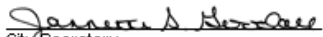


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, May 03, 2024 at 3:15 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary
City of Fort Worth, Texas



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, May 8, 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=m5cd0427f8d789b7f3a8891e590660854>

Webinar Number: 2553 883 0041

Webinar password: 2x3NiXJRPf6 (29364957 from phones and video systems)

Join by phone
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 May 7, 2024. To sign up to speak in person at the meeting, contact Lynn Jordan at lynn.jordan@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, Vice Chair CD 3	_____	Efrin Carrion, CD 11	_____
Vacant, CD 4	_____	Matthijs Melchiors, 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 April 24, 2024 MEETING MINUTES
- D. NEW CASES (4)

- 1. **PP-19-008 Tradition Central and Southern Phases: (Revision/Waiver Request): 2,307 Single-Family Detached Residential Lots and 79 Private Open Space Lots. ETJ-Denton County.**
 - a. Being approximately 780.76 acres situated in the Guadalupe Cardinas Survey, Abstract No. 214, located in the City of Fort Worth, Tarrant County, Texas.

- b. General Location: North of State Highway 114, and south of Sam Reynolds Road
- c. Applicant: GM Civil Engineering & Surveying
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to permit one block face (Block RRRRR, lots 1-18) to exceed the maximum allowed 1,320 foot block face length requirement; and 2) Conditional approval of the preliminary plat revision upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** 1) Approval of one Subdivision Ordinance waiver to permit one block face (Block RRRRR, Lots 1-18) to exceed the maximum allowed 1,320 foot block face length requirement; and 2) Conditional approval of the preliminary plat revision upon meeting the platting comments in the staff report.

2. **PP-21-045 Normandy Farms: (Revision): 127 Single-Family Detached Residential Lots and 10 Private Open Space Lots. Council District 10.**

- a. Being approximately 29.864 acres situated in the Thomas Logan Survey, Abstract No. 1797 and the Jose Chirino Survey, Abstract No 265, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Keller Haslet Road, south of Alliance Gateway, and west of Berrywood Trail.
- c. Applicant: John R. McAdams Company
- d. **Applicant Requests:** 1) Approval of the revised Preliminary Plat to allow for an 8.0% increase in lot yield of the total residential lots from 105 lots to 127 lots; and 2) Conditional approval of the revised preliminary plat upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** 1) Approval of the revised Preliminary Plat to allow for an 8.0% increase in lot yield of the total residential lots from 105 lots to 127 lots; and 2) Conditional approval of the revised preliminary plat upon meeting the platting comments in the staff report.

3. **PP-24-003 Garden Springs Phase IX Addition: Lots 1-14, Block 1, Lots 1-7, Block 2, Lots 1-34, Block 3, Lots 1, 2X, 3-10, Block 4, Lots 1-21, Block 5, Lots 1-3, Block 6: (Waiver Request): 88 Single-Family Detached Residential Lots and 1 Private Open Space Lot. Council District 6.**

- a. Being 14.920 acres and 4.596 acres situated in the I Flores Survey, Abstract No. 507, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of West Cleburne Road, south of Brookway Drive, and west of Winter Springs Drive.
- c. Applicant: Topographic

- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to allow one block face (Block 4, Lots 1, 2X, 3-10, and Block 12, Lots 1-24 along Tarpon Springs Drive) to exceed the maximum 1,320 foot block face length requirement; 2) Approval of one Subdivision Ordinance waiver to not require street extensions to the adjacent unplatted parcel along the north and south property boundaries adjacent to the gas well site; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. **DRC Recommends:** 1) Approval of one Subdivision Ordinance waiver to allow one block face (Block 4, Lots 1, 2X, 3-10 and Block 12, Lots 1-24 along Tarpon Springs drive) to exceed the maximum 1,320 foot block face length requirement; 2) Approval of one Subdivision Ordinance waiver to not require street extensions to the adjacent unplatted parcel along the north and south property boundaries adjacent to the gas well site; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

4. **PP-24-013 Walsh Ranch Quail Valley PA4 (Continuance Request): 424 Single-Family Detached Residential Lots, 125 Single-Family Attached Residential Lots and 41 Private Open Space Lots. Council District 3.**

- a. Being approximately 336.50 acres in the Houston Tap and Brazoria RR Company Survey No. 19, Abstract No. 654, the International and Great Northern RR Company Survey, Abstract No. 2004, the B.F. Richerson Survey, Abstract No. 1374, and the Jonathan Burleson Survey, Abstract No. 78, located in the City of Fort Worth, Parker and Tarrant County, Texas.
- b. General Location: North of West Freeway, east of Walsh Ranch Parkway and south of Meadow Cross Drive.
- c. Applicant: Kimley-Horn and Associates
- d. **Applicant Requests:** Approval of a continuance to the June 12, 2024 City Plan Commission meeting.
- e. **DRC Recommends:** Approval of a continuance to the June 12, 2024 City Plan Commission meeting.

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

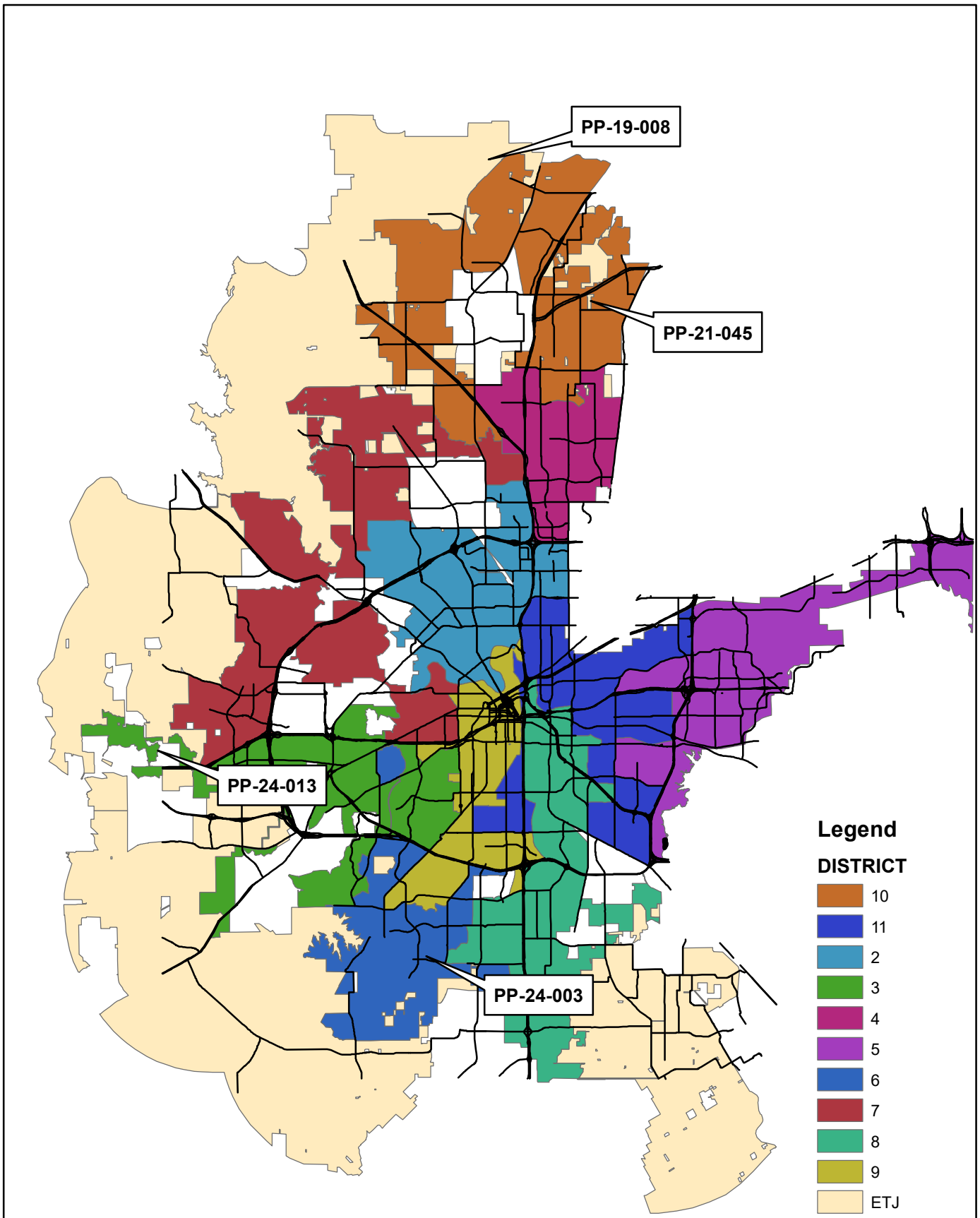
Cámara del Concilio de Fort Worth es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador 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.

May City Plan Commission Case Map



Legend

DISTRICT

- 10
- 11
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- ETJ



1 in = 5 miles



PP-19-008 Tradition Central & Southern Phase: (Revision/ Waiver Request): 2,307 Single Family Detached Residential Lots and 79 Private Open Space Lots. ETJ—Denton County

Being approximately 780.716 acres situated in the Guadalupe Cardinas Survey, Abstract No. 214, located in the City of Fort Worth, Denton County, Texas.

General Location: North of State Highway 114, and south of Sam Reynolds Road.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Hines
- 2. Consultant / Agent GM Civil Engineering & Surveying

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning N/A - ETJ
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Single-Family
- 4. Public Hearing Notification Mailing Date April 26, 2024
- 5. Development Services Department Case Coordinator..... Aravind Viswanathan
- 6. Organizations Courtesy Notified..... North West ISD, Trinity Habitat for Humanity, Streams and Valleys Inc, Harriet Creek Ranch HOA, North Fort Worth Alliance

C. SERVICE DISTRICTS

- 1. School ISD..... North West 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 Tradition Central & Southern Phase preliminary plat (PP-19-008) was approved by the City Plan Commission May 26, 2021. The revision included changes to the southern phase with a reduction in the total number of lots, change in the single-family lot sizes, redesign of the street network, elimination of alleys, and elimination of a proposed school site.

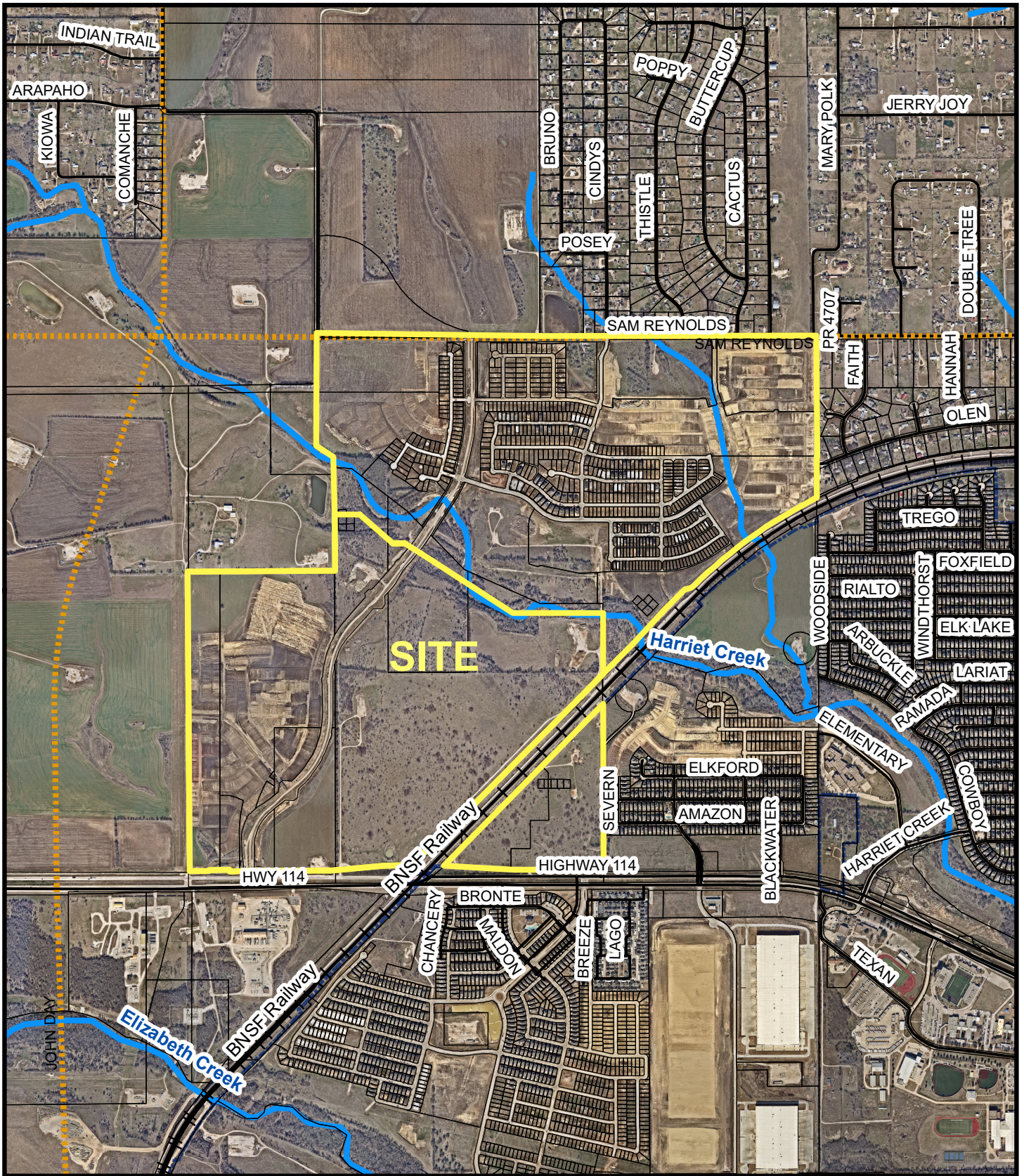
The Tradition Central & Southern Phase preliminary plat revision consists of 780.716 acres, 2,307 single-family detached residential lots and 79 private open space lots.

With the modification of a new street design and lot layout in Phase 3D of the revised preliminary plat, the increase in lot yield went from 2,279 single family lots to 2,307 single family lots. The Subdivision Ordinance in Section 31-106 (d) (2) states, Standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet.

The revised preliminary plat includes one additional block face length (Block RRRRR, Lot 1-Lot 18) that exceeds the maximum allowed 1,320-foot block face requirement. The applicant has requested the block length waivers citing that an elementary school site and existing floodplain adjacent to the Phase 3D parcel creates the long block.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to permit one block face (Block RRRRR, Lot 1-Lot 18) to exceed the maximum allowed 1,320-foot block face length requirement; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.



MAP LEGEND

Master Thoroughfare Plan

Land Use

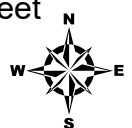
- Activity Street
- Commercial Connector
- Commercial Mixed Use Street
- - - Neighborhood Connector
- System Link

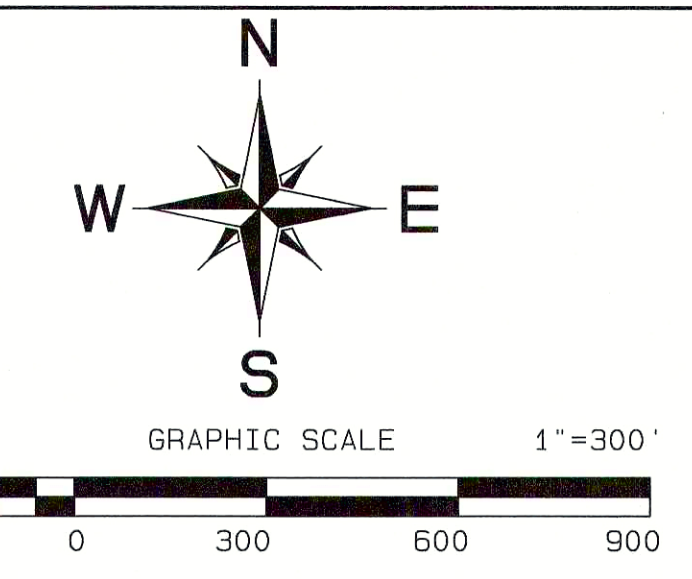
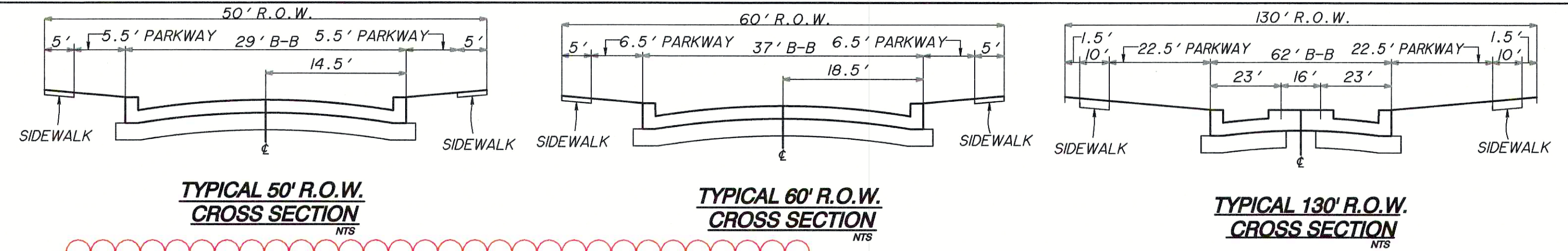
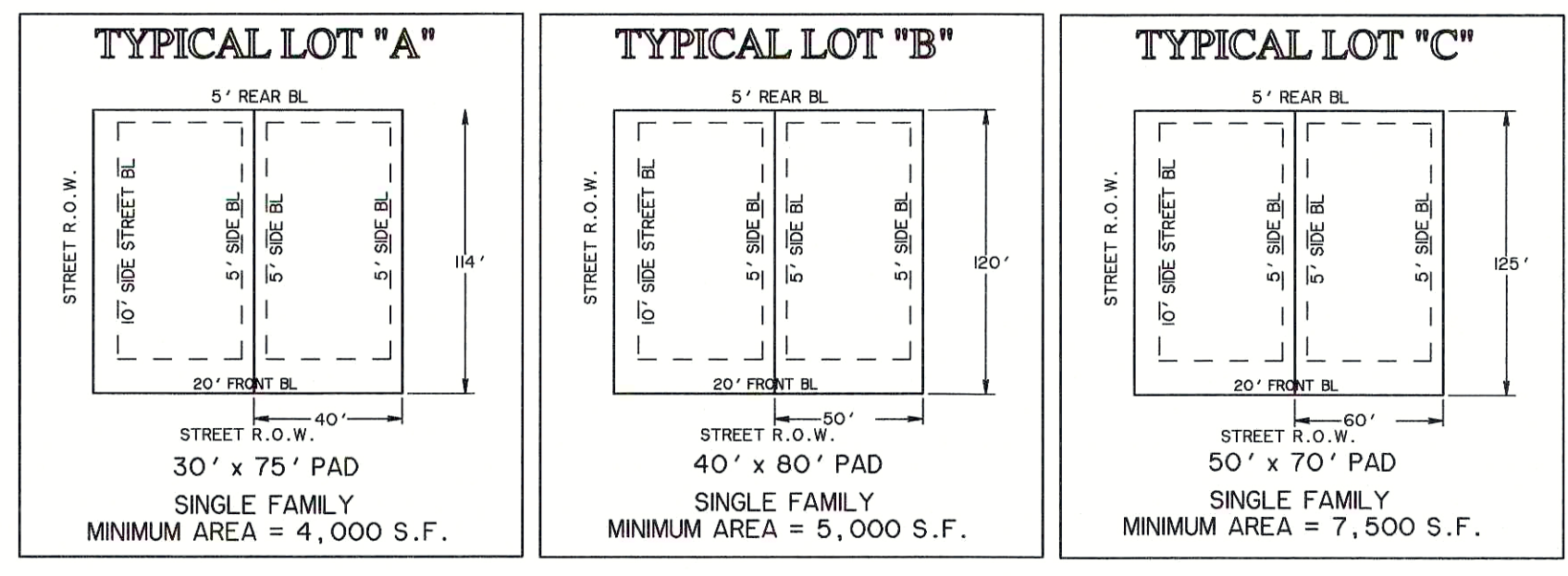
- PRELIM. PLATS
- Fort Worth City Limits
- ADJACENT CITIES

1,600 800 0 1,600 Feet



Scale: 1 inch = 1600 feet



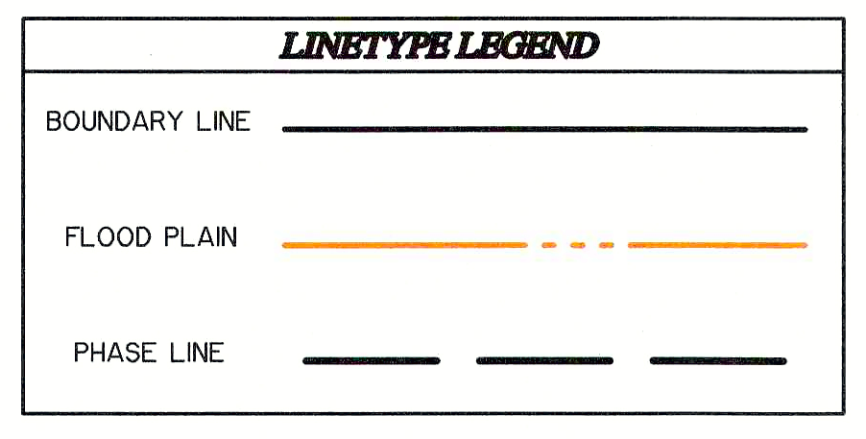


CENTRAL LAND USE SUMMARY

PROPOSED USE	NUMBER OF LOTS	LOT SIZE	ZONING	ACREAGE
Single Family Residential	335	40'x115'	None/ETJ	50.96
Single Family Residential	617	50'x120'	None/ETJ	87.01
Single Family Residential	312	60'x125'	None/ETJ	51.20
Private Open Space	39	N/A	N/A	111.14
ROW	N/A	N/A	N/A	76.46
Private Alley	N/A	N/A	N/A	6.80
School	N/A	N/A	N/A	14.10
TOTAL AREA				397.67

TOTAL NUMBER OF DWELLING UNITS = 1,264
TOTAL POPULATION YIELD = 1,264 D.U. x 3.0 P/D.U. = 3,792 PERSONS
TOTAL DENSITY = 1,264 Lots / 397.67 Ac. = 3.18 Lots/Ac.
DIFFERENCE IN DWELLING UNITS FROM 2021 SUBMITTAL: +20

- NOTES:**
- LOT SIZES SHOWN ARE APPROXIMATE SQUARE FOOTAGES AND ARE SUBJECT TO CHANGE.
 - HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR MAINTAINING ALL OPEN SPACE AREAS.
 - ALL STREETS WILL BE MAINTAINED BY THE M.U.D. UNTIL ANNEXATION.
 - IN ACCORDANCE WITH CITY OF FORT WORTH DEVELOPER'S AGREEMENT WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FORT WORTH, BUT THE DEVELOPER IS RESPONSIBLE FOR THE EXTENSION OF THOSE FACILITIES.
 - ALL LOTS THAT ARE LESS THAN 50' IN WIDTH WILL BE SERVED BY GARAGES FROM REAR OR SIDE ALLEYS.
 - THIS PROPERTY IS SUBJECT TO A DEVELOPER AGREEMENT APPROVED BY DENTON COUNTY (12-20-05) AND BY THE CITY OF FORT WORTH (01-27-16)



BLOCK TABLE

BLOCK #	STREET NAME	BLOCK LENGTH	STATUS
HH	MILFOI DRIVE	620	PROPOSED
HH	WESTERN YARROW AVENUE	1443	PROPOSED
II	MILFOI DRIVE	615	PROPOSED
00	WESTERN YARROW AVENUE	830	PROPOSED
00	PRIETO AVENUE	497	PROPOSED
00	BUFFALO CREEK BOULEVARD & BIG RED DRIVE	844	PROPOSED
00	BLUE AGAVE DRIVE, MIMBRE DRIVE & LADY BIRD ROAD	1159	PROPOSED
00	WATER CANNA DRIVE, SAGMO DRIVE, NATIVE BLOOMS WAY & BASKET BLVD.	2386	PROPOSED
RR	MILFOI DRIVE	570	PROPOSED
RR	WESTERN YARROW AVENUE	570	PROPOSED
UU	CANYON MAPLE DRIVE	570	PROPOSED
UU	MILFOI DRIVE	570	PROPOSED
VV	CANUELA WAY	934	PROPOSED
VV	CANYON MAPLE DRIVE	934	PROPOSED
VW	CANUELA WAY	939	PROPOSED
WW	WATER CANNA DRIVE	1502	PROPOSED
XX	ROSEBAY DRIVE, TRUMET DRIVE & CANUELA WAY	2021	PROPOSED
ZZ	ROSEBAY DRIVE	1144	PROPOSED
ZZ	SUPERBLOOM AVENUE	1098	PROPOSED
ZZ	CANUELA WAY	1172	PROPOSED
ZZ	FIRECRACKER DRIVE	882	PROPOSED
ZZ	MILFOI DRIVE	498	PROPOSED
AAA	BLUEBIRD SKY DRIVE & TUSSOCK AVENUE	1490	PROPOSED
AAA	BANDERITA AVENUE & AVENIS AVENUE	795	PROPOSED
BBB	BANDERITA AVENUE	477	PROPOSED
BBB	MANZANILLA DRIVE	552	PROPOSED
CCC	MANZANILLA DRIVE	793	PROPOSED
CCC	WATER CANNA DRIVE	1487	PROPOSED
DDD	WATER CANNA DRIVE	1213	PROPOSED
DDD	ROSEBAY DRIVE	1346	PROPOSED
EEE	ROSEBAY DRIVE	1340	PROPOSED
EEE	SUPERBLOOM AVENUE	1494	PROPOSED
FFF	SUPERBLOOM AVENUE	895	PROPOSED
FFF	FIRECRACKER DRIVE	946	PROPOSED
GGG	FIRECRACKER DRIVE	946	PROPOSED
GGG	CANUELA WAY	934	PROPOSED
JJJ	CANUELA WAY	1509	PROPOSED
LLL	BLUE AGAVE DRIVE	469	PROPOSED
LLL	BUFFALO CREEK BOULEVARD	475	PROPOSED
MMM	SUN GARDEN WAY	634	PROPOSED
MMM	BLUE AGAVE DRIVE	655	PROPOSED
NNN	LADY BIRD ROAD	680	PROPOSED
NNN	SUN GARDEN WAY	631	PROPOSED
OOO	WATER CANNA DRIVE	316	PROPOSED
OOO	LADY BIRD ROAD & PRIETO AVENUE	697	PROPOSED
RRR	SUNTOW WAY & EASTERN RED BLVD	1204	PROPOSED
SSS	ROSEMALLOW WAY & PALO BLANCO AVENUE	837	PROPOSED
TTT	ROSEMALLOW WAY	892	PROPOSED
UUU	ROSEMALLOW WAY	742	PROPOSED
UUU	BROWN BUCK AVENUE	742	PROPOSED
VVV	BROWN BUCK AVENUE	742	PROPOSED
VVV	BUNCHERRY STREET	758	PROPOSED
WWW	PALO BLANCO AVENUE	847	PROPOSED
WWW	LEATHERFLOWER BOULEVARD	896	PROPOSED
WWW	EASTERN RED BOULEVARD	901	PROPOSED
XXX	RANCHO ROAD	1056	PROPOSED
XXX	PALO BLANCO AVENUE	705	PROPOSED
XXX	OSMO DRIVE	740	PROPOSED
ZZZ	RANCHO ROAD	300	PROPOSED
ZZZ	ALOE DRIVE	690	PROPOSED
ZZZ	BITTERROOT ROAD	314	PROPOSED
ZZZ	RANCHO ROAD	450	PROPOSED
ZZZ	COPPERLEAF DRIVE	844	PROPOSED
AAAA	EASTERN RED BOULEVARD	880	PROPOSED
BBBB	MIMBRE DRIVE	498	PROPOSED
BBBB	SANDGRASS DRIVE	498	PROPOSED
CCCC	SANDGRASS DRIVE	498	PROPOSED
CCCC	TUSSOCK AVENUE	498	PROPOSED
DDDD	STACK STREET	225	PROPOSED
RRRR	KING SALMON/SOCIAL/SENIOR DRIVE	150	PROPOSED
SSSS	VINCE STREET	334	PROPOSED
SSSS	SOCIAL DRIVE	372	PROPOSED
TTTTT	BLUM STREET	405	PROPOSED
TTTTT	VINCE STREET	466	PROPOSED
UUUU	STACK STREET/VINCE STREET	820	PROPOSED

TOTAL # OF BLOCKS = 75
OF BLOCKS ABOVE 1320' IN LENGTH = 11
% OF BLOCKS ABOVE 1320' IN LENGTH = 15%
* NOTE BLOCK ENDS AT CUL-DE-SAC

METS BOUNDS

BETTY MARIE MCINTYRE, PEGGY JEANNINE EATON, JEFFERY L. EATON, BARRY S. EATON, BRIAN ROY EATON VOL. 2906, PG. 363 R.P.R.D.C.T.

THENCE North 09 degrees 22 minutes 14 seconds West, along the west line of said 130.21 acre parcel and the east line of said 15.22 acre parcel, a distance of 102.52 feet to a found 5/8 inch rod with a plastic cap stamped "UNIVERSITY ASSOC. '11" for corner on the southwest line of said 130.21 acre parcel.

THENCE North 51 degrees 49 minutes 01 second West, along the southwest line of said 130.21 acre parcel, a distance of 253.37 feet to a found 1/2 inch iron rod for the southwest corner of said 130.21 acre parcel.

THENCE North 09 degrees 22 minutes 11 seconds East, along the west line of said 130.21 acre parcel, a distance of 1,373.88 feet to a found 1/4 inch iron rod for corner on said west line and within San Reynolds Road.

THENCE North 89 degrees 58 minutes 01 second East, within said San Reynolds Road and crossing said 130.21 acre parcel, a distance of 2,737.80 feet to a found 3/4 inch nail with shiner for corner on the north line of said 130.21 acre parcel and along the southeast corner of said 13.56 acre parcel of land described in Denton Minutes Transcripts, as recorded in County Clerk's Documents No. 2014-15723, D.A.D.C.T.

THENCE North 89 degrees 56 minutes 15 second East, along the north line of said 130.21 acre parcel, a distance of 3,493.24 feet to a found 5/8 inch nail with shiner in asphalt within said San Reynolds Road for the northeast corner of said 130.21 acre parcel and the northeast corner of said 13.56 acre parcel of land described in Denton Minutes Transcripts, as recorded in County Clerk's Documents No. 2014-15723, D.A.D.C.T.

THENCE South 09 degrees 15 minutes 21 second East, along the east line of said 130.21 acre parcel and the west line of said Patton Plaza, Phase One, and the west line of Patton Plaza, Phase Two, an addition to Denton County, Texas, as recorded in Cabinet P, Page 50, P.A.D.C.T., a distance of 1,482.20 feet to a found 1/2 inch iron rod for the most easterly southeast corner of said 130.21 acre parcel and the northeast corner of said 9.54 acre parcel.

THENCE South 09 degrees 14 minutes 46 second East, along the east line of said 130.21 acre parcel, a distance of 1,482.20 feet to a found 5/8 inch nail with shiner in asphalt within said San Reynolds Road for the northeast corner of said 130.21 acre parcel and the northeast corner of said 9.54 acre parcel of land described in Denton Minutes Transcripts, as recorded in County Clerk's Documents No. 2014-15723, D.A.D.C.T.

THENCE South 09 degrees 14 minutes 46 second East, along the east line of said 130.21 acre parcel, a distance of 1,482.20 feet to a found 5/8 inch nail with shiner in asphalt within said San Reynolds Road for the northeast corner of said 130.21 acre parcel and the northeast corner of said 9.54 acre parcel of land described in Denton Minutes Transcripts, as recorded in County Clerk's Documents No. 2014-15723, D.A.D.C.T.

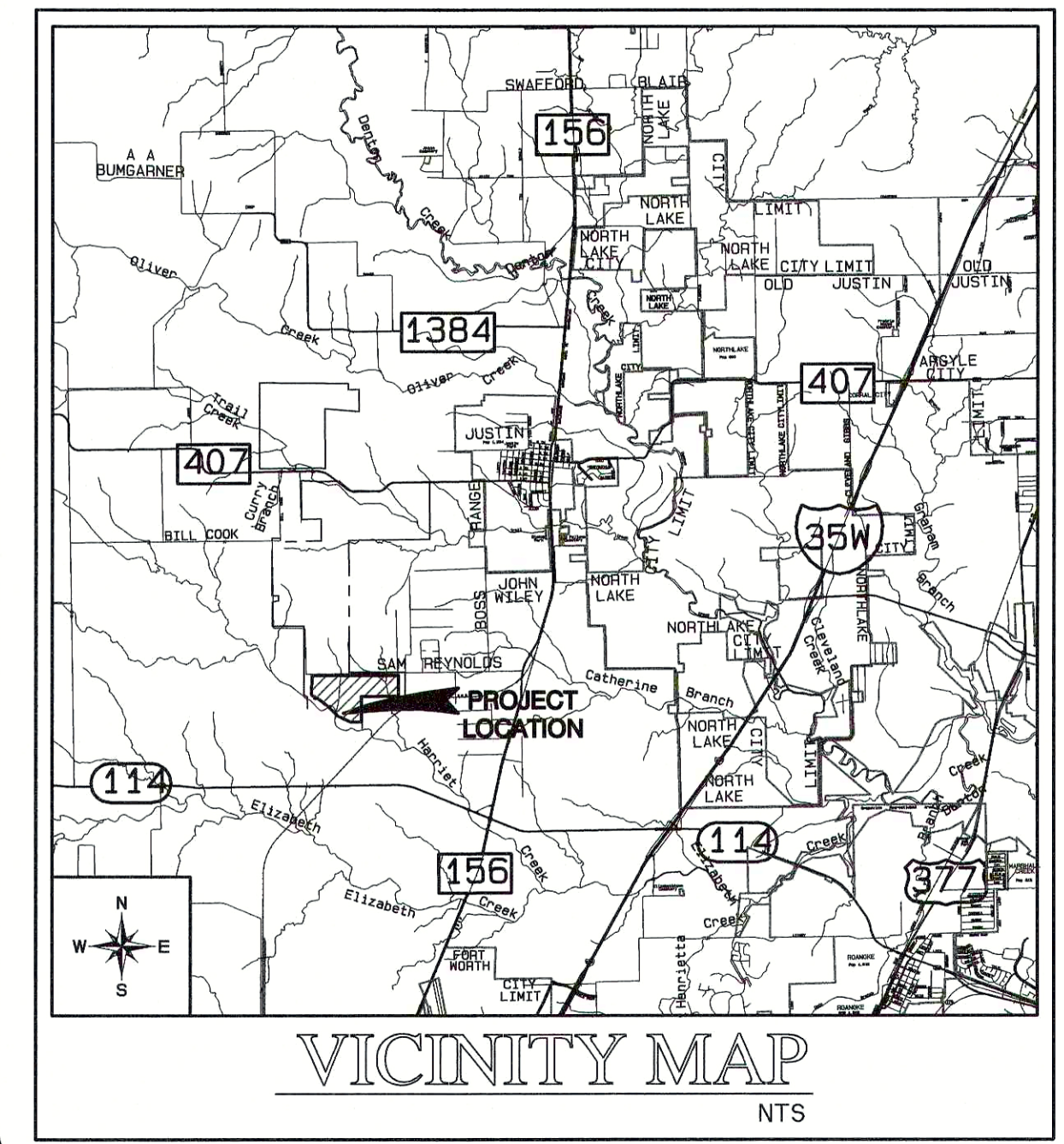
THENCE South 09 degrees 14 minutes 46 second East, along the east line of said 130.21 acre parcel, a distance of 1,482.20 feet to a found 5/8 inch nail with shiner in asphalt within said San Reynolds Road for the northeast corner of said 130.21 acre parcel and the northeast corner of said 9.54 acre parcel of land described in Denton Minutes Transcripts, as recorded in County Clerk's Documents No. 2014-15723, D.A.D.C.T.

THENCE South 09 degrees 14 minutes 46 second East, along the east line of said 130.21 acre parcel, a distance of 1,482.20 feet to a found 5/8 inch nail with shiner in asphalt within said San Reynolds Road for the northeast corner of said 130.21 acre parcel and the northeast corner of said 9.54 acre parcel of land described in Denton Minutes Transcripts, as recorded in County Clerk's Documents No. 2014-15723, D.A.D.C.T.

THENCE South 09 degrees 14 minutes 46 second East, along the east line of said 130.21 acre parcel, a distance of 1,482.20 feet to a found 5/8 inch nail with shiner in asphalt within said San Reynolds Road for the northeast corner of said 130.21 acre parcel and the northeast corner of said 9.54 acre parcel of land described in Denton Minutes Transcripts, as recorded in County Clerk's Documents No. 2014-15723, D.A.D.C.T.

THENCE South 09 degrees 14 minutes 46 second East, along the east line of said 130.21 acre parcel, a distance of 1,482.20 feet to a found 5/8 inch nail with shiner in asphalt within said San Reynolds Road for the northeast corner of said 130.21 acre parcel and the northeast corner of said 9.54 acre parcel of land described in Denton Minutes Transcripts, as recorded in County Clerk's Documents No. 2014-15723, D.A.D.C.T.

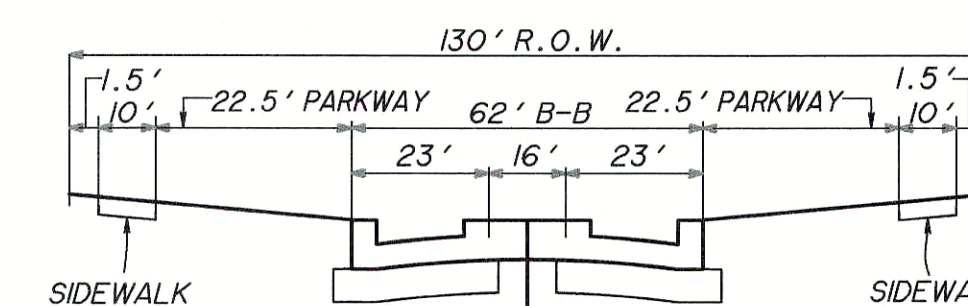
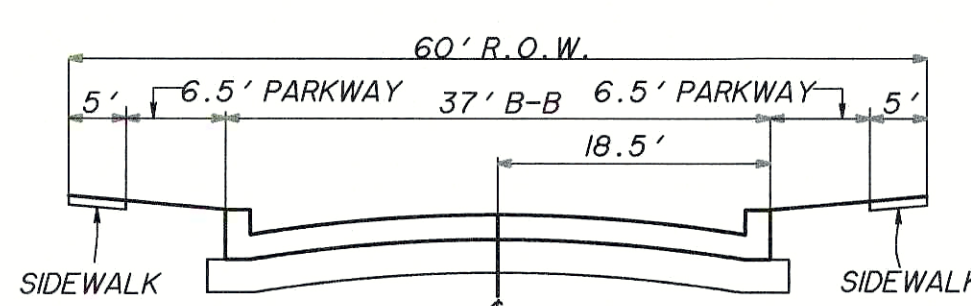
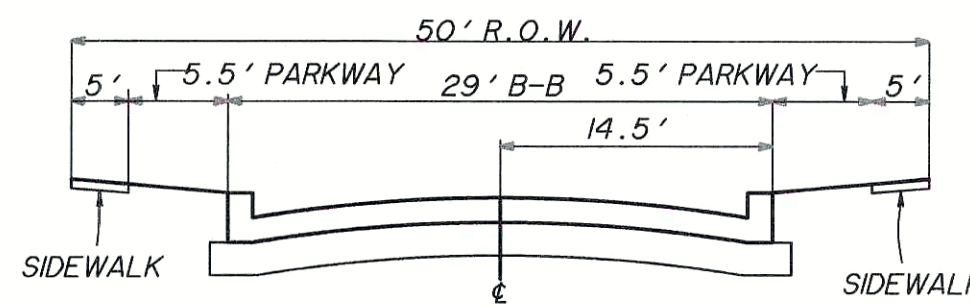
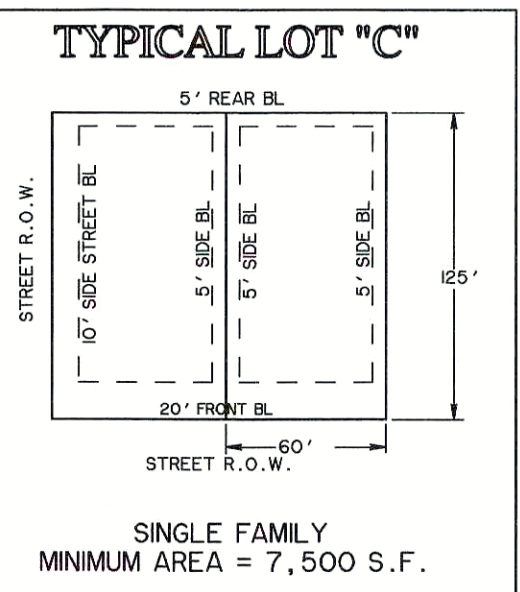
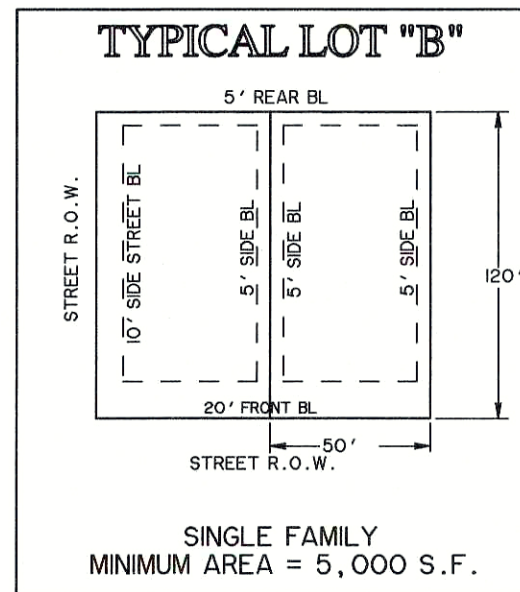
THENCE South 09 degrees 14 minutes 46 second East, along the east line of said 130.21 acre parcel, a distance of 1,482.20 feet to a found 5/8 inch nail with shiner in asphalt within said San Reynolds Road for the northeast corner of said 130.21 acre parcel and the northeast corner of said 9.54 acre parcel of land described in Denton Minutes Transcripts, as recorded in County Clerk's Documents No. 2014-15723, D.A.D.C.T.



OWNER/DEVELOPER:
HINES INTERESTS, LP
2200 ROSS AVENUE, SUITE 4200W
DALLAS, TX 75201
(972) 716-2903

ENGINEER/SURVEYOR:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

PRELIMINARY PLAT FOR TRADITION, CENTRAL & SOUTHERN PHASE
BEING 780.716 ACRES SITUATED IN THE GUADALUPE CARDINAS SURVEY, ABSTRACT NO. 214 IN THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS
APRIL, 2024
SHEET 1 OF 2



TYPICAL 50' R.O.W. CROSS SECTION

TYPICAL 60' R.O.W. CROSS SECTION

TYPICAL 130' R.O.W. CROSS SECTION

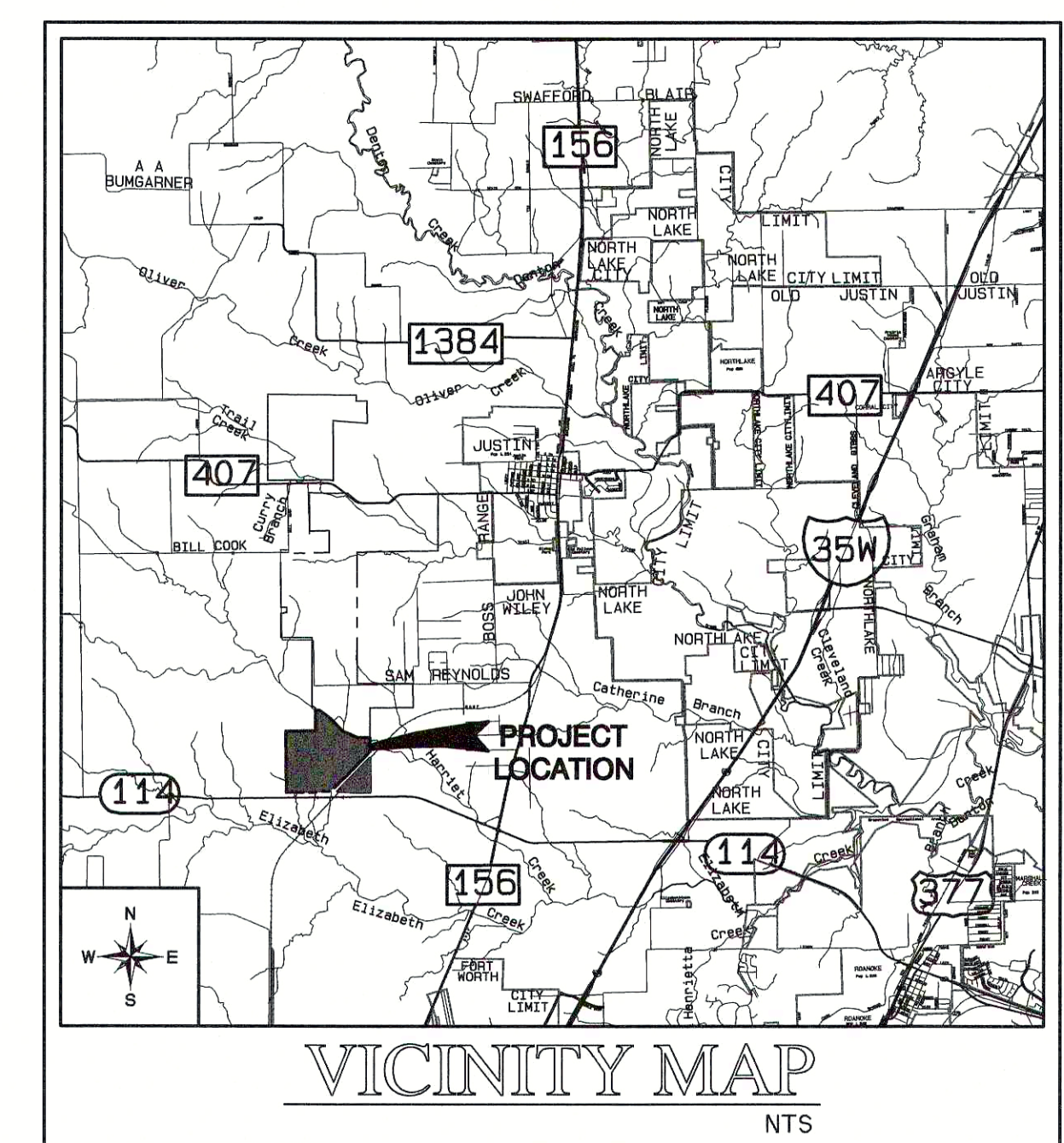
TRACT BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N0° 11' 12" W	15.00'
L2	S0° 11' 12" E	15.00'

- NOTES:
1. LOT SIZES SHOWN ARE APPROXIMATE SQUARE FOOTAGES AND ARE SUBJECT TO CHANGE.
 2. HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR MAINTAINING ALL OPEN SPACE AREAS.
 3. ALL STREETS WILL BE MAINTAINED BY THE M.U.D. UNTIL ANNEXATION.
 4. IN ACCORDANCE WITH CITY OF FORT WORTH DEVELOPER'S AGREEMENT WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FORT WORTH, BUT THE DEVELOPER IS RESPONSIBLE FOR THE EXTENSION OF THOSE FACILITIES.
 5. ALL LOTS THAT ARE LESS THAN 50' IN WIDTH WILL BE SERVED BY GARAGES FROM REAR OR SIDE ALLEYS.
 6. THIS PROPERTY IS SUBJECT TO A DEVELOPER AGREEMENT APPROVED BY DENTON COUNTY (12-20-05) AND BY THE CITY OF FORT WORTH (01-27-16)

INTERNAL ROADWAY NETWORK CONNECTIVITY

LINKS	119
NODES	92
CONNECTIVITY INDEX	1.29



BLOCK TABLE

BLOCK #	STREET NAME	BLOCK LENGTH	STATUS
A	DAUCUS DRIVE	890	PROPOSED
A	INKBERRY STREET	552	PROPOSED
B	STONECROP STREET	430	PROPOSED
B	SOULL ROAD	300	PROPOSED
C	PURPLE DOME DRIVE	605	PROPOSED
C	DAUCUS DRIVE	374	PROPOSED
C	STONECROP STREET	440	PROPOSED
D	HEMLOCK TREE DRIVE, DAUCUS DRIVE	694	PROPOSED
E	KURRUS STREET	420	PROPOSED
E	PURPLE DOME DRIVE	574	PROPOSED
F	HEMLOCK TREE DRIVE	416	PROPOSED
F	KURRUS STREET	375	PROPOSED
G	HEMLOCK TREE DRIVE	535	PROPOSED
H	INKBERRY ST., HEMLOCK TREE DR	812	PROPOSED
I	MOONBEAM DRIVE, PAPIRUS DRIVE	618	PROPOSED
J	BOSTON IVY DRIVE	1019	PROPOSED
J	TRUMPET VINE DRIVE	579	PROPOSED
K	HYDRANGEA ROAD, BOSTON IVY DRIVE	1230	PROPOSED
L	HYDRANGEA ROAD	455	PROPOSED
L	BOSTON IVY DRIVE	414	PROPOSED
L	TROUT LILLY ROAD	506	PROPOSED
M	WHITE PINE AVE	633	PROPOSED
M	BOSTON IVY DRIVE	398	PROPOSED
M	TROUT LILLY ROAD	548	PROPOSED
N	BLUE FESQUE ROAD	697	PROPOSED
N	WHITE PINE AVENUE	693	PROPOSED
O	COREOPSIS BOULEVARD, GERMANDER WAY	1797	PROPOSED
O	BLUE FESQUE ROAD	899	PROPOSED
Y	PELOTAZO AVE., KOUNTZ DRIVE	3272	PROPOSED
Y	RODGERS FLOWER DRIVE	3097	PROPOSED
Z	JAPANESE MAPLE DRIVE	494	PROPOSED
AA	PELOTAZO AVE	612	PROPOSED
AA	MUMMS FIELD DRIVE	655	PROPOSED
BB	PELOTAZO AVE	594	PROPOSED
BB	PURPUREA ROAD	393	PROPOSED
BB	MUMMS FIELD DRIVE	588	PROPOSED
CC	PELOTAZO AVE	289	PROPOSED
CC	MUMMS FIELD DRIVE	663	PROPOSED
FF	MUMMS FIELD DRIVE	540	PROPOSED
GG	MUMMS FIELD DRIVE	896	PROPOSED
HH	PURPUREA ROAD	610	PROPOSED
HH	MUMMS FIELD DRIVE	452	PROPOSED
I	MAY NIGHT STREET	455	PROPOSED
I	RODGERS FLOWER DRIVE	943	PROPOSED
J	PURPUREA ROAD	640	PROPOSED
JJ	RODGERS FLOWER DRIVE	640	PROPOSED
JJ	KOUNTZ DRIVE	650	PROPOSED
KK	ALBERTA SPRUCE ROAD	751	PROPOSED
LL	JAPANESE MAPLE DRIVE	746	PROPOSED
NN	ALBERTA SPRUCE ROAD	768	PROPOSED
NN	SCHUBERTS ROAD	802	PROPOSED
OO	BLUE FESQUE ROAD	714	PROPOSED
OO	JAPANESE MAPLE DRIVE	434	PROPOSED
OO	SCHUBERTS ROAD	812	PROPOSED
RR	ALBERTA SPRUCE ROAD	1055	PROPOSED
RR	DUTCHMAN ROAD	432	PROPOSED
SS	PETAL DRIVE	587	PROPOSED
SS	ALBERTA SPRUCE ROAD	785	PROPOSED
TT	ALBERTA SPRUCE ROAD	876	PROPOSED
UU	ALBERTA SPRUCE ROAD	560	PROPOSED
VV	ALBERTA SPRUCE ROAD	461	PROPOSED
VV	DUTCHMAN ROAD	371	PROPOSED
XX	MUMMS FIELD DRIVE	442	PROPOSED
XX	PURPUREA ROAD	509	PROPOSED
YY	PURPUREA ROAD	523	PROPOSED
YY	RODGERS FLOWER DRIVE	989	PROPOSED
ZZ	MUMMS FIELD DRIVE	560	PROPOSED
AAA	PURPUREA ROAD	560	PROPOSED
AAA	PURPUREA ROAD	560	PROPOSED
BBB	RODGERS FLOWER DRIVE	560	PROPOSED
CCC	MUMMS FIELD DRIVE	542	PROPOSED
DDD	PURPUREA ROAD	543	PROPOSED
DDD	PURPUREA ROAD	607	PROPOSED
EEE	PURPUREA ROAD	629	PROPOSED
EEE	RODGERS FLOWER DRIVE	316	PROPOSED
FFF	MUMMS FIELD DRIVE	525	PROPOSED
GGG	MUMMS FIELD DRIVE	564	PROPOSED
GGG	DUTCHMAN ROAD	478	PROPOSED
GGG	RODGERS FLOWER DRIVE	623	PROPOSED

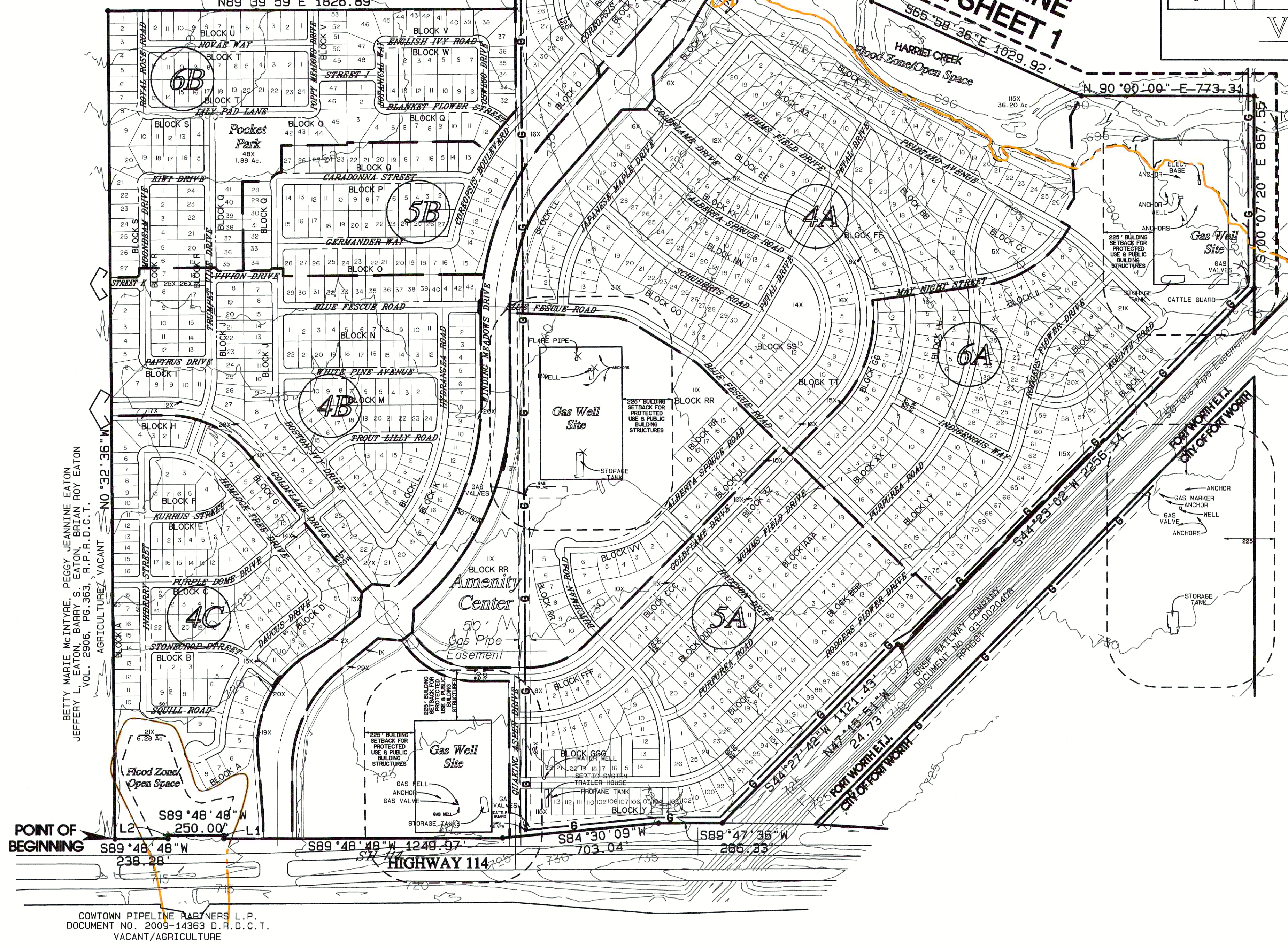
TOTAL # OF BLOCKS = 80
 # OF BLOCKS ABOVE 1320' IN LENGTH = 3
 % OF BLOCKS ABOVE 1320' IN LENGTH = 4%

SOUTHERN LAND USE SUMMARY

PROPOSED USE	NUMBER OF LOTS	LOT SIZE	ZONING	ACREAGE
Single Family Residential	495	50'x120'	None/ETJ	68.18
Single Family Residential	108	55'x120'	None/ETJ	15.15
Single Family Residential	341	60'x125'	None/ETJ	58.71
Single Family Residential	99	65'x125'	None/ETJ	18.47
Private Open Space	40	N/A	N/A	141.74
ROW	N/A	N/A	N/A	80.79
TOTAL AREA				383.04

TOTAL NUMBER OF DWELLING UNITS = 1043
 TOTAL POPULATION YIELD = 1043 D.U. x 3.0 P/D.U. = 3129 PERSONS
 TOTAL DENSITY = 1043 Lots / 383.04 Ac. = 2.72 Lots/Ac.
 DIFFERENCE IN DWELLING UNITS FROM 2020 SUBMITTAL: -94

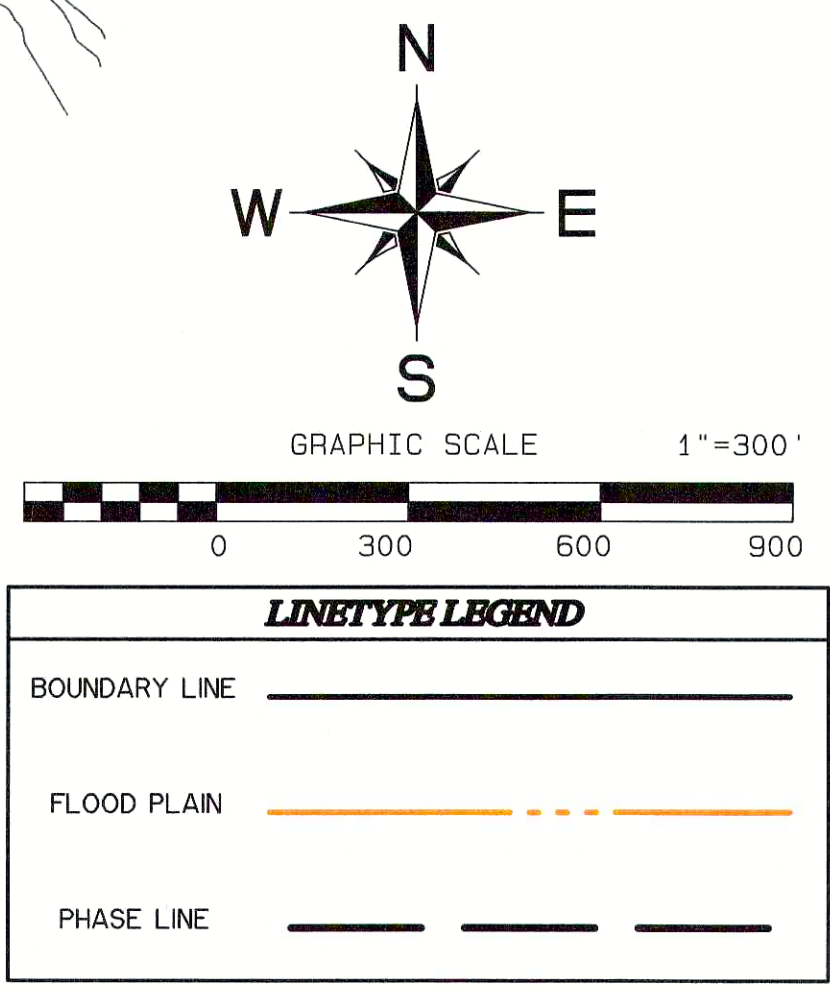
BETTY MARIE MCINTYRE, PEGGY JEANNINE EATON
 JEFFERY L. EATON, BARRY S. EATON, BRIAN ROY EATON
 VOL. 2906, PG. 363, R.P.R.D.C.T.



OWNER/DEVELOPER:
HINES INTERESTS, LP

2200 ROSS AVENUE, SUITE 4200W
 DALLAS, TX 75201
 (972) 716-2903

COWTOWN PIPELINE PARTNERS L.P.
 DOCUMENT NO. 2009-14363 D.R.D.C.T.
 VACANT/AGRICULTURE



ENGINEER/SURVEYOR:
GOODWIN & MARSHALL
 CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
 2405 Mustang Drive, Grapevine, Texas 76051
 Metro (817) 329-4373
 TBPE REGISTRATION # F-2944
 TBPLS # 10021700

PRELIMINARY PLAT
 FOR
TRADITION, CENTRAL & SOUTHERN PHASE
 BEING
 780.716 ACRES
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 GUADALUPE CARDINAS SURVEY,
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CITY OF FORT WORTH,
DENTON COUNTY, TEXAS
 APRIL, 2024
SHEET 2 OF 2



April 16, 2024

Mr. Donald Boren
City Plan Commission Chairman
City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102

RE: Tradition South & Central Phase Preliminary Plat (Ref: PP-19-008)

Dear Mr. Boren:

I am writing this letter in regards to a waiver request for the above referenced project for one (1) block length that exceeds the maximum allowable 1,320 feet. The circumstance leading to the long block and the reasoning for this waiver request includes the following:

- An elementary school site and existing floodplain adjacent to the Phase 3D parcel creates a long block.

For the reason listed above, please consider to approve this waiver request for the resulting long block.

Mr. Boren, I appreciate the staff's time and cooperation in reviewing this project and if you have any questions or need any additional information please do not hesitate to call.

Sincerely,
Goodwin & Marshall, Inc.

Matt Baacke, P.E.
MJB/ms



Conditions and Comments

Case: PP-19-008

Submitted: 2/15/2019

Remarks Due:

ZC Hearing:

Case Status: Awaiting Client Reply

Title: Tradition - Central Phase 3A.1

Case Description: Subdivision

Address:

Acres:

Applicant: Dustin Davidson

2200 Ross Avenue, Suite 4200W Dallas TX 75201

Owner:

List of Conditions:

DEFAULT

Comment

•

T/PW Stormwater

•

Water

- PHASED CFA- Special language required on CFA exhibit stating connecting to not yet constructed infrastructure

GENERAL

General

- CPC Decision:

APPROVED of the revised preliminary plat conditional upon meeting the platting comments included in the staff report.- 9/0

PLAN REVIEW

Gas Well

- Although the gas well sites are in the ETJ, these sites are part of our gas well inspections and have recorded pad site permits with the City. Therefore, the 225' gas well setbacks shown and labeled on the plat are correct and the Sub-division Plat Statement needs to be added.

PLATTING

Fire

- FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)
Revision 1/22/2024

FYI: Street name approvals may have expired and will be reviewed at time of final platting. If approvals have expired a new review will be required. Street names request are no longer reviewed prior to receiving an "FP" or "FS" case number.

FYI: Due to process changes, gas well setbacks will no longer be shown on plats. Gas well pad site perimeters that have the potential to affect a plat will be shown and labeled on plats as follows:
"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

Streets existing and correct:

Sam Reynolds Road
Manzanilla Drive
Winding Meadows Drive (continuation on this plat)
Hwy 114

General information:

CFW Fire Code and Amendments do not apply to this ETJ project unless agreements are made, otherwise. Addresses will be assigned by Tarrant County Appraisal District after the Final Plat is recorded. DO NOT SELF ADDRESS.

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 by searching the City Secretary's site for Ordinance #25388-03-2022.

General

- 1. Illustrate block face length calculation for phase 3D.

Cleared 1/29/24

the total no. of residential lots proposed in the subdivision has increased to a total of 3331. However, as per the approved Development Agreement, # 47477-A2, a maximum of 3284 residential units shall only be permitted. In this regard, the new Preliminary Plats PP-23-013 and PP-19-008 for the proposed development of TRADITION SUBDIVISION cannot be accepted until the agreement is amended or drawings are revised to conform with the agreement.

HOLD 4/12/24

Provide a block face table wrt revision with all block faces measured, as shown in S.O., Section 31-106

PACS

- PARD/PDP: If annexation into the City of Fort Worth is intended by the developer then the Neighborhood and Community Park Dedication Policy will apply.
Neighborhood park sites will conform to park development and land suitability specifications detailed in the Park, Recreation and Open Space Master Plan.
All Open Space MUST be specifically indicated as: "Private HOA/Developer Owned and Maintained Open Space".
Contact Lori Gordon at lori.gordon@fortworthtexas.gov for additional information.

Planning

- March 8, 2019. Stuart Campbell, Sr. Planner, Planning and Development (817) 392-2412.
stuart.campbell@fortworthtexas.gov

Based on the review by DRC members, it has been determined that the proposed preliminary plat is not consistent with the terms and conditions established in the approved Tradition Development Agreement (Contract No 47477). The City is in receipt of the First Amendment to the Tradition Development Agreement. Several City Departments are meeting next week to discuss the proposed modifications to the Development Agreement, prior to a recommendation to City Council. Therefore, CPC action on the preliminary plat will be postponed until City Council takes action on the First Amendment to the Development Agreement.

Development Agreement (Contract No. 47477), Article III, Section 3.03 stipulates the owner shall submit a concept plan to the City Plan Commission if required by the Subdivision Ordinance. The Concept Plan shall be consistent with the Development Plan attached to the Development Agreement as Exhibit C.

The approved Concept Plan CP-16-004 includes 384.041 acres. The preliminary plat application (pp-19-008) consist of 781.716 acres, including additional phase(s) of the Tradition Master Plan not included CP-16-004.

Per Subdivision Ordinance 31-42(a) Concept Plan, a concept plan for overall Tradition Master Plan development is required per the following:

1. Preliminary plats are proposed to be presented in stages. The preliminary plat submitted for review only includes a portion of the overall development Master Plan that is approved in the Development Agreement. Future preliminary plats will be required for areas that are not included with this preliminary plat (i.e. Mixed-use and non-district property east of railroad ROW; area north of Sam Reynolds Road). Submit a Concept Plan identifying each preliminary plat and stages they are to be presented.
2. The total land area of contiguous parcels under the same ownership and control is greater than one square mile (640 acres). The proposed preliminary plat consist of 780.716 acres of the total 1,102 acres, as approved in the Development Agreement for the overall Tradition Development.

- March 8, 2019. Stuart Campbell, Sr. Planner, Planning and Development (817) 392-2412. stuart.campbell@fortworthtexas.gov

The preliminary plat must include measurable objectives that are linked to and approved in the Development Agreement. Provide the following information and revise the preliminary plat to include measurable objectives approved in the Development Agreement. CLEARED 5/22/19 DSC

- o Project Development Schedule
- o Phasing Plan
- o Cumulative count of residential lots (units) by preliminary plat phase
- o Modify the Land Use Table- use categories/units consistent with the Development Agreement. (residential, mixed-use, schools, parks, open space, ROW)

Revise the preliminary plat to include the following information, as established in the Development Agreement. CLEARED 5/22/19 DSC

The number of lots (units) proposed in the preliminary plat (2,370) exceeds the cumulative total number of lots (units) established in the Development Agreement (2,221). Please clarify. CLEARED 5/22/19 DSC

Phase I – south of Harriet Creek

Identify the portion of Community Parkway to be constructed and corresponding number of lots to be constructed.

- The Development Agreement established a total of 1,218 units (lots) phase 1. The preliminary plat includes 1,131 units (lots).
- Provide a schedule of cumulative lot (unit) count in relation to access requirements
- The second point of access to Hwy 114 is required to be included in the initial phase of development. Provide the phase it will be built in and time frame for construction of the connection.
- Identify on the plat the full Community Parkway boulevard section from Hwy 114 to Just north of Street B, including the multi-lane roundabout that will be constructed in Phase 1

Phase 2A – north of Harriet Creek, south of Sam Reynolds Road (SRR)

- 1,239 lots (units) proposed on preliminary plat. 1,003 maximum number of lots (units) allowed per Development Agreement
- Identify on the preliminary plat the transportation improvements, corresponding cumulative lot (unit) total and timeframe for construction for the following improvements:
 - o First 2-lane bridge on Community Parkway
 - o Complete half boulevard section of Community Parkway to SRR
 - o Stop sign at CP and SRRR
 - o Two-way stop or SLR at Community Parkway and SRR
 - o Half-boulevard section of SRR along property, as shown in Development Agreement

May 22, 2019 CPC approved the preliminary plat and approval of Subdivision Ordinance waivers: 1) to allow fifteen dead end alleys; and 2) to allow twelve block face lengths (Blocks G, I, L, P, V, W, Z, JJ, 3, 23, 27 and 40) that exceed the 1,320-foot maximum block face length.

- May 3, 2019. Stuart Campbell, Planning and Development/Platting, (817) 392-2412
stuart.campbell@fortworthtexas.gov

The Tradition Concept Plan and Preliminary Plat are based on the terms and conditions approved by City Council in the Tradition Development Agreement (Contract NO. 47477).

Changes associated with a proposed First Amendment to the Tradition Development Agreement are being discussed between City staff and the project developer and are not yet finalized.

The First Amendment to the Tradition Development Agreement is scheduled for consideration by City Council on May 21, 2019.

Until the First Amendment is approved by City Council, the terms and conditions of the existing Development Agreement are binding.

To facilitate DRC's review of the Tradition Concept Plan and Preliminary Plat, the applicant has provided the proposed draft amendments to the Traditions infrastructure exhibits for reference in the review of the concept plan and preliminary plat.

According to the applicant, these are draft exhibits and do not represent final form, but they do incorporate information from the most recent submitted studies and/or discussions with City staff.

- APPROVED the preliminary plat and APPROVED Subdivision Ordinance waivers: 1) to allow fifteen dead end alleys; and 2) to allow twelve block face lengths (Blocks G, I, L, P, V, W, Z, JJ, 3, 23, 27 and 40) that exceed the 1,320-foot maximum block face length. – 5/2 FAILED motion to approve the preliminary plat and deny the waivers. – 3/4
- September 25, 2020 Stuart Campbell, Development Services, Platting. (817) 392-2412
stuart.campbell@fortworthtexas.gov

Revise the preliminary plat to include “clouds” around the areas proposed for change. Cloud the land development table indicating the proposed change to the number of lots, by phase.

FYI comment. Development Agreement (No. 47477) requires 24 acres dedicated for school sites.

Subdivision Ordinance, Section 31-102(3) - (3) School location standards. Vine Maple Drive ROW is not 60 feet wide.

For reasons of student and pedestrian safety and vehicular access, circulation and control, development around proposed school sites shall be guided by the following standards.

a. Elementary and middle schools. New elementary and middle school sites shall have adjacent perimeter streets on at least two sides of the site. These streets shall have at least 36 feet of roadway paving within a 60-foot ROW, and one street shall function and be classified as a collector street. Elementary and middle school sites shall not be located adjacent to, or at the intersection, one or more arterial streets.

b. Senior high schools. New senior high school sites shall have direct access to an adjacent arterial street. Said schools shall have ‘boundary’ streets on at least three sides of the site. Two of which shall have at least 60-foot ROW’s with paving widths of not less than 36 feet to 40 feet, as determined by TPW, with one such street classified as a major collector street. The third boundary street shall be an arterial street having ROW and paving widths commensurate with the city’s master thoroughfare plan standards.

Changes following commission approval. This applies to the change in location of Manzanilla Drive connection to Sam Reynolds Road.

(1) a. Plans or plats previously approved at the Commission’s public hearing may not be changed or altered without a re-hearing, except to bring the plan/plat in conformance with the conditions and requirements stipulated by the commission.

b. Changes in land use, zoning, street classifications, the configuration of street patterns, connections to perimeter streets, an increase in development intensity or extensions to the perimeter boundary of the subdivision to un- subdivided properties require a public hearing.

Revised plat preparation date.

NEW COMMENT: The preliminary plat was revised on 9/22/2020. The revision was administratively approved by DRC at the Post DRC meeting on 10/1/2020. MSE

- September 20, 2021 Stuart Campbell. Development Services, Platting 817-392-2412
stuart.campbell@fortworthtexas.gov

The preliminary plat clouded areas indicates the proposed revision is intended to reconfigure the lot layout and lot type, without modifying the internal street network, to change lot widths from 40' wide lots to 50' and 60' wide lots which has consequently removed the need for alleys.

The change in lot sizes has decreased the total single-family lot yield from 1,244 lots to 1,210 lots.

9/21/21 email regarding Gas Well setback modification request.

The following is the Oil and Gas Well section of the City's Subdivision Ordinance:

Sec. 31-109. OIL AND GAS WELLS.

(a) Plat statement.

(1) When an existing oil or gas well is located on the subject property to be platted, all plats must contain a statement that no building, 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. If, upon appeal to the city council, a variance for a lesser distance is approved, the statement shall reflect the distance granted by the council.

(2) The plat statement note shall read as follows:

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 by 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 point of the building, without regards to intervening structures or objects.

From: Matt Baacke <mbaacke@gmcivil.com>
Sent: Tuesday, September 21, 2021 12:11 PM
To: Campbell, Stuart <Stuart.Campbell@fortworthtexas.gov>
Cc: Eddie Eckart <eeckart@gmcivil.com>; Leyba, Cecilia <Cecilia.Leyba@fortworthtexas.gov>
Subject: RE: Tradition Preliminary Plat (Revised) (PP-19-008)

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Stuart – Please see attached for the updated preliminary plat. Eddie had a conversation with Cecilia Lebya last week and learned that gas wells that are in unincorporated Denton County (or other county) do not restrict the residential lots within the preliminary plat the way that gas wells inside the property do. Therefore in the northwest corner of the south phase we have added 8 more lots as shown in the clouded area. Please let me know if you have any questions.

Matt Baacke, P.E.
2405 Mustang Drive
Grapevine, TX 76051
O: (817) 329-4373
mbaacke@gmcivil.com

Public Franchise Utility

- Oncor – Major Design New Construction
Jay Hays @ 817-443-3426

Place 10' UE along the front of all lots.

T/PW Engineering

- TPW (Mirian Spencer, 817-392-8702, Mirian.Spencer@fortworthtexas.gov)

TRAFFIC STUDY REVIEW

1. Traffic Assessment Study (Ch. 31-106.K.1.C.1) - Submit a Traffic Impact Analysis (TIA) for TPW approval. The traffic study is being requested due to a proposal to revise the phasing of the development from the 2016 MUD agreement. TPW needs to determine if the phased roadway construction (Appendix G) of the agreement will need to be modified based on the proposed change in phasing.

3/27/19 An updated TIA has been requested to accompany the revised phasing plan of the development and the incorporation of the school site in the Phase 2A area that was previously shown as open space.

- TPW (Mirian Spencer, 817-392-8702, Mirian.Spencer@fortworthtexas.gov)

1. 1. Traffic Assessment Study (Ch. 31-106.K.1.C.1) - Submit a Traffic Impact Analysis (TIA) for TPW approval. The traffic study is being requested due to a proposal to revise the phasing of the development from the 2016 MUD agreement. TPW needs to determine if the phased roadway construction (Appendix G) of the agreement will need to be modified based on the proposed change in phasing. Traffic study comments are listed separately under the traffic study review. CLEARED 4/26/19 MS

2. Interconnectivity of Neighborhoods (Ch. 31-102.B) – Subdivisions shall be designed to connect to adjacent existing stub-out streets as provided on any approved preliminary or final plat. Olen road is stubbed to the eastern boundary of the plat, but not shown to be extended into to the plat.

3. School Streets ROW - 60' ROW required for all streets adjacent to elementary, middle or junior high schools. Is there an opportunity to add a north/south street adjacent to the school site to improve the traffic circulation around the school site. CLEARED 10/9/2020 MS

4. Alleys (Ch. 31-106.G) – Alley lengths shall be of similar length as their associated primary service street, except for turnouts to the primary service street. Dead-end alleys are prohibited. There are several locations where the alleys terminate into hammerheads.

5. Street Centerline Offsets (Ch.31.-106.C.10) - Street centerlines offset(s) as shown are unacceptable. Centerline Offsets are subject to the Fort Worth Access Management Policy. The alleys along Street Z and Street G are off-set from the street at unsafe off-sets. Align the alley with the adjacent street. CLEARED 5/22/19 MS

6. Intersection Sight Distances - Intersections sight distances must be adequate. Horizontal geometry, vertical geometry, and intersection angles must provide adequate sight distance. The alley adjacent to Lot 12 Block Z intersects Street Z at the curve of the roadway. Provide a sight visibility analysis for this alley intersection. The intersection of Street ZZ and Street B also happens at the center of the curve of the roadway. Provide a sight visibility analysis of this intersection. CLEARED 10/9/2020 MS

7. Private Utility Access Agreement - Submittal of an access agreement to TPW is required to allow vehicular traffic to cross private utility ROW or easement. There are several roadways crossing gas pipeline easements. Concurrence from the gas pipeline entities is required prior to the construction of the roadways.

8. TXDOT Permit - TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities. Access to SH114 requires TXDOT approval.

9. Special Needs Note – {There appears to be roadway at the intersection of Sam Reynolds at the northwestern boundary of the plat that is not shown on the plat. Clarify if this is dedicated right-of-way}

10. Property Location - Show distance(s) from property corner(s) to nearest identifiable street, railroad or other intersection. CLEARED 10/9/2020 MS

11. Label Plat - Show Case Number on the plat. (But not as part of title block). CLEARED 10/9/2020 MS

T/PW Stormwater

• 1/2024 Revision:

1. DS-22-0259 will require an update to support Ph 3D. The study updated did not account for development in the area, and its not reflected in the new Floodplain layout per the recent effective LOMR.

2015 CFW Stormwater Criteria Manual: Section 2.3

CLEARED - DS-23-0157 Accepted for Prelim Platting - RNS - 4/3/24

2. Revise the FEMA Floodplain and Floodway per LOMR 22-06-0030P. Show & label all Zones reflected based on update.

CFWSO Art VI. Sec 31-105 (a)

9/13/21 Revision:

Label the Firm Panel Number & Date for the Panels represented on the plat face. Reference the County used for the Panel Data.

{Article VI. SUBDIVISION DESIGN STANDARDS: Sec. 31-105 Stormwater Management. (c)(1)}

CLEARED - RNS - 10/4/21

5/20/2021 Revision:

FYI for Final Plat

Update the preliminary drainage area maps.

Updated Accepted Drainage Study Required prior to HB3167 IPRC 1st Sub, Final Plat, & Early Grading.

9/22/2020 Revision:

FYI: Drainage study revision needed to support the change in location of the school site prior to any new IPRC submittals for future phases.

*SWM-2020-0348, SWDS to support PP-19-008 revision is under review.

FYI for Final Plat:

- Final iSWM Acceptance Required

- delineate 100 yr water surface elevation based on ultimate developed watershed conditions & note the study on the plat face

- show FEMA effective floodplain delineation & easement

- show minimum finished floor elevation for each lot adjacent to the floodplain/drainage way

- has potential high water on site

- FYI, for open channel type facilities, including roadside ditches, a UE should not overlap parallel with the DE containing the channel/ditch. The UE should be separate and outside of the DE.

Overlap is acceptable where the easements must intersect.

- Executed SWFMA required prior to release of Plat & Building Permit if detention ponds are proposed at Final Plat.

Water

• Previous water study remains accepted for this development.

FYI: It has been identified that portions of the existing 18-inch sewer line downstream of this development have 'bottlenecks' with proposed discharge. This will be discussed at a later date prior to IPRC submittals.

•***** Water Department Comments*****

Plat case review Performed On: 3/4/2019

By: Melissa Harris 817-392-6430

All comments for preliminary plats are considered FYI and will be "holds" on final plat submittal.

1. COMMENT- Water Extension is required by (CFA) - Per City accepted construction plans

Water extension to every proposed lot is required: provide a 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.

2. COMMENT-Sewer Extension required by (CFA) - Per City accepted construction plans
Sewer extension to every proposed lot is required: provide a 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.

3. COMMENT – Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Policy and Procedures for Processing Projects for Design and Construction April 1999. Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. Plat will be reconciled with reviewed and accepted plans to make sure all easement are correct before hold can be cleared.

For all mains with depths greater than 10 feet, the following equation will apply

$((\text{Depth of Pipe}) \times 2) + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width/ Width is rounded up to nearest 5 feet.}$

4. COMMENT– Impact Fee Note required on plat face:

"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."

5. COMMENT- Special Fess due- Water Main Capacity due= \$ 157,457.39

Rec ID 1032 Water Main Capacity charge due= \$157,457.39

For connection to 24 inch line \$67,553.09 Per MGD. WMCC calculated as follows.

$1239 \text{ lots} \times 3.5 \text{ people} \times 215 \text{ average day gallons per person per day} \times 2.5 \text{ Max Day peaking factor per average day} / 1,000,000 \text{ gallons per million gallon} = 2.3308688 \text{ MGD} \times \$67,553.09 \text{ per MGD} = \$157,457.39$

6. COMMENT - The following plat face comments need to be on plat face. P.R.V., Construction Prohibited Over Easements, Utility Easements, Water and Sewer Impact Fees.

List of Comments:

PP-21-045 Normandy Farms: Lots 1-61, 62X, 63X, 64X, 65X, 66X, 67X, 68X, Block A, Lots 1-26, Block B, Lots 1-38, 39X, 40X, 41X, Block C, Lots 1 and 2, Block D: (Revision): 127 Single-Family Detached Residential Lots and 10 Private Open Space Lots. Council District 10.

Being 29.864 acres situated in the Thomas Logan Survey, Abstract No. 1797 and the Jose Chirino Survey, Abstract No. 265, located in the City of Fort Worth, Tarrant County, Texas.

General Location: North of Keller Haslet Road, south of Alliance Gateway, and west of Berrywood Trail.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant TSMJV, LLC
- 2. Consultant / Agent John R. McAdams Co.

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 April 26, 2024
- 5. Development Services Department Case Coordinator..... Lynn Jordan
- 6. Organizations Courtesy Notified..... North Fort Worth Alliance, Timberland Estates HOA, Steadman Farms HOA, Saratoga HOA, Vista Greens HOA, McPherson Ranch HOA, Harvest Ridge HOA, Streams and Valleys Inc, Trinity Habitat for Humanity, Northwest ISD and Keller ISD

C. SERVICE DISTRICTS

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

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The Normandy Farms preliminary plat (PP-21-045) was approved by City Plan Commission August 25, 2021 for long blocks and connectivity index. In July 2023 the preliminary plat was administratively approved for a reduction in lots and adjust the street due the United States of America Army Corps of Engineers waters regulation changes.

The applicant in proposing a revision to the previously approved preliminary plat from 105 lots to 127 lots, which is an increase of 8.0% and requires City Plan Commission approval.

The Subdivision Ordinance in Section 31-63 (b) (5) gives DRC the authority to approve minor revisions to the preliminary plat including a net increase, not to exceed 5% of the total residential lots (rounded to the nearest whole number) in the overall lot yield of the approved preliminary plat. Since this exceeds, that threshold City Plan Commission action is required for the approval.

The DRC recommends approval of the requested Preliminary Plat revision because the change is consistent with zoning and the infrastructure is adequate to support the increase in the number of residential lots. This revision does not create the need for a Subdivision Ordinance waiver.

E. *DRC RECOMMENDATION*

DRC recommends: 1) Approval of the revised Preliminary Plat to allow for an 8.0% increase in lot yield of the total residential lots from 105 lots to 127 lots; and 2) Conditional approval of the revised preliminary plat upon meeting the platting comments in the staff report.



MAP LEGEND

Master Thoroughfare Plan

Land Use

- Activity Street
- Commercial Connector
- Commercial Mixed Use Street
- Neighborhood Connector
- System Link

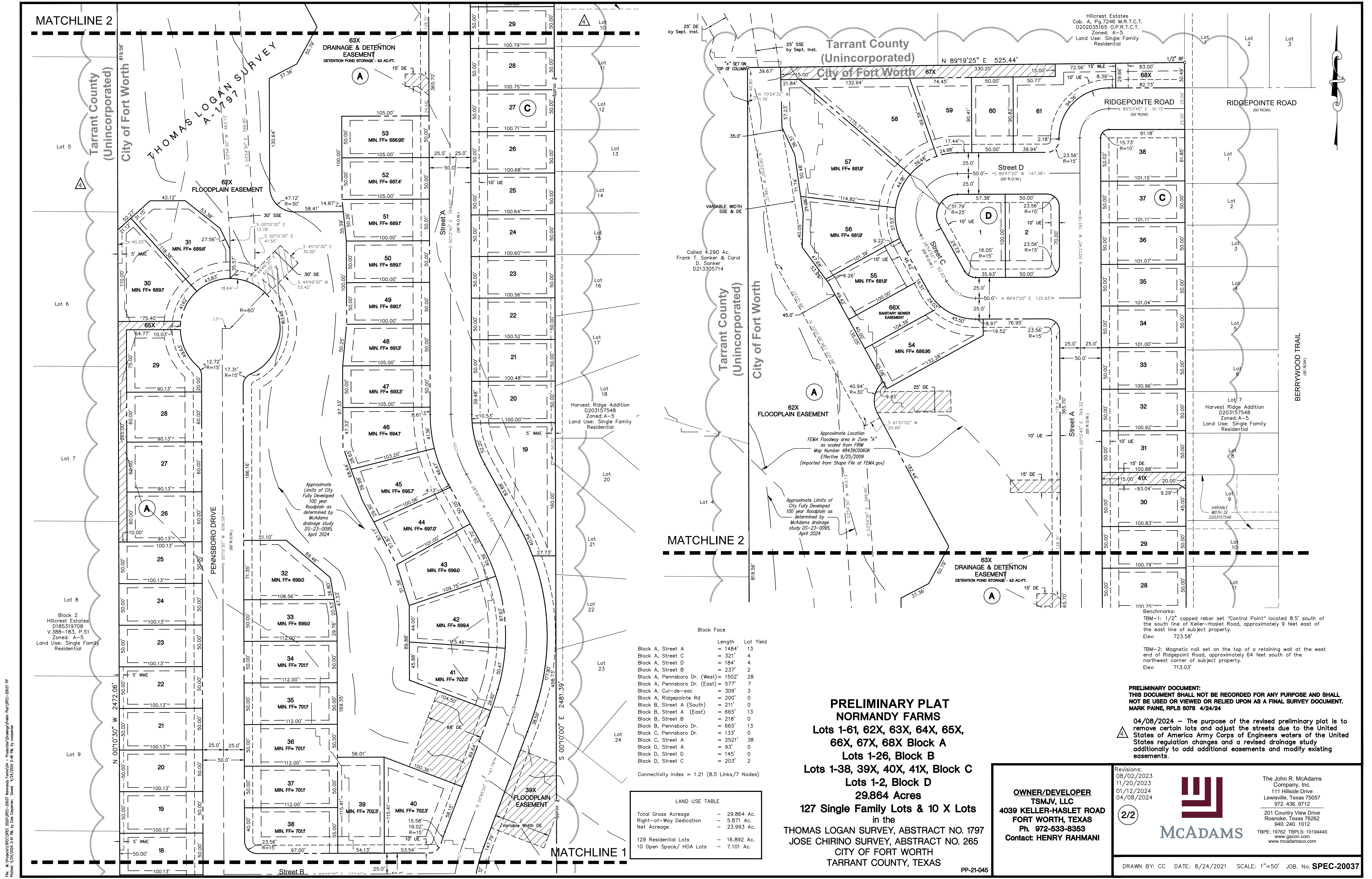
- PRELIM. PLATS
- Fort Worth City Limits
- ADJACENT CITIES

640 320 0 640 Feet



Scale: 1 inch = 640 feet





MATCHLINE 2

MATCHLINE 2

MATCHLINE 1

Block Face	Length	Lot Yield
Block A, Street A	= 1484'	13
Block A, Street C	= 321'	4
Block A, Street D	= 184'	4
Block A, Street B	= 237'	2
Block A, Pennsboro Dr. (West)	= 1502'	28
Block A, Pennsboro Dr. (East)	= 577'	7
Block A, Cul-de-sac	= 309'	3
Block A, Ridgepointe Rd	= 200'	0
Block B, Street A (South)	= 211'	0
Block B, Street A (East)	= 665'	13
Block B, Street B	= 218'	0
Block B, Pennsboro Dr.	= 665'	13
Block C, Pennsboro Dr.	= 133'	0
Block C, Street A	= 2521'	38
Block D, Street A	= 93'	0
Block D, Street D	= 145'	0
Block D, Street C	= 203'	2

LAND USE TABLE	
Total Gross Acreage	= 29.864 Ac.
Right-of-Way Dedication	= 5.871 Ac.
Net Acreage	= 23.993 Ac.
129 Residential Lots	= 16.892 Ac.
10 Open Space/ HOA Lots	= 7.101 Ac.

**PRELIMINARY PLAT
NORMANDY FARMS**
 Lots 1-61, 62X, 63X, 64X, 65X,
 66X, 67X, 68X Block A
 Lots 1-26, Block B
 Lots 1-38, 39X, 40X, 41X, Block C
 Lots 1-2, Block D
 29,864 Acres
 in the
 THOMAS LOGAN SURVEY, ABSTRACT NO. 1797
 JOSE CHIRINO SURVEY, ABSTRACT NO. 265
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

OWNER/DEVELOPER
 TSMJV, LLC
 4039 KELLER-HASLET ROAD
 FORT WORTH, TEXAS
 Ph. 972-533-8353
 Contact: HENRY RAHMANI

Revisions:
 08/02/2023
 11/20/2023
 01/12/2024
 04/08/2024



The John R. McAdams
 Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 1019440
 www.gacon.com
 www.mcadamsco.com

2/2

DRAWN BY: CC DATE: 8/24/2021 SCALE: 1"=50' JOB. No. SPEC-20037

File: M:\Projects\SPEC-20037\Normandy Farms\104 - Production\Drawings\Title Plat\SPEC-20037.PP
 Plot Date: 4/24/2024, 3:41 PM, by: C. Carpenter, Sheet: 1/2/2024, 2:46 PM, by: computer

May 1, 2024

City of Fort Worth
Mrs. Lynn Jordan
Interim Planning Manager
200 Texas Street
Fort Worth, Texas 76102

RE: Normandy Farms - Waiver Letter Request

Dear Mrs. Jordan,

Please accept this letter as an explanation of the waiver request for the Normandy Farms Preliminary Plat to increase the lot yield from the previously approved preliminary plat. This project received approval for 114 residential lots on 8/25/21. The USACE classification of protected streams and wetlands changed causing a redesign of the project which reduced the lot count down to 105 lots. The 105-lot configuration was administratively approved on 7/12/23. The USACE classification of protected streams and wetlands changed yet again causing a redesign allowing for an increase in lot yield to the 127 that is currently shown. This is an increase of 13 residential lots from the preliminary plat that was previously approved by the commission in 2021.

We appreciate your consideration for this request. If you should have any questions or need any additional information, please don't hesitate to me at 469.312.0494.

Sincerely,
MCADAMS



Josh Barton, P.E.
Senior Project Manager



Conditions and Comments

Case: PP-21-045

Submitted: 6/28/2021

Title: Normandy Farms PP

Case Description:

Address:

Applicant:

Owner:

Remarks Due:

ZC Hearing:

Case Status: In Review

Acres:

List of Conditions:

GENERAL

General

- CPC Decision

APPROVED of a Subdivision Ordinance waiver to permit two block faces (Blocks A and D) to exceed the maximum 1,320 feet, 2) APPROVED of a Subdivision Ordinance waiver to allow a subdivision with a connectivity index of 0.78, and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

On a vote of 7/0

PLATTING

Fire

- FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)
- FWFD - (Lt. Donna York, FirePlatting@fortworthtexas.gov)
- Revision 4/8/2024

FYI: Flood plain exist within the plat boundaries, please confirm with Stormwater Department. Any Fire access roads that cross flood plain must be constructed with a finished surface above the 100 year flood plain.

FYI: New and approved street names will be required. All street names in the City of Fort Worth must be approved by the Fire Department. Email Fireplatting@fortworthtexas.gov at the time of final platting with a list of proposed street names for review. Proposed street names are not reviewed prior to final platting. Include the case number in the subject line.

CLEARED: 1. FYI: Ridgepointe Road is a continuation into this plat.
CLEARED: 2. LABEL: Street D as Pennsboro Drive.
CLEARED: 3. Street B will have to be 2 different names for addressing purposes.

Streets existing and correct:

Keller Haslet Road
Prairie Meadow Court
Ridgepointe Road is a continuation into this plat.
Berrywood Trail
Pennsboro Drive
Berrywood Trail

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 that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

PACS

- PARD (Lori Gordon, 817-392-5743, Lori.Gordon@fortworthtexas.gov)

Park Dedication Policy applies and Fees-in-Lieu will be required.

All fees will be prorated based on the final plat/MFD submissions.

All Open Space and easements on this plat MUST be indicated specifically as: "Private HOA/Developer Owned and Maintained Open Space".

All proposed parkland dedication on this plat MUST be indicated specifically as: "PROPOSED PUBLIC PARK".

Planning

- Development Services
Lynn Jordan 817-392-2309
lynn.jordan@fortworthtexas.gov

The case was continued from the July 28th CPC meeting.

(FYI) {Please be advised to wait for all departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Please email me and include Diana Lopez diana.lopez@fortworthtexas.gov when a revision has been submitted}.

For the DRC meeting be prepared to talk about the long blocks in Block A & D and connectivity index

1. (Approved by CPC 8-25-21) The Subdivision Ordinance in Section 31-106 (d) (2) states, standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. There are two block faces in this development that appear to be in excess of this length as follows:

Block A, Lots 1-28

Block D, Lots 1-38

Any of these that are determined to be too long will either require a redesign or a waiver from City Plan Commission will be required.

2. (Approved by CPC 8-25-21) Provide connectivity index. The Subdivision Ordinance in Section 31-101(d)(1) states all proposed developments shall have a connectivity index of 1.4 or greater. A waiver from the City Plan Commission will be required if less than 1.4.

3. (Cleared 7-22-21) Provide a block face table with all block faces measured, as shown in the Subdivision Ordinance, [Section 31-106]

4. (Cleared 7-22-21) (FYI) Show 10' x 10' triangular public open space easement (POSE) on each side of the driveway turnout section with a dedicated street.

5. (Cleared 7-22-21) (FYI) Remove the City Plan Commission signature block.

6. (Cleared 7-22-21) (FYI) Remove building lines from the plat.

7. (Cleared 7-22-21) (FYI) In your land use section show this in a table with development yield on the plat.

8. (Cleared 7-22-21) (FYI) Indicate preliminary plat boundary with heavy/bold solid line weight

9. (Cleared 7-22-21) (FYI) Label lot area in square feet only for single-family.

10. (Cleared 7-22-21) (FYI) Show, label and dimension easements for franchise, water, sanitary sewer and storm water utilities. For lots adjacent to or containing floodway and drainage easements, label minimum finished floor elevation.

11. (FYI) Show areas of open space, homeowners association lots and park land dedications.

12. (Need to confirm with TPW the correct width requirement for sidewalks)(FYI) Show and label sidewalk easements.

13. (Cleared 7-22-21) (FYI) In the title block remove the word of after Preliminary Plat and update the following block information in the table:

Lots 1-56, 57X, 58X, 59X, 60X, Block A

Lots 1-38, 39X, 40X, Block D

- Lynn Jordan 817-392-2309
lynn.jordan@fortworthtexas.gov

A revision to PP-21-045 has been submitted for review to reduce the number of lots and change the location of some lots.

1. (FYI) Place a note on the plat the purpose of the revision, clouded.

2. (FYI) Reference the plat case number PP-21-045.

3. Renumber the blocks to match the previously approved preliminary plat to coincide with the long block waivers. Update the block table accordingly as well.

- Lynn Jordan 817-392-2309
lynn.jordan@fortworthtexas.gov

(FYI) (Please be advised to wait for all departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Please email me and include Eboni Magee-Eboni.Magee@fortworthtexas.gov when a revision has been submitted.

1. (Cleared 9-26-2023)(FYI) Provide revision date in the title block.
2. (Cleared 9-26-2023)(FYI) Provide the reason for the revision on the plat and cloud it.
3. (Cleared 9-26-23)(FYI) In Block A, Lots 29 and 30 need to be labeled. Lot 40x is not identified,
4. (Cleared 9-26-23)(FYI) In Block A adjacent to Lot 39 there appears to be a lot left out of the revision area. Is it part of Lot 39?

- Lynn Jordan 817-392-2309
lynn.jordan@fortworthtexas.gov

A revision to PP-21-045 has been submitted for review to add additional lots based on recent changes to wetlands and streams requirement.

1. The plat that was approved on 7/12/2023 was for 105 lots. This revision has 127 lots an increase of 22 lots. This exceeds the 5% that can be administratively approved. This revision will require CPC action.

** (FYI) Block C was originally called Lot D.

2. (Cleared 4-15-2024)(FYI) Remove City of Fort Worth notes and signature block as preliminary plats are not recorded.
3. (Cleared 4-15-2024)(FYI) Add the new revision date to the plat.
4. (Cleared 4-15-2024)(FYI) In the notes section #10, remove City Council and add City Plan Commission.
5. (Cleared 4-15-2024)(FYI) For Lots 29-38, label the block #C.
6. (Cleared 4-15-2024)(FYI) In Lots 32-51, Block A needs to be clouded as well.

T/PW Engineering

- TPW (Michael Arthaud, 817-392-6597, Michael.Arthaud@fortworthtexas.gov)

Conditions Met

1. Subdivisions containing more than thirty (30) one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. CLEARED 06/20/2023 AB.
2. Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way. CLEARED 06/20/2023 AB.
3. All proposed residential developments shall have a connectivity index of 1.4 or greater. The connectivity index shall be calculated by dividing the total number of links (streets including stub-out streets) by the total number of nodes (intersections, cul-de-sac, no-outlets, dead-ends). Waiver Approved by 07/28/2021 City Plan Commission. CLEARED

Final Plat Notes:

A. Community Facilities Agreement required for streets (to include streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements.

B. Show Case Number on the plat. (But not as part of title block).

C. 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."

T/PW Stormwater

- Contact: sds@fortworthtexas.gov
DS-23-0095

4/8/24 Revision:

1. Update the FEMA Floodplain boundary to reflect the current boundary per NFHL Map. The boundary isn't lining up with the effective NFHL layer.
CFWSO Art VI. Sec 31-105 (a)
2. Show the proposed Ultimate Floodplain boundary.
CFWSO Art VI. Sec 31-105 (a)
3. Update the minimum finished floor elevations to reflect the recent study revision.
2015 CFW Stormwater Criteria Manual - Section 3.11,
4. Update the detention storage value to reflect recent study revision.
CFWSO Art VI. Sec 31-105 (b)

6/17/23 Revision:

1. Update to verify FEMA Floodplain boundary is reflective of the current boundary per NFHL Map. The boundary isn't lining up with NFHL and the panel number is wrong.
CLEARED - 6-26-23 - RNS
 2. Show proposed Floodplain Easement accounting for 10 ft buffer on both side of the proposed Floodplain based on the study to verify adequate spacing outside of proposed residential lots.
{All of Lot 42X to serve as Floodplain Easement going beyond 10 ft requirement.}
CLEARED - 6/26/23 - RNS
 3. Label detention pond storage in ac-ft for Lot 43X. Show Lot 43X, Detention callouts in left plat face under rmatchline 2 on pg 2.
CLEARED - RNS - 10/2/23
 4. Show drainage easements for proposed outfalls into channel for onsite drainage for the subdivision development.
CLEARED - RNS - 6/26/23
- Show the FEMA Floodplain and label the panel number & effective date.{City of Fort Worth Subdivision Ordinance Article 6, Sec. 31-105 (a)}
CLEARED 7/16/21 MT
 - Delineate the 100-yr water surface elevation (WSL) boundary under ultimate development conditions as defined by the site drainage study. {City of Fort Worth Subdivision Ordinance Article 6, Sec. 31-105}
CLEARED 7/16/21 MT
 - 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. {City of Fort Worth Subdivision Ordinance Article 6, Sec. 31-105}
CLEARED - RNS - 10/2/23

FYI for Final Plat:

- Updated Accepted Drainage Study & Accepted Flood Study Required prior to HB3167 IPRC 1st Sub, Final Plat, & Early Grading.
- FDP Issuance & SWFMA Recording required prior to IPRC Pre-Con.
- Show the minimum finished floor elevation for each lot adjacent to the floodplain/drainage way. They shall be 2' above the 100 year frequency precipitation event under ultimate development conditions. {CFW Stormwater Criteria Manual - Ch. 3.11.}

Transportation Impact

- FYI Comment - The project is located outside of Traffic Impact Fee Service Area A and will not be subject to transportation impact fees until it is incorporated into a Transportation Impact Fee Service Area with the next impact fee update study, likely to be completed and adopted in late 2021 or 2022.

Zoning

- Lynn Jordan

FYI: Property is zoned A-5 One-Family

Several lots in Block B will have projected front and or side yards. If the block pattern stays the same variances from the Board of Adjustment will be required.

WATER

Informational

• Sheet 1 of 2

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

Plat case review Performed On: 07/26/2021 and 02/16/2024

You may address hold comments by emailing: DSWS@fortworthtexas.gov

Note: All revisions requested per our initial review to the proposed plat document must be submitted to Platting department. Staff will upload revised plat and notify our department. If this is an electronic submittal, you must still contact the platting office when you have uploaded the document, otherwise we will not be notified. Please be advised to wait for ALL departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Thank you for your understanding.

Platting Department contact info: 817-392-8027

All comments based on Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water. To view Policy visit <http://fortworthtexas.gov/standards/#waterdesign>

All comments for preliminary plats are considered FYI and will be "holds" on final plat submittal.

1. CLEARED 4/15/24 (DP) - Revise 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."

2. FYI - Water Extension is required by (CFA) - Per City accepted construction plans

Water extension to every proposed lot is required: provide a 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 Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1).

FYI To clear HOLD CFA needs to be executed. A completion agreement will hold plat until infrastructure is complete.

3. FYI - Sewer Extension required by (CFA) - Per City accepted construction plans

Sewer extension to every proposed lot is required: provide a 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 Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.3.1).

4. FYI - Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019.

Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. (this plat will have off site easements)

Plat will be reconciled with reviewed and accepted plans to make sure all easement are correct before hold can be cleared.

For all mains with depths greater than 10 feet, the following equation will apply

$(\text{Depth of Pipe}) \times 2 + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width}$ / Width is rounded up to nearest 5 feet.

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 (3.8.8).

Review

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

Plat case review Performed On: 2/13/2024

FYI: 13 additional lots added to this revised preliminary plat that what was in the previously accepted study 2020-1215-WSS

need to include revised preliminary and/or final plat with submitted IPRC plans (IPRC24-0029)

•***** Water Department Comments*****

Plat case review Performed On: 2/16/2024

>>>> 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.

All comments for preliminary plats are considered FYI and will be "holds" (if applicable) on final plat submittal.

5. CLEARED 4/15/24 (DP) - (2/16/25)(DP) -- A Dedicated 15 FT Sanitary Sewer Easement needs to be provided between Lots 56 and 57. The Sewer easement can NOT be include within any Lots. Lot 56 property line must start from the South limits of the Easement and Lot 57 will property must start from the North limits of the Sewer Easement. The 15 FT Easement will need to be indicated as a separate Lot X#.

6. FYI - (2/16/25)(DP) -- An Approved Encroachment agreement is required for the 8" Sanitary Sewer crossing under the Retaining Wall between Lots 56 and 57.

7. FYI - (2/16/25)(DP) -- Zones of Influence for the 8" Sanitary Sewer and the Retaining Walls are required along Lots 55 to Lots 59 to be established and shown throughout the site plan where applicable and signed/sealed by Structural Engineer. Include Enlarged Details and Cross Sections indicating the Zones of Influence with all Retaining Wall Footing limits, separation dimensions for all structures in this area (Ret walls, 8" Sanitary Sewer, 60" RCP Drainage Pipe, Separate Sewer and Drainage Easements and Finished Grading must be clearly shown.

8. FYI - (2/16/25)(DP) -- Dedicated Sewer, Water, and Drainage Easements (with no overlapping) must be clearly provided from Pennsboro Drive Cul-De-Sac area to the Northwest corner of the Plat. Ensure minimum 10 FT horizontal clearance distances are met between Drainage structures Headwall and Sewer Lines and adequate water/sewer exclusive easements are provided.

Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 §3.8.8. Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. Plat will be reconciled with reviewed and accepted plans to make sure all easements are correct before hold can be cleared.

For all mains with depths greater than 10 feet, the following equation will apply
[(Depth of Pipe) x 2] + (O.D. of Pipe) + (2 Feet) = Easement Width
NOTE: Width is rounded up to nearest 5 feet, O.D. is outside diameter of pipe.

9. CLEARED 4/15/24 (DP) - (2/16/25)(DP) -- A Dedicated 15 FT Water Easement needs to be provided for the 8" Water Stub-out currently in Lot 63. The Water Easement can NOT be included within the Lot 63 or separate Lot 63.

10. CLEARED 4/15/24 (DP) - (2/16/25)(DP) -- Sewer Alignment Walk (ALWLK) from Pennsboro Drive North Cul-De-Sac area to the Northwest corner of the Plat is required.
Contact: DSWS@fortworthtexas.gov to request this Sewer Alignment Walk (ALWLK)

11. FYI - (2/16/25)(DP) -- REC ID 738 Sewer per acre charges of \$614.97 per acre (2024 Rate) applies for connection to "Harvest Ridge (McPherson Acres)", Project P170-070170131340 76% to Developer, 24% to City
Calculation: \$614.97 per acre x 29.864 Acres = \$18,365.46
\$18,365.46 x 0.76 = \$13,957.75 to the Developer
\$18,365.46 x 0.24 = \$4,407.71 to the City

12. FYI - Provide the Instrument number for the Offsite 30 FT Sanitary Sewer Easement at the Northwest corner of the Plat.

List of Comments:

PP-24-003 Garden Springs Phase IX Addition: Lots 1-14, Block 1, Lots 1-7, Block 2, Lots 1-34, Block 3, Lot 1, 2X, 3-10, Block 4, Lots 1-21, Block 5, Lots 1-3, Block 6: (Waiver Request): 88 Single-Family Detached Residential Lots and 1 Private Open Space Lot. Council District 6.

Being 14.920 acres and 4.596 acres situated in the I Flores Survey, Abstract No. 507, located in the City of Fort Worth, Tarrant County, Texas.

General Location: East of West Cleburne Road, south of Brookway Drive, and west of Winter Springs Drive.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Fort Worth Area Habitat for Humanity
- 2. Consultant / Agent Topographic

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 April 26, 2024
- 5. Development Services Department Case Coordinator..... Lynn Jordan
- 6. Organizations Courtesy Notified..... Glenwyck HOA, Hulen Stone Crossing HOA, Summer Creek Ranch HOA, Stone Meadow HOA, Hulen heights HOA, District 6 Alliance, Streams and Valleys Inc, Trinity Habitat for Humanity, Crowley ISD

C. SERVICE DISTRICTS

- 1. School ISD..... Crowley 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 Garden Springs Phase IX Addition preliminary plat (PP-24-003) consists of 19.51 acres and includes 88 single family residential lots. This preliminary plat is adjacent to an approved Final Plat (FP-02-147) for Garden Springs Phase VII Addition located in the Wedgewood Planning Sector.

The Subdivision Ordinance in Section 31-106 (20) (d) (2) states, standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. There is one long block face (Block 4, Lots 1, 2X, 3-10 and Block 12, Lots 1-24 along Tarpon Springs Road) that exceeds this maximum block face length. The applicant is requesting a waiver.

The Subdivision Ordinance in Section 31-106 (c) (7) (a) states that urban local streets shall be extended to the subdivision boundary to connect with adjoining streets or, where no adjacent streets are available for such connection, to allow for the future connection with adjoining un-platted property. There is an existing gas well site, unplatted property between the two tracts, north and south property boundaries. The applicant is requesting to not make a connection to the gas well tract as there is access to the site off West Cleburne Road.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to allow one block face (Block 4, Lots 1, 2X, 3-10 and Block 12, Lots 1-24 along Tarpon Springs Road) to exceed the maximum block face length requirement; 2) Approval of one Subdivision Ordinance waiver to not require street extensions to the adjacent unplatted parcels along the north and south property boundaries adjacent to the gas well site; and 3) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.



MAP LEGEND

Master Thoroughfare Plan

Land Use

- Activity Street
- Commercial Connector
- Commercial Mixed Use Street
- Neighborhood Connector
- System Link

PRELIM. PLATS

Fort Worth City Limits

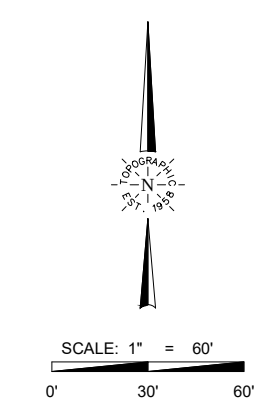
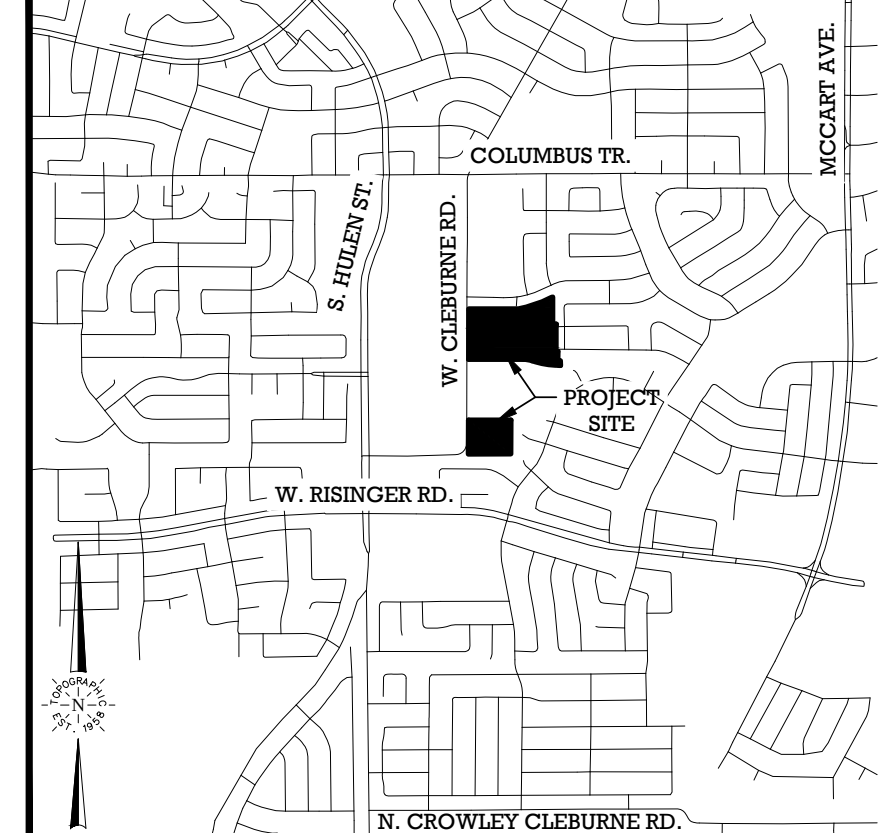
ADJACENT CITIES

510 255 0 510 Feet

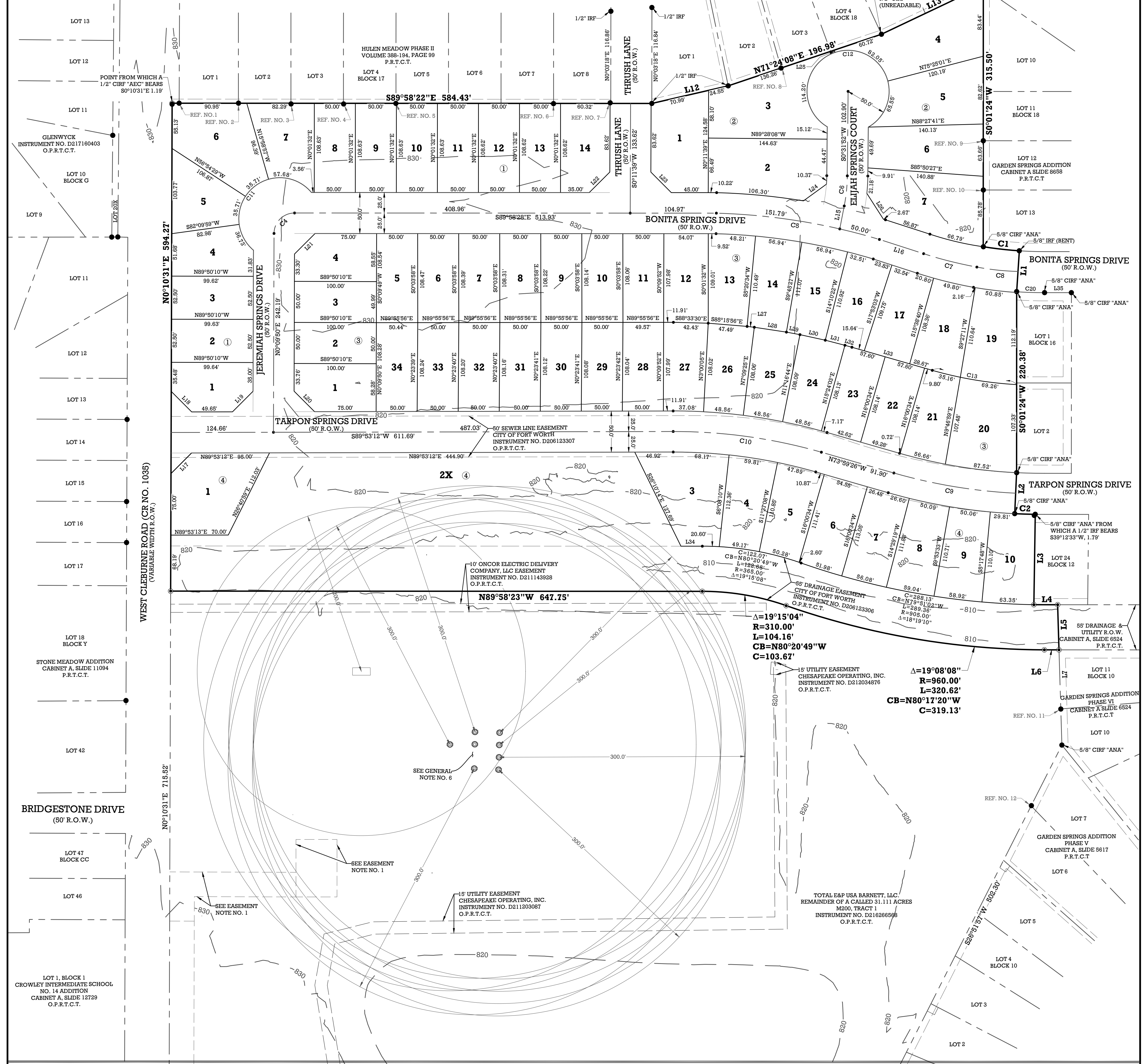


Scale: 1 inch = 510 feet





VICINITY MAP
N.T.S.



MATCH LINE SHEET 2

- GENERAL NOTES:**
1. ORIGINAL DOCUMENT SIZE: 24" X 36"
 2. ALL BEARINGS, DISTANCES, ACRES 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 48497C0500D, REVISED DECEMBER 16, 2011, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
 6. GAS WELL SETBACK LINES SHOWN HEREON ARE BASED ON CITY OF FORT WORTH GAS WELL SETBACK ORDINANCE.
 7. 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.

EASEMENT NOTES

1. 30' TEXAS MIDSTREAM GAS SERVICES, LLC EASEMENT & 50'X70' SURFACE SITE INSTRUMENT NO. D210144039, O.P.R.T.C.T. AS AFFECTED BY RELEASE OF TEMPORARY EASEMENTS INSTRUMENT NO. D220206074, O.P.R.T.C.T.
2. 30' TEXAS MIDSTREAM GAS SERVICES, LLC EASEMENT INSTRUMENT NO. D209003483, O.P.R.T.C.T. AS AFFECTED BY FIRST AMENDMENT, INSTRUMENT NO. D210148081, O.P.R.T.C.T. AS AFFECTED BY SECOND AMENDMENT, INSTRUMENT NO. D210292266, O.P.R.T.C.T. AS AFFECTED BY RELEASE OF TEMPORARY EASEMENTS, INSTRUMENT NO. D220206074, O.P.R.T.C.T.

ADJOINING MONUMENT REFERENCES:

1. PASS AT 8.71' A 1/2" IRF
2. PASS AT 81.09' A 1/2" IRF
3. PASS AT 145.09' A 3/8" IRF (0.88' S. OF LINE)
4. PASS AT 209.11' A 1/2" IRF (0.89' S. OF LINE)
5. PASS AT 272.81' A 1/2" IRF
6. PASS AT 464.89' A 1/2" CIRF (ILLEGIBLE) (0.35' S. OF LINE)
7. PASS AT 533.91' A 3/8" IRF (0.61' N. OF LINE)
8. PASS AT 67.94' A 1/2" IRF (BENT)
9. PASS AT 186.41' A 5/8" CIRF "ANA"
10. PASS AT 246.43' A 5/8" CIRF "ANA"
11. PASS AT 127.12' A 1/2" IRF
12. PASS AT 82.61' A 5/8" CIRF "ANA"
13. PASS AT 22.00' A 5/8" CIRF (ILLEGIBLE) (0.35' S. OF LINE)
14. PASS AT 85.53' A 5/8" CIRF "ANA"
15. PASS AT 100.16' A 5/8" CIRF "ANA"
16. PASS AT 280.79' A 5/8" CIRF (ILLEGIBLE) (0.29' W. OF LINE)
17. PASS AT 304.93' A 5/8" CIRF "ANA"

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.

PP - - -

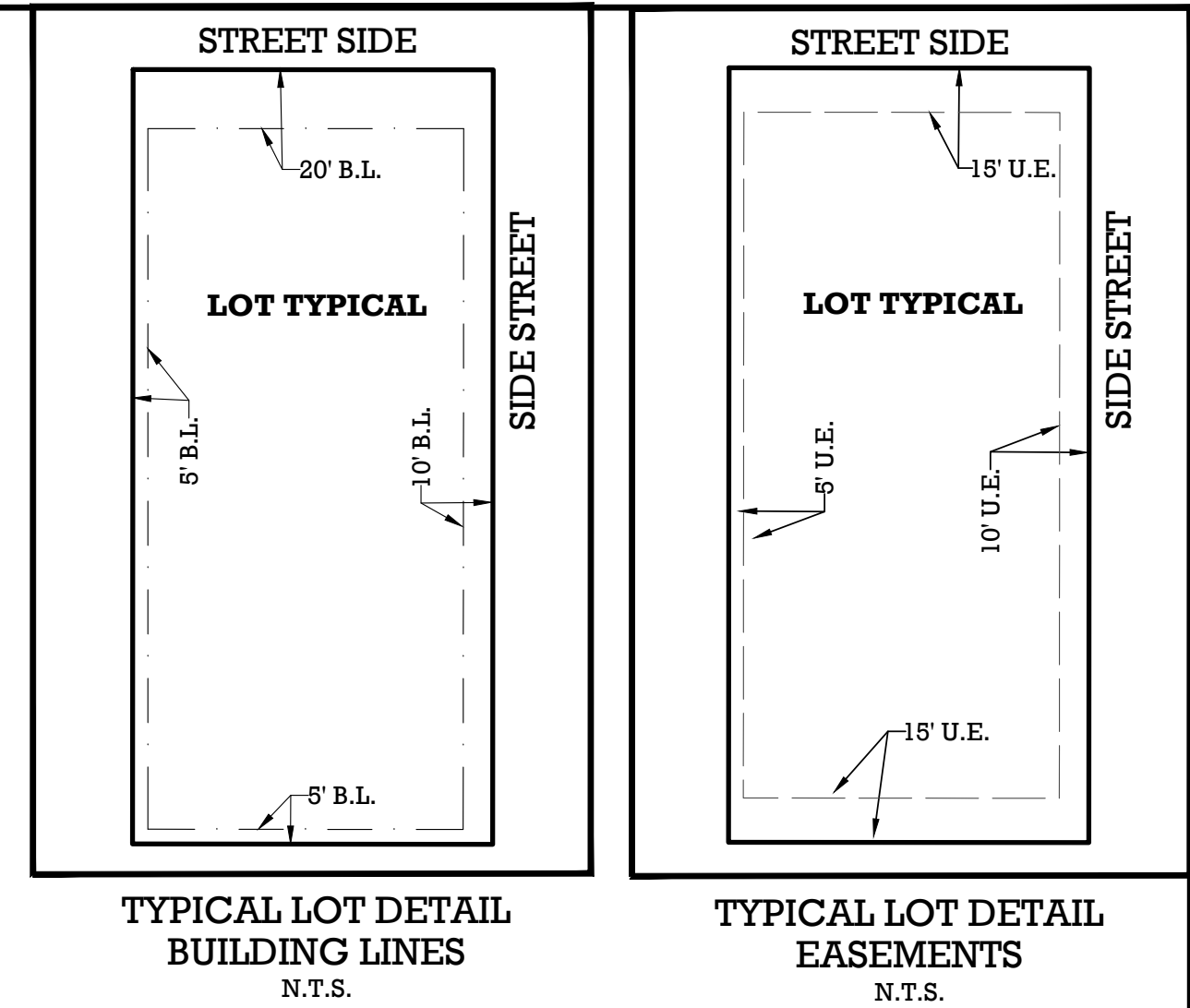
LEGEND	ABBREVIATIONS	OWNER	PRELIMINARY PLAT
<ul style="list-style-type: none"> SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT APPROXIMATE SURVEY LINE TOPOGRAPHIC CONTOUR LINE IRON ROD FOUND (IRF) (AS NOTED) 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" CALCULATED CORNER GAS WELL HEAD BLOCK NUMBER 	<p>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 (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING B.L. = BUILDING LINE U.E. = UTILITY EASEMENT</p>	<p>FORT WORTH AREA HABITAT FOR HUMANITY, INC. 9333 N. NORMAN DALE STREET FORT WORTH, TX 76116 (817) 926-9219</p>	<p>GARDEN SPRINGS PHASE IX ADDITION LOT 1-14, BLOCK 1, LOT 1-7, BLOCK 2, LOT 1-34, BLOCK 3, LOT 1, 2X, 3-10, BLOCK 4, LOT 1-21, BLOCK 5, LOT 1-3, BLOCK 6 A 14.920 ACRE AND 4.596 ACRE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS SITUATED IN THE I. FLORES SURVEY, ABSTRACT NO. 507</p>
<p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 481 WINSWORTH ROAD, SUITE 200 - BENBROOK, TEXAS 76126 TELEPHONE: (817) 744-7512 - FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10062504 WWW.TOPOGRAPHIC.COM</p>		<p>SURVEYOR/ENGINEER</p>	<p>FILE: PP_THH_GARDEN_SPRINGS_20240109</p> <p>DRAFT: BWM CHECK: FCN</p> <p>SHEET: 1 OF 2 DATE: 01/09/2024</p>
			<p>REVISION 0</p>

GENERAL NOTES:

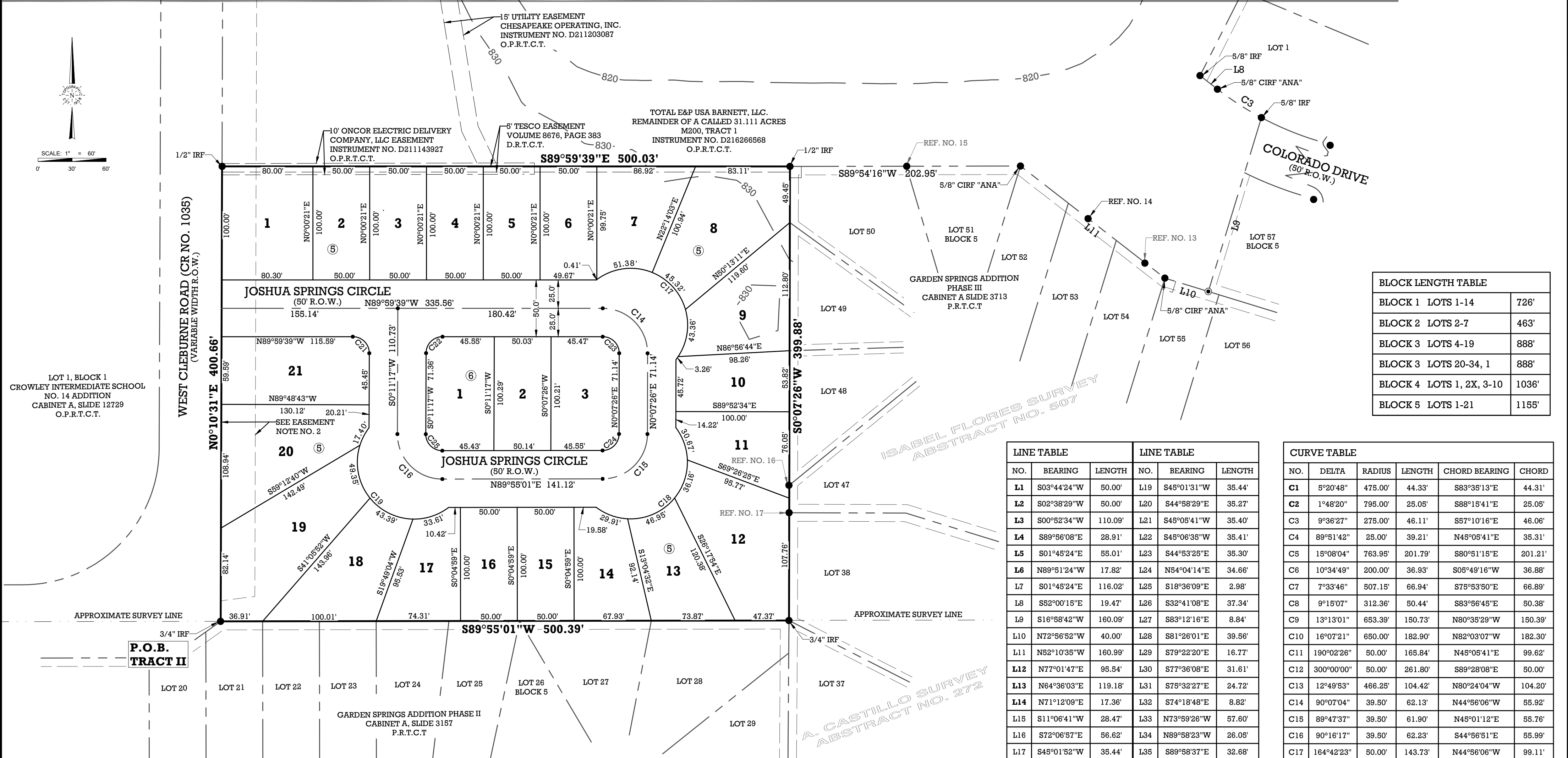
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6. PASS AT 464.88' A 1/2" CIRF (ILLEGIBLE) (0.36' S. OF LINE)
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13. PASS AT 22.00' A 5/8" CIRF (ILLEGIBLE) (0.35' S. OF LINE)
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15. PASS AT 100.16' A 5/8" CIRF "ANA"
16. PASS AT 204.78' A 5/8" CIRF (ILLEGIBLE) (0.29' W. OF LINE)
17. PASS AT 350.53' A 5/8" CIRF "ANA"



MATCH LINE SHEET 1



BLOCK LENGTH TABLE
BLOCK 1 LOTS 1-14 726'
BLOCK 2 LOTS 2-7 463'
BLOCK 3 LOTS 4-19 888'
BLOCK 3 LOTS 20-34, 1 888'
BLOCK 4 LOTS 1, 2X, 3-10 1036'
BLOCK 5 LOTS 1-21 1155'

LINE TABLE and CURVE TABLE with columns for NO., BEARING, LENGTH, RADIUS, CHORD BEARING, CHORD.

PROPERTY DESCRIPTION

TRACT I
BEING A TRACT OF LAND SITUATED IN THE I. FLORES SURVEY, ABSTRACT NO. 507, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING ALL OF A CALLED 14,920 ACRE TRACT DESCRIBED AS TRACT I IN A DEED TO FORT WORTH AREA HABITAT FOR HUMANITY, INC., AS RECORDED IN INSTRUMENT NO. D222246477 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING A 5/8" IRON ROD WITH CAP STAMPED "ANA" FOUND FOR THE NORTHEAST CORNER OF SAID 14,920 ACRE TRACT AND FOR AN ANGLE POINT IN THE SOUTH LINE OF LOT 7, BLOCK 18 OF HULEN MEADOW, PHASE II, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 389-194, PAGE 99 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.) SAME BEING THE WEST CORNER OF LOT 9, BLOCK 18 OF GARDEN SPRINGS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 8688, P.R.T.C.T. ALSO BEING THE NORTHWEST CORNER OF LOT 10 OF SAID BLOCK 18;
THENCE SOUTH 0°12'24" WEST, WITH THE EAST LINE OF SAID 14,920 ACRE TRACT AND THE WEST LINE OF SAID BLOCK 18 (GARDEN SPRINGS ADDITION), A DISTANCE OF 318.50 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ANA" FOUND FOR AN ELL CORNER OF SAID 14,920 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 13 OF SAID BLOCK 18 (GARDEN SPRINGS ADDITION) AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET;
THENCE WITH A NORTH LINE OF SAID 14,920 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 13 AND WITH SAID CURVE TO THE LEFT HAVING AN ARC LENGTH OF 44.33 FEET AND A CHORD BEARING AN ARC DISTANCE OF 44.33 FEET TO A 3/4" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 14,920 ACRE TRACT AND THE NORTHWEST CORNER OF THE WEST RIGHT-OF-WAY TERMINUS OF BONITA SPRINGS DRIVE;
THENCE SOUTH 3°44'24" WEST, WITH THE EAST LINE OF SAID 14,920 ACRE TRACT AND SAID WEST RIGHT-OF-WAY TERMINUS OF BONITA SPRINGS DRIVE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ANA" FOUND FOR AN ANGLE POINT IN SAID EAST LINE OF SAID 14,920 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK 18 OF SAID GARDEN SPRINGS ADDITION, SAME BEING THE SOUTHWEST CORNER OF SAID WEST RIGHT-OF-WAY TERMINUS OF BONITA SPRINGS DRIVE;
THENCE SOUTH 0°12'24" WEST, WITH THE EAST LINE OF SAID 14,920 ACRE TRACT AND THE WEST LINE OF SAID BLOCK 16, A DISTANCE OF 220.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ANA" FOUND FOR AN ANGLE POINT IN SAID EAST LINE OF SAID 14,920 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 16 ALSO BEING THE NORTHWEST CORNER OF THE WEST RIGHT-OF-WAY TERMINUS OF TARPON SPRINGS DRIVE;
THENCE SOUTH 2°38'29" WEST, WITH THE EAST LINE OF SAID 14,920 ACRE TRACT AND SAID WEST RIGHT-OF-WAY TERMINUS OF TARPON SPRINGS DRIVE, A DISTANCE OF 80.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ANA" FOUND FOR AN ELL CORNER OF SAID 14,920 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID WEST RIGHT-OF-WAY TERMINUS OF TARPON SPRINGS DRIVE AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 798.00 FEET;
THENCE WITH A NORTH LINE OF SAID 14,920 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID TARPON SPRINGS DRIVE AND WITH SAID CURVE TO THE LEFT HAVING AN ARC LENGTH 25.05 FEET AND A CHORD BEARING AN ARC DISTANCE OF 25.05 FEET TO A 3/4" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 14,920 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 24, BLOCK 12 OF SAID GARDEN SPRINGS ADDITION, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 38°12'33" WEST, A DISTANCE OF 1.79 FEET;
THENCE SOUTH 0°23'24" WEST, WITH THE EAST LINE OF SAID 14,920 ACRE TRACT AND THE WEST LINE OF SAID LOT 24, BLOCK 12, A DISTANCE OF 110.09 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR AN ELL CORNER OF SAID 14,920 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 24, BLOCK 12;
THENCE SOUTH 89°56'08" EAST, WITH A NORTH LINE OF SAID 14,920 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 24, BLOCK 12, A DISTANCE OF 28.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR A NORTHEAST CORNER OF SAID 14,920 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A 55-FOOT DRAINAGE AND UTILITY RIGHT-OF-WAY, AS SHOWN ON GARDEN SPRINGS ADDITION, PHASE VI, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 6824, P.R.T.C.T.;
THENCE SOUTH 1°45'24" EAST, WITH THE EAST LINE OF SAID 14,920 ACRE TRACT AND THE WEST LINE OF SAID 55-FOOT DRAINAGE AND UTILITY RIGHT-OF-WAY, A DISTANCE OF 55.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHEAST CORNER OF A 55-FOOT DRAINAGE EASEMENT, AS RECORDED IN INSTRUMENT NO. D206123306, O.P.R.T.C.T., SAME BEING THE SOUTHWEST CORNER OF SAID 55-FOOT DRAINAGE AND UTILITY RIGHT-OF-WAY CABINET A, SLIDE 6824, P.R.T.C.T.) ALSO BEING THE NORTHWEST CORNER OF LOT 11, BLOCK 10 OF SAID GARDEN SPRINGS ADDITION, PHASE VI;
THENCE WITH THE SOUTH LINE OF SAID 14,920 ACRE TRACT AND THE SOUTH LINE OF SAID 55-FOOT DRAINAGE EASEMENT (INSTRUMENT NO. D206123306, O.P.R.T.C.T.) THE FOLLOWING:
NORTH 89°51'24" WEST, A DISTANCE OF 17.82 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 960.00 FEET;
WITH SAID CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 320.62 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 80°17'20" WEST, 319.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET;
WITH SAID CURVE TO THE LEFT HAVING AN ARC LENGTH OF 104.16 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 80°20'49" WEST, 103.67 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;
NORTH 89°58'23" WEST, A DISTANCE OF 647.75 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR SOUTHWEST CORNER OF SAID 14,920 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 55-FOOT DRAINAGE EASEMENT (INSTRUMENT NO. D206123306, O.P.R.T.C.T.) AND BEING IN THE EAST RIGHT-OF-WAY LINE OF WEST CLEBURNE ROAD;
THENCE NORTH 0°10'31" EAST, WITH SAID WEST LINE OF SAID 14,920 ACRE TRACT AND THE SAID EAST RIGHT-OF-WAY LINE OF WEST CLEBURNE ROAD, A DISTANCE OF 894.27 FEET TO THE NORTHWEST CORNER OF SAID 14,920 ACRE TRACT FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "AEC" BEARS SOUTH 0°10'31" EAST, A DISTANCE OF 1.19 FEET;
THENCE SOUTH 89°58'22" EAST, WITH THE NORTH LINE OF SAID 14,920, PASSING AT A DISTANCE OF 8.71 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 17 OF SAID

HULEN MEADOW, PHASE II, CONTINUING WITH SAID NORTH LINE OF 14,920 ACRE TRACT AND THE SOUTH LINE OF SAID BLOCK 17, PASSING AT A DISTANCE OF 534.43 FEET THE SOUTHEAST CORNER OF LOT 8 OF SAID BLOCK 17 AND BEING AT THE SOUTHWEST CORNER OF THE SOUTH RIGHT-OF-WAY TERMINUS OF THURUS LANE, FROM WHICH A 3/8" IRON ROD FOUND BEARS NORTH 48°19'09" WEST, A DISTANCE OF 0.99 FEET, CONTINUING WITH SAID NORTH LINE OF 14,920 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY TERMINUS OF THURUS LANE FOR A TOTAL DISTANCE OF 584.43 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT IN SAID NORTH LINE OF 14,920 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID SOUTH RIGHT-OF-WAY TERMINUS OF THURUS LANE, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 18 OF SAID HULEN MEADOW, PHASE II;
THENCE WITH SAID NORTH LINE OF 14,920 ACRE TRACT AND THE SOUTH LINE OF SAID BLOCK 18, THE FOLLOWING:
NORTH 77°01'47" EAST, A DISTANCE OF 95.54 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 18 AND THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 18;
NORTH 71°24'09" EAST, A DISTANCE OF 196.98 FEET TO A 1/2" IRON ROD WITH CAP (UNREADABLE) FOUND FOR THE SOUTHEAST CORNER OF LOT 4 OF SAID BLOCK 18 AND THE SOUTHWEST CORNER OF LOT 5 OF SAID BLOCK 18;
NORTH 64°36'03" EAST, A DISTANCE OF 119.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHWEST CORNER OF LOT 6 OF SAID BLOCK 18 AND THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 18;
NORTH 71°12'09" EAST, A DISTANCE OF 17.36 FEET TO THE PLACE OF BEGINNING AND CONTAINING 14,920 ACRES OF LAND.
TRACT II
BEING A TRACT OF LAND SITUATED IN THE I. FLORES SURVEY, ABSTRACT NO. 507, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING ALL OF A CALLED 4.596 ACRE TRACT DESCRIBED AS TRACT II IN A DEED TO FORT WORTH AREA HABITAT FOR HUMANITY INC. AS RECORDED IN INSTRUMENT NO. D222246477 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 4.596 ACRE TRACT AND BEING AT AN ANGLE POINT IN THE NORTH LINE OF LOT 21, BLOCK 5 OF GARDEN SPRINGS ADDITION, PHASE II, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 3187 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING ON THE EAST RIGHT-OF-WAY LINE OF WEST CLEBURNE ROAD;
THENCE NORTH 0°10'31" EAST, WITH THE WEST LINE OF SAID 4.596 ACRE TRACT AND SAID EAST RIGHT-OF-WAY LINE OF WEST CLEBURNE ROAD, A DISTANCE OF 406.86 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 4.596 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 31.111 ACRE TRACT DESCRIBED AS M200, TRACT 1 IN A DEED TO TOTAL EXP USA BARNETT, LLC, AS RECORDED IN INSTRUMENT NO. D212686668, O.P.R.T.C.T.;
THENCE SOUTH 89°59'39" EAST, WITH THE NORTH LINE OF SAID 4.596 ACRE TRACT AND THE SOUTH LINE OF SAID 31.111 ACRE TRACT, A DISTANCE OF 500.03 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 4.596 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 50, BLOCK 5 OF GARDEN SPRINGS ADDITION, PHASE III, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 3713, P.R.T.C.T.;
THENCE SOUTH 0°07'26" WEST, WITH THE EAST LINE OF SAID 4.596 ACRE TRACT AND THE WEST LINE OF SAID BLOCK 5, A DISTANCE OF 399.88 FEET TO A 3/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 4.596 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 50, BLOCK 5 OF GARDEN SPRINGS ADDITION, PHASE III;
THENCE SOUTH 89°55'01" WEST, WITH THE SOUTH LINE OF SAID 4.596 ACRE TRACT AND THE NORTH LINE OF SAID BLOCK 5 (GARDEN SPRINGS ADDITION, PHASE II), A DISTANCE OF 500.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.596 ACRES OF LAND.
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT, FORT WORTH AREA HABITAT FOR HUMANITY, INC DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS GARDEN SPRINGS IX, 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 PUBLICS USE UNLESS OTHERWISE NOTED AND DO HEREBY ADOPT THIS FINAL PLAT.
EXECUTED THIS DAY OF 2023.
FORT WORTH AREA HABITAT FOR HUMANITY, INC
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 VICTOR FIGUEROA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 2023.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:

LOT TABLE (BLOCK 1) through LOT TABLE (BLOCK 6) with columns for LOT NO., ACRES, SQ. FT.

LEGEND, ABBREVIATIONS, OWNER (FORT WORTH AREA HABITAT FOR HUMANITY, INC), SURVEYOR/ENGINEER (TOPOGRAPHIC), PRELIMINARY PLAT (GARDEN SPRINGS PHASE IX ADDITION), FILE: PP_THH_GARDEN SPRINGS_20240109, REVISION 0, DATE: 01/09/2024

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS. PLAT APPROVAL DATE, BY: Chairman, SECRETARY.

April 30, 2024

Mr. Don Boren
Chairman, Plan Commission
City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102

Re: **Garden Springs Phase IX**
Waiver request
PP-24-003

Dear Mr. Boren:

Topographic, Co. and the Fort Worth Area Habitat for Humanity respectfully request a waiver to Section 31-106 (20) (d) (2) which states "Standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. ..." for the southern block face of the proposed Tarpon Springs Drive, due to an existing City of Fort Worth Drainage Channel and a well pad site which are located behind this block.

The block face in question is the southern side of the proposed Tarpon Springs Drive, which connects the existing Tarpon Springs drive stub out from a previous phase to West Cleburne Road. Tarpon Springs Drive is the southern edge of the proposed phase, and the lots along the drive back up to an existing City of Fort Worth public drainage channel. Across the channel from these lots is an existing gas well pad site that is currently in operation.

Due to the location of this block face and its proximity to the existing parallel channel and well pad site, it is not feasible to provide a roadway connection to the south to break up the block length. However, due to the wellhead setbacks, there is a +/-550 foot section of this block which will remain an X Lot. This X lot and green space will provide a natural break in the block length.

Topographic, Co. and the Fort Worth Area Habitat for Humanity request that a waiver to Section 31-106 (20) (d) (2) be granted to allow the extended block length of Tarpon Springs Drive along the existing channel in order to connect the existing Tarpon Springs Drive to West Cleburne Road.

If you have any questions regarding this waiver request or need any additional information, please call me at your convenience.

Sincerely,



J. William Swinnea, PE

May 2, 2024

Mr. Don Boren
Chairman, Plan Commission
City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102

Re: **Garden Springs Phase IX**
Waiver request
PP-24-003

Dear Mr. Boren:

Topographic, Co. and the Fort Worth Area Habitat for Humanity respectfully request a waiver to Section 31-106 (c) (7) (a) which states that “urban local streets shall be extended to the subdivision boundary to connect with adjoining streets or, where no adjacent streets are available for such connection, to allow for the future connection with adjoining unplatted property” for connection to the unplatted area between tracts I and II of this plat, due to an existing City of Fort Worth Drainage Channel and setbacks from the wellhead site.

Tract I of Garden Springs Phase IX is bordered to the south by a city drainage channel, which separates this tract from the unplatted wellhead site. Connections to this unplatted portion in this area would be problematic without a known plan for redevelopment of the well pad site.

Tract II is located south of the detention pond for the well pad. A stub out in this area to the small Tract II portion would not facilitate better access for future development. The unplatted well site has existing driveways and substantial frontage to West Cleburne Road which would provide a more direct access route.

Topographic, Co. and the Fort Worth Area Habitat for Humanity request that a waiver to Section 31-106 (c) (7) (a) be granted to allow no stub outs to be provided to the unplatted portion between tracts I and II.

If you have any questions regarding this waiver request or need any additional information, please call me at your convenience.

Sincerely,



J. William Swinnea, PE



Conditions and Comments

Case: PP-24-003

Remarks Due:

Submitted: 1/9/2024

ZC Hearing:

Case Status: In Review

Title: Garden Springs Phase IX Addition

Case Description: 89 Lot SF subdivision in two tracts; 14.920 acre tract and 4.596 acre tract in the I. Flores Survey, Abstract No. 507

Address:

Acres:

Applicant:

Owner:

List of Conditions:

PLATTING

Fire

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

CORRECTIONS REQUIRED: Change Colorado Dr. to Colorado Springs Dr.

CORRECTION REQUIRED: Show and label gas well pad site perimeters as follows:

"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

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 that are available at the City Secretary's site for Ordinance #25388-03-2022.

PACS

- The Neighborhood and Community Park Dedication Policy (PDP) will apply to this development; fees in lieu of parkland dedication will be required. All fees must be paid in full, to release Final Plat.

A FMVA to establish land fees for Neighborhood and Community Park, will be ordered after Preliminary Plat is approved by Plan Commission. Neighborhood Park Development fees are: \$136,829.05 if final platted in 2024

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

- Lynn Jordan 817-392-2309
Lynn.Jordan@fortworthtexas.gov

(FYI) {Please be advised to wait for all departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Please email me when a revision has been submitted.

1. Will this development be phased, if so it needs to be identified on the preliminary plat.
2. The Subdivision Ordinance in Section 31-106 (20) (d) (2) states, standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. There is one block face that exceeds the maximum length of 1,320 feet. Block 4 along Tarpon Springs Drive exceeds the maximum by [applicant to provide that distance]. A waiver will be required from the City Plan Commission.
3. (Cleared 5-1-2024) The Subdivision Ordinance in Section 31-101 (d) states, the internal connectivity index must be a minimum of 1.4, please provide the connectivity index on the plat.
4. (FYI) Reference plat case number PP-24-003 and not as part of the title block.
5. (FYI) Will there be any parkland dedication?
6. (FYI) Remove signature block and owners dedication, preliminary plats are not recorded.
7. (FYI) Ensure all lot sizes comply with the underlying zoning.
8. (FYI) Provide land use table with development yield, gross acreage, row etc.
9. (FYI) Show tie down measurement to nearest existing street intersection.
10. (FYI) What is the status of the Urban Forestry permit?

Added 5-1-2024**

The Subdivision Ordinance in Section 31-106 (c) (7) (a) states that urban local streets shall be extended to the subdivision boundary to connect with adjoining streets or, where no adjacent streets are available for such connection, to allow for the future connection with adjoining un-platted property. A waiver will be required from the City Plan Commission.

T/PW Engineering

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

1. (Records Management and Real Property) Variable ROW - Show the full ROW widths for all existing streets. For streets having variable ROW, call out the ROW as "Variable" and give "Range" of the ROW. for W. Cleburne Road

2. ROW Corner Clip (Subdivision Ordinance Ch.31-106.C.9)- A triangular right of way dedication measuring 10 feet by 10 feet, measured at the property line, is required on corner lots at the intersection of two streets in which there are no traffic signals or all-way stop signs; No dedication is required at all-way stops and signalized intersections.

Final Plat Notes:

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

B. Sidewalks and Street Lights: Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards. That includes a 6' sidewalk along West Cleburne Road Frontage.

C. Label Plat - Show Case Number on the plat. (But not as part of title block).

T/PW Stormwater

• Contact: sds@fortworthtexas.gov

1. Provide a Drainage Study by a registered civil engineer in the State of Texas that conforms to the criteria contained in the 2015 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, 2015 CFW Stormwater Criteria Manual

DS-23-0104 Accepted to Prelim Plat

2. Label the pipe traversing Lot 2X as a drainage facility and adjust the lot boundary for Lot 3, Blk 4 so the pipe isn't on the residential lot.

CFWSO Art VI. Sec 31-105 (b)

3. Add a HOA lot between Lots 8 & 9, Blk 5 & from Lot 8-12, Blk 5 for the private storm line & swale and label as a private drainage facility.

CFWSO Art VI. Sec 31-105 (b)

Transportation Impact

• FYI Comments:

• The project is located in Transportation Impact Fee Service Area Y

• The project does qualify for 50% 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

Zoning

• Zoned "A-5" One Family Residential

https://codelibrary.amlegal.com/codes/ftworth/latest/ftworth_tx/0-0-0-35059

WATER

Review

• ****Water Planning Comments****

Plat case review Performed On: 1/25/2024

FYI: Has accepted water sewer load. WSL-2022-2140

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

Plat case review Performed On: 2/1/2024

>>>> 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.

All comments indicating FYI are considered FYI and will be become "HOLDS" if Not corrected on final plat submittal.

1) HOLD - (2/1/24)(DP) - Indicate how the Lots fronting the Future Cul-De-Sac at the Northwest area of the plat will be served Water. No Water line is being indicated along this future Cul-De-Sac. Also, Fire hydrant or Auto-flush will be required at Dead end of water line.
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.
*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.

2) FYI - (2/1/24)(DP) - No Permanent Structure note required on plat face:

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.

3) FYI - (2/1/24)(DP) - Impact Fee Note required on plat face:

"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."

4) FYI - (2/1/24)(DP) - Utility Easement Note required on plat face

• SHEET 2 OF 2 - South Lot

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

Plat case review Performed On: 2/1/2024

>>>> 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.

All comments indicating FYI are considered FYI and will be become "HOLDS" if Not corrected on final plat submittal.

1) HOLD - (2/1/24)(DP) - Sewer Easement is Not allowed to separate Lots 7 and 8. A Dedicated 15 FT Sewer Easement will need to be provided between Lots 7 and 8. Lot Line for Lot 7 will need to be relocated along the west limits of the Sewer easement edge and Lot 8 will need to be relocated along the East Limits of the Sewer easement edge.

2) HOLD - (2/1/24)(DP) - An Offsite 15' Sewer Easement will need to be provided and shown on the plat. Starting from Lot 7 East to Colorado Drive
Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 §3.8.8. Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. Plat will be reconciled with reviewed and accepted plans to make sure all easement are correct before hold can be cleared.

For all mains with depths greater than 10 feet, the following equation will apply

$((\text{Depth of Pipe}) \times 2) + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width/ Width is rounded up to nearest 5 feet.}$

3) FYI - (2/1/24)(DP) - No Permanent Structure note required on plat face:

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.

4) FYI - (2/1/24)(DP) - Impact Fee Note required on plat face:

"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."

5) FYI - (2/1/24)(DP) - Utility Easement Note required on plat face

List of Comments:

PP-24-013 Walsh Ranch Quail Valley PA4 (Continuance Request): 424 Single Family Detached Residential Lots, 125 Single Family Attached Residential Lots and 41 Private Open Space Lots. Council District 3.

Being approximately 336.50 Acres in the Houston Tap and Brazoria RR Company Survey No. 19, Abstract No. 654, the International and Great Northern RR Company Survey, Abstract No. 2004, the B.F. Richerson Survey, Abstract No. 1374, and the Jonathan Burleson Survey, Abstract No. 78, located in the City of Fort Worth, Parker and Tarrant County, Texas.

General Location: North of West Freeway, east of Walsh Ranch Parkway and south of Meadow Cross Drive.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Walsh Ranches LP
- 2. Consultant / Agent Kimley-Horn and Associates, Inc.

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning "PD" Planned Development
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Single Family Residential
- 4. Public Hearing Notification Mailing Date April 26, 2024
- 5. Development Services Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... Walsh Ranch HOA, Streams and Valleys Inc, Trinity Habitat for Humanity, Aledo ISD

C. SERVICE DISTRICTS

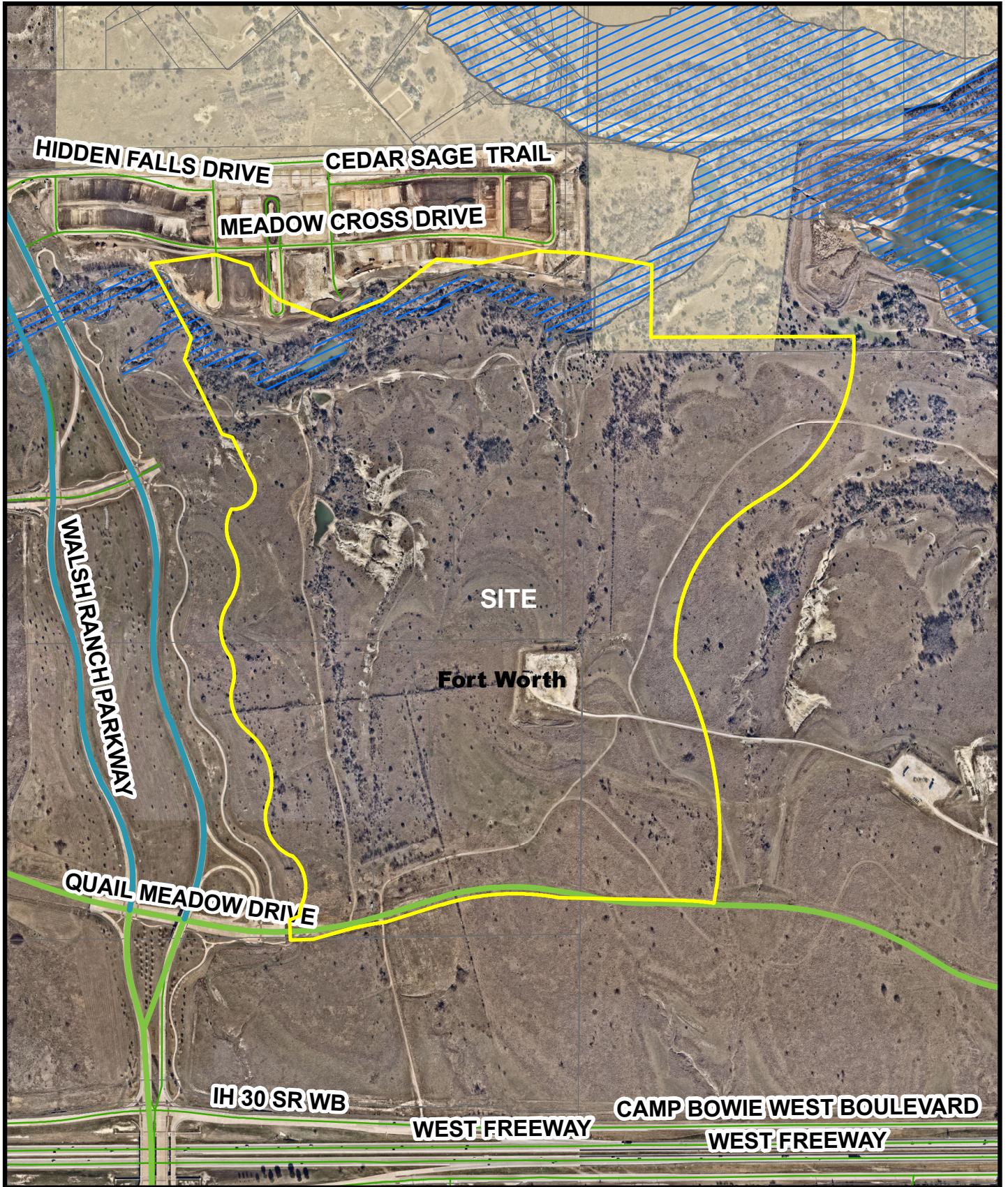
- 1. School ISD..... Aledo ISD
- 2. Proposed Water Supply Means..... City of Fort Worth
- 3. Proposed Sanitary Waste Disposal Means..... City of Fort Worth

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS








The applicant has requested a continuance to the June 12, 2024 City Plan Commission meeting. The applicant needs additional time to address comments from DRC before proceeding to City Plan Commission for a decision.

E. DRC RECOMMENDATION

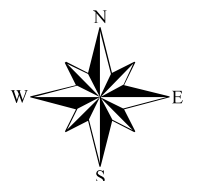
DRC recommends: Approval of a continuance to the June 12, 2024 City Plan Commission meeting.

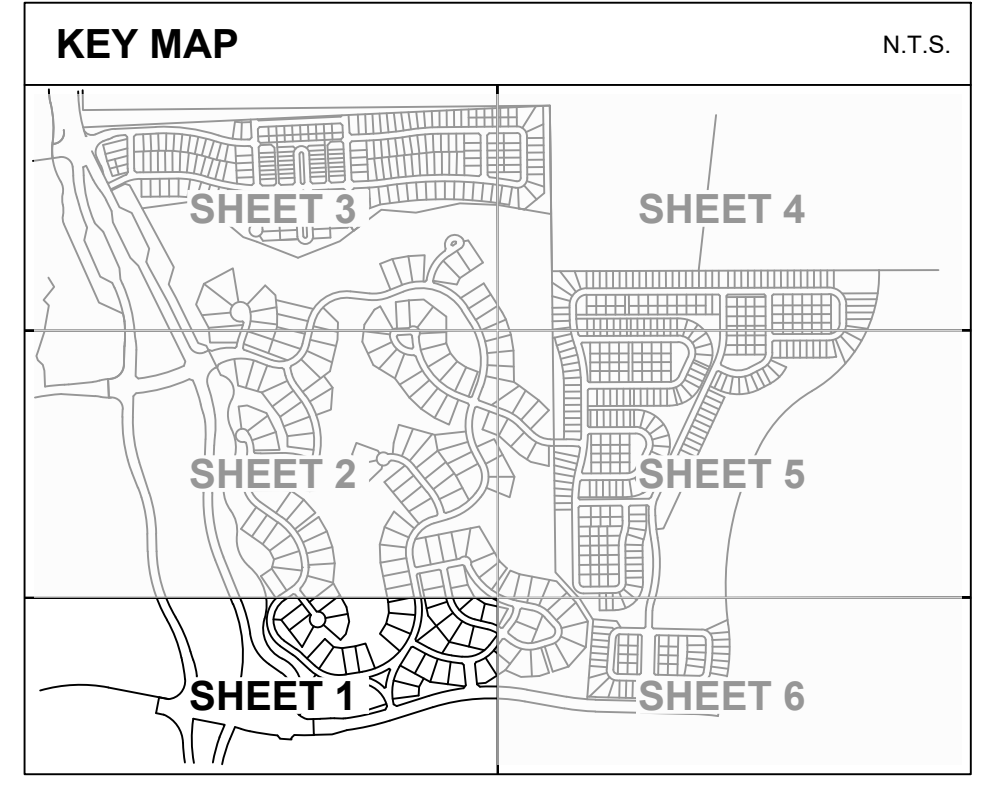
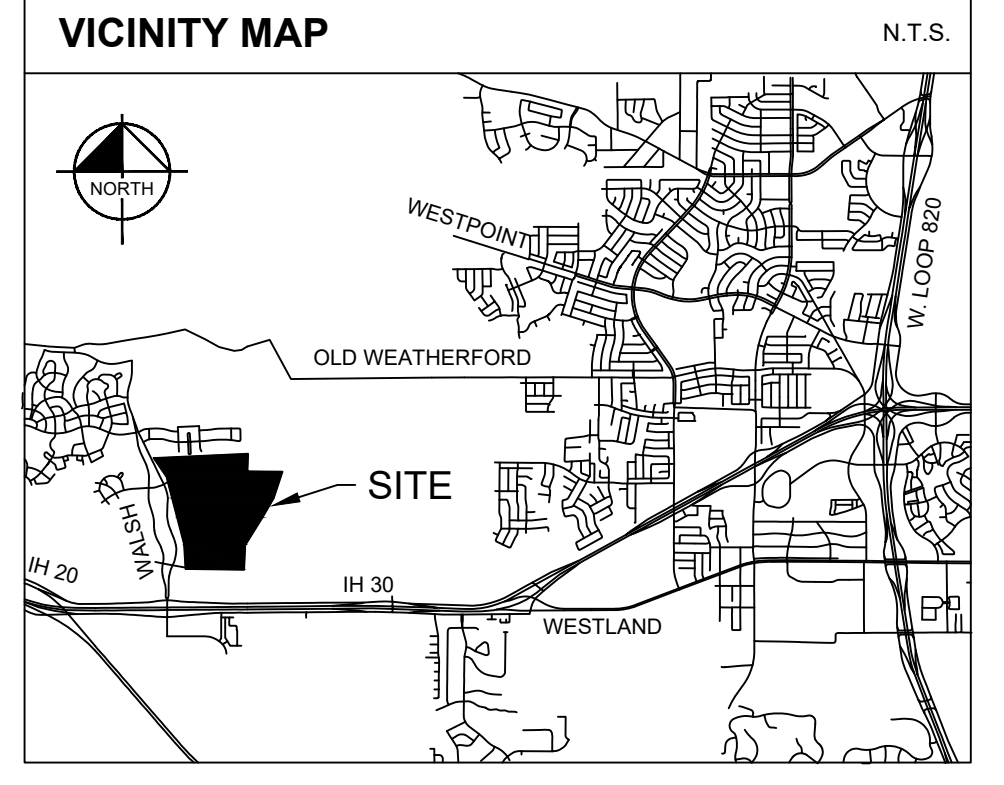
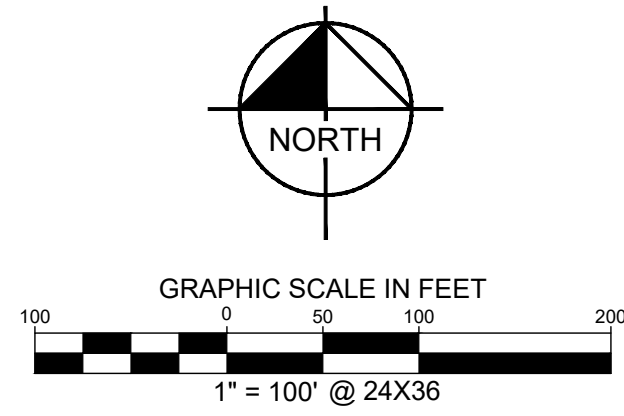
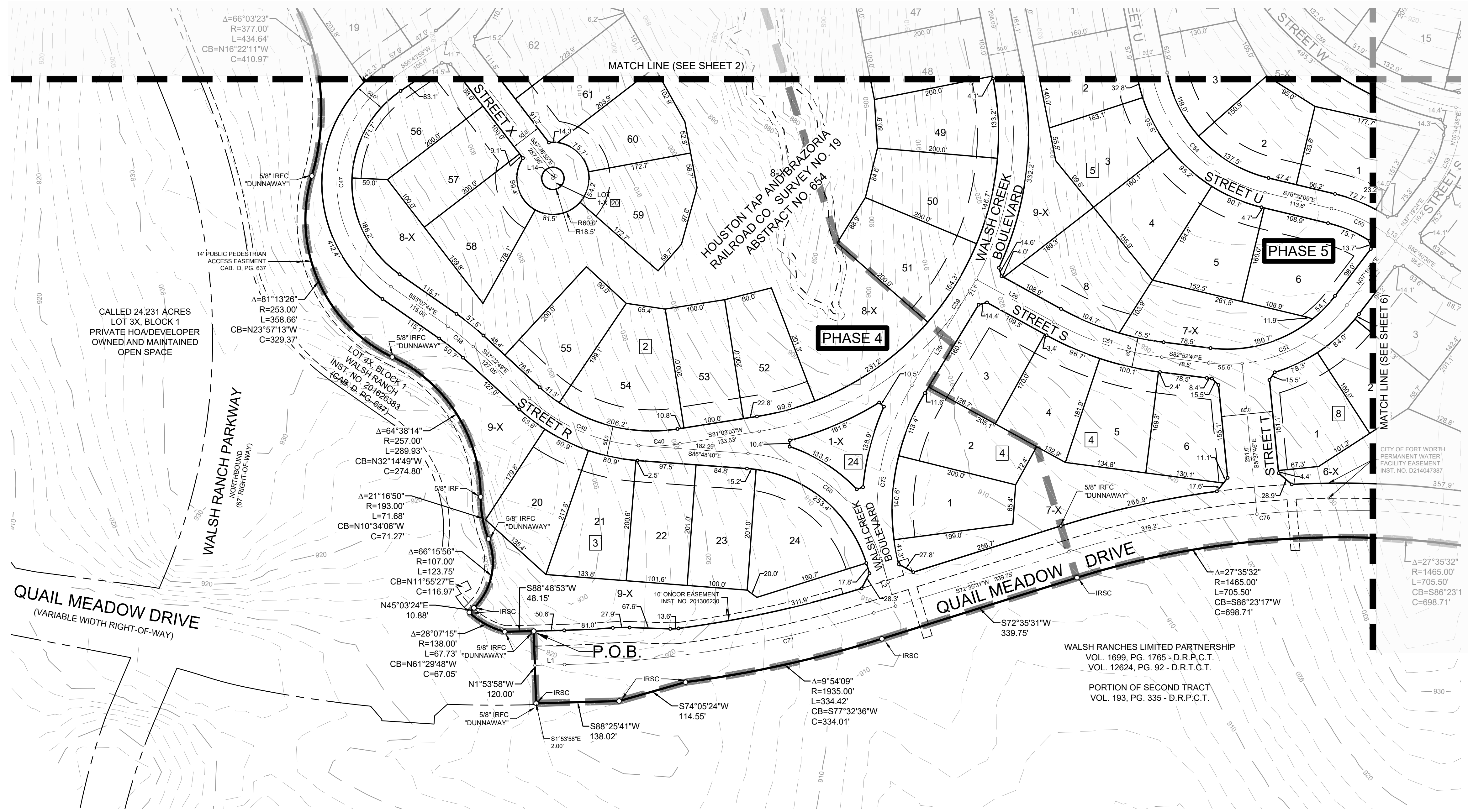


Legend

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

1 inch = 800 feet





FLOOD STATEMENT:
 According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48367C0450E for Tarrant County, Texas and incorporated areas, dated dated September 25, 2009, and 48439C0260K for Parker County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain", Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- NOTES:**
- The bearing system for this survey is based on grid north of the Texas Coordinate System of 1983, (North Central Zone 4202), North American Datum of 1983(2011) with an applied combined scale factor of 1.0001554, based on observations made on June 20, 2023.
 - Upon completion of construction, all lot and block corners will be set using a 5/8 inch rebar with a red plastic cap stamped KHA. In areas where it is not physically possible to set rebar, a mag nail or X cut will be used. The centerline of the street right of way will be marked with an X cut in concrete at the point of curvature, point of tangency, angle points and intersections.
 - 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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.
 - 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.
 - 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 by the current Gas Well Ordinance and adopted Fire Code from an 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 point of the building, without regards to intervening structures or objects.
 - Site Drainage Study** - A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.
 - Transportation Impact Fees** - The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.
 - City of Fort Worth Urban Forestry Compliance Note** - Compliance with Tree Ordinance #18615-05-2009 will be required.
 - Parkway Permit** - Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.
 - Water Main Capacity Charge (WMCC)** due at time of water connections and or building permit for structure

- LEGEND**
- CM = CONTROL MONUMENT
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - IRFC = IRON ROD FOUND w/ CAP
 - IRSC = IRON ROD SET w/ CAP
 - ESMT. = EASEMENT
 - P.O.S.E. = PUBLIC OPEN SPACE EASEMENT
 - D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TX
 - P.R.T.C.T. = PLAT RECORDS OF TARRANT COUNTY, TX
 - R.P.P.C.T. = DEED RECORDS OF PARKER COUNTY, TX
 - P.P.P.C.T. = PLAT RECORDS OF PARKER COUNTY, TX
 - ★ = ENTIRE LOT IS AN ACCESS AND UTILITY EASEMENT

- requiring water connection.
- Private Maintenance Note** - The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.
 - P.R.V.s required.** Private P.R.V.s will be required if water pressure exceeds 80 PSI.
 - Upon completion of construction, all lot and block corners will be set using a 5/8 inch rebar with a yellow plastic cap stamped Huitt-Zollars. In areas where it is not physically possible to set rebar, a PK nail or X cut will be used. The centerline of the street right of way will be marked with an X cut in concrete at the point of curvature, point of tangency, angle points and intersections.
 - 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.
 - Parkway Permit - 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.
 - Building lines will be per the City of Fort Worth Zoning Ordinance.
 - Private Maintenance** - The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.
 - The care, Ownership, and Maintenance of all private open space lots is the responsibility of the H.O.A.

OWNERS:

 APPLICANT:
 Kimley-Horn and Associates, Inc.
 801 Cherry Street, Suite 1600
 Fort Worth, Texas 76102
 Phone: 817-335-6511
 Contact : Tyler Scott, P.E.
 tyler.scott@kimley-horn.com

Contact :

FORT WORTH

 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

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

Plat Approval Date:

By: _____
 Chairman

By: _____
 Secretary

**PRELIMINARY PLAT
 WALSH RANCH PLANNING
 AREA 4A**

BLOCK 1: LOTS 1-4, 5-X, 6-9, 10-X, 11-31; BLOCK 10: LOTS 1-5, 6-X; BLOCK 11: LOTS 1-5, 6-X, 7-10, 11-X, 12-14, 15-X, 16, 17-X; BLOCK 12: LOTS 1-4, 5-X, 6-15, 16-X, 17-53, 54-X, 55-70, 71-X; BLOCK 13: LOTS 1, 2-X, 3-4, 5-X, 6-10, 11-X, 12-27; BLOCK 14: LOTS 1-13, 14-X, 15-25, 26-27-X, 28-46, 47-X, 48-76, 77-X, 78, 79-X, 80-81, 82-X, 83-84, 85-X, 86, 87-X, 88-93; BLOCK 15: LOTS 1, 2-X, 3-4, 5-X, 6-15, 16-X, 17-18, 19-X, 20, 21-22-X; BLOCK 16: LOTS 1-X, 2, 3-X, 4-5, 6-X, 7-8, 9-X, 10-11, 12-X, 13, 14-X, 15-31, 32-X, 33-34, 35-X, 36-37, 38-X, 39-40, 41-X, 42; BLOCK 17: LOTS 1-X, 2, 3-X, 4-5, 6-X, 7-8, 9-X, 10-24, 25-X, 26-27, 28-X, 29-30, 31-X, 32; BLOCK 18: LOTS 1, 2-X, 3-4, 5-X, 6-7, 8-X, 9, 10-X, 11-23, 24-X, 25-26, 27-X, 28-29, 30-X, 31; BLOCK 19: LOTS 1, 1-X, 2-15; BLOCK 2: LOTS 1-7, 8-X, 9-74; BLOCK 20: LOTS 1-23, 24-X; BLOCK 21: LOTS 1-X; BLOCK 22: LOTS 1-X; BLOCK 23: LOTS 1-X; BLOCK 24: LOTS 1-X; BLOCK 3: LOTS 1-8, 9-X, 10-24; BLOCK 4: LOTS 1-6, 7-X; BLOCK 5: LOTS 1-6, 7-X, 8, 9-X; BLOCK 6: LOTS 1-4, 5-X; BLOCK 7: LOTS 1-2, 3-X; BLOCK 8: LOTS 1-5, 6-X, 7-29; BLOCK 9: LOTS 1-4, 15-16-X, 17-23, 24-X, 24-37, 39-X

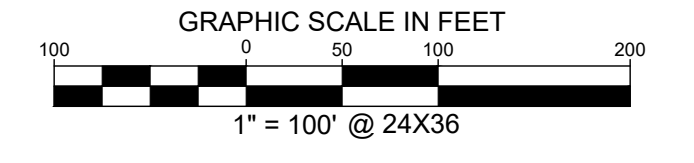
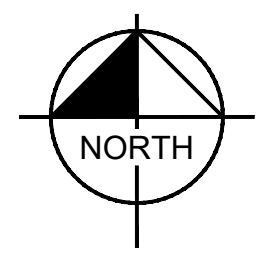
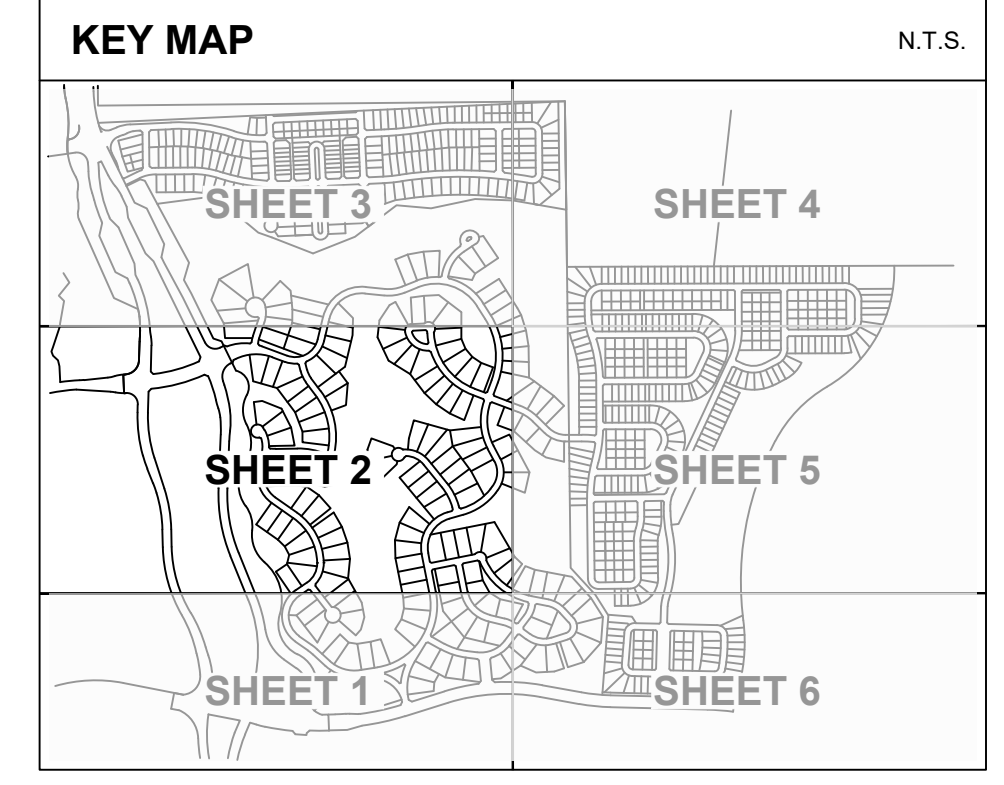
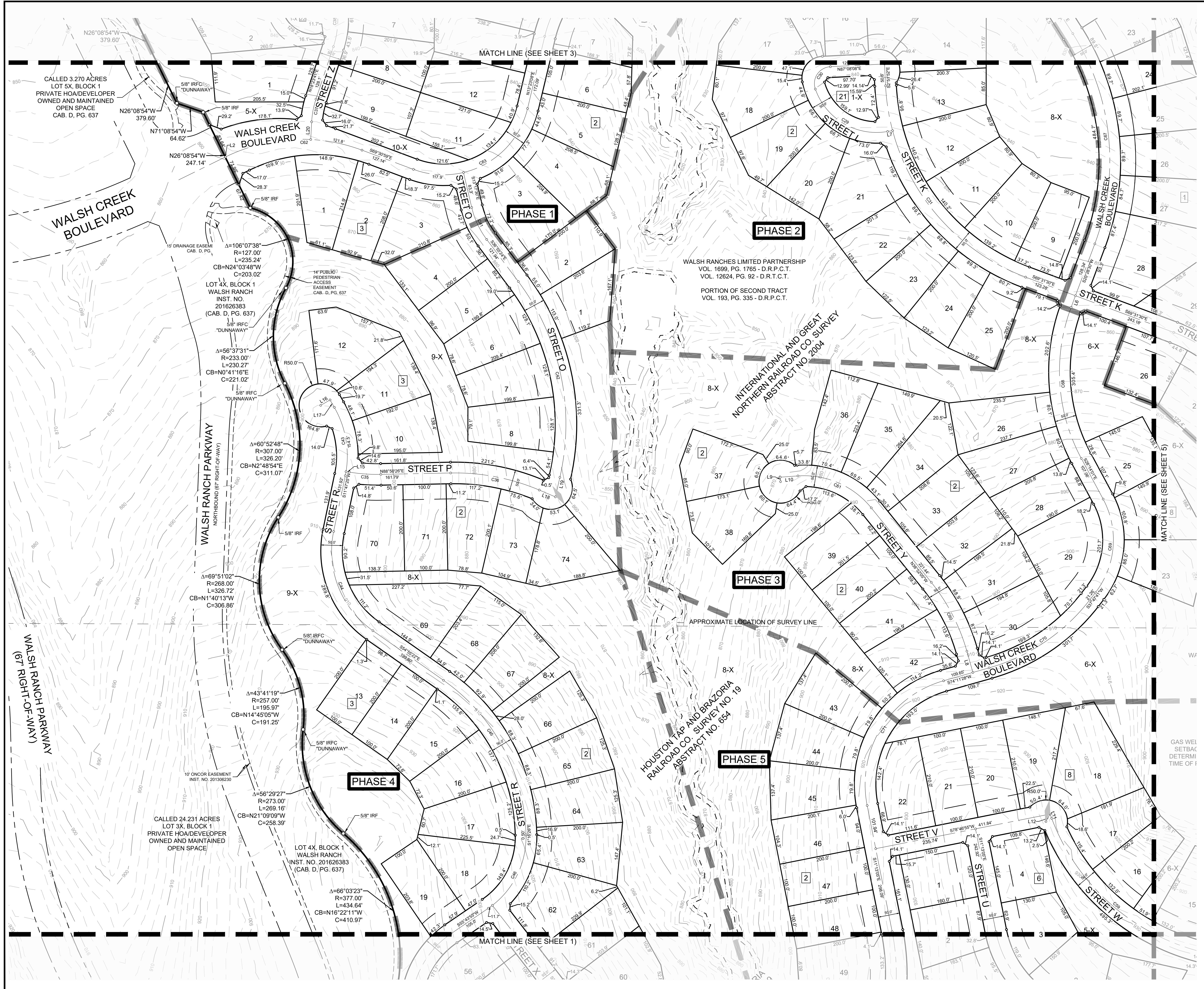
336.5005 ACRES OUT OF THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY NO. 19, ABSTRACT NO. 654, THE INTERNATIONAL AND GREAT NORTHERN RAILROAD COMPANY SURVEY, ABSTRACT NO. 2004, THE B.F. RICHMOND SURVEY, ABSTRACT NO. 1374, AND THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 78, PARKER COUNTY AND TARRANT COUNTY, CITY OF FORT WORTH, PARKER AND TARRANT COUNTY, TEXAS, PREPARED: April 19, 2024, CITY PROJECT # PP24--

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'	SRD	JDW	Apr. 2024	064580306	1 OF 8

DWG NAME: KCFW_SURVEY106580306-WALSH RANCH PLANNING AREA 4A; LAST SAVED: 11/03/2024 11:01:01 AM; COPYRIGHT © 2024 Kimley-Horn and Associates, Inc. All rights reserved.



OWNERS: APPLICANT:
 Kimley-Horn and Associates, Inc.
 801 Cherry Street, Suite 1600
 Fort Worth, Texas 76102
 Phone: 817-335-6511
 Contact: Tyler Scott, P.E.
 tyler.scott@kimley-horn.com

**PRELIMINARY PLAT
 WALSH RANCH PLANNING
 AREA 4A**

BLOCK 1: LOTS 1-4, 5-X, 6-9, 10-X, 11-31; BLOCK 10: LOTS 1-5, 6-X; BLOCK 11: LOTS 1-5, 6-X, 7-10, 11-X, 12-14, 15-X, 16, 17-X; BLOCK 12: LOTS 1-4, 5-X, 6-15, 16-X, 17-53, 54-X, 55-70, 71-X; BLOCK 13: LOTS 1, 2-X, 3-4, 5-X, 6-10, 11-X, 12-27; BLOCK 14: LOTS 1-13, 14-X, 15-25, 26-27-X, 28-46, 47-X, 48-76, 77-X, 78, 79-X, 80-81, 82-X, 83-84, 85-X, 86, 87-X, 88-93; BLOCK 15: LOTS 1, 2-X, 3-4, 5-X, 6-15, 16-X, 17-18, 19-X, 20, 21-22-X; BLOCK 16: LOTS 1-X, 2, 3-X, 4-5, 6-X, 7-8, 9-X, 10-11, 12-X, 13, 14-X, 15-31, 32-X, 33-34, 35-X, 36-37, 38-X, 39-40, 41-X, 42; BLOCK 17: LOTS 1-X, 2, 3-X, 4-5, 6-X, 7-8, 9-X, 10-24, 25-X, 26-27, 28-X, 29-30, 31-X, 32; BLOCK 18: LOTS 1, 2-X, 3-4, 5-X, 6-7, 8-X, 9, 10-X, 11-23, 24-X, 25-26, 27-X, 28-29, 30-X, 31; BLOCK 19: LOTS 1, 1-X, 2-15; BLOCK 20: LOTS 1-7, 8-X, 9-74; BLOCK 21: LOTS 1-23, 24-X; BLOCK 22: LOTS 1-X; BLOCK 23: LOTS 1-X; BLOCK 24: LOTS 1-X; BLOCK 25: LOTS 1-X, 2-X, 3-X, 4-X, 5-X, 6-X, 7-X, 8-X, 9-X, 10-24; BLOCK 4: LOTS 1-6, 7-X; BLOCK 5: LOTS 1-6, 7-X, 8, 9-X; BLOCK 6: LOTS 1-4, 5-X; BLOCK 7: LOTS 1-2, 3-X; BLOCK 8: LOTS 1-5, 6-X, 7-29; BLOCK 9: LOTS 1-4, 5-X, 15-16-X, 17-23, 24-X, 24-X, 26-37, 39-X

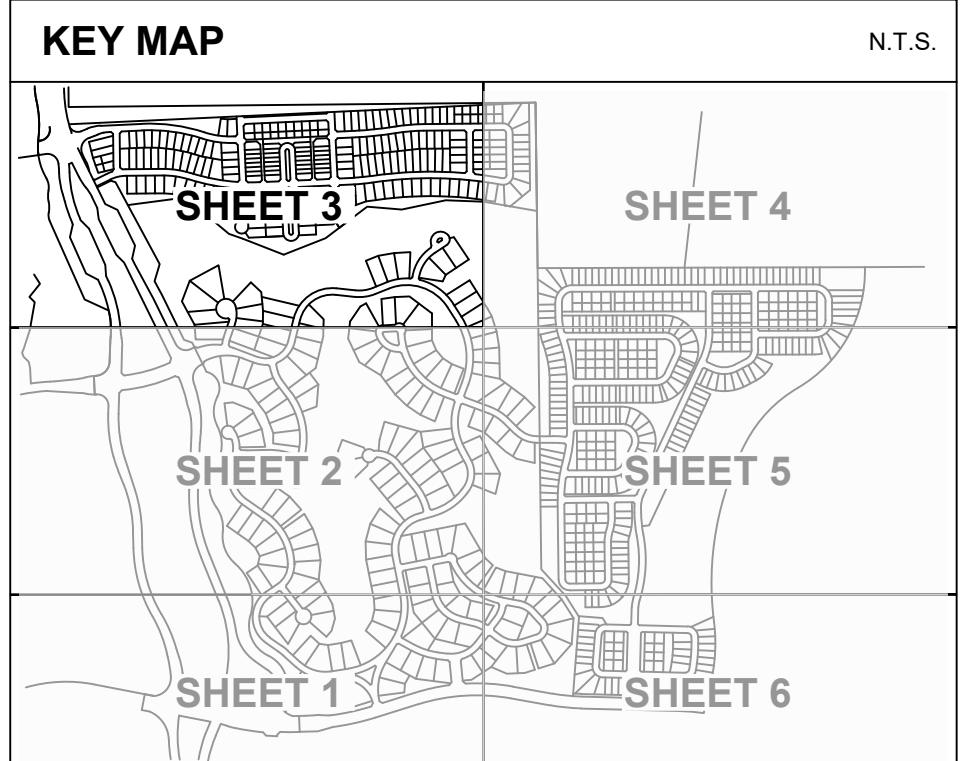
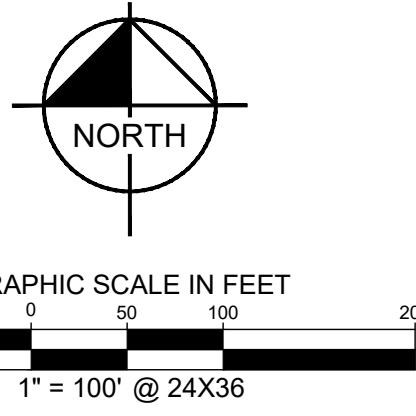
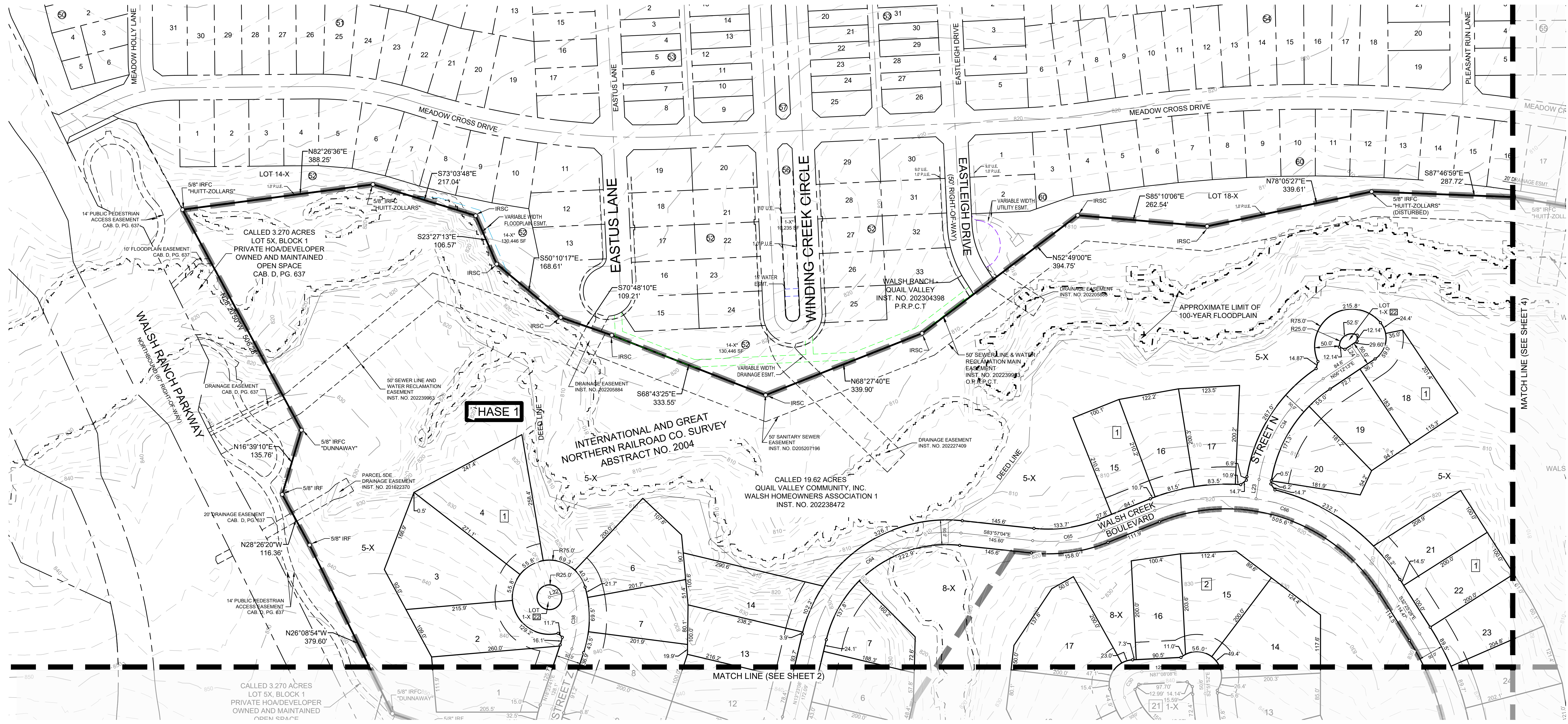
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 PREPARED: April 19, 2024, CITY PROJECT # PP24--

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'	SRD	JDW	Apr. 2024	064580306	2 OF 8

DWG NAME: K:\P\W_SURVEY\064580306-WALSH RANCH PLANNING\PLATTING PLOTTED BY: DUNN, L. LAST SAVED: 4/19/2024 11:02:41 AM



**PRELIMINARY PLAT
WALSH RANCH PLANNING
AREA 4A**

BLOCK 1: LOTS 1-4, 5-X, 6-9, 10-X, 11-31; BLOCK 10: LOTS 1-5, 6-X; BLOCK 11: LOTS 1-5, 6-X, 7-10, 11-X, 12-14, 15-X, 16, 17-X; BLOCK 12: LOTS 1-4, 5-X, 6-15, 16-X, 17-53, 54-X, 55-70, 71-X; BLOCK 13: LOTS 1, 2-X, 3-4, 5-X, 6-10, 11-X, 12-27; BLOCK 14: LOTS 1-13, 14-X, 15-25, 26-27-X, 28-46, 47-X, 48-76, 77-X, 78, 79-X, 80-81, 82-X, 83-84, 85-X, 86, 87-X, 88-93; BLOCK 15: LOTS 1, 2-X, 3-4, 5-X, 6-15, 16-X, 17-18, 19-X, 20, 21-22-X; BLOCK 16: LOTS 1-X, 2, 3-X, 4-5, 6-X, 7-8, 9-X, 10-11, 12-X, 13, 14-X, 15-31, 32-X, 33-34, 35-X, 36-37, 38-X, 39-40, 41-X, 42; BLOCK 17: LOTS 1-X, 2, 3-X, 4-5, 6-X, 7-8, 9-X, 10-24, 25-X, 26-27, 28-X, 29-30, 31-X, 32; BLOCK 18: LOTS 1, 2-X, 3-4, 5-X, 6-7, 8-X, 9, 10-X, 11-23, 24-X, 25-26, 27-X, 28-29, 30-X, 31; BLOCK 19: LOTS 1, 1-X, 2-15; BLOCK 2: LOTS 1-7, 8-X, 9-74; BLOCK 20: LOTS 1-23, 24-X; BLOCK 21: LOTS 1-X; BLOCK 22: LOTS 1-X; BLOCK 23: LOTS 1-X; BLOCK 24: LOTS 1-X; BLOCK 3: LOTS 1-8, 9-X, 10-24; BLOCK 4: LOTS 1-6, 7-X; BLOCK 5: LOTS 1-6, 7-X, 8, 9-X; BLOCK 6: LOTS 1-4, 5-X; BLOCK 7: LOTS 1-2, 3-X; BLOCK 8: LOTS 1-5, 6-X, 7-29; BLOCK 9: LOTS 1-4, 5-X, 15-16-X, 17-23, 24-X, 24-37, 39-X

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PREPARED: April 19, 2024, CITY PROJECT # PP24--

OWNERS:

Contact:

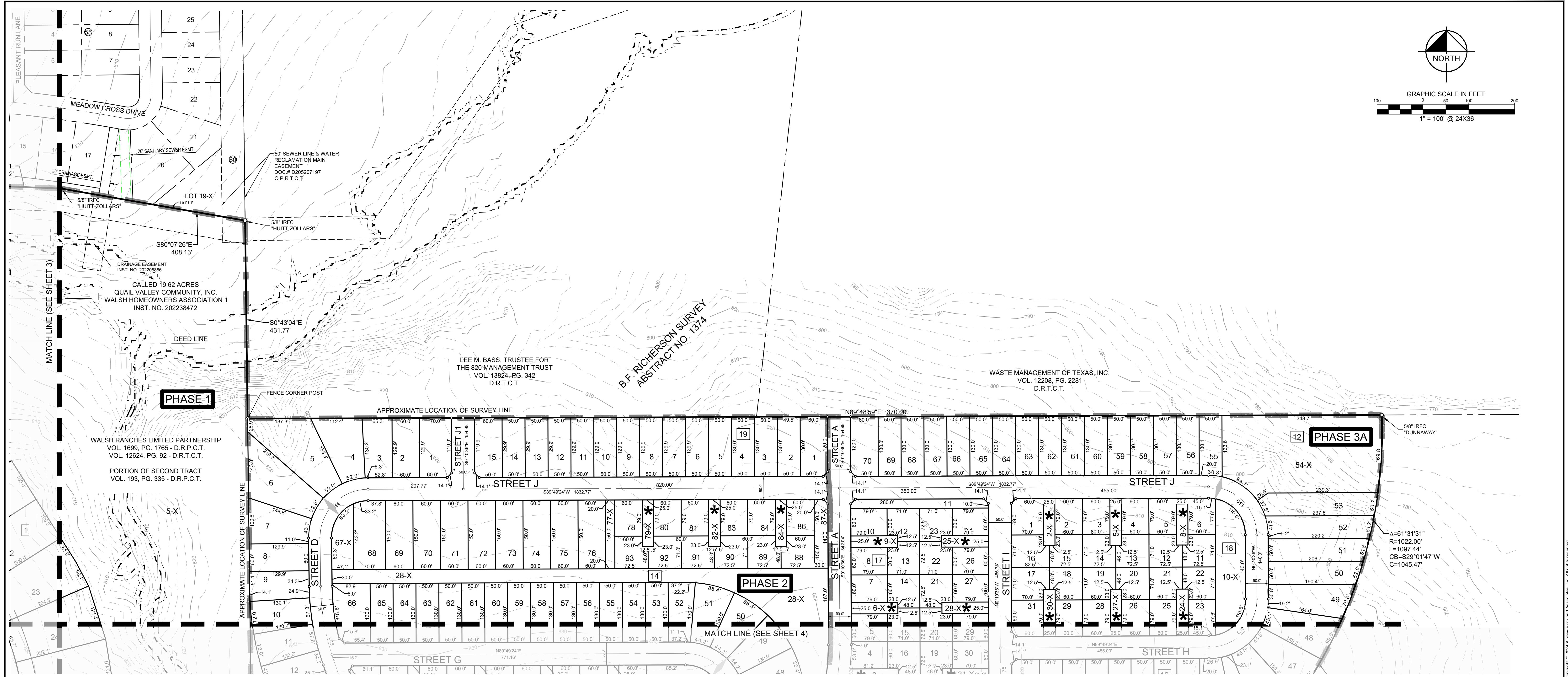
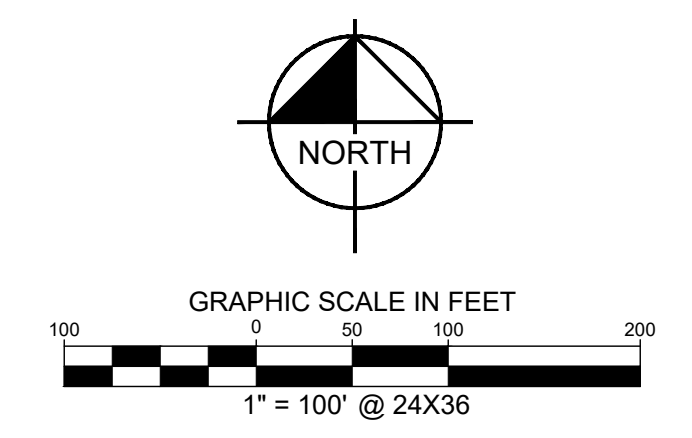
APPLICANT:
Kimley-Horn and Associates, Inc.
801 Cherry Street, Suite 1600
Fort Worth, Texas 76102
Phone: 817-335-6511
Contact: Tyler Scott, P.E.
tyler.scott@kimley-horn.com

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DWG NAME: K:\P\TV SURVEY\064580306\WALSH\HASE1\HASE1.PLT LAST SAVED: 4/19/2024 11:05:00 AM LAST PRINTED: 4/19/2024 11:03:41 AM

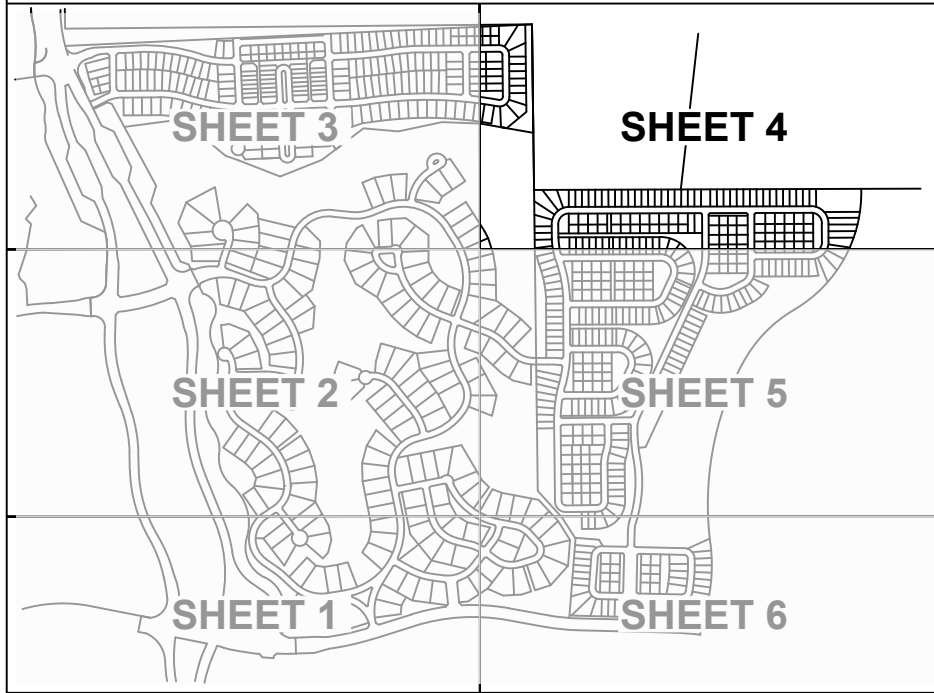


PRELIMINARY PLAT
**WALSH RANCH PLANNING
 AREA 4A**

BLOCK 1: LOTS 1-4, 5-X, 6-9, 10-X, 11-31; BLOCK 10: LOTS 1-5, 6-X; BLOCK 11: LOTS 1-5, 6-X, 7-10, 11-X, 12-14, 15-X, 16, 17-X; BLOCK 12: LOTS 1-4, 5-X, 6-15, 16-X, 17-53, 54-X, 55-70, 71-X; BLOCK 13: LOTS 1, 2-X, 3-4, 5-X, 6-10, 11-X, 12-27; BLOCK 14: LOTS 1-13, 14-X, 15-25, 26-27-X, 28-46, 47-X, 48-76, 77-X, 78, 79-X, 80-81, 82-X, 83-84, 85-X, 86, 87-X, 88-93; BLOCK 15: LOTS 1, 2-X, 3-4, 5-X, 6-15, 16-X, 17-18, 19-X, 20, 21-22-X; BLOCK 16: LOTS 1-X, 2, 3-X, 4-5, 6-X, 7-8, 9-X, 10-11, 12-X, 13, 14-X, 15-31, 32-X, 33-34, 35-X, 36-37, 38-X, 39-40, 41-X, 42; BLOCK 17: LOTS 1-X, 2, 3-X, 4-5, 6-X, 7-8, 9-X, 10-24, 25-X, 26-27, 28-X, 29-30, 31-X, 32; BLOCK 18: LOTS 1, 2-X, 3-4, 5-X, 6-7, 8-X, 9, 10-X, 11-23, 24-X, 25-26, 27-X, 28-29, 30-X, 31; BLOCK 19: LOTS 1, 1-X, 2-15; BLOCK 2: LOTS 1-7, 8-X, 9-74; BLOCK 20: LOTS 1-23, 24-X; BLOCK 21: LOTS 1-X; BLOCK 22: LOTS 1-X; BLOCK 23: LOTS 1-X; BLOCK 24: LOTS 1-X; BLOCK 3: LOTS 1-8, 9-X, 10-24; BLOCK 4: LOTS 1-6, 7-X; BLOCK 5: LOTS 1-6, 7-X, 8, 9-X; BLOCK 6: LOTS 1-4, 5-X; BLOCK 7: LOTS 1-2, 3-X; BLOCK 8: LOTS 1-5, 6-X, 7-29; BLOCK 9: LOTS 1-4, 15-16-X, 17-23, 24-X, 24-37, 39-X

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KEY MAP N.T.S.

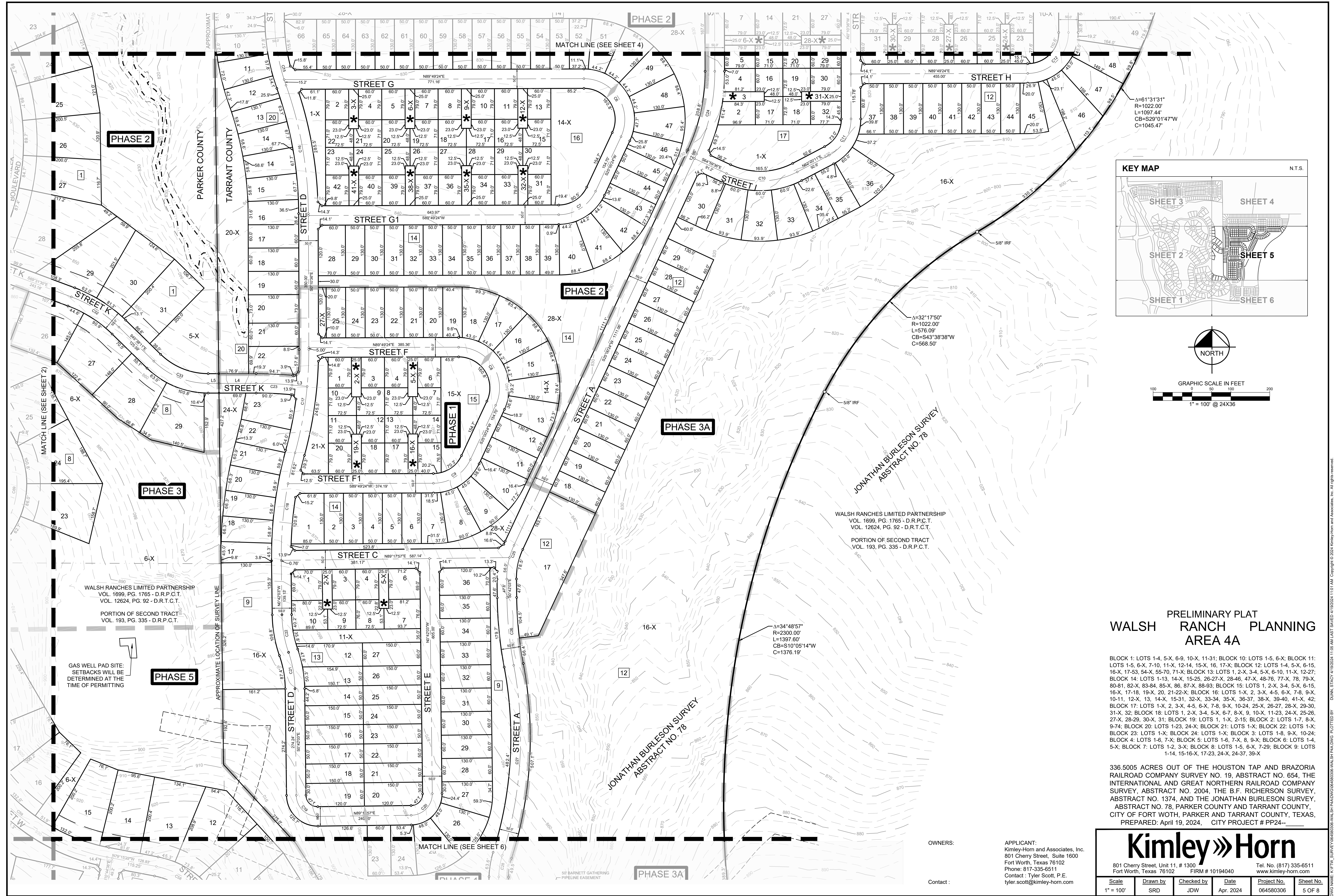


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 801 Cherry Street, Suite 1600
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 Phone: 817-335-6511
 Contact : Tyler Scott, P.E.
 tyler.scott@kimley-horn.com

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PHASE 2

PHASE 3

PHASE 3

PHASE 5

PHASE 2

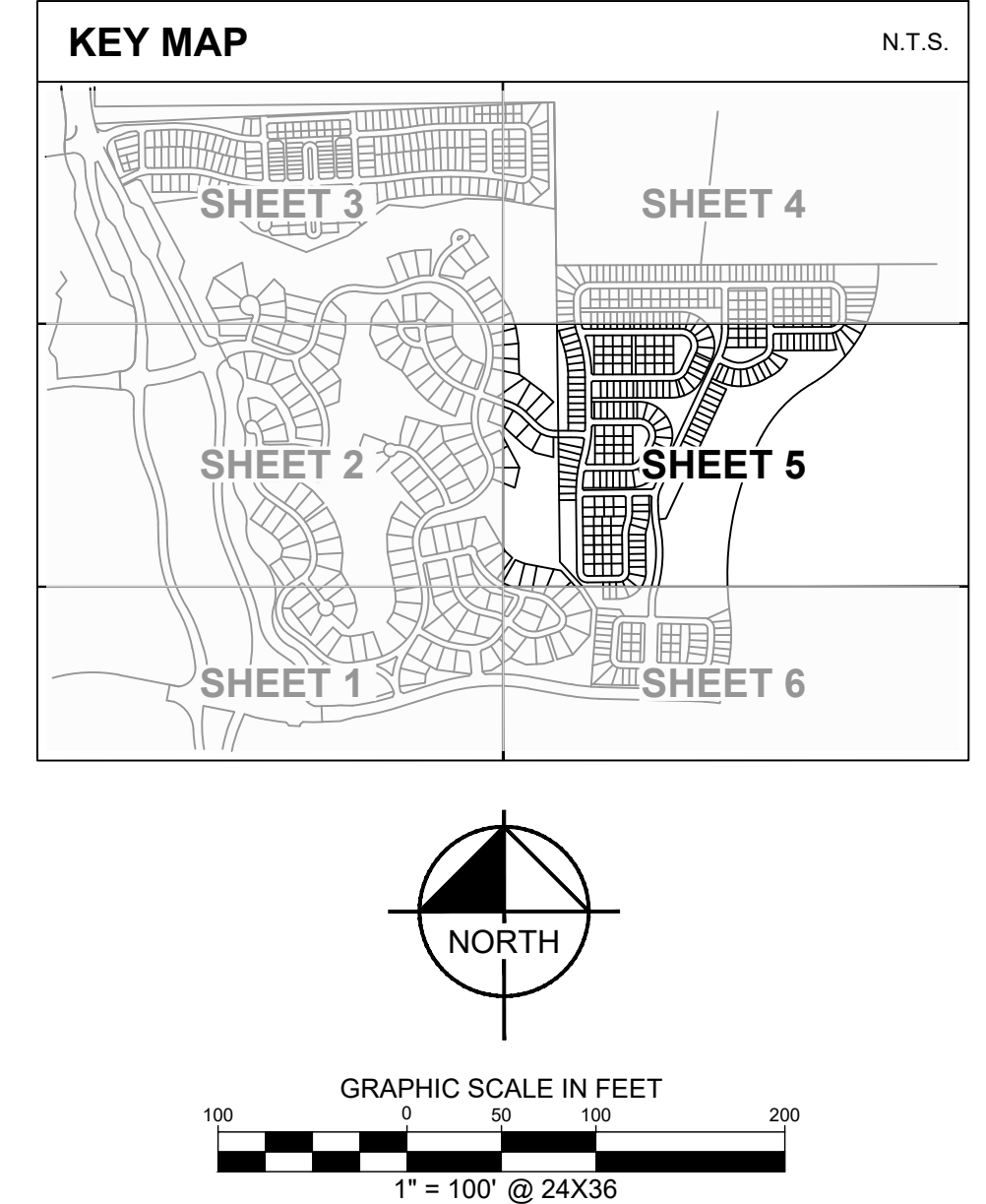
PHASE 3A

PHASE 3A

WALSH RANCHES LIMITED PARTNERSHIP
VOL. 1699, PG. 1765 - D.R.P.C.T.
VOL. 12624, PG. 92 - D.R.T.C.T.
PORTION OF SECOND TRACT
VOL. 193, PG. 335 - D.R.P.C.T.

WALSH RANCHES LIMITED PARTNERSHIP
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VOL. 12624, PG. 92 - D.R.T.C.T.
PORTION OF SECOND TRACT
VOL. 193, PG. 335 - D.R.P.C.T.

GAS WELL PAD SITE:
SETBACKS WILL BE
DETERMINED AT THE
TIME OF PERMITTING



**PRELIMINARY PLAT
WALSH RANCH PLANNING
AREA 4A**

BLOCK 1: LOTS 1-4, 5-X, 6-9, 10-X, 11-31; BLOCK 10: LOTS 1-5, 6-X; BLOCK 11:
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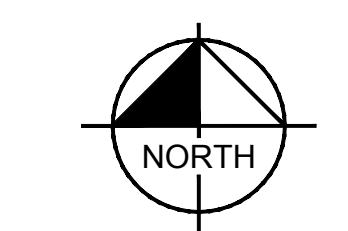
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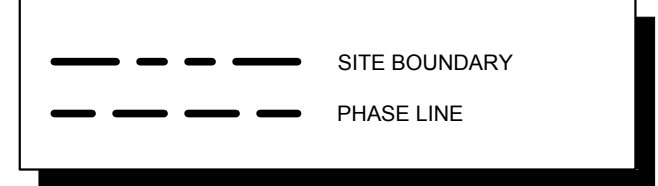
DWG NAME: K:\P.W. SURVEY\06580306-WALSH RANCH PLANNING AREA 4A\LAST SAVED 4/19/2024 11:01 AM LAST SAVED 4/19/2024 11:01 AM Copyright © 2024 Kimley-Horn and Associates, Inc. All rights reserved.



GRAPHIC SCALE IN FEET
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LEGEND



PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
Engineer TYLER C. SCOTT
P/E No. 131258 Date 04/26/2024

Walsh Ranch P4A

Phasing Exhibit - Customs and AR
Fort Worth, Texas
April 2024

Request for Extension

I, Jesus Aguayo, am the owner or owner's representative of a tract or tracts of real property located in the City of Fort Worth, Texas, located at and described as Walsh Ranch – Planning Area 4A. I have filed an application for approval of a plat or plan for this property, PP-24-013 (case number). In accordance with Section 212.009(b-2) of the Texas Local Government Code, I understand and agree that the following request is voluntary. I hereby request, from the City Plan Commission a 30-day extension from the review period established by Section 212.009(a) of the Texas Local Government Code to approve, approve with conditions or disapprove a plat or plan after it is filed. I understand that I do not have to request this 30-day extension and agree that this extension request for the plat or plan application will be placed on the Plan Commission agenda for their consideration.

Respectfully,



Signed by or on behalf of the applicant

05-01-24

Date