



MEETING AGENDA

CITY PLAN COMMISSION
Wednesday, April 24, 2024
Work Session 12:30 p.m.
Public Hearing: 1:30 p.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=m6cd6ed6d38ad876ee0cf2bb638cb4ae3>

Webinar Number: 2559 706 5336

Webinar password: rrM4jpekh58 (77645735 from phones and video systems)

Join by phone
1-469-210-7159

Viewing Only:

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

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

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

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

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

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00 PM on April 23, 2024. To sign up to speak in person at the meeting, contact Lynn Jordan at lynn.jordan@fortworthtexas.gov or 817-392-2309. To sign up to speak virtually, register through WebEx in accordance with the directions set out on the City’s website above. Please note that the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.**

COMMISSION MEMBERS

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

- I. WORK SESSION: 12:30 P.M. City Council Conference Room 2020**
- | | |
|--|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Review of Cases on Today’s Agenda | Staff |
| C. New Neighborhood Empowerment Zone Areas | Staff |

- II. PUBLIC HEARING: 1:30 P.M. City Council Chamber**
- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
 - B. ANNOUNCEMENTS
 - C. APPROVAL OF April 10, 2024 MEETING MINUTES
 - D. NEW CASES (2)

- 1. **PP-24-007 Walsh Ranch Quail Valley PA6: (Waiver Request): 380 Single-Family Detached Residential Lots, 73 Single-Family Attached Residential Lots and 21 Private Open Space Lots. Council District 3.**
 - a. Being approximately 140 acres situated in the Houston Tap and Brazoria Railroad Company Survey, Abstract No. 654, the I & G.N. Railroad Company Survey, Abstract Nos. 1195, 1196 and the Heirs of C.H. Higbee Survey, Abstract No. 2740, located in Parker County, Texas.

- b. General Location: North of West Freeway, west of Walsh Ranch Parkway and south of Walsh Avenue
- c. Applicant: Huitt-Zollars, Inc.
- d. **Applicant Requests:** 1) Approval of one Subdivision Ordinance waiver to allow 23 residential lots to front on a private drive instead of a public or private street; 2) Approval of one Subdivision Ordinance waiver to allow 46 residential lots to front on an open space lot instead of a public or private street; 3) Approval of one Subdivision Ordinance waiver to allow three block faces (in Block 124, Lots 1-30 and 31-53, and Block 116, Lots 1-24) to exceed the maximum allowed 1,320-foot block face length requirement; 4) Approval of one Subdivision Ordinance waiver to not require a connection to the adjacent existing stub-out for Riston Street; 5) Conditional approval of the preliminary plat upon City Council approval of the annexation request and companion zoning request in accordance with the development agreement; and 6) 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 23 residential lots to front on a private drive instead of a public or private street; 2) Approval of one Subdivision Ordinance waiver to allow 46 residential lots to front on an open space lot instead of a public or private street; 3) Approval of one Subdivision Ordinance waiver to allow three block faces (in Block 124, Lots 1-30 and 31-53, and Block 116, Lots 1-24) to exceed the maximum allowed 1,320-foot block face length requirement; 4) Approval of one Subdivision Ordinance waiver to not require a connection to the adjacent stub-out for Riston Street; 5) Conditional approval of the preliminary plat upon City Council approval of the annexation request and companion zoning request in accordance with the development agreement; and 6) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

2. **VA-24-007 Vacation of Excess Right-of-Way along Altamesa Boulevard: Council District 8.**

- a. Being a vacation of excess right-of-way along Altamesa Boulevard, as dedicated by Night Train Compressor Site, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D212014810 PRTCT and by the deed recorded in Volume 10038, Page 745 DRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Wichita Street and north of Joel East Road.
- c. Applicant: Dunaway Associates
- d. **Applicant Requests:** Approval of a recommendation to City Council for the vacation of two portions of excess right-of-way (north and south) along Altamesa Boulevard just west of Wichita Street.

- e. **DRC Recommends:** Approval of a recommendation to City Council for the vacation of two portions of excess right-of-way (north and south) along Altamesa Boulevard just west of Wichita Street.

Adjournment: _____

ACCESSIBILITY STATEMENT

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

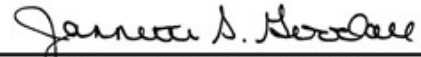
DECLARACIÓN DE ACCESIBILIDAD

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

EXECUTIVE SESSION

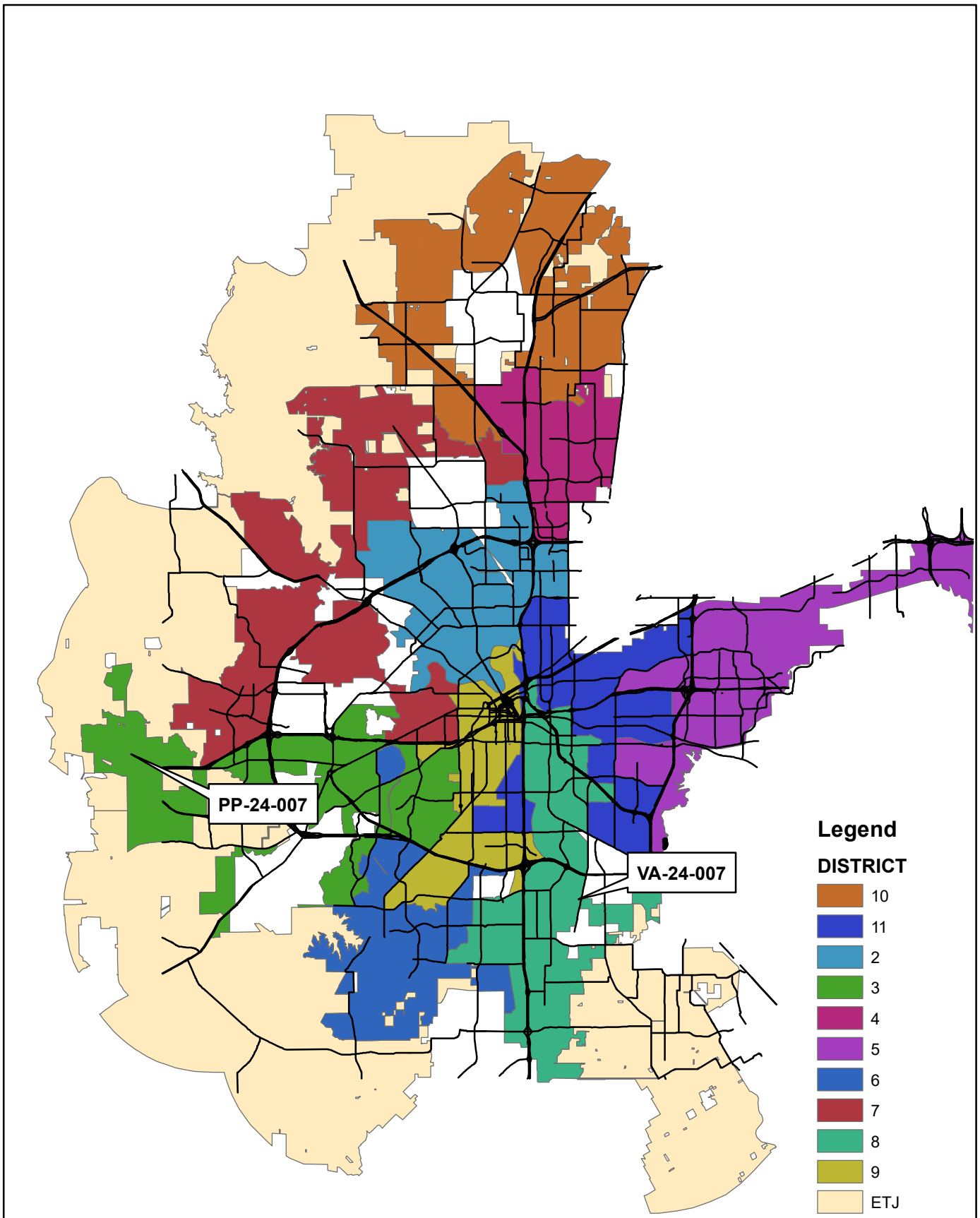
A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, April 19, 2024 at 3:15 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas

April City Plan Commission Case Map



Legend

DISTRICT

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



1 in = 5 miles



PP-24-007 Walsh Ranch Quail Valley PA6 (Waiver Request): 380 Single Family Detached Residential Lots, 73 Single Family Attached Residential Lots and 21 Private Open Space Lots. Council District 3.

Being approximately 140 acres situated in the Houston Tap and Brazoria Railroad Company Survey, Abstract No. 654, the I & G.N. Railroad Company Survey, Abstract Nos. 1995, 1996 and the Heirs of C.H. Higbee Survey, Abstract No. 2740, located in the City of Fort Worth, Parker County, Texas.

General Location: North of West Freeway, west of Walsh Ranch Parkway and south of Walsh Avenue.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Walsh Ranches LP
- 2. Consultant / Agent Huitt-Zollars, Inc.

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning "PD" Planned Development
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Single Family Residential
- 4. Public Hearing Notification Mailing Date April 12, 2024
- 5. Development Services Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... Walsh Ranch HOA, Streams and Valleys Inc, Trinity Habitat for Humanity, Aledo ISD

C. SERVICE DISTRICTS

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

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is 140 acres in west Fort Worth for a residential development. The preliminary plat will take its access from streets stubbed out from phases to the north, west and east along with an extension of Quail Valley Road, a neighborhood connector, on the Master Thoroughfare Plan (MTP). The preliminary plat is another phase of the Walsh Ranch master planned development with several types of detached and attached single family dwellings.

The Subdivision Ordinance Section 31-103 (b) (3) states, residential subdivisions shall be platted to provide two-tiers of residential lots between opposite parallel public or private residential streets. All single-family and two-family residential lots shall be platted with a front and a rear yard, with the front yard designed to face a residential street. The applicant has requested a waiver for 23 lots that front on a private drive and 46 lots fronting an open space lot instead of a public or private street. DRC supports the requested waiver.

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 block faces Block 124 from Lots 1-30 (2,040 feet long) and Lots 31-53 (1,637 feet long) along with the block face for Block 116 from Lots 1-24 (2,912 feet long) exceed the maximum distance of 1,320. Several natural and man-made barriers have made it difficult to lay out these streets in a manner that will promote smaller street segments and shorter block faces, therefore the applicant has requested a waiver for these three block faces. DRC supports the requested waiver.

The Subdivision Ordinance in Section 31-102 (b) (2) states, subdivisions shall be designed to connect to adjacent existing stub-out streets as provided on an approved preliminary or final plat. Riston Street is stubbed out to this phase from the east and the applicant has requested a waiver to not connect to the existing roadway. Since the preliminary plat already has an internal connectivity index in excess of the required 1.4 and the extension of this stubout will not eliminate any long blocks or improve circulation, DRC supports the requested waiver.





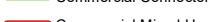
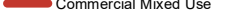
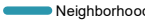
The applicant has applied request to fully annex this property into the City as required by their development agreement. The preliminary plat, if approved, would be conditional upon City Council approval of the requested annexation and companion zoning request. No final plats may be submitted until the annexation is approved by City Council.

E. DRC RECOMMENDATION

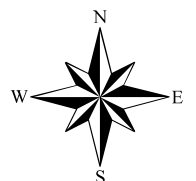
DRC recommends: 1) Approval of one Subdivision Ordinance waiver to allow 23 residential lots to front on a private drive instead of a public or private street; 2) Approval of one Subdivision Ordinance waiver to allow 46 residential lots to front on an open space lot instead of a public or private street; 3) Approval of one Subdivision Ordinance waiver to allow three block faces (in Blocks 124, Lots 1-30 and 31-53 and Block 116, Lots 1-24) to each exceed the maximum allowed 1,320-foot block face length requirement; 4) Approval of one Subdivision Ordinance waiver to not require a connection to the adjacent existing stub-out for Riston Street; 5) Conditional approval of the preliminary plat upon City Council approval of the annexation request and companion zoning request in accordance with the development agreement; and 6) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.



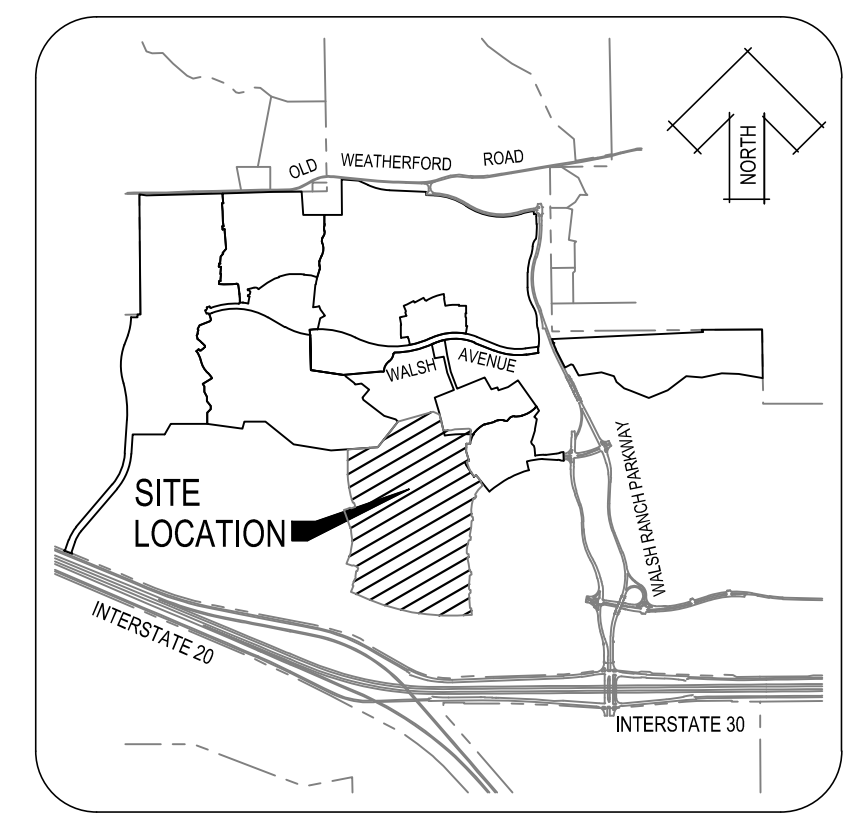
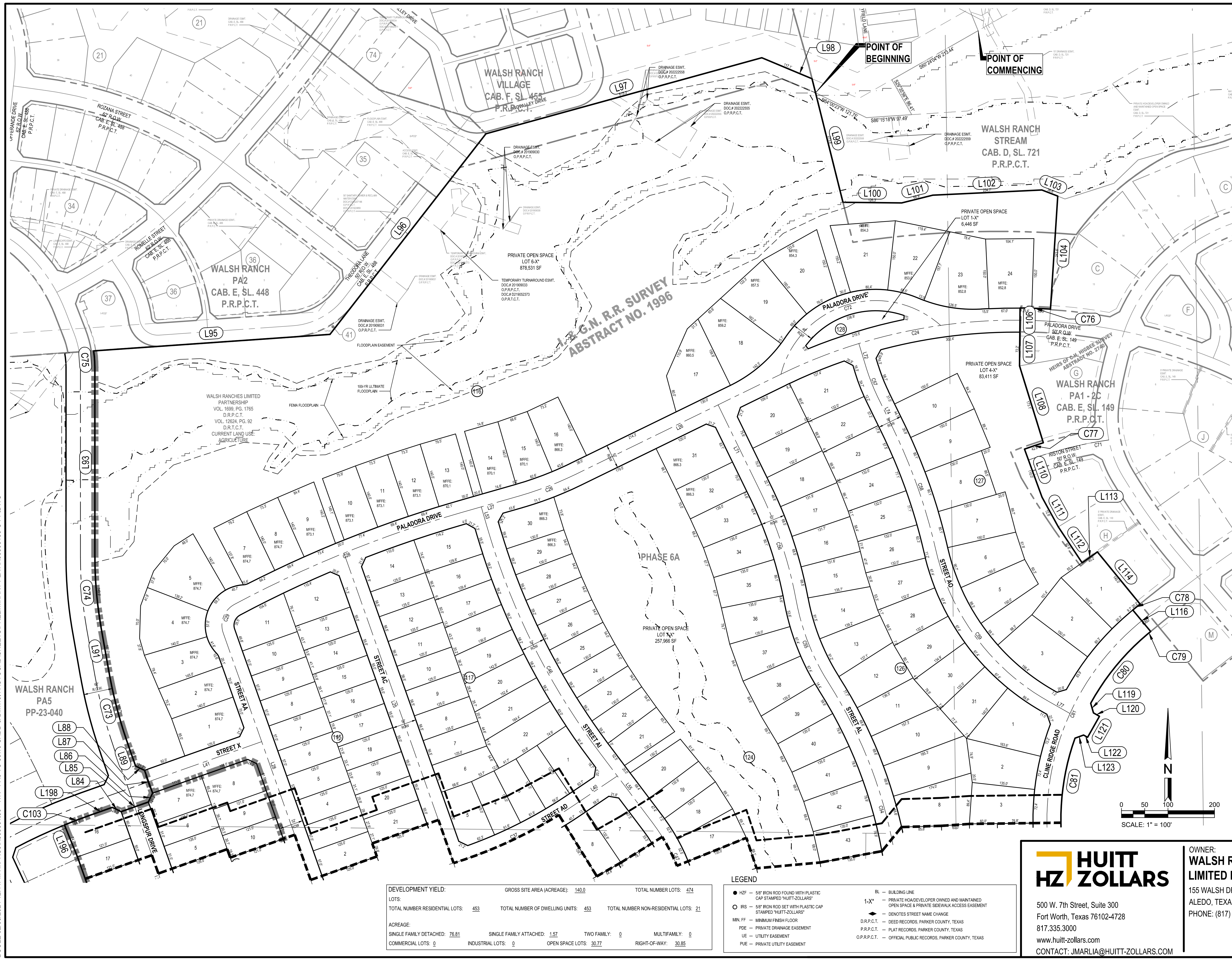
Legend

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

1 inch = 700 feet



BOOLE 02/03/2024 12:44PM H:\PROJ\30306156-WR-PA6 TO 56110 CADD & BIM\101.1 AUTOCAD SHEETS\PRELIMINARY PLAT\30306156-C-PP.DWG



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. Building lines will be per the City of Fort Worth Zoning Ordinance.
2. No portion of the subject tract lies within a "special flood hazard area" as explained on Community Panel Number 48367C450E of the Flood Insurance Rate Map, Parker County, Texas and Incorporated Areas, dated September 26, 2008. The subject parcels lie within "other flood area - Zone X" (Areas determined to be outside the 0.2% annual chance flood plain). Areas of local drainages are not noted on this map.
3. 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.
4. 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.
5. Parkway Permit - Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at times of building permit issuance via a parkway permit.
6. Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
7. PUE - Private Utility Easements are governed by that certain Qual Valley at Walsh Ranch Utility Easement Agreement dated November 26, 2018, by and between Qual Valley Devco I, LLC, as Grantor, and Qual Valley Community, Inc., as Grantee, recorded as Document No. 201627211, Official Public Records, Parker County, Texas.
8. The care, Ownership, and Maintenance of all private open space lots (23-X, Block 79; 1-X, Block 81; 1-X, Block 84; 11-X, Block 89; 1-X, Block 90; 1-X & 34-X, Block 93; 12-X, Block 94; 1-X, Block 95; 1-X, Block 98; 8-X, Block 100; 1-X, Block 102; 13-X, Block 104; 1-X, 16-X & 34-X, Block 105; 1-X, Block 106) is the responsibility of the H.O.A.
9. 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.

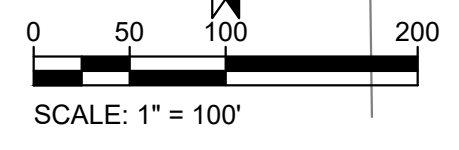
**PRELIMINARY PLAT
OF
WALSH RANCH QUAIL VALLEY
PLANNING AREA 6**

- LOTS 16-32, BLOCK 107; LOTS 1-X, 2-46, BLOCK 108;
- LOT 1-X, 2-38 BLOCK 109; LOTS 1-2, 3-X, 4-7, 8-X, 9-12, 13-X, 14-17, 18-X, 19-22, 23-X, 24-31, 32-X, 33-36, 37-X, 38-41, 42-X, 43-46, 47-X, 48-51, 52-X, 53-56, 57-X, 58-59, BLOCK 110;
- LOTS 1-2, 3-X, 4-7, 8-X, 9-116, BLOCK 111; LOTS 1-33, BLOCK 112;
- LOTS 1-24, BLOCK 113; LOT 1-13, BLOCK 114;
- LOTS 1-22, BLOCK 115; LOTS 1-5, 6-X, 7-24, BLOCK 116;
- LOTS 1-22, BLOCK 117; LOTS 1-12, BLOCK 118;
- LOTS 1-15, BLOCK 119; LOTS 1-X, BLOCK 120;
- LOTS 1-X, BLOCK 121; LOTS 1-12, BLOCK 122;
- LOTS 1-17, BLOCK 123; LOTS 1-6, 7-X, 8-53, BLOCK 124;
- LOTS 1-7, BLOCK 125; LOTS 1-31, BLOCK 126;
- LOTS 1-3, 4-X, 5-10, BLOCK 127; LOTS 1-X, BLOCK 128;

140.0 ACRE TRACT OF LAND SITUATED IN THE HOUSTON TAP & BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT NO. 654, THE I & G.N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1995, THE I & G.N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1996 AND THE HEIRS OF C.H. HIGBEE SURVEY, ABSTRACT NO. 2740

453 LOTS
FEBRUARY 2024

PLAT CASE NO.: PP-24-



DEVELOPMENT YIELD:		GROSS SITE AREA (ACREAGE):	140.0	TOTAL NUMBER LOTS:	474
LOTS:					
TOTAL NUMBER RESIDENTIAL LOTS:	453	TOTAL NUMBER OF DWELLING UNITS:	453	TOTAL NUMBER NON-RESIDENTIAL LOTS:	21
ACREAGE:					
SINGLE FAMILY DETACHED:	76.81	SINGLE FAMILY ATTACHED:	1.57	TWO FAMILY:	0
COMMERCIAL LOTS:	0	INDUSTRIAL LOTS:	0	MULTIFAMILY:	0
		OPEN SPACE LOTS:	30.77	RIGHT-OF-WAY:	30.85

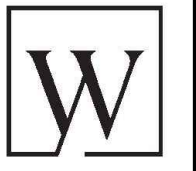
LEGEND

- HZF - 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS - 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- MIN. FF - MINIMUM FINISH FLOOR
- PDE - PRIVATE DRAINAGE EASEMENT
- UE - UTILITY EASEMENT
- PUE - PRIVATE UTILITY EASEMENT
- BL - BUILDING LINE
- 1-X' - PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE & PRIVATE SIDEWALK ACCESS EASEMENT
- DENOTES STREET NAME CHANGE
- D.R.P.C.T. - DEED RECORDS, PARKER COUNTY, TEXAS
- P.R.P.C.T. - PLAT RECORDS, PARKER COUNTY, TEXAS
- O.P.R.P.C.T. - OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS



500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huitt-zollars.com
CONTACT: JMARLIA@HUITT-ZOLLARS.COM

OWNER:
**WALSH RANCHES
LIMITED PARTNERSHIP**
155 WALSH DRIVE
ALEDO, TEXAS 76008
PHONE: (817) 335-5417

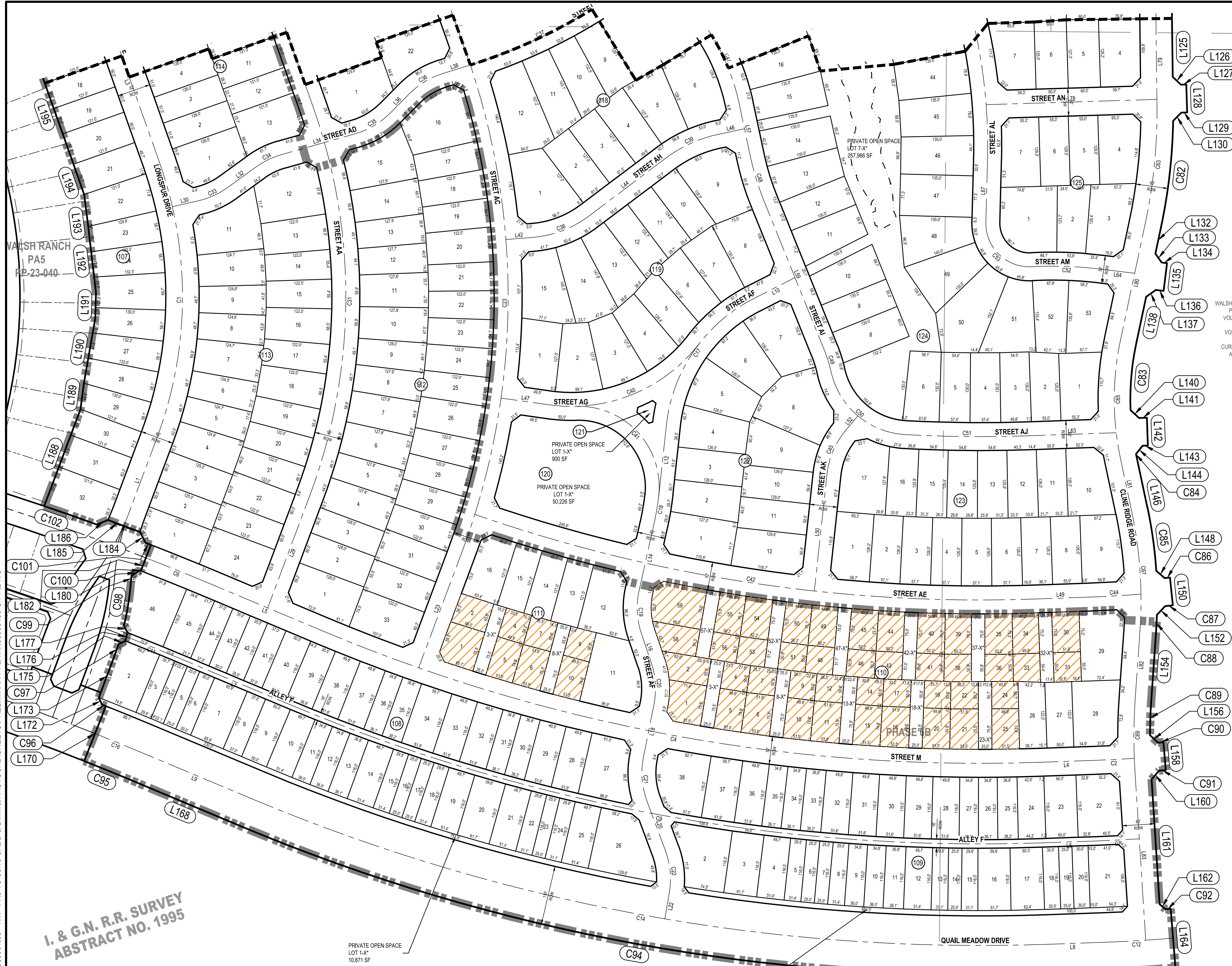


DEVELOPER:
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET SUITE 1200
DALLAS, TEXAS 75202
PHONE: (214) 292-3410
FAX: (214) 292-3411

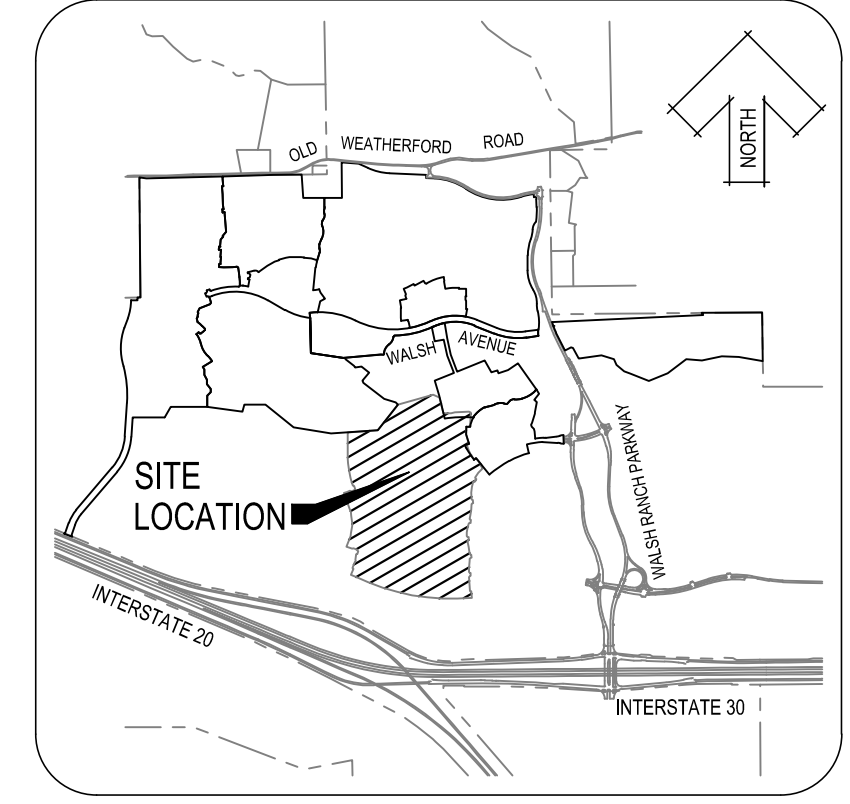
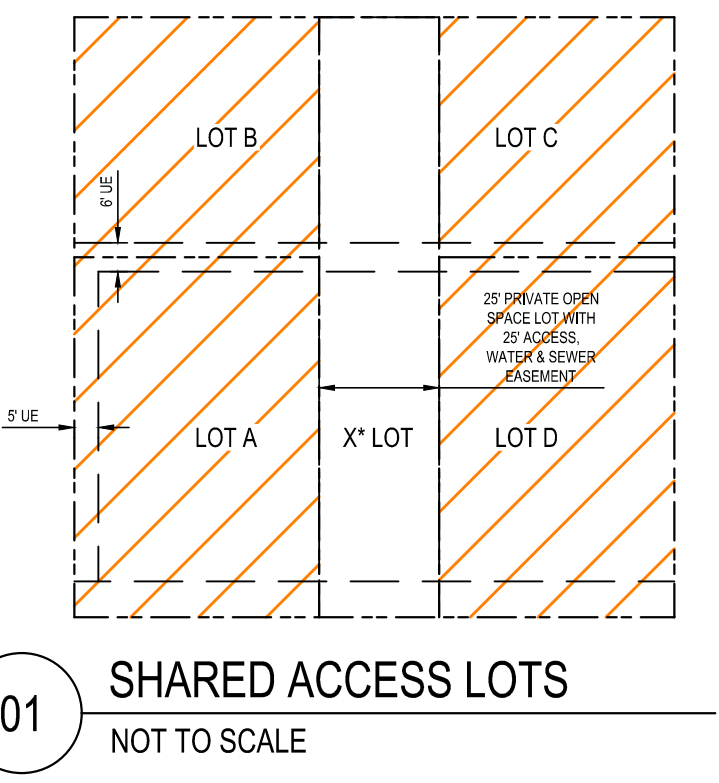


HZ PROJECT NO.: R30-3061.41

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I. & G.N. R.R. SURVEY
ABSTRACT NO. 1995



GENERAL NOTES

- 1. Building lines will be per the City of Fort Worth Zoning Ordinance.
2. No portion of the subject tract lies within a "special flood hazard area" as explained on Community Panel Number 48367C450E of the Flood Insurance Rate Map, Parker County, Texas and Incorporated Areas, dated September 26, 2008.
3. 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.
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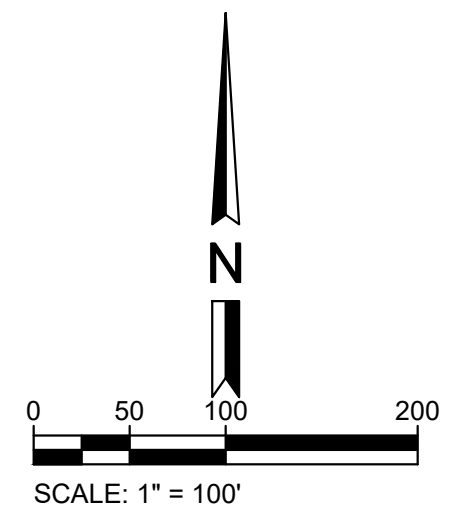
PRELIMINARY PLAT OF WALSH RANCH QUAIL VALLEY PLANNING AREA 6

LOTS 16-32, BLOCK 107; LOTS 1-X, 2-46, BLOCK 108; LOT 1-X, 2-38 BLOCK 109; LOTS 1-2, 3-X, 4-7, 8-X, 9-12, 13-X, 14-17, 18-X, 19-22, 23-X, 24-31, 32-X, 33-36, 37-X, 38-41, 42-X, 43-46, 47-X, 48-51, 52-X, 53-56, 57-X, 58-59, BLOCK 110; LOTS 1-2, 3-X, 4-7, 8-X, 9-116, BLOCK 111; LOTS 1-33, BLOCK 112; LOTS 1-24, BLOCK 113; LOT 1-13, BLOCK 114; LOTS 1-22, BLOCK 115; LOTS 1-5, 6-X, 7-24, BLOCK 116; LOTS 1-22, BLOCK 117; LOTS 1-12, BLOCK 118; LOTS 1-15, BLOCK 119; LOTS 1-X, BLOCK 120; LOTS 1-X, BLOCK 121; LOTS 1-12, BLOCK 122; LOTS 1-17, BLOCK 123; LOTS 1-6, 7-X, 8-53, BLOCK 124; LOTS 1-7, BLOCK 125; LOTS 1-31, BLOCK 126; LOTS 1-3, 4-X, 5-10, BLOCK 127; LOTS 1-X, BLOCK 128;

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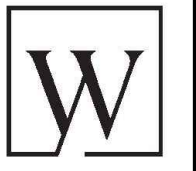
453 LOTS
FEBRUARY 2024

PLAT CASE NO.: PP-24-



500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huitz-zollars.com
CONTACT: JMARLIA@HUITZ-ZOLLARS.COM

OWNER:
WALSH RANCHES
LIMITED PARTNERSHIP
155 WALSH DRIVE
ALEDO, TEXAS 76008
PHONE: (817) 335-5417



DEVELOPER:
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET SUITE 1200
DALLAS, TEXAS 75202
PHONE: (214) 292-3410
FAX: (214) 292-3411
HZ PROJECT NO.: R30-3061.41



Table with 2 columns: BLOCK & LOT, AREA. Residential lots 1-14.

Table with 2 columns: BLOCK & LOT, AREA. Residential lots 15-28.

Table with 2 columns: BLOCK & LOT, AREA. Residential lots 29-42.

Table with 2 columns: BLOCK & LOT, AREA. Residential lots 43-56.

Table with 2 columns: BLOCK & LOT, AREA. Residential lots 57-70.

Table with 2 columns: BLOCK & LOT, AREA. Residential lots 71-84.

Table with 2 columns: BLOCK & LOT, AREA. Residential lots 85-98.

Table with 3 columns: LINE, BEARING, LENGTH. Line table 1.

Table with 3 columns: LINE, BEARING, LENGTH. Line table 2.

Table with 5 columns: CURVE, DELTA, RADIUS, CH LENGTH, CH BEARING, LENGTH. Curve table 1.

Table with 5 columns: CURVE, DELTA, RADIUS, CH LENGTH, CH BEARING, LENGTH. Curve table 2.

Table with 2 columns: BLOCK FACE, LENGTH. Block length table.

PRELIMINARY PLAT OF WALSH RANCH QUAIL VALLEY PLANNING AREA 6

LOTS 16-32, BLOCK 107; LOTS 1-X, 2-46, BLOCK 108; LOT 1-X, 2-38 BLOCK 109; LOTS 1-2, 3-X, 4-7, 8-X, 9-12, 13-X, 14-17, 18-X, 19-22, 23-X, 24-31, 32-X, 33-36, 37-X, 38-41, 42-X, 43-46, 47-X, 48-51, 52-X, 53-56, 57-X, 58-59, BLOCK 110; LOTS 1-2, 3-X, 4-7, 8-X, 9-116, BLOCK 111; LOTS 1-33, BLOCK 112; LOTS 1-24, BLOCK 113; LOT 1-13, BLOCK 114; LOTS 1-22, BLOCK 115; LOTS 1-5, 6-X, 7-24, BLOCK 116; LOTS 1-22, BLOCK 117; LOTS 1-12, BLOCK 118; LOTS 1-15, BLOCK 119; LOTS 1-X, BLOCK 120; LOTS 1-X, BLOCK 121; LOTS 1-12, BLOCK 122; LOTS 1-7, BLOCK 125; LOTS 1-31, BLOCK 126; LOTS 1-3, 4-X, 5-10, BLOCK 127; LOTS 1-X, BLOCK 128;

140.0 ACRE TRACT OF LAND SITUATED IN THE HOUSTON TAP & BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT NO. 654, THE I & G.N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1995, THE I & G.N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1996 AND THE HEIRS OF C.H. HIGBEE SURVEY, ABSTRACT NO. 2740

453 LOTS FEBRUARY 2024

PLAT CASE NO.: PP-24-

HUITT ZOLLARS logo and address: 500 W. 7th Street, Suite 300 Fort Worth, Texas 76102-4728

OWNER: WALSH RANCHES LIMITED PARTNERSHIP 155 WALSH DRIVE ALEDO, TEXAS 76008 PHONE: (817) 335-5417



DEVELOPER: REPUBLIC PROPERTY GROUP 400 S. RECORD STREET SUITE 1200 DALLAS, TEXAS 75202 PHONE: (214) 292-3410 FAX: (214) 292-3411



HZ PROJECT NO.: R30-3061.41

LAND DESCRIPTION:

BEING a 140.0 acre tract of land situated in the Houston Tap & Brazoria Railroad Company Survey, Abstract No. 654, the I & G.N. Railroad Company Survey, Abstract No. 1995, the I & G.N. Railroad Company Survey, Abstract No. 1996 and the Heirs of C.H. Higbee Survey, Abstract No. 2740 and being a portion of that certain tract of land described by Special Warranty Deed to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765 of the Deed Records of Parker County, Texas (D.R.P.C.T.) and Volume 12624, Page 92 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being a portion of a tract of land described in instrument to Quail Valley Devo 1, LLC as recorded in Document No. 201607571 of the Official Public Records, Parker County, Texas (O.P.R.P.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the most southeasterly corner of Lot 5-X, Block 74 of the Final Plat of Walsh Ranch - Quail Valley Residential, an addition to the City of Fort Worth as recorded in Cabinet F, Slide 455 of the Plat Records, Parker County, Texas (P.R.P.C.T.);

THENCE, along the southerly line of said Lot 5-X the following:

South 60 degrees 24 minutes 04 seconds West a distance of 213.44 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 29 degrees 35 minutes 56 seconds East a distance of 86.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 86 degrees 15 minutes 18 seconds West a distance of 97.49 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 64 degrees 00 minutes 23 seconds West a distance of 121.75 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the **POINT OF BEGINNING**;

THENCE, South 14 degrees 02 minutes 32 seconds East, along the westerly line of Lot 1, Block C of the Final Plat of Walsh Ranch Quail Valley, an addition to the City of Fort Worth as recorded in Cabinet D, Slide 721 (P.R.P.C.T.), a distance of 242.67 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the southwesterly corner of said Lot 1;

THENCE, along the southerly line of said Lot 1 the following:

South 89 degrees 21 minutes 42 seconds East a distance of 126.30 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 75 degrees 56 minutes 48 seconds East a distance of 68.91 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 87 degrees 16 minutes 49 seconds East a distance of 234.72 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 68 degrees 51 minutes 13 seconds East a distance of 36.65 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the most northwesterly corner of Walsh Ranch - Quail Valley, an addition to the City of Fort Worth as recorded in Cabinet E, Slide 149 (P.R.P.C.T.);

THENCE, departing the southerly line of said Lot 1 and along the westerly line of said Walsh Ranch - Quail Valley the following:

South 03 degrees 41 minutes 17 seconds West a distance of 294.62 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 03 degrees 11 minutes 06 seconds, a radius of 1,125.00 feet, and subtended by a 62.53 foot chord which bears North 87 degrees 54 minutes 16 seconds West;

Along said curve to the left an arc distance of 62.54 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 00 degrees 30 minutes 11 seconds West a distance of 73.24 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 17 degrees 12 minutes 10 seconds East a distance of 173.09 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 02 degrees 46 minutes 08 seconds, a radius of 885.00 feet, and subtended by a 42.76 foot chord which bears South 71 degrees 24 minutes 46 seconds West;

Along said curve to the left an arc distance of 42.77 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 19 degrees 58 minutes 19 seconds East a distance of 110.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 28 degrees 44 minutes 49 seconds East a distance of 72.78 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 33 degrees 35 minutes 09 seconds East a distance of 92.60 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 54 degrees 36 minutes 55 seconds East a distance of 40.21 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 39 degrees 20 minutes 07 seconds East a distance of 144.95 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 26 minutes 58 seconds, a radius of 2,580.00 feet, and subtended by a 20.24 foot chord which bears South 50 degrees 26 minutes 24 seconds West;

Along said curve to the left an arc distance of 20.24 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 39 degrees 47 minutes 05 seconds East a distance of 60.00 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 12 minutes 55 seconds, a radius of 2,520.00 feet, and subtended by a 9.47 foot chord which bears South 50 degrees 06 minutes 28 seconds West;

THENCE, departing the westerly line of said Walsh Ranch - Quail Valley, over and across said Walsh Ranches Limited Partnership tract the following:

Along said curve to the left an arc distance of 9.47 feet to a point for corner at the beginning of a compound curve to the left having a central angle of 21 degrees 15 minutes 53 seconds, a radius of 520.00 feet, and subtended by a 191.89 foot chord which bears South 39 degrees 22 minutes 03 seconds West;

Along said curve to the left an arc distance of 192.99 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

South 16 degrees 17 minutes 44 seconds East a distance of 21.51 feet to a point for corner;

South 60 degrees 30 minutes 00 seconds East a distance of 14.82 feet to a point for corner;

South 29 degrees 30 minutes 00 seconds West a distance of 52.00 feet to a point for corner;

North 60 degrees 30 minutes 00 seconds West a distance of 10.00 feet to a point for corner;

South 69 degrees 59 minutes 59 seconds West a distance of 19.48 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 20 degrees 25 minutes 23 seconds, a radius of 520.00 feet, and subtended by a 184.37 foot chord which bears South 09 degrees 27 minutes 41 seconds West;

Along said curve to the left an arc distance of 185.35 feet to a point for corner;

South 00 degrees 45 minutes 00 seconds East a distance of 108.84 feet to a point for corner;

South 46 degrees 15 minutes 00 seconds East a distance of 21.03 feet to a point for corner;

North 88 degrees 15 minutes 00 seconds East a distance of 10.00 feet to a point for corner;

South 01 degrees 45 minutes 00 seconds East a distance of 52.00 feet to a point for corner;

South 88 degrees 15 minutes 00 seconds West a distance of 11.03 feet to a point for corner;

South 44 degrees 23 minutes 58 seconds West a distance of 21.63 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 11 degrees 02 minutes 01 seconds, a radius of 1,030.00 feet, and subtended by a 198.04 foot chord which bears South 06 degrees 28 minutes 59 seconds West;

Along said curve to the right an arc distance of 198.35 feet to a point for corner;

South 12 degrees 00 minutes 00 seconds West a distance of 51.28 feet to a point for corner;

South 35 degrees 30 minutes 00 seconds East a distance of 20.27 feet to a point for corner;

South 83 degrees 00 minutes 00 seconds East a distance of 10.00 feet to a point for corner;

South 07 degrees 00 minutes 00 seconds West a distance of 52.00 feet to a point for corner;

North 83 degrees 00 minutes 00 seconds West a distance of 14.55 feet to a point for corner;

South 54 degrees 30 minutes 00 seconds West a distance of 22.12 feet to a point for corner;

South 12 degrees 00 minutes 00 seconds West a distance of 89.77 feet to a point for corner at the beginning of a curve to the left having a central angle of 14 degrees 20 minutes 35 seconds, a radius of 495.00 feet, and subtended by a 123.59 foot chord which bears South 04 degrees 49 minutes 43 seconds West;

Along said curve to the left an arc distance of 123.91 feet to a point for corner;

South 47 degrees 36 minutes 20 seconds East a distance of 21.44 feet to a point for corner;

North 88 degrees 00 minutes 00 seconds East a distance of 14.64 feet to a point for corner;

South 02 degrees 00 minutes 00 seconds East a distance of 52.00 feet to a point for corner;

South 88 degrees 00 minutes 00 seconds West a distance of 10.00 feet to a point for corner;

South 38 degrees 30 minutes 12 seconds West a distance of 19.48 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 08 minutes 19 seconds, a radius of 495.00 feet, and subtended by a 1.20 foot chord which bears South 11 degrees 55 minutes 50 seconds East;

Along said curve to the left an arc distance of 1.20 feet to a point for corner;

South 12 degrees 00 minutes 00 seconds East a distance of 101.04 feet to a point for corner at the beginning of a curve to the right having a central angle of 08 degrees 11 minutes 16 seconds, a radius of 830.00 feet, and subtended by a 118.51 foot chord which bears South 07 degrees 54 minutes 22 seconds East;

Along said curve to the right an arc distance of 118.61 feet to a point for corner;

South 49 degrees 20 minutes 13 seconds East a distance of 20.82 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 14 minutes 45 seconds, a radius of 2,331.00 feet, and subtended by a 10.00 foot chord which bears North 84 degrees 18 minutes 49 seconds East;

Along said curve to the left an arc distance of 10.00 feet to a point for corner;

South 05 degrees 48 minutes 34 seconds East a distance of 52.00 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 20 minutes 46 seconds, a radius of 2,383.00 feet, and subtended by a 14.39 foot chord which bears South 84 degrees 21 minutes 49 seconds West;

Along said curve to the right an arc distance of 14.39 feet to a point for corner;

South 43 degrees 01 minutes 44 seconds West a distance of 22.40 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 02 degrees 08 minutes 29 seconds, a radius of 830.00 feet, and subtended by a 31.02 foot chord which bears South 02 degrees 55 minutes 45 seconds West;

Along said curve to the right an arc distance of 31.02 feet to a point for corner;

South 04 degrees 00 minutes 00 seconds West a distance of 128.59 feet to a point for corner at the beginning of a curve to the left having a central angle of 03 degrees 49 minutes 26 seconds, a radius of 970.00 feet, and subtended by a 64.73 foot chord which bears South 02 degrees 05 minutes 17 seconds West;

Along said curve to the left an arc distance of 64.74 feet to a point for corner;

South 47 degrees 22 minutes 40 seconds East a distance of 20.42 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 13 minutes 03 seconds, a radius of 2,635.00 feet, and subtended by a 10.00 foot chord which bears North 85 degrees 14 minutes 22 seconds East;

Along said curve to the left an arc distance of 10.00 feet to a point for corner;

South 04 degrees 52 minutes 10 seconds East a distance of 52.00 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 15 minutes 51 seconds, a radius of 2,687.00 feet, and subtended by a 12.38 foot chord which bears South 85 degrees 15 minutes 46 seconds West;

Along said curve to the right an arc distance of 12.38 feet to a point for corner;

South 40 degrees 57 minutes 16 seconds West a distance of 21.36 feet to a point for corner;

South 03 degrees 38 minutes 45 seconds East a distance of 233.01 feet to a point for corner;

South 48 degrees 59 minutes 10 seconds East a distance of 14.06 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 11 minutes 40 seconds, a radius of 2,945.00 feet, and subtended by a 10.00 foot chord which bears North 85 degrees 28 minutes 44 seconds East;

Along said curve to the left an arc distance of 10.00 feet to a point for corner;

South 04 degrees 37 minutes 07 seconds East a distance of 110.00 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 02 degrees 37 minutes 07 seconds, a radius of 3,055.00 feet, and subtended by a 139.61 foot chord which bears South 86 degrees 41 minutes 27 seconds West;

Along said curve to the right an arc distance of 139.62 feet to a point for corner;

South 88 degrees 00 minutes 00 seconds West a distance of 100.00 feet to a point for corner at the beginning of a curve to the right having a central angle of 24 degrees 45 minutes 00 seconds, a radius of 3,555.00 feet, and subtended by a 1,523.74 foot chord which bears North 79 degrees 37 minutes 30 seconds West;

Along said curve to the right an arc distance of 1,535.65 feet to a point for corner;

North 67 degrees 15 minutes 00 seconds West a distance of 230.00 feet to a point for corner at the beginning of a curve to the left having a central angle of 01 degrees 08 minutes 43 seconds, a radius of 4,345.00 feet, and subtended by a 86.86 foot chord which bears North 67 degrees 49 minutes 22 seconds West;

Along said curve to the left an arc distance of 86.86 feet to a point for corner;

North 21 degrees 36 minutes 17 seconds East a distance of 110.00 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 06 minutes 05 seconds, a radius of 4,455.00 feet, and subtended by a 7.89 foot chord which bears North 68 degrees 26 minutes 46 seconds West;

Along said curve to the left an arc distance of 7.89 feet to a point for corner;

North 24 degrees 01 minutes 38 seconds West a distance of 14.26 feet to a point for corner;

North 20 degrees 30 minutes 00 seconds East a distance of 85.36 feet to a point for corner at the beginning of a curve to the left having a central angle of 02 degrees 24 minutes 49 seconds, a radius of 491.00 feet, and subtended by a 20.68 foot chord which bears North 19 degrees 17 minutes 35 seconds East;

Along said curve to the left an arc distance of 20.68 feet to a point for corner;

North 64 degrees 27 minutes 07 seconds East a distance of 13.65 feet to a point for corner;

North 15 degrees 58 minutes 58 seconds East a distance of 16.07 feet to a point for corner;

North 27 degrees 04 minutes 43 seconds West a distance of 14.97 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 09 degrees 40 minutes 54 seconds, a radius of 491.00 feet, and subtended by a 82.87 foot chord which bears North 09 degrees 02 minutes 10 seconds East;

Along said curve to the left an arc distance of 82.97 feet to a point for corner at the beginning of a reverse curve to the right having a central angle of 01 degrees 27 minutes 51 seconds, a radius of 429.00 feet, and subtended by a 10.96 foot chord which bears North 04 degrees 55 minutes 39 seconds East;

Along said curve to the right an arc distance of 10.96 feet to a point for corner;

North 58 degrees 52 minutes 48 seconds East a distance of 18.38 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 01 minutes 20 seconds, a radius of 4,713.00 feet, and subtended by a 1.84 foot chord which bears South

68 degrees 47 minutes 57 seconds East;

Along said curve to the right an arc distance of 1.84 feet to a point for corner;

North 21 degrees 12 minutes 43 seconds East a distance of 52.00 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 07 minutes 57 seconds, a radius of 4,765.00 feet, and subtended by a 11.02 foot chord which bears North 68 degrees 51 minutes 16 seconds West;

Along said curve to the left an arc distance of 11.02 feet to a point for corner;

North 26 degrees 38 minutes 50 seconds West a distance of 22.17 feet to a point for corner;

North 69 degrees 30 minutes 00 seconds West a distance of 63.87 feet to a point for corner;

South 67 degrees 38 minutes 50 seconds West a distance of 22.17 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 14 minutes 55 seconds, a radius of 4,765.00 feet, and subtended by a 103.84 foot chord which bears North 70 degrees 42 minutes 13 seconds West;

Along said curve to the left an arc distance of 103.84 feet to a point for corner;

North 20 degrees 30 minutes 00 seconds East a distance of 192.50 feet to a point for corner;

North 07 degrees 33 minutes 35 seconds East a distance of 48.77 feet to a point for corner;

North 09 degrees 53 minutes 20 seconds East a distance of 122.78 feet to a point for corner;

North 01 degrees 35 minutes 32 seconds East a distance of 47.57 feet to a point for corner;

North 06 degrees 42 minutes 16 seconds West a distance of 122.78 feet to a point for corner";

North 07 degrees 11 minutes 34 seconds West a distance of 61.35 feet to a point for corner;

North 19 degrees 25 minutes 15 seconds West a distance of 59.65 feet to a point for corner;

North 19 degrees 30 minutes 00 seconds West a distance of 210.00 feet to a point for corner;

North 22 degrees 12 minutes 36 seconds West a distance of 74.19 feet to a point for corner the beginning of a non-tangent curve to the right having a central angle of 02 degrees 42 minutes 36 seconds, a radius of 1,174.00 feet, and subtended by a 55.52 foot chord which bears North 69 degrees 08 minutes 42 seconds East;

Along said curve to the right an arc distance of 55.53 feet to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars";

North 70 degrees 30 minutes 00 seconds East a distance of 54.00 feet to a point for corner;

South 64 degrees 30 minutes 00 seconds East a distance of 21.21 feet to a point for corner;

North 70 degrees 30 minutes 00 seconds East a distance of 62.00 feet to a point for corner;

North 25 degrees 30 minutes 00 seconds East a distance of 21.21 feet to a point for corner;

North 19 degrees 30 minutes 00 seconds West a distance of 52.00 feet to a point for corner;

North 64 degrees 30 minutes 00 seconds West a distance of 21.21 feet to a point for corner;

North 19 degrees 30 minutes 00 seconds West a distance of 49.00 feet to a point for corner at the beginning of a curve to the right having a central angle of 09 degrees 30 minutes 00 seconds, a radius of 969.00 feet, and subtended by a 160.48 foot chord which bears North 14 degrees 45 minutes 00 seconds West;

Along said curve to the right an arc distance of 160.67 feet to a point for corner;

North 10 degrees 00 minutes 00 seconds West a distance of 100.00 feet to a point for corner at the beginning of a curve to the right having a central angle of 10 degrees 00 minutes 00 seconds, a radius of 859.00 feet, and subtended by a 149.73 foot chord which bears North 05 degrees 00 minutes 00 seconds West;

Along said curve to the right an arc distance of 149.92 feet to a point for corner;

North a distance of 408.39 feet to a point for corner at the beginning of a curve to the left having a central angle of 08 degrees 47 minutes 31 seconds, a radius of 231.00 feet, and subtended by a 35.41 foot chord which bears North 04 degrees 23 minutes 45 seconds West;

Along said curve to the right-left an arc distance of 35.45 feet to a point for corner on the southerly line of the aforementioned Lot 5-X;

THENCE, along the southerly line of said Lot 5-X the following:

North 86 degrees 01 minutes 03 seconds East a distance of 509.34 feet to a point for corner;

North 37 degrees 51 minutes 46 seconds East a distance of 546.41 feet to a point for corner;

North 74 degrees 35 minutes 27 seconds East a distance of 615.28 feet to a point for corner;

South 67 degrees 17 minutes 53 seconds East a distance of 117.08 feet to a point for corner;

South 14 degrees 02 minutes 32 seconds East a distance of 31.12 feet to the POINT OF BEGINNING, and containing 6,099,140 Square feet or 140.0 acres of land, more or less.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983 (2011). All distances are surface values and can be converted to grid values by dividing by the combined scale factor of 1.00015539999.

**PRELIMINARY PLAT
OF
WALSH RANCH QUAIL VALLEY
PLANNING AREA 6**

**LOTS 16-32, BLOCK 107; LOTS 1-X, 2-46, BLOCK 108;
LOT 1-X, 2-38 BLOCK 109; LOTS 1-2, 3-X, 4-7, 8-X, 9-12, 13-X, 14-17,
18-X, 19-22, 23-X, 24-31, 32-X, 33-36, 37-X, 38-41, 42-X, 43-46, 47-X,
48-51, 52-X, 53-56, 57-X, 58-59, BLOCK 110;
LOTS 1-2, 3-X, 4-7, 8-X, 9-116, BLOCK 111; LOTS 1-33, BLOCK 112;
LOTS 1-24, BLOCK 113; LOT 1-13, BLOCK 114;
LOTS 1-22, BLOCK 115; LOTS 1-5, 6-X, 7-24, BLOCK 116;
LOTS 1-22, BLOCK 117; LOTS 1-12, BLOCK 118;
LOTS 1-15, BLOCK 119; LOTS 1-X, BLOCK 120;
LOTS 1-X, BLOCK 121; LOTS 1-12, BLOCK 122;
LOTS 1-17, BLOCK 123; LOTS 1-6, 7-X, 8-53, BLOCK 124;
LOTS 1-7, BLOCK 125; LOTS 1-31, BLOCK 126;
LOTS 1-3, 4-X, 5-10, BLOCK 127; LOTS 1-X, BLOCK 128;**

**140.0 ACRE TRACT OF LAND SITUATED IN THE HOUSTON
TAP & BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT
NO. 654, THE I & G.N. RAILROAD COMPANY SURVEY,
ABSTRACT NO. 1995, THE I & G.N. RAILROAD COMPANY
SURVEY, ABSTRACT NO. 1996 AND THE HEIRS OF C.H.
HIGBEE SURVEY, ABSTRACT NO. 2740**

**453 LOTS
FEBRUARY 2024**

PLAT CASE NO.: PP-24-_____



500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huittzollars.com
CONTACT: JMARLIA@HUITT-ZOLLARS.COM

**OWNER:
WALSH RANCHES
LIMITED PARTNERSHIP**

155 WALSH DRIVE
ALEDO, TEXAS 76008
PHONE: (817) 335-5417



**DEVELOPER:
REPUBLIC PROPERTY GROUP**

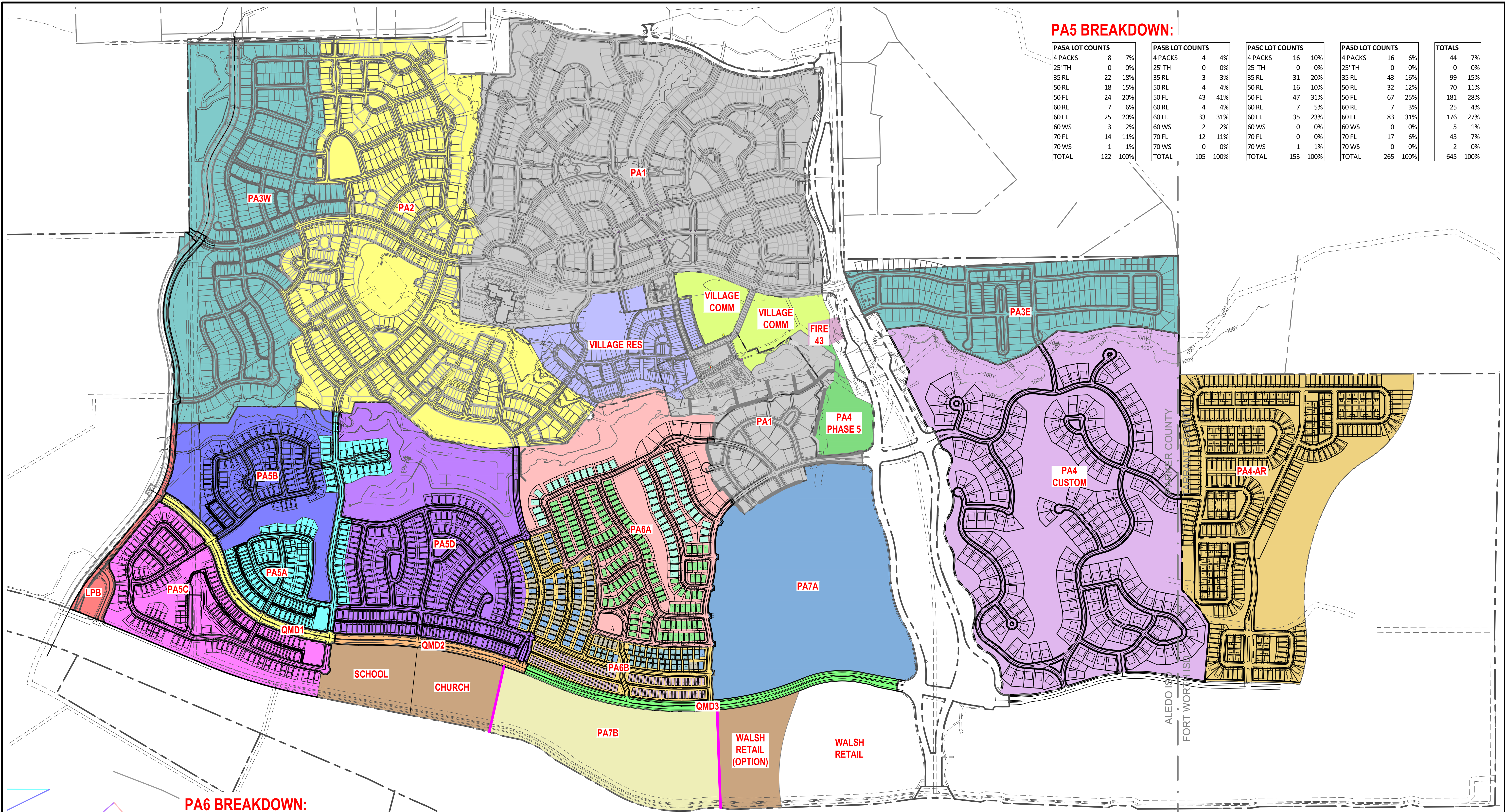
400 S. RECORD STREET SUITE 1200
DALLAS, TEXAS 75202
PHONE: (214) 292-3410
FAX: (214) 292-3411



HZ PROJECT NO.: R30-3061.41

SHEET **4** OF **4**

JMARLIA 02/16/2024 4:31PM \\HZ\SRV\FW\DISK2\PROJ\R303061003_PLANNING\2023\2024-01-12 MASTER PHASE EXHIBIT\WR_MASTER PHASE EXHIBITS.DWG



PA5 BREAKDOWN:

PA5A LOT COUNTS		
4 PACKS	8	7%
25' TH	0	0%
35 RL	22	18%
50 RL	18	15%
50 FL	24	20%
60 RL	7	6%
60 FL	25	20%
60 WS	3	2%
70 FL	14	11%
70 WS	1	1%
TOTAL	122	100%

PA5B LOT COUNTS		
4 PACKS	4	4%
25' TH	0	0%
35 RL	3	3%
50 RL	4	4%
50 FL	43	41%
60 RL	4	4%
60 FL	33	31%
60 WS	2	2%
70 FL	12	11%
70 WS	0	0%
TOTAL	105	100%

PA5C LOT COUNTS		
4 PACKS	16	10%
25' TH	0	0%
35 RL	31	20%
50 RL	16	10%
50 FL	47	31%
60 RL	7	5%
60 FL	35	23%
60 WS	0	0%
70 FL	0	0%
70 WS	1	1%
TOTAL	153	100%

PA5D LOT COUNTS		
4 PACKS	16	6%
25' TH	0	0%
35 RL	43	16%
50 RL	32	12%
50 FL	67	25%
60 RL	7	3%
60 FL	83	31%
60 WS	0	0%
70 FL	17	6%
70 WS	0	0%
TOTAL	265	100%

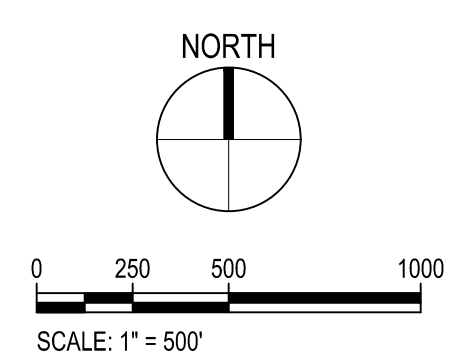
TOTALS		
4 PACKS	44	7%
25' TH	0	0%
35 RL	99	15%
50 RL	70	11%
50 FL	181	28%
60 RL	25	4%
60 FL	176	27%
60 WS	5	1%
70 FL	43	7%
70 WS	2	0%
TOTALS	645	100%

PA6 BREAKDOWN:

PA6A LOT COUNTS		
4 PACKS	0	0%
25' TH	0	0%
35 RL	0	0%
50 RL	0	0%
50 FL	0	0%
60 RL	0	0%
60 FL	0	0%
70 FL	0	0%
Britton	0	0%
50 FL	0	0%
55 FL	146	66%
70 FL	59	27%
80 CUSTOM	17	8%
TOTAL	222	100%

PA6B LOT COUNTS		
4 PACKS	52	21%
25' TH	0	0%
35 RL	99	40%
50 RL	0	0%
50 FL	57	23%
60 RL	0	0%
60 FL	40	16%
70 FL	0	0%
Britton	0	0%
50 FL	0	0%
55 FL	0	0%
70 FL	0	0%
80 CUSTOI	0	0%
TOTAL	248	100%

TOTALS		
4 PACKS	52	11%
25' TH	0	0%
35 RL	99	21%
50 RL	0	0%
50 FL	57	12%
60 RL	0	0%
60 FL	40	9%
70 FL	0	0%
Britton	0	0%
50 FL	0	0%
55 FL	146	31%
70 FL	59	13%
80 CUSTOI	17	4%
TOTAL	470	100%



HUITT ZOLLARS
 500 W. 7th Street, Suite 300
 Fort Worth, Texas 76102-4728
 817.335.3000
 www.huitt-zollars.com

OVERALL PHASING EXHIBIT

WALSH RANCH - QUAIL VALLEY

REPUBLIC PROPERTY GROUP
 400 S. RECORD STREET, SUITE 1200
 DALLAS, TEXAS 75202

HZ PROJECT NO.: R303061.41
 ISSUE DATE: January 12, 2024
 DRAWN BY: B.COLE
 REVIEWED BY: B.COLE
 APPROVED BY: J.MARLIA

SHEET **1** OF **1**



Conditions and Comments

Case: PP-24-007

Submitted: 2/5/2024

Remarks Due:

ZC Hearing:

Case Status: In Review

Title: Walsh Ranch Quail Valley Planning Area 6

Case Description: Preliminary plat of 453 single family lots

Address:

Acres:

Applicant:

Owner:

List of Conditions:

PLATTING

Fire

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

CORRECTION REQUIRED: Label Nouvelle Circle

CORRECTION REQUIRED: Label Baltazar Way

FYI: 2 points of ingress/egress will be required for approval of this plat at Final Platting.

FYI: A list of proposed street names will need to be provided at time of final platting. Street names will not be reviewed until an "FP" case number has been assigned by Development Services. Instructions will be provided at that time.

Streets existing and correct:

Longspur Drive (Continuation on this plat)

Paladora Drive (Continuation on this plat)

Riston Street

Cline Ridge Road (Continuation on this plat)

Quail Meadow Drive (Continuation on this plat)

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.

General

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PACS

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Planning

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

1. The Subdivision Ordinance in Section 31-103 (b) (3) states, residential subdivisions shall be platted to provide two-tiers of residential lots between opposite parallel public or private residential streets. All single-family and two-family residential lots shall be platted with a front and a rear yard, with the front yard designed to face a residential street. Several lots along Quail Meadow Drive front onto a private open space rather than a public or private street and some lots are configured as four packs with frontage onto a private drive rather than a public or private street. The total number of these lots will need to be calculated and a waiver request will be required from City Plan Commission or a redesign would be required.

2. 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 block face along Block 116 from Lots 1-24 and the block face along Block 124, Lots 1-30 and the block face along Block 124 Lots 31-53 exceed the maximum distance of 1,320. Either a redesign or a waiver request is required.

3. The Subdivision Ordinance in Section 31-102 (b) (2) states, subdivisions shall be designed to connect to adjacent existing stub-out streets as provided on an approved preliminary or final plat. Riston Street is stubbed out to this phase from the east and the applicant has requested a waiver to not connect to that roadway. Since the preliminary plat already has an internal connectivity index in excess of the required 1.4 and the extension of this stubout will not eliminate any long blocks or improve circulation, DRC supports the requested waiver.

4. The applicant has applied request to fully annex this property into the City as required by their development agreement. The preliminary plat, if approved, would be conditional upon the approval of the requested annexation. No final plats may be submitted until the annexation is approved by City Council.

Public Franchise Utility

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

No Comments

- Oncor
Josh Brown
Joshua.Brown2@oncor.com

--All properties touching road ROW will need 10 foot Oncor Electric Easement along the Road ROW property boundry

T/PW Engineering

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

1. Riston Street is required to be extended. to not extend requires waiver
2. Clarify lots that only have access through X-lots (will be required to be public access easements).

Notes:

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

B. 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. Requires Quail Meadows and Legacy Park Blvd to be green sheeted ahead of any final platting.

C. CFA (Ch. 31-131) - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements. TO include Quail meadow along frontage

D. Rough Proportionality (RP): The tract is subject to a review of the Rough Proportionality and potential construction for roadway improvements based on the site's impact on the roadway system prior to final platting of any phase.

RP includes: I. construction of Quail Meadows Drive from Walsh Minor 2 to Walsh Ranch Parkway to full MTP Cross section

T/PW Stormwater

- Stormwater Development Services
Contact: SDS@fortworthtexas.gov

0803 – Drainage Study – Provide a Drainage Study by a registered civil engineer in the State of Texas that conforms to the criteria contained in the 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-23-0194 - 04/08/24 DS Accepted for prelim plat only.}

- Label the FEMA Effective boundary on the plat face with the effective FIRM date and panel number.
CFWSO Art VI. Sec 31-105 (a)

- Show proposed drainage easements for outfalls.
CFWSO Art VI. Sec 31-105 (b)

- Label Ultimate and Floodplain Easements on sheet 2.
CFWSO Art VI. Sec 31-105 (c)(1)

Zoning

- Zoned PD-522 Planned Development

WATER

Review

- ****Water Planning Comments****
Plat case review Performed On: 2/13/2024

Accepted study WSS-2023-2780

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

Plat case review Performed On: 2/15/2024

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

Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately. Please include your assigned case manager.

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

1) FYI - (2/15/24)(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.

2) FYI - (2/15/24)(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."

3) FYI - (2/15/24)(DP) -- Utility Easements Note required on plat face:

4) FYI - (2/15/24)(DP) -- Water Extensions are required from the respective pressure plane water lines by (CFA) - Per City accepted construction plans water extensions to every proposed lot and along frontage to the end of lot line of all properties are 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.

5) FYI - (2/15/24)(DP) -- Sewer Extensions are required by (CFA) - Per City accepted construction plans sewer extensions to every proposed lot and along frontage to the end of lot line of property are required: provide an executed community facilities agreement for the sewer improvement as necessary to serve the subject property. No water/sewer in side or back of lots per Subdivision Ordinance.

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

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

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

$[(\text{Depth of Pipe}) \times 2] + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width}$

NOTE: Width is rounded up to nearest 5 feet, O.D. is outside diameter of pipe.

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

Plat case review Performed On: 2/15/2024

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

Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately. Please include your assigned case manager.

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

7) FYI - (2/15/24)(DP) -- Special Fees Apply

REC ID 1004 Water Main Capacity Charges of \$400 per connection applies at building permit.

REC ID 994 Sewer Per Acre Charges of (2024 Rate) \$440.27 per acre applies (Walsh Ranch - G-16089).

REC ID 1183 sewer per acre charges of (2024 Rate) \$951.95 per acre applies (Walsh Ranch Sanitary Sewer)

List of Comments:

VA-24-007 Vacation of Excess Right-of-Way along Altamesa Boulevard: Council District 8.

Being a vacation of excess right-of-way along Altamesa Boulevard, as dedicated by Night Train Compressor Site, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D212014810 PRTCT and by the deed recorded in Volume 10038, Page 745 DRCT, located in the City of Fort Worth, Tarrant County, Texas.

General Location: West of Wichita Street and north of Joel East Road.

GENERAL INFORMATION

A. APPLICANT..... IV5 Frontier Commerce Park, LP
Brookfield Properties (USA) LLC

B. PURPOSE OF REQUEST
Replat the slivers of excess right-of-way with the adjacent properties for an industrial warehouse development.

C. CURRENT STATUS

1. Improvements.....	Unimproved
2. Apparent Condition.....	Unimproved
3. Zoning.....	"CF" Community Facilities
4. Comprehensive Plan Future Land Use.....	Institutional
5. Utilities.....	Water and Public Franchise Utilities
6. Planning and Development Department Case Coordinator.....	Alex Parks
7. Neighborhood Organizations Notified.....	Streams and Valleys Inc, Trinity Habitat for Humanity, Fort Worth ISD, Everman ISD

D. TECHNICAL ANALYSIS

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

E. COMMENTS AND REQUIREMENTS

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

- 1. Traffic Circulation Analysis.** The street vacation will not adversely affect area traffic circulation.
- 2. Plat Note.** Add the following note to the plat: "No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
- 3. Consistency with Approved Master Thoroughfare Plan (MTP).** The requested vacation is to eliminate excess right-of-way previously dedicated no longer required to construct the cross-section as shown on the approved MTP. The previous iteration of the MTP showed 110 feet for this portion of Altamesa Boulevard with the update in 2016, this section was reduced to only 80 feet wide. The applicant is applying to

abandon the slivers of excess right-of-way along each side of the road to bring it into conformance with the approved MTP.

F. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

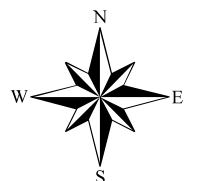
DRC Recommends: Approval of a recommendation to City Council for the vacation of two portions of excess right-of-way (north and south) along Altamesa Boulevard just west of Wichita Street.



Legend

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

1 inch = 400 feet



A=377.40'
B=2,403.00'
L=141.45'
B=533'48.30"
C=141.45'

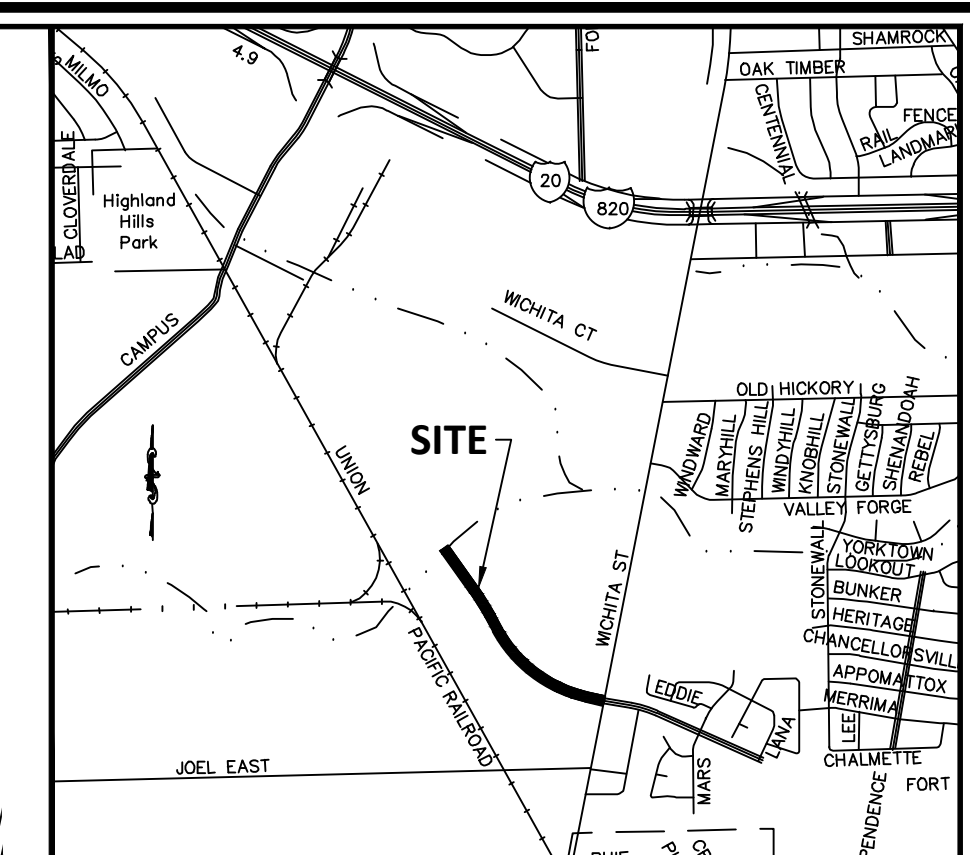
GAS WELL PAD

LOT 1 BLOCK 1
NIGHT TRAIN COMPRESSOR SITE
BKV MIDSTREAM, LLC

LOT 2 BLOCK 2
414,812.73 SQ. FT.
9.523 ACRES
IV5 FRONTIER COMMERCE
PARK, LLC

LOT 3 BLOCK 1
204,110.53 SQ. FT.
4.686 ACRES
IV5 FRONTIER COMMERCE PARK, LLC

LOT 3 BLOCK 2
739,465.38 SQ. FT.
16.976 ACRES
IV5 FRONTIER COMMERCE PARK, LLC



VICINITY MAP
Not To Scale

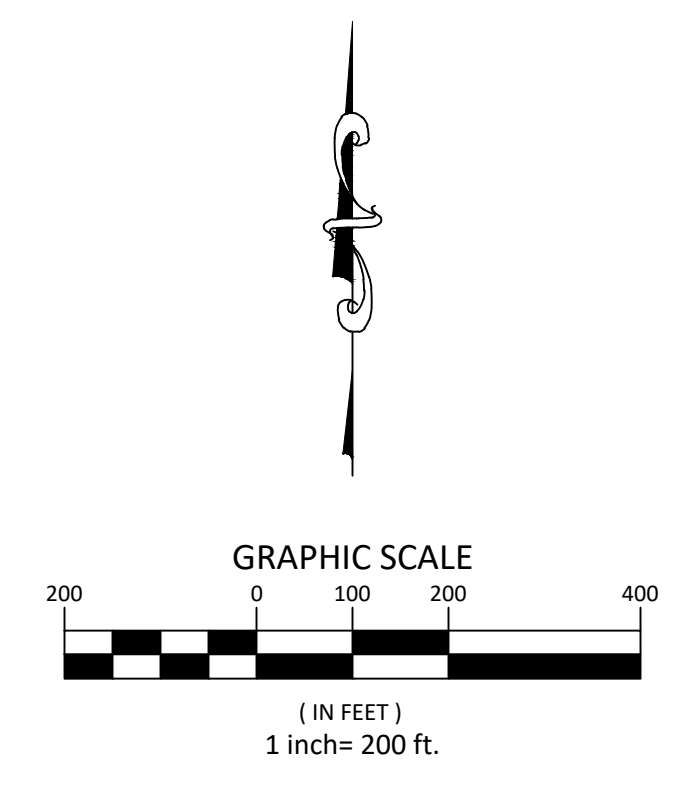
OWNER / DEVELOPER:
IV5 FRONTIER COMMERCE PARK, LP
BROOKFIELD PROPERTIES (USA) LLC
2121 NORTH PEARL ST. SUITE 1210
DALLAS, TEXAS 75201
(214) 393-5069

ENGINEER/SURVEYOR:
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817)-335-1121

SITE LEGEND	
	PROPERTY BOUNDARY
	ADJOINERS
	BUILDING SETBACK
	YARD SETBACK
	EASEMENT
	PROPOSED CURB
	ROW ABANDONMENT

ALTAMESA ROW ABANDONMENT EXHIBIT

BROOKFIELD FRONTIER
COMMERCE PARK
FORT WORTH, TEXAS
76133



JOB NO. B006085.002



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

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