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 <u>Friday</u>, <u>May 03, 2024 at 3:15 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

City Secretary 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=m5cd0427f8d789b7f3a8891e590 660854

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: <u>Watch Live Online</u> 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 thirdparty 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

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

I. WORK SESSION:

A. Correspondence & Comments

B. Review of Cases on Today's Agenda

II. <u>PUBLIC HEARING</u>: 10:00 A.M.

City Council Chamber

Staff & Chair

Staff

- 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 RRRR, 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 RRRR, 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. <u>PP-21-045</u> <u>Normandy Farms: (Revision)</u>: 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. <u>PP-24-003</u> <u>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)</u>: 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. <u>PP-24-013</u> <u>Walsh Ranch Quail Valley PA4 (Continuance Request)</u>: 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.

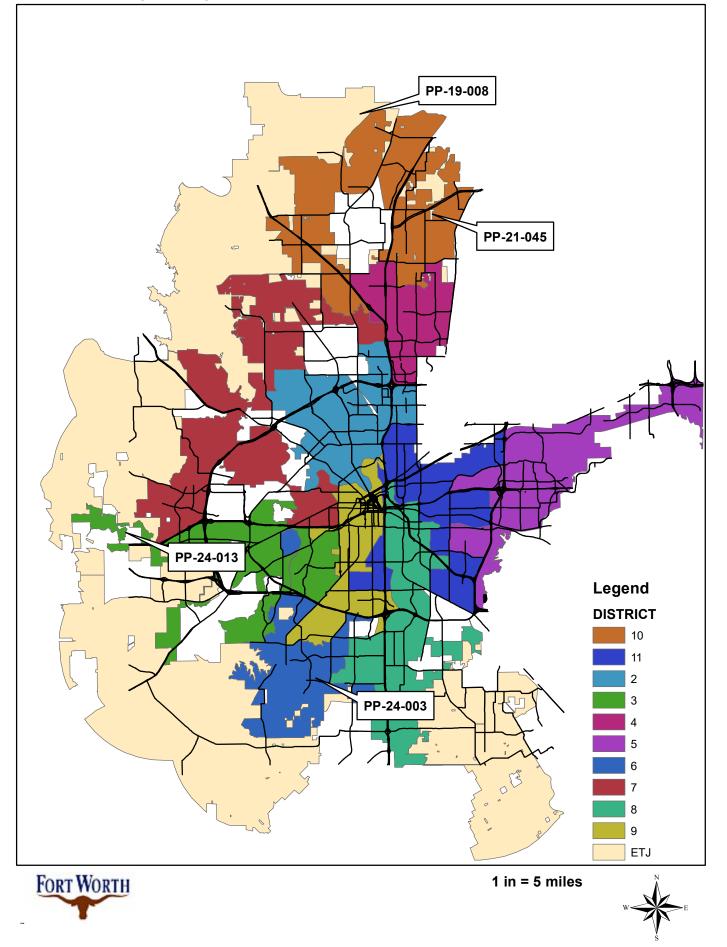
DECLARACIÓN DE ACCESIBILIDAD

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



<u>PP-19-008</u> <u>Tradition Central & Southern Phase: (Revision/ Waiver Request</u>): 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

2. Proposed Zoning No 3. Comprehensive Plan Future Land Use Si 4. Public Hearing Notification Mailing Date Ap 5. Development Services Department Case Coordinator. Ar 6. Organizations Courtesy Notified. No Hu Ha	I/A - ETJ Io Change Single-Family April 26, 2024 Aravind Viswanathan Jorth West ISD, Trinity Habitat for Jumanity, Streams and Valleys Inc, Jarriet Creek Ranch HOA, North Fort Vorth 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.

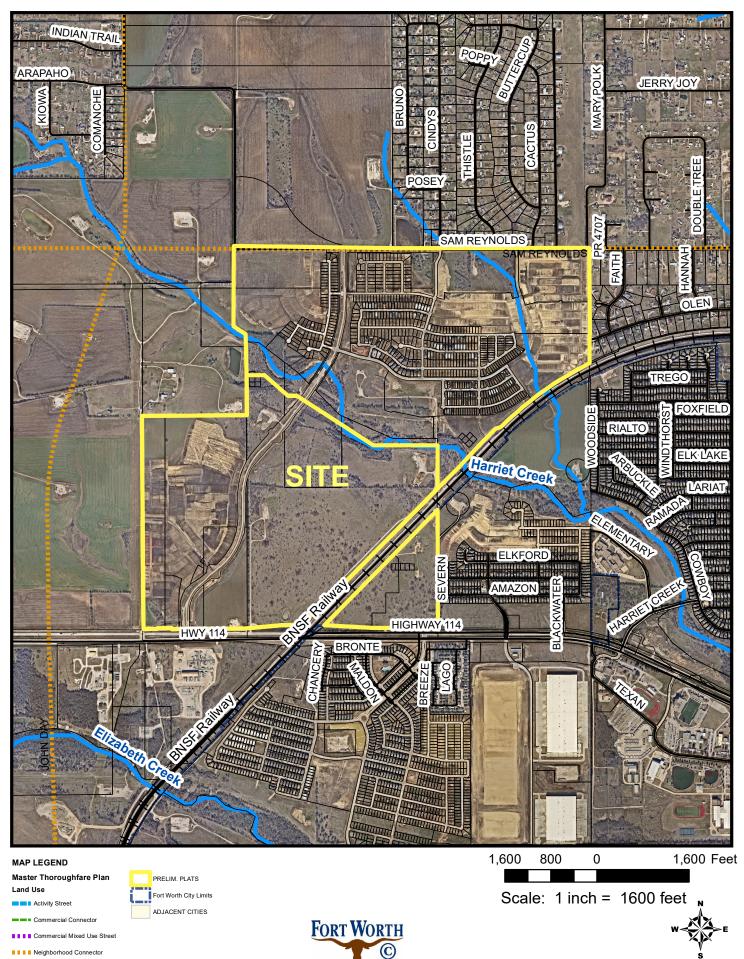
With the modification of a new street design and lot layout in Phase 3D of the revised preliminary plat, the increase in lot yield went from 2,279 single family lots to 2,307 single family lots. The Subdivision Ordinance in Section 31-106 (d) (2) states, Standard public and private local streets that 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

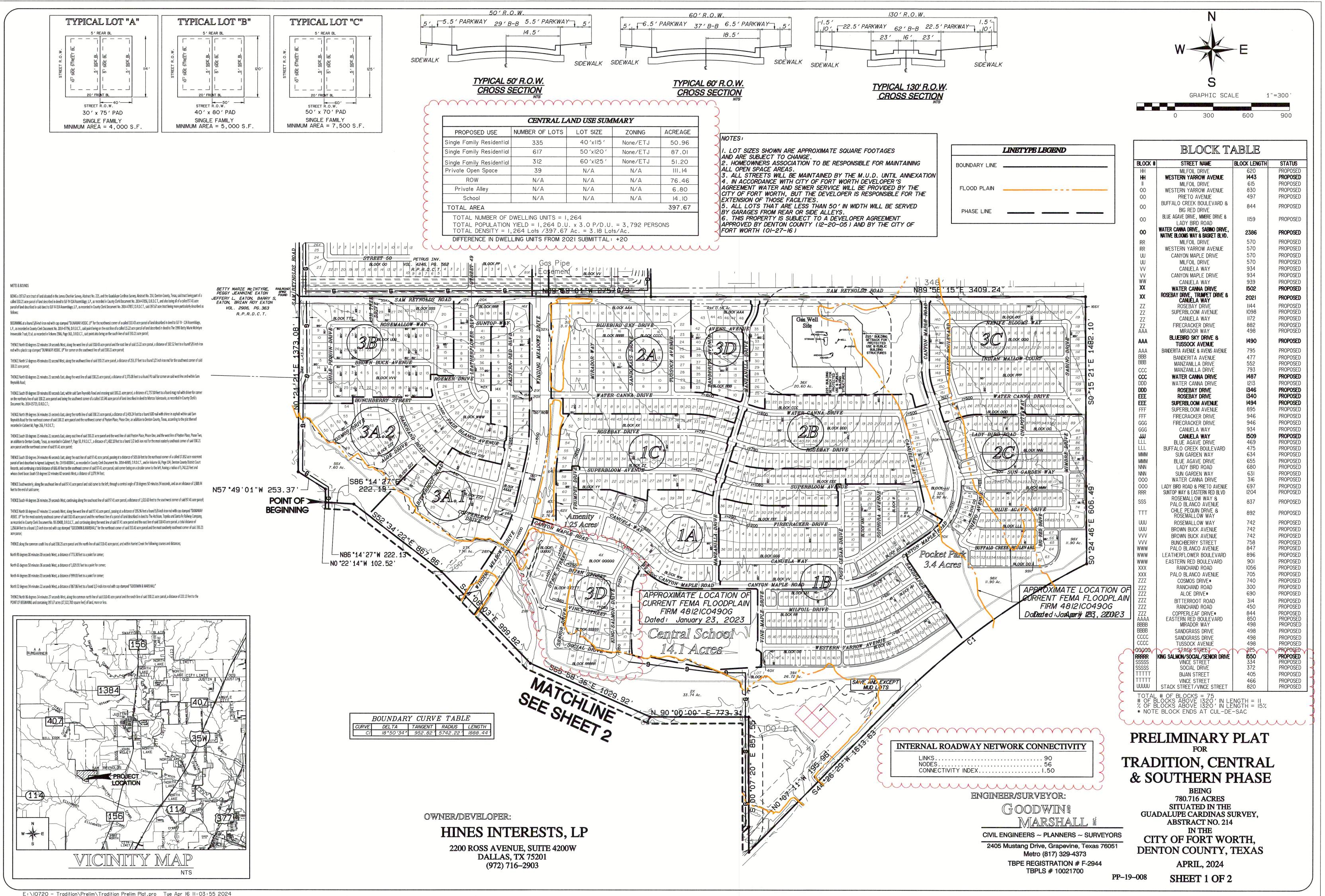
DRC recommends: 1) Approval of one Subdivision Ordinance waiver to permit one block face (Block RRRR, Lot 1-Lot 18) to exceed the maximum allowed 1,320-foot block face length requirement; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

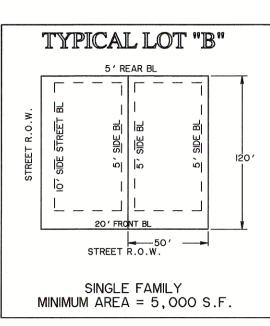
PP-19-008

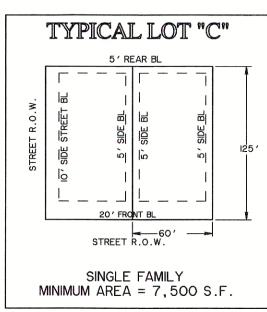


System Link

Neighborhood Connector







PROPOSED USE	NUMBER OF LOTS	LOT SIZE	ZONING	ACRE
Single Family Residential	495	50 ′x120 ′	None/ETJ	6
Single Family Residential	108	55 ′x120 ′	None/ETJ	I!
Single Family Residential	341	60 ′x125 ′	None/ETJ	58
Single Family Residential	99	65 ′xI25 ′	None/ETJ	18
Private Open Space	40	N/A	N/A	4
ROW	NZA	N/A	NZA	80
TOTAL AREA				383

THENCE S 52 34'22" E, a distance of 867.86 feet to a capped 1/2" iron pin found; THENCE S 44 08 03" E, a distance of 999.82 feet to a capped 1/2" iron pin found; THENCE S 65 58'36" E, a distance of 1029.92 feet to a capped 1/2" iron pin found;

THENCE S 86 14 27" E, a distance of 222.13 feet to a capped 1/2" iron pin found;

METES & BOUNDS

particularly described as follows:

said McIntyre, et al tract;

and the north right-of-way line of State Highway No. 114;

distance of 1826.89 feet to a 1/2" iron pin found;

distance of 1294.80 feet to a capped 1/2" iron pin found;

THENCE N 90°00'00" E, a distance of 773.31 feet to a capped 1/2" iron pin found, said iron pin also being on the west line of a tract conveyed to SLF IV - 114 Assemblage

L.P. by deed recorded in Document Number 2014-47857 RPRDCT THENCE S 00 '07'20" E along the west line of said SLF IV - 114

BEING a 383.041 acre tract of land in the G. Cardinas Survey, Abstract No. 214, situated in

BEGINNING at a capped 5/8" iron pin found, said iron pin also being the east line of a tract

distance of 3701.24 feet to a capped 1/2" iron pin found, said pin also being on the south line of

conveyed to BETTY MARIE McIntyre, et al, by deed recorded in volume 2906, page 363 APRDCT

Denton County, Texas and being a combination of those tracts conveyed to SLF IV - 114

Assemblade L.P. by deeds recorded in Document Numbers 2014-47854, 2014-47855 and 2014-

47796, of the Real Property Records of Denton County, Texas (RPRDCT), and being more

THENCE N 00°32'36" W along the west line of said McIntyre, et al tract, a

THENCE N 89"39'59" E along a south line of said McIntyre, et al tract, a

THENCE N 00°22'44" W along the east line of said McIntyre, et al tract a

Assemblage L.P. tract, a distance of 857.55 feet to a 1/2" iron pin found, said iron pin also being on the northerly line of a tract conveyed to the BNSF Railway Company by deed recorded in Document Number 93-0020408

THENCE S 44°23'02" W along the said northerly line of said BNSF tract, a distance of 2256.14 feet to a 5/8" iron pin found;

THENCE N 47°15'51" W along the said northerly line of said BNSF tract, a distance 24.73 feet to a 5/8" iron pin found;

THENCE S 44*27'42" W along the said northerly line of said BNSF tract, a distance of 1121.43 feet to a Texas Department of Transportation monument found;

THENCE S 89*47'36" W along the said northerly line of said BNSF tract, a distance of 286.33 feet to a Texas Department of Transportation monument found;

THENCE S 84°30'09" W along the said northerly line of said BNSF tract, a

distance of 703.04 feet to a Texas Department of Transportation monument found;

THENCE S 89°48'48" W along the said northerly line of said BNSF tract and the said north right-of-way line of State Highway No. 114, a distance of 1249.97 feet to a Texas Department of Transportation monument found;

THENCE N 00°11'12" W along the said north right-of-way line of State Highway No. 114, a distance of 15.00 feet to a Texas Department of Transportation monument

THENCE S 89°48'48" W along the said north right-of-way line of State Highway No. 114, a distance of 250.00 feet to a Texas Department of Transportation monument

THENCE S 00 "11'12" E along the said north right-of-way line of State Highway No. 114, a distance of 15.00 feet to a Texas Department of Transportation monument

THENCE S 89'48'48" W along the said north right-of-way line of State

16, 728, 840 square feet or 384.041 acres of land, more or less, save and except the following

BEING a 1.000 acre tract of land in the G. Cardinas Survey, Abstract No. 214, situated in Denton County, Texas and being more particularly described as follows:

COMMENCING at a capped 5/8" iron pin found, said iron pin also being the east line of a tract conveyed to BETTY MARIE McIntyre, et al, by deed recorded in volume 2906, page 363 APRDCT and the north right-of-way line of State Highway No. 114; THENCE N 90 000 00" E, to a capped 1/2" iro pin found, said iron pin also being the POINT OF BEGINNING of the herein described tract

THENCE N 00°16'14" W, a distance of 283.39 feet to a capped 1/2" iron pin found, said iron pin also being the Point of Curvature of a circular curve to the right having a radius of 1500.00 feet, a central angle of 6 '00 '52" and being subtended by a chord which bears N 02*44'12" E, 157.38 feet;

THENCE along said curve to the right, a distance of 157.46 feet to a capped 1/2" iron pin found;

THENCE S 84*15'22" E radial to said curve, a distance of 100.00 feet to a capped 1/2" iron pin found, said iron pin also being the Point of Curvature of a non-tangent circular curve to the left having a radius of 1400.00 feet, a central angle of 06 00 52" and being subtended by a chord which bears S 02°44'12" W, 146.89 feet;

THENCE along said curve to the left, a distance of 146.96 feet to a capped 1/2" iron pin found;

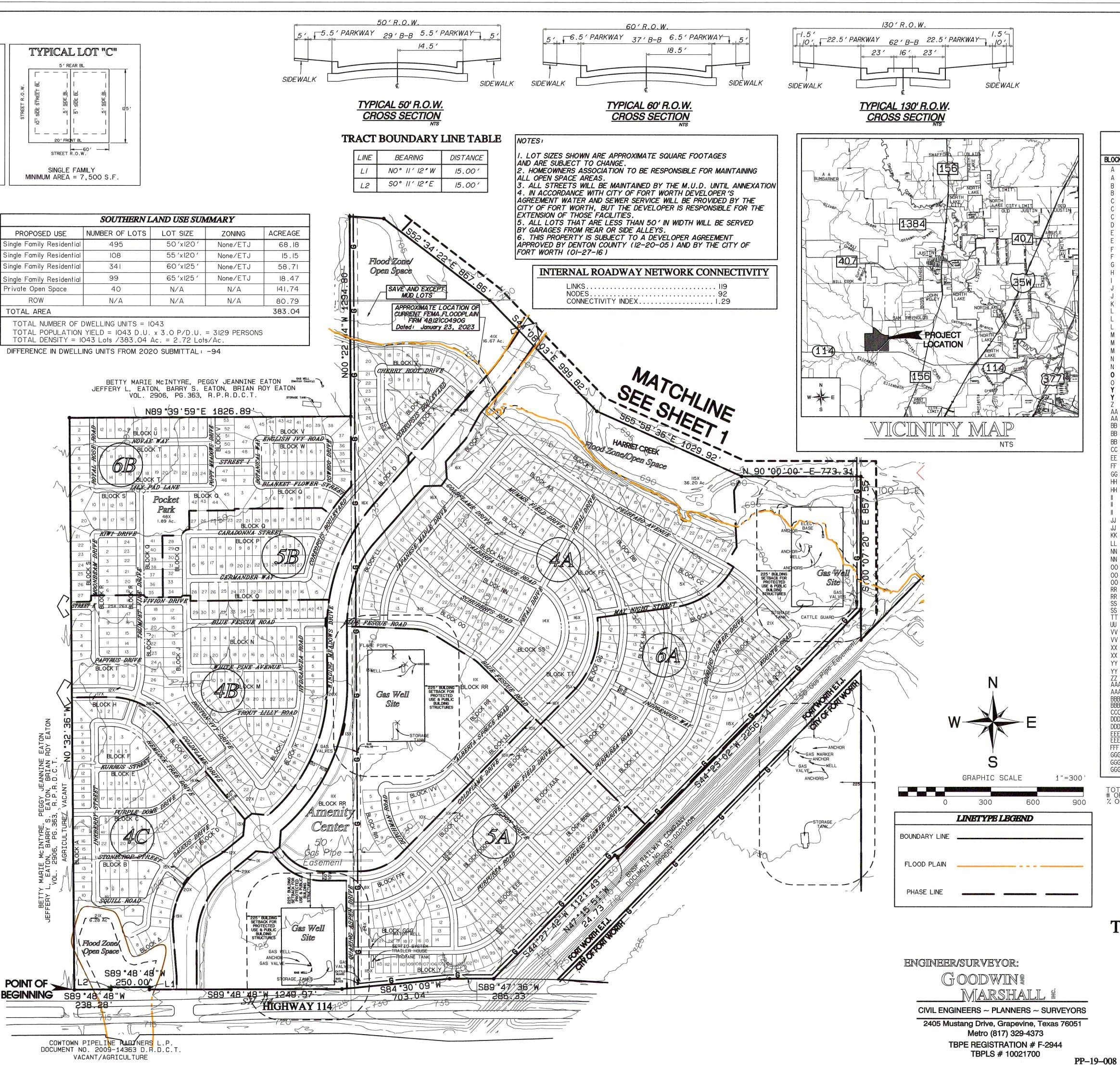
THENCE S 00 '16'14" E tangent to said curve, a distance of 283.39 feet to a capped 1/2" iron pin found;

THENCE S 89 43 46" W, a distance of 100.00 feet to the POINT OF BEGINNING and containing 43,560 square feet or 1.000 acres of land, more or less, leaving a net acreage of 16,685,280 square feet or 383.041 acres of land, more or less.

OWNER/DEVELOPER:

HINES INTERESTS, LP

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



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

דו זו הו א חדי אזויה הו			
BLOCK TABLE			
BLOCK #	STREET NAME	BLOCK LENGTH	STATUS
A	DAUCUS DRIVE	890	PROPOSED
A	INKBERRY STREET	552	PROPOSED
B B	STONECROP STREET	430	PROPOSED
C	SQUILL ROAD	300	PROPOSED
	PURPLE DOME DRIVE	605 374	PROPOSED PROPOSED
C C	DAUCUS DRIVE STONECROP STREET	440	PROPOSED
D	HEMLOCK TREE DRIVE, DAUCUS DRIVE	694	PROPOSED
Ē	KURRUS STREET	420	PROPOSED
Ē	PURPLE DOME DRIVE	574	PROPOSED
F	HEMLOCK TREE DRIVE	416	PROPOSED
F	KURRUS STREET	375	PROPOSED
G	HEMLOCK TREE DRIVE	535	PROPOSED
Н	INKBERRY ST, HEMLOCK TREE DR	812	PROPOSED
1	MOONBEAM DRIVE, PAPYRUS 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 M	TROUT LILLY ROAD	506 693	PROPOSED
M	WHITE PINE AVE	693 398	PROPOSED PROPOSED
M	BOSTON IVY DRIVE TROUT LILLY ROAD	598 548	PROPOSED
N	BLUE FESCUE ROAD	548 697	PROPOSED
N	WHITE PINE AVENUE	693	PROPOSED
0	COREOPSIS BOULEVARD, GERMANDER WAY	1797	PROPOSED
0	BLUE FESCUE ROAD	899	PROPOSED
Y	PELOTAZO AVE, KOUNTZ DRIVE	3272	PROPOSED
Y Z	RODGERS FLOWER DRIVE	3097	PROPOSED
Z AA	JAPANESE MAPLE DRIVE PELOTAZO AVE	494 612	PROPOSED 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
EE	MUMMS FIELD DRIVE	663	PROPOSED
FF	MUMMS FIELD DRIVE	540	PROPOSED
GG	MUMMS FIELD DRIVE	896	PROPOSED
HH HH	PURPUREA ROAD	610	PROPOSED PROPOSED
нн 	MUMMS FIELD DRIVE MAY NIGHT STREET	452 455	PROPOSED
ï	RODGERS FLOWER DRIVE	943	PROPOSED
Ш.,	PURPUREA ROAD	640	PROPOSED
JJ	RODGERS FLOWER DRIVE	640	PROPOSED
JJ	KOUNTZ DRIVE	650	PROPOSED
KK	ALBERTA SPRUCE ROAD	751	PROPOSED
	JAPANESE MAPLE DRIVE	746	PROPOSED
NN NN	ALBERTA SPRUCE ROAD SCHUBERTS ROAD	768 802	PROPOSED PROPOSED
00	BLUE FESCUE ROAD	714	PROPOSED
00	JAPANESE MAPLE DRIVE	434	PROPOSED
00	SCHUBERTS ROAD	812	PROPOSED
RR	ALBERTA SPRUCE ROAD	1055	PROPOSED
RR SS	DUTCHMAN ROAD PETAL DRIVE	432 587	PROPOSED 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		371	PROPOSED
XX XX	MUMMS FIELD DRIVE PURPUREA ROAD	442 509	PROPOSED PROPOSED
YY	PURPUREA ROAD	523	PROPOSED
ΥY	RODGERS FLOWER DRIVE	599	PROPOSED
ZZ	MUMMS FIELD DRIVE	560	PROPOSED
	MUMMS FIELD DRIVE	560	PROPOSED
AAA BBB	PURPUREA ROAD PURPUREA ROAD	560 560	PROPOSED PROPOSED
BBB	RODGERS FLOWER DRIVE	560 560	PROPOSED
CCC	MUMMS FIELD DRIVE	542	PROPOSED
DDD	MUMMS FIELD DRIVE	543	PROPOSED
DDD EEE		607 629	PROPOSED PROPOSED
EEE	PURPUREA ROAD RODGERS FLOWER DRIVE	629 816	PROPOSED
FFF	MUMMS FIELD DRIVE	525	PROPOSED
GGG	MUMMS FIELD DRIVE	564	PROPOSED
GGG GGG	DUTCHMAN ROAD RODGERS FLOWER DRIVE	478 623	PROPOSED PROPOSED
000	NODOLNO I LOWER DRIVE	020	TRUEUSED

TOTAL # OF BLOCKS = 80 # OF BLOCKS ABOVE I320' IN LENGTH = 3 % OF BLOCKS ABOVE I320' IN LENGTH = 4%

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 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.

1

Matt Baacke, P.E. MJB/ms



2559 SW Grapevine Pkwy • Grapevine, TX 76051 • 817.329.4373 TxEng Firm #F-2944 • TxSurv Firm #10021700 **gmcivil.com**



Conditions and Comments

Case: PP-19-008		Remarks Due:
Submitted: 2/15/2019		ZC Hearing:
		Case Status: Awaiting Client Reply
Title: Tradition - Central Phase 3A.1	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 that 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.

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

((Depth of Pipe) x 2) + (O.D. of Pipe) + (2 Feet) = 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 lots x 3.5 people x 215 average day gallons per person per day x 2.5 Max Day peaking factor per average day / 1,000,000 gallons per million gallon =2.3308688 MGD x \$67,553.09 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

 Current Zoning	"A-5" One-Family Residential No Change Single Family Residential April 26, 2024 Lynn Jordan 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,

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.

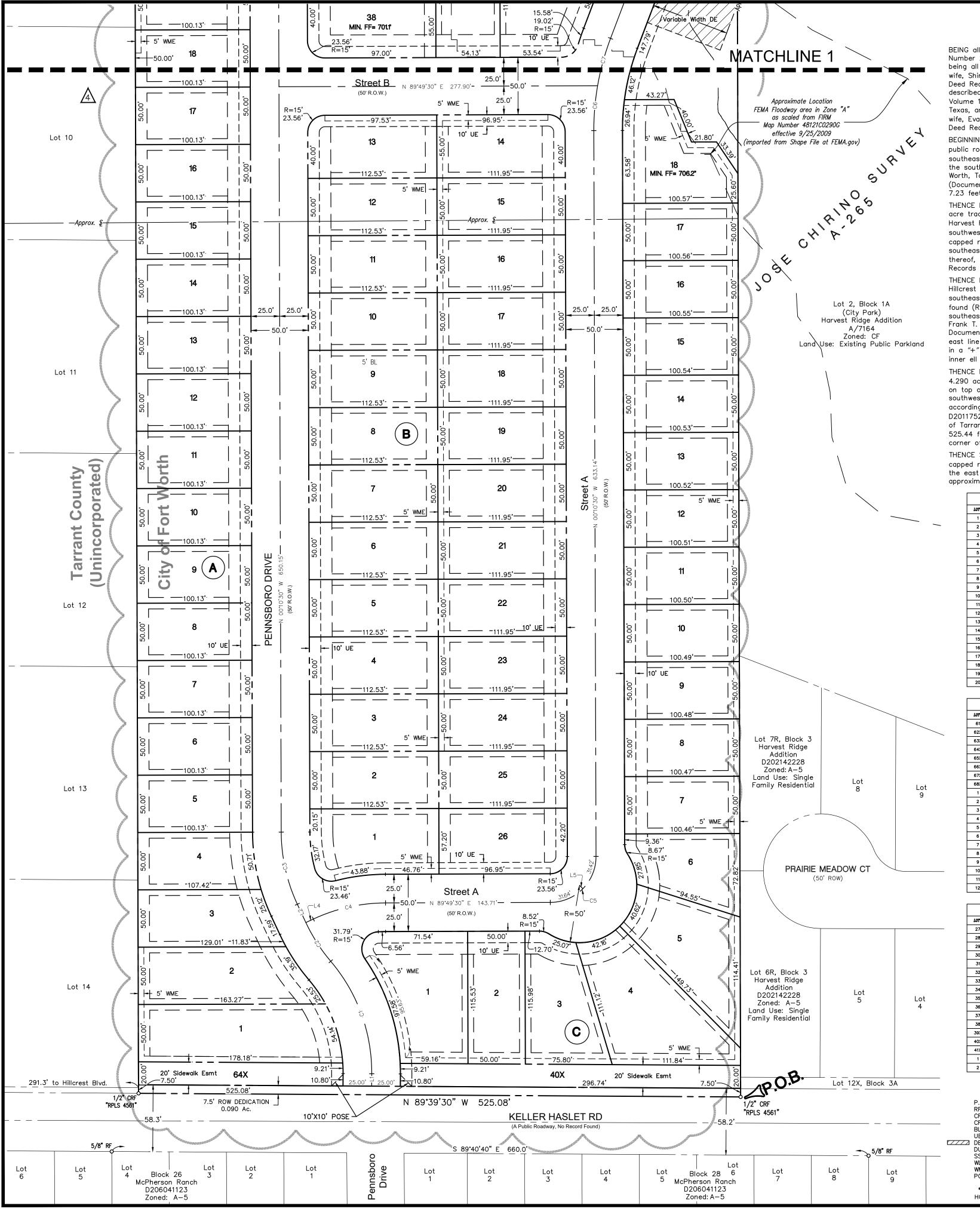
PP-21-045



System Link

Neighborhood Connector

C



LEGAL DESCRIPTION 29.864 ACRES

BEING all that certain lot, tract or parcel of land situated in the Jose Chirino Survey, Abstract Number 265 and the Thomas Logan Survey, Abstract Number 1797, Tarrant County, Texas, and being all that certain called 30.00 acre tract of land described in deed in favor of W. L. Pipkin and wife, Shirley Pipkin, recorded in Volume 7799, Page 412 (Document Number D184336571) of the Deed Records of Tarrant County, Texas, and being all that certain called 20.00 acres tract of land described in deed in favor of Ashley M. Classen and Eva Jo Bailey, husband and wife, recorded in Volume 11240, Page 2278 (Document Number D193202097) of the Deed Records of Tarrant County, Texas, and being all that certain tract of land described in deed in favor of Ashley M. Classen and wife, Eva Jo Bailey, recorded in Volume 11240, Page 2360 (Document Number D193202108) of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (RPLS 4561) on the north line of Keller-Haslet Road (a public roadway, no record found) at the southeast corner of said 30.00 acre tract and the southeast corner of said 20.00 acre tract, from which a 5/8" capped rebar found (DUNAWAY) at the southwest corner of Lot 1, Block 3A of Harvest Ridge Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof, recorded in Cabinet A, Slide No. 7164 (Document Number D202005134) of the Plat Records of Tarrant County, Texas, bears N 05°31' W, 7.23 feet;

THENCE N 89°30'' W. with the north line of said Keller-Haslet Road, the south line of said 30.00 50 acre tract and the south line of said 20.00 acre tract, passing at 0.7 feet the west line of said Harvest Ridge Addition, passing at 500.2 feet a $1/2^{"}$ capped rebar found (RPLS 4561) at the southwest corner of said 20.00 acre tract, continuing a total distance of 525.08 feet to a 1/2" capped rebar found (RPLS 4561) at the southwest corner of said 30.00 acre tract, being on the southeast corner of Hillcrest Estates, an addition to Tarrant County, Texas, according to the plat thereof, recorded in Volume 388–183, Page 51 (Document Number D185319708) of the Plat Records of Tarrant County, Texas;

THENCE N 00°10'30" W, with the west line of said 30.00 acre tract and the east line of said Hillcrest Estates, passing at 5 feet the northeast corner of a right-of-way dedication and the southeast corner of Lot 14 of said Hillcrest Estates, passing at 2,020.08 feet a 1/2" capped reba found (RPLS 4561) at the northeast corner of Lot 4 of Hillcrest Estates, being most southerly southeast corner of that certain called 4.290 acre tract of land described in deed in favor of Frank T. Sanker and Carol D. Sanker, Co-Trustees of the Sanker Family Trust, recorded in Document D213305714 of the Official Public Records of Tarrant County, Texas, continuing with the east line thereof a total distance of 2,472.06 feet to a magnetic nail with shiner (MCADAMS) set in a "+" cut on top of a rock column at the northwest corner of said 30.00 acre tract, being an inner ell corner/re-entrant corner of said 4.290 acre tract;

THENCE N 89°19'25" E, with the north line of said 30.00 acre tract and the south line of said 4.290 acre tract, passing at 228.8 feet a magnetic nail with shiner (MCADAMS) set in a "V" cut on top of a rock column at the most easterly southeast corner of said 4,290 acre tract and the southwest corner of Lot 1-R-2, Block 2 of Hillcrest Estates, an addition to Tarrant County, Texas, according to the minor plat thereof, recorded in Cabinet A, Slide No. 6811 (Document Number D201175251) and Cabinet A, Slide No. 7246 (Document Number D202035165) of the Plat Records of Tarrant County, Texas, continuing with the south line of said Lot 1-R-2 a total distance of 525.44 feet to a 1/2" rebar found at the southeast corner of said Lot 1-R-2 and the northeast corner of said 30.00 acre tract;

THENCE S 00°10'00" E, with the east line of said 30.00 acre tract, passing at 740.5 feet a 1/2" capped rebar found (RPLS 4561) at the northeast corner of said 20.00 acre tract, continuing with the east line thereof a total distance of 2,481.39 feet to the POINT OF BEGINNING and containing approximately 29.864 acres of land.

26 BLOCK A 5,408 0.124

29 BLOCK A 5,912 0.136

33 BLOCK A 5,565 0,128

36 BLOCK A 5,600 0.129

BLOCK A 5,600

38 BLOCK A 6,112 0.140

39 BLOCK A 6,464 0.148

LOT / BLOCK ANALYSIS

BLOCK SQUARE FEET ACRES

BLOCK B 6,141 0.141

5.598

30 BLOCK A 7,716

32 BLOCK A 6,294

34 BLOCK A 5,600

35 BLOCK A 5,600

40 BLOCK A 7,917

14 BLOCK B 6,109

16 BLOCK B 5,598

18 BLOCK B 5,598

19 BLOCK B 5,598

22 BLOCK B 5,598

25 BLOCK B 5,598

2 BLOCK C 5,788

4 BLOCK C 9,693

5 BLOCK C

BLOCK B

BLOCK C

17 BLOCK B 5,598 0.129

20 BLOCK B 5,598 0.129

BLOCK B 5,598

23 BLOCK B 5,598 0.129

26 BLOCK B 6,356 0.146

3 BLOCK C 6,644 0.153

6 BLOCK C 5,498 0.126

5,598

8.503

7,758

CURVE TABLE

150.00' 40'44'09" 106.65' S 20'01'34" E, 104.41

2 150.00' 15'23'38" 40.30' S 32'41'49" E, 40.18'

150.00' 24'49'30" 64.99' S 12'35'15" E, 64.48'

150.00' 24'49'30" 64.99' S 77'24'45" W, 64.48'

C5 40.00' 90'00'00" 62.83' S 44'49'30" W, 56.57'

225.00' 9'59'58" 39.27' S 04'49'29" W, 39.22

225.00' 10'55'52" 42.93' S 15'17'25" W, 42.86

3 500.00' 412'42" 36.75' S 18'38'59" W, 36.75

10 150.00' 28'45'26" 75.29' S 14'35'22" E, 74.50'

C11 35.00' 90'06'24" 55.04' S 44'50'33" W, 49.54'

 C12
 50.00'
 118'42'16"
 103.59'
 S 30'26'12" W, 86.03'

 C13
 40.00'
 61'17'44"
 42.79'
 S 59'33'48" E, 40.78'

C9 250.00' 45'30'44" 198.58' S 06'12'43" E, 193.40'

BLOCK B

5,408

5,408

7,586

0.182

0.140

0.223

LONG CHORD

27 BLOCK A

28 BLOCK A

31 BLOCK A

LOT / BLOCK ANALYSIS

LOT BLOCK SQUARE FEET ACRES

3 BLOCK A 5,867 0.135

4 BLOCK A 5,127 0.118

5 BLOCK A 5,006 0.115

6 BLOCK A 5,006 0.115

7 BLOCK A 5,006 0.115

8 BLOCK A 5,006 0.115

9 BLOCK A 5,006 0.115

10 BLOCK A 5,006 0.115

11 BLOCK A 5,006 0.115

12 BLOCK A 5,006 0.115

13 BLOCK A 5,006 0.115

15 BLOCK A 5,006 0.115

16 BLOCK A 5,006 0.115

18 BLOCK A 5,006 0.115

19 BLOCK A 5,006 0.115

20 BLOCK A 5,006 0.115

LOT / BLOCK ANALYSIS

LOT BLOCK SQUARE FEET ACRES

61 BLOCK A 7,798 0.179

1.708

0.150

62X BLOCK A 190,741 4.379

64X BLOCK A 3,568 0.082

65X BLOCK A 3,299 0.076

66X BLOCK A 4,034 0.093

67X BLOCK A 4,952 0.114

68X BLOCK A 2,492 0.057

2 BLOCK B 5,626 0.129

3 BLOCK B 5,626 0.129

4 BLOCK B 5,626 0.129

5 BLOCK B 5,626 0.129

6 BLOCK B 5,626 0.129

7 BLOCK B 5,626 0.129

8 BLOCK B 5,626 0.129

10 BLOCK B 5,626 0.129

11 BLOCK B 5,626 0.129

12 BLOCK B 5,626 0.129

LOT / BLOCK ANALYSIS

LOT BLOCK SQUARE FEET ACRES

29 BLOCK C 5,041 0.116

31 BLOCK C 5,045 0.116

32 BLOCK C 5,047 0.116

33 BLOCK C 5,049 0.116

35 BLOCK C 5,053 0.116

36 BLOCK C 5,055 0.116

37 BLOCK C 5,057 0.116

38 BLOCK C 6,246 0.143

39X BLOCK C 18,365 0.422

40X BLOCK C 5,934 0.136

41X BLOCK C 1,533 0.035

1 BLOCK D 6,799 0.156

2 BLOCK D 6,403 0.147

P.O.B.

CRS

SSE

WLE

POSE

LEGEND

= POINT OF BEGINNING

28 BLOCK C 5,039

30 BLOCK C 5,023

34 BLOCK C 5,051

27 BLOCK C

5,037

0.116

0.116

0.116

9 BLOCK B 5,626 0.129

1 BLOCK B 6,516

63X BLOCK A 74,410

14 BLOCK A 5,006

17 BLOCK A 5,006

8,772

0.201

0.168

BLOCK A

2 BLOCK A 7,298

LOT / BLOCK ANALYSIS LOT / BLOCK ANALYSIS BLOCK SQUARE FEET ACRES LOT BLOCK SQUARE FEET ACRES BLOCK A 6,778 0.156 BLOCK A 5,006 BLOCK A 7,487 0.17 BLOCK A 5,006 43 BLOCK A 6,426 0.148 23 BLOCK A 5,006 0.115 BLOCK A 5,006 BLOCK A 5,431 0.125 25 BLOCK A 5.006

45 BLOCK A 6,076 0.139 46 BLOCK A 6,620 0.152 47 BLOCK A 5.250 0.12 BLOCK A 5,125 0.118 49 BLOCK A 5,000 0.115 50 BLOCK A 5.000 0.115 BLOCK A 5,126 0.118 BLOCK A 5,250 0.121 53 BLOCK A 5.250 0.121 6,821 BLOCK A 55 BLOCK A 5,566 0.128 56 BLOCK A 7,918 0.182 BLOCK A 13,416 0.308 58 BLOCK A 9,505 0.218 59 BLOCK A 5,350 0.123 4,531 0.104 BLOCK A LOT / BLOCK ANALYSIS BLOCK SQUARE FEET ACRES BLOCK C 5,023 0.115 8 BLOCK C 5,024 0.115 5.024 BLOCK C BLOCK C 5,025 0.115 BLOCK C 5,025 0.115 BLOCK C 5,026 0.11 BLOCK C 5,026 0.11 14 BLOCK C 5,027 0.115 5.027 0.11 BLOCK C 16 BLOCK C 5,028 0.115 17 BLOCK C 5,028 0.115 18 BLOCK C 7,043 0.16 BLOCK C 10,759 0.24

20 BLOCK C 5,022 0.115

23 BLOCK C 5,029 0.115

24 BLOCK C 5,031 0.115

25 BLOCK C 5,033 0.116

26 BLOCK C 5,035 0.116

BLOCK C 5,025 0.115

LINE TABLE

LINE BEARING DISTAN

S 00°20'30" W 10.80'

S 25'00'00" E | 17.59'

N 89'49'30" E 9.63

S 65'00'00" W 7.21

S 45°29'49" E 4.15'

BLOCK C 5,027 0.115

wastewater system.

= REBAR FOUND = CAPPED REBAR SFT = CAPPED REBAR FOUND = BUILDING LINE UTILITY EASEMENT = DRAINAGE EASEMENT = DRAINAGE AND UTILITY EASEMENT = SANITARY SEWER EASEMENT = WATER LINE EASEMENT = WALL MAINTENANCE EASEMENT = PUBLIC OPEN SPACE EASEMENT *ALL EASMENTS CREATED BY THIS PLAT ARE PRIVATE

HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE

<u>FLOOD PLAIN/DRAINAGE—WAY MAINTENANCE</u> The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be naintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

BUILDING PERMITS

TRANSPORTATION IMPACT FEES The City of Fort Worth has an ordinance implementing the

the date a building permit is issued. <u>PARKWAY PERMIT</u>

oil or gas well within this subdivision, shall not be constructed intervening structures. Lots and non-essential buildings within this

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

permission of anyone SITE DRAINAGE STUDY

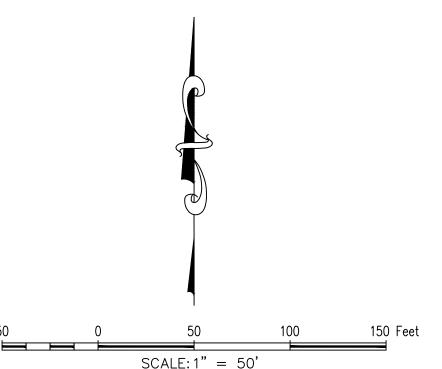
FT WORTH PLAT NOTES:

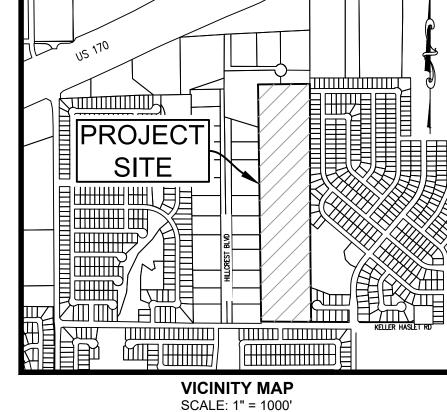
PRIVATE MAINTENANCE NOTE: THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACE AND DRAINAGE FACILITITIÉS, AND SAID OWNERS AGREE TO INDEMNIF AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSES ARISING OUT OF OR FROM PERFORMANCE OF ITS OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

VATER/WASTE WATER IMPACT FEES he 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

FLOODPLAIN RESTRICTION Public Works. In order to secure improvements, satisfactory to the Director, shall be

above the 100-year flood elevation. PUBLIC OPEN SPACE RESTRICTION





- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- 2. Surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- According to Community/Panel No. 48439C0060 K. effective September 25, 2009, of the FLOOD INSURANCE RATE MAP for Tarrant County, Texas & Incorporated Areas, by graphic plotting only (subject to map scale uncertainty), this property appears to be within Flood Zone "A" (Special flood hazard areas subject to inundation by the 1% annual chance flood, No base flood elevations determined) and Zone "X" (Areas determined to be outside the 0.2% chance floodplain), 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.
- 4. All "X" lots and easements dedicated by this plat are Private/HOA Owned and Maintained Open Space.
- 5. Lots 68X, Block A, is hereby dedicated as a Open Space, Utility, and Landscape Easement
- 6. Lots 64X Block A, and 40X, Block C, are hereby dedicated as a Sidewalk and Landscape Easement.
- 7. Lot 62X, Block A, and Lot 39X, Block C are hereby dedicated as a Floodplain Easement.
- 8. Lot 63X, Block A, is hereby dedicated as a Drainage and Detention Easement.
- 9. Lot 65X and 67X, Block A and Lot 41X, Block C are hereby dedicated as a Private Drainage Easement.
- 10. Lot 66X, Block A is hereby dedicated as a Sanitary Sewer Easement.
- 11. Field work performed during the month of October 2020.
- 12. 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.
- 13. Waivers Approved by City of Fort Worth Plan Commission a) To allow Block A and Block B to exceed the minimum allowed block face length of 1.320 feet. b) To allow this subdivision to have a connectivity index less than
- 14. Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks, and drainage inlets may be required at building permit issuance via parkway permit.
- 15. Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
- 16. Construction prohibited over easements, No permanent buildings or structures shall be constructed over any exiting or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easements of any type.
- 17. Community Facilities Agreement required for streets (to include streets, alleys and access easements), lights, signs, sidewalks, and drainage easements
- 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 127 Single Family Lots & 10 X Lots in the THOMAS LOGAN SURVEY, ABSTRACT NO. 1797

JOSE CHIRINO SURVEY, ABSTRACT NO. 265 CITY OF FORT WORTH TARRANT COUNTY, TEXAS



CITY OF FORT WORTH NOTES

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 mprovements; and approval is first obtained from the City of Fort Worth.

<u>SIDEWALKS</u> Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

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

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.

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 No Building(s), not essential or necessary to the operation of an

within 200ft. (or other distance aranted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to

subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or

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.

lo construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and approval, detailed engineering plans and/or studies for the

prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet

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

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

MCADAMS

Revisions:

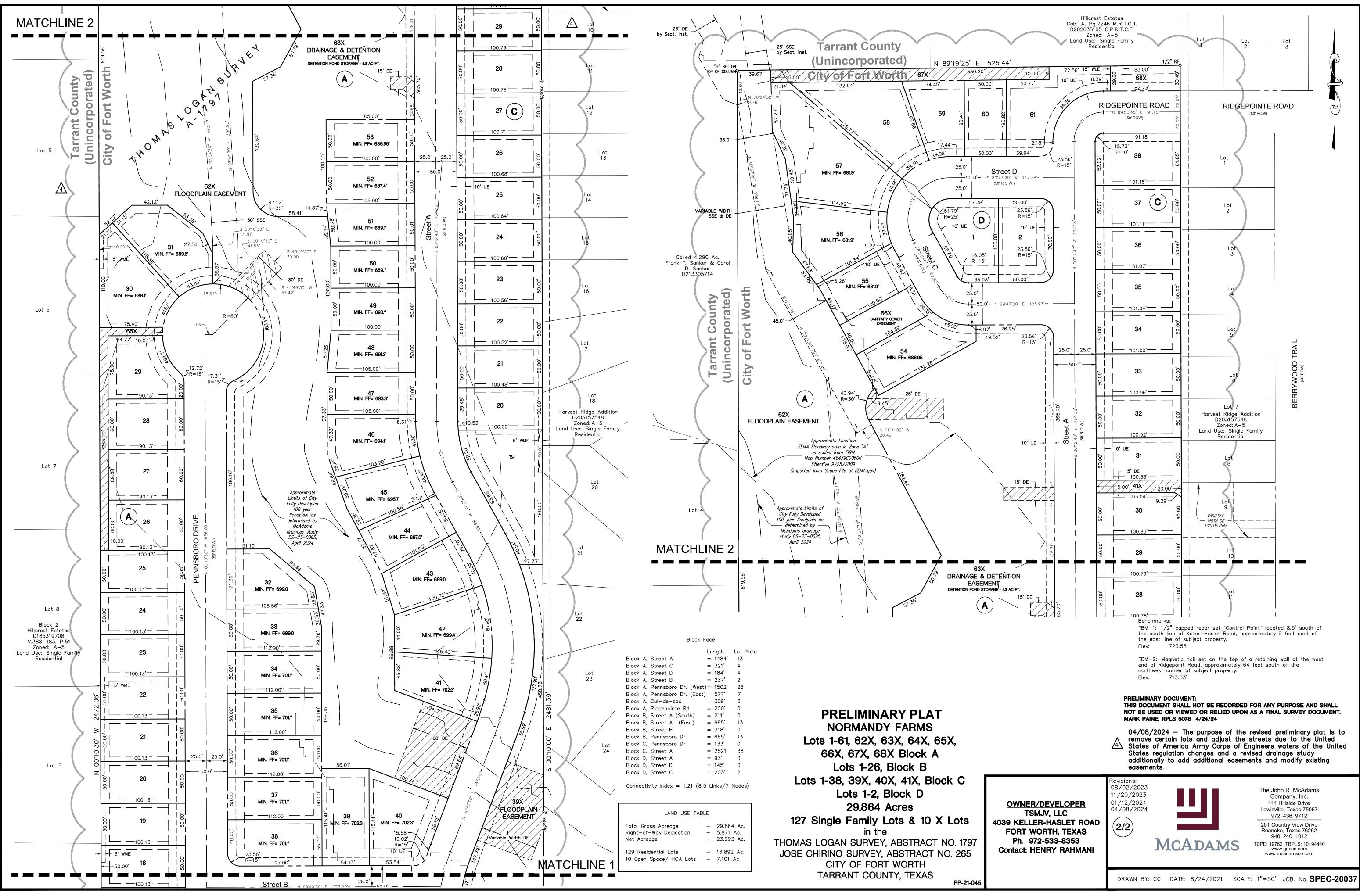
08/02/2023

11/20/2023

01/12/2024

04/08/2024

(1/2)





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

The Mar

Josh Barton, P.E. Senior Project Manager



Conditions and Comments

Case: PP-21-045	Remarks Due:
Submitted: 6/28/2021	ZC Hearing:
	Case Status: In Review
Title: Normandy Farms PP	
Case Description:	
Address:	Acres:
Applicant:	
Owner:	

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 play 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

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

(Depth of Pipe) x 2) + (O.D. of Pipe) + (2 Feet) = 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)

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 $[(Depth of Pipe) \times 2] + (O.D. of Pipe) + (2 Feet) = Easement Width NOTE: Width is rounded up to nearest 5 feet, O.D. is outside diameter of pipe.$

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

 Current Zoning	"A-5" One-Family Residential No Change Single Family Residential April 26, 2024 Lynn Jordan 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.

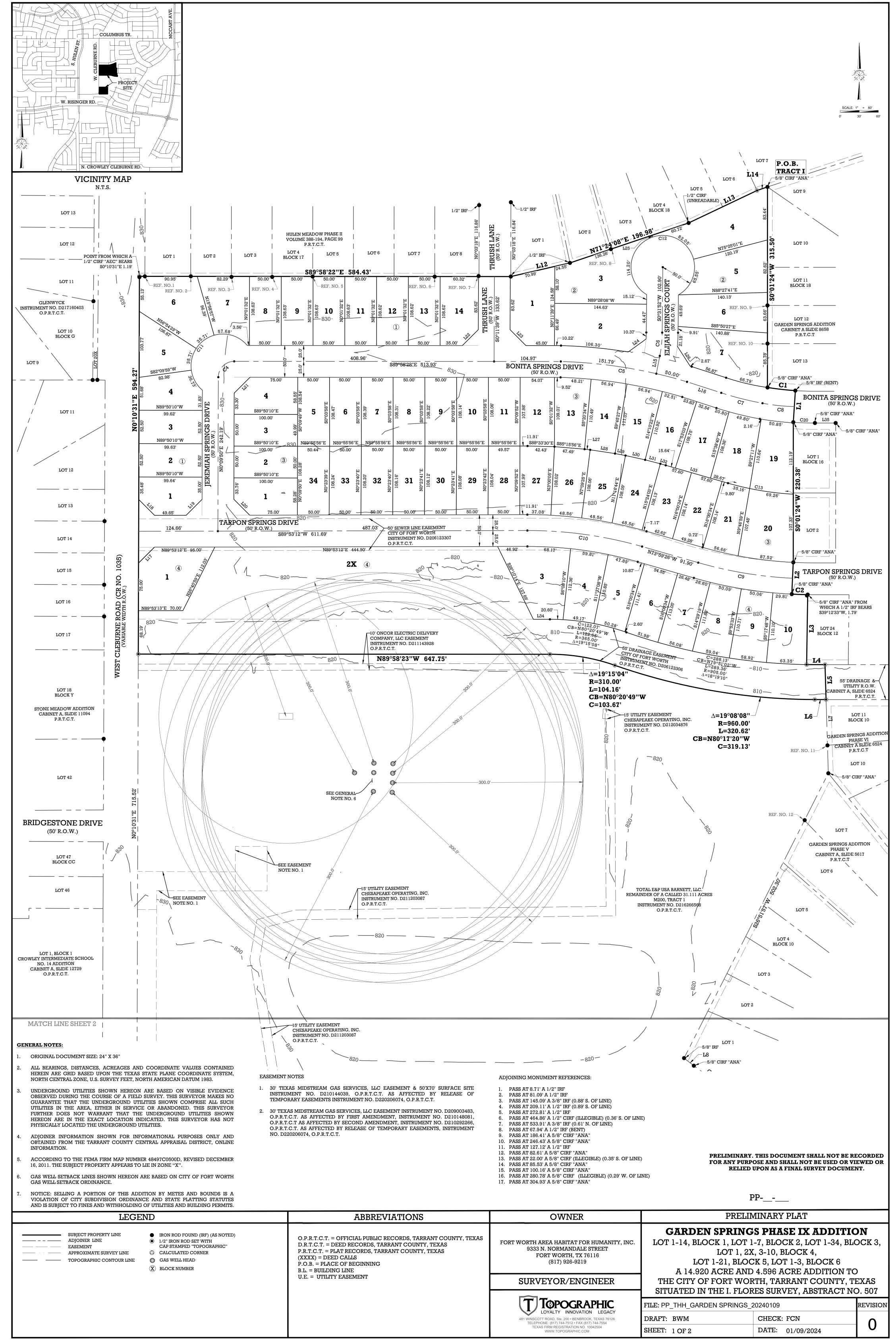
The Subdivision Ordinance in Section 31-106 (c) (7) (a) states that urban local streets shall be extended to the subdivision boundary to connect with adjoining streets or, where no adjacent streets are available for such connection, to allow for the future connection with adjoining un-platted property.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

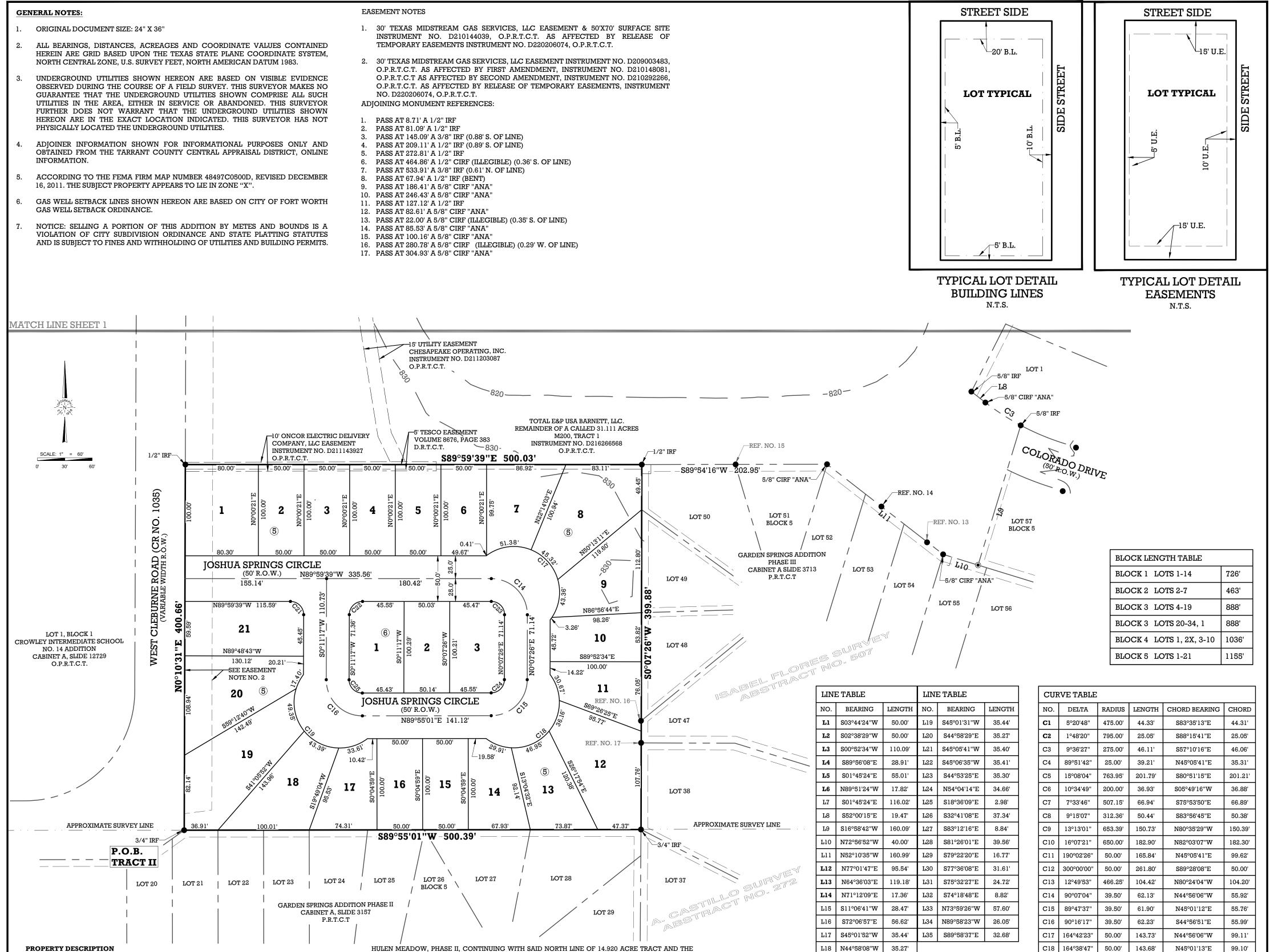
DRC recommends: 1) Approval of one Subdivision Ordinance waiver to allow one block face (Block 4, Lots 1, 2X, 3-10 and Block 12, Lots 1-24 along Tarpon Springs Road) to exceed the maximum block face length requirement; 2) Approval of one Subdivision Ordinance waiver to not require street extensions to 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.

PP-24-003





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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 1 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 388-194, 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 8658, P.R.T.C.T. ALSO BEING THE NORTHWEST CORNER OF LOT 10 OF SAID BLOCK 18;

THENCE SOUTH 0°01'24" 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 315.50 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 AND DISTANCE OF SOUTH 83°35'13" EAST, 44.31 FEET TO A 5/8" IRON ROD FOUND (BENT) FOR A 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 14.920 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK 16 OF SAID GARDEN SPRINGS ADDITION, SAME BEING THE SOUTHWEST CORNER OF SAID WEST RIGHT-OF-WAY TERMINUS OF BONITA SPRINGS DRIVE:

THENCE SOUTH 0°01'24" 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 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 50.00 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 795.00 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 AND DISTANCE OF SOUTH 88°15'41" EAST, 25.05 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ANA" FOUND FOR A 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 39°12'33" WEST, A DISTANCE OF 1.79 FEET;

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 THRUSH LANE, FROM WHICH A 3/8" IRON ROD FOUND BEARS NORTH 45°19'05" 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 THRUSH 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 SOUTHEAST CORNER OF SAID SOUTH RIGHT-OF-WAY TERMINUS OF THRUSH 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°24'08" 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 SOUTHEAST 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 3157 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 400.66 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 I IN A DEED TO TOTAL E&P USA BARNETT, LLC, AS RECORDED IN INSTRUMENT NO. D216266568, 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 NORTHWEST CORNER OF 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.:

[
LINE TABLE			LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	
Ll	S03°44'24"W	50.00'	L19	S45°01'31"W	35.44'	
L2	S02°38'29''W	50.00'	L20	S44°58'29"E	35.27'	
L3	S00°52'34''W	110.09'	L21	S45°05'41"W	35.40'	
L4	S 89°56'08"E	28.91'	L22	S45°06'35"W	35.41'	
L5	S01°45'24"E	55.01'	L23	S 44°53'25"E	35.30'	
L6	N89°51'24"W	17.82'	L24	N54°04'14"E	34.66'	
L7	S 01°45'24"E	116.02'	L25	S 18°36'09"E	2.98'	
L8	S 52°00'15"E	19.47'	L26	S32°41'08"E	37.34'	
L9	S16°58'42"W	160.09'	L27	S 83°12'16"E	8.84'	
L10	N72°56'52"W	40.00'	L28	S 81°26'01"E	39.56'	
L11	N52°10'35"W	160.99'	L29	S79°22'20"E	16.77'	
L12	N77°01'47"E	95.54'	L30	S77°36'08"E	31.61'	
L13	N64°36'03"E	119.18'	L31	S75°32'27"E	24.72'	
L14	N71°12'09"E	17.36'	L32	S74°18'48"E	8.82'	
L15	S11°06'41"W	28.47'	L33	N73°59'26"W	57.60'	
L16	S72°06'57"E	56.62'	L34	N89°58'23"W	26.05'	
L17	S45°01'52''W	35.44'	L35	\$89°58'37"E	32.68'	
L18	N44°58'08"W	35.27'				

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	5°20'48"	475.00'	44.33'	S83°35'13"E
C2	1°48'20"	795.00'	25.05'	S88°15'41"E
C3	9°36'27"	275.00'	46.11'	S57°10'16"E
C4	89°51'42"	25.00'	39.21'	N45°05'41"E
C 5	15°08'04"	763.95'	201.79'	S80°51'15"E
C6	10°34'49"	200.00'	36.93'	S05°49'16"W
C7	7°33'46"	507.15'	66.94'	S75°53'50"E
C 8	9°15'07"	312.36'	50.44'	\$83°56'45"E
C 9	13°13'01"	653.39'	150.73'	N80°35'29"W
C 10	16°07'21"	650.00'	182.90'	N82°03'07"W
C 11	190°02'26"	50.00'	165.84'	N45°05'41"E
C12	300°00'00"	50.00'	261.80'	S89°28'08"E
C13	12°49'53"	466.25'	104.42'	N80°24'04"W
C14	90°07'04"	39.50'	62.13'	N44°56'06"W
C15	89°47'37"	39.50'	61.90'	N45°01'12"E
C 16	90°16'17"	39.50'	62.23'	S44°56'51"E
C 17	164°42'23"	50.00'	143.73'	N44°56'06"W
C 18	164°38'47"	50.00'	143.68'	N45°01'13"E
C 19	164°44'03"	50.00'	143.76'	N44°56'51"W
C20	3°43'01"	525.00'	34.06'	S88°07'06"E
C21	90°10'48"	14.50'	22.82'	N44°54'15"W
C22	89°49'04"	14.50'	22.73'	S45°05'49"W
C23	90°07'04"	14.50'	22.81'	N44°56'06"W
C24	89°47'35"	14.50'	22.72'	N45°01'13"E
C25	90°16'17"	14.50'	22.85'	S44°56'51"E

LOT TAB	LE (BLOC	K 1)	LOT TAB	LE (BLOC	K 2)		LOT TAB	LE (BLOC	CK 3)		LOT TABI	LE (BLOC	K 3)
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.		LOT NO.	ACRES	SQ. FT.		LOT NO.	ACRES	SQ. FT.
1	0.123	5,378	1	0.180	7,842	1	1	0.127	5,539		18	0.145	6,329
2	0.120	5,231	2	0.227	9,902		2	0.115	5,000		19	0.154	6,696
3	0.120	5,230	3	0.234	10,211		3	0.115	5,000		20	0.193	8,404
4	0.126	5,470	4	0.223	9,712		4	0.127	5,530		21	0.126	5,477
5	0.136	5,940	5	0.190	8,260		5	0.125	5,449		22	0.124	5,407
6	0.210	9,135	6	0.183	7,952	1	6	0.124	5,421		23	0.125	5,446
7	0.151	6,567	7	0.231	10,058	ĺ	7	0.124	5,417		24	0.130	5,666
8	0.125	5,431					8	0.124	5,413		25	0.130	5,661
9	0.125	5,431					9	0.124	5,409		26	0.130	5,658
10	0.125	5,431					10	0.124	5,405		27	0.128	5,573
11	0.125	5,431					11	0.123	5,378		28	0.123	5,378
12	0.125	5,431					12	0.135	5,873		29	0.124	5,403
13	0.125	5,431					13	0.133	5,794		30	0.124	5,405
14	0.143	6,222					14	0.134	5,845		31	0.124	5,407
	•						15	0.134	5,852		32	0.124	5,409
							16	0.134	5,829		33	0.124	5,411
							17	0.139	6,039		34	0.125	5,436
LOT TAB	LOT TABLE (BLOCK 4)		LOT TAB	LE (BLOC	K 5)		LOT TABI	E (BLOC	K 5)	[LOT TABI	LE (BLOC	K 6)
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.		LOT NO.	ACRES	SQ. FT.	ĺ	LOT NO.	ACRES	SQ. FT.
1	0.211	9,187	1	0.184	8,015		12	0.221	9,613	ĺ	1	0.136	5,930
2X	2.708	117,974	2	0.115	5,000		13	0.135	5,872	ĺ	2	0.115	5,021
3	0.212	9,218	3	0.115	5,000		14	0.125	5,466		3	0.136	5,920
4	0.139	6,071	4	0.115	5,000		15	0.115	5,000				•
5	0.139	6,046	5	0.115	5,000		16	0.115	5,000				
6	0.141	6,136	6	0.115	5,000		17	0.124	5,418				
7	0.141	6,144	7	0.144	6,277		18	0.167	7,283				
8	0.139	6,069	8	0.215	9,344		19	0.238	10,369				
9	0.138	6,013	9	0.162	7,064		20	0.208	9,043				
10	0.149	6,504	10	0.117	5,102		21	0.178	7,736				
			11	0.128	5,569	ן י							

THENCE SOUTH 0°52'34" 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 6524, 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 6524, 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 14.920 ACRE TRACT AND THE SAID EAST RIGHT-OF-WAY LINE OF WEST CLEBURNE ROAD, A DISTANCE OF 594.27 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 MY COMMISSION EXPIRES ON: 8.71 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1. BLOCK 17 OF SAID

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 SOUTHEAST CORNER OF SAID 4.596 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 38 AND THE NORTH CORNER OF LOT 37 OF SAID BLOCK 5 (GARDEN SPRINGS ADDITION, PHASE II);

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 500.39 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 PUBLIC'S 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 THEY 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



CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MAY 31, 2022.

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

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

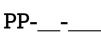
CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

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

at	Approval	Date :	

By :	
,	Chairman
Bv :	

Secretary



8.11 FEELA 1/2 IKON KOD FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 11 OF SAID					
LEGEND	ABBREVIATIONS	OWNER	PRELIN	/INARY PLAT	
SUBJECT PROPERTY LINE ADJOINER LINE IRON ROD FOUND (IRF) (AS NOTED) ADJOINER LINE EASEMENT IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" APPROXIMATE SURVEY LINE CALCULATED CORNER TOPOGRAPHIC CONTOUR LINE GAS WELL HEAD IRON ROD FOUND (IRF) (AS NOTED) IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" IRON ROD SET WITH CAP STAMPED IRON ROD SET WITH CAP STAMPED	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	FORT WORTH AREA HABITAT FOR HUMANITY, INC. 9333 N. NORMANDALE STREET FORT WORTH, TX 76116 (817) 926-9219 SURVEYOR/ENGINEER	LOT 1-14, BLOCK 1, LOT 1 LOT 1, 2X LOT 1-21, BLOC A 14.920 ACRE AND THE CITY OF FORT WOR	S PHASE IX ADDITIC -7, BLOCK 2, LOT 1-34, BLO 5, 3-10, BLOCK 4, CK 5, LOT 1-3, BLOCK 6 4.596 ACRE ADDITION TO RTH, TARRANT COUNTY, TH ES SURVEY, ABSTRACT NO	OCK 3,) EXAS
		VIEW CONTROLOGIES AND A CONTROL OF A CONTROL	FILE: PP_THH_GARDEN SPRINGS_2 DRAFT: BWM SHEET: 1 OF 2	20240109 CHECK: FCN DATE: 01/09/2024	revision O

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 is question is the southern side of the proposed Tarpon Springs Drive, which connects the existing Tarpons 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 uplatted 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

TOPOGRAPHIC.COM



Conditions and Comments

Case: PP-24-003

Submitted: 1/9/2024

Remarks Due: ZC Hearing:

Acres:

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:

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 isnt 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

• SHEET 1 OF 2 - North Lot

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

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

((Depth of Pipe) x 2) + (O.D. of Pipe) + (2 Feet) = 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-24-013Walsh 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. Curi	rent Zoning	"PD" Planned Development
2. Prop	posed Zoning	No Change
	nprehensive Plan Future Land Use	
	lic Hearing Notification Mailing Date	
5. Dev	velopment Services Department Case Coordinator	Alex Parks
6. Org	anizations 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.

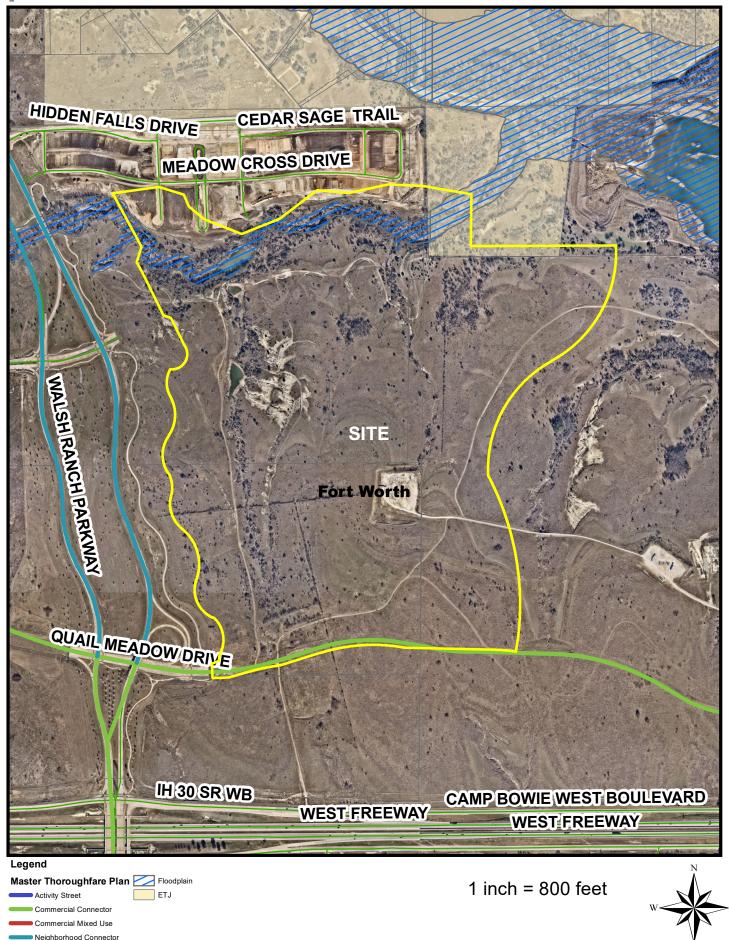
E. DRC RECOMMENDATION

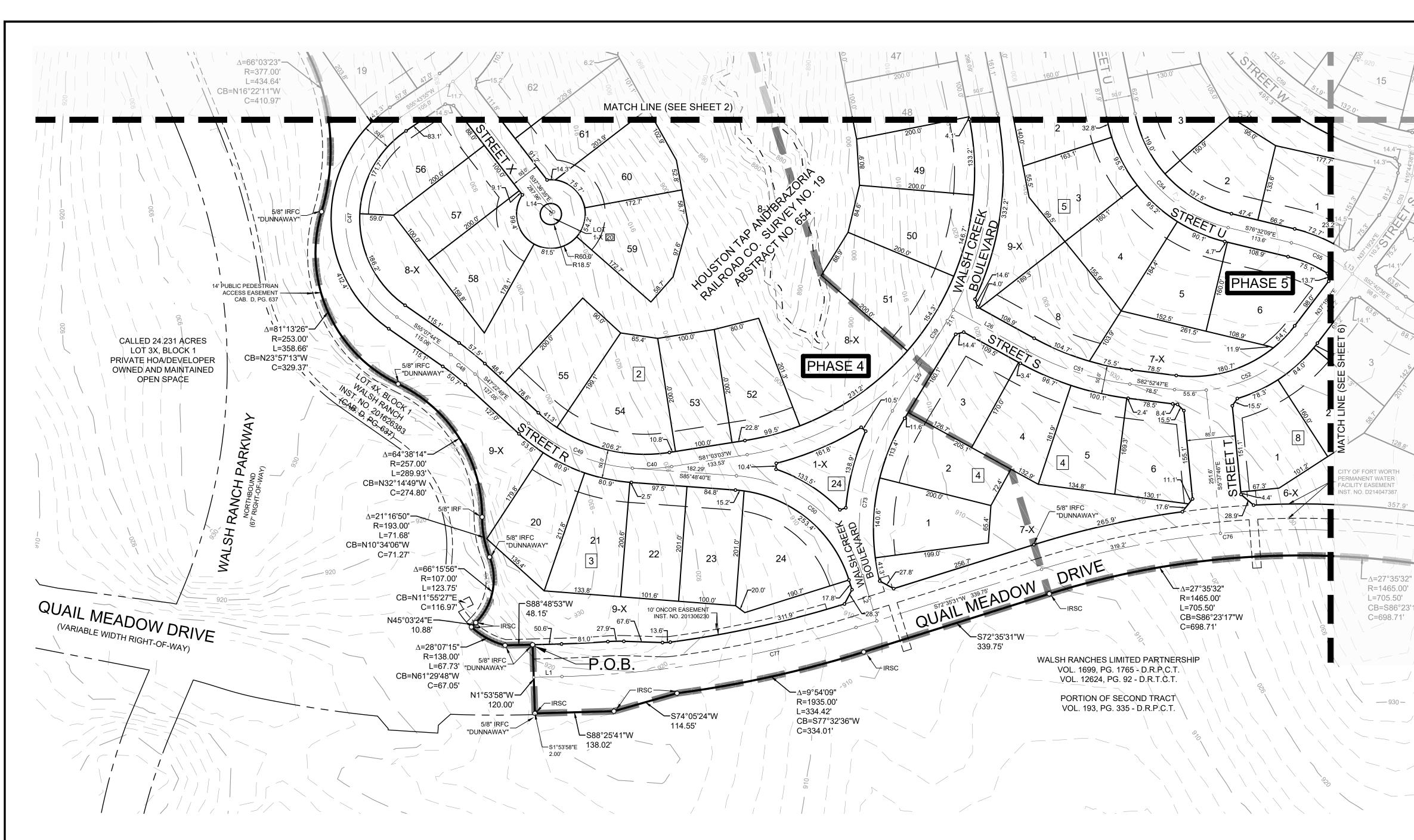
DRC recommends: Approval of a continuance to the June 12, 2024 City Plan Commission meeting.



System Link

PP-24-013





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.

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
D.R.P.C.T.	= DEED RECORDS OF PARKER COUNTY, TX
P.R.P.C.T. :	= PLAT RECORDS OF PARKER COUNTY, TX
\star = ENT	IRE LOT IS AN ACCESS AND UTILITY EASEMENT

NOTES:

1. 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.

3. 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.

4. 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.

5. **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.

6. 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.

7. 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.

8. 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.

9. City of Fort Worth Urban Forestry Compliance Note - Compliance with Tree Ordinance #18615-05-2009 will be required.

10. **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.

11. Water Main Capacity Charge (WMCC) due at time of water connections and or building permit for structure

requiring water connection.

12. 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.

13. P.R.V.s required. Private P.R.V.s will be required if water pressure exceeds 80 PSI.

14. 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

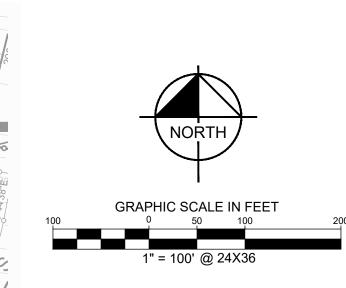
15. Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statues and is subject to fines and withholding of utilities and building

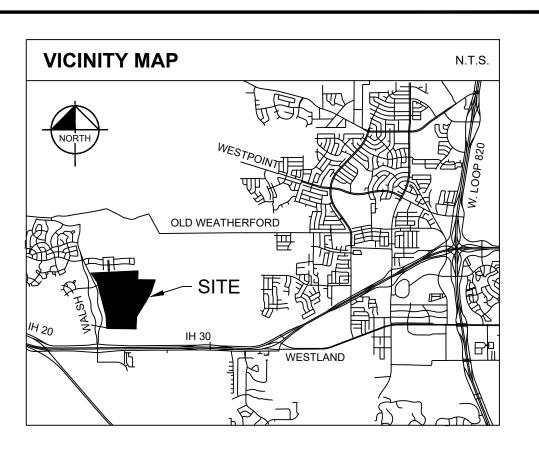
16. Parkway Permit - Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at time of building permit issuance via a parkway

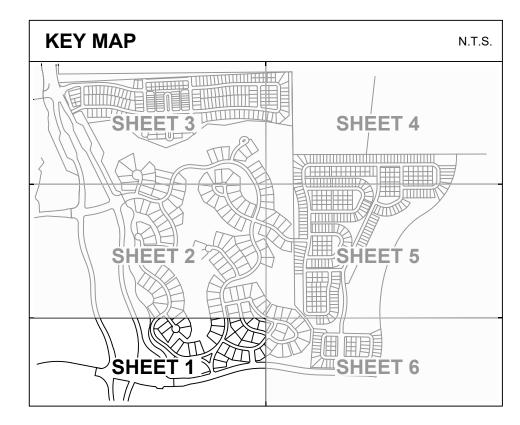
17. Building lines will be per the City of Fort Worth Zoning Ordinance.

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

19. The care, Ownership, and Maintenance of all private open space lots is the responsibility of the H.O.A.





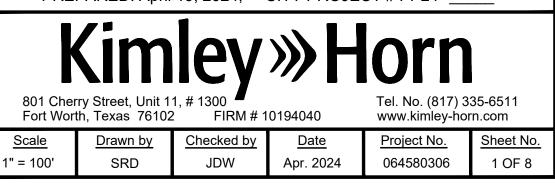


CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS	
This plat is valid only if recorded within (90) days after date of approval.	
Plat Approval Date:	
By:Chairman	
By:Secretary	

PRELIMINARY PLAT WALSH RANCH PLANNING AREA 4A

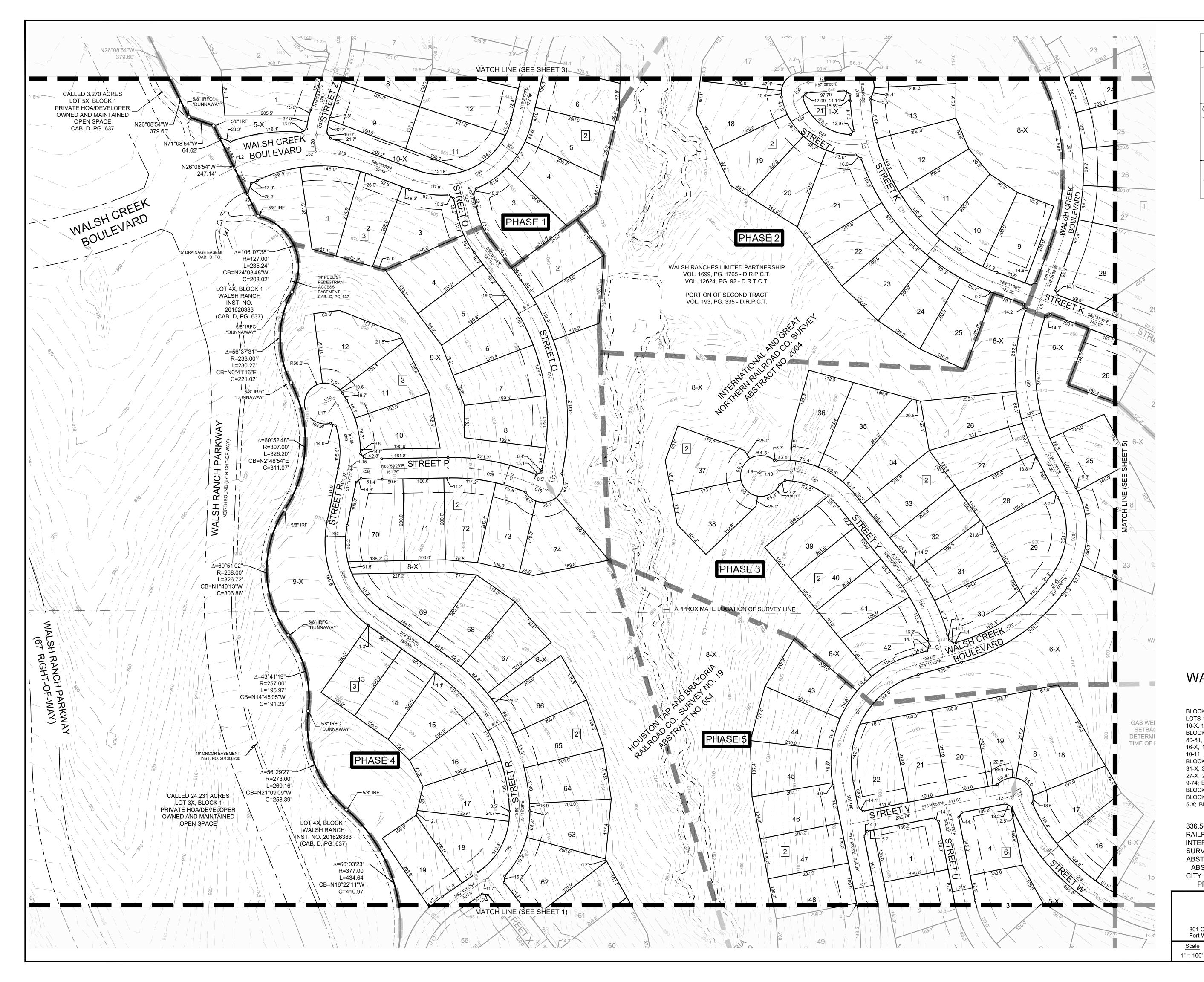
BLOCK 1: LOTS 1-4, 5-X, 6-9, 10-X, 11-31; BLOCK 10: LOTS 1-5, 6-X; BLOCK 11: LOTS 1-5, 6-X, 7-10, 11-X, 12-14, 15-X, 16, 17-X; BLOCK 12: LOTS 1-4, 5-X, 6-15, 16-X, 17-53, 54-X, 55-70, 71-X; BLOCK 13: LOTS 1, 2-X, 3-4, 5-X, 6-10, 11-X, 12-27; BLOCK 14: LOTS 1-13, 14-X, 15-25, 26-27-X, 28-46, 47-X, 48-76, 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 1-14, 15-16-X, 17-23, 24-X, 24-37, 39-X

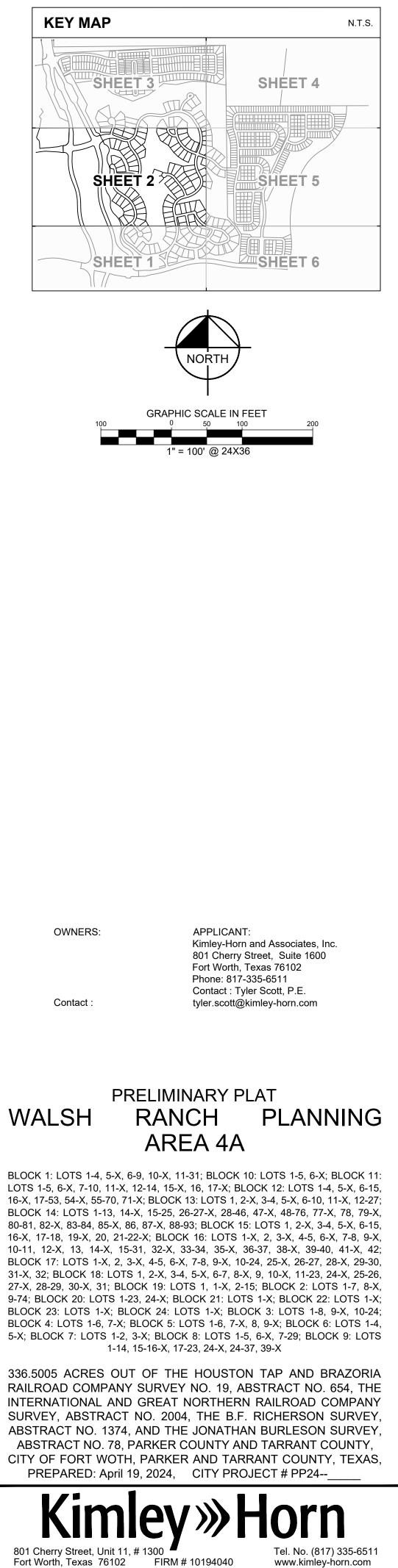
336.5005 ACRES OUT OF THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY NO. 19, ABSTRACT NO. 654, THE INTERNATIONAL AND GREAT NORTHERN RAILROAD COMPANY SURVEY, ABSTRACT NO. 2004, THE B.F. RICHERSON SURVEY, ABSTRACT NO. 1374, AND THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 78, PARKER COUNTY AND TARRANT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



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

OWNERS:







www.kimley-horn.com

Sheet No.

2 OF 8

Project No.

064580306

FIRM # 10194040

Date

Apr. 2024

Checked by

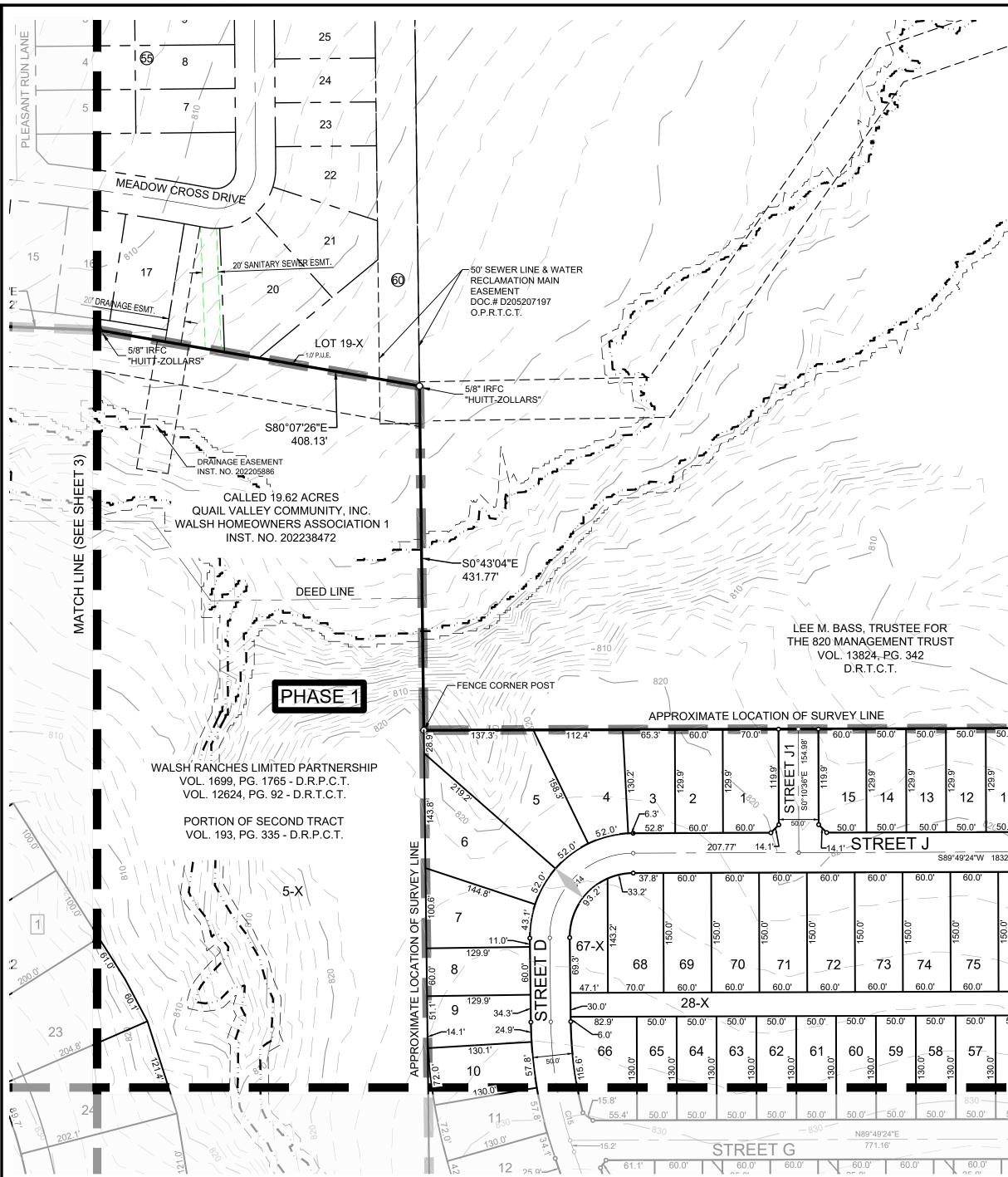
JDW

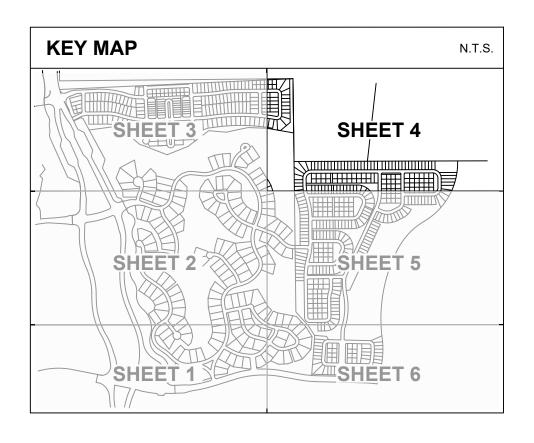
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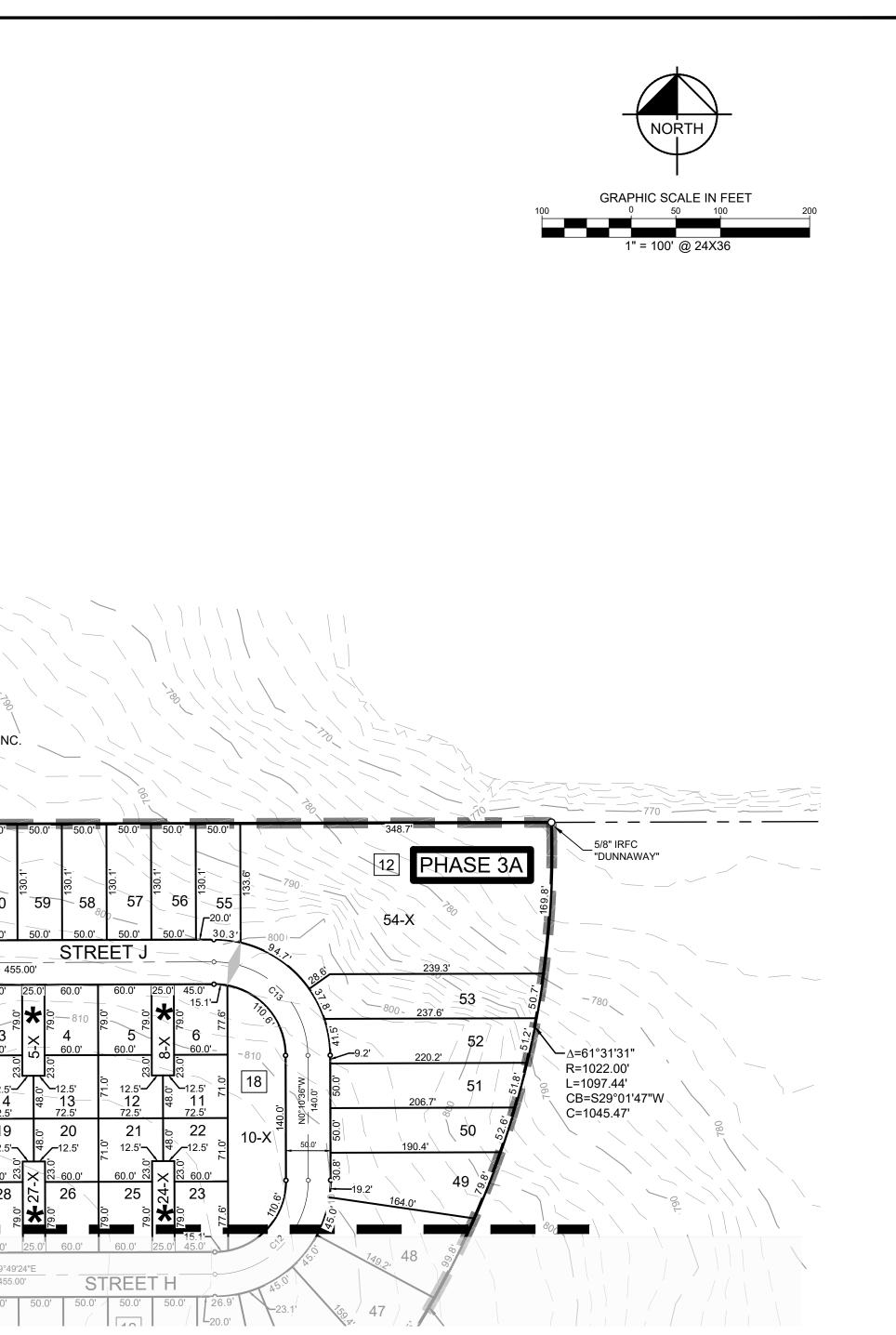






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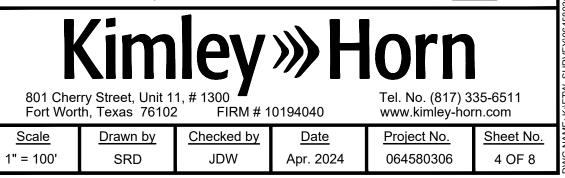
OWNERS:



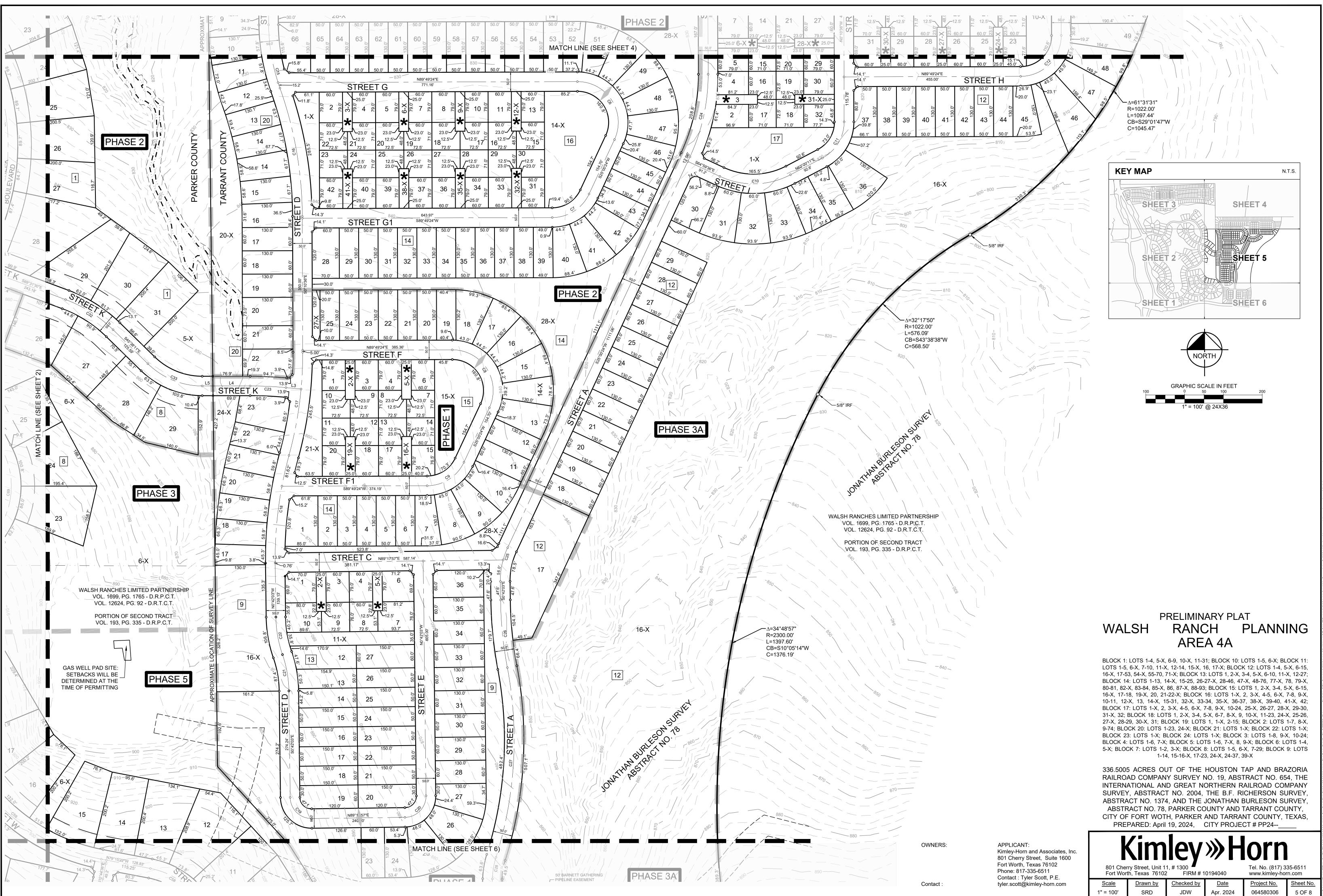
PRELIMINARY PLAT WALSH PLANNING RANCH AREA 4A

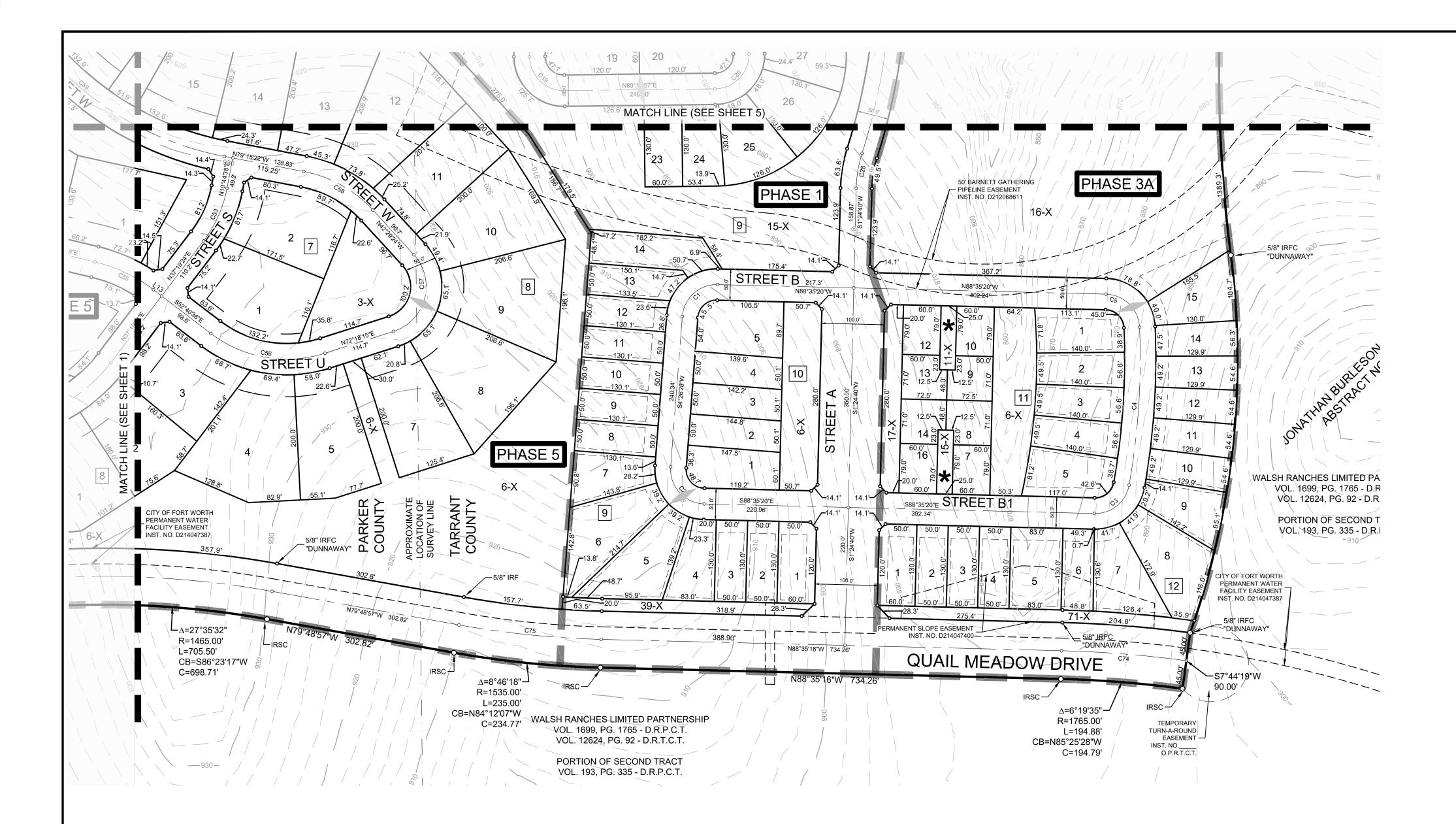
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336.5005 ACRES OUT OF THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY NO. 19, ABSTRACT NO. 654, THE INTERNATIONAL AND GREAT NORTHERN RAILROAD COMPANY SURVEY, ABSTRACT NO. 2004, THE B.F. RICHERSON SURVEY, ABSTRACT NO. 1374, AND THE JONATHAN BURLESON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



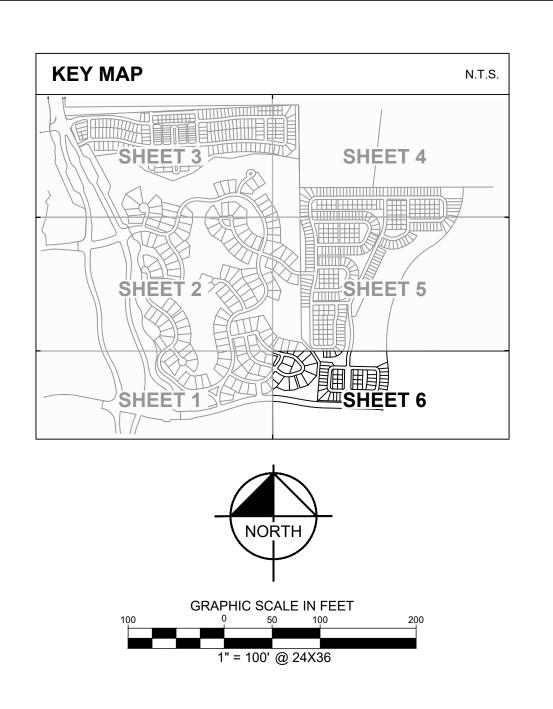
APPLICANT: Kimley-Horn and Associates, Inc. 801 Cherry Street, Suite 1600 Fort Worth, Texas 76102 Phone: 817-335-6511 Contact : Tyler Scott, P.E. tyler.scott@kimley-horn.com





LINE TABLE									
NO.	BEARING	LENGTH							
L1	S88°25'41"W	49.32'							
L2	S17°24'29"E	82.80'							
L3	S84°42'33"E	39.21'							
L4	N90°00'00"E	95.87'							
L5	N90°00'00"E	27.49'							
L6	S20°28'30"W	29.12'							
L7	S80°03'55"W	11.69'							
L8	N15°48'32"W	51.23'							
L9	N04°04'58"W	10.36'							
L10	S85°55'02"W	41.07'							
L11	N20°34'08"W	10.39'							
L12	N29°05'40"E	19.67'							
L13	S52°40'36"E	16.40'							
L14	N52°23'25"E	6.14'							
L15	S80°41'19"E	7.96'							
L16	N59°58'04"E	25.00'							
L17	S30°01'56"E	19.69'							
L18	S67°00'59"E	40.48'							
L19	S12°59'01"W	46.33'							
L20	N03°01'54"E	41.04'							
L21	N63°51'06"E	0.73'							
L22	N74°05'58"E	50.00'							
L23	N08°48'10"E	39.70'							
L24	S33°47'47"E	22.57'							
L25	S31°16'32"W	184.59'							
L26	S61°08'37"E	147.32'							

CURVE TABLE							CURVE TABLE					CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHOR
C1	86°58'12"	55.00'	83.49'	S47°55'34"W	75.70'	C27	28°20'55"	1000.00'	494.78'	N03°25'37"E	489.75'	C53	26°34'47"	200.00'	92.78'	N24°02'01"E	91.95
C2	93°01'48"	55.00'	89.30'	S42°04'26"E	79.81'	C28	16°11'25"	200.00'	56.51'	S09°30'23"W	56.33'	C54	65°19'04"	250.00'	285.00'	S43°52'37"E	269.8
C3	81°18'39"	55.00'	78.05'	N50°45'21"E	71.67'	C29	80°42'20"	150.00'	211.29'	S59°34'55"E	194.25'	C55	23°51'33"	250.00'	104.10'	N64°36'22"W	103.3
C4	12°39'07"	1145.00'	252.84'	N03°46'28"E	252.32'	C30	106°21'53"	39.00'	72.40'	S33°57'12"W	62.44'	C56	55°01'09"	200.00'	192.05'	S80°11'10"E	184.7
C5	86°02'14"	55.00'	82.59'	N45°34'13"W	75.05'	C31	66°39'38"	500.00'	581.72'	S36°11'41"E	549.46'	C57	114°47'40"	75.00'	150.27'	N14°54'26"E	126.3
C6	115°10'59"	105.00'	211.08'	N32°35'06"W	177.29'	C32	23°53'18"	350.00'	145.93'	N57°34'51"W	144.87'	C58	36°45'58"	200.00'	128.34'	N60°52'23"W	126.1
C7	64°49'01"	105.00'	118.78'	N57°24'54"E	112.55'	C33	44°21'49"	200.00'	154.86'	S67°49'06"E	151.02'	C59	58°41'14"	500.00'	512.14'	S49°54'45"E	490.0
C8	115°10'59"	105.00'	211.08'	N32°35'06"W	177.29'	C34	47°24'02"	300.00'	248.19'	S32°30'11"W	241.17'	C60	23°03'34"	450.00'	181.11'	N27°20'19"W	179.8
C9	64°49'01"	105.00'	118.78'	N57°24'54"E	112.55'	C35	10°28'15"	400.00'	73.10'	S85°55'27"E	73.00'	C61	55°12'53"	200.00'	192.74'	N66°28'32"W	185.3
C10	52°40'12"	205.00'	188.45'	N88°40'18"E	181.88'	C36	24°08'35"	500.00'	210.69'	N79°05'16"W	209.13'	C62	46°37'55"	400.00'	325.55'	S87°10'03"W	316.6
C11	62°30'47"	105.00'	114.56'	N31°04'48"E	108.96'	C37	15°21'47"	200.00'	53.63'	S10°42'47"W	53.47'	C63	97°05'53"	200.00'	338.94'	N61°56'04"E	299.8
C12	90°00'00"	105.00'	164.93'	N44°49'24"E	148.49'	C38	34°17'43"	200.00'	119.71'	N01°14'49"E	117.93'	C64	82°39'48"	275.00'	396.76'	S54°43'02"W	363.2
C13	90°00'00"	105.00'	164.93'	N45°10'36"W	148.49'	C39	92°16'08"	500.00'	805.20'	N34°54'59"E	720.97'	C65	27°50'46"	300.00'	145.80'	N82°07'33"E	144.3
C14	90°31'27"	105.00'	165.89'	S44°33'41"W	149.17'	C40	13°08'17"	300.00'	68.79'	N87°37'11"E	68.64'	C66	79°22'23"	390.00'	540.27'	N72°06'39"W	498.1
C15	18°52'49"	505.00'	166.41'	S10°08'28"E	165.66'	C41	23°37'54"	200.00'	82.49'	S25°06'27"E	81.91'	C67	52°53'58"	550.00'	507.80'	N05°58'29"W	489.9
C16	19°24'16"	995.00'	336.98'	N09°52'44"W	335.37'	C42	49°54'25"	550.00'	479.07'	N11°58'11"W	464.07'	C68	48°42'32"	425.00'	361.30'	S03°52'45"E	350.5
C17	15°28'42"	995.00'	268.80'	N07°33'45"E	267.98'	C43	41°49'21"	225.00'	164.24'	N09°07'16"W	160.61'	C69	66°01'42"	200.00'	230.48'	N04°46'50"E	217.9
C18	16°00'09"	1005.00'	280.69'	S07°18'02"W	279.78'	C44	66°42'47"	225.00'	261.98'	S21°33'58"E	247.43'	C70	36°23'47"	450.00'	285.86'	N55°59'35"E	281.0
C19	90°00'00"	55.00'	86.39'	S45°42'03"E	77.78'	C45	53°38'56"	450.00'	421.36'	N28°05'54"W	406.13'	C71	85°24'33"	250.00'	372.67'	S31°29'12"W	339.´
C20	90°00'00"	55.00'	86.39'	N44°17'57"E	77.78'	C46	57°00'21"	200.00'	198.99'	N27°13'45"E	190.88'	C73	48°41'01"	400.00'	339.88'	S06°56'01"W	329.7
C21	18°32'57"	295.00'	95.50'	N09°58'31"W	95.09'	C47	110°51'40"	210.00'	406.33'	S00°18'05"W	345.84'	C74	6°19'35"	1810.00'	199.85'	N85°25'28"W	199.7
C22	18°32'57"	305.00'	98.74'	S09°58'31"E	98.31'	C48	7°44'56"	400.00'	54.10'	N51°15'17"W	54.06'	C75	8°46'18"	1490.00'	228.11'	S84°12'07"E	227.8
C23	5°17'27"	1000.00'	92.34'	N87°21'16"W	92.31'	C49	38°25'51"	300.00'	201.22'	S66°35'44"E	197.47'	C76	27°35'32"	1510.00'	727.17'	S86°23'17"W	720.´
C24	25°10'59"	500.00'	219.76'	N12°24'54"E	218.00'	C50	68°24'11"	250.00'	298.46'	N51°36'34"W	281.05'	C77	15°50'10"	1890.00'	522.38'	S80°30'36"W	520.7
C25	25°42'27"	200.00'	89.74'	S12°09'10"W	88.99'	C51	21°44'10"	500.00'	189.68'	S72°00'42"E	188.55'						
C26	10°02'47"	1000.00'	175.34'	S05°43'27"E	175.12'	C52	59°47'49"	250.00'	260.91'	N67°13'18"E	249.23'						



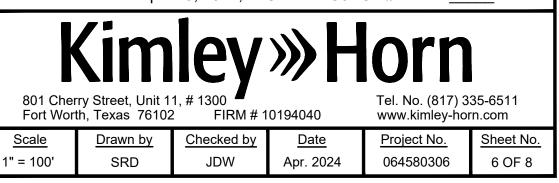
TEXT LEGEND

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

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 1-14, 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. RICHERSON SURVEY, ABSTRACT NO. 1374, AND THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 78, PARKER COUNTY AND TARRANT COUNTY, CITY OF FORT WOTH, PARKER AND TARRANT COUNTY, TEXAS, PREPARED: April 19, 2024, CITY PROJECT # PP24--____



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

OWNERS:

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT §

CITY OF FORT WORTH §

____ is the owner of a tract of land situated in the Houston Tap and Brazoria Railroad Company Survey No. 19, Abstract No. 654, the WHEREAS International and Great Northern Railroad Company Survey, Abstract No. 2004, the B.F. Richerson Survey, Abstract No. 1374, and the Jonathan Burleson Survey, Abstract No. 78, Parker County and Tarrant County, and being part of a called 19.62 acre tract of land described in the Special Warranty Deed to Quail Valley Community, Inc. Walsh Homeowners Association 1, recorded in Instrument No. 202238472, Official Records of Parker County, Texas, part of a tract of land described in the Special Warranty Deed to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765, Deed Records of Parker County, Texas and in Volume 12624, Page 92, Deed Records of Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found at the northeast corner of the easterly terminus of Quail Meadow Drive (a variable width right-of-way, 122-feet wide at this point);

THENCE South 88°48'53" West, with said north line, a distance of 48.15 feet to a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found at the southernmost end of a circular right-of-way corner clip at the intersection of said north right-of-way line and the east right-of-way line of Walsh Ranch Parkway (a variable width right-of-way), and at the beginning of a non-tangent curve to the right with a radius of 138.00 feet, a central angle of 28°07'15", and a chord bearing and distance of North 61°29'48" West, 67.05 feet:

THENCE in a northwesterly direction, with said right-of-way corner clip, with said non-tangent curve to the right, an arc distance of 67.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the southernmost corner of Lot 4X, Block 1, Walsh Ranch, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Cabinet D, Page 637, of the Plat Records of Parker County, Texas;

THENCE with the east line of said Lot 4X, Block 1, the following courses and distances:

North 45°03'24" East, a distance of 10.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 107.00 feet, a central angle of 66°15'56", and a chord bearing and distance of North 11°55'27" East, 116.97 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 123.75 feet to a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found at the beginning of a reverse curve to the right with a radius of 193.00 feet, a central angle of 21°16'50", and a chord bearing and distance of North 10°34'06" West, 71.27

In a northwesterly direction, with said reverse curve to the right, an arc distance of 71.68 feet to a 5/8" iron rod found at the beginning of a reverse curve to the left with a radius of 257.00 feet, a central angle of 64°38'14", and a chord bearing and distance of North 32°14'49" West, 274.80 feet;

In a northwesterly direction, with said reverse curve to the left, an arc distance of 289.93 feet to a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found at the beginning of a reverse curve to the right with a radius of 253.00 feet, a central angle of 81°13'26", and a chord bearing and distance of North 23°57'13" West, 329.37 feet

In a northwesterly direction, with said reverse curve to the right, an arc distance of 358.66 feet to a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found at the beginning of a reverse curve to the left with a radius of 377.00 feet, a central angle of 66°03'23", and a chord bearing and distance of North 16°22'11" West, 410.97

In a northwesterly direction, with said reverse curve to the left, an arc distance of 434.64 feet to a 5/8" iron rod found at the beginning of a reverse curve to the right with a radius of 273.00 feet, a central angle of 56°29'27", and a chord bearing and distance of North 21°09'09" West, 258.39 feet;

In a northwesterly direction, with said reverse curve to the right, an arc distance of 269.16 feet to a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found at the beginning of a reverse curve to the left with a radius of 257.00 feet, a central angle of 43°41'19", and a chord bearing and distance of North 14°45'05" West, 191.25

In a northwesterly direction, with said reverse curve to the left, an arc distance of 195.97 feet to a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found at the beginning of a reverse curve to the right with a radius of 268.00 feet, a central angle of 69°51'02", and a chord bearing and distance of North 01°40'13" West, 306.86

In a northwesterly direction, with said reverse curve to the right, an arc distance of 326.72 feet to a 5/8" iron rod found at the beginning of a reverse curve to the left with a radius of 307.00 feet, a central angle of 60°52'48", and a chord bearing and distance of North 02°48'54" East, 311.07 feet;

In a northeasterly direction, with said reverse curve to the left, an arc distance of 326.20 feet to a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found at the beginning of a reverse curve to the right with a radius of 233.00 feet, a central angle of 56°37'31", and a chord bearing and distance of North 00°41'16" East, 221.02

In a northeasterly direction, with said reverse curve to the right, an arc distance of 230.27 feet to a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found at the beginning of a reverse curve to the left with a radius of 127.00 feet, a central angle of 106°07'38", and a chord bearing and distance of North 24°03'48" West. 203.02

In a northwesterly direction, with said reverse curve to the left, an arc distance of 235.24 feet to a 5/8" iron rod found for corner;

THENCE North 26°08'54" West, continuing with said east line, at a distance of 67.42 feet, passing a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found at the southeast corner of the easterly terminus of Walsh Creek Boulevard (a variable width right-of-way), continuing along said easterly terminus, at a distance of 207.83 feet, passing the northeast corner of said easterly terminus and the southeast corner of Lot 5X, Block 1 of said Walsh Ranch, continuing with the east line of said Lot 5X, Block 1, in all a total distance of 247.14 feet to a 5/8" iron rod found for corner;

THENCE continuing with said east line of Lot 5X, Block 1, the following courses and distances:

North 71°08'54" West, a distance of 64.62 feet to a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found for corner;

North 26°08'54" West, a distance of 379.60 feet to a 5/8" iron rod found for corner;

North 28°26'20" West, a distance of 116.36 feet to a 5/8" iron rod found for corner;

North 16°39'10" East, a distance of 135.76 feet to a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found for corner;

North 28°20'50" West, a distance of 506.28 feet to a 5/8" iron rod with plastic cap stamped "HUITT-ZOLLARS" found for corner at the southwest corner of Lot 14-X, Block 52 of Walsh Ranch - Quail Valley, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Instrument No. 202304398, of the Plat Records of Parker County, Texas and at the northwest corner of said 19.62 acre tract;

THENCE with the south line of said Walsh Ranch - Quail Valley and the north line of said 19.62 acre tract, the following courses and distances:

North 82°26'36" East, a distance of 388.25 feet to a 5/8" iron rod with plastic cap stamped "HUITT-ZOLLARS" found for corner;

South 73°03'48" East, a distance of 217.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 23°27'13" East, a distance of 106.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 50°10'17" East, a distance of 168.61 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 70°48'10" East, a distance of 109.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 68°43'25" East, a distance of 333.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 68°27'40" East, a distance of 339.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 52°49'00" East, a distance of 394.75 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 85°10'06" East, a distance of 262.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 78°05'27" East, a distance of 339.61 feet to a 5/8" iron rod with plastic cap stamped "HUITT-ZOLLARS" found for corner;

South 87°46'59" East, a distance of 287.72 feet to a 5/8" iron rod with plastic cap stamped "HUITT-ZOLLARS" found for corner;

South 80°07'26" East, a distance of 408.13 feet to a 5/8" iron rod with plastic cap stamped "HUITT-ZOLLARS" found for corner in the west line of a tract of land described in the deed to Lee M. Bass, recorded in Volume 13824, Page 342, Official Public Records of Tarrant County, Texas, at the southeast corner of Lot 19-X, Block 60, of said Walsh Ranch - Quail Valley;

THENCE South 00°43'04" East, with the west line of said Bass tract and the east line of said 19.62 acre tract and the east line of said Walsh Ranches Limited Partnership tract, a distance of 431.77 feet to a fence corner post found for corner at the southwest corner of said Bass tract and at an interior corner of said Walsh Ranches Limited Partnership tract:

SURVEYOR'S CERTIFICATE

THENCE North 89°48'59" East, with the south line of said Bass tract, the south line of a tract of land described in deed to Waste Management of Texas, Inc., recorded in Volume 12208, Page 2281, Official Public Records of Tarrant County, Texas, and a norther line of said Walsh Ranches Limited Partnership tract, a distance of 2,473.74 feet to a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found at the beginning of a non-tangent curve to the right with a radius of 1,022.00 feet, a central angle of 61°31'31", and a chord bearing and distance of South 29°01'47" West, 1,045.47 feet;

THENCE over and across said Walsh Ranches Limited Partnership tract, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 1,097.44 feet to a 5/8" iron rod found at the beginning of a reverse curve to the left with a radius of 1,022.00 feet, a central angle of 32°17'50", and a chord bearing and distance of South 43°38'37" West, 568.50 feet;

In a southwesterly direction, with said reverse curve to the left, an arc distance of 576.09 feet to a 5/8" iron rod found at the beginning of a compound curve to the left with a radius of 2,300.00 feet, a central angle of 34°48'57", and a chord bearing and distance of South 10°05'14" West, 1,376.19 feet;

In a southwesterly direction, with said compound curve to the left, an arc distance of 1,397.60 feet to a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found at the beginning of a reverse curve to the right with a radius of 1,300.00 feet, a central angle of 26°55'47", and a chord bearing and distance of South 06°08'39" West, 605.41 feet;

In a southwesterly direction, with said reverse curve to the right, an arc distance of 611.02 feet to a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found for corner

South 07°44'19" West, a distance of 90.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,765.00 feet, a central angle of 06°19'35", and a chord bearing and distance of North 85°25'28" West, 194.79 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 194.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 88°35'16" West, a distance of 734.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,535.00 feet, a central angle of 08°46'18", and a chord bearing and distance of North 84°12'07" West, 234.77 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 235.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 79°48'58" West, a distance of 302.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,465.00 feet, a central angle of 27°35'32", and a chord bearing and distance of South 86°23'17" West, 698.71 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 705.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 72°35'31" West, a distance of 339.75 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,935.00 feet, a central angle of 09°54'09", and a chord bearing and distance of South 77°32'36" West, 334.01 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 334.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 74°05'24" West, a distance of 114.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 88°25'41" West, a distance of 138.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in said easterly terminus of Quail Meadow Drive, from which a 5/8" iron rod with plastic cap stamped "DUNNAWAY" found at the southeast corner of said easterly terminus bears South 01°53'58" East, a distance of 2.00

THENCE North 01°53'58" West, with said easterly terminus, a distance of 120.00 feet to the POINT OF BEGINNING and containing 14,657,964 square feet or 336.5005 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

That we, _____, being the owners of the hereinafter described property do hereby adopt this plat designating the herein described property as ______, an addition to the City of Fort Worth, Tarrant County, Texas. We do hereby dedicate to the public use forever the rights-of-way and easements shown thereon.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

EXECUTED THIS _____ day of _____, 2024.

Signature

Name and Title

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared , 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, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2024.

Notary Public in and for the State of

OWNERS:

Contact :

Joshua D. Wargo Fort Worth, Texas 76102 (817) 335-6511

STATE OF TEXAS

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

I, Joshua D. Wargo, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

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

Registered Professional Land Surveyor #6391 KIMLEY-HORN AND ASSOCIATES, INC. 801 Cherry Street, Unit 11 Suite 1300

josh.wargo@kimley-horn.com

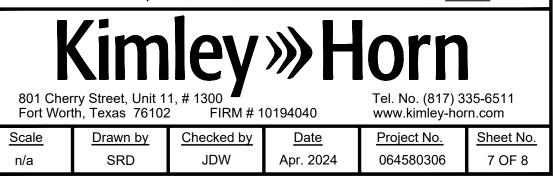
BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared **Joshua D. Wargo**, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated. GIVEN under my hand and seal of office, this the 19th day of April, 2024.

Notary Public of Texas

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 1-14, 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. RICHERSON SURVEY, ABSTRACT NO. 1374, AND THE JONATHAN BURLESON SURVEY. ABSTRACT NO. 78, PARKER COUNTY AND TARRANT COUNTY, CITY OF FORT WOTH, PARKER AND TARRANT COUNTY, TEXAS, PREPARED: April 19, 2024, CITY PROJECT # PP24--



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

LOT TABLE		LOT TABLE	LOT TABLE	LOT TABLE	LOT TABLE	LOT TABLE	LOT TABLE	LOT TABLE	LOT TABLE	LOT TABLE
LOT NO.	SQ. FT.	LOT NO. SQ. FT.	LOT NO. SQ. FT.	LOT NO. SQ. FT.	LOT NO. SQ. FT.	LOT NO. SQ. FT.	LOT NO. SQ. FT.	LOT NO. SQ. FT.	LOT NO. SQ. FT.	LOT NO. SQ.
BLOCK 1 LOT 1	28,253	BLOCK 2 LOT 10 22,135	BLOCK 2 LOT 50 23,353	BLOCK 3 LOT 16 21,115	BLOCK 8 LOT 8 25,226	BLOCK 9 LOT 19 8,134	BLOCK 11 LOT 14 4,860	BLOCK 12 LOT 37 7,828	BLOCK 13 LOT 6 6,362	BLOCK 14 LOT 19 6,50
BLOCK 1 LOT 2	22,899	BLOCK 2 LOT 11 22,300	BLOCK 2 LOT 51 24,576	BLOCK 3 LOT 17 22,218	BLOCK 8 LOT 9 25,226	BLOCK 9 LOT 20 8,134	BLOCK 11 LOT 15-X 2,550	BLOCK 12 LOT 38 6,500	BLOCK 13 LOT 7 6,832	BLOCK 14 LOT 20 6,500
BLOCK 1 LOT 3	37,837	BLOCK 2 LOT 12 22,300	BLOCK 2 LOT 52 20,442	BLOCK 3 LOT 18 22,194	BLOCK 8 LOT 10 23,378	BLOCK 9 LOT 21 7,848	BLOCK 11 LOT 16 4,740	BLOCK 12 LOT 39 6,500	BLOCK 13 LOT 8 5,225	BLOCK 14 LOT 21 6,500
BLOCK 1 LOT 4	36,992	BLOCK 2 LOT 13 21,507	BLOCK 2 LOT 53 20,000	BLOCK 3 LOT 19 20,053	BLOCK 8 LOT 11 20,012	BLOCK 9 LOT 22 7,815	BLOCK 11 LOT 17-X 8,900	BLOCK 12 LOT 40 6,500	BLOCK 13 LOT 9 5,223	BLOCK 14 LOT 22 6,50
BLOCK 1 LOT 5-X	1,778,101	BLOCK 2 LOT 14 29,590	BLOCK 2 LOT 54 28,675	BLOCK 3 LOT 20 20,612	BLOCK 8 LOT 12 25,394	BLOCK 9 LOT 23 10,469		BLOCK 12 LOT 41 6,500	BLOCK 13 LOT 10 6,706	BLOCK 14 LOT 23 6,500
BLOCK 1 LOT 6	26,512	BLOCK 2 LOT 15 25,892	BLOCK 2 LOT 55 20,984	BLOCK 3 LOT 21 22,001	BLOCK 8 LOT 13 22,835	BLOCK 9 LOT 24 7,800	BLOCK 12 LOT 2 6,499	BLOCK 12 LOT 42 6,500	BLOCK 13 LOT 11-X 11,374	BLOCK 14 LOT 24 6,500
BLOCK 1 LOT 7	20,086	BLOCK 2 LOT 16 20,429	BLOCK 2 LOT 56 21,394	BLOCK 3 LOT 22 20,238	BLOCK 8 LOT 14 20,201	BLOCK 9 LOT 24-X 11,290	BLOCK 12 LOT 3 6,499	BLOCK 12 LOT 43 6,500	BLOCK 13 LOT 12 9,730	BLOCK 14 LOT 25 6,50
BLOCK 1 LOT 8	20,111	BLOCK 2 LOT 17 28,211	BLOCK 2 LOT 57 20,000	BLOCK 3 LOT 23 20,122	BLOCK 8 LOT 15 20,993	BLOCK 9 LOT 25 8,187	BLOCK 12 LOT 4 6,499	BLOCK 12 LOT 44 6,500	BLOCK 13 LOT 13 7,591	BLOCK 14 LOT 26-X 2,55
BLOCK 1 LOT 9	20,727	BLOCK 2 LOT 18 24,051	BLOCK 2 LOT 58 21,028	BLOCK 3 LOT 24 26,710	BLOCK 8 LOT 16 20,993	BLOCK 9 LOT 26 11,312	BLOCK 12 LOT 5-X 10,792	BLOCK 12 LOT 45 7,846	BLOCK 13 LOT 14 7,500	BLOCK 14 LOT 27-X 157,6
BLOCK 1 LOT 10-X	12,788	BLOCK 2 LOT 19 21,621	BLOCK 2 LOT 59 23,507	BLOCK 4 LOT 1 20,718	BLOCK 8 LOT 17 20,913	BLOCK 9 LOT 27 11,315	BLOCK 12 LOT 6 6,583	BLOCK 12 LOT 46 13,302	BLOCK 13 LOT 15 7,500	BLOCK 14 LOT 28 9,05
BLOCK 1 LOT 11	21,911	BLOCK 2 LOT 20 20,309	BLOCK 2 LOT 60 20,413	BLOCK 4 LOT 2 20,124	BLOCK 8 LOT 18 35,186	BLOCK 9 LOT 28 9,647	BLOCK 12 LOT 7 11,519	BLOCK 12 LOT 47 10,857	BLOCK 13 LOT 16 7,500	BLOCK 14 LOT 29 6,50
BLOCK 1 LOT 12	24,128	BLOCK 2 LOT 21 26,911	BLOCK 2 LOT 61 22,199	BLOCK 4 LOT 3 20,870	BLOCK 8 LOT 19 22,316	BLOCK 9 LOT 29 7,800	BLOCK 12 LOT 8 14,523	BLOCK 12 LOT 48 11,079	BLOCK 13 LOT 17 7,500	BLOCK 14 LOT 30 6,500
	22,166			BLOCK 4 LOT 4 20,187	BLOCK 8 LOT 20 21,000	BLOCK 9 LOT 30 7,800	BLOCK 12 LOT 9 9,128	BLOCK 12 LOT 49 11,131		
BLOCK 1 LOT 13		BLOCK 2 LOT 22 21,069								
BLOCK 1 LOT 14	26,143	BLOCK 2 LOT 23 20,936	BLOCK 2 LOT 63 22,477	BLOCK 4 LOT 5 20,297	BLOCK 8 LOT 21 21,000	BLOCK 9 LOT 31 7,800	BLOCK 12 LOT 10 6,745	BLOCK 12 LOT 50 9,937	BLOCK 13 LOT 19 8,807	BLOCK 14 LOT 32 6,50
BLOCK 1 LOT 15	20,459	BLOCK 2 LOT 24 21,048	BLOCK 2 LOT 64 21,141	BLOCK 4 LOT 6 20,060	BLOCK 8 LOT 22 23,643	BLOCK 9 LOT 32 7,800	BLOCK 12 LOT 11 6,745	BLOCK 12 LOT 51 10,682	BLOCK 13 LOT 20 8,807	BLOCK 14 LOT 33 6,50
BLOCK 1 LOT 16	20,635	BLOCK 2 LOT 25 20,852	BLOCK 2 LOT 65 21,141	BLOCK 4 LOT 7-X 32,883	BLOCK 8 LOT 23 22,844	BLOCK 9 LOT 33 7,800	BLOCK 12 LOT 12 6,745	BLOCK 12 LOT 52 11,379	BLOCK 13 LOT 21 7,500	BLOCK 14 LOT 34 6,50
BLOCK 1 LOT 17	20,490	BLOCK 2 LOT 26 23,701	BLOCK 2 LOT 66 21,141	BLOCK 5 LOT 1 20,750	BLOCK 8 LOT 24 22,914	BLOCK 9 LOT 34 7,800	BLOCK 12 LOT 13 6,745	BLOCK 12 LOT 53 12,429	BLOCK 13 LOT 22 7,500	BLOCK 14 LOT 35 6,50
BLOCK 1 LOT 18	22,370	BLOCK 2 LOT 27 21,907	BLOCK 2 LOT 67 22,615	BLOCK 5 LOT 2 20,888	BLOCK 8 LOT 25 20,439	BLOCK 9 LOT 35 7,800	BLOCK 12 LOT 14 6,836	BLOCK 12 LOT 54-X 57,563	BLOCK 13 LOT 23 7,500	BLOCK 14 LOT 36 6,500
BLOCK 1 LOT 19	20,390	BLOCK 2 LOT 28 20,897	BLOCK 2 LOT 68 21,578	BLOCK 5 LOT 3 20,587	BLOCK 8 LOT 26 20,859	BLOCK 9 LOT 36 7,800	BLOCK 12 LOT 15 10,346	BLOCK 12 LOT 55 6,539	BLOCK 13 LOT 24 7,500	BLOCK 14 LOT 37 6,50
BLOCK 1 LOT 20	20,722	BLOCK 2 LOT 29 30,696	BLOCK 2 LOT 69 29,171	BLOCK 5 LOT 4 20,816	BLOCK 8 LOT 27 21,105	BLOCK 9 LOT 37 9,050	BLOCK 12 LOT 16-X 1,028,168	BLOCK 12 LOT 56 6,504	BLOCK 13 LOT 25 7,500	BLOCK 14 LOT 38 6,50
BLOCK 1 LOT 21	20,253	BLOCK 2 LOT 30 23,761	BLOCK 2 LOT 70 26,600	BLOCK 5 LOT 5 20,521	BLOCK 8 LOT 28 20,092	BLOCK 9 LOT 39-X 7,838	BLOCK 12 LOT 17 40,714	BLOCK 12 LOT 57 6,503	BLOCK 13 LOT 26 7,500	BLOCK 14 LOT 39 6,54
										, , , , , , , , , , , , , , , , , , , ,
BLOCK 1 LOT 22	20,000	BLOCK 2 LOT 31 21,081	BLOCK 2 LOT 71 19,999	BLOCK 5 LOT 6 25,551	BLOCK 8 LOT 29 20,238	BLOCK 10 LOT 1 9,327	BLOCK 12 LOT 18 7,800	BLOCK 12 LOT 58 6,503	BLOCK 13 LOT 27 9,000	BLOCK 14 LOT 40 8,613
BLOCK 1 LOT 23	21,264	BLOCK 2 LOT 32 20,775	BLOCK 2 LOT 72 20,894	BLOCK 5 LOT 7-X 21,788	BLOCK 9 LOT 1 7,748	BLOCK 10 LOT 2 7,308	BLOCK 12 LOT 19 7,800	BLOCK 12 LOT 59 6,503	BLOCK 14 LOT 1 10,328	BLOCK 14 LOT 41 8,61
BLOCK 1 LOT 24	21,293	BLOCK 2 LOT 33 21,783	BLOCK 2 LOT 73 20,379	BLOCK 5 LOT 8 26,571	BLOCK 9 LOT 2 6,498	BLOCK 10 LOT 3 7,176	BLOCK 12 LOT 20 7,800	BLOCK 12 LOT 60 6,502	BLOCK 14 LOT 2 6,500	BLOCK 14 LOT 42 8,61
BLOCK 1 LOT 25	21,038	BLOCK 2 LOT 34 23,536	BLOCK 2 LOT 74 23,935	BLOCK 5 LOT 9-X 23,366	BLOCK 9 LOT 3 6,498	BLOCK 10 LOT 4 7,044	BLOCK 12 LOT 21 7,800	BLOCK 12 LOT 61 6,502	BLOCK 14 LOT 3 6,500	BLOCK 14 LOT 43 7,11
BLOCK 1 LOT 26	20,910	BLOCK 2 LOT 35 25,552	BLOCK 3 LOT 1 21,933	BLOCK 6 LOT 1 21,714	BLOCK 9 LOT 4 8,282	BLOCK 10 LOT 5 11,637	BLOCK 12 LOT 22 7,800	BLOCK 12 LOT 62 6,502	BLOCK 14 LOT 4 6,500	BLOCK 14 LOT 44 6,50
BLOCK 1 LOT 27	20,715	BLOCK 2 LOT 36 21,397	BLOCK 3 LOT 2 21,306	BLOCK 6 LOT 2 20,585	BLOCK 9 LOT 5 13,681	BLOCK 10 LOT 6-X 18,112	BLOCK 12 LOT 23 7,800	BLOCK 12 LOT 63 6,501	BLOCK 14 LOT 5 6,500	BLOCK 14 LOT 45 6,50
BLOCK 1 LOT 28	38,247	BLOCK 2 LOT 37 22,334	BLOCK 3 LOT 3 25,992	BLOCK 6 LOT 3 20,770	BLOCK 9 LOT 6 14,927	BLOCK 11 LOT 1 9,550	BLOCK 12 LOT 24 7,800	BLOCK 12 LOT 64 6,501	BLOCK 14 LOT 6 6,500	BLOCK 14 LOT 46 7,68
BLOCK 1 LOT 29	23,909	BLOCK 2 LOT 38 22,196	BLOCK 3 LOT 4 22,174	BLOCK 6 LOT 4 20,057	BLOCK 9 LOT 7 8,748	BLOCK 11 LOT 2 7,425	BLOCK 12 LOT 25 7,800	BLOCK 12 LOT 65 6,501	BLOCK 14 LOT 7 7,701	BLOCK 14 LOT 47-X 9,30
BLOCK 1 LOT 30	20,420	BLOCK 2 LOT 39 20,158	BLOCK 3 LOT 5 20,108	BLOCK 6 LOT 5-X 29,041	BLOCK 9 LOT 8 6,504	BLOCK 11 LOT 3 7,425	BLOCK 12 LOT 26 7,800	BLOCK 12 LOT 66 6,501	BLOCK 14 LOT 8 8,775	BLOCK 14 LOT 48 8,61
BLOCK 1 LOT 31	20,645	BLOCK 2 LOT 40 20,079	BLOCK 3 LOT 6 21,228	BLOCK 7 LOT 1 22,627	BLOCK 9 LOT 9 6,504	BLOCK 11 LOT 4 7,425	BLOCK 12 LOT 27 7,800	BLOCK 12 LOT 67 6,500	BLOCK 14 LOT 9 8,775	BLOCK 14 LOT 49 8,61
BLOCK 2 LOT 1	20,278	BLOCK 2 LOT 41 20,577	BLOCK 3 LOT 7 21,228	BLOCK 7 LOT 2 20,266	BLOCK 9 LOT 10 6,503	BLOCK 11 LOT 5 10,067	BLOCK 12 LOT 28 7,800	BLOCK 12 LOT 68 6,500	BLOCK 14 LOT 10 9,658	BLOCK 14 LOT 50 8,61
BLOCK 2 LOT 2	20,317	BLOCK 2 LOT 42 22,165	BLOCK 3 LOT 8 20,849	BLOCK 7 LOT 3-X 19,353	BLOCK 9 LOT 11 6,503	BLOCK 11 LOT 6-X 19,493	BLOCK 12 LOT 29 7,800	BLOCK 12 LOT 69 6,500	BLOCK 14 LOT 11 7,800	BLOCK 14 LOT 51 8,61
BLOCK 2 LOT 3	29,754	BLOCK 2 LOT 43 21,316	BLOCK 3 LOT 9-X 353,076	BLOCK 8 LOT 1 20,929	BLOCK 9 LOT 12 6,530	BLOCK 11 LOT 7 4,740	BLOCK 12 LOT 30 10,023	BLOCK 12 LOT 70 7,749	BLOCK 14 LOT 12 7,800	BLOCK 14 LOT 52 6,99
BLOCK 2 LOT 4	24,624	BLOCK 2 LOT 44 21,316	BLOCK 3 LOT 10 20,523	BLOCK 8 LOT 2 17,665	BLOCK 9 LOT 13 7,309	BLOCK 11 LOT 8 4,860	BLOCK 12 LOT 31 10,003	BLOCK 12 LOT 71-X 9,867	BLOCK 14 LOT 13 9,521	BLOCK 14 LOT 53 6,50
BLOCK 2 LOT 5	21,716	BLOCK 2 LOT 45 21,324	BLOCK 3 LOT 11 20,508	BLOCK 8 LOT 3 19,961	BLOCK 9 LOT 14 10,635	BLOCK 11 LOT 9 4,860	BLOCK 12 LOT 32 10,004	BLOCK 13 LOT 1 6,270	BLOCK 14 LOT 14-X 7,643	BLOCK 14 LOT 54 6,50
BLOCK 2 LOT 6	20,667	BLOCK 2 LOT 46 20,435	BLOCK 3 LOT 12 25,756	BLOCK 8 LOT 4 28,000	BLOCK 9 LOT 15-X 144,924	BLOCK 11 LOT 10 4,740	BLOCK 12 LOT 33 10,004	BLOCK 13 LOT 2-X 2,547	BLOCK 14 LOT 15 8,615	BLOCK 14 LOT 55 6,50
BLOCK 2 LOT 7	20,131	BLOCK 2 LOT 47 20,000	BLOCK 3 LOT 13 20,000	BLOCK 8 LOT 5 21,399	BLOCK 9 LOT 16-X 45,274	BLOCK 11 LOT 11-X 2,550	BLOCK 12 LOT 34 8,632	BLOCK 13 LOT 3 4,740	BLOCK 14 LOT 16 8,615	BLOCK 14 LOT 56 6,50
BLOCK 2 LOT 8-X	1,431,356	BLOCK 2 LOT 48 20,000	BLOCK 3 LOT 14 20,000	BLOCK 8 LOT 6-X 670,157	BLOCK 9 LOT 17 6,753	BLOCK 11 LOT 12 4,740	BLOCK 12 LOT 35 8,111	BLOCK 13 LOT 4 4,740	BLOCK 14 LOT 17 8,440	BLOCK 14 LOT 57 6,500
BLOCK 2 LOT 9	20,603	BLOCK 2 LOT 49 22,001	BLOCK 3 LOT 15 21,106	BLOCK 8 LOT 7 20,874	BLOCK 9 LOT 18 8,134	BLOCK 11 LOT 13 4,860	BLOCK 12 LOT 36 11,700	BLOCK 13 LOT 5-X 2,547	BLOCK 14 LOT 18 9,253	BLOCK 14 LOT 58 6,50
		LOT TABLE			LOT TABLE	LOT TABLE	1			
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LOT NO. BLOCK 14 LOT 59	6,500	LOT NO. SQ. FT. BLOCK 15 LOT 6 4,740	LOT NO. SQ. FT. BLOCK 16 LOT 24 4,860	LOT NO. SQ. FT. BLOCK 17 LOT 22 4,860	LOT NO. SQ. FT. BLOCK 18 LOT 30-X 2,550	LOT NO. SQ. FT. BLOCK 20 LOT 23 9,234	-			
LOT NO. BLOCK 14 LOT 59 BLOCK 14 LOT 60	6,500 6,500	LOT NO. SQ. FT. BLOCK 15 LOT 6 4,740 BLOCK 15 LOT 7 4,860	LOT NO. SQ. FT. BLOCK 16 LOT 24 4,860 BLOCK 16 LOT 25 4,860	LOT NO. SQ. FT. BLOCK 17 LOT 22 4,860 BLOCK 17 LOT 23 4,860	LOT NO. SQ. FT. BLOCK 18 LOT 30-X 2,550 BLOCK 18 LOT 31 5,480	LOT NO. SQ. FT. BLOCK 20 LOT 23 9,234 BLOCK 20 LOT 24-X 53,294				
LOT NO. BLOCK 14 LOT 59 BLOCK 14 LOT 60 BLOCK 14 LOT 61	6,500 6,500 6,500	LOT NO. SQ. FT. BLOCK 15 LOT 6 4,740 BLOCK 15 LOT 7 4,860 BLOCK 15 LOT 8 4,860	LOT NO. SQ. FT. BLOCK 16 LOT 24 4,860 BLOCK 16 LOT 25 4,860 BLOCK 16 LOT 26 4,860	LOT NO. SQ. FT. BLOCK 17 LOT 22 4,860 BLOCK 17 LOT 23 4,860 BLOCK 17 LOT 24 4,740	LOT NO. SQ. FT. BLOCK 18 LOT 30-X 2,550 BLOCK 18 LOT 31 5,480 BLOCK 19 LOT 1 7,748	LOT NO. SQ. FT. BLOCK 20 LOT 23 9,234 BLOCK 20 LOT 24-X 53,294 BLOCK 21 LOT 1-X 9,498				
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Contact :

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 1-14, 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. RICHERSON SURVEY, ABSTRACT NO. 1374, AND THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 78, PARKER COUNTY AND TARRANT COUNTY, CITY OF FORT WOTH, PARKER AND TARRANT COUNTY, TEXAS, PREPARED: April 19, 2024, CITY PROJECT # PP24--____

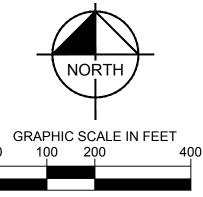
Kimley »Horn									
801 Cherry Street, Unit 11, # 1300 Tel. No. (817) 335-6511 Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com									
<u>Scale</u>	<u>Drawn by</u>	Checked by	<u>Date</u>	Project No.	Sheet No.				
n/a	SRD	JDW	Apr. 2024	064580306	8 OF 8				

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

OWNERS:



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,

enno

Signed by or on behalf of the applicant

05-01-24 Date