



MEETING AGENDA

CITY PLAN COMMISSION

Wednesday, March 6, 2024

Work Session 9:00 a.m.

Public Hearing: 10:00 a.m.

Work Session

In-Person:

City Council Conference Room 2020

200 Texas Street

2nd Floor – City Hall

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor – City Hall

Fort Worth, Texas 76102

Join Webinar Link:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=mc35e97e0365f6c42fc16a56f415e768f>

Webinar Number: 2558 018 9950

Webinar password: YcesVu6Ue34 (92378868 from phones and video systems)

1-469-210-7159

Viewing Only:

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

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.

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website:

<https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

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

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00 PM on March 5, 2024. To sign up to speak in person at the meeting, contact Stuart Campbell at stuart.campbell@fortworthtexas.gov or 817-392-2412. To sign up to speak virtually, register through WebEx in accordance with the directions set out on the City's website above. Please note that the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.**

COMMISSION MEMBERS

Caroline Cranz, CD 1	_____	Matthew Graham, CD 9	_____
Kathy Hamilton CD 2	_____	Jeff Davis, CD 10	_____
Jim Tidwell, V. Chair CD 3	_____	Efrin Carrion, CD 11	_____
Vacant, CD 4	_____	Matthijs Melchior, Alternate	_____
Torchy White, CD 5	_____	Josh Lindsay, Alternate	_____
Denise Turner, CD 6	_____	Andrew Scott, Alternate	_____
Lee Henderson, CD 7	_____	Jarrett Wilson, Alternate	_____
Don Boren, Chair CD 8	_____		

I. WORK SESSION: 9:00 A.M. City Council Conference Room 2020

A. Correspondence & Comments	Staff & Chair
B. Review of Cases on Today's Agenda	Staff

II. PUBLIC HEARING: 10:00 A.M. City Council Chamber

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF FEBRUARY 28, 2024 MEETING MINUTES
- D. NEW CASES (3)

1. PP-23-042 Renaissance TND (Waiver Request): 163 Single Family Attached Residential Lots, 56 Single Family Detached Residential Lots, 2 Multifamily Lots and 9 Private Open Space Lots. Council District 8.

- a. Being approximately 36.841 acres situated in the J. Justice Survey, Abstract No. 859, along with a replat of Lot 1, Block 1, Masonic Home and School Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-102, Page 30, PRTCT
- b. General Location: South of Grayson Street, west of Wichita Street and north of Glen Garden Drive.
- c. Applicant: Winkleman and Associates

- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to allow 63 residential lots to front onto a private open space area rather than a residential street; 2) Approval of one Subdivision Ordinance waiver to allow five dead-end alleys without an approved turnaround; and 3) Conditional approval of the preliminary plat upon meeting the comments in the staff report.
- e. **DRC Recommends:** 1) Approval of one Subdivision Ordinance waiver to allow 63 residential lots to front onto a private open space area rather than a residential street; 2) Approval of one Subdivision Ordinance waiver to allow five dead-end alleys without an approved turnaround; and 3) Conditional approval of the preliminary plat upon meeting the comments in the staff report.

2. **PA-24-001 Vacation of Lot 5R, Block 195, Rosen Heights Second Filing (Conditional Approval): Council District 2.**

- a. Being a vacation of Lot 5R, Block 195, Rosen Heights Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, being a replat of Lots 5 and 6, Block 195, Rosen Heights Second Filing, as recorded in Document# D221296905, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of NW 28th Street and north of Rock Island Street.
- c. Applicant: Delta Surveying
- d. **Applicant Requests:** Conditional approval of the vacation of the final plat of Lot 5R, Block 195, Rosen Heights Second Filing upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** Conditional approval of the vacation of the final plat of Lot 5R, Block 195, Rosen Heights Second Filing upon meeting the platting comments in the staff report.

3. **VA-24-003 Vacation of Portions of Commerce Street and two Portions of Alleys in Blocks 66 and 83 M. G. Ellis Addition: Council District 2.**

- a. Being a vacation of a portion of Commerce Street and two portions of alleys in Blocks 66 and 83, M. G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Pages 18 and 19 PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of NE 29th Street, south of NE 31st Street west of the Union Pacific railroad lines and east of North Main Street.
- c. Applicant: Kimley-Horn and Associates, Inc.
- d. **Applicant Requests:** Approval of a recommendation to City Council for the vacation of a portion of the alley and a portion of Commerce Street in Block 66 M.G. Ellis Addition between 30th Street and 29th Street and a portion of the alley and a portion of Commerce Street in Block 83 M.G. Ellis Addition between NE 29th Street and NE 31st Street.

- e. **DRC Recommends:** Approval of a recommendation to City Council for the vacation of a portion of the alley and a portion of Commerce Street in Block 66 M.G. Ellis Addition between 30th Street and 29th Street and a portion of the alley and a portion of Commerce Street in Block 83 M.G. Ellis Addition between NE 29th Street and NE 31st Street.

Adjournment: ____

ACCESSIBILITY STATEMENT

Fort Worth Council Chamber 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

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

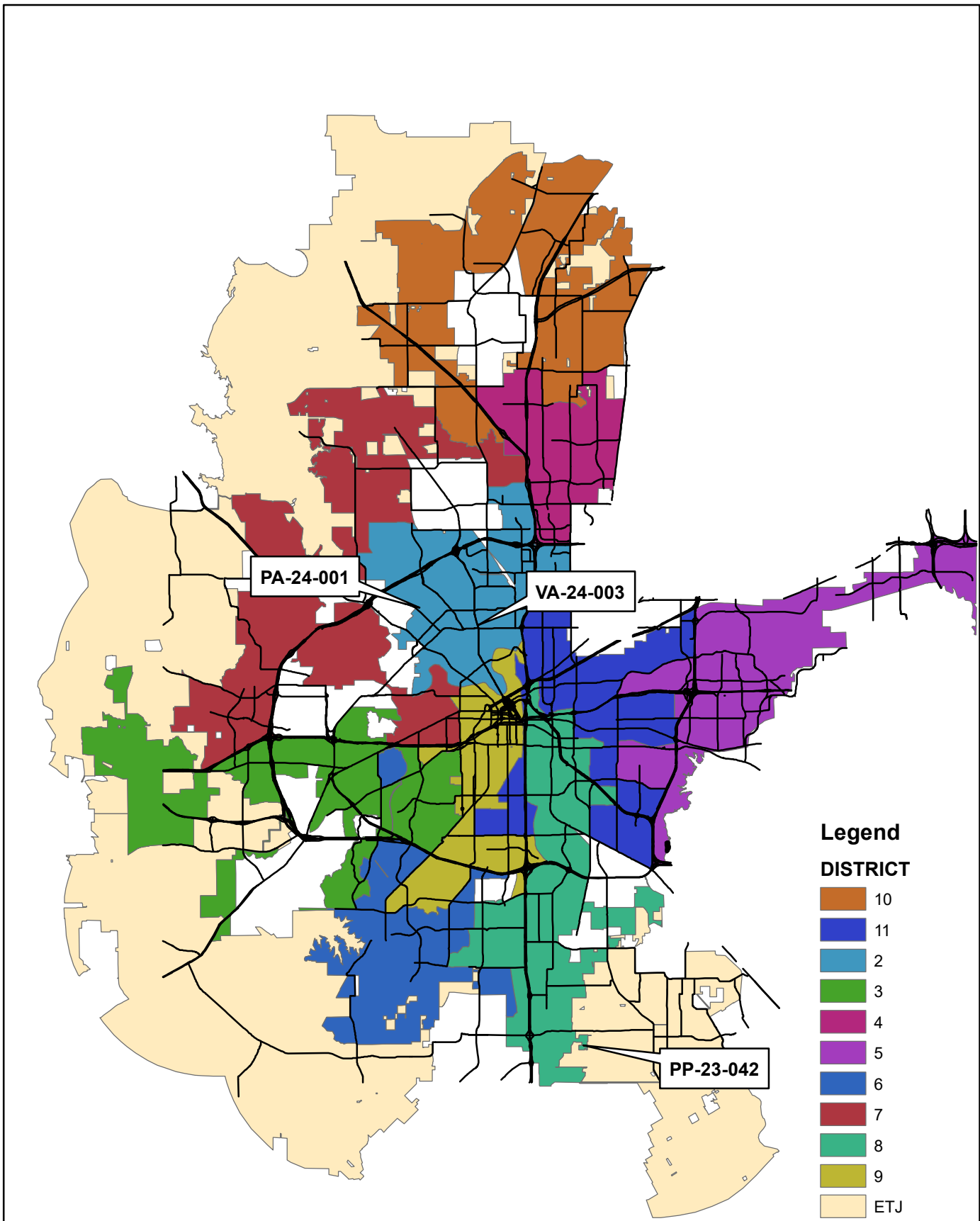
EXECUTIVE SESSION

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, March 01, 2024 at 10:30 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas

March City Plan Commission Case Map



1 in = 5 miles



PP-23-042 Renaissance TND (Waiver Request): 163 Single Family Attached Residential Lots, 56 Single Family Detached Residential Lots, 2 Multifamily Lots and 9 Private Open Space Lots. Council District 8.

Being approximately 36.841 acres situated in the J. Justice Survey, Abstract No. 859, along with a replat of Lot 1, Block 1, Masonic Home and School Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-102, Page 30, PRTCT.

General Location: South of Grayson Street, west of Wichita Street and north of Glen Garden Drive.

GENERAL INFORMATION

A. APPLICANT

- | | |
|-----------------------------|--------------------------|
| 1. Owner / Applicant | FW Mason Heights, LP |
| 2. Consultant / Agent | Winkleman and Associates |

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- | | |
|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Current Zoning | "PD-CF" Planned Development
Community Facilities and "PD-R2"
Planned Development Townhome and
Cluster Development |
| 2. Proposed Zoning | No Change |
| 3. Comprehensive Plan Future Land Use | Single Family Residential and Low-
Density Residential |
| 4. Public Hearing Notification Mailing Date | February 23, 2024 |
| 5. Planning & Development Department Case Coordinator..... | Alex Parks |
| 6. Organizations Courtesy Notified..... | United Communities Association of
South Fort Worth, Polytechnic Heights
South NA, Glen Park NA, Glencrest
Civic League NA, Eastland NA, The
New Mitchell Boulevard NA, East Fort
Worth, Inc., Streams And Valleys Inc
Trinity Habitat for Humanity, Southeast
Fort Worth Inc, Fort Worth ISD |

C. SERVICE DISTRICTS

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

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is 36.841 acres, this preliminary plat consisting of 163 single family attached residential lots, 56 single family detached residential lots, two multifamily lots and nine private open space lots and located in southeast Fort Worth. It is based on an approved PD site plan for ZC-23-078 and ZC-23-025. Access will be provided by bordering local streets.

The Subdivision Ordinance in Section 31-103 (b) (3) states, all single-family and two-family residential lots shall be platted with a front and a rear yard, with the front yard designed to face a residential street. The rear yards of such lots may abut another

adjacent rear or side yard, open space, institutional lot or un-platted property. The applicant has requested a waiver to permit 63 lots to front onto a private open space area rather than a public or private street. The proposed development is an infill development and unique lot configurations are encouraged to maximize density. The developer is aware of the challenges presented by these unique configurations and will be working closely with the infrastructure departments to ensure all lots can be properly served with water and sewer in conformance with their design standards prior to submittal to the infrastructure plan review center (IPRC). They are aware of the risk that any areas that require modification of their layout due to constraints from infrastructure plans will require a revision of their preliminary plat. DRC supports the requested waiver.

The Subdivision Ordinance in Section 31-106 (g) (1) states, dead-end alleys are prohibited. An alley with only one outlet shall be provided with an approved turn-around. The applicant has requested a waiver to permit five short dead-end alleys without an approved turnaround. DRC supports the requested waiver.

E. DRC RECOMMENDATION

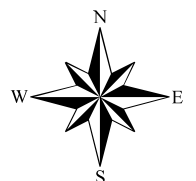
DRC recommends: 1) Approval of one Subdivision Ordinance waiver to allow 63 lots to front onto a private open space area rather than a residential street; 2) Approval of one Subdivision Ordinance waiver to allow five dead-end alleys without an approved turnaround; and 3) Conditional approval of the preliminary plat upon meeting the comments in the staff report.

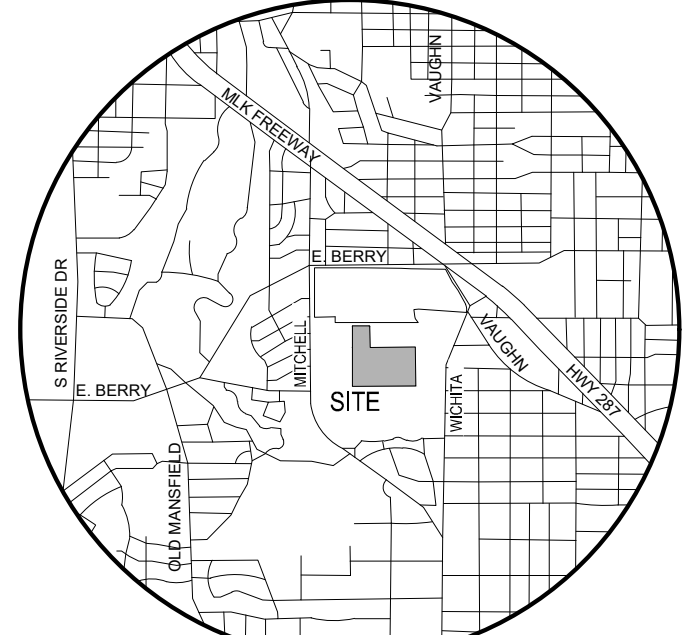
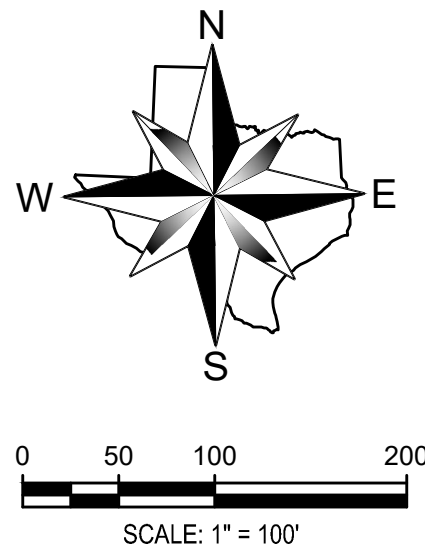


Legend

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

1 inch = 400 feet





VICINITY MAP
NOT TO SCALE

**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA, DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX

Texas Engineers Registration No. 89
Texas Surveyors No. 1006600 Expires 12/31/2024
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J. JUSTICE SURVEY, ABSTRACT NO. 859
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

NEW MASON HEIGHTS, LP
1011 HERCHELL AVENUE
DALLAS, TEXAS 75219

PRELIMINARY PLAT

RENAISSANCE TND

36.841 ACRESOUT OF THE J. JUSTICE SURVEY, ABSTRACT NO. 859
LOTS 1-3, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-14, BLOCK 5; LOTS 1-14, BLOCK 6;
LOTS 1 & 2, BLOCK 7

Date: 02.21.24

Scale: 1" = 100'

File: 92301.00-PPLT

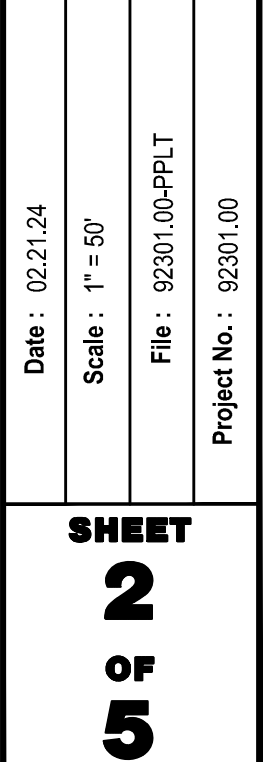
Project No.: 92301.00

SHEET
1
OF
5

SURVEYOR/ENGINEER
Winkelmann & Associates
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER
FW Mason Heights, LP
4011 Herchell Avenue
Dallas, Texas 75219
(214) 662-1234
marktrieb@gmail.com

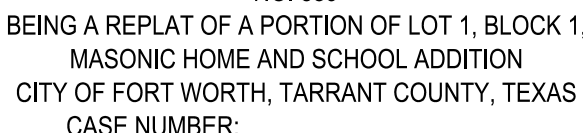
PRELIMINARY PLAT
RENAISSANCE TND
LOTS 1-3, 4X, 5X, 12, 13X, 14-25, 26X, 27-46, 67X, 68-79, 80X, 81-96, BLOCK 1; LOTS 1-4, 5X, 6-20, 21X, 22-32, 33X, 34-73, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-14, BLOCK 4; LOTS 1-14, BLOCK 5; LOTS 1-14, BLOCK 6; LOTS 1 & 2, BLOCK 7
BEING 36.841 ACRES (1,604,802 SQ. FT.) OUT OF THE J. JUSTICE SURVEY, ABSTRACT NO. 859
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1,
MASONIC HOME AND SCHOOL ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
CASE NUMBER:



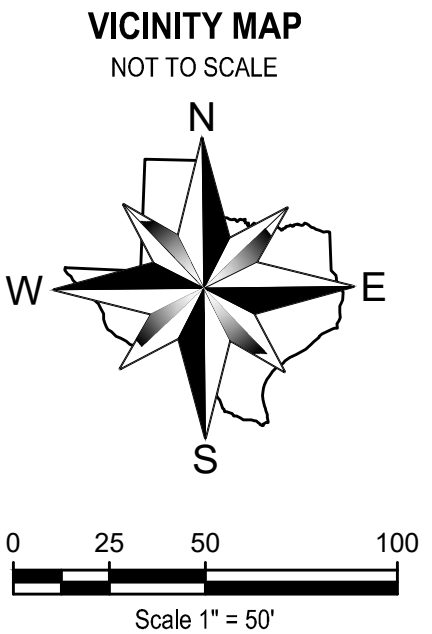
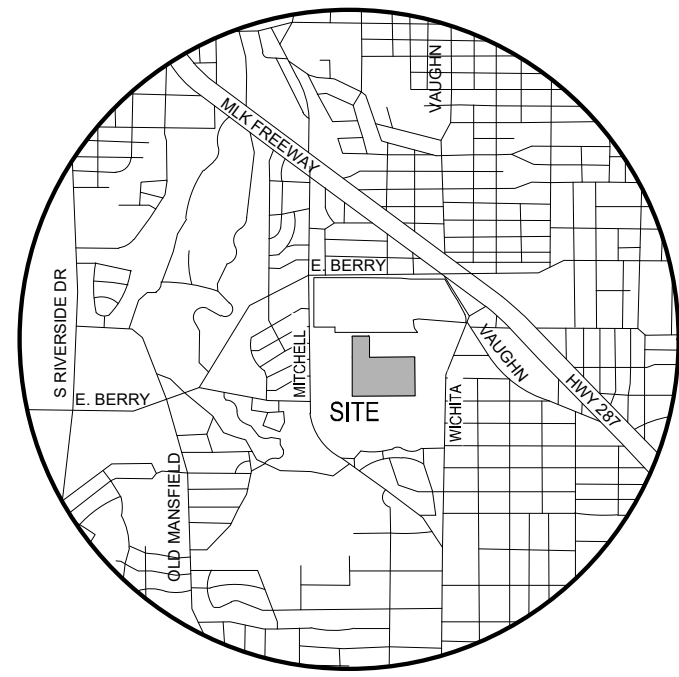
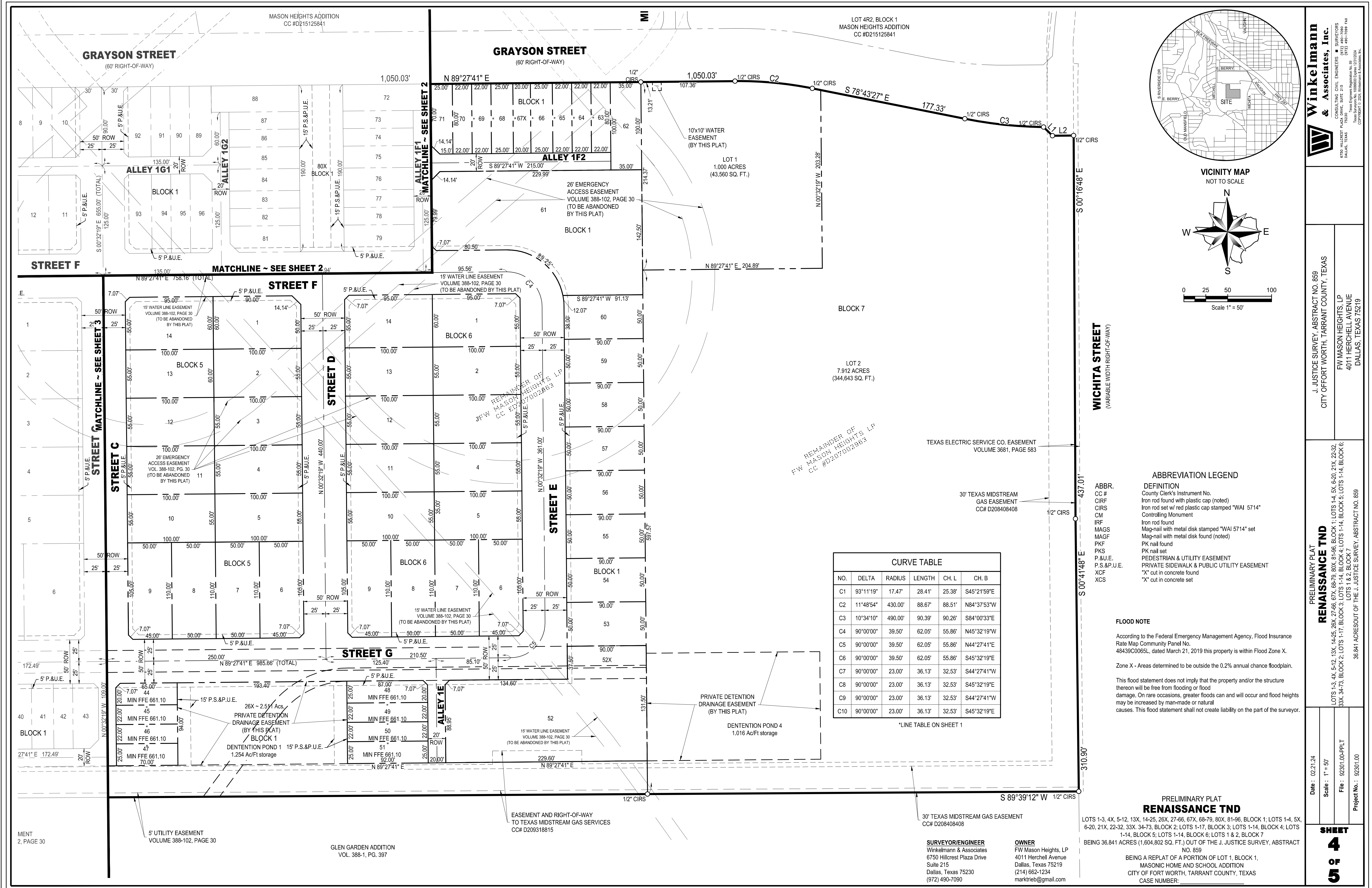
DEFINITION
County Clerk's Instrument No.
Iron rod found with plastic cap (noted)
Iron rod set w/ red plastic cap stamped "WAI 5714"
Controlling Monument
Iron rod found
Mag-nail with metal disk stamped "WAI 5714" set
Mag-nail with metal disk found (noted)
PK nail found
PK nail set
PEDESTRIAN & UTILITY EASEMENT
PRIVATE SIDEWALK & PUBLIC UTILITY EASEMENT
"X" cut in concrete found
"X" cut in concrete set

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0310L, dated March 21, 2019, this property is within Flood Zone X.

This flood statement does not imply that the property and/or the structure 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.



SHEET
3
OF
5



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	93°11'19"	17.47'	28.41'	25.38'	S45°21'59"E
C2	11°48'54"	430.00'	88.67'	88.51'	N84°37'53"W
C3	10°34'10"	490.00'	90.39'	90.26'	S84°00'33"E
C4	90°00'00"	39.50'	62.05'	55.86'	N45°32'19"W
C5	90°00'00"	39.50'	62.05'	55.86'	N44°27'41"E
C6	90°00'00"	39.50'	62.05'	55.86'	S45°32'19"E
C7	90°00'00"	23.00'	36.13'	32.53'	S44°27'41"W
C8	90°00'00"	23.00'	36.13'	32.53'	S45°32'19"E
C9	90°00'00"	23.00'	36.13'	32.53'	S44°27'41"W
C10	90°00'00"	23.00'	36.13'	32.53'	S45°32'19"E

ABBREVIATION LEGEND	
ABBR.	DEFINITION
CC #	County Clerk's Instrument No.
CIRF	Iron rod found with plastic cap (noted)
CIRS	Iron rod set w/ red plastic cap stamped "WAI 5714"
CM	Controlling Monument
IRF	Iron rod found
MAGS	Mag-nail with metal disk stamped "WAI 5714" set
MAGF	Mag-nail with metal disk found (noted)
PKF	PK nail found
PKS	PK nail set
P&U.E.	PEDESTRIAN & UTILITY EASEMENT
P.S.&P.U.E.	PRIVATE SIDEWALK & PUBLIC UTILITY EASEMENT
XCF	"X" cut in concrete found
XCS	"X" cut in concrete set

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0065L, dated March 21, 2019 this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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
RENAISSANCE TND**

LOTS 1-3, 4X, 5-12, 13X, 14-25, 26X, 27-46, 67X, 68-79, 80X, 81-96, BLOCK 1; LOTS 1-4, 5X, 6-20, 21X, 22-32, 33X, 34-73, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-14, BLOCK 4; LOTS 1-14, BLOCK 5; LOTS 1-14, BLOCK 6; LOTS 1-14, BLOCK 7; LOTS 1 & 2, BLOCK 7

BEING 38.841 ACRES (1,604,802 SQ. FT.) OUT OF THE J. JUSTICE SURVEY, ABSTRACT NO. 859

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, MASONIC HOME AND SCHOOL ADDITION CITY OF FORT WORTH, TARRANT COUNTY, TEXAS CASE NUMBER: _____

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75220
Phone: (972) 490-7090
Fax: (972) 490-7090
E-mail: info@winkelmann.com
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J. JUSTICE SURVEY, ABSTRACT NO. 859
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**PRELIMINARY PLAT
RENAISSANCE TND**
LOTS 1-3, 4X, 5-12, 13X, 14-25, 26X, 27-46, 67X, 68-79, 80X, 81-96, BLOCK 1; LOTS 1-4, 5X, 6-20, 21X, 22-32, 33X, 34-73, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-14, BLOCK 4; LOTS 1-14, BLOCK 5; LOTS 1-14, BLOCK 6; LOTS 1-14, BLOCK 7; LOTS 1 & 2, BLOCK 7
BEING 38.841 ACRES OUT OF THE J. JUSTICE SURVEY, ABSTRACT NO. 859

Date : 02/21/24
Scale : 1" = 50'
File : 92301.00-PPLT
Project No. : 92301.00

**SHEET
4
OF
5**

	<div>STATE OF TEXAS COUNTY OF TARRANT</div> <div>\$ \$</div> <div>WHEREAS, We, FW Mason Heights, LP, are the sole owners of a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, in the City of Fort Worth, Tarrant County, Texas, being a portion of a tract of land described in deed to FW Mason Heights as recorded in County Clerk's Instrument No. D207002963, Official Public Records, Tarrant County, Texas, and being a portion of Lot 1, Block 1, Mason Home and School Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-102, Page 30, Official Public Records, Tarrant County, Texas, and being more particularly described as follows: BEGINNING at a point for corner for the Northeast corner of Lot 4, Block 2, Mason Heights Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in County Clerk's Instrument No. D212201535, Official Public Records, Tarrant County, Texas, from which a 1/2-inch iron rod found bears South 79 degrees 57 minutes 26 seconds East, 0.43 feet, being on the South right-of-way of Moresby Street, a 60-foot right-of-way; THENCE North 89 degrees 48 minutes 26 seconds East, along the South right-of-way of said Moresby Drive, a distance of 344.11 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of curve to the right having a radius of 11 degrees 17.47 feet, a central angle of 91 degrees 19 minutes 36 seconds, a chord bearing of South 46 degrees 13 minutes 06 seconds East and a chord length of 25.01 feet, said point also being the Northwest corner of a radial corner clip at the intersection of the South right-of-way of said Moresby Street and the West right-of-way of W. G. Daniels Drive, a 60-foot right-of-way; THENCE along said curve to the right and said radial corner clip, an arc distance of 27.87 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the West right-of-way of said W. G. Daniels Drive; THENCE South 00 degrees 32 minutes 19 seconds East, along the West right-of-way of said W. G. Daniels Drive, a distance of 425.49 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the intersection of the West right-of-way of said W. G. Daniels Drive and the South right-of-way of Grayson Street, a 60-foot right-of-way; THENCE along the South right-of-way of said Grayson Street, the following courses and distances: North 89 degrees 27 minutes 41 seconds East, a distance of 1,050.03 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 430.00 feet, a central angle of 11 degrees 48 minutes 54 seconds, a chord bearing of South 84 degrees 37 minutes 53 seconds East, and a chord length of 88.51 feet; Along said curve to the right, an arc distance of 88.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; South 78 degrees 43 minutes 27 seconds East, a distance of 177.33 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 490.00 feet, a central angle of 10 degrees 34 minutes 10 seconds, a chord bearing of South 84 degrees 00 minutes 33 seconds East, and a chord length of 90.26 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; South 45 degrees 24 in 41 seconds East, a distance of 14.11 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; North 89 degrees 27 minutes 41 seconds East, a distance of 24.11 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the intersection of the South right-of-way of said Grayson Street with the West right-of-way of Wichita Street, a variable width right-of-way; THENCE South 00 degrees 16 minutes 48 seconds East, along the West right-of-way of said Wichita Street, a distance of 437.01 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; THENCE South 00 degrees 41 minutes 48 seconds East, continuing along the West right-of-way of said Wichita Street, a distance of 310.90 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner; THENCE South 89 degrees 39 minutes 12 seconds West, along the South line said FW Mason Heights LP tract, a distance of 1,796.28 feet to a point for Southeast corner of a tract of land described in deed to Total E&P USA Real Estate LLC as recorded in County Clerk's Instrument No. D216266568, Official Public Records, Tarrant County, Texas, from which a 1/2-inch iron rod with red plastic cap found bears North 31 degrees 21 minutes 22 seconds East, 0.71 feet; THENCE North 00 degrees 32 minutes 19 seconds West, along the East line of said Total E&P USA Real Estate LLC tract, a distance of 1,252.61 feet to the POINT OF BEGINNING. CONTAINING within these metes and bounds 36.841 acres or 1,604,802 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 26th day of May, 2023, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network</div>	<div>OWNERS DEDICATION</div> <div>STATE OF TEXAS COUNTY OF TARRANT</div> <div>\$ \$</div> <div>NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS</div> <div>THAT, FW Mason Heights, LP, acting herein by and through its duly authorized officers, does hereby adopt this Record Plat designating the hereinabove described property as RENAISSANCE TND, Lots LOTS 1-3, 4X, 5-12, 13X, 14-25, 26X, 27-66, 67X, 68-79, 80X, 81-96, BLOCK 1; LOTS 1-4, 5X, 6-20, 21X, 22-32, 33X, 34-73, BLOCK 2; LOTS 1-17, BLOCK 3; LOTS 1-14, BLOCK 4; LOTS 1-14, BLOCK 5; LOTS 1-14, BLOCK 6; LOTS 1 & 2, BLOCK 7, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Fort Worth's use thereof. The City of Fort Worth and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Fort Worth and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Preliminary Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.</div> <div>WITNESS, my hand, this the _____day of _____, 2024.</div> <div>OWNER:</div> <div>BY: FW Mason Heights, LP</div> <div>By: _____</div> <div>STATE OF TEXAS COUNTY OF DALLAS</div> <div>\$ \$</div> <div>BEFORE ME, 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.</div> <div>GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.</div> <div>Notary Public, State of Texas</div> <div>SURVEYOR'S CERTIFICATE</div> <div>KNOW ALL MEN BY THESE PRESENTS:</div> <div>That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Fort Worth, Texas.</div> <div>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.</div> <div>Leonard J. Lueker Registered Professional Land Surveyor Texas Registration No. 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 215 Dallas, Texas 75230 Phone: (972) 490-7090</div> <div>STATE OF TEXAS COUNTY OF DALLAS</div> <div>\$ \$</div> <div>BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, 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.</div> <div>GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.</div> <div>Notary Public, State of Texas</div>	<div>WATER / WASTEWATER IMPACT FEES</div> <div>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.</div> <div>UTILITY EASEMENTS</div> <div>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.</div> <div>TRANSPORTATION IMPACT FEES</div> <div>The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.</div> <div>SITE DRAINAGE STUDY</div> <div>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.</div> <div>FLOODPLAIN RESTRICTION</div> <div>No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. When construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.</div> <div>FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE</div> <div>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.</div> <div>CONSTRUCTION PROHIBITED OVER EASEMENTS</div> <div>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.</div> <div>BUILDING PERMITS</div> <div>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.</div> <div>SIDEWALKS</div> <div>Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".</div> <div>BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE/ PADSITE</div> <div>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 by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore or padsite. The distance shall be measured in a straight line from the well bore or padsite to the closest exterior point of the building, without regards to intervening structures or objects.</div> <div>OIL OR GAS WELL PROXIMITY TO BUILDINGS</div> <div>Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures. Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.</div> <div>Setback from Gas Site/Compressor facility identifies Public Building and Protected Uses and will also require Habitable Structures for the 300 foot setback to the perimeter of the compressor facility site.</div> <div>PUBLIC OPEN SPACE EASE</div>
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**Winkelmann
& Associates, Inc.**

6750 Hillcrest Plaza Dr., Ste. 215
Dallas, TX 75230 (972) 490-7090 Fax (972) 490-7099
TEXAS ENGINEERING FIRM REGISTRATION No. 89
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

02/05/2024

Mr. Dan Boren

Chairman Planning Commission

RE: PP 23-042
Renaissance TND

Mr. Boren:

Please accept this as our request for the following waivers to the Subdivision Ordinance for the above referenced Preliminary Plat.

1. Waiver to Subdivision Ordinance Section 31-106(g) to allow dead end alleys as shown.
2. Waiver to Subdivision Ordinance Section 31-103(b)(3) to allow lots to front onto a private open space/drainage easement. A "5' private sidewalk in a public use easement" will be provided for access.
3. Waiver to allow for less than 25x25' corner clips at alleys.

Please call if you have any questions.

Sincerely

WINKELMANN & ASSOCIATES, INC.

Michael Clark, P.E.
President

CC: Brad Lonberger
Donna Van Ness
Dean Plunk
Alexander Parks
Jennifer Ezernack



Conditions and Comments

Case: PP-23-042

Submitted: 10/18/2023

Remarks Due:

ZC Hearing:

Case Status: Awaiting Client Reply

Title: Renaissance TND

Case Description: To develop property that has not been developed

Address:

Acres:

Applicant:

Owner:

List of Conditions:

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplattng@fortworthtexas.gov)
FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)
CLEARED 10/31/2023 Refer to SP-23-009 CORRECTION REQUIRED: Send a site plan to fireplattng@fortworthtexas.gov showing building footprints, access points, and fire access roads/fire lanes. The purpose of the site plan is to determine the need for named access easements for addressing/access purposes. Please notify if no site plan is available.

FYI: Developments of one- or two-family dwellings having more than 30 units must be provided with two separate and approved fire apparatus access roads. This number may be increased to 40 if an additional access point is provided that will connect with a future development.

Section 503.1.2 Secondary Access

FYI: Streets within this subdivision will need to be named on the final plat/s. All street names in the City of Fort Worth must be approved by the Fire Department. Email fireplattng@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

FYI: Fire lanes/Fire Access Roads:

There are two marked at 15' and are not compliant unless access/frontage is taken from other streets (these are double frontage). A site plan showing width of fire access roads will be required for Final Plats.

Minimum of 20' wide if each dwelling unit has its own driveway or garage.

Minimum of 26' wide if no driveway or garage is provided for each dwelling unit.

Minimum fire lane turn radius for 26' wide fire lanes is 25' inside and 51' outside.

Minimum fire lane turn radius for 20' wide fire lanes is 25' inside and 45' outside.

Alleys are not considered for dwelling frontage unless the alley is constructed to fire lane standards and assigned a street name for addressing.

Section 503 Fire Lane Specifications

FYI: Some cottage units shown on the site plan are stacked more than 2 deep or are separated from fire lanes by open space. Fire allows cottage units to be stacked no more than 2 deep from fire lanes and be accessible to a fire lane/fire access road.

FYI: Show Tallgrass Prairie Lane and Might Mite Drive on final plat.

FYI: Street existing and correct.

Moresby Street

WG Daniels Drive

Grayson Street

Wichita Street

General information:

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

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 #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

PACS

- This development is within the boundaries of Park Planning District 4; the Neighborhood & Community Park Dedication Policy (PDP) applies with a required fee of \$1409.20 fee due for each additional residential unit for 2023. All fees must be paid in full, at or before the time of applying for a building permit; no City permits will be issued until the PDP fees have been paid. A copy of the policy and fee task sheet can be found in the 'documents' tab. For questions, please contact:

Jeremy Williams
Senior Planner
817-392-5706
jeremy.williams@fortworthtexas.gov
OR
Lori Gordon
Planning Manager
817-392-5743
lori.gordon@fortworthtexas.gov

Planning

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

1. Revise all the abandonment statements to read "to be abandoned by this plat" they can say abandoned by this plat on the final plat.

FYI--If you have required studies from Transportation, Stormwater or Water, then those studies must be accepted/approved prior to this plat moving forward to CPC.

2. The Subdivision Ordinance in Section 31-103 (b) (3) states, all single-family and two-family residential lots shall be platted with a front and a rear yard, with the front yard designed to face a residential street. The rear yards of such lots may abut another adjacent rear or side yard, open space, institutional lot or un-platted property. Several lots in this proposed subdivision do not front on to a public or private street rather they front onto a private open space/drainage easement area. A redesign or a waiver request will be required.

To ensure those lots are in compliance with zoning, need to provide a minimum five foot wide private sidewalk in a public use easement along the front of all of these lots to ensure these townhomes are opening onto a public space.

3. The Subdivision Ordinance in Section 31-106 (g) states, dead-end alleys are prohibited. An alley with only one outlet shall be provided with an approved turn-around. The two alleys that dead end in Blocks 1 and 2 on page one either need to continue onto the street or a waiver request will be required. Other dead end alleys will need a redesign or a waiver request will be required.

4. The area between lots 10-16 and 26-32 Block 2 appears to be a street as drawn. If this is the case, then all of these lots have double frontage. If this is to be an open space lot, then revise the plat appropriately. CLEARED PER REVISION 2-15-2024

5. Lots 68 and 69 as well as 53-59, Block 1 cannot be platted in this configuration since they do not have any access at all. CLEARED PER REVISION 2-15-2024

T/PW Engineering

• TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

1. (Subdivision Ordinance) Traffic Assessment Study (Ch. 31-106.K.1.) - Submit a Traffic Impact Analysis (TIA) for TDR approval. TIA Accepted. CLEARED.
2. clarify if dedicating right-of-way or using access easements for access (include labels for alleys).
3. Provide overall page of development.
4. Pedestrian Easements required for sidewalks where there is no parkway.

Notes:

A. Sidewalks and Street Lights: Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

B. CFA (Ch. 31-131) - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements. to include street and pedestrian lights

T/PW Stormwater

• Contact: sds@fortworthtexas.gov

DS-23-0121 Accepted for Prelim Plat Only

1. Plat submitted doesn't match Horizontal Control Plan submitted under DS-23-0121. Upload matching plat layout to match study acceptance, or revise drainage study to support proposed plat layout. Plat will be reviewed once drainage study with horizontal control plan match and support preliminary plat uploaded for review in Accela.
CLEARED - RNS - 11/21/23
2. Check the Floodplain Note, the FIRM Panel Number and Effective Date appears to be wrong per the FEMA NFHL Map.
CFWSO Art VI. Sec 31-105 (a)
3. Temporary Drainage Easement Callout in Lot 2, Blk 8 is missing the line work.
CFWSO Art VI. Sec 31-105 (b)
4. Show & label the detention pond drainage easement for Pond 4 in Lot 2, Blk 8 and label the storage in ac-ft.
CFWSO Art VI. Sec 31-105 (b)
5. Label drainage easement as detention for lots 13X and 26X and show storage in ac-ft.
CFWSO Art VI. Sec 31-105 (b)

WATER

Review

- Plat case review Performed On: 10/30/2023

>>>> 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.

1. HOLD - 10/20/23 Any abandonment of public water/sewer mains needs IPRC/CFA or Miscellaneous Project 100% completed/green sheeted. Provide IPRC/CFA OR Misc. Project permit number to verify. (br)

2. HOLD - 11/28/23 (br) Water Extension is required by (CFA) - Per City accepted construction plans. Water 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 water improvement as necessary to serve the subject property. No water/sewer in side or back of lots per Subdivision Ordinance. Per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019. §3.2-3.5

*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.

3. HOLD - 11/28/23 (br) 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. Per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019. §3.2-3.5

*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.

- 1. HOLD - 10/30/23 - (br) Contact Dig Toss for assistance on locating all the public sewer and water mains.

2. HOLD - 10/30/23 - (br) provide appropriate easement width on plat based on the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 §3.8.8.2 Public water and sewer main need additional easements.

-- 20-inch water main currently shows a 15-ft width easement. Due to size water main requires a 25-ft easement.

-- 8-inch sewer main from MH STA 007+03 to MA STA 7+51.78 currently shows a 35-ft easement and requires a 45-ft easement.

- ****Water Planning Comments****

Plat case review Performed On: 11/1/2023

>>>> 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. (CLEARED 2-13-24_WDG) Water-Sewer load must be accepted prior to release of plat.

List of Comments:

CPC: 03/06/2024

PA-24-001 Vacation of Lot 5R, Block 195, Rosen Heights Second Filing (Conditional Approval): Council District 2.

Being a vacation of Lot 5R, Block 195, Rosen Heights Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, being a replat of Lots 5 and 6, Block 195, Rosen Heights Second Filing, as recorded in Document# D221296905, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

General Location: South of NW 28th Street and north of Rock Island Street.

GENERAL INFORMATION**A. *APPLICANT***

- | | |
|-----------------------------|-------------------|
| 1. Owner / Applicant | Mauricio Valencia |
| 2. Consultant / Agent | Delta Surveying |

B. *PROJECT ZONING, NOTIFICATION & COORDINATION*

- | | |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Current Zoning | "A-5" One Family Residential |
| 2. Proposed Zoning | No change |
| 3. Comprehensive Plan Future Land Use | Single Family Residential |
| 4. Public Hearing Notification Mailing Date | February 23, 2024 |
| 5. Planning & Development Department Case Coordinator..... | Lynn Jordan |
| 6. Organizations Courtesy Notified..... | Inter-District 2 Alliance, North Beverly Hills NA, Far Greater Northside Historical NA, Streams And Valleys Inc, Trinity Habitat for Humanity, Fort Worth ISD and Lakeworth ISD |

C. *SERVICE DISTRICTS*

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

D. *DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS*

The subject property is an abandonment of the plat, FS-21-084, Rosen Heights Second Filing, a replat of two lots in Rosen Heights Second Filing recorded on October 11, 2021. All easements shown on the plat will remain as originally dedicated by FS-21-084.

E. *DRC RECOMMENDATION*

DRC Recommends: Conditional approval of the vacation of the final plat of Lot 5R, Block 195, Rosen Heights Second Filing upon meeting the platting comments in the staff report.

OWNER AT TIME OF ABANDONMENT:
Mauricio Valencia
4116 Vance Road
North Richland Hills, Texas 76180

ZONE = A5

1-0.32 OF AN ACRE
RESIDENTIAL LOT

THE PURPOSE OF THIS RE-PLAT IS
TO COMBINE TWO SINGLE FAMILY
RESIDENTIAL LOTS INTO ONE
SINGLE FAMILY RESIDENTIAL LOT.

NOTES:
PROPERTY CORNERS ARE 1/2"
CAPPED "RPLS 4277" REBAR RODS
SET UNLESS NOTED OTHERWISE.

811
Know what's below.
Call before you dig.

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

FORT WORTH

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

PLAT APPROVED DATE: October 1, 2021

BY: Ronald M. Brown
CHAIRMAN

BY: Mary Elliott
SECRETARY

NOTES:
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 RECORDED DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT OF THE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 IF THEY IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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

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, WIRE, SPRINKLER, OR IMPROVEMENT WHICH IN ANY WAY ENHANCES 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, MAINTENANCE, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE 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 THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED, THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

SIDEWALKS
SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER THE CITY OF FORT WORTH STANDARDS. A 5 FEET WIDE SIDEWALK IS REQUIRED ALONG WEST 4TH STREET.

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

THE LAND OWNERS AND SUCCESSOR 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.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
THIS RE-PLAT DOES NOT WAIVE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

PARKWAY IMPROVEMENTS
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

PRIVATE PRV'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

FLOOD ZONE
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48430C 0170 L, DATED MARCH 27, 2019, THIS TRACT IS IN ZONE X, WHICH IS NOT IN THE 100 YEAR FLOOD ZONE.

VICINITY MAP

(NOT TO SCALE)

FS-21-084 **FS# 21-084**

FINAL PLAT SHOWING

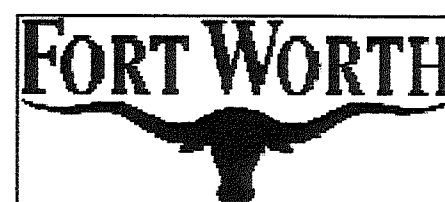
LOT 5-R, BLOCK 195

ROSEN HEIGHTS, SECOND FILING

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A RE-PLAT OF LOTS 5 AND 6, BLOCK 195, ROSEN HEIGHTS, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204-2, PAGE 75, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND CONTAINING 14,000/ 0.32 OF AN ACRE OF LAND MORE OR LESS.

THIS PLAT FILED FOR RECORD IN DOCUMENT NO. D221296905, DATE 10-11-2021

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION



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

PLAT APPROVAL DATE _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

ABANDONMENT OF PLAT OF
LOT 5R, Block 195,
**ROSEN HEIGHTS,
SECOND FILING,**

AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS, ACCORDING TO THE
PLAT RECORDED IN CLERK'S FILE NO.
D221296905, OFFICIAL PUBLIC RECORDS,
TARRANT COUNTY, TEXAS.



**Master Thoroughfare Plan
Land Use**

- Activity Street
- Commercial Connector

- Commercial Mixed Use Street
- Neighborhood Connector
- System Link

- Flood Plain
- FINAL PLATS/ FS & FP

150 75 0 150 Feet

Scale: 1 inch = 150 feet





Conditions and Comments

Case: PA-24-001

Submitted: 2/6/2024

Remarks Due:

ZC Hearing:

Case Status: Awaiting Client Reply

Title: Rosen Heights Second Filing

Case Description: Abandon existing plat of record

Address:

Acres:

Applicant:

Owner:

List of Conditions:

PLATTING

Fire

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

Streets existing and correct:
NW 28th St.

FYI:

Any existing addresses on this plat will no longer exist. New 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.

General Information:

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

- Lynn Jordan
817-392-2309
lynn.jordan@fortworthtexas.gov
CPC Action: 3-06-2024

1. Must dedicate easements by separate instrument for easements previously abandoned with the replat FS-21-084. Easements must match they way they were dedicated on the previous plat of record FS-21-084. Must be recorded prior to final recordation of the plat abandonment
2. (FYI) Reference case number PA-24-001 on plat.
3. This plat abandonment request is consistent with the previously approved plat (FS-21-084)

Public Franchise Utility

- Telecom - Spectrum
Troy D Hopson
Troy.Hopson@charter.com

No Comments

T/PW Stormwater

- No Comments

WATER

Review

- ***** Water Department Comments *****

Plat case review Performed On: 2/9/2024

>>>> 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.

** No Hold Comments **

List of Comments:

CPC: 03/06/2023

VA-24-003 Vacation of Portions of Commerce Street and two Portions of Alleys in Blocks 66 and 83 M. G. Ellis Addition: Council District 2.

Being a vacation of a portion of Commerce Street and two portions of alleys in Blocks 66 and 83, M.G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Pages 18 and 19 PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of NE 29th Street, south of NE 31st Street west of the Union Pacific railroad lines and east of North Main Street.

GENERAL INFORMATION

A. *APPLICANT*..... Oldham Goodwin Capital, LLC

B. *PURPOSE OF REQUEST*

Replat the portion of alley and street with the adjacent properties for a mixed-use development consisting of commercial, hotel and multifamily uses.

C. *CURRENT STATUS*

- | | |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Improvements..... | Paved/Unimproved |
| 2. Apparent Condition..... | Curb and Gutter |
| 3. Zoning..... | "PD/D" Planned Development High Density Multifamily, "G" High Intensity Commercial and "J" Medium Industrial |
| 4. Comprehensive Plan Future Land Use..... | Light Industrial, Neighborhood Commercial and Agricultural |
| 5. Utilities..... | Water, Sewer and Public Franchise Utilities |
| 6. Planning and Development Department Case Coordinator..... | Alex Parks |
| 7. Neighborhood Organizations Notified..... | Inter-District 2 Alliance, Far Greater Northside Historical NA, North Side NA Streams And Valleys Inc, Trinity Habitat for Humanity, North Fort Worth Historical Society, Fort Worth ISD |

D. *TECHNICAL ANALYSIS*

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

E. *COMMENTS AND REQUIREMENTS*

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

- 1. *Traffic Circulation Analysis.*** The street and alley vacation will not adversely affect area traffic circulation.
- 2. *Plat Note.*** Add the following note to the plat: "No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.

3. ***Dead End Rights-of-Way.*** A waiver was approved by City Plan Commission on December 1, 2023 that permitted the portions of the alley and North Commerce Street to permanently dead end without an approved turnaround being provided with the conditional approval of PP-23-047 North Stockyards Addition.

F. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

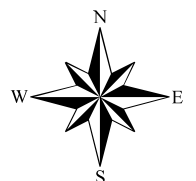
DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of the alley and a portion of Commerce Street in Block 66 M.G. Ellis Addition between 30th Street and 29th Street and a portion of the alley and a portion of Commerce Street in Block 83 M.G. Ellis Addition between NE 29th Street and NE 31st Street.



Legend

- Master Thoroughfare Plan**
- Activity Street
 - Commercial Connector
 - Commercial Mixed Use
 - Neighborhood Connector
 - System Link
 - ▨ Floodplain
 - ▭ ETJ

1 inch = 350 feet



LEGAL DESCRIPTION

TRACT 1

BEING a 0.2640 acre (11,499 square foot) tract of land situated in the W. Gray Survey, Abstract No. 635 and the M. Jobe Survey, Abstract No. 886, and being a portion of a 19-foot alley dedicated by the plat of M.G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 18 & 19, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a railroad spike found for the southwest corner of Block 66, said M.G. Ellis Addition, and being in the intersection of the north right-of-way line of 29th Street, a 58-foot right-of-way, and the east right-of-way line of North Main Street, a 78-foot right-of-way;

THENCE North 89°46'25" East, along the said north right-of-way line, a distance of 139.60 feet to the **POINT OF BEGINNING**, being the southeast corner of Lot 24, Block 66, said M.G. Ellis Addition, from which a mag nail found bears South 70°18'41" East, a distance of 3.65 feet;

THENCE North 15°18'26" West, departing the said north right-of-way line, and along the west line of the said 19 foot alley, a distance of 599.98 feet to a point for corner, being the northeast corner of Lot 13, said Block 66, and being in the south right-of-way line of 30th Street, a 58 foot right-of-way;

THENCE North 89°46'25" East, along the said south right-of-way line, a distance of 19.85 feet to a point for corner, being the northwest corner of Lot 12, said Block 66, from which a 1/2-inch iron rod with "TEXAS SURVEYING INC" cap found bears North 18°25'18" East, a distance of 0.44 feet;

THENCE South 15°18'26" East, departing the said south right-of-way line, and along the east line of the said 19 foot alley, a distance of 599.98 feet to a point for corner, being the southwest corner of Lot 1, said Block 66, in the said north right-of-way line of 29th Street, from which a mag nail found bears North 49°59'41" East, a distance of 0.61 feet;

THENCE South 89°46'25" West, along the said north right-of-way line, a distance of 19.85 feet to the **POINT OF BEGINNING** and containing 11,499 square feet or 0.2640 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).
A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract.

RIGHT-OF-WAY ABANDONMENT
PORTION OF COMMERCE STREET AND
PORTION OF A 19-FOOT WIDE ALLEY
W. GRAY SURVEY, ABSTRACT NO. 635
M. JOBE SURVEY, ABSTRACT NO. 886
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	1/29/2024	061292004	1 OF 6

LEGAL DESCRIPTION

TRACT 2

BEING a 0.7926 acre (34,526 square foot) tract of land situated in the W. Gray Survey, Abstract No. 635 and the M. Jobe Survey, Abstract No. 886, and being a portion of Commerce Street, a 58-foot right-of-way, and being more particularly described as follows:

COMMENCING at a railroad spike found for the southwest corner of Block 66, M.G. Ellis Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 18 & 19, Plat Records, Tarrant County, Texas, and being in the intersection of the north right-of-way line of 29th Street, a 58-foot right-of-way, and the east right-of-way line of North Main Street, a 78-foot right-of-way;

THENCE North 89°46'25" East, along the said north right-of-way line, a distance of 299.05 feet to the **POINT OF BEGINNING**, being the southeast corner of Lot 1, said Block 66, from which a 1-1/2 inch iron rod bears South 15°18'46" East, a distance of 0.44 feet;

THENCE North 15°18'26" West, departing the said north right-of-way line, and along the west right-of-way line of said Commerce Street, a distance of 599.98 feet to a point for corner, being the northeast corner of said Block 66, and being in the intersection of the said west right-of-way line and the south right-of-way line of 30th Street, a 58 foot right-of-way, from which a 1/2-inch iron rod with "TEXAS SURVEYING INC" cap found bears North 37°51'34" East a distance of 0.81 feet;

THENCE North 89°46'25" East, a distance of 59.60 feet to a 5/8-inch iron rod found for corner in the east right-of-way line of said Commerce Street;

THENCE South 15°18'26" East, along the said east right-of-way line, a distance of 599.98 feet to a 1-1/2 inch iron rod found for the southernmost southwest corner of Block 7, Fort Worth Stock Yards Company, an addition to the City of Fort Worth according to the plat recorded in Volume 388-A, Page 111, said Plat Records, and being in the intersection of the said east right-of-way line and the aforementioned north right-of-way line of 29th Street;

THENCE South 89°46'25" West, a distance of 59.60 feet to the **POINT OF BEGINNING** and containing 34,526 square feet or 0.7926 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).
A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract.

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PORTION OF COMMERCE STREET AND
PORTION OF A 19-FOOT WIDE ALLEY
W. GRAY SURVEY, ABSTRACT NO. 635
M. JOBE SURVEY, ABSTRACT NO. 886
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TARRANT COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	1/29/2024	061292004	2 OF 6

LEGAL DESCRIPTION

TRACT 3

BEING a 0.1100 acre (4,792 square foot) tract of land situated in the W. Gray Survey, Abstract No. 635, and being a portion of a 19-foot alley dedicated by the plat of M.G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 18 & 19, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a railroad spike found at the southwest corner of of Lot 17, Block 83, said M.G. Ellis Addition, and being in the east right-of-way line of North Main Street, a 78 foot right-of-way, from which a railroad spike found at the northwest corner of Lot 16, said Block 83 bears North 15°18'26" West, a distance of 100.06 feet, and from which a railroad spike found for the southwest corner of Block 66, said M.G. Ellis Addition, and being in the intersection of the said east right-of-way line and the north right-of-way line of 29th Street, a 58-foot right-of-way, bears South 15°18'26" East, a distance of 1010.08 feet;

THENCE North 89°46'25" East, along the south line of said Lot 17, a distance of 139.60 feet to the **POINT OF BEGINNING**, being the southeast corner of said Lot 17;

THENCE North 15°18'26" West, along the west line of the said 19 foot alley, a distance of 250.02 feet to a point for corner, being the northeast corner of Lot 13, said Block 83 in the south right-of-way line of 31st Street, a 58 foot right-of-way;

THENCE North 89°46'25" East, along the said south right-of-way line, a distance of 19.85 feet to a point for corner, being the northwest corner of Lot 12, said Block 83;

THENCE South 15°18'26" East, departing the said south right-of-way line, and along the east line of the said 19 foot alley, a distance of 250.02 feet to a point for corner, being the southwest corner of Lot 8, said Block 83;

THENCE South 89°46'25" West, a distance of 19.85 feet to the **POINT OF BEGINNING** and containing 4,792 square feet or 0.1100 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).
A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract.

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PORTION OF A 19-FOOT WIDE ALLEY
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N/A	CRG	JDW	1/29/2024	061292004	3 OF 6

LEGAL DESCRIPTION

TRACT 4

BEING a 0.3303 acre (14,388 square foot) tract of land situated in the W. Gray Survey, Abstract No. 635, and being a portion of Commerce Street, a 58-foot right-of-way, and being more particularly described as follows:

COMMENCING at a railroad spike found at the southwest corner of of Lot 17, Block 83, said M.G. Ellis Addition, and being in the east right-of-way line of North Main Street, a 78 foot right-of-way, from which a railroad spike found at the northwest corner of Lot 16, said Block 83 bears North 15°18'26" West, a distance of 100.06 feet, and from which a railroad spike found for the southwest corner of Block 66, said M.G. Ellis Addition, and being in the intersection of the said east right-of-way line and the north right-of-way line of 29th Street, a 58-foot right-of-way, bears South 15°18'26" East, a distance of 1010.08 feet;

THENCE North 89°46'25" East, a distance of 299.05 feet to the **POINT OF BEGINNING**, being the southeast corner of Lot 8, said Block 83;

THENCE North 15°18'26" West, along the west right-of-way line of said Commerce Street, a distance of 250.02 feet to a point for corner, being the northeast corner of Block 83, said M.G. Ellis Addition, and being in the intersection of the said west right-of-way line and the south right-of-way line of 31st Street, a 58 foot right-of-way;

THENCE North 89°46'25" East, a distance of 59.60 feet to a point for corner, being the southernmost northwest corner of Block 7, Fort Worth Stock Yards Company, an addition to the City of Fort Worth according to the plat recorded in Volume 388-A, Page 111, said Plat Records, from which a 5/8-inch iron rod with "DUNAWAY ASSOC" cap found bears North 21°40'36" West a distance of 0.44 feet;

THENCE South 15°18'26" East, along the east right-of-way line of said Commerce Street, a distance of 250.02 feet to a point for corner;

THENCE South 89°46'25" West, a distance of 59.60 feet to the **POINT OF BEGINNING** and containing 14,388 square feet or 0.3303 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).
A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract.

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N/A	CRG	JDW	1/29/2024	061292004	4 OF 6



30TH STREET

TRACT 2
0.7926 ACRES
34,526 SQ. FT.

W. GRAY SURVEY, ABST. NO. 635

M. JOBE SURVEY, ABST. NO. 886

BLOCK 7
FORT WORTH STOCK
YARDS COMPANY
VOL. 388-A, PG. 111

TRACT 1
0.2640 ACRES
11,499 SQ. FT.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
MNF = MAG NAIL FOUND

P.O.C.
TRACT 1 & TRACT 2

N. MAIN STREET

COMMERCE STREET

P.O.B.

P.O.B.

29TH STREET

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A metes & bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract.

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PORTION OF A 19-FOOT WIDE ALLEY
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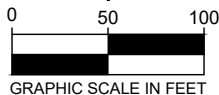
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1" = 100'	CRG	JDW	1/29/2024	061292004	5 OF 6



TRACT 3
0.1100 ACRES
4,792 SQ. FT.

BLOCK 7
FORT WORTH STOCK
YARDS COMPANY
VOL. 388-A, PG. 111

TRACT 4
0.3303 ACRES
14,388 SQ. FT.

P.O.C.
TRACT 3 &
TRACT 4

P.O.B.

P.O.B.

COMMERCE STREET

N. MAIN STREET

31ST STREET

29TH STREET

5/8" IRFC "DUNAWAY ASSOC"
BEARS N 21°40'36" W ~ 0.44'

RR SPIKE FOUND

RR SPIKE FOUND

RR SPIKE
FOUND

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
MNF = MAG NAIL FOUND

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°46'25"E	139.60'	L11	N89°46'25"E	139.60'
L2	N15°18'26"W	599.98'	L12	N15°18'26"W	250.02'
L3	N89°46'25"E	19.85'	L13	N89°46'25"E	19.85'
L4	S15°18'26"E	599.98'	L14	S15°18'26"E	250.02'
L5	S89°46'25"W	19.85'	L15	S89°46'25"W	19.85'
L6	N15°18'26"W	599.98'	L16	N15°18'26"W	250.02'
L7	N89°46'25"E	59.60'	L17	N89°46'25"E	59.60'
L8	S15°18'26"E	599.98'	L18	S15°18'26"E	250.02'
L9	S89°46'25"W	59.60'	L19	S89°46'25"W	59.60'
L10	N15°18'26"W	100.06'			

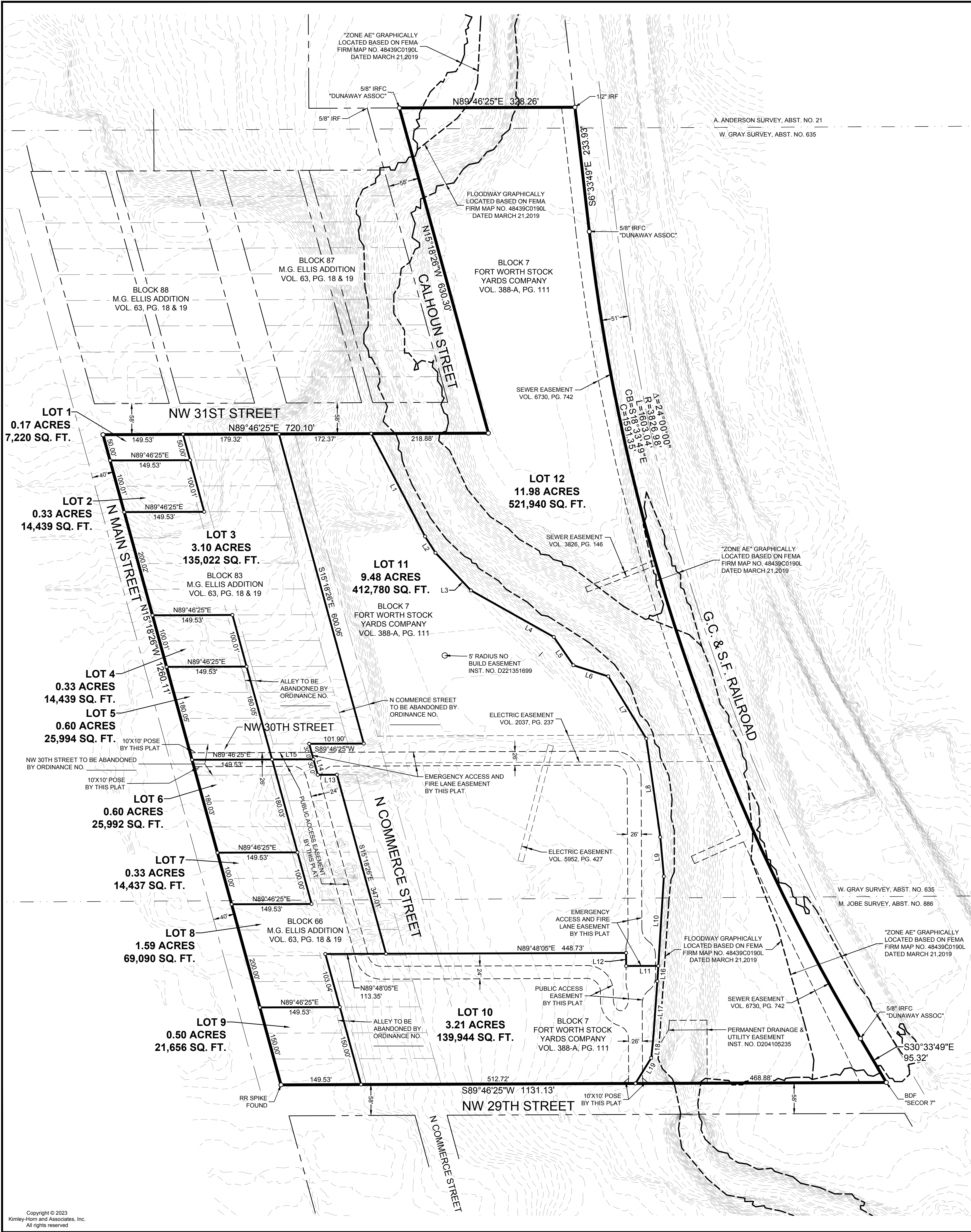
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1" = 100'	CRG	JDW	1/29/2024	061292004	6 OF 6



- NOTES:**
- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.000139358.
 - According to Map No. 48439C0190L, dated March 21, 2019 of the Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency a portion of this property is located within a special flood hazard area. 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.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

WATER / WASTEWATER IMPACT FEES
The City of The Colony 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.

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 The Colony 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.

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 The Colony.

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".

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

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 owner 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.

SURVEYOR'S CERTIFICATION

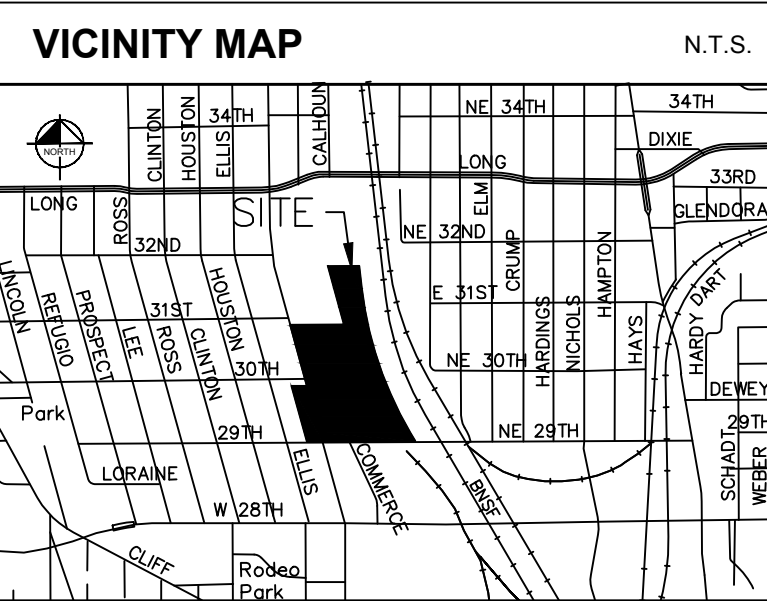
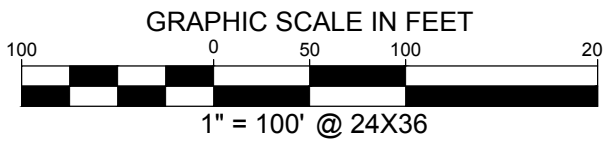
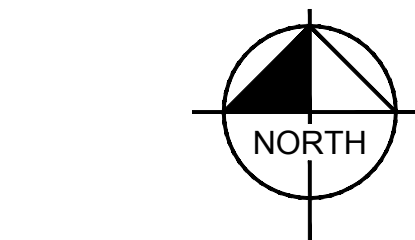
I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on _____ and that all corners are shown hereon.

Joshua D. Wargo
Registered Professional Land Surveyor No. 6391

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

SURVEYOR
Josh W. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-962-2193

DEVELOPER
Oldham Goodwin Capital, LLC
2800 S. Texas Ave.,
Suite 401
Bryan, Texas 77802



LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE

LEGEND

IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
POSE = PUBLIC OPEN SPACE EASEMENT

NO.	BEARING	LENGTH
L1	N27°37'00"W	216.96'
L2	N32°36'37"W	36.21'
L3	N43°16'18"W	96.77'
L4	N60°41'40"W	177.57'
L5	N34°37'55"W	64.15'
L6	N72°16'23"W	68.54'
L7	N31°22'28"W	136.37'
L8	N08°04'12"W	185.95'
L9	N05°15'39"W	73.72'
L10	N03°33'02"E	167.50'
L11	N89°43'56"E	60.16'
L12	S00°11'55"E	24.40'
L13	N89°46'25"E	35.92'
L14	S15°16'28"E	30.03'
L15	N89°46'25"E	77.42'
L16	S03°33'02"W	28.73'
L17	S04°10'07"W	108.97'
L18	S05°51'54"W	35.06'
L19	S31°47'01"W	56.03'



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

PP-23-047

PRELIMINARY PLAT
STOCKYARDS NORTH ADDITION
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12

BLOCK 1
32.21 ACRES SITUATED IN THE
M. JOBE SURVEY, ABSTRACT NO. 886
W. GRAY SURVEY, ABSTRACT NO. 635
A. ANDERSON SURVEY, ABSTRACT NO. 21
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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" = 100'	CRG	JDW	11/16/2023	061292004	1 OF 1