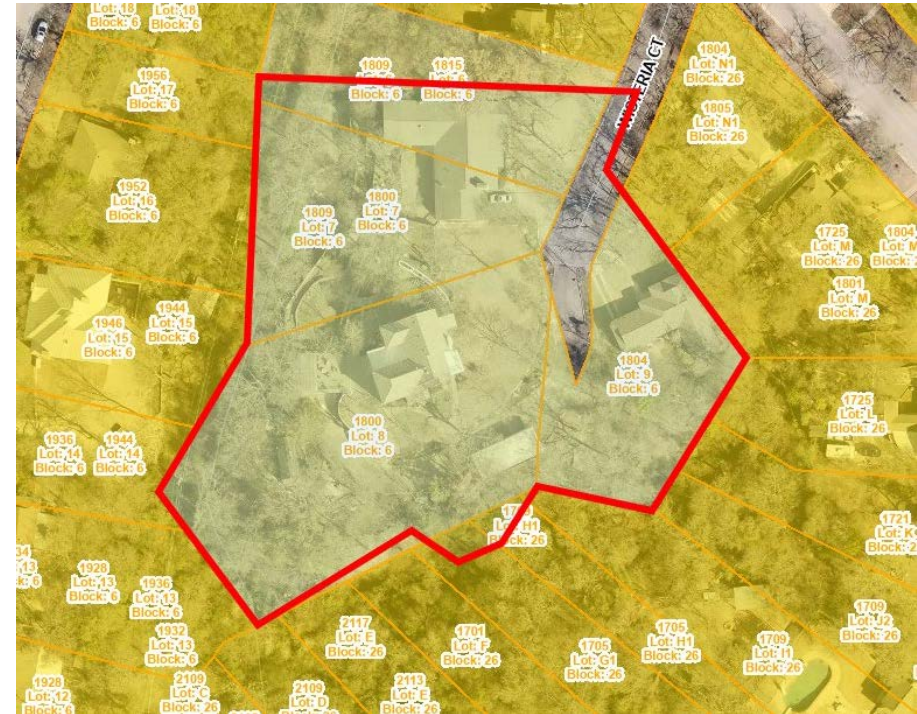
FS-25-120

Zoning and Future Land Use Details

- **Current Zoning** - "A-21" Single-Family Residential
- **Proposed Zoning** - No Change
- **Adjacent Zoning** - "A-10" Single-Family Residential
- **Overlay Districts** - N/A



- **Future Land Use** - Suburban Residential
- **Adjacent FLU** - Single Family Residential



Street View (Wisteria Ct)



FS-25-120

DRC Recommendation

DRC recommends:

(1) Approval of a waiver to Section 31-106(c)(3) of the Subdivision Ordinance to permit a 28-foot cross-section rather than the minimum required 50-foot cross-section for Wisteria Court and (2) Conditional approval of the final plat upon meeting the comments in the staff report..

FS-26-151 -Wadan Li Subdivision (Waiver Request) Section 31-102(b)(2) – Interconnectivity of Neighborhoods: 1 Lot, Council District 10.

Being a 15.003 acre addition to the City of Fort Worth, in the M.E.P. & P.R.R. Survey A-1131 City of Fort Worth, Tarrant County, Texas..

General Location: North of Hwy 287, South of Avondale-Haslet Road, East of Bates Aston Road & West of Frances Ann Court.

GENERAL INFORMATION

A. CASE MANAGER..... Alexander Johnson

B. APPLICANT

- | | |
|-----------------------------|--|
| 1. Owner / Applicant | Wadan LLC (Nazeef Malik) |
| 2. Consultant / Agent | Urban Infrastructure Group (Cameron Kimball) |

C. PROJECT ZONING, NOTIFICATION & COORDINATION

- | | |
|--|--|
| 1. Current Zoning | "I" Light Industrial and PD "I" Planned Development for Light Industrial |
| 2. Proposed Zoning | No Change |
| 3. Comprehensive Plan Future Land Use | Light Industrial |
| 4. Public Hearing Notification Mailing Date | July 16, 2026 |
| 5. Development Services Department Case Planner..... | Alexander Johnson |
| 6. Organizations Courtesy Notified..... | Streams and Valleys Inc, Trinity Habitat for Humanity, and Northwest ISD |

D. SERVICE DISTRICTS

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

E. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is a final plat of 1 commercial lot in far north Fort Worth. The proposed lot is currently taking access from a Hwy 287 frontage road. If the intention is to use the frontage road as access then it will need to be improved to city standards as per TDS comments. Susan Kay Lane to the northeast of the property would be able to act as a point of access but would also be required to be extended through the site per the subdivision ordinance. The applicant is not intending to access via Susan Kay or extend the street in question, so a waiver is required as per section 31-102(b)(2) of the subdivision ordinance.

The Subdivision Ordinance Section 31-102(b)(2) states "Subdivisions shall be designed to connect to adjacent existing stub-out streets as provided on an approved preliminary or final plat." The applicant has expressed that if they were to dedicate the additional right-of-way, it would "create multifold of complications regarding the existing storm

drainage systems.” Transportation Public Works staff have no issues with the applicant not extending Susan Kay Lane through the site and will support the waiver request at this time.

F. DRC RECOMMENDATION

DRC recommends: (1) Approval of a waiver to Section 31-102(b)(2) of the Subdivision Ordinance to not require the extension of Susan Kay Lane to the plat boundary and; (2) Conditional approval of the final plat upon meeting the comments in the staff report.

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F. DRC RECOMMENDATION

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- County Boundary
 NCTCOG Freeways
 1; 5; 8; 9
- Access Ramp
 Connecting Road
 Major Arterial
- Minor Arterial
 Other
 Primary Highway
- Secondary Highway
 Service Road
 Streets CFW
- Lots/Tracts
 Lakes
 Adjacent Cities



1: 6,867



7/21/26 5:14 PM

NCTCOG ORTHOPHOTOGRAPHY

0.2 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

Subdivision Waiver

July 24, 2026

City of Fort Worth
Development Services Department
100 Fort Worth Trail
Fort Worth, TX 76102

Wadan LI Subdivision - Haslet Warehouse
FS-26-151
Subdivision Waiver
UIG Job No. 147900

This waiver form is to serve as a waiver request, documentation and justification to the following city ordinance: Part II-Article VI: Subdivision Design Standards § 31-102(b)(2),
“*Interconnectivity of neighborhoods. Fragmented street systems impede emergency access and increase the number and length of individual trips. New residential subdivisions shall be designed to coordinate with existing, proposed, and anticipated streets. Local and collector streets shall be extended to the tract boundary to provide future connection with adjoining unplatted lands. In instances where the street stub-out would traverse an adjacent 100-year floodplain, the spacing of the street crossings shall not exceed one-half mile. Where the street crossing is in a public park, the design of the crossing shall provide for pedestrian/bicycle access under the street, unless the depth of the creek below the roadway makes such a grade separation infeasible. Subdivisions shall be designed to connect to adjacent existing stub-out streets as provided on an approved preliminary or final plat. Subdivisions shall be designed to discourage the use of local streets by non-local traffic while maintaining the connectivity with the surrounding system of roadways. This can be accomplished using modified grid systems, T-intersections, roadway jogs, or other appropriate traffic calming or roadway design measures.*”

General Information

Engineering Firm: Urban Infrastructure Group, Inc.
Address: 260 S. Texas Blvd., STE. 403, Weslaco, TX 78596
TBPE Firm No.: F-13094
Design Engineer: Craig Gonzalez, P.E., Principal
Phone Number: 956-405-3337

260 S Texas Blvd.
Ste. 403
Weslaco, Texas 78596

TBPE Firm No. 13094
www.uigtexas.com

P: (956) 405-3337
F: (956) 464-4710

Email: cgonzalez@uigtexas.com

Project Location: Fort Worth, Texas

Project Name: Wadan LI Subdivision (Haslet Warehouse)

Property Owner/Applicant: Wadan LLC

Address: 2353 Half Moon Bay Lane, Fort Worth, TX 76177

Phone Number: 682-465-7361

Applicant Representative: Nazeef Malik

Address: 1601 Gilman Road, Fort Worth, TX 76140

Phone Number: 682-240-9754

The referenced city ordinance should be waived from this proposed subdivision and associated Final Short Plat due to the nature of the property being isolated from major throughfares and future development. The property is confined on three sides by US-287, a major railroad (Burlington Northern R.R. Co), a non-recognized street (Bastes Aston) and an annexed residential subdivision. This situation demonstrates that future development is not expected and the requirement to provide “future connection with adjoining un-platted lands” is not applicable.

Additionally, the property currently does not have proper paved access which is to be remedied, as directed from the city, through proposed improvements to the existing road in corporation and with approval from TxDot to extend the existing US-287 service road approximately 1,800 linear feet North-West from LifePoint Fellowship Church, 12501 US-287.

Lastly, the existing residential subdivision contains an existing street, Susan Kay, that dead ends at the property line. Susan Kay currently provides access to the residential property owners and to force upon the requirement to extend Susan Kay into the Wadan LI Subdivision will create a multifold of complications regarding existing storm drainage systems, require additional road improvements to Bates Aston and county approval for Susan Kay improvements. The existing drainage system services a watershed up to 200 acres North of the proposed Wadan LI Subdivision with existing flood plain dedications, drainage structures and proposed floodplain easements. Making modifications to the existing watershed, drainage paths, and drainage structures will require an extensive adverse impact study all for the purposes of abiding by the subdivision ordinance and not for the purpose of ensuring proper design as it relates to the proposed development. The requirements for improvements to Bates Aston would be required due to the fact Bates Aston “doesn’t exist”, so you cannot simply extend Susan Kay to another dead end. Bates Aston would have to be recorded in a separate instrument with separate transportation approval and design requirements. These additional road improvements and changes to existing drainage systems



are deemed an unjust requirement for this development with no expected future development to adjacent properties.

If you have any questions or require any additional information, please contact our office at 956-405-3337.

Thank you.

Cameron Kimball, Assistant Project Engineer II

Enclosed:

Appendix A – Waiver Request Exhibit




**URBAN
INFRASTRUCTURE
GROUP, INC.**
 260 S. Texas Blvd. (956)405-3337
 Suite 430 TBPE FIRM NO. F-13094
 Weslaco, Texas 78596 WWW.UIGTEXAS.COM

1"=500'

Waiver Request Exhibit
 WADAN LI SUBDIVISION - HASLET WAREHOUSE

APPENDIX

A



Conditions and Comments

Record Number: FS-26-151

Submitted: 6/30/2026

Remarks Due:

ZC Hearing:

Application Status: In Review

Title: Wadan LI Subdivision

Description of Work: AN ADDITION TO THE CITY OF FORT WORTH WHICH IS 15.003 ACRES IN THE M.E.P. & P. R.R. SURVEY, ABSTRACT 1131, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Address:

Acres:

Applicant:

Owner Name: Wadan LLC

Owner Address: 2353 Half Moon Bay Lane Fort Worth TX 76177

Approval Table:

Task	Task Status	Task Date	Task Reviewer
Application Submittal	Accepted	7/1/2026	Alexander Johnson
County Review			
Fire Review	Correction Required	7/6/2026	David Hood
Gas Well Review	Correction Required	7/21/2026	Marilyn Hernandez Ayala
ONCOR Delivery Review			
PARD Review			
Plan Distribution	Routed for Electronic Review	7/1/2026	Alexander Johnson
Platting Review	Correction Required	7/14/2026	Alexander Johnson
TPW Engineering Review	Correction Required	7/14/2026	Jeremy Beekman
TPW Storm Water Review	Correction Required	7/15/2026	Parth Patel
Transportation Impact Review	Approved	7/20/2026	Rebeca Hernandez
TX DOT Review	Correction Required	7/14/2026	Jeremy Beekman
Water Engineering Review	Correction Required	7/14/2026	Anthony Vallejo
Water Sewer Study Review	Correction Required	7/8/2026	Eric Guzman-Alvarez
Zoning Review	Correction Required	7/13/2026	Mary Jordan

List of Conditions:

Gas Well

Reviewer: Marilyn Hernandez Ayala

Email: Marilyn.HernandezAyala@fortworthtexas.gov

Phone: 817-392-2827

1. *Gas Well Review *****

NOTE: Follow the fire indications about the gas well setbacks.

Fire

Reviewer: David Hood

Email: David.Hood@fortworthtexas.gov

Phone: 817-392-6833

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

CORRECTION REQUIRED: Change Velda Kay Lane to Susan Kay Lane

CORRECTION REQUIRED: Change U.S. Highway 287 to NW Highway 287

CORRECTION REQUIRED: Change N Saginaw Blvd to NW Highway 287 NB SR

CORRECTIONS REQUIRED: Gas well pad site perimeters must be shown and labeled as follows on the plat. "Gas Well Pad Site: Setbacks will be determined at the time of permitting." IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1.3.3

Existing Gas Wells

Gas Well Setbacks for Non-Permitted gas well pad site:

Show 300' Building Setback radii from each gas well bore and label:

"300' Building Setback for Protected Use and Public Building Structures".

Show 200' Building Setback radii from each gas well bore and label:

"200' Building Setback for Habitable Structures"

Show 200' Building Setback radii from the Lift Compressor:

"200' Lift Compressor Building Setback for Protected Use, Public Building, or Habitable Structure"

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

Streets existing and correct:

Bates Aston Road

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 Johnson

Email: Alexander.Johnson@fortworthtexas.gov

Phone: 817-392-2891

1. -confirm with TDS that N Saginaw is sufficient as access

-remove the emergency access easement from the plat unless its being used for addressing purposes. also there appears to already be an access drive so please confirm that there isn't already an easement located on site.

-Waiver for interconnectivity of neighborhoods will be required if not extending susan kay ln (Section 31-102(b)(2) of the subdivision ordinance)

-show correct name for street to the northeast, susan kay, not velda kay

-add the FS case number to the plat

-add a city of fort worth approval block to the plat

-remove the proposed use section from the land use table. Also instead of open space it should probably be shown as commercial since that appears to be the use and zoning

-do not show actual road surface, just show RoW dimensions

-show full RoW centerlines, with width measurement of entire RoW and measurement from centerline

-add square feet label to plat label

-properly label owner certificate/legal description section, also add current owner info to the legal description

-title block should be enlarged to be more prominent on plat, also structure should be consistent with what is outlined in the final plat checklist(e.g add lot and block designation, description should say being a 15.003 addition to....., then add survey/abstract name)

-add owner dedication with dedication statement and owner signature box

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: 7/14/2026 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.

HOLD - 7/14/2026 (JB)

Site does not have access without approval or construction of streets.

Option 1) Get permission from the county to use Susan Kay (Listed as Velda Kay on the plat)

Option 2) TXDOT to build the service road. Please contact TXDOT for their timeline of improvements.

Option 3) IF ROW exists, build Bates Aston from Avondale Haslet to the southern edge of your frontage.

HOLD 7/14/2026 (JB)

Please add or update the below plat face comments.

- 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."
- Sidewalk and Streetlight Note: A note shall be placed on the final plat stating: "Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards."
- Parkway Permit Note: Place a note on the final plat that states: "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."

HOLD 7/14/2026 (JB)

TXDOT related comments

- TxDOT Permit Final Plats- TxDOT permit is required for work in and along State ROW. Street connections to TxDOT ROW are contingent upon TxDOT approval. TxDOT approval required for any proposed interchanges and/or driveway access to TxDOT facilities. Upload TxDOT permit to Accela.
- TxDOT Facility Access Final Plat Note - Place a note on the final plat that states: "Direct access to [US 287 and frontage] is restricted to those locations that have been reviewed and approved by TXDOT."

HOLD 7/14/2026 (JB)

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

HOLD 7/14/2026 (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.
- 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.

HOLD 7/14/26 (JB)

Waiver required to not extend Susan Kay (Velda Kay 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: 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 07/15/26 PP - DS-26-0107 under review. Additional plat comments/holds may appear from study review.

0805 – IPRC – Construction of public infrastructure shall require submittal of construction plans for review through the Infrastructure Plan Review Center (IPRC). These plans will be reviewed for conformance with the City stormwater criteria and consistency with the accepted Drainage Study.

Reference: Section 2.2.7, 2024 CFW Stormwater Criteria Manual

HOLD 07/15/26 PP - Additional plat comments/holds may appear from IPRC review.

0811 – Floodplain Delineation - Delineate the effective FEMA floodplain, as determined by the Flood Insurance Rate Map (FIRM) or an approved Letter of Map Revision (LOMR), as appropriate. FEMA Floodplain is to be drawn and labeled with zone, panel and map date information or with zone, LOMR case number and date, as appropriate.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth and Section 3.11, 2024 CFW Stormwater Criteria Manual

HOLD 07/15/26 PP -

0812 – Floodplain Easements: Delineation {SDS} - Floodplain easement is to encompass the measured water surface elevation of the 100 year frequency precipitation event under ultimate development conditions, plus an additional 10' horizontal buffer on each side.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth and Section 3.11, 2024 CFW Stormwater Criteria Manual

HOLD 07/15/26 PP -

0813 – Floodplain Easements: Bearing and Distances {SDS} - Drainage/floodplain easements shall be determined by bearings & distances (B & D) descriptions on the final plat.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth

HOLD 07/15/26 PP -

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 07/15/26 PP -

0816 – Maintenance Note - A Floodplain/Floodway/Drainageway Maintenance Note from the Plan Commission Rules and Regulations must be placed on the final plat.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth

HOLD 07/15/26 PP -

0817 – Floodplain Restriction Note

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth

HOLD 07/15/26 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 07/15/26 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 07/15/26 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 B
- 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: Mary Jordan

Email: Mary.Jordan@fortworthtexas.gov

Phone: 817-392-7869

1. Zoning & land Use

Lynn Jordan

Lynn.Jordan@fortworthtexas.gov

FYI: Property is zoned "I" Light Industrial and "PD918" Planned Development for all uses in "I" Light Industrial plus indoor gun range; site plan approved. A rezoning would be required for the PD if a gun range isn't proposed.

Review

Reviewer: Eric Guzman-Alvarez

Email: Eric.Guzman-Alvarez@fortworthtexas.gov

Phone:

1. ****Water Planning Comments****

Plat case review Performed On: 6/24/2026

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

Please refrain from emailing Water Planning 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.

1. HOLD 6/24/2026 (EGA) Needs Approved Studies WUR-26-00092 & 93

2. >>>> 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: 7/14/26

Anthony Vallejo | anthony.vallejo@fortworthtexas.gov | 817-392-7815

DSWS@fortworthtexas.gov

HOLD – Water Extension is required for every proposed lot to the end of the lot line per city-accepted construction plans. provide a community facilities agreement (CFA) or miscellaneous project (MP) for water improvement. No water/sewer on the side or back of lots per Subdivision Ordinance §31-81 (water & sewer design §3.3.1).

HOLD – Sewer Extension is required to every proposed lot to the end of the lot line per city-accepted construction plans. Provide a community facilities agreement (CFA) or miscellaneous project (MP) for sewer improvement. No water/sewer on the side or back of lots per Subdivision Ordinance §31-81 (Water & Sewer Design §3.3.1).

HOLD – Provide adequate water/sewer exclusive easements to match city-accepted construction plans.

HOLD - Revise Water / Wastewater Impact Fee Statement to read as follows:

"The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system. "

HOLD - 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 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-26-151

Wadan Li Subdivision

Alexander Johnson, Planner II
CPC Meeting July 30, 2026

FS-26-151

Plat Summary Details

Plat Name: Wadan Li Subdivision

Plat Description: 1 Commercial Lot

Size: 101,253 sq ft (15.003 Acres)

Owner/Applicant: Wadan LLC (Nazeef Malik)

Consultant/Applicant: Urban Infrastructure
Group(Cameron Kimball)

Number of Waivers: 1

DRC Recommendation: Approval of the requested
waiver to Section 31-102(b)(2) of the
Subdivision Ordinance

Public Hearing Notification Date: July 16, 2026



FS-26-151

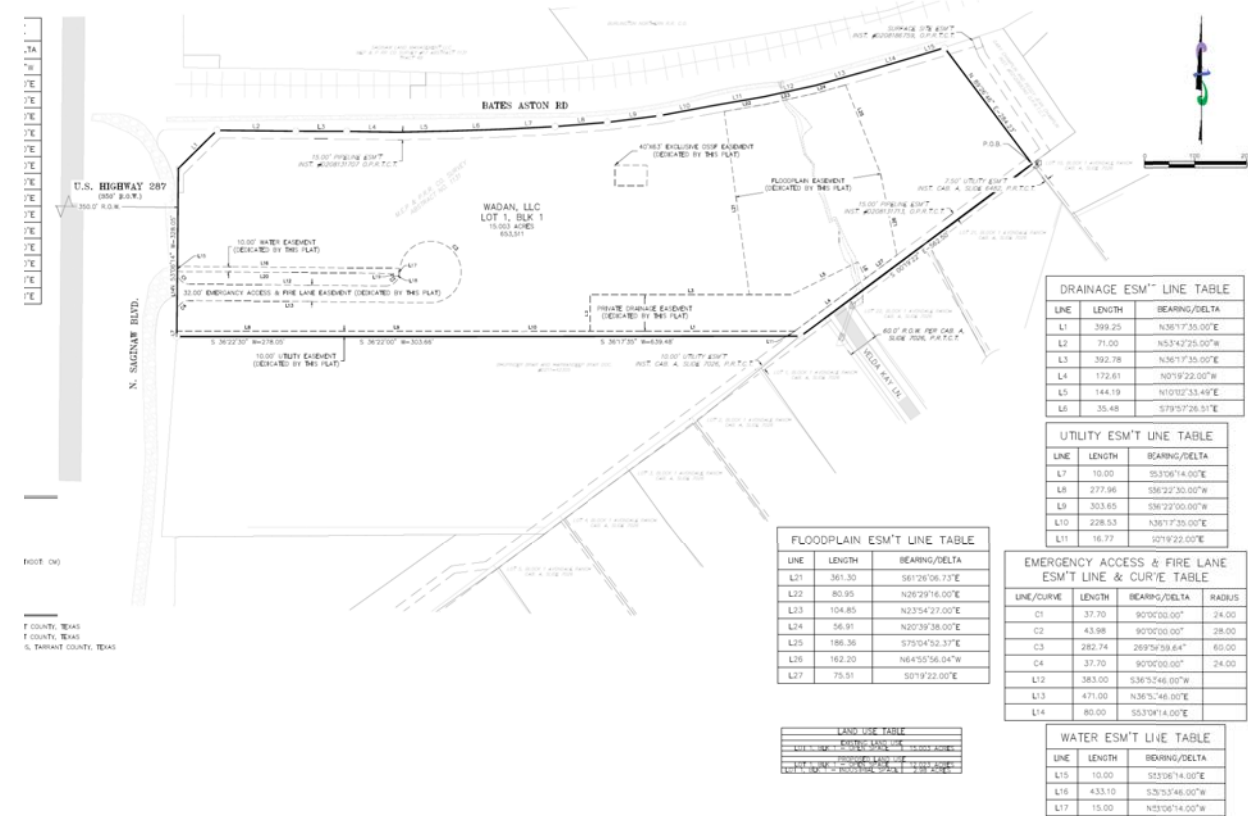
Plat Map Details

Address: 12750 NW HWY 287

Plat Description: Being a 15.003 acre addition to the City of Fort Worth, in the M.E.P. & P.R.R. Survey A- 1131, City of Fort Worth, Tarrant County, Texas.

Access: Hwy. 287 frontage road (To be improved)

Type of Development: Industrial
Existing Site Condition: Outdoor Storage/Vacant



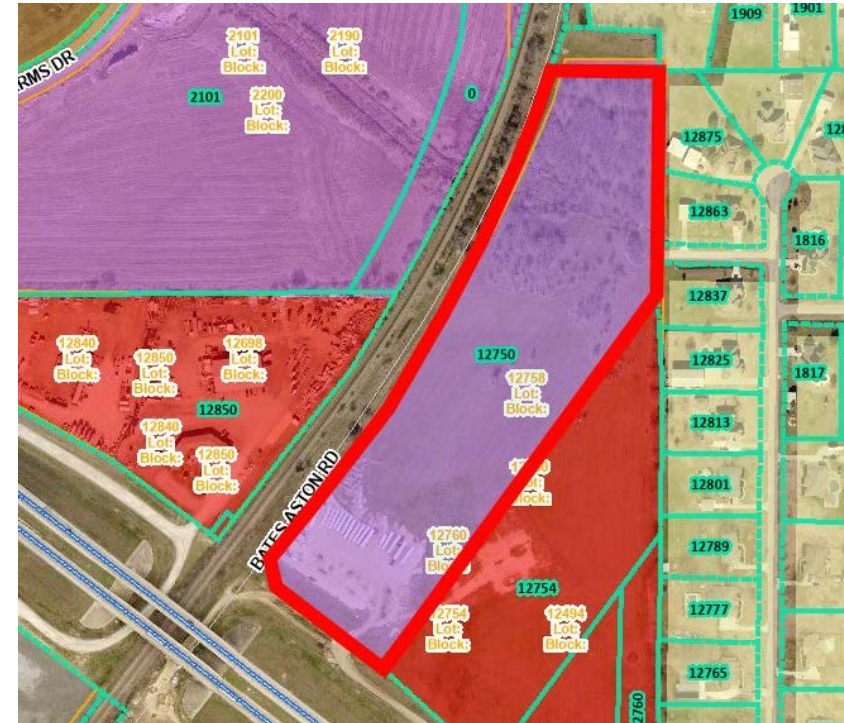
FS-26-151

Zoning and Future Land Use Details

- **Current Zoning** - "I" Light Industrial and PD "I" Planned Development for all uses in Light Industrial plus indoor shooting range.
- **Proposed Zoning** - No Change
- **Adjacent Zoning** - "AG" Agriculture, PD "I" Light industrial, and ETJ
- **Overlay Districts** - N/A



- **Future Land Use** - Light Industrial
- **Adjacent FLU** - Light industrial, General Commercial, and Rural Residential



Site Conditions

Hwy 287 Frontage Road

Susan Kay Lane



FS-26-151

DRC Recommendation

DRC recommends:

(1) Approval of a waiver to Section 31-102(b)(2) of the Subdivision Ordinance to not require the extension of Susan Kay Lane to the plat boundary and; (2) Conditional approval of the final plat upon meeting the comments in the staff report

PP-26-024 Pioneer Point Crossing Waiver Request Section 31-102(b)(2) 9 Commercial Lots, Council District 7.

Being a 20.2821 acre addition to the City of Fort Worth, Tarrant County, Texas, situated in the Robert Whitley Survey, Abstract No. 1672 located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Bailey Boswell Road, south of Blacksmith Avenue, east of Boat Club Road and west of General Store Way.

GENERAL INFORMATION

A. APPLICANT

- | | |
|-----------------------------|----------------------------------|
| 1. Owner / Applicant | Steve Gregory (Malouf Interests) |
| 2. Consultant / Agent | Kimley Horn (Megan Eddington) |

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- | | |
|--|--|
| 1. Current Zoning | "A-5" Residential |
| 2. Proposed Zoning | No Change |
| 3. Comprehensive Plan Future Land Use | General Commercial |
| 4. Public Hearing Notification Mailing Date | July 16, 2026 |
| 5. Development Services Department Case Coordinator..... | Paul Rodriguez |
| 6. Organizations Courtesy Notified..... | Northwest Fort Worth Neighborhood Alliance, Highlands HOA, Club Villa Estates HOA, Lake Country POA, Hills of Lake Country POA, Boswell Ranch Estates HOA, Streams and Valleys Inc, Trinity Habitat for Humanity, Eagle Mountain-Saginaw ISD |

C. SERVICE DISTRICTS

- | | |
|--|----------------------------|
| 1. School ISD..... | Eagle Mountain-Saginaw 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 proposed preliminary plat is a subdivision containing 9-lot commercial lots. The development is planning to take access from a proposed public access easement that connects to Boat Club Road. In addition, this development does not intend to connect to the development to the north via Butter Churn Drive.

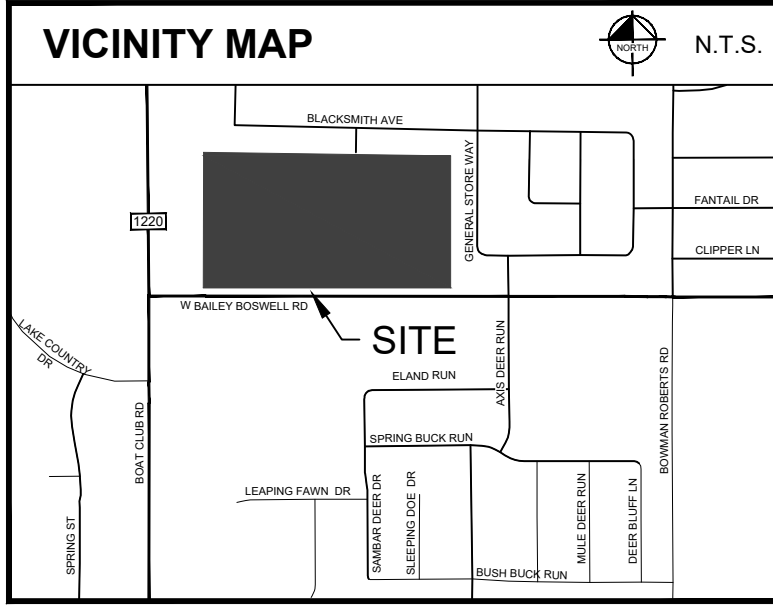
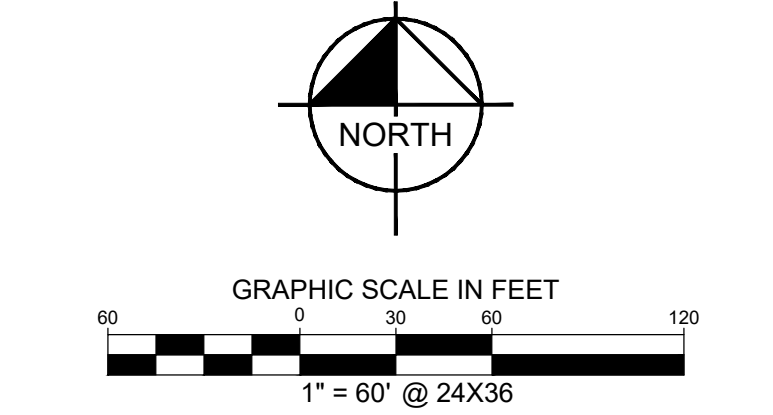
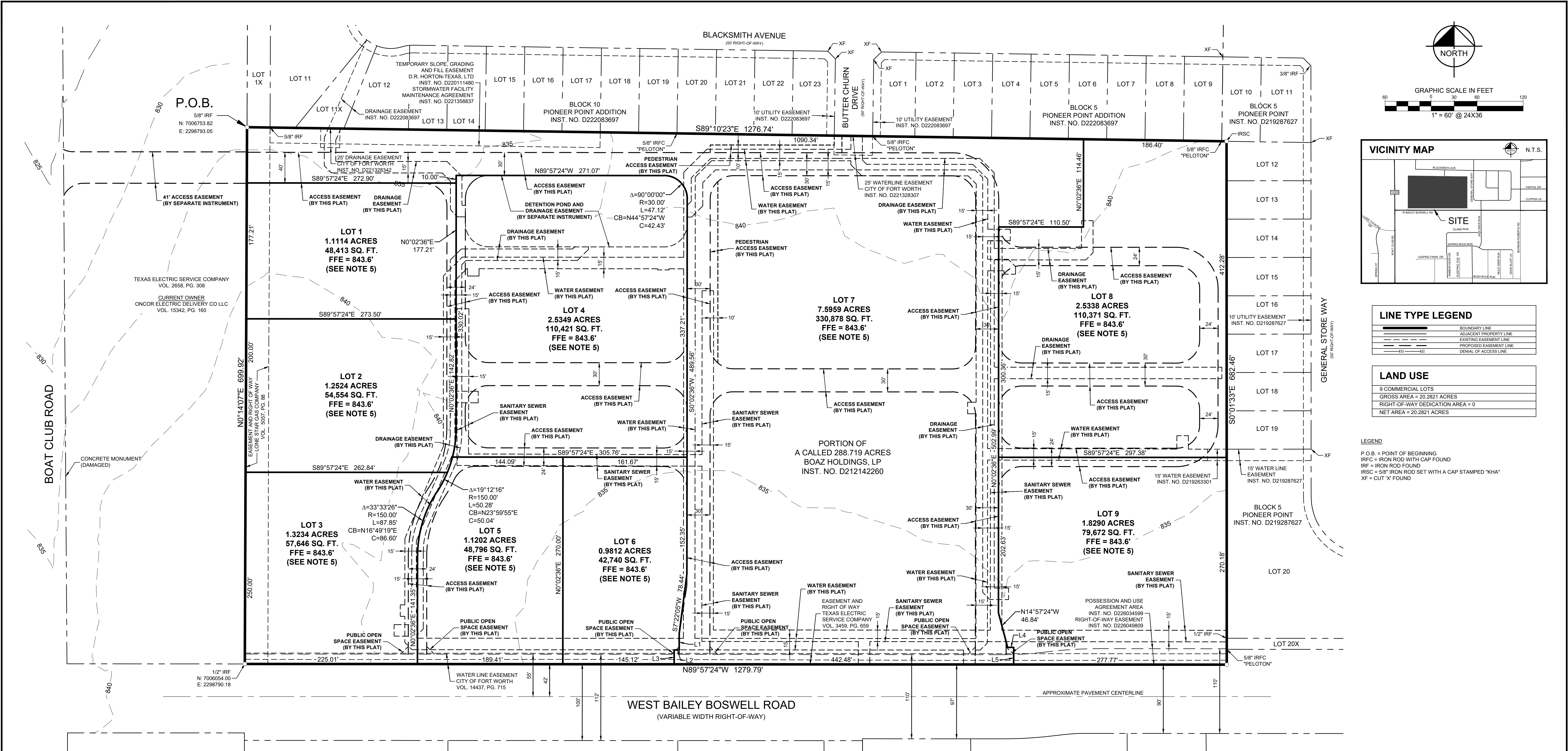
The Subdivision Ordinance in Section 31-102 (b)(2) states, "Local and collector streets shall be extended to the tract boundary to provide future connection with adjoining unplatted lands." This proposed preliminary plat shows no connection to Butter Churn Drive. The concept plan that was submitted shows a proposed grocery store located immediately adjacent to the Butter Churn Drive stubout. When this grocery store gets built, there will be 18-wheeler trucks driving through and parked for deliveries in the the

area where a potential connection to Butter Churn Drive could have been. If a connection were to be made via the Butter Churn Drive stub out, then there would be pedestrians and drivers combined with the 18-wheeler delivery trucks all concentrated in that one area. This would make for a very hectic and stressful situation for all involved. This is why not connecting to Butter Churn Drive is a better option.

Therefore, City Plan Commission action is required to approve the waiver to Section 31-102 (b)(2) and allow for this development to not have to connect to the Butter Churn Drive stub out to the north.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of a waiver to Section 31-102(b)(2) of the Subdivision Ordinance to not require the extension of Butter Churn Drive through the plat and; 2) Conditional approval of the final plat upon meeting the comments in the staff report.



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

LAND USE

9 COMMERCIAL LOTS
GROSS AREA = 20.2821 ACRES
RIGHT-OF-WAY DEDICATION AREA = 0
NET AREA = 20.2821 ACRES

LEGEND

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

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 02/13/2026 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.
- The purpose of this plat is to create nine 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.
- Proposed Finished Floor Elevations are subject to change with final drainage study.

FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0045L, for Tarrant County, Texas and incorporated areas, dated March 21, 2019, this property is not located within Special Flood Hazard Area (SFHA).

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.

PRELIMINARY PLAT
LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9
BLOCK 1
PIONEER POINT CROSSING
20.2821 ACRES
ROBERT WHITLEY SURVEY,
ABSTRACT No. 1672
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

CASE NO. PP-26-024

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SB	JDW	6/24/2026	064405918	1 OF 2

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
JOSHUA D. WARGO, RPLS
TEL. NO. 817-335-6511
josh.wargo@kimley-horn.com

OWNER
BOAZ HOLDINGS, LP
8877 Boat Club Road
Fort Worth, Texas 76179

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 I 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.

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 be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped 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.

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".

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.

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required but the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior points of the building, without regards to intervening structures or objects.

RESIDENTIAL DRIVEWAY ACCESS LIMITATION

Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:
a. Rear entry access shall be provided from an abutting side or rear alley or
b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

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.

CONVEYANCE PLAT LIMITATIONS

This Conveyance Plat shall not convey any rights to development, or guarantee of public utilities, public or private access, or issuance of addressing and permits, without compliance with all subdivision rules and regulations and the approval and recording of a Final 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.

PRV NOTE

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS BOAZ HOLDINGS, LP is the owner of a 20.2821 acre (883,489 square foot) tract of land situated in the Robert Whitley Survey, Abstract No. 1672, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 288.719 acre tract of land described in Special Warranty Deed to Boaz Holdings, LP, recorded in Instrument No. D212142260, Official Public Records, Tarrant County, Texas, said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of Lot 1X, Block 10, Pioneer Point Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D222083697, Plat Records, Tarrant County, Texas;

THENCE South 89°10'23" East, along the south line of said Block 10, a distance of 1,276.74 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the northwest corner of Lot 12, Block 5, Pioneer Point, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D219287627, said Plat Records;

THENCE South 00°01'33" East, along the west line of said Block 5 of Pioneer Point, a distance of 682.46 feet to a point for corner being in the north right-of-way line of West Bailey Boswell Road, and being in the south line of the said called 288.719 acre tract;

THENCE North 89°57'24" West, along the said north right-of-way line, and along the said south line, a distance of 1,279.79 feet to a 1/2-inch iron rod found for corner;

THENCE North 00°14'07" East, departing the said north right-of-way line of West Bailey Boswell Road, and along the west line of the said called 288.719 acre tract, a distance of 699.92 feet to the POINT OF BEGINNING and containing 883,489 square feet or 20.2821 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that Boaz Holdings, LP does hereby adopt this plat as PIONEER POINT CROSSING, 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, except the easements granted by a separate instrument or indicated as private easements. The Owner reserves the right to use and enjoy the surface of the easement areas for all purposes that do no interfere or interrupt the use of said easement areas for utilities; including, but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways or sidewalks, landscaping and/or lighting.

Executed this the ____ day of _____, 2026.

BY: Boaz Holdings, LP

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

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, 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 02/13/2026 and that all comers 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

Joshua D. Wargo
Registered Professional Land Surveyor
No. 6391

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
JOSHUA D. WARGO, RPLS
TEL. NO. 817-335-6511
josh.wargo@kimley-horn.com

OWNER
BOAZ HOLDINGS, LP
8877 Boat Club Road
Fort Worth, Texas 76179

PRELIMINARY PLAT
LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9
BLOCK 1
PIONEER POINT CROSSING
20.2821 ACRES
ROBERT WHITLEY SURVEY,
ABSTRACT No. 1672
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

CASE NO. PP-26-024

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SB	JDW	6/24/2026	064405918	2 OF 2



June 24, 2026

Caroline Cranz, Chair
City Plan Commission
City of Fort Worth
100 Fort Worth Trail
Fort Worth, TX 76102

RE: *Boat Club Landing Retail Development – Waiver Request*

Dear Chair Cranz,

We respectfully submit this letter to formally request a waiver from the requirements of Section 31-102(b)(2) of the City of Fort Worth Subdivision Ordinance. This section requires that subdivisions shall be designed to connect to adjacent existing stub-out streets.

We are requesting a waiver to not extend Butter Churn Drive through the subject development, as it is a low-volume neighborhood drive and would not be compatible as a direct connection to a grocer-anchored retail center. We believe such a connection would generate non-local traffic through the neighborhood and introduce traffic volumes inconsistent with the intended function of Butter Churn Drive and other subsequent neighborhood roads within the single-family subdivision.

We have worked closely with the City's Transportation staff, who have expressed conditional support for this variance due to the proposed development plans, unique circumstances, and site conditions.

We appreciate the City's continued support of this project. If you need anything further to evaluate our request, please feel free to contact Blaze Bownds (blaze.bownds@kimley-horn.com).

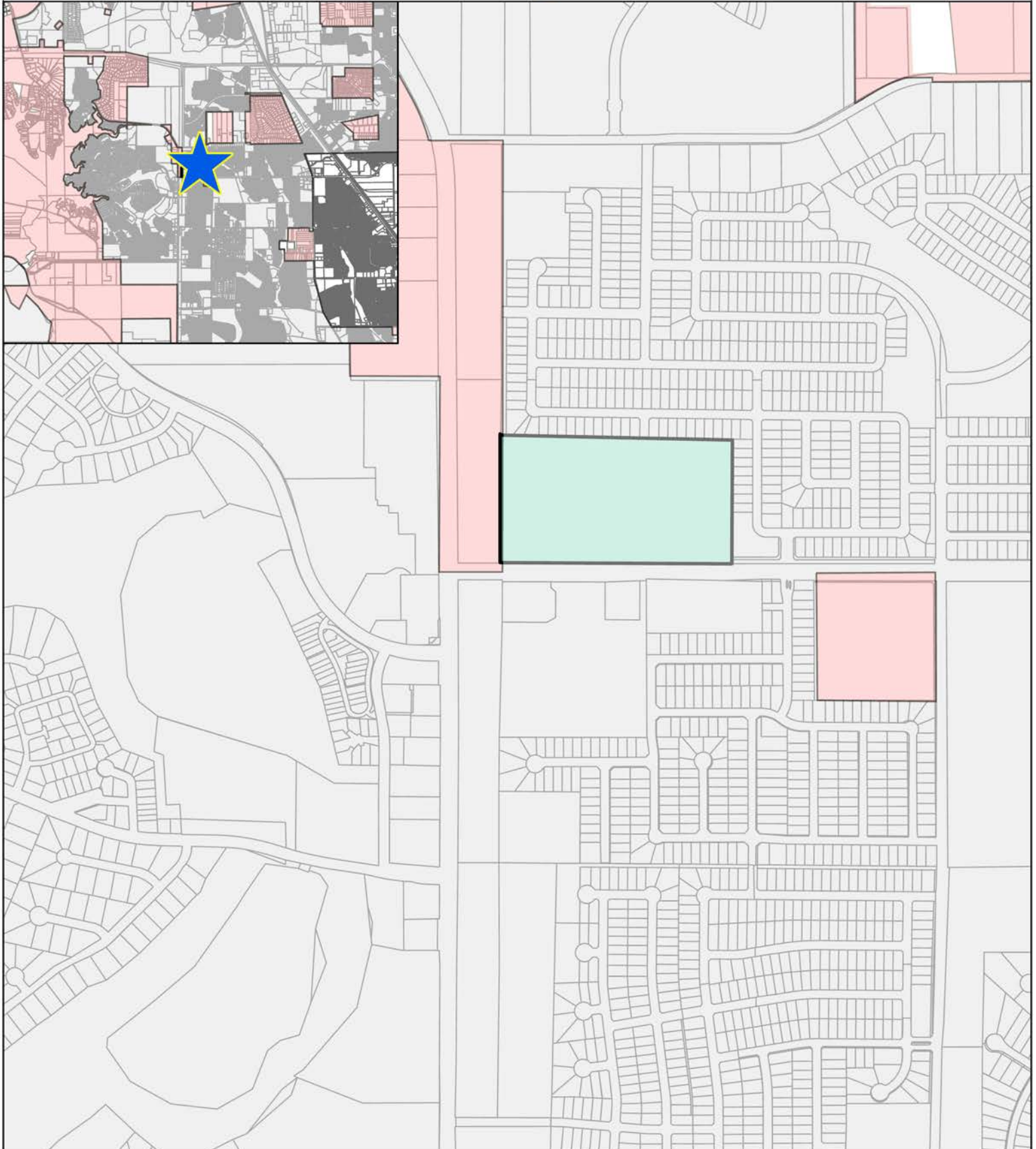
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Blaze L. Bownds".

Blaze L. Bownds, P.E.
Project Manager

Cc: Steve Gregory – Malouf Interests Inc.
 Matt MacConnell – Malouf Interests Inc.
 Megan Eddington, EIT – Kimley-Horn



Preliminary Plat

 ETJ	 SUBJECT PROPERTY
 CITY LIMIT PARCELS	 City Limit Boundary

PP-26-024

Preliminary Plat
Pioneer Point Crossing

Paul Rodriguez, Senior Planner CPC Meeting

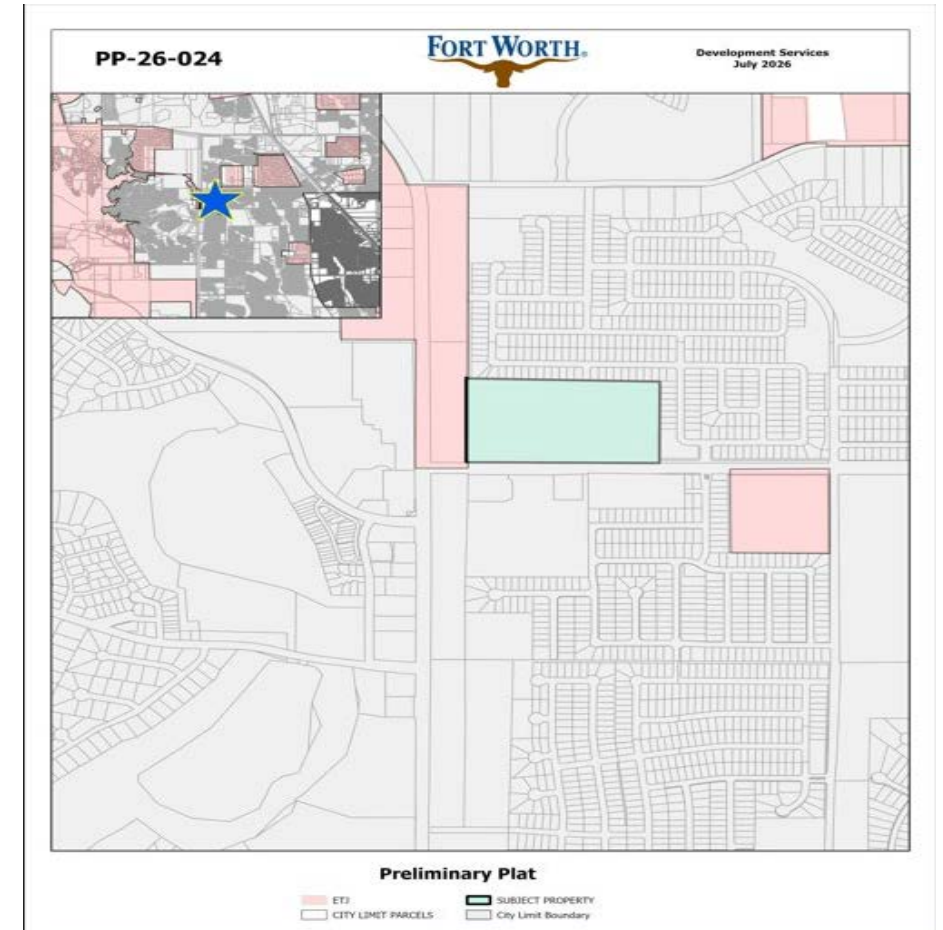


City Planning Commission

PP-26-024

Vacation Summary Details

- **Plat Name:** Pioneer Point Crossing
- **Plat Description:** Commercial Development consisting of 9 lots.
- **Size:** 20.2821 acres
- **Owner/Applicant:** Steve Gregory (Malouf Interests)
- **Consultant/Applicant:** Kimley Horn (Megan Eddington)
- **Waivers:** Section 31-102(b)(2) – Connections to adjoining development
- **CPC Requirements:** Approval of the requested waivers and conditional approval of the preliminary plat
- PH Notification Date: July 16, 2026



Waiver Request Letter

Kimley»Horn

June 24, 2026

Caroline Cranz, Chair
City Plan Commission
City of Fort Worth
100 Fort Worth Trail
Fort Worth, TX 76102

RE: **Boat Club Landing Retail Development – Waiver Request**

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We are requesting a waiver to not extend Butter Churn Drive through the subject development, as it is a low-volume neighborhood drive and would not be compatible as a direct connection to a grocer-anchored retail center. We believe such a connection would generate non-local traffic through the neighborhood and introduce traffic volumes inconsistent with the intended function of Butter Churn Drive and other subsequent neighborhood roads within the single-family subdivision.

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We appreciate the City's continued support of this project. If you need anything further to evaluate our request, please feel free to contact Blaze Bownds (blaze.bownds@kimley-horn.com).

Sincerely,

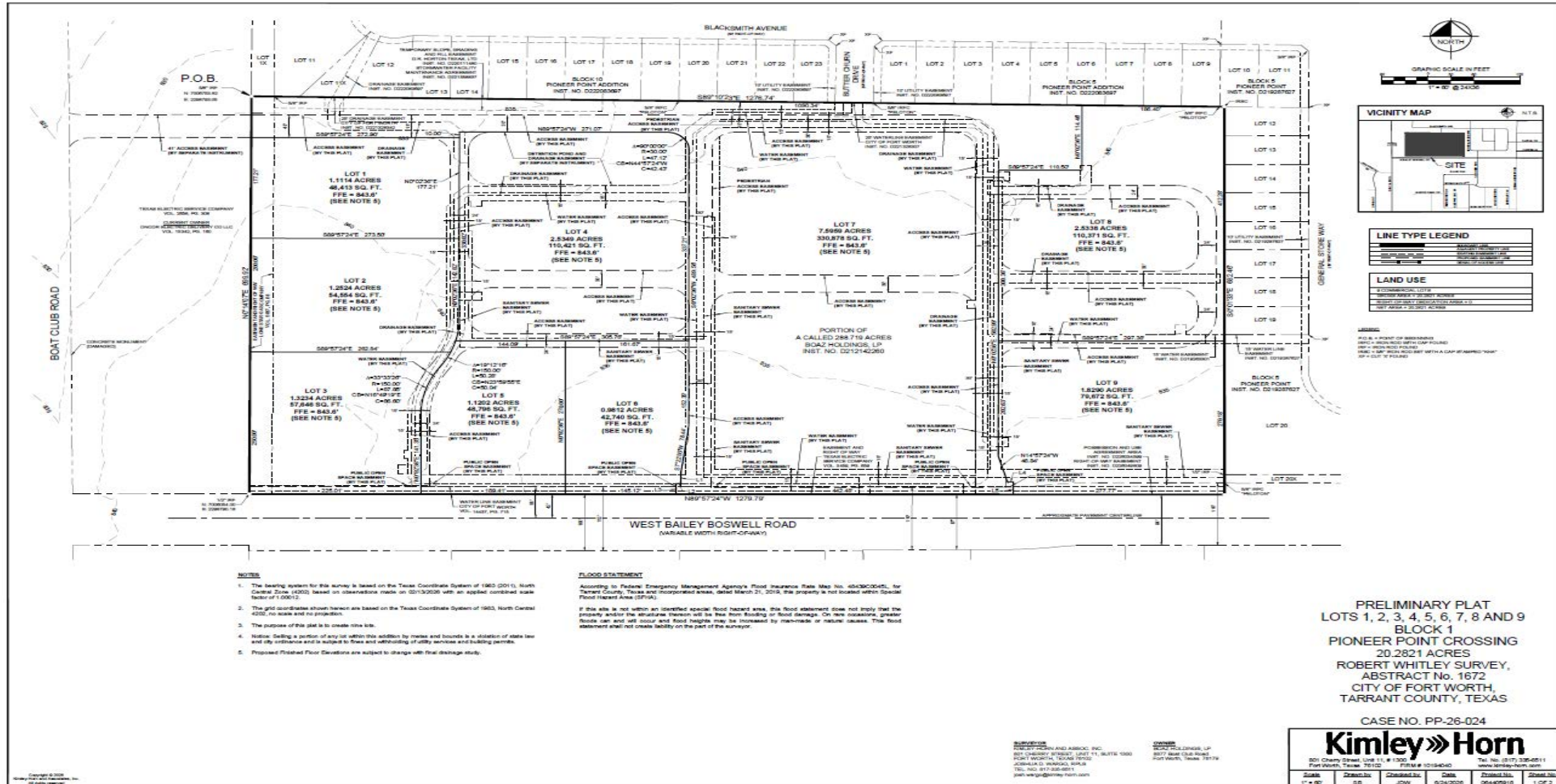
KIMLEY-HORN AND ASSOCIATES, INC.


Blaze L. Bownds, P.E.
Project Manager

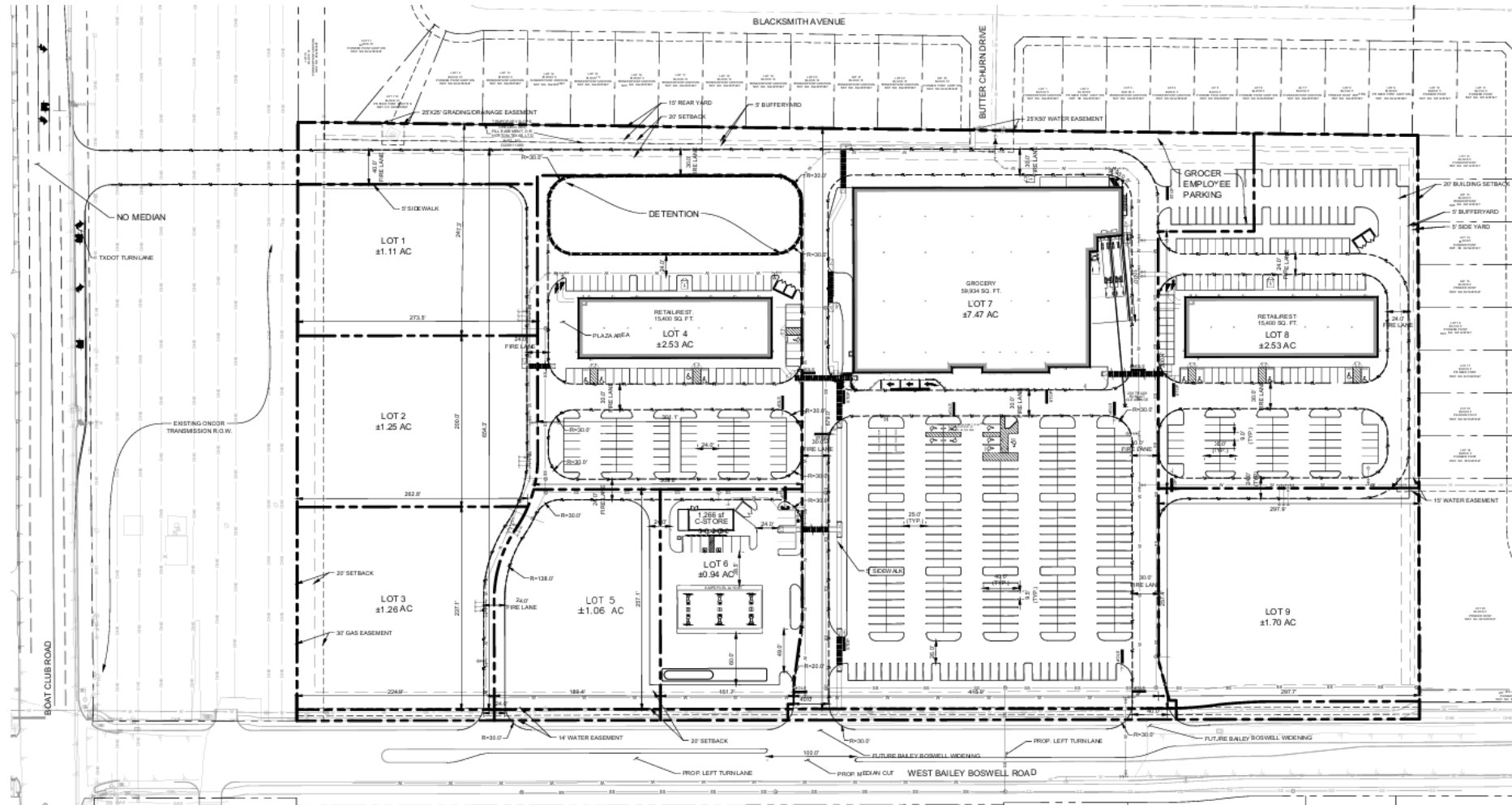
Cc: Steve Gregory – Malouf Interests Inc.
Matt MacConnell – Malouf Interests Inc.
Megan Eddington, EIT – Kimley-Horn

kimley-horn.com | 2600 N. Central Expressway, Suite 400, Richardson, TX 75080 | 214 617 0535

Proposed Preliminary Plat



Concept Plan



Aerial View



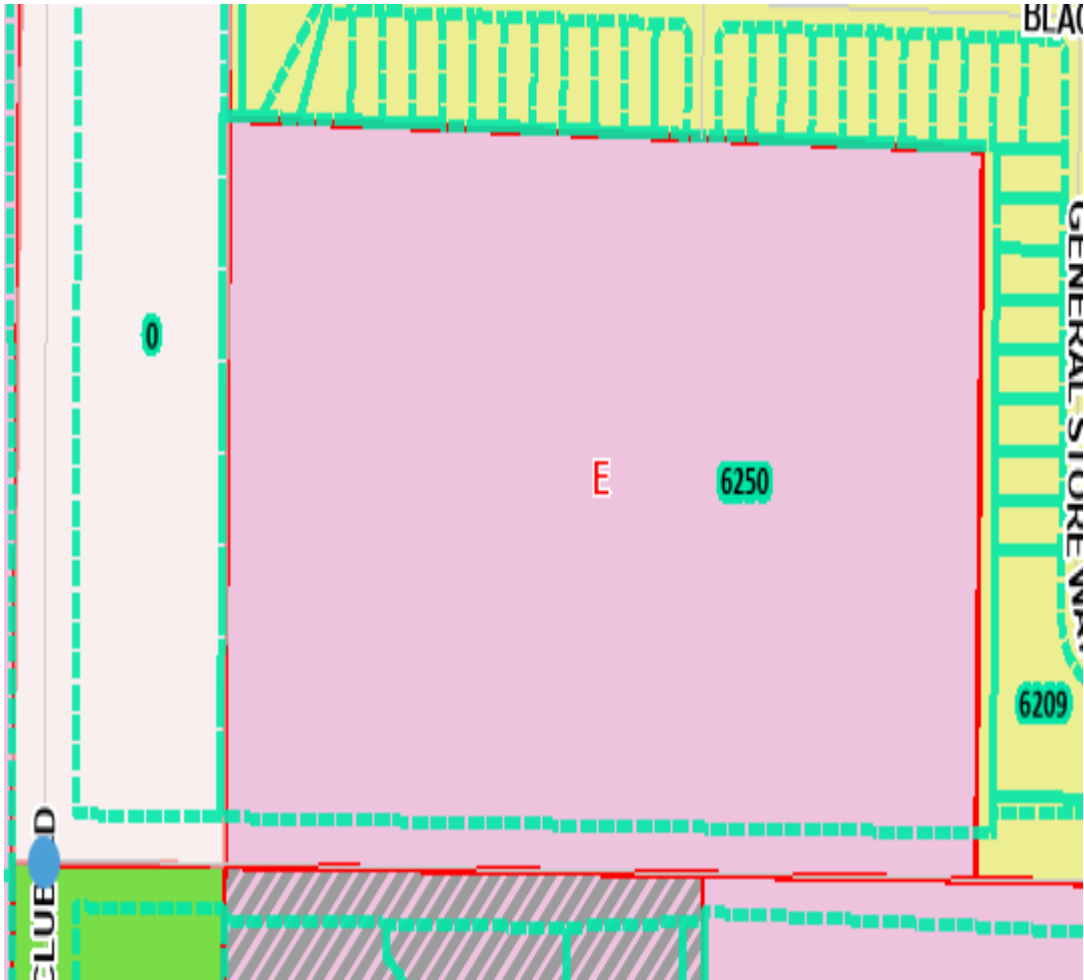
Street View (from Boat Club Rd)



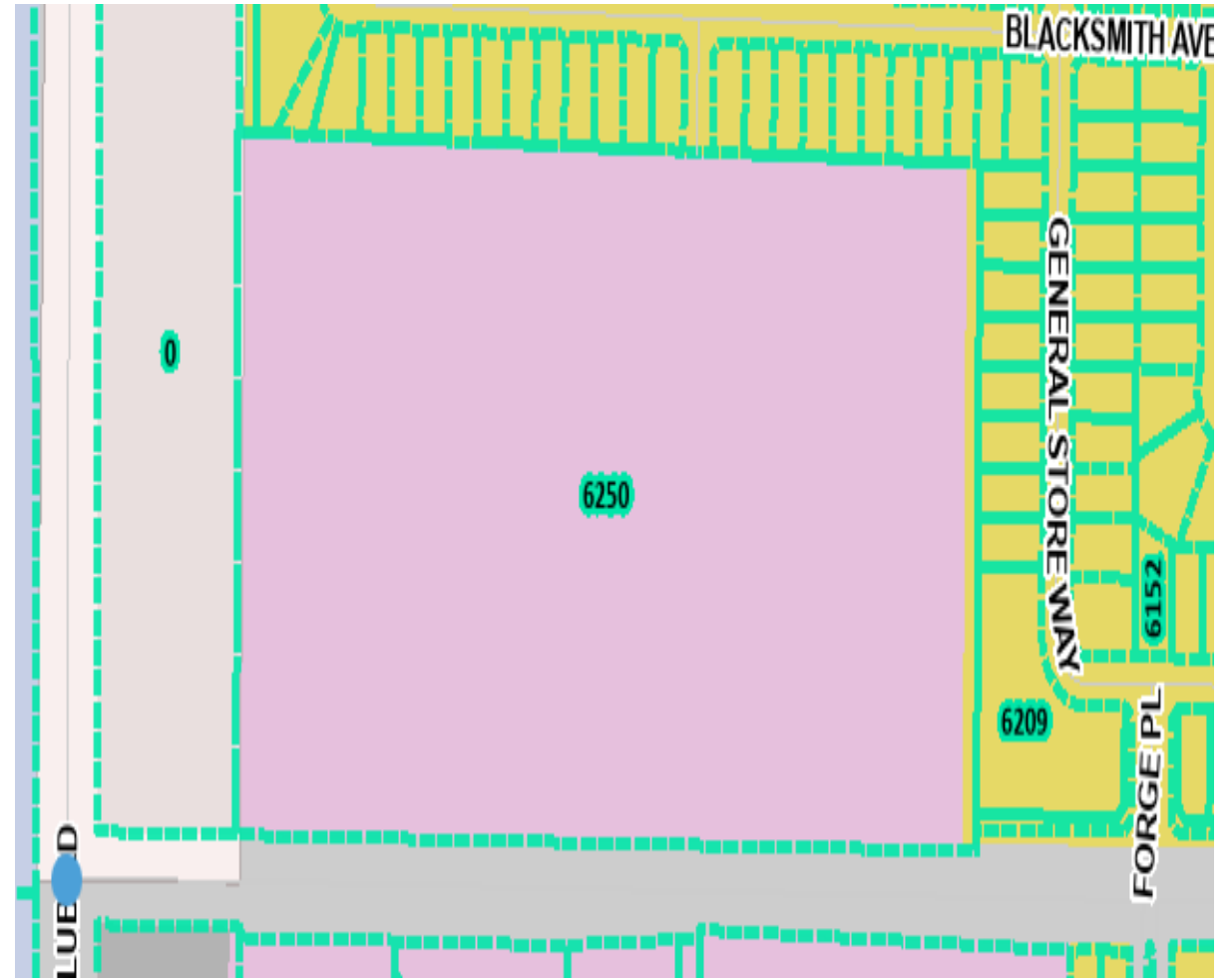
Street View (from W. Bailey Boswell Rd)



Current Zoning – E, Neighborhood Commercial



Future Land Use – Neighborhood Commercial



DRC Comments/Recommendations

- DRC recommends: 1) Approval of a waiver to Section 31-102(b)(2) of the Subdivision Ordinance to not require the extension of Butter Churn Drive through the plat and; 2) Conditional approval of the final plat upon meeting the comments in the staff report.

CPC: 07/30/2026

VA-26-012 Physical Closure of Hawks Landing Drive at Bonds Ranch Road: Council District 10.

Being the physical closure of Hawks Landing Drive at Bonds Ranch Road, as shown on plat for Emerald Park Phase 2 recorded in Cabinet A, Slide 12949, Plat Records Tarrant County Texas, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Bonds Ranch Road, east of Fossil Springs Drive and south of Ersebrook Court.

GENERAL INFORMATION

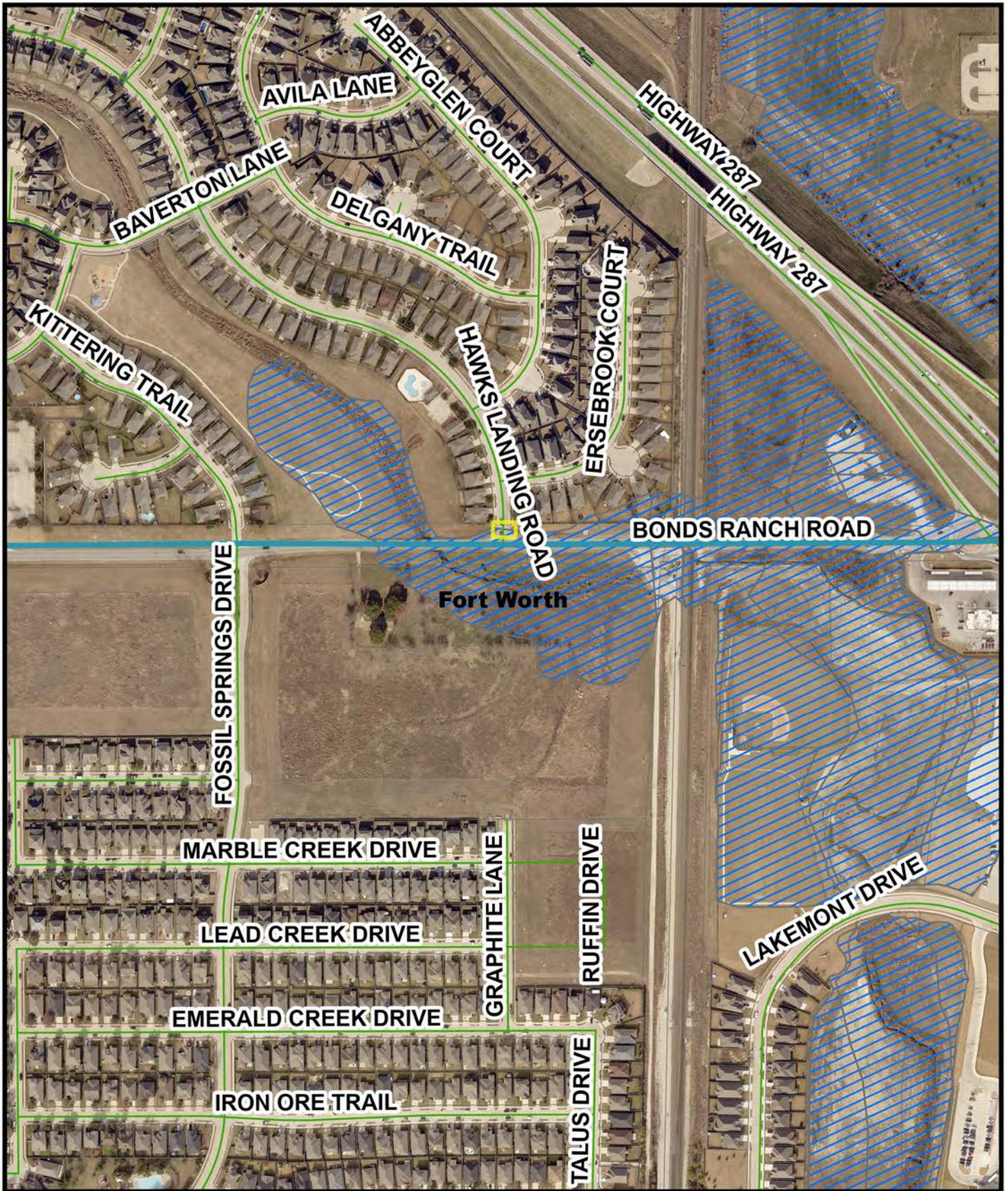
A. APPLICANT	City of Fort Worth
B. PURPOSE OF REQUEST	Physically close the intersection of Hawks Landing and Bonds Ranch Road to facilitate the grade separate crossing of the railroad tracks for Bonds Ranch Road.
C. CURRENT STATUS	
1. Improvements	Curb and Gutter
2. Apparent Condition	Paved
3. Zoning	"A-5" One Family Residential
4. Comprehensive Plan Future Land Use	Single Family Residential
5. Utilities	None
6. Case Coordinator	Alex Parks
7. Neighborhood Organizations Notified...	The Trails of Fossil Creek HOA, Dorado Ranch Owners HOA, Streams And Valleys Inc, Trinity Habitat for Humanity, Northwest ISD
D. COMMENTS AND REQUIREMENTS	

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

- 1. Traffic Circulation Analysis.** The street closure will not adversely affect area traffic circulation.

E. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

DRC Recommends: Approval of a recommendation to City Council for the physical closure of Hawks Landing at Bonds Ranch Road.



Legend

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

1:4,800



EXHIBIT "A"

CLOSURE AREA HAWKS LANDING ROAD NORTH OF WEST BONDS RANCH ROAD
CPN#106452
10701 HAWKS LANDING ROAD
HENRY ROBERTSON SURVEY, ABSTRACT No. 1259
EMERALD PARK PHASE TWO
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Being a tract of land situated in the Henry Robertson Survey, Abstract No. 1259, in the City of Fort Worth, Tarrant County, Texas, and being a portion of Hawks Landing Road, a 60 foot right of way, dedicated by plat of Emerald Park, Phase Two, recorded in Cabinet A, Slide 10538–10539, Plat Records, Tarrant County, Texas, and the right of way of West Bonds Ranch, a 120 foot right of way and being more particularly described by metes and bounds as follows;

Beginning at the Southwest corner of Block 22, Emerald Park, and addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 12949, Plat Records, Tarrant County, Texas, said point being at the intersection of the East right of way line of said Hawks Landing Road and the North right of way line of said West Bonds Ranch Road, a 120 foot right of way;

Thence South 00 deg. 01 min. 15 sec. East, a distance of 40.00 feet to a point for corner;

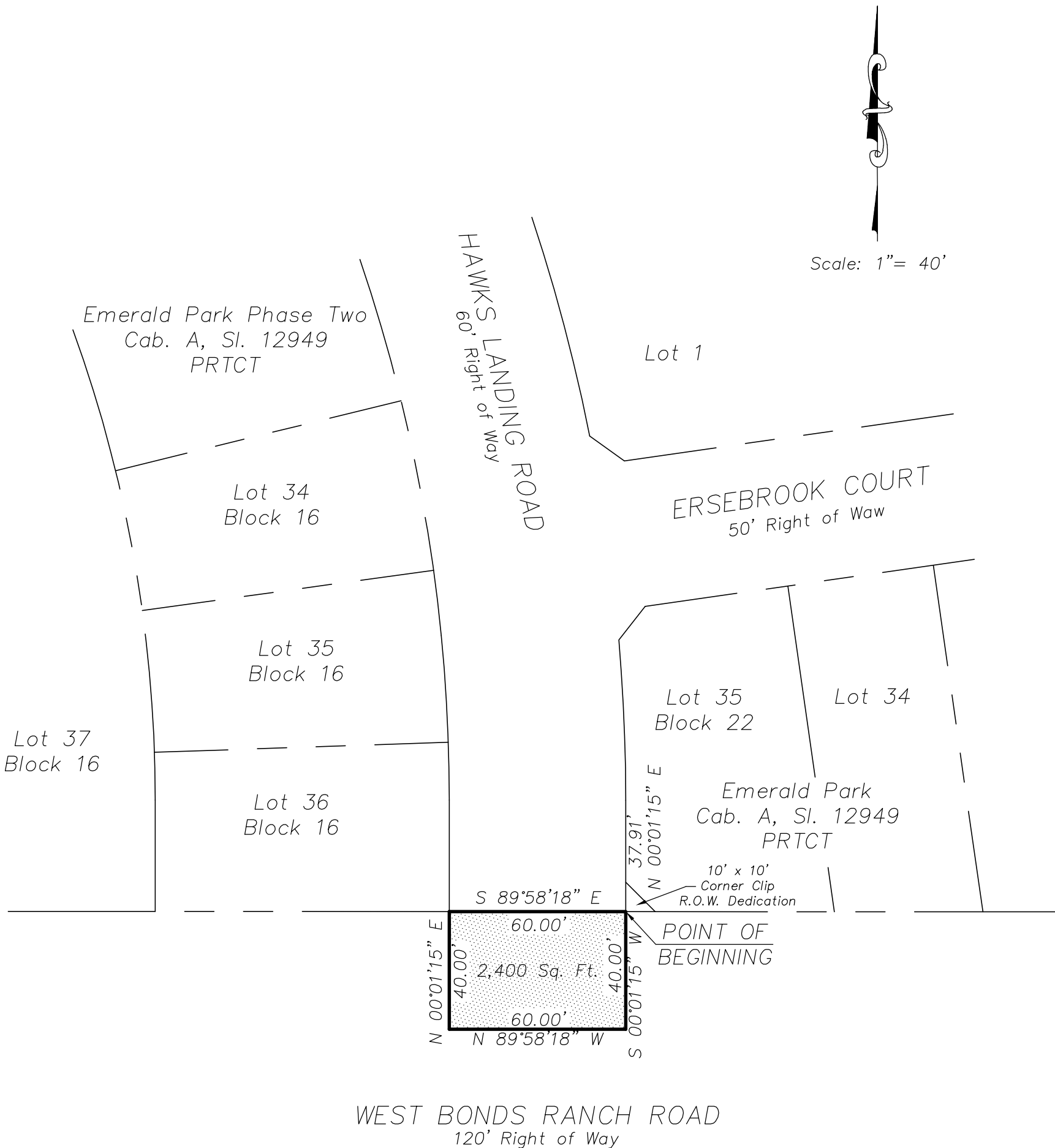
Thence North 89 deg. 58 min. 18 sec. West, a distance of 60.00 feet to a point for corner;

Thence North 00 deg. 01 min. 15 sec. West, a distance of 40.00 feet, to a point for corner, said point being the Southeast corner of said Lot 36 and being in the North line of said West Bonds Ranch Road;

Thence South 89 deg. 58 min. 18 sec. East, across said Hawks Landing Road and along the North line of said West Bonds Ranch Road a distance of 60.00 feet to the Point of Beginning, and containing 2,400 square feet more or less.

EXHIBIT " B "

CLOSURE AREA HAWKS LANDING ROAD NORTH OF WEST BONDS RANCH ROAD
CPN#106452
10701 HAWKS LANDING ROAD
HENRY ROBERTSON SURVEY, ABSTRACT NO. 1259
EMERALD PARK PHASE TWO
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



VA-26-012

Physical Closure Hawks Landing Road at Bonds Ranch Road

Alexander Parks, Senior Planner
CPC Meeting July 30, 2026

Plat Summary Details

Plat Name: Physical Closure of Hawks Landing Road at Bonds Ranch Road

Plat Description: Street Closure

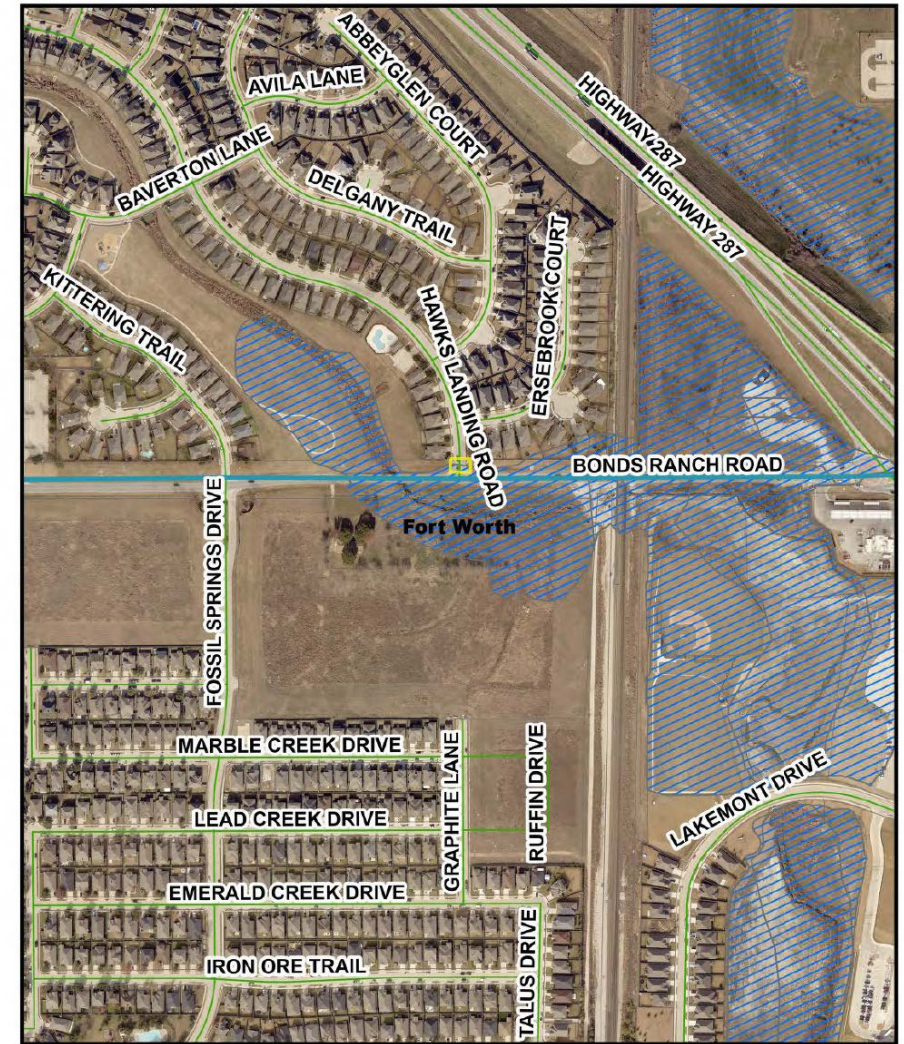
Existing Conditions: Paved, curb and gutter

Owner/Applicant: City of Fort Worth

Waivers: None

DRC Recommendation: Approval of a recommendation to the City Council for the physical closure of Hawks Landing Road at Bonds Ranch Road.

Public Hearing Notification Date: July 13, 2026



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

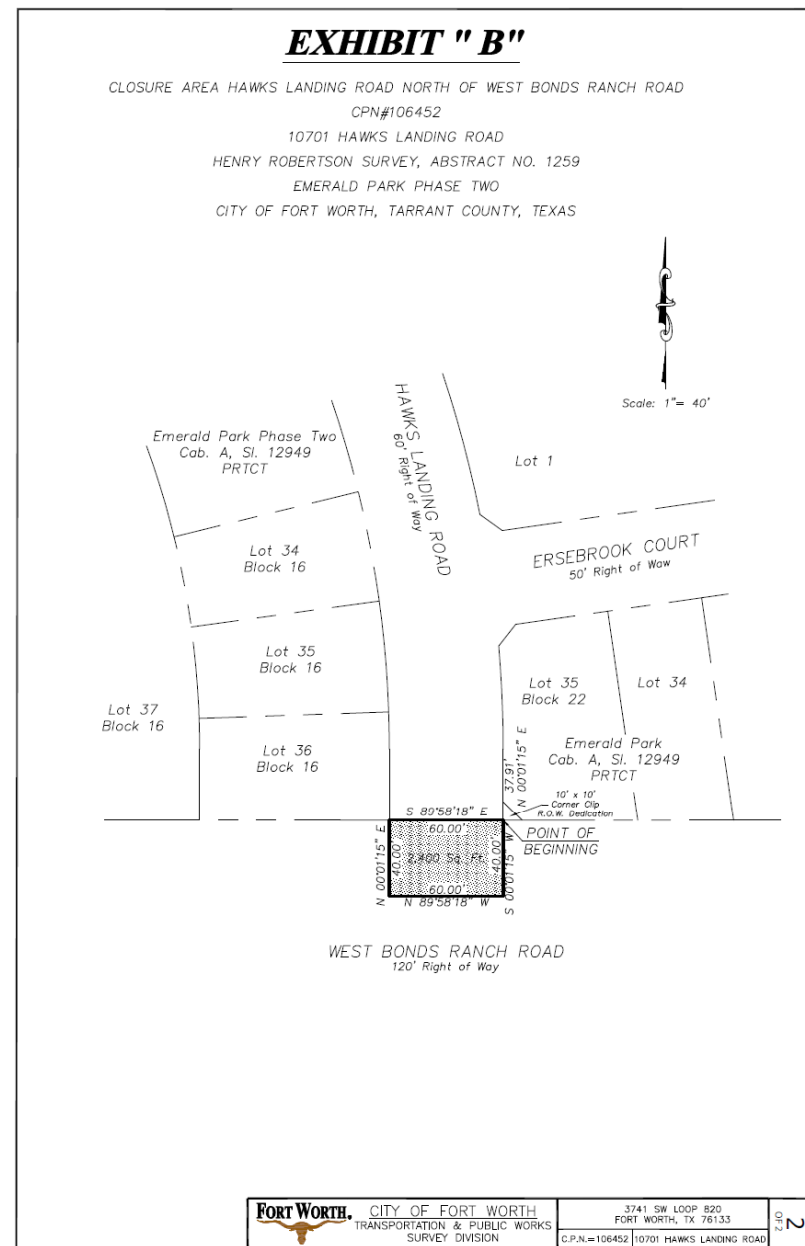
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VA-26-012

Closure Exhibit

Physically close the intersection of Hawks Landing and Bonds Ranch Road to facilitate the grade separate crossing of the railroad tracks for Bonds Ranch Road.



VA-26-012

DRC Recommendation

DRC recommends:

Approval of a recommendation to City Council for the physical closure of Hawks Landing Road at Bonds Ranch Road.

Segment 5

Bond Ranch Road Railroad Crossing

Elimination Project

City Project No. 106452

Council District 10

Alejandra (Alex) Ayala, P.E. – Project Manager

City of Fort Worth – Transportation and Public Works Department
Capital Delivery – Arterials

Mike Hobbs, P.E. – Design Engineer

GFT, Inc.

Thursday, July 23, 2026

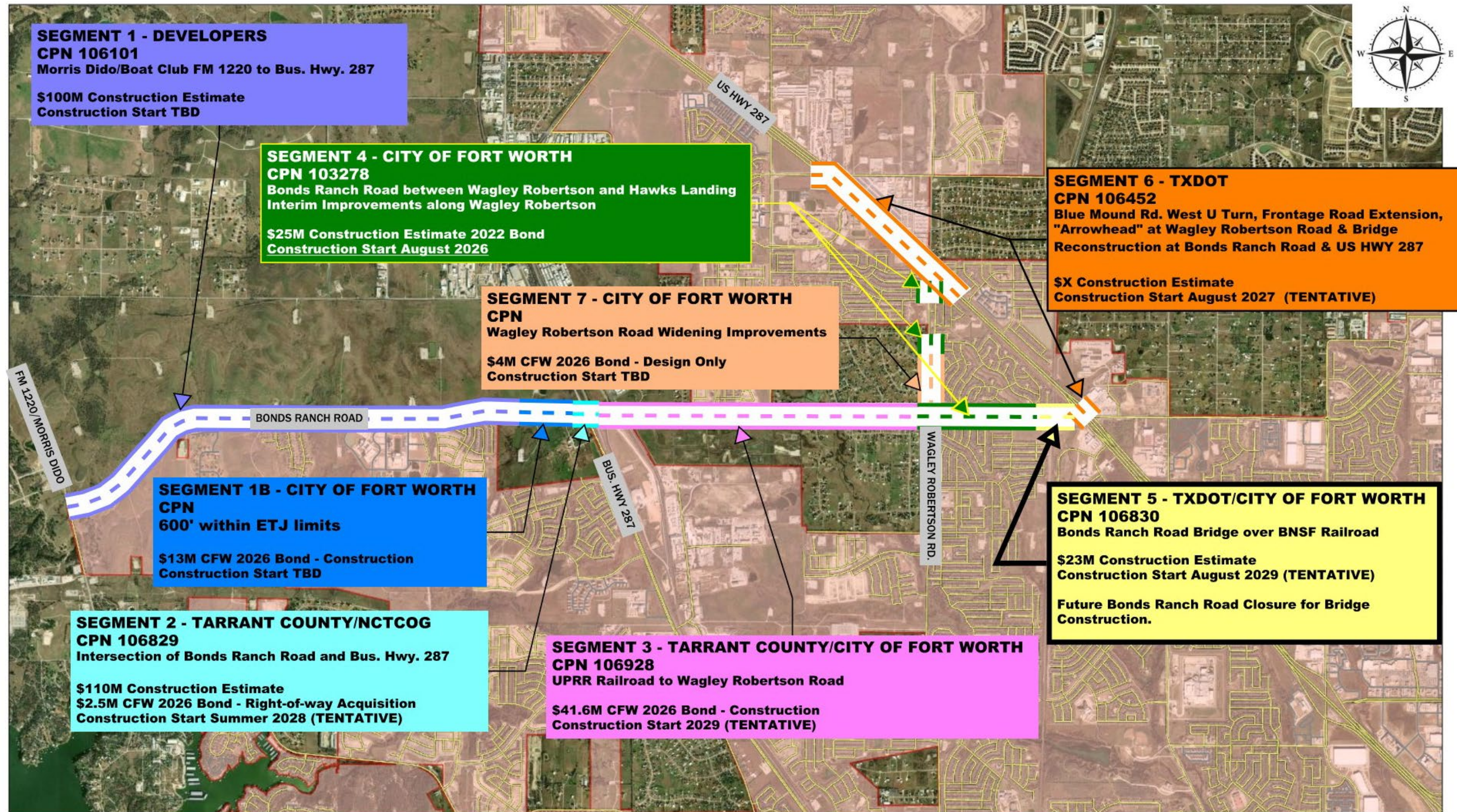


Transportation and Public Works Department



North Central Texas
Council of Governments

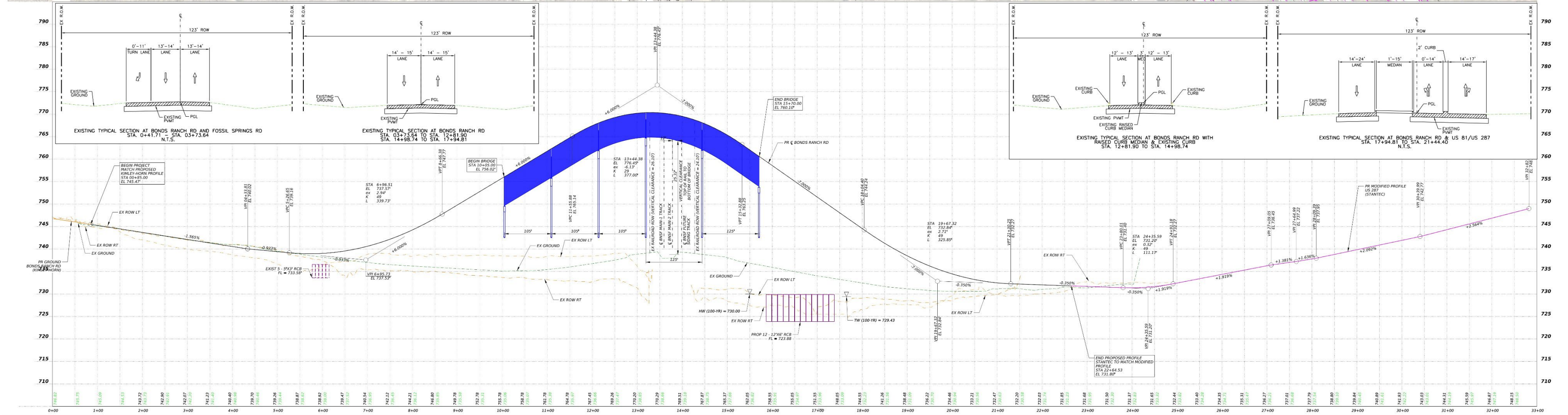
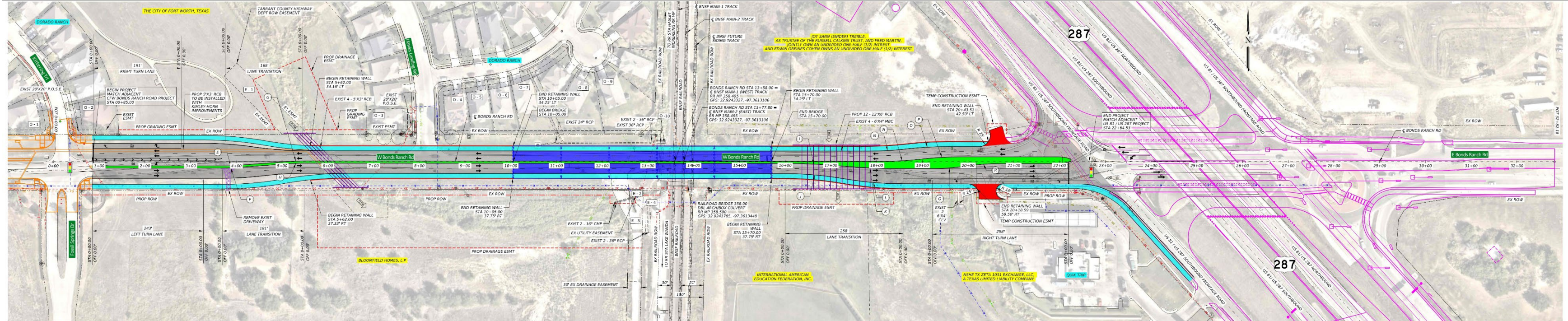
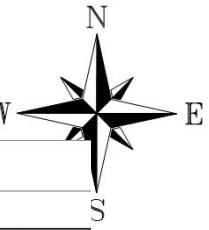
BONDS RANCH ROAD CORRIDOR IMPROVEMENTS



Transportation and Public Works Department

Bond Ranch Road RCE Bridge

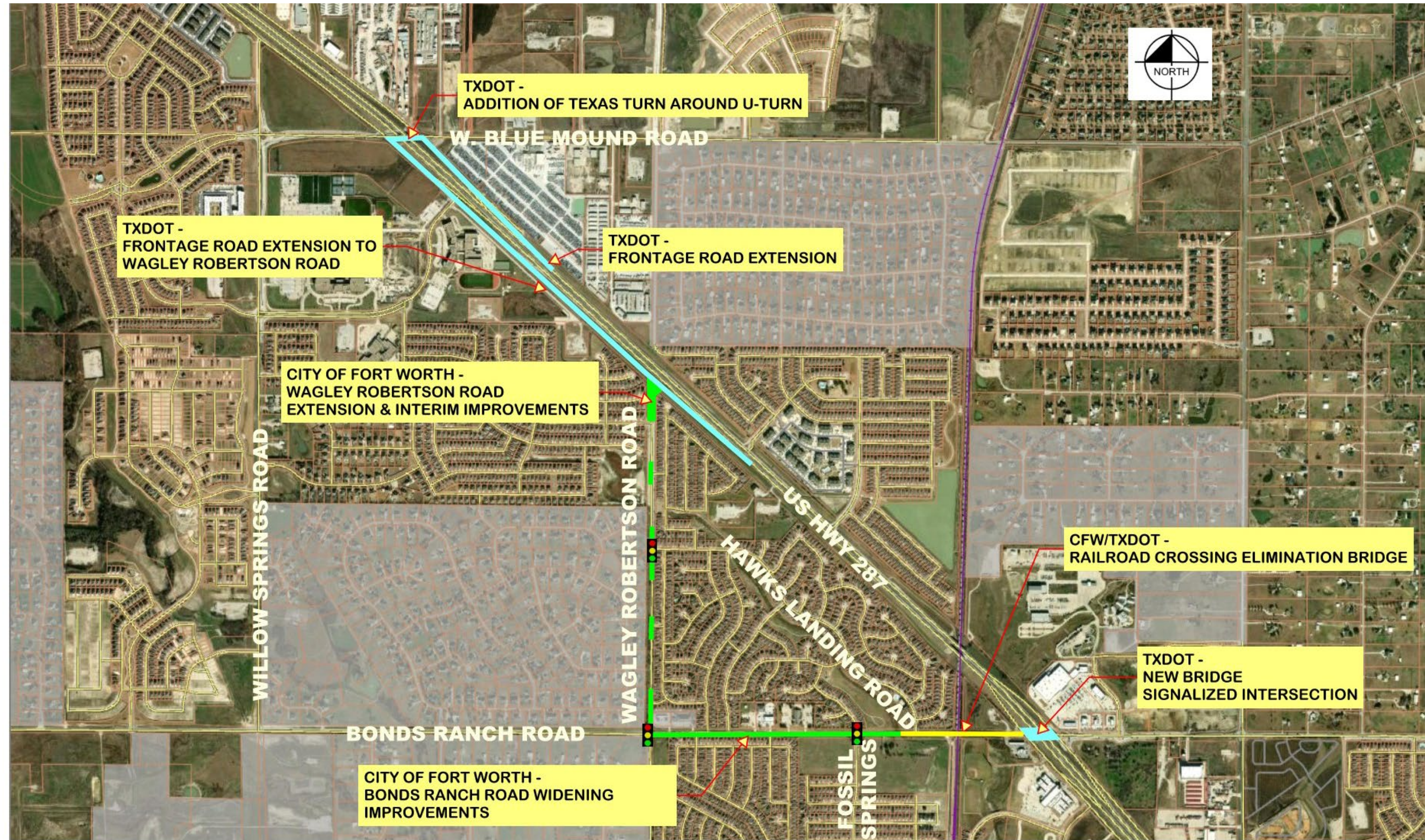
From Fossil Springs Drive/Kittering Terrace to US HWY 287



Transportation and Public Works Department

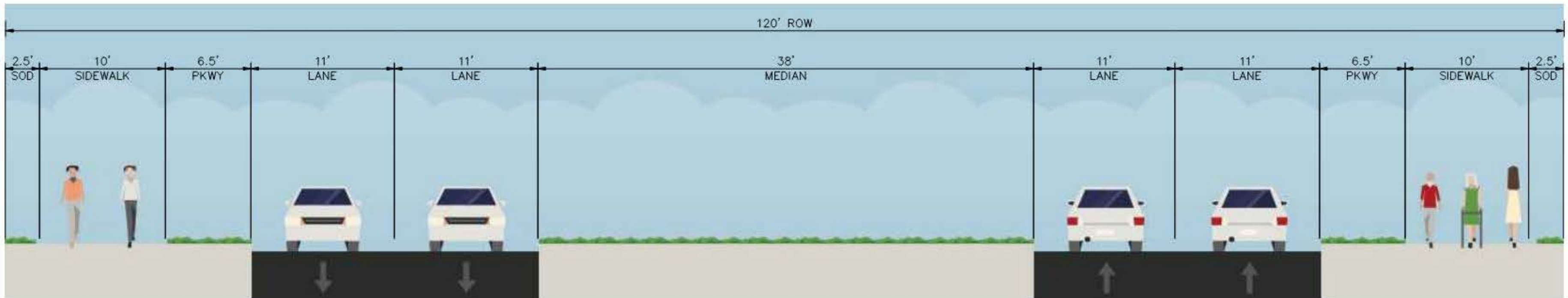


Traffic Mitigation Plan



Proposed Bonds Ranch Project

- 4 lane divided roadway with shared use paths on both sides
- Intersection improvements at Bonds Ranch Road and Wagley Robertson Road
- New traffic signal at Bonds Ranch Road and Fossil Springs/Kittering Terrace
- Dedicated right and left-turn lanes
- Design Speed 40 MPH



Safety Mitigation

→ Bridge Impacts

- Bridge retaining wall at Hawks Landing Road 7-feet above existing ground
- Insufficient distance between Fossil Springs/Kittering and Hawks Landing Road to provide access
- City of Fort Worth will provide shared used path connectivity for pedestrian access to Bonds Ranch Road at Hawks Landing Road terminus
- Closure will not occur until tentatively August 2029 when the bridge construction starts

→ Traffic Volumes

- Bonds Ranch Road (W-E Movement)
 - AM Peak: 830 Westbound & 873 Eastbound
 - PM Peak: 1345 Westbound & 1103 Eastbound
- Hawks Landing Road (N-S Movement)
 - AM Peak: 27 Turning Movements
 - PM Peak: 24 Turning Movements
- Other connectivity to Bonds Ranch Road, Wagley Robertson Road, and US HWY 287 will be available in the future

Work to Date

- City Staff and TxDOT met with the Dorado Ranch HOA in May 2026 to explain the safety concerns and the need to close Hawk Landing Road. HOA concurred with decision to close the road.
- Closure will not occur until the RCE Bridge goes to construction in 2029.
- TxDOT to construct connection to US HWY 287 at Wagley Robertson Road in 2027.
- Completion of TxDOT schematic design contingent upon the closure of Hawks Landing Road.
- Bi-weekly coordination meetings with TxDOT and GFT, Inc. (Design Consultant).
- Monthly planning & coordination meetings with TxDOT, Tarrant County, North Central Texas Council of Governments, and design consultants to discuss status of project.

From: [Kira Pickett](#)
To: [Parks, Alex](#)
Subject: Permanent Road Closure Hearing Bonds Ranch & Hawks Landing Rd
Date: Monday, July 20, 2026 2:08:14 PM

This email is from an unknown sender

This is the first time you are receiving an email from this sender.

[Report Suspicious](#) |

Alexander Parks,

I am writing in regards to the proposed permanent road closure at Bonds Ranch Road & Hawks Landing Rd. I live in this neighborhood, on Hawks Landing Rd, and navigate this traffic.

Traffic is more than our roads can handle and is dangerous. Closing a major road will push traffic to fewer roads.

The next road down at Fossil Springs/Kittering Rd at Bonds Ranch Road will take the brunt of the excess traffic. Which has absolutely NO traffic management such as a traffic circle, stop lights.

I am requesting consideration of a traffic circle installed at the corner of Bonds Ranch and Hawks Landing Rd.

I believe a traffic circle at Hawks/Bonds Ranch would significantly reduce safety in turning in and out of my neighborhood while maintaining use of all current roads.

Thank you for your consideration, please keep me updated.

Kira Pickett
10908 Hawks Landing Rd
TX 76052

Get [Outlook for Android](#)

From: [Nathan Eden](#)
To: [Parks, Alex](#)
Subject: Protest of VA 26-012 Physical Closure of Hawks Landing Drive at Bonds Ranch Rd. Council District 10
Date: Monday, July 20, 2026 2:17:14 PM

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Good day,

My name is Nathanael Eden, I own a property on Delgany Trail in Haslet TX. This property is directly negatively impacted (as is hundreds of many others) by this suggested permanent closure of Hawks Landing Drive at Bonds Ranch.

Traffic is an absolute nightmare at that intersection as it is a major roadway for hundreds of different homes exiting Dorado Ranch, Closing this main exit will create an absolute nightmare traffic scenario for neighboring streets, this will put extreme pressure on neighboring streets that are already BEYOND max capacity at all times of the day. The only solution would be to temporarily shut this exit off for the only purpose of widening bonds and putting in a bridge over the railroad track. This city has allowed for hundreds of thousands of new residents to be moved into these new constructed apartments and homes before the city had the correct infrastructure to handle all of these people.

I strongly disagree with this plan to shut down Hawks Landing Drive at Bonds Ranch permanently, This will only further hurt home values of the thousands of residents nearby (Including myself) This is going to make travel on bonds Ranch even more unbearable and undesirable than it already is, it literally already takes 30+ minutes to go 3 miles in this entire ZIP Code, which is why we moved our primary residence the hell out of this city because you guys are running an absolute travesty of an operation. God speed with a bridge over the tracks as that is the only solution, if you shut down Hawks/Bonds for good this will be an absolutely horrid decision, which appears to be right on par with this city's recent decisions so I guess it's expected at this point.

[Sent from Yahoo Mail for iPhone](#)