



MEETING AGENDA

CITY PLAN COMMISSION

Wednesday, September 28, 2022

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

Videoconference:

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e7355aa6133bcf1735444783a0fddf553>

Meeting/Access Code: 2554 863 2599

Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208

Meeting/Access Code: 2554 863 2599

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 September 27, 2022. To sign up to speak in person at the meeting, contact Stuart Campbell at stuart.campbell@fortworthtexas.gov or 817-392-2412. To sign up to speak virtually, register through WebEx in accordance with the directions set out on the City’s website above. Please note that the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.**

COMMISSION MEMBERS

Vicky Schoch, CD 1	_____	Don Boren, Chair CD 8	_____
Kathy Hamilton CD 2	_____	Vacant, CD 9	_____
Jim Tidwell, CD 3	_____	Matthijs Melchiors, Alternate	_____
Matt Kotter, CD 4	_____	Josh Lindsay, Alternate	_____
Will Dryden, CD 5	_____	Andrew Scott, Alternate	_____
Armard Anderson, CD 6	_____	Stephanie Spann, Alternate	_____
Edward Deegan, CD 7	_____	Jarrett Wilson, Alternate	_____

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 |

II. PUBLIC HEARING: 1:30 P.M. City Council Chamber

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF SEPTEMBER 14, 2022 MEETING MINUTES
- D. CONTINUED CASE (1)

1. PP-22-062 Timber Wolf Valley, Lots 1-15, 1X, Block 1 (Continued - Waiver Request): 15 Single-Family Lots. Council District 7.

- a. Being 21.50 acres situated in the David Washington Survey, Abstract No. 393, located in Tarrant County, Texas.
- b. General Location: South of Davis Road, west of Teague Road and east of Rendon New Hope Road.

- c. Applicant: Texas Surveyors
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to allow five lots (Lots 1 through 4 and 9), that are less than one-acre of contiguous land area, exclusive of floodplain and drainage easements, access easements and right-of-way, to be served by a private onsite septic system; 2) Approval of one Subdivision Ordinance waiver to not extend an internal street (Street B) to the unplatted lots adjacent to the north and south plat boundary; 3) Approval of one Subdivision Ordinance waiver to permit a development to be platted with a connectivity index of less than the minimum required 1.4; and 4) 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 five lots (Lots 1 through 4 and 9), that are less than one-acre of contiguous land area, exclusive of floodplain and drainage easements, access easements and right-of-way, to be served by a private onsite septic system; 2) Approval of one Subdivision Ordinance waiver to not extend an internal street (Street B) to the unplatted lots adjacent to the north and south plat boundary; 3) Approval of one Subdivision Ordinance waiver to permit a development to be platted with a connectivity index of less than the minimum required 1.4; and 4) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

E. NEW CASES (8)

2. **AX-22-006** **Beggs East (Owner-Initiated Annexation Request): Proposed for Residential and Commercial Type Development. ETJ - Parker County. Future Council District 3.**

- a. Being a 262.063 acre tract situated in the F. SANCHEZ SURVEY, ABSTRACT No. 2347, the J. D. MORRIS SURVEY, ABSTRACT No. 926, the P. J. McCLARY SURVEY, ABSTRACT No. 907, the W. CAGLE SURVEY, ABSTRACT No. 2373, the G. E. & A. H. TANDY SURVEY, ABSTRACT No. 2356, the J. D. KYLE SURVEY, ABSTRACT No. 792, and being a portion of that certain 9.449 acre tract described in instrument to TXDOT, (Farmer Road (aka F.M. 3325)) recorded in Volume 1707, Page 612, of the Official Public Records of Parker County, Texas, (O.P.R.P.C.T.), a portion of that certain called 8.302 acre tract described in instrument to TXDOT, (Farmer Road (aka F.M.3325)), recorded in Volume 1728, Page 828, O.P.R.P.C.T., a portion of that certain called 598.949 acre tract described in instrument to FFW Holdings, Inc., recorded under Clerk's File Number 201410303, O.P.R.P.C.T., a portion of that certain 129.769 acre tract described in instrument to Geo Beggs Aledo Ranch, LP, recorded under Clerk's File Number 202043651, O.P.R.P.C.T., a portion of that certain called 127 acre tract described in said instrument to Geo Beggs Aledo Ranch, LP, a portion of that certain 31.40 acre tract described in instrument to Kevin W. Van, J.C.D., D.D. Bishop of the Catholic Diocese of Fort Worth, recorded in Volume 2459, Page 1357, O.P.R.P.C.T., a portion of that certain called 136.237 acre tract described in instrument to Aledo Independent School District, recorded in Volume 2583, Page 1480, O.P.R.P.C.T., and being all of a 40 foot wide right-of-way dedication as shown on plat of Lot 1, Block 93, Morningstar Addition, recorded in Cabinet E, Slide 740, of the Plat Records of Parker County, Texas, (P.R.P.C.T.), and portion of a prescriptive right-of-way locally known as Old Weatherford Road, (aka Mary's Creek Road) (aka County Road

1083), and all of a 40 foot wide right-of-way dedication as shown on plat of Morningstar, recorded in Cabinet D, Slide 559, P.R.P.C.T., Parker County, Texas. ,

- b. General Location: Southeast corner at the intersection of FM3325 and Old Weatherford Road.
- c. Applicant: Peloton Land Solution
- d. Applicant Requests: Approval of a recommendation to City Council for approval of the proposed land uses in the Beggs East Annexation application (AX-22-006) that are inconsistent with the Comprehensive Plan.
- e. City Staff Recommends: Approval of a recommendation to City Council for approval of the proposed land uses in the Beggs East Annexation application (AX-22-006) that are inconsistent with the Comprehensive Plan.

3. **AX-22-007** **Aledo 34 (Owner-Initiated Annexation Request): Proposed for Residential Type Development. ETJ - Parker County. Future Council District 7.**

- a. Being a 32.975 acre tract situated in the J.D. KYLE SURVEY, ABSTRACT No. 792, and the C. JACKSON SURVEY, ABSTRACT No. 754, Parker County, Texas, and being out of and a portion of that certain called 34.744 acre tract described in instrument to Weatherford College of the Parker County Junior College District, recorded in Volume 2583, Page 1474, of the Real Property Records of Parker County, Texas.

BEING a 0.915 acre tract situated in the J.D. KYLE SURVEY, ABSTRACT No. 792, Parker County, Texas, and being out of and a portion of that certain called 34.548 acre tract described in instrument to Aledo WC 34, LLC, recorded under Clerk's File Number 202148423, of the Real Property Records of Parker County, Texas.

BEING a 0.658 acre tract situated in the J.D. KYLE SURVEY, ABSTRACT No. 792, and the C. JACKSON SURVEY, ABSTRACT No. 754, Parker County, Texas, and being out of and a portion of that certain called 34.744 acre tract described in instrument to Weatherford College of the Parker County Junior College District, recorded in Volume 2583, Page 1474, of the Real Property Records of Parker County, Texas

- b. General Location: North of Old Weatherford Rd and west of Walsh Drive.
- c. Applicant: Peloton Land Solutions
- d. Applicant Requests: Approval of a recommendation to City Council for approval of the proposed land uses in the Aledo 34 Annexation application (AX-22-007) that are inconsistent with the Comprehensive Plan.
- e. City Staff Recommends: Approval of a recommendation to City Council for approval of the proposed land uses in the Aledo 34 Annexation application (AX-22-007) that are inconsistent with the Comprehensive Plan.

4. **AX-22-009** **Gene Pike NISD (Owner-Initiated Annexation Request): Proposed for Institutional Type Development. ETJ - Denton County. Future Council District 7.**
 - a. Being 18.51 acres of land situated in the W.N. Sample Survey, Abstract No. 1207, Denton County, Texas and being all of that certain tract of land conveyed to the Northwest I.S.D., according to the deed filed in Instrument #2018-109099, Deed Records of Denton County, Texas (D.R.D.C.T.).
 - b. General Location: 1800 SH 114, Justin, Texas 76247
 - c. Applicant: Teague, Nall & Perkins
 - d. Applicant Requests: Approval of a recommendation to City Council for approval of the proposed land uses in the Gene Pike NISD Annexation application (AX-22-009) that are inconsistent with the Comprehensive Plan.
 - e. City Staff Recommends: Approval of a recommendation to City Council for approval of the proposed land uses in the Gene Pike NISD Annexation application (AX-22-009) that are inconsistent with the Comprehensive Plan.

5. **FP-22-131** **Walsh Ranch Quail Valley (Conditional Approval): Walsh Village Residential: Block 79 Lot 1, Block 1 Lots 7X-R1 & 7X-R2. Council District 3.**
 - a. Being 4.63 acre tract of land situated in the I & G.N. R.R. Survey, Abstract No. 2004, being a replat of Block1, Lot 7X, Walsh Ranch, an addition to the City of Fort Worth, Parker County, Texas recorded under cabinet D, Slide 637 PRPCT, located in the City of Fort Worth, Parker County, Texas.
 - b. General Location: North of IH-30 West frontage road, south of Walsh Avenue, east of Domingo Drive and west of Walsh Ranch Parkway.
 - c. Applicant: Huitt-Zollars, Inc.
 - d. Applicant Request: Conditional approval of the final plat upon: 1) recording offsite water and drainage easements prior to final plat recordation; and 2) upon meeting the platting comments in the staff report.
 - e. DRC Recommends: Conditional approval of the final plat upon: 1) recording offsite water and drainage easements prior to final plat recordation; and 2) upon meeting the platting comments in the staff report.

6. **FP-22-133** **Tradition, Lots 100-150, 151X, 152X, Block OO; Lots 20-30, Block OOO; Lots 1-33, Block PPP; & Lots 1-34, Block QQQ (Conditional Approval): ETJ - Denton County.**
 - a. Being 25.924 acres situated in the Guadalupe Cardinas Survey, Abstract No. 214, located in Denton County, Texas.
 - b. General Location: North of Highway 114, west of North FM 156 and Texas Motor Speedway, south of Sam Reynolds Road, and east of Ben-Bert Road.

- c. Applicant: GM Civil, Inc.
- d. Applicant Requests: Conditional approval of the final plat upon: 1) platting and construction of the second point of access; and 2) upon meeting the platting comments in the staff report.
- e. DRC Recommends: Conditional approval of the final plat upon: 1) platting and construction of the second point of access; and 2) upon meeting the platting comments in the staff report.

7. **FS-22-216** **Red Eagle Addition, Lot 1, Block 1 (Waiver Request): ETJ-Johnson County.**

- a. Being a 2.384 acre tract of land situated in the J. W. Doggett Survey, Abstract No. 1238, located in Johnson County, Texas.
- b. General Location: North of Evans Street, south of Chisholm Trail Road and east of North Meadows.
- c. Applicant: Lonestar Surveying, LLC
- d. Applicant Requests: 1) Approval of the one Subdivision Ordinance waiver to allow one lot with less than one acre of contiguous land area, exclusive of floodplain and drainage easements, access easements, and right-of-way (0.3918 acres) to be served by a private onsite septic system; and 2) conditional approval upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Approval of the one Subdivision Ordinance waiver to allow one lot with less than one acre of contiguous land area, exclusive of floodplain and drainage easements, access easements, and right-of-way (0.3918 acres) to be served by a private onsite septic system; and 2) conditional approval upon meeting the platting comments in the staff report.

8. **MT-22-010** **Randol Mill Road (MTP Waiver and Amendment Request): Waiver and Amendment to the Master Thoroughfare Plan. Council District 5.**

- a. Being a Master Thoroughfare Plan amendment request to change the cross section for a portion of Randol Mill Road from Neighborhood Connector NCO-L1-T0-TWLT-P0-BLC (80) to NCO-L2-T0-NTMS-P0-BOP (80); to realign a portion of Randol Mill Road approximately 300 feet to the north; and a waiver request for a portion of Randol Mill Road to be constructed with an interim cross section from approximately 600-feet west of the intersection of Randol Mill Road and Trinity Court to Flyaway Lane, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Goldeneye Lane and just east of East Loop 820 North.
- c. Applicant: City of Fort Worth Development Services Department
- d. Applicant Requests: 1) Approval of a Master Thoroughfare Plan (MTP) waiver to allow an interim cross section of one-lane in each direction with a left turn lane, along

Randol Mill Road from approximately 600-feet west of the intersection of Randol Mill Road and Trinity Court to Flyaway Lane; and

2) Approval of a recommendation to City Council for an MTP amendment to change the cross section from a neighborhood collector with a two-way left turn lane to a neighborhood connector with a non-traversable median, NCO-L1-T0-TWLT-P0-BLC(80) to NCO-L2-T0-NTMS-P0-BOP(80); and, realignment of a portion of Randol Mill Road to approximately 300 feet north of its current location on the MTP, from approximately 600 feet west of the intersection of Randol Mill Road and Trinity Court to Flyaway Lane.

e. DRC Recommends: 1) Approval of a Master Thoroughfare Plan (MTP) waiver to allow an interim cross section of one-lane in each direction with a left turn lane, along Randol Mill Road from approximately 600 feet west of the intersection of Randol Mill Road and Trinity Court to Flyaway Lane; and

2) Approval of a recommendation to City Council for an MTP amendment to change the cross section from a neighborhood collector with a two-way left turn lane to a neighborhood connector with a non-traversable median, NCO-L1-T0-TWLT-P0-BLC(80) to NCO-L2-T0-NTMS-P0-BOP(80); and, realignment of a portion of Randol Mill Road to approximately 300 feet north of its current location on the MTP, from approximately 600 feet west of the intersection of Randol Mill Road and Trinity Court to Flyaway Lane.

9. **OMB Comprehensive Plan FLU Amendment – Veal Ranch Area: City Council District 4.**

- a. Being a proposed Future Land Use Map amendment to the Comprehensive Plan for the Veale Ranch Area to support future employment center development and associated land uses.
- b. General Location: South of Interstate I-20, west of Interstate Loop 820, north of Bear Creek, and east of Bentley Bridge Drive.
- c. Applicant: City of Fort Worth Development Services
- d. Applicant requests: Approval of a recommendation to City Council for adoption of the proposed Veale Ranch area Future Land Use Map amendments as part of the 2023 Comprehensive Plan update.
- e. City Staff recommends: Approval of a recommendation to the City Council for adoption of the proposed Veale Ranch area Future Land Use Map amendments as part of the 2023 Comprehensive Plan update.

Adjournment: _____

ACCESSIBILITY STATEMENT

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

DECLARACIÓN DE ACCESIBILIDAD

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

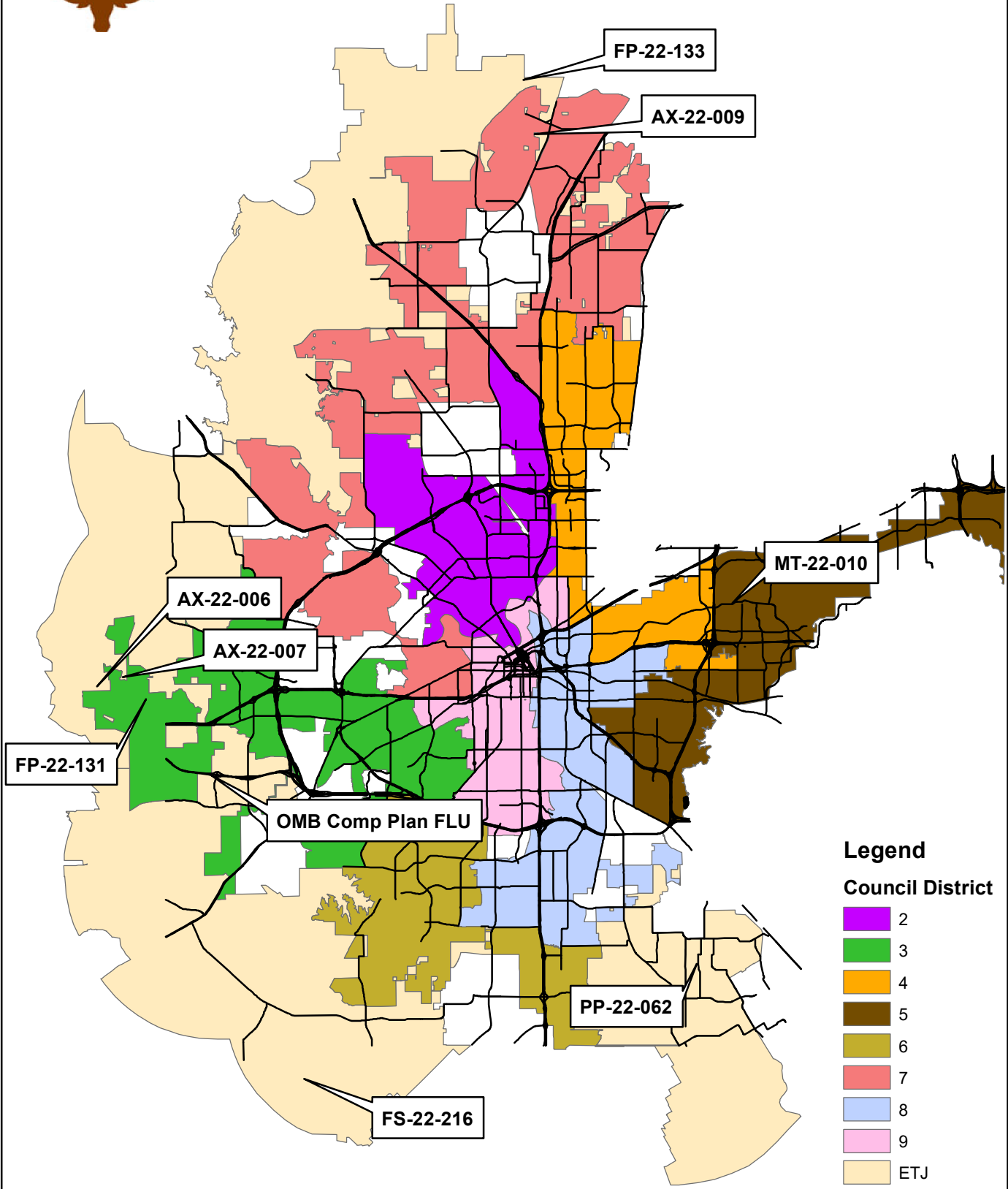
EXECUTIVE SESSION

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, September 23, 2022 at 10:30 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Jannetta S. Howard
City Secretary for the City of Fort Worth, Texas

September City Plan Commission Case Map



1 in = 5 miles



PP-22-062 Timber Wolf Valley, Lots 1-15, 1X, Block 1 (Continued - Waiver Request): 15 Single-Family Lots. Council District 7.

Being 21.50 acres situated in the David Washington Survey, Abstract No. 393, located in Tarrant County, Texas.

General Location: South of Davis Road, west of Teague Road and east of Rendon New Hope Road.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant MW Texan Star Homes, LLC
- 2. Consultant / Agent Texas Surveyors

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning ETJ Tarrant County
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Suburban Residential
- 4. Public Hearing Notification Mailing Date September 7, 2022
- 5. Development Services Department Case Coordinator..... Lynn Jordan
- 6. Organizations Courtesy Notified..... District 6 Alliance,
Streams And Valleys Inc, Trinity
Habitat for Humanity, Mansfield ISD

C. SERVICE DISTRICTS

- 1. School ISD..... Mansfield ISD
- 2. Proposed Water Supply Means..... Bethesda
- 3. Proposed Sanitary Waste Disposal Means..... Tarrant County

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The plat was continued at the September 14, 2022 City Plan Commission meeting to allow more time for the applicant to work with staff. The subject property is in far south Fort Worth. Access will be provided by Teague Road, a neighborhood connector on the Master Thoroughfare Plan MTP. There will be no direct residential access to Teague Road.

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. Subdivision Ordinance in Section 31-106 (c) (7) states, urban local streets shall be extended to the subdivision boundary to connect with adjoining streets. The applicant has requested a waiver to not extend to the north and south plat boundaries as they are existing single-family parcels.

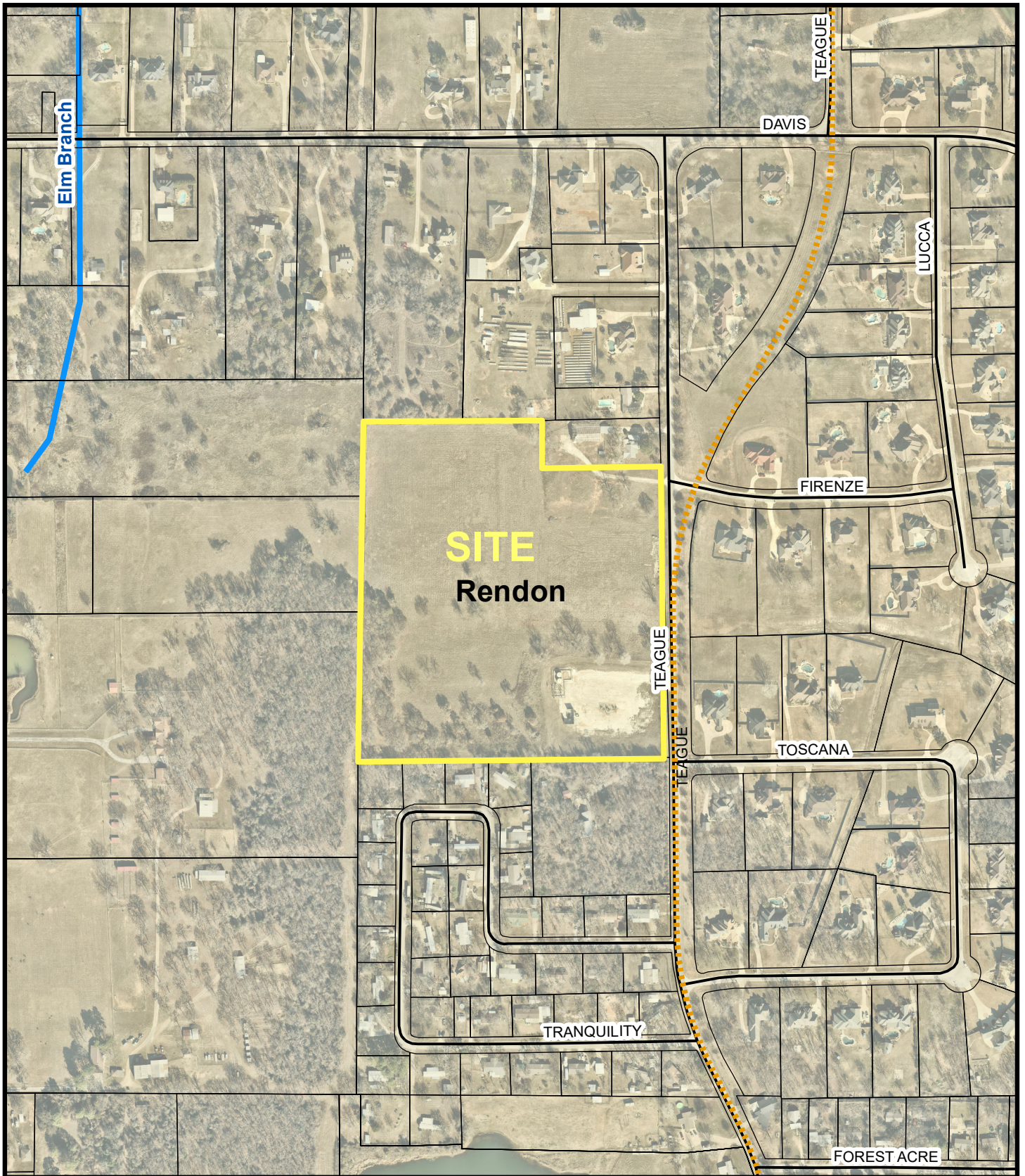
The Subdivision Ordinance in Section 31-103(d)(1) states, lots served by on-site wastewater septic disposal systems shall have a contiguous land area not less than one acre (net) in size, exclusive of 100-year floodplain, drainage easements and features, access easements and street right-of-way. The applicant is requesting a waiver for Lots 1 through 4 and Lot 9 to be less than the 1 acre net requirement.

The Subdivision Ordinance in Section 31-101 (d) (1) states, all proposed 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). The applicant is requesting a waiver to the connectivity index being less than 1.4 for this private development.

DRC supports the waiver requests based on existing conditions.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval one Subdivision Ordinance waiver to allow five lots (Lots 1 through 4 and 9), that are less than one-acre of contiguous land area, exclusive of floodplain and drainage easements, access easements and right-of-way, to be served by a private onsite septic system; 2) Approval of one Subdivision Ordinance waiver to not extend an internal street (Street B) to the unplatted lots adjacent to the north and south plat boundary; 3) Approval of one Subdivision Ordinance waiver to permit a development to be platted with a connectivity index of less than the minimum required 1.4; and 4) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.



MAP LEGEND

Master Thoroughfare Plan

Land Use

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

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

425 212.5 0 425 Feet



Scale: 1 inch = 425 feet



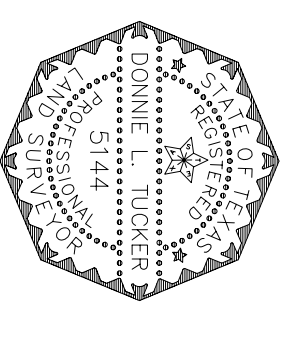
Owners Certificate

Whereas MW Texan Star Homes are the owners of a tract or parcel of land situated in the Wash Davidson Survey, Abstract No. 393, City of Fort Worth, Tarrant County, Texas, being the same 21.50 acre tract conveyed to MW Texan Star Homes, LLC, by deed recorded as D221217749, Deed Records, Tarrant County, Texas, being more particularly described as follows: Beginning at a mag nail found for corner in Teague Road, being the southeast corner of a 1.34 acre tract as conveyed to the Mouser Family Limited Partnership # 1 by deed recorded as D240127954, Deed Records, Tarrant County, Texas, known as Tract 3 and the northeast corner of this tract; Thence South 00°36'05" East with said Teague Road and the east line of said 21.50 acre tract a distance of 901.13 feet to a mag nail found for corner in said Teague Road, being the southeast corner of said 21.50 acre tract; Thence South 89°28'46" West generally along a fence and the south line of said 21.50 acre tract a distance of 962.28 feet to a 1/2" iron rod found for corner; being the southwest corner of this tract; Thence North 00°49'36" East generally along a fence and the west line of said Mouser tract a distance of 1045.76 feet to a 1/2" iron rod found for corner; being the most northerly northeast corner of this tract; Thence South 89°06'21" East generally along a fence and the north line of said Mouser tract a distance of 545.77 feet to a 1/2" iron rod found for corner; being the most northerly northeast corner of this tract; Thence North 00°36'05" East with said Teague Road and the west line of said Mouser tract a distance of 150.00 feet to a 1/2" iron rod found for corner; being the southwest corner of a Mouser tract; Thence North 89°10'17" East with the south line of a said Mouser tract generally along a fence a distance of 389.90 feet to the POINT OF BEGINNING and containing 21.50 acres of land, more or less, as surveyed on the ground in August, 2021 by Tucker Surveyors.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS
 That we, MW Texan Star Homes, do hereby adopt this final plat as Timber Wolf Valley Lots 1 thru Lot 15, and Lot IX, Block I, in addition to Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and right-of-ways shown hereon.
 WITNESS MY HAND AT TARRANT COUNTY, TEXAS, this the _____ day of _____, 2022.
 Kim Nations - Partner

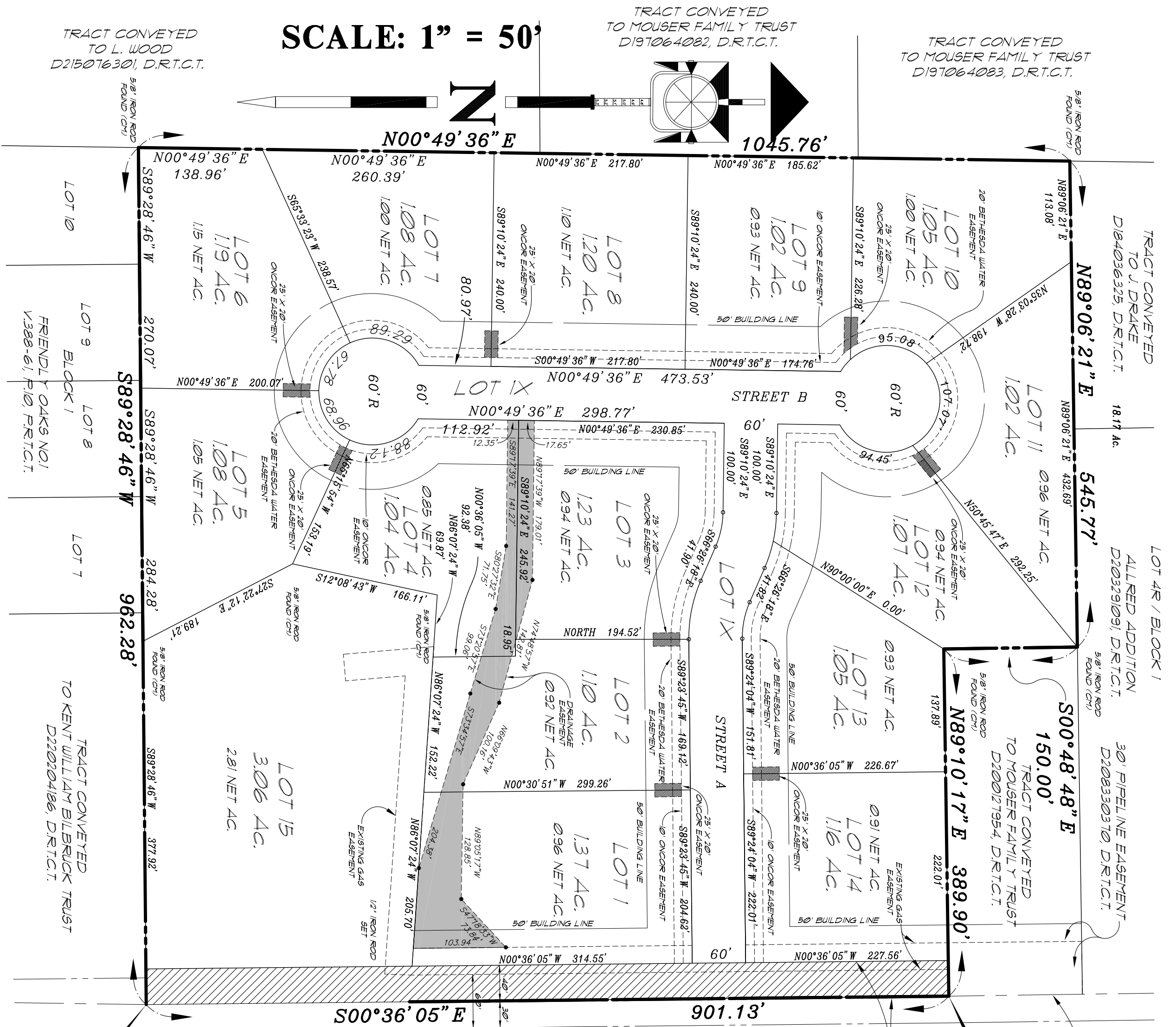
State of Texas
 County of Tarrant
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kim Nations, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that she executed the same purpose and consideration therein expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.
 Notary Public

State of Texas
 County of Tarrant
 THAT I, Dominic L. Tucker, do hereby certify that I prepared this plat from actual surveys on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Platting and Zoning Commission of the City of Fort Worth, Tarrant County, Texas.
 Dominic L. Tucker, PLS #5144



BEFORE ME, the undersigned, a Notary Public in and for the 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 acknowledge to me that he executed the same purpose and consideration therein expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.
 Notary Public

PRELIMINARY PLAT
TIMBER WOLF VALLEY
 OF
LOTS 1 THRU LOT 15, AND LOT IX, BLOCK I
21.50 ACRES
DAVID WASHINGTON SURVEY, ABSTRACT NO. 393
TARRANT COUNTY, TEXAS
 DATE NOVEMBER 2021 SCALE 1" = 50'
 REVISED: _____
 FIRM NO.10194218
SURVEYORS
 P.O. Box 1885
 Burleson, Texas 76097
 Office: 817-295-2399
 Fax: 817-295-3311
 email: info@texasurveyors.com

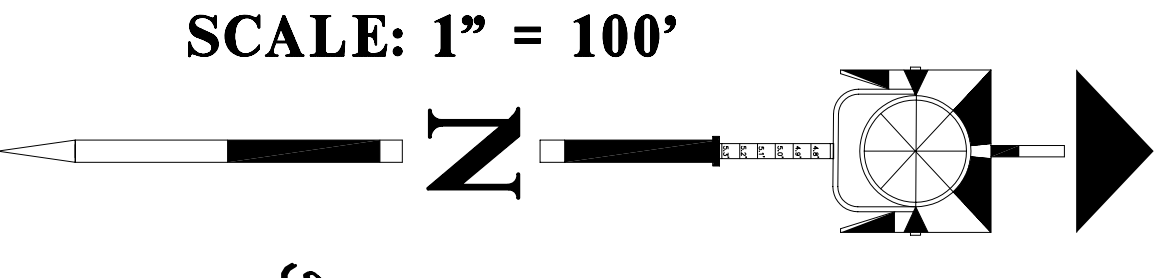


LEGEND

- PROPERTY LINE
- EXISTING CONVEYING INSTRUMENT
- POINT OF BEGINNING
- AREA DEDICATED FOR ROW
- EXISTING CENTERLINE

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	42.17	100.00
C2	63.49	160.00
C3	39.68	100.00
C4	67.48	160.00



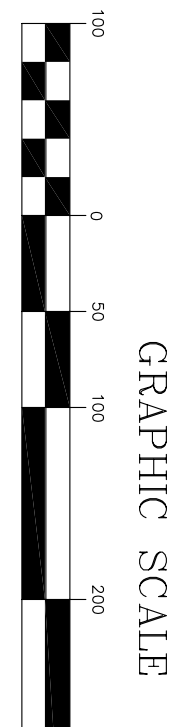
Land Use Table

DEVELOPMENT YIELD	GROSS SITE AREA (ACRES) ±	TOTAL NUMBER LOTS ±
RESIDENTIAL LOTS, NUMBER ±		TOTAL NUMBER OF DWELLING UNITS ±
COMMERCIAL LOTS, NUMBER ±		PRIVATE OPEN SPACE LOTS ±
ACREAGE COMMERCIAL LOTS ±		INDUSTRIAL LOTS ±
		OPEN SPACE LOTS 0.00
		ROW 0.00

FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.
 PLAT APPROVAL DATE: _____
 BY: _____ CHAIRMAN
 BY: _____ SECRETARY

NET ACRES

LOT NO.	AREA NET EASEMENTS ACRES
1	0.96
2	0.92
3	0.94
4	0.85
5	1.05
6	1.15
7	1.00
8	1.10
9	0.93
10	1.00
11	0.96
12	0.94
13	0.93
14	0.91
15	2.81



Private Street:
 The roads (pavement) and right-of-way within this addition is private and will be maintained by the home owners' association (if there is one) or the home owners.
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 parking improvements and approval is that obtained from the City of Fort Worth.
Parking Improvements such as curbs and gutters, pavement, in-drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parking permit.
A flood permit will be required from Tarrant County for any construction in the floodplain.
All drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.
CONSTRUCTION PROHIBITED OVER EASEMENTS
 No permanent buildings or structures shall be constructed over any existing or proposed water, sanitary sewer, drainage gas electric, cable or other utility easement of any type.
Private Maintenance
 The City of Fort Worth and Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this platograph.
**1. Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Ordinance 14.00000, and the City of Fort Worth Ordinance 21.08000, which are hereby incorporated by reference into this platograph.
 2. Tarrant County permits, including but not limited to subdivision, development within a designated floodplain, salvage yards, stormwater mitigation and on-site sewage systems.
 3. All drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.
 4. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
 5. All existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain undisturbed at all times and the City of Fort Worth and Tarrant County shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this platograph.
 6. Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, and losses arising out of or resulting from performance of the obligations of said owners set forth in this platograph.
 7. Tarrant County does not enforce subdivision deed restrictions.
 8. Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.**

9/17/19/2022

City of Fort Worth Plan Commission
Att: Don Boren – Chairman
Reference: PP-22-062 – Timber Wolf Valley
City of Fort Worth
Tarrant County, Texas

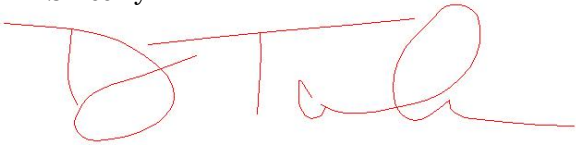
Dear Chairman;

We are requesting a waiver for:

The Subdivision Ordinance in Section 31-103 (d) (1) states, lots served by on-site wastewater septic disposal systems shall have a contiguous land area not less than one acre (net) in size, exclusive of 100-year floodplain, drainage easements and features, access easements and street right-of-way.

This is a proposed private development with the majority of the lots being over the 1.0 acre requirement. There are 2 falling just under the 1.0 acre however the county has approved the septic systems as well as all engineering plans. Therefore we are requesting the waiver so this plat file may continue through the process and be approved.

Sincerely



Donnie Tucker, Registered Professional Land Surveyor No.5144
Texas / tucker surveyors

9/17/19/2022

City of Fort Worth Plan Commission
Att: Don Boren – Chairman
Reference: PP-22-062 – Timber Wolf Valley
City of Fort Worth
Tarrant County, Texas

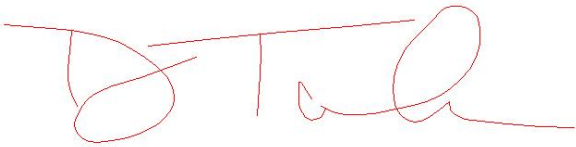
Dear Chairman;

We are requesting a waiver for:

The Subdivision Ordinance in Section 31-101 (d) (1) states, all proposed 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, culs-de-sac, no outlets, dead-ends).

This is a proposed private development with private streets and maintained by a HOA. Therefore we are requesting the waiver so this plat file may continue through the process and be approved.

Sincerely



Donnie Tucker, Registered Professional Land Surveyor No.5144
Texas / tucker surveyors

9/17/19/2022

City of Fort Worth Plan Commission
Att: Don Boren – Chairman
Reference: PP-22-062 – Timber Wolf Valley
City of Fort Worth
Tarrant County, Texas

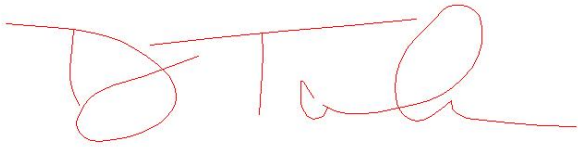
Dear Chairman;

We are requesting a waiver for:

The Subdivision Ordinance in Section 31-102 (b) (2) states, fragmented street systems impede emergency access and increase the number and length of individual trips. New residential subdivisions shall be designed to coordinate with existing, proposed and anticipated streets. Local and collector streets shall be extended to the tract boundary to provide future connection with adjoining un-platted lands.

The properties to the north are all single family developed parcels. The property to the south is a developed addition. This is a proposed private development with private streets maintained by the HOA. Therefore we are requesting the waiver so this plat file may continue through the process and be approved.

Sincerely



Donnie Tucker, Registered Professional Land Surveyor No.5144
Texas / tucker surveyors

12350 Oak Grove Road S., Burleson, Texas 76028 • 817-295-2999 • txsurveyors@yahoo.com

TEXAS / TUCKER SURVEYORS



Conditions and Comments

Case: PP-22-062

Submitted: 8/15/2022

Title: Timber Wolf Valley -- Donnie Tucker

Case Description: 14 Lots, Teague Road, Tarrant County. ETJ of Fort Worth, Tarrant County, Texas. 18.17 acres in the D. Washington, Survey, Abstract No.393

Address:

Applicant:

Owner:

Remarks Due:

ZC Hearing:

Case Status: In Review

Acres:

List of Conditions:

GENERAL

General

- Oncor | PMDS
Jimmy B. Conner
jimmy.conner@oncor.com

No comments

PLAN REVIEW

Transportation Impact

- FYI Comment - The project is located in The ETJ of Fort Worth and is not subject to transportation impact fees.

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
Teague Road is existing and correct.

CLEARED 09/21/2022 CORRECTION REQUIRED: Label streets on the Preliminary Plat as "Street A, Street B," etc. Only 2 street names are needed for this subdivision. Only one street name is needed for the segment shown as Caribou Ct/Black Bear Ct. Streets within this subdivision will need to be named on the FINAL PLAT. All street names in the City of Fort Worth must be approved by the Fire Department. Email FWFDStreets@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

CFW Fire Code and Amendments do not apply to this section of ETJ unless an agreement states otherwise. Addresses will be assigned by Tarrant County Appraisal District after the Final Plat is recorded. Do not self-address.

General information:

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/PDP: If annexation into the City of Fort Worth is intended by the developer then the Neighborhood and Community Park Dedication Policy will apply.
All Open Space MUST be specifically indicated as: "Private HOA/Developer Owned and Maintained Open Space".
Call or email Lori Gordon at 817-392-5743 or lori.gordon@fortworthtexas.gov for additional information.

Planning

- Development Services
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 Jose Mendez jose.mendezvargas@fortworthtexas.gov when a revision has been submitted}.

9/9/2022-The applicant has requested a 2 week extension to the September 28, 2022 CPC meeting.

1. The Subdivision Ordinance in Section 31-103 (d) (1) states, lots served by on-site wastewater septic disposal systems shall have a contiguous land area not less than one acre (net) in size, exclusive of 100-year floodplain, drainage easements and features, access easements and street right-of-way. Redesign or a waiver may be required from the City Plan Commission. Provide net acreage exclusive of any easements.
2. Provide the connectivity index on the plat. A waiver may be required if less than 1.4.
3. Stub-outs to adjoining un-platted tracts and street extension and continuation from adjoining developments. 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 with adjoining un-platted property, subject property to the west [S.O. Sec. 31-106(c) A redesign or a waiver will be required from the City Plan Commission.
4. (Cleared 9-8-22)(FYI) In the title block remove Final Plat change to Preliminary Plat.
5. (FYI) Reference the plat case number PP-22-062 but not as part of the title block.
6. (Cleared)(FYI) Update the land use table to include Lot 15.
7. (FYI) Show tie down measurement to nearest existing public row intersection.
8. (FYI) Remove the following information since preliminary plats are not recorded:
Standard plat notes
signature blocks for both the County and City
Owners certification and recording information
9. (FYI) Show topographic contours at 10' intervals, faint on the plat.
10. Add the following plat note: "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."
11. Since plat notes owners dedication is being removed from the plat enlarge the actual plat area.

Added 9-16-22

(Cleared)** Show streets as private and part of an HOA lot.

- City Plan Commission approved a 15 day extension to September 28, 2022.

T/PW Engineering

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

1. Master Thoroughfare Plan (MTP) (Subdivision Ordinance Ch. 31-106.C): The project is adjacent to or includes an arterial identified on the MTP. The new classification(s) for Teague Road is {NCO-L1-TO-TWLT-P0-BOP (80')} which requires 1 lane(s) in each direction 10ft. sidewalks with a two way left turn center lane (80ft.) in width. Show 40 feet from the centerline to the property line. CLEARED 09/16/2022 AB.

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

Final Plat Notes:

A. ETJ Infrastructure Letter: Plats located in the Extra-territorial jurisdiction are required to furnish a letter from the applicable county that their infrastructure plans have been approved prior to final platting lots.

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

C. 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.

T/PW Stormwater

• Contact: sds@fortworthtexas.gov

DS-22-0001 Accepted

- Show proposed private drainage easements for proposed driveway culverts.

CFWSO Art VI. Sec 31-105 (b)

CLEARED - NOT APPLICABLE (SN) 9/1/22

- Show proposed private drainage easements for storm pipes going through Lots 1, 2, 6, 7, 10, & 11. These drainage easements need to be separated from the residential lots and dedicated as HOA, Private Open Space "X" lots.

CFWSO Art VI. Sec 31-105 (b)

CLEARED - NOT APPLICABLE (SN) 9/1/22

- Show proposed private drainage easements for Proposed Box Culverts and Existing Box Culvert outfalls at Teague Rd.

CFWSO Art VI. Sec 31-105 (b)

CLEARED - NOT APPLICABLE (SN) 9/8/22

- Show proposed drainage easement for Big Elk River channeled flow.

CFWSO Art VI. Sec 31-105 (b)

CLEARED - PRIVATE STREETS, PRIVATE MAINTENANCE IN ETJ (SN) 9/8/22

1. Will the proposed drainage easement for the channeled flow along Teague Rd shown in the Post DEV Drainage Map be within the proposed dedicated ROW or will it be contained within Lot 1 and Lot 14? If it is contained within the residential lots, then it must be separated and dedicated within a HOA/Private Open Space "X" lot.

CLEARED - PROPOSED GRADING IN NEW DEDICATED ROW PER BRUCE NELSON (ENGINEER) 9/8/22

2. Will the Teague Rd DE be in direct conflict with the dedicated gas easements shown on the plat?

CFWSO Art VI. Sec 31-105 (b)

CLEARED - DITCH GRADING OUTSIDE OF GAS EASEMENT PER BRUCE NELSON (ENGINEER) 9/8/22

Meeting held 9/8/22, 3-4pm, streets confirmed as private, and questions/issues clarified.

WATER

Review

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

Plat case review Performed On: 8/29/2022

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 or email zz_PLNDEV_Platting@fortworthtexas.gov

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

- Provide letter from applicable County Public Health Department.

Email DSWS@FORTWORTHTEXAS.GOV a copy of letter from County Public Health Department that states proposed plat case is approved for use of an on-site sewage facility (OSSF).

Tarrant County Public Health
1101 S Main STE 2300
Septic/Wells 817-321-4960/4969

- Private water note on plat face:

Water to be provided by CCN No.10089, Bethesda WSC

:

List of Comments:

AX-22-006 Beggs East (Owner-Initiated Annexation Request): Proposed for Residential and Commercial Type Development. ETJ - Parker County. Future Council District 3.

BEING a 262.063 acre tract situated in the F. SANCHEZ SURVEY, ABSTRACT No. 2347, the J. D. MORRIS SURVEY, ABSTRACT No. 926, the P. J. McCLARY SURVEY, ABSTRACT No. 907, the W. CAGLE SURVEY, ABSTRACT No. 2373, the G. E. & A. H. TANDY SURVEY, ABSTRACT No. 2356, the J. D. KYLE SURVEY, ABSTRACT No. 792, and being a portion of that certain 9.449 acre tract described in instrument to TXDOT, (Farmer Road (aka F.M. 3325)) recorded in Volume 1707, Page 612, of the Official Public Records of Parker County, Texas, (O.P.R.P.C.T.), a portion of that certain called 8.302 acre tract described in instrument to TXDOT, (Farmer Road (aka F.M.3325)), recorded in Volume 1728, Page 828, O.P.R.P.C.T., a portion of that certain called 598.949 acre tract described in instrument to FFWF Holdings, Inc., recorded under Clerk's File Number 201410303, O.P.R.P.C.T., a portion of that certain 129.769 acre tract described in instrument to Geo Beggs Aledo Ranch, LP, recorded under Clerk's File Number 202043651, O.P.R.P.C.T., a portion of that certain called 127 acre tract described in said instrument to Geo Beggs Aledo Ranch, LP, a portion of that certain 31.40 acre tract described in instrument to Kevin W. Van, J.C.D., D.D. Bishop of the Catholic Diocese of Fort Worth, recorded in Volume 2459, Page 1357, O.P.R.P.C.T., a portion of that certain called 136.237 acre tract described in instrument to Aledo Independent School District, recorded in Volume 2583, Page 1480, O.P.R.P.C.T., and being all of a 40 foot wide right-of-way dedication as shown on plat of Lot 1, Block 93, Morningstar Addition, recorded in Cabinet E, Slide 740, of the Plat Records of Parker County, Texas, (P.R.P.C.T.), and all of a 40 foot wide right-of-way dedication as shown on plat of Morningstar, recorded in Cabinet D, Slide 559, P.R.P.C.T., and portion of a prescriptive right-of-way locally known as Old Weatherford Road, (aka Mary's Creek Road) (aka County Road 1083), said 262.063 acre tract.

General Location: Southeast corner at the intersection of FM3325 and Old Weatherford Road.

GENERAL INFORMATION

A. APPLICANT

- | | |
|-----------------------------|--|
| 1. Owner / Applicant | 1) Rockriver Partnership Ltd / R. Willing Ryan, III
2) George Beggs Aledo Ranch, LP /James H. Clement Jr. |
| 2. Consultant / Agent | Peloton Land Solution / Travis Clegg |

B. PROJECT ZONING, NOTIFICATION & COORDINATION

1. Comprehensive Plan	Single-Family Residential Neighborhood Commercial
2. Current Zoning	ETJ-Parker County
3. Proposed Zoning	"A-5" One-Family "R2" Townhouse / Cluster "D" High Density "G" Intensive Commercial
4. Planning & Development Department Case Coordinator.....	Leo Valencia

C. LAND USE

1. Existing.....	Agricultural and vacant land
2. Proposed	Residential and commercial

D. BACKGROUND INFORMATION

The proposed owner-initiated annexation of approximately 262.063 acres is known as Beggs East. Case AX-22-006 has one companion case. The related zoning case (ZC-22-160) is scheduled to be presented to Zoning Commission on October 12, 2022. The developer is proposing the site be zoned as "A-5" One Family, "R2" Townhouse/Cluster, "D" High Density (Multifamily), and "G" Intensive Commercial. City Council is scheduled to institute annexation proceedings and act on the zoning request on November 8, 2022.

The Subdivision Ordinance states under Section 31-5, (g) (2) that the Plan Commission will make a recommendation to the city council for final consideration and action for comprehensive plans, annexations, and other tasks as defined by City Council. The Plan Commission only hears annexation cases where the proposed land use is not consistent with the future land use map in the Comprehensive Plan.

The 2022 Comprehensive Plan identifies the future land use for this site as Single-Family Residential and Neighborhood Commercial. The proposal includes residential and commercial type development. The proposed development is compatible with current surrounding land uses, but not consistent with the future land use.

The Comprehensive Plan policies listed below apply to this proposal:

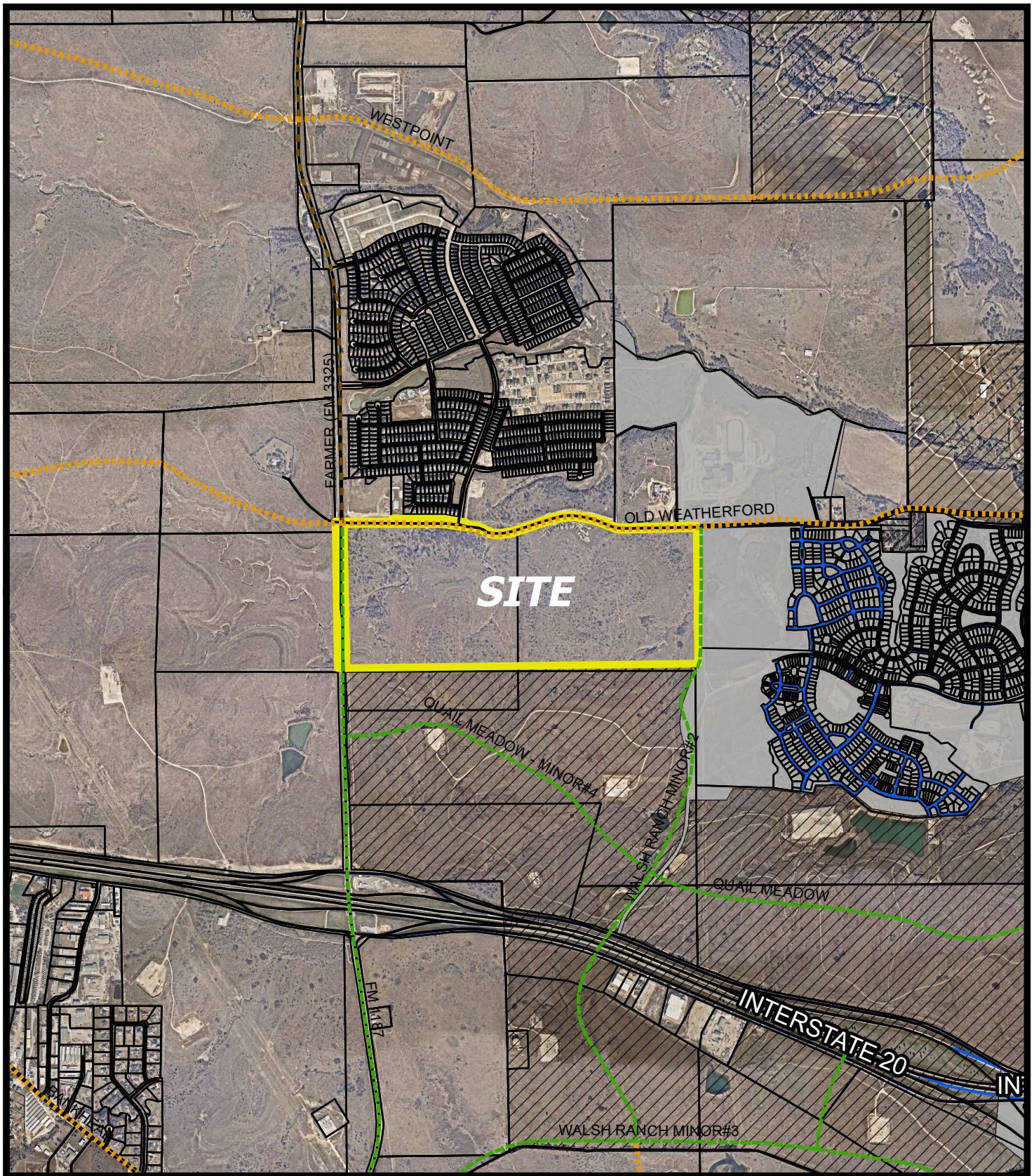
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote commercial, mixed-use, and urban residential development
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

- Encourage the provision of open space within new developments, with the goal of linking open spaces within adjoining subdivisions.

Based on conformance with the policies stated above, City Staff recommends approval of the land uses as proposed for this annexation request.

E. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

City Staff recommends: Approval of a recommendation to City Council for approval of the proposed land uses in the Beggs East Annexation application (AX-22-006) that are inconsistent with the Comprehensive Plan.



MASTER THOROUGHFARE PLAN FORT WORTH

- | Land Use | Designation |
|-----------------------------|-------------------------------|
| Activity Street | Full Purpose |
| Commercial Connector | Limited Purpose |
| Commercial Mixed Use Street | Extraterritorial Jurisdiction |
| Neighborhood Connector | Potential Annexation Site |
| System Link | |

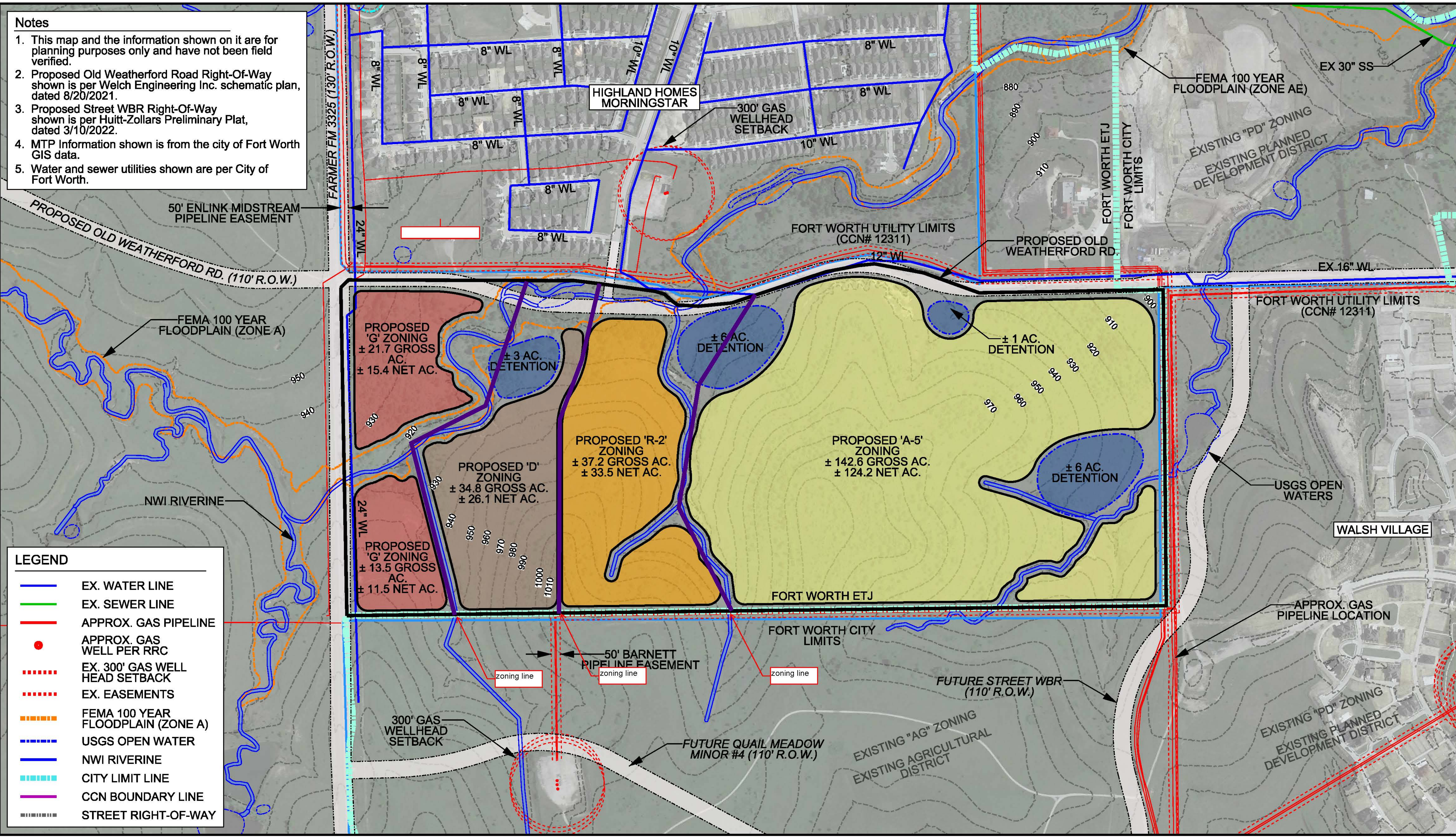


Scale: 1 inch = 2,000 feet



Notes

1. This map and the information shown on it are for planning purposes only and have not been field verified.
2. Proposed Old Weatherford Road Right-Of-Way shown is per Welch Engineering Inc. schematic plan, dated 8/20/2021.
3. Proposed Street WBR Right-Of-Way shown is per Huitt-Zollars Preliminary Plat, dated 3/10/2022.
4. MTP Information shown is from the city of Fort Worth GIS data.
5. Water and sewer utilities shown are per City of Fort Worth.



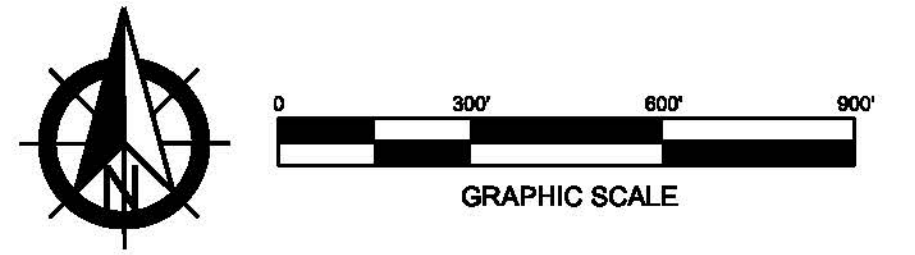
LEGEND

	EX. WATER LINE
	EX. SEWER LINE
	APPROX. GAS PIPELINE
	APPROX. GAS WELL PER RRC
	EX. 300' GAS WELL HEAD SETBACK
	EX. EASEMENTS
	FEMA 100 YEAR FLOODPLAIN (ZONE A)
	USGS OPEN WATER
	NWI RIVERINE
	CITY LIMIT LINE
	CCN BOUNDARY LINE
	STREET RIGHT-OF-WAY



BEGGS EAST

± 250 AC. | CITY OF FORT WORTH ETJ | PARKER COUNTY | JUNE 2022



\\nfile021\land_development\021\02102_Beggs_East\SubareaPlan\02102_Beggs_East_SubareaPlan.dwg

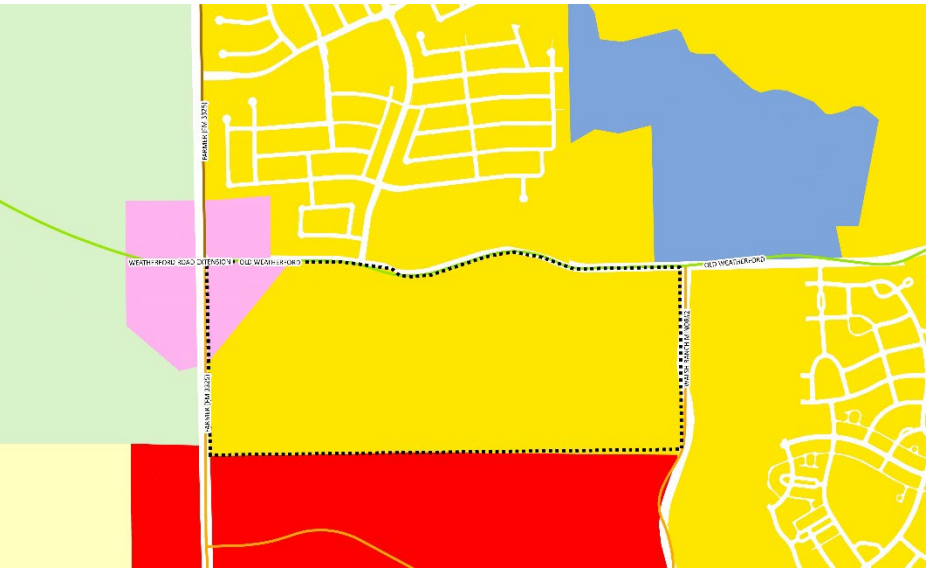
Beggs East – AX-22-006

Far West Planning Sector

Proposed Future Land Use configuration changes for the Beggs East tract based on the development concept plan submitted with the annexation application. FROM Single-Family Residential and Neighborhood Commercial TO Single-Family Residential, Low Density Residential, Mixed-Use, and Private Park, Recreation, Open Space.

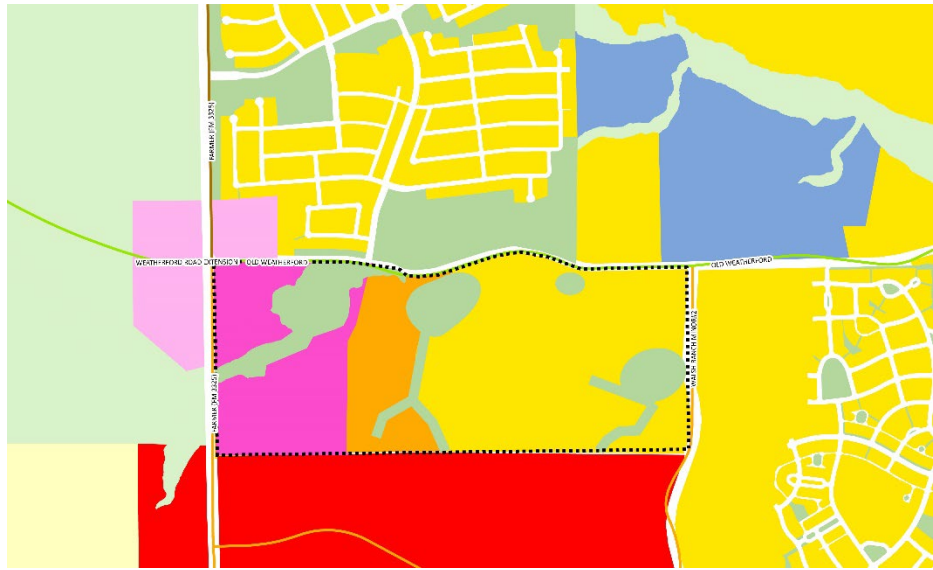
Adopted Future Land Use:

- Single-Family Residential
- Neighborhood Commercial

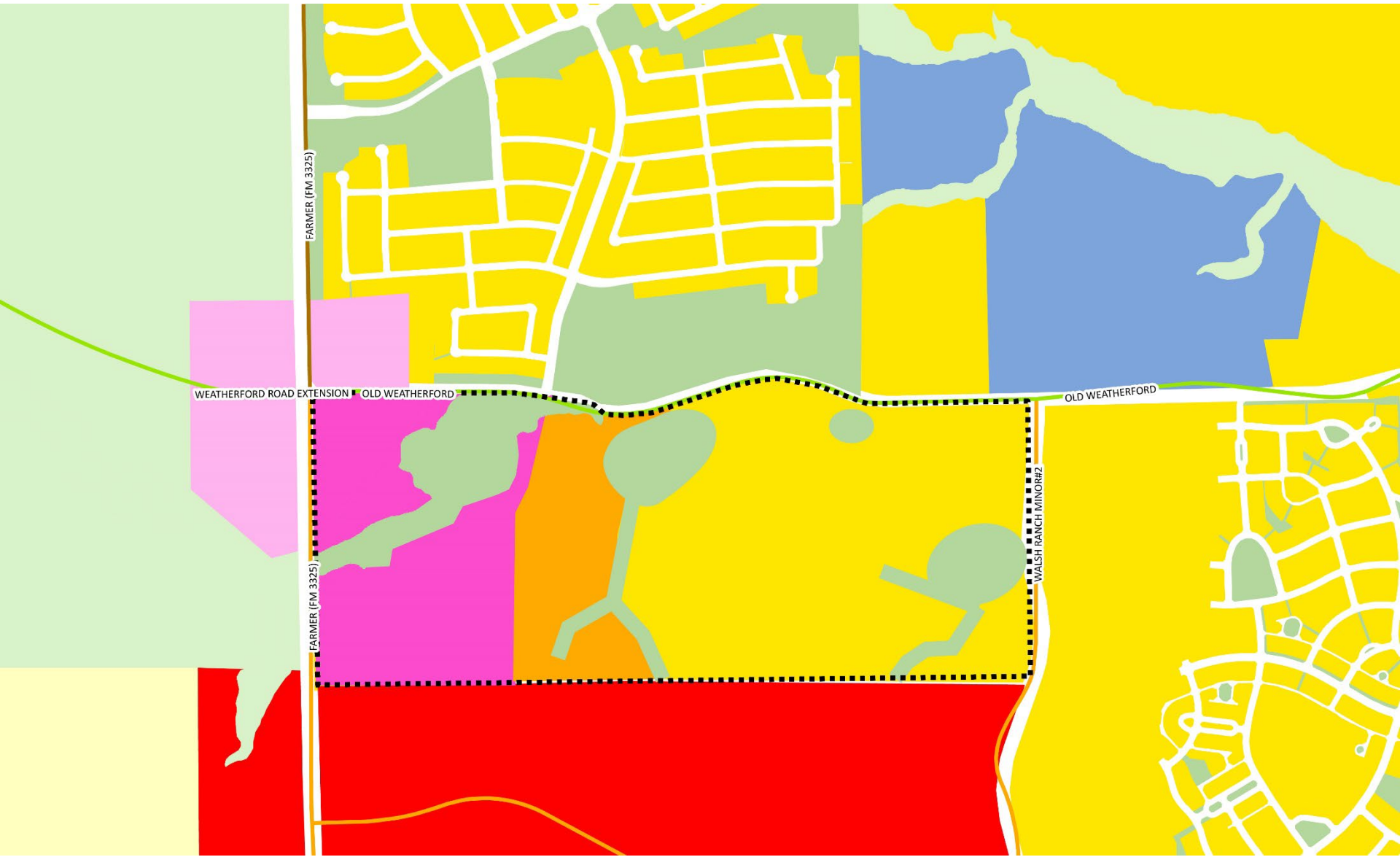


Proposed Future Land Use:

- Single-Family Residential
- Low Density Residential
- Mixed-Use
- Private Park, Recreation, Open Space

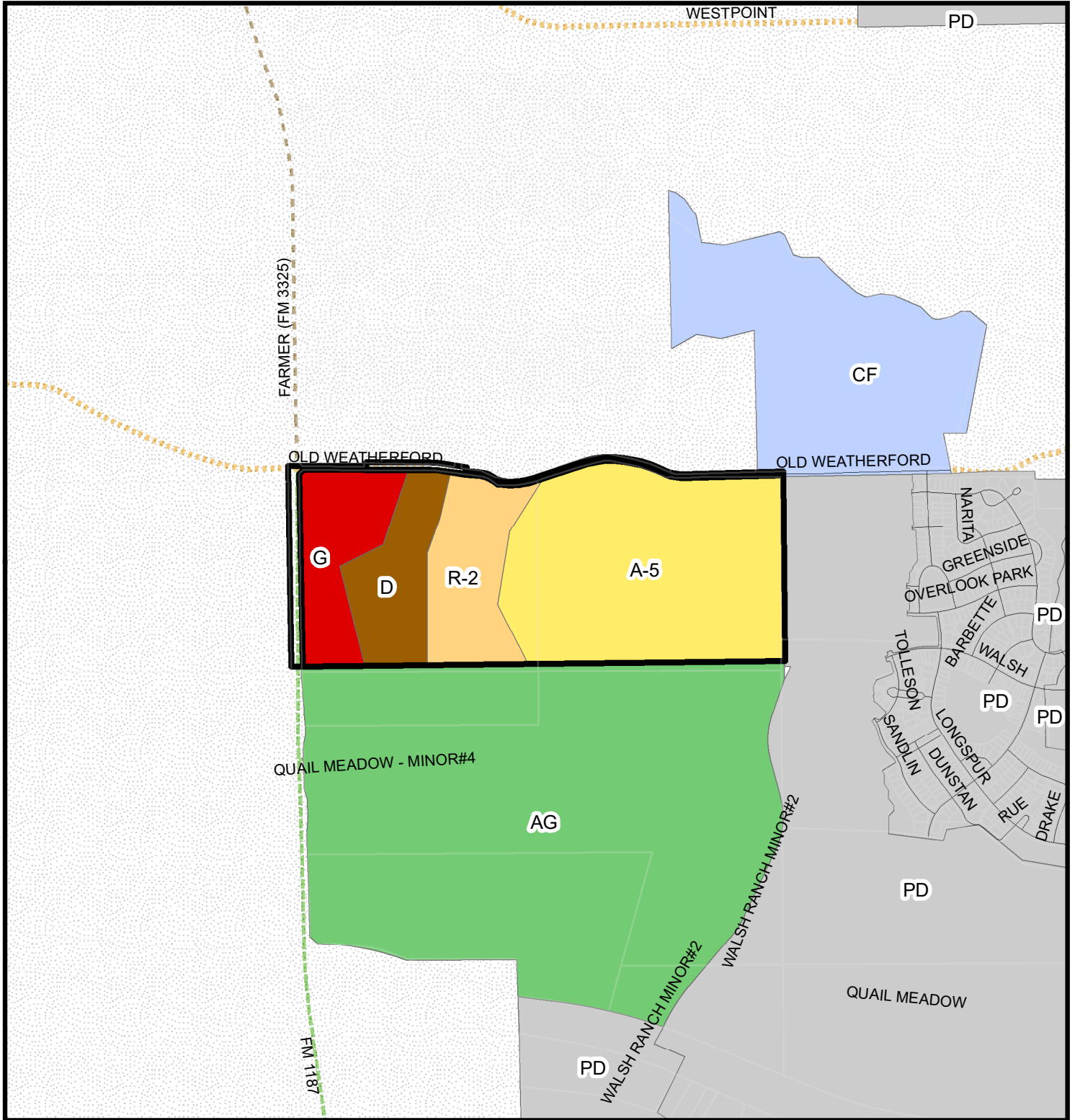


Proposed Future Land Use:



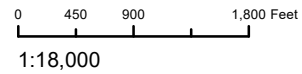
Annexation Area (AX-22-006)

Surrounding Zoning of Annexation Area



- AG
- A-10; A-7.5; A-5; AR
- B; R-1; R-2
- CR; C; D; D-HR1; D-HR2
- CF
- FR; F; OM; G
- PD

- Extraterritorial Jurisdiction
- Proposed Annexation Area



Planning & Development Department
09/21/2022



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AX-22-007 Aledo 34 (Owner-Initiated Annexation Request): Proposed for Residential Type Development. ETJ - Parker County. Future Council District 7.

BEING a 32.975 acre tract situated in the J.D. KYLE SURVEY, ABSTRACT No. 792, and the C. JACKSON SURVEY, ABSTRACT No. 754, Parker County, Texas, and being out of and a portion of that certain called 34.744 acre tract described in instrument to Weatherford College of the Parker County Junior College District, recorded in Volume 2583, Page 1474, of the Real Property Records of Parker County, Texas.

BEING a 0.915 acre tract situated in the J.D. KYLE SURVEY, ABSTRACT No. 792, Parker County, Texas, and being out of and a portion of that certain called 34.548 acre tract described in instrument to Aledo WC 34, LLC, recorded under Clerk's File Number 202148423, of the Real Property Records of Parker County, Texas.

BEING a 0.658 acre tract situated in the J.D. KYLE SURVEY, ABSTRACT No. 792, and the C. JACKSON SURVEY, ABSTRACT No. 754, Parker County, Texas, and being out of and a portion of that certain called 34.744 acre tract described in instrument to Weatherford College of the Parker County Junior College District, recorded in Volume 2583, Page 1474, of the Real Property Records of Parker County, Texas

General Location: North of Old Weatherford Rd and west of Walsh Drive.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Aledo WC 34 LLC / Anson Reilly
- 2. Consultant / Agent Bo Trainor
Peloton Land Solutions

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Comprehensive Plan Single-Family Residential
- 2. Current Zoning ETJ-Parker County
- 3. Proposed Zoning "R2" Townhouse/Cluster
- 4. Planning & Development Department Case Coordinator..... Leo Valencia

C. LAND USE

- 1. Existing..... Agricultural and vacant land
- 2. Proposed Residential

D. BACKGROUND INFORMATION

The proposed owner-initiated annexation of approximately 35.463 acres is known as Aledo 34. Case AX-22-007 has one companion case. The related zoning case (ZC-22-159) is scheduled to be presented to Zoning Commission on October 12, 2022. The developer is proposing the site be zoned as "R2" Townhouse/Cluster. City Council is scheduled to institute annexation proceedings and act on the zoning request on November 8, 2022.

The Subdivision Ordinance states under Section 31-5, (g) (2) that the Plan Commission will make a recommendation to the city council for final consideration and action for comprehensive plans, annexations, and other tasks as defined by City Council. The Plan Commission only hears annexation cases where the proposed land use is not consistent with the future land use map in the Comprehensive Plan.

The proposed development is compatible with current surrounding. The 2022 Comprehensive Plan identifies the future land use as Single Family Residential. The site is proposed for residential uses with open space because of floodplain extending into and across the property. Residential uses will consist of 156 units of townhouses / rowhouse dwellings.

The future land use designation of Single Family Residential includes "A-10" One-Family to "AR" One-Family Restricted zoning designations. The applicant is requesting "R2" Low Density Multifamily, which falls under the Medium Density Residential land use category in the Comprehensive Plan.

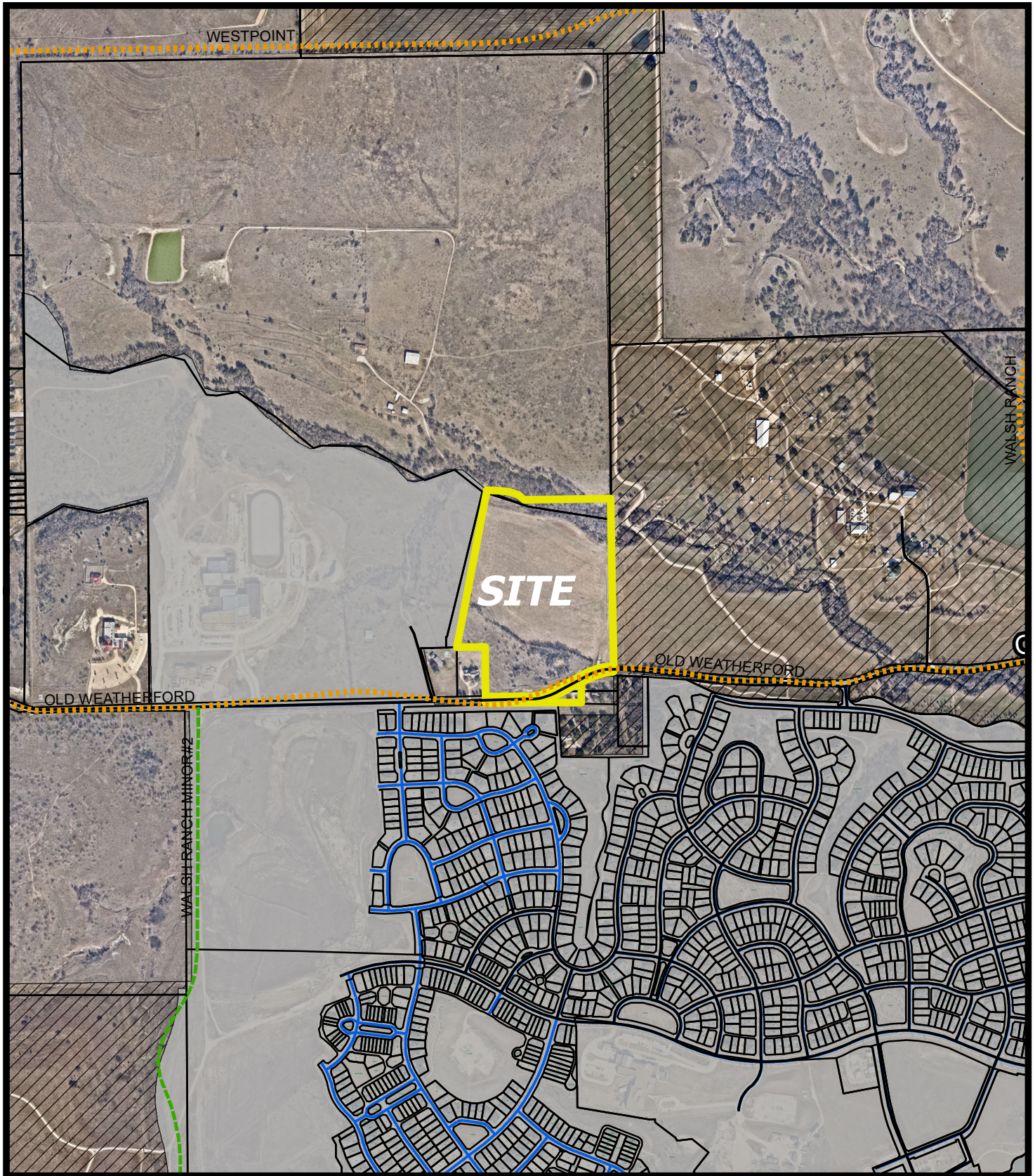
The Comprehensive Plan policies listed below apply to this proposal:

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Leave floodplains in their natural state (with hike/bike trails encouraged) to improve water quality and minimize flooding.

Based on conformance with the policies stated above, City Staff recommends approval of the land uses as proposed for this annexation request.

E. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

City Staff recommends: Approval of a recommendation to City Council for approval of the proposed land uses in the Aledo 34 Annexation application (AX-22-007) that are inconsistent with the Comprehensive Plan.



MASTER THOROUGHFARE PLAN FORT WORTH

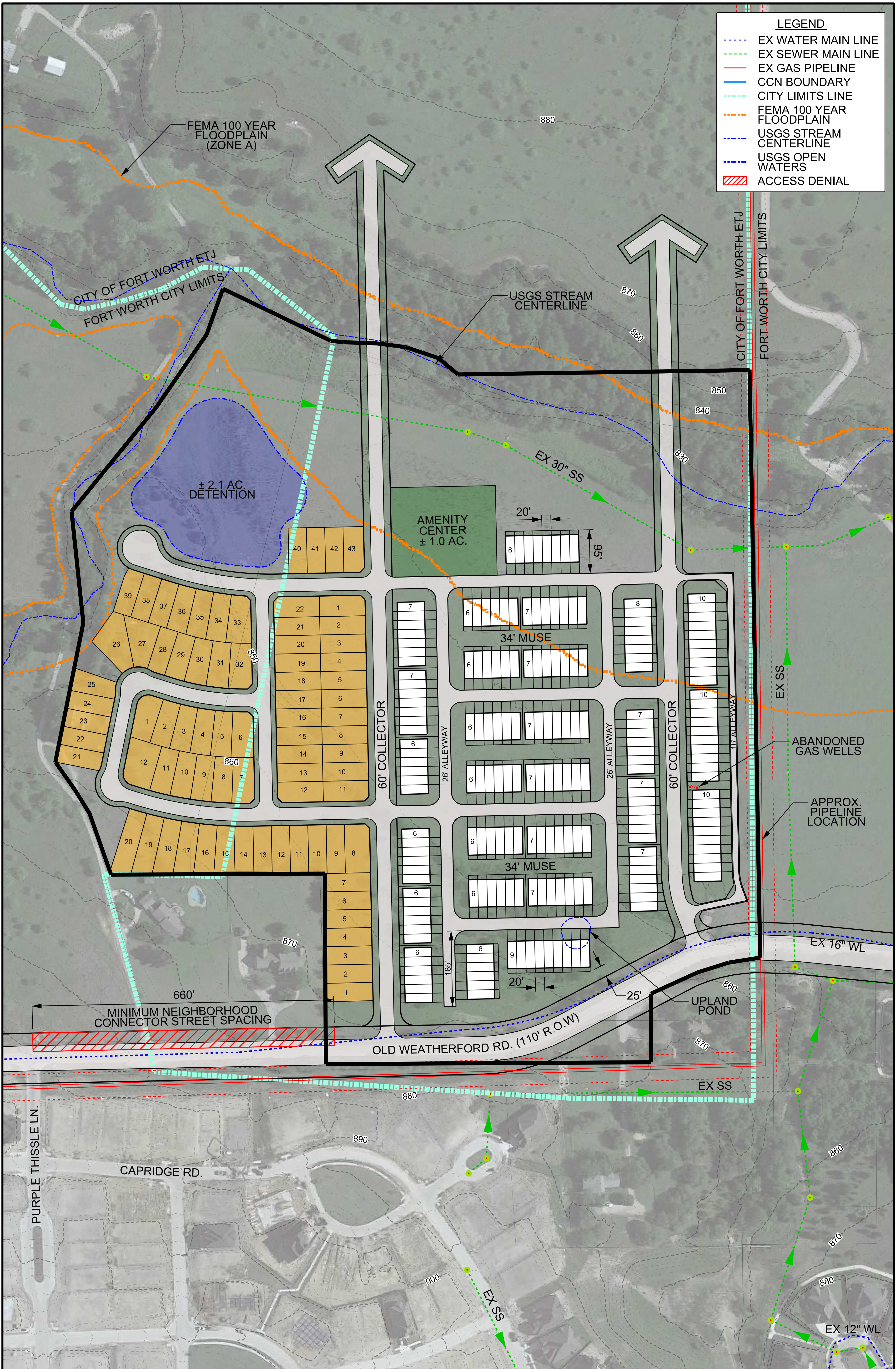
- | Land Use | Designation |
|-----------------------------|-------------------------------|
| Activity Street | Full Purpose |
| Commercial Connector | Limited Purpose |
| Commercial Mixed Use Street | Extraterritorial Jurisdiction |
| Neighborhood Connector | Potential Annexation Site |
| System Link | |



Scale: 1 inch = 1,000 feet



- LEGEND**
- EX WATER MAIN LINE
 - EX SEWER MAIN LINE
 - EX GAS PIPELINE
 - CCN BOUNDARY
 - CITY LIMITS LINE
 - FEMA 100 YEAR FLOODPLAIN
 - USGS STREAM CENTERLINE
 - USGS OPEN WATERS
 - ▨ ACCESS DENIAL



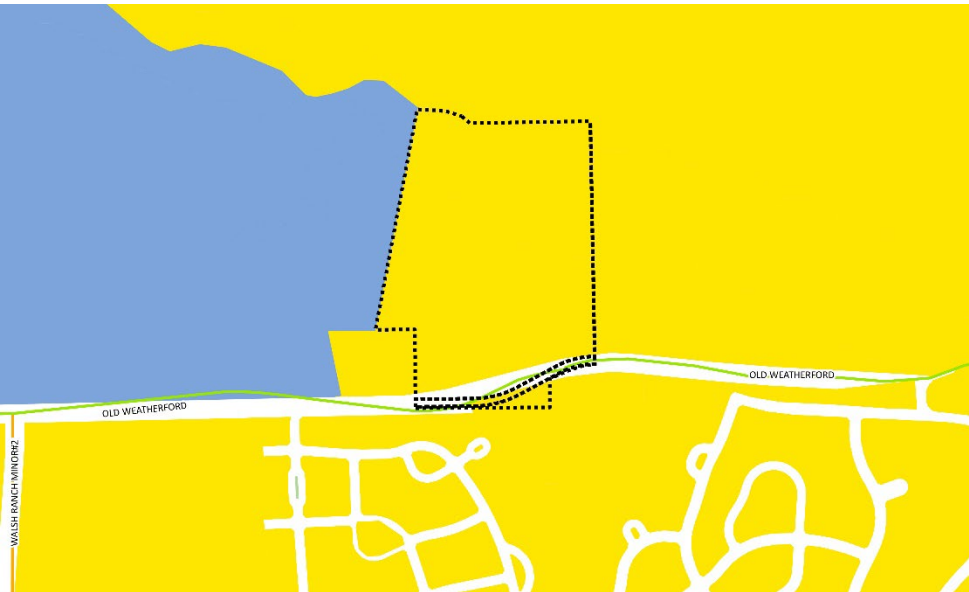
Aledo 34 – AX-22-007

Far West & Far Southwest Planning Sectors



Proposed Future Land Use configuration changes for the Aledo 34 tract based on the development concept plan submitted with the annexation application. FROM **Single-Family Residential** TO **Low Density Residential and Vacant, Undeveloped, Agricultural (Floodplain)**.

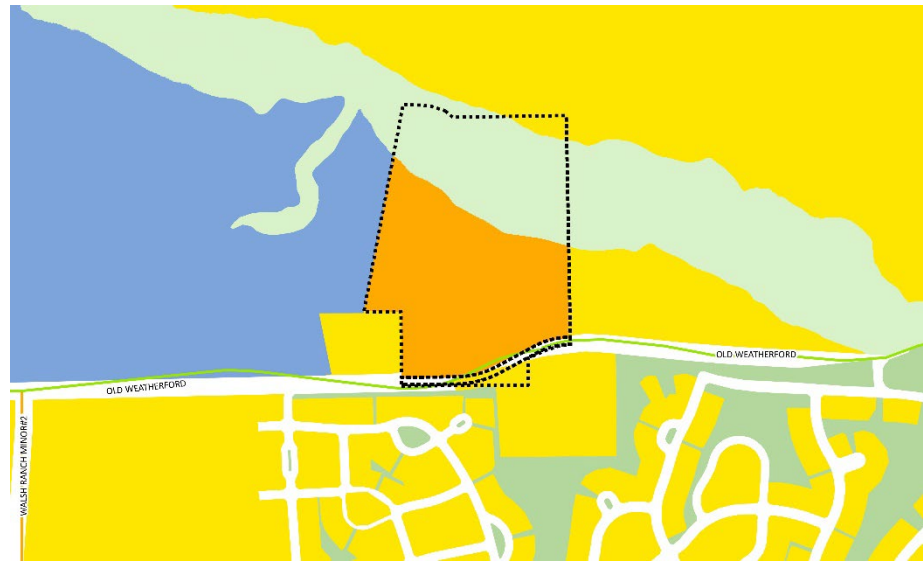
Adopted Future Land Use:

 Single-Family Residential

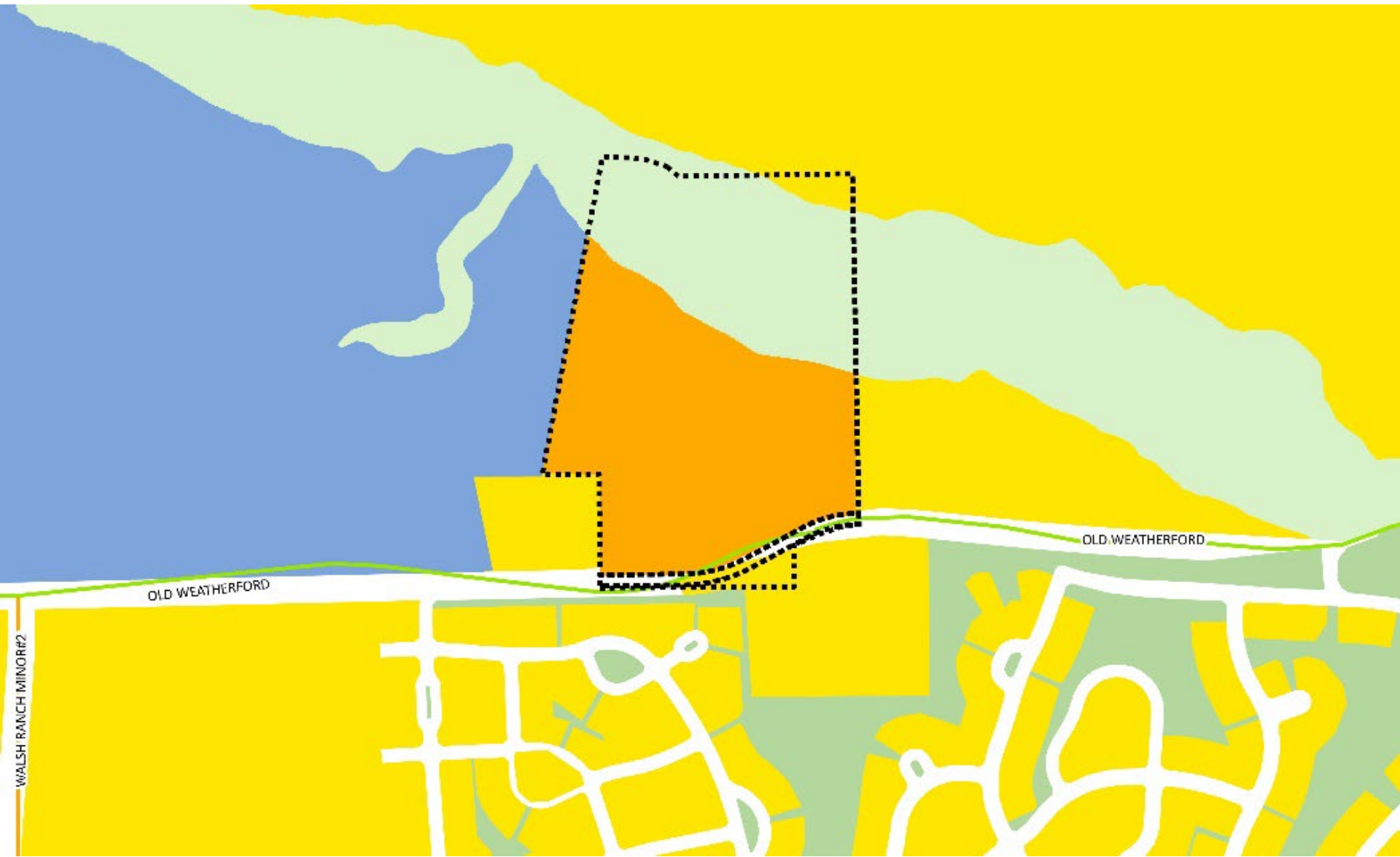


Proposed Future Land Use:

 Low Density Residential
 Vacant, Undeveloped, Agricultural (Floodplain)

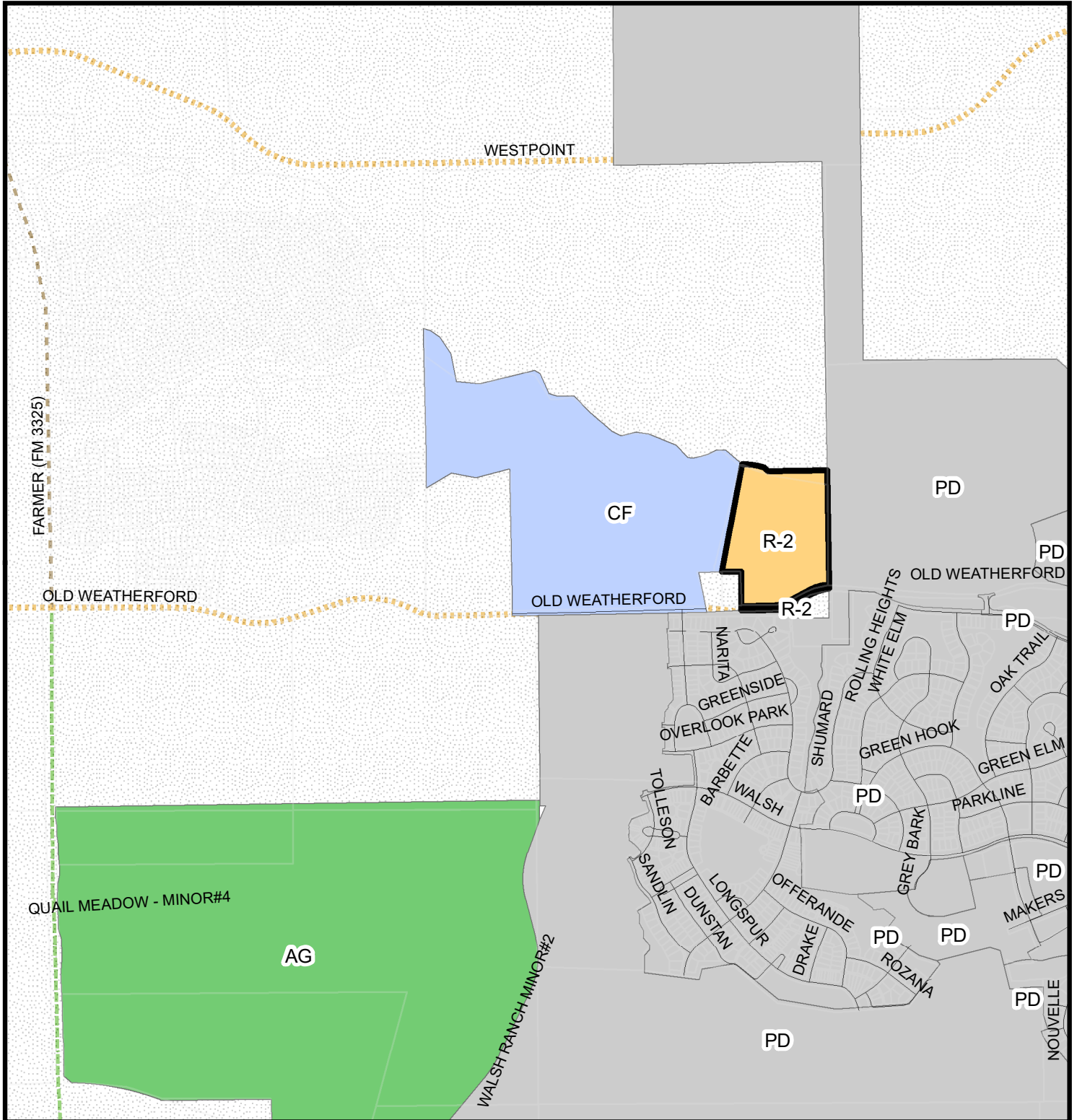


Proposed Future Land Use:



Annexation Area (AX-22-007)

Surrounding Zoning of Annexation Area



- AG
- B; R-1; R-2
- CF
- PD
- Extraterritorial Jurisdiction
- Proposed Annexation Area



0 450 900 1,800 Feet

1:18,000



Planning & Development Department
09/21/2022

COPYRIGHT 2022 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR A GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

AX-22-009 Gene Pike NISD (Owner-Initiated Annexation Request): Proposed for Institutional Type Development. ETJ - Denton County. Future Council District 7.

BEING 18.51 acres of land situated in the W.N. Sample Survey, Abstract No. 1207, Denton County, Texas and being all of that certain tract of land conveyed to the Northwest I.S.D., according to the deed filed in Instrument #2018-109099, Deed Records of Denton County, Texas (D.R.D.C.T.).

General Location: 1800 SH 114, Justin, Texas 76247.

GENERAL INFORMATION

A. APPLICANT

- | | |
|-----------------------------|--|
| 1. Owner / Applicant | Northwest Independent School District
/ Tim McClure, Assistant
Superintendent for Facilities |
| 2. Consultant / Agent | Teague Nall & Perkins / Michael
Wilson and Amanda Mullen |

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- | | |
|--|---|
| 1. Comprehensive Plan | Institutional, General Commercial and
Light Industrial |
| 2. Current Zoning | ETJ-Denton County |
| 3. Proposed Zoning | "AG" Agricultural |
| 4. Planning & Development Department Case Coordinator..... | Leo Valencia |

C. LAND USE

- | | |
|-------------------|---------------|
| 1. Existing..... | Vacant land |
| 2. Proposed | Institutional |

D. BACKGROUND INFORMATION

The proposed owner-initiated annexation of approximately 18.51 acres is known as Gene Pike NISD. Case AX-22-009 has no companion zoning case. The owner has elected for the property to default to "AG" Agricultural zoning.

The Subdivision Ordinance states under Section 31-5, (g) (2) that the Plan Commission will make a recommendation to the city council for final consideration and action for comprehensive plans, annexations, and other tasks as defined by City Council. The Plan Commission only hears annexation cases where the proposed land use is not consistent with the future land use map in the Comprehensive Plan.

The 2022 Comprehensive Plan identifies the future land use for this site as Institutional, General Commercial and Light Industrial. The property owner proposes the site for institutional type development and will be the site of the replacement Gene Pike Middle School. The proposed development is compatible with current surrounding land uses, but not consistent with the future land use.

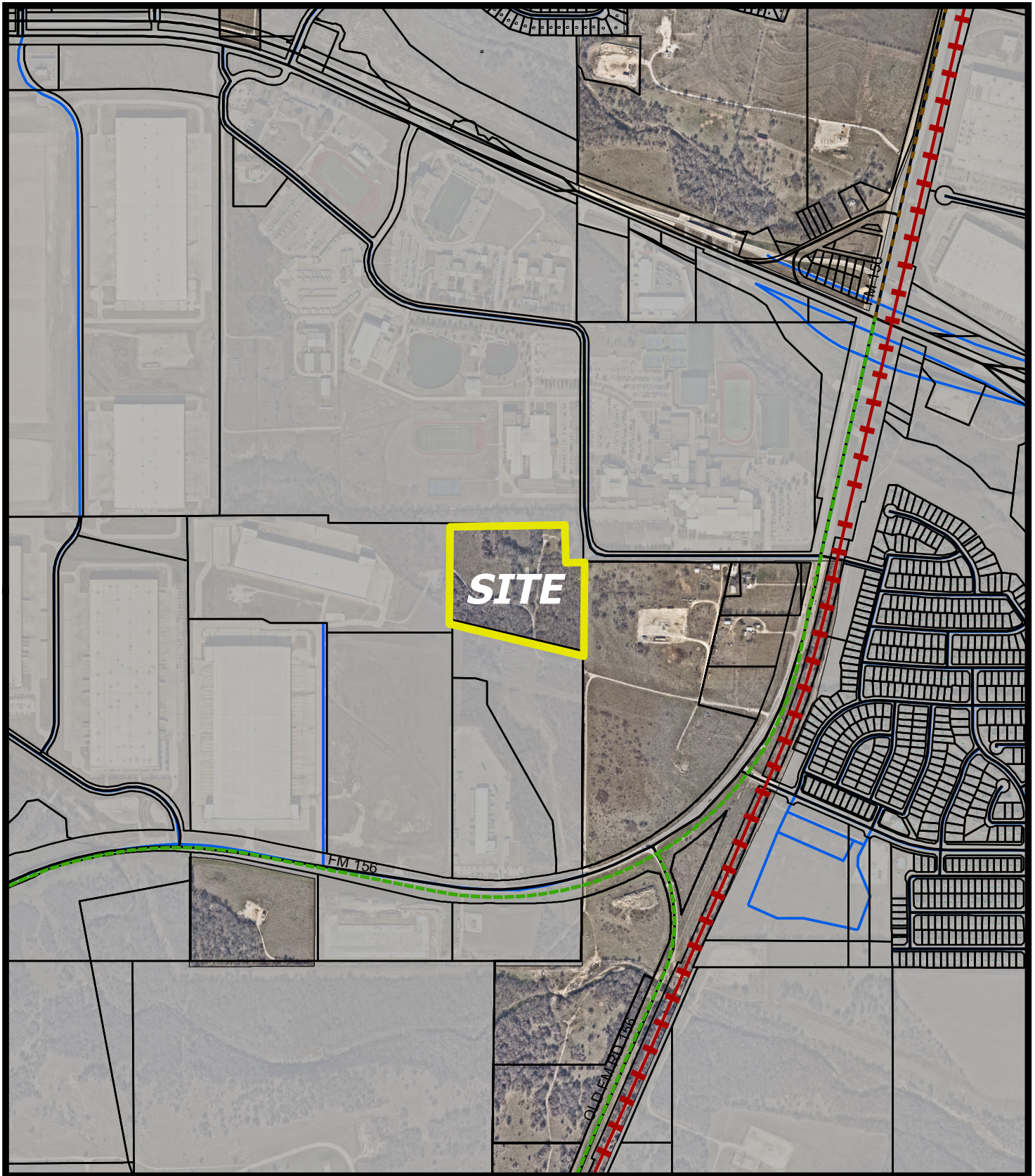
The Comprehensive Plan policies listed below apply to this proposal:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Work with independent school districts in growing areas to identify future school sites that can be served by existing or currently planned infrastructure.

Based on conformance with the policies stated above the default “AG” Agricultural zoning is consistent with the 2022 Comprehensive Plan.

E. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

City Staff recommends: Approval of a recommendation to City Council for approval of the proposed land uses in the Gene Pike NISD Annexation application (AX-22-009) that are inconsistent with the Comprehensive Plan.



MASTER THOROUGHFARE PLAN FORT WORTH

- | Land Use | Designation |
|-----------------------------|-------------------------------|
| Activity Street | Full Purpose |
| Commercial Connector | Limited Purpose |
| Commercial Mixed Use Street | Extraterritorial Jurisdiction |
| Neighborhood Connector | Potential Annexation Site |
| System Link | |

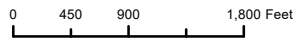
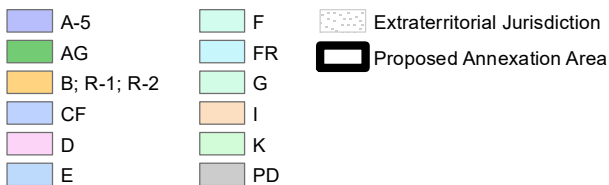
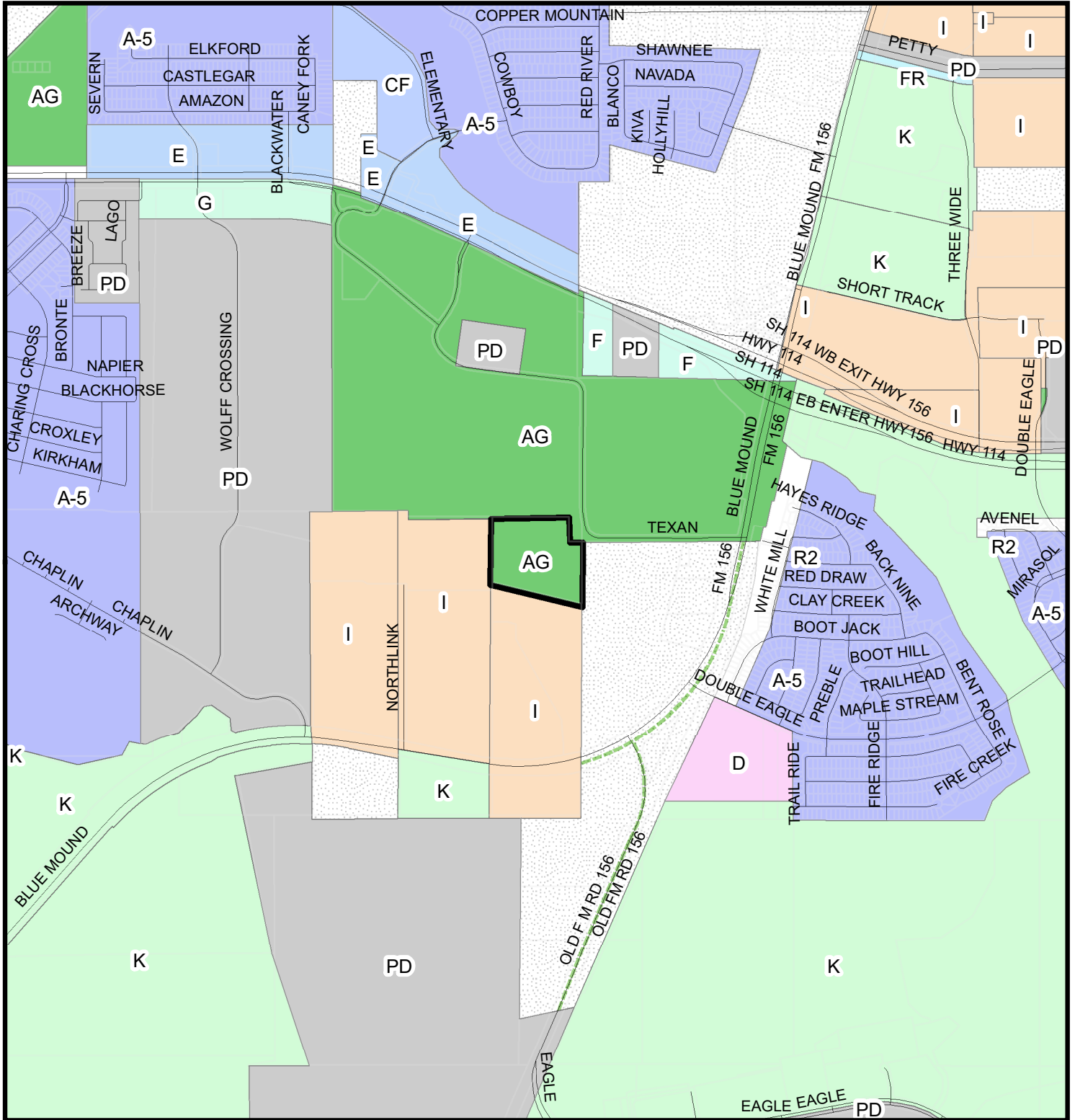


Scale: 1 inch = 1,000 feet



Annexation Area (AX-22-009)

Surrounding Zoning of Annexation Area



1:18,000



Planning & Development Department
09/21/2022

COPYRIGHT 2022 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR A GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.



Northwest ISD – AX-22-009

Far North Planning Sector

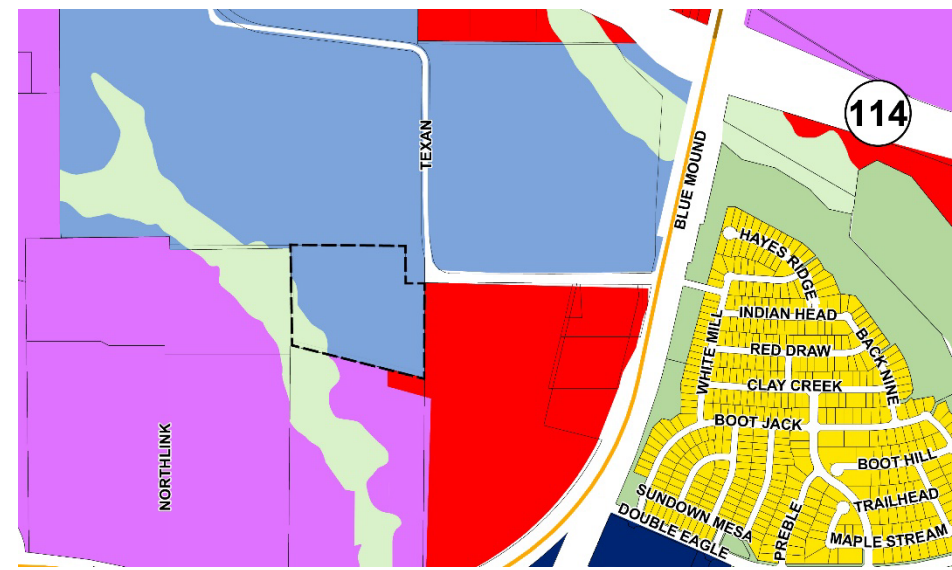
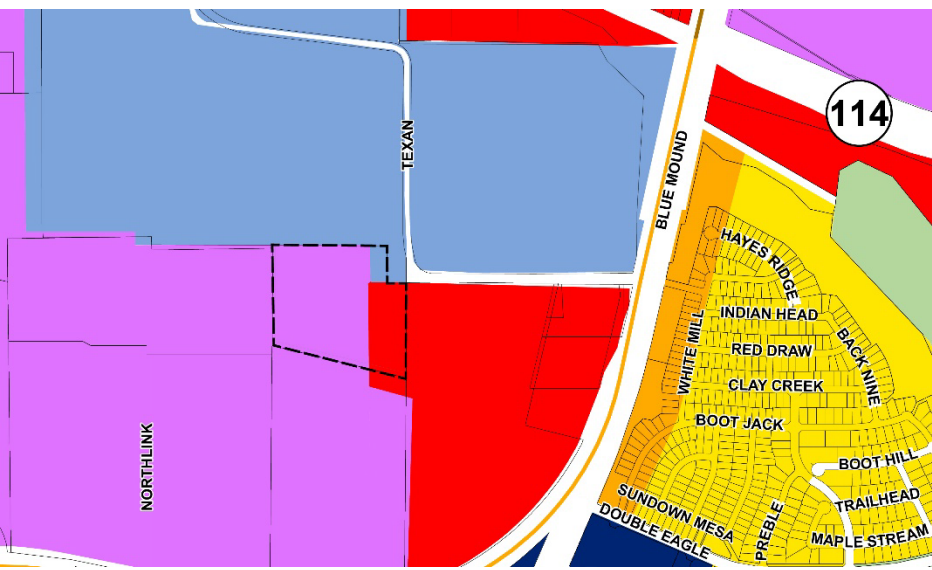
Proposed Future Land Use configuration changes for Northwest ISD based on the submitted annexation application. FROM Light Industrial, General Commercial, and Institutional TO Institutional and Vacant, Undeveloped, Agricultural (Floodplain).

Adopted Future Land Use:

- Light Industrial
- General Commercial
- Institutional

Proposed Future Land Use:

- Institutional
- Vacant, Undeveloped, Agricultural (Floodplain)



Aledo 34 – AX-22-007



Far West & Far Southwest Planning Sectors

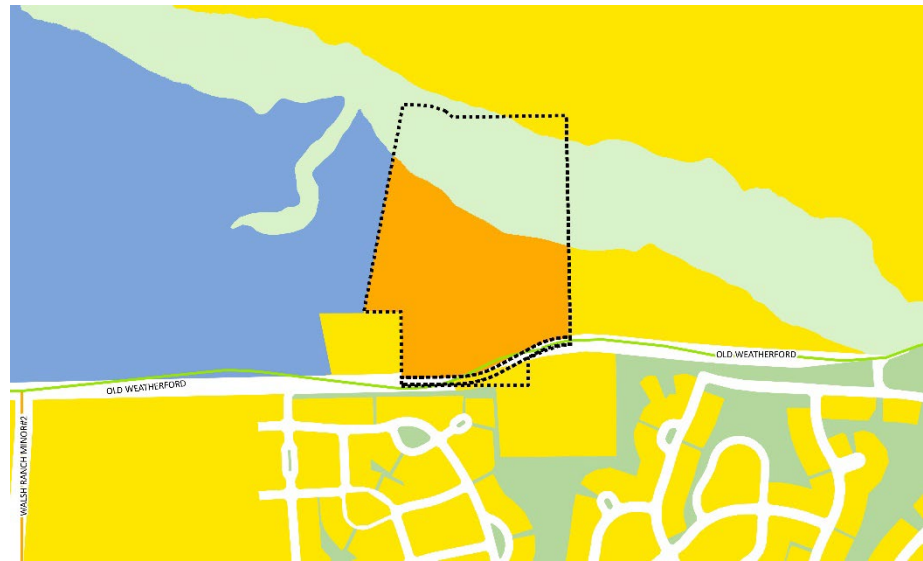
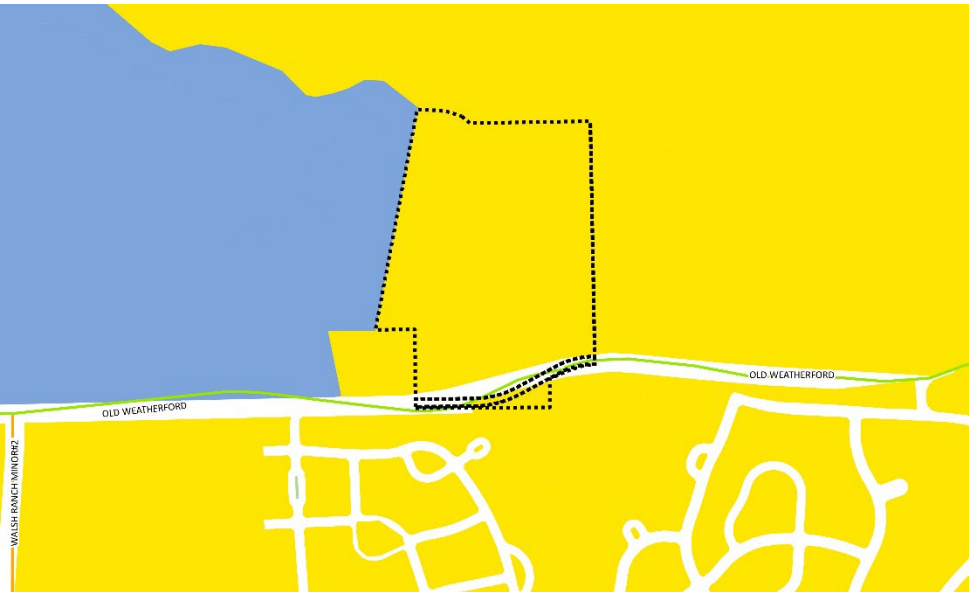
Proposed Future Land Use configuration changes for the Aledo 34 tract based on the development concept plan submitted with the annexation application. FROM Single-Family Residential TO Low Density Residential and Vacant, Undeveloped, Agricultural (Floodplain).

Adopted Future Land Use:

 Single-Family Residential

Proposed Future Land Use:

 Low Density Residential
 Vacant, Undeveloped, Agricultural (Floodplain)



FP-22-131 Walsh Ranch Quail Valley (Conditional Approval): Walsh Village Residential: Block 79 Lot 1, Block 1 Lots 7X-R1 & 7X-R2. Council District 3.
 Being a 4.63 acre tract of land situated in the I & G.N. R.R. Survey, Abstract No. 2004, being a replat of Block1, Lot 7X, Walsh Ranch, an addition to the City of Fort Worth, Parker County, Texas recorded under cabinet D, Slide 637 PRPCT, located the City of Fort Worth, Parker County, Texas.

General Location: North of IH-30 West frontage road, south of Walsh Avenue, east of Domingo Drive and west of Walsh Ranch Parkway.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Republic Property Group and Walsh Ranch 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 September 16, 2020
- 5. Planning & Development Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified.....

C. SERVICE DISTRICTS

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

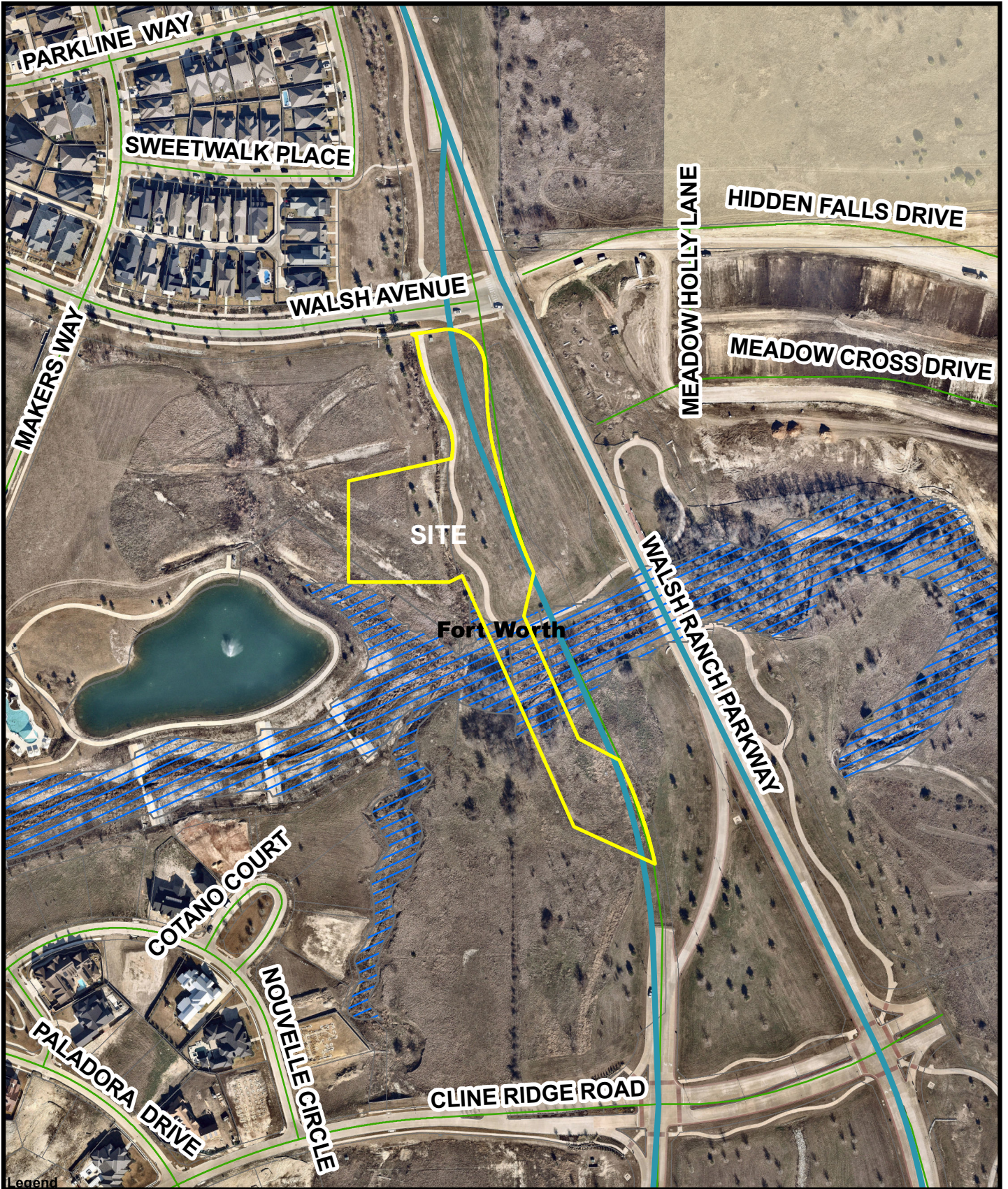
D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is 4.63 acres of the master planned development, for Walsh Ranch, located in far west Fort Worth. The plat is a replat of existing home owner's association (HOA) property to create a lot for a future Fire Station. The final plat will take its access from an extension of one lane along Walsh Ranch Parkway.

There are offsite drainage and water easements that are being dedicated by separate instrument. The dedication of these offsite easements is likely to take longer than our 30-day timeframe for administrative approval, therefore DRC is recommending conditional approval of the final plat upon providing recordation of information for these offsite easements on the final plat prior to final recordation of this final plat.

E. DRC RECOMMENDATION

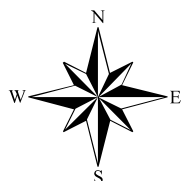
DRC recommends: Conditional approval of the final plat upon 1) recording offsite water and drainage easements prior to final plat recordation; and (2) upon meeting the platting comments in the staff report.



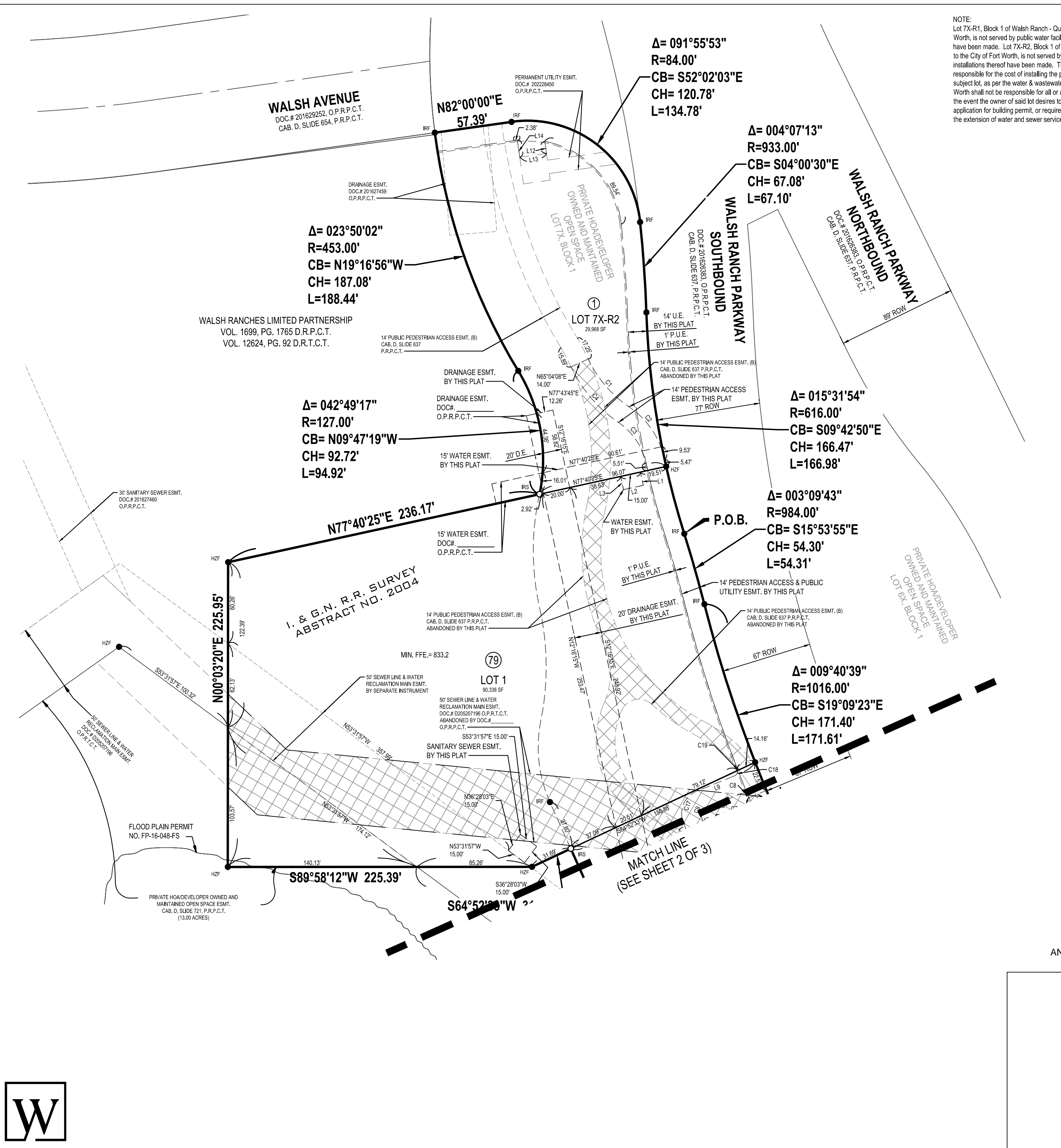
Legend

- | | |
|---------------------------------|---------------------------|
| Master Thoroughfare Plan | Floodplain |
| Activity Street | ETJ |
| Commercial Connector | Orthos\Orthos_2022 |
| Commercial Mixed Use | RGB |
| Neighborhood Connector | Red: Band_1 |
| System Link | Green: Band_2 |
| | Blue: Band_3 |

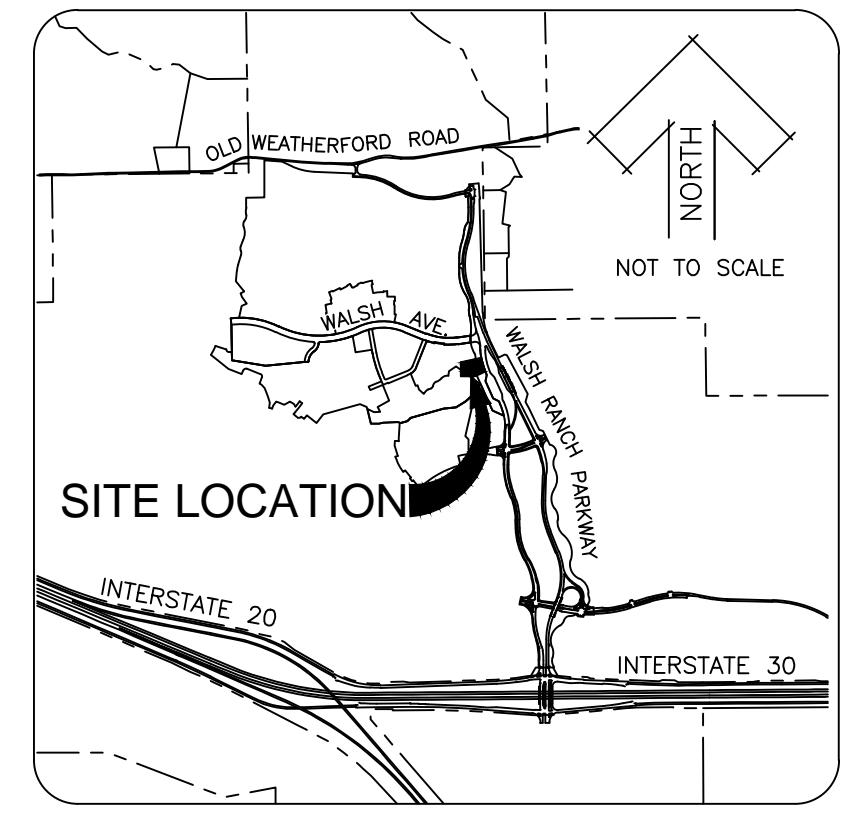
1 inch = 300 feet



DWG: \\HZDALLAS\disk3\Survey\30306100-Walsh-Ranch\02-Quail Valley\PA3E05.11 Survey\10 CADD & BIM\10.15 Mapping\Dwg\PL - Platting\WR_Final Plat_Fire Station.dwg
 DATE: Sep 14, 2022 1:46pm XREFS: WR MASTER (NO POINTS) WR_Final Plat_Fire Station, BD USER: bcole

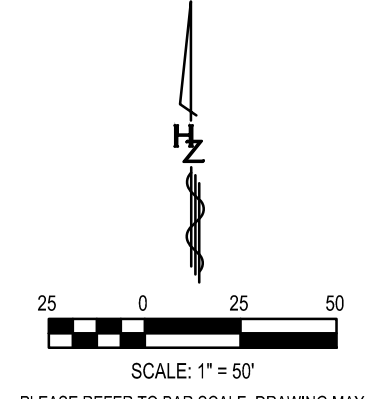


NOTE:
 Lot 7X-R1, Block 1 of Walsh Ranch - Quail Valley Addition, an addition to the City of Fort Worth, is not served by public water facility, and no provision for the installations thereof have been made. Lot 7X-R2, Block 1 of Walsh Ranch - Quail Valley Addition, an addition to the City of Fort Worth, is not served by public sewer facility, and no provision for the installations thereof have been made. The property owner of these lots shall be responsible for the cost of installing the public water and sewer facilities to serve the subject lot, as per the water & wastewater installation policy of the City. The City of Fort Worth shall not be responsible for all or any portion of the cost of installing said facility. In the event the owner of said lot desires to change the usage of the property, or makes application for building permit, or requires fire protection, the City of Fort Worth will require the extension of water and sewer service at the sole cost and expense of the Owner.



VICINITY MAP
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"
- IRF - 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "DUNAWAY"
- MIN. FF - MINIMUM FINISH FLOOR
- P.D.E. - PRIVATE DRAINAGE ESMT.
- U.E. - UTILITY ESMT.
- P.U.E. - PRIVATE UTILITY ESMT.
- BL - BUILDING LINE
- 1-X* - PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE & PRIVATE SIDEWALK ACCESS ESMT.
- ◆ - 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



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.
 BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (2011).

LAND USE / DEVELOPMENT YIELD TABLE			
GROSS SITE AREA (ACREAGE)	4.63 AC.	TOTAL NUMBER OF LOTS	3
RIGHT OF WAY AREA (ACREAGE)	0.0 AC.	TOTAL NUMBER RESIDENTIAL LOTS	0
NET AREA (ACREAGE)	4.63 AC.	TOTAL NUMBER NON-RESIDENTIAL LOTS	3
SINGLE FAMILY DETACHED (ACREAGE)	0.0 AC.	TOTAL NUMBER OPEN SPACE LOTS	2
SINGLE FAMILY ATTACHED (ACREAGE)	0.0 AC.	TOTAL NUMBER COMMERCIAL LOTS	1
TWO FAMILY (ACREAGE)	0.0 AC.	TOTAL NUMBER INDUSTRIAL LOTS	0
MULTIFAMILY (ACREAGE)	0.0 AC.		
COMMERCIAL (ACREAGE)	2.07 AC.		
INDUSTRIAL (ACREAGE)	0.0 AC.		
PRIVATE OPEN SPACE (ACREAGE)	2.56 AC.	TOTAL NUMBER OF DWELLING UNITS	0

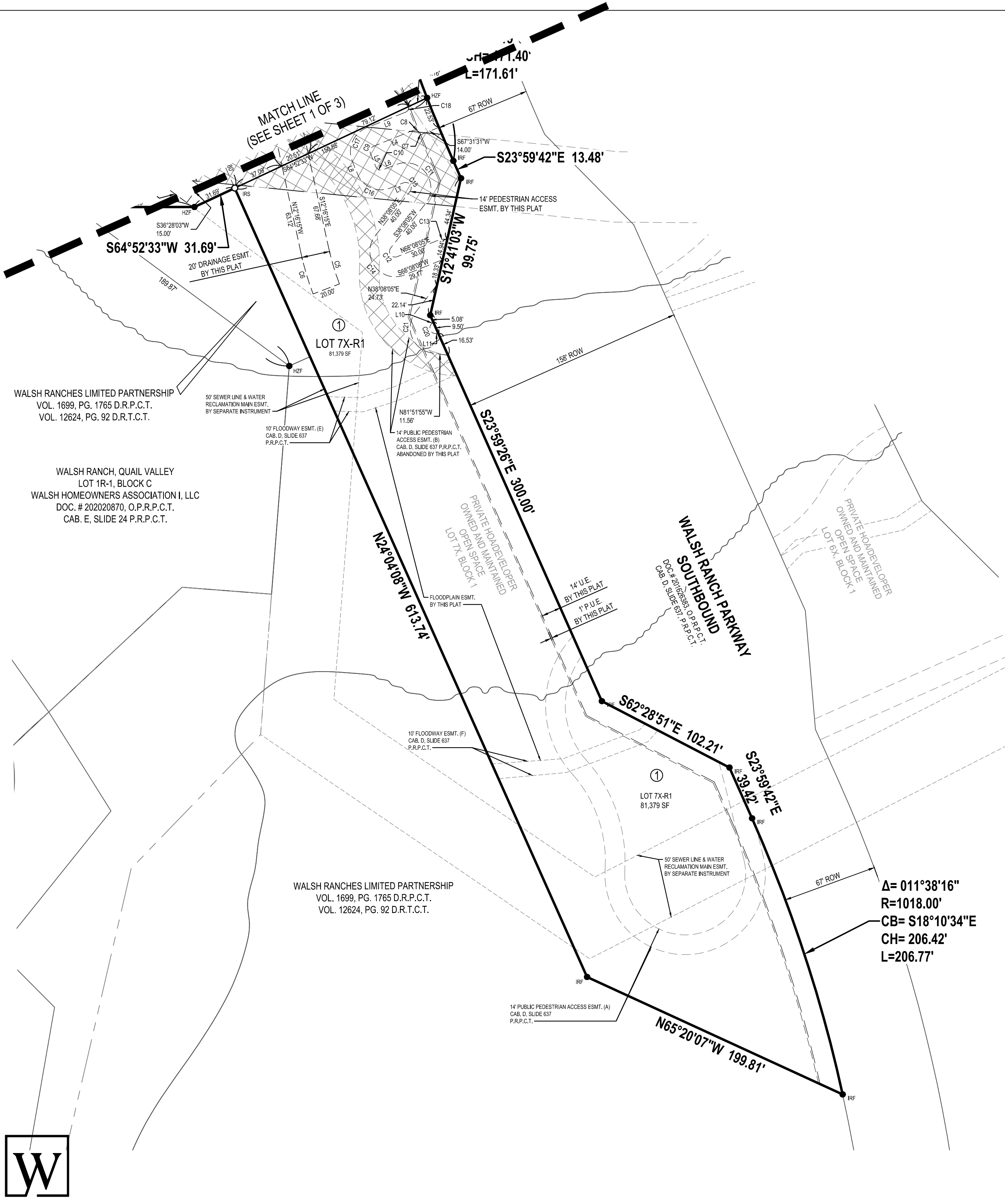
FINAL PLAT
WALSH RANCH - QUAIL VALLEY
 Block 79 Lot 1, Block 1 Lots 7X-R1 & 7X-R2
 A 4.63 ACRE ADDITION TO THE CITY OF FORT WORTH,
 PARKER COUNTY, TEXAS

SITUATED IN THE
I. & G.N. R.R. CO. SURVEY ABSTRACT No. 2004
 BEING A REPLAT OF
 BLOCK 1, LOT 7X, WALSH RANCH,
 AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS RECORDED UNDER
 CABINET D, SLIDE 637 P.R.P.C.T.

COUNTY RECORDING INFORMATION	OWNER: WALSH RANCHES LIMITED PARTNERSHIP 155 WALSH DRIVE ALEDO, TEXAS 76008 PHONE: (817) 335-5417
	PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 5430 LBJ Freeway, Suite 1500, Dallas, TX 75240 Phone (214) 871-3311 Fax (214) 871-0757
	SEPTEMBER 2022 SHEET 1 OF 3



DWG: \\HZDALLAS\disk3\Survey\30306100-Walsh-Ranch\02-Quail Valley\PA3E05.11 Survey\10 CADD & BIM\10.15 Mapping\Dwg\PL - Platting\WR_Final Plat_Fire Station.dwg
 DATE: Sep 14, 2022 1:46pm XREFS: WR MASTER (NO POINTS) WR_Final Plat_Fire Station_BD USER: bcole



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"
- IRF — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "DUNAWAY"
- MIN. FF — MINIMUM FINISH FLOOR
- P.D.E. — PRIVATE DRAINAGE ESMT.
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- P.U.E. — PRIVATE UTILITY ESMT.
- BL — BUILDING LINE
- 1-X' — PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE & PRIVATE SIDEWALK ACCESS ESMT.
- ◆ — 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

SCALE: 1" = 50'

PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (2011).

LINE TABLE

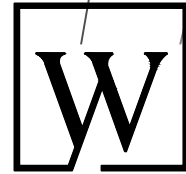
LINE	BEARING	LENGTH
L1	S12°19'35"E	10.00'
L2	S77°40'25"W	15.00'
L3	N12°19'35"W	10.00'
L4	S68°08'05"W	30.00'
L5	S21°51'55"E	10.00'
L6	N68°08'05"E	10.00'
L7	S68°08'05"W	10.00'
L8	N21°51'55"W	10.00'
L9	N68°08'05"E	30.00'
L10	S38°08'05"W	2.36'
L11	S81°51'55"E	2.77'
L12	S08°00'00"E	9.10'
L13	S82°00'00"W	20.00'
L14	S08°00'00"E	12.73'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	47.16'	87.00'	031°03'40"	S40°27'42"E	46.59'
C2	48.19'	63.00'	043°49'35"	S34°04'45"E	47.02'
C3	37.48'	49.00'	043°49'35"	S34°04'45"E	36.57'
C4	54.75'	101.00'	031°03'40"	S40°27'42"E	54.09'
C5	27.61'	190.00'	008°19'31"	S16°26'01"E	27.58'
C6	30.51'	210.00'	008°19'31"	N16°26'01"W	30.49'
C7	1.00'	1030.00'	000°03'21"	S22°30'09"E	1.00'
C8	6.24'	4.00'	089°23'26"	N67°10'12"W	5.63'
C9	6.28'	4.00'	090°00'00"	S23°08'05"W	5.66'
C10	6.28'	4.00'	090°00'00"	S66°51'55"E	5.66'
C11	47.12'	18.00'	150°00'00"	S36°51'55"E	34.77'
C12	10.47'	4.00'	150°00'00"	S36°51'55"E	7.73'
C13	7.89'	18.00'	025°06'49"	N80°41'30"E	7.83'
C14	47.12'	18.00'	150°00'00"	N36°51'55"W	34.77'
C15	10.47'	4.00'	150°00'00"	N36°51'55"W	7.73'
C16	28.27'	18.00'	090°00'00"	N66°51'55"W	25.46'
C17	28.27'	18.00'	090°00'00"	N23°08'05"E	25.46'
C18	5.19'	4.00'	074°18'28"	N30°58'51"E	4.83'
C19	1.05'	4.00'	015°04'58"	N13°42'52"W	1.05'
C20	8.38'	4.00'	120°00'00"	S21°51'55"E	6.93'
C21	37.70'	18.00'	120°00'00"	N21°51'55"W	31.18'

FINAL PLAT
WALSH RANCH - QUAIL VALLEY
 Block 79 Lot 1, Block 1 Lots 7X-R1 & 7X-R2
 A 4.63 ACRE ADDITION TO THE CITY OF FORT WORTH,
 PARKER COUNTY, TEXAS
 SITUATED IN THE
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 CABINET D, SLIDE 637 P.R.P.C.T.

COUNTY RECORDING INFORMATION	OWNER: WALSH RANCHES LIMITED PARTNERSHIP 155 WALSH DRIVE ALEDO, TEXAS 76008 PHONE: (817) 335-5417
	PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 5430 LBJ Freeway, Suite 1500, Dallas, TX 75240 Phone (214) 871-3311 Fax (214) 871-0757
	SEPTEMBER 2022 SHEET 2 OF 3



**OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER**

WHEREAS, WALSH RANCHES LIMITED PARTNERSHIP and WALSH HOMEOWNERS ASSOCIATION I, INC. are the owners of a tract of land situated in Parker County, Texas, being in the International & Great Northern R.R. Co. Survey, Abstract No. 2004, being a portion of Lot 7x, Block 1 as shown on the Final Plat of Lots 1X thru 10X, Block 1 and Walsh Ranch Parkway Right-of-Way, Walsh Ranch, an Addition to the City of Fort Worth, Parker County, Texas recorded under Cabinet D, Slide 637, Plat Records of Parker County, Texas (P.R.P.C.T.), a portion of a called 7.1253 acre tract of land conveyed to Walsh Ranches Limited Partnership as recded in Volume 1699, Page 1765, Deed Records of Parker County, Texas, (D.R.P.C.T.), and as recorded in Volume 12624, Page 92, Deed Records of Tarrant County, Texas, (D.R.T.C.T.), a portion of Lot 1, Block C, as shown on the Final Plat of Walsh Ranch, Quail Valley, Lot 1, Block C, an Addition to the City of Fort Worth, Parker County, Texas, recorded under Cabinet D, Slide 721, P.R.P.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" found on the northeasterly line of said Lot 7X, Block 1 and the southwesterly right-of-way of the southbound Walsh Ranch Parkway, said point also being the beginning of a curve to the right having a central angle of 03 degrees 09 minutes 43 seconds, a radius of 984.00 feet, subtended by a 54.30 foot chord which bears south 15 degrees 53 minutes 55 seconds east, along the northeasterly line of said Lot 7X, Block 1, and the southwesterly right-of-way of said southbound Walsh Ranch Parkway the following courses and distances:

Along said curve to the right an arc distance of 54.31 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" and the beginning of a reverse curve to the left having a central angle of 09 degrees 40 minutes 39 seconds, a radius of 1,016.00 feet, subtended by a 171.40 foot chord which bears South 19 degrees 09 minutes 23 seconds East;

Along said curve to the left an arc distance of 172.61 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP", from which a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" bears South 23 degrees 59 minutes 42 seconds East for a distance of 13.48 feet;

South 12 degrees 41 minutes 03 seconds West, a distance of 99.75 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP";

South 23 degrees 59 minutes 26 seconds East for a distance of 300.00 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP";

South 62 degrees 28 minutes 51 seconds East for a distance of 102.21 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP";

South 23 degrees 59 minutes 42 seconds East for a distance of 39.42 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP", said point also being the beginning of a curve to the right having a central angle of 11 degrees 38 minutes 16 seconds, a radius of 1018.00 feet, subtended by a 206.42 foot chord which bears South 18 degrees 10 minutes 34 seconds East;

Along said curve to the right an arc distance of 206.77 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP";

THENCE, leaving said southwesterly right-of-way of said southbound Walsh Ranch Parkway and following the westerly line of Lot 7X, Block 1, the following courses and distances:

North 65 degrees 20 minutes 07 seconds West, a distance of 199.81 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP";

North 24 degrees 04 minutes 08 seconds West for a distance of 613.74 feet to a set 5/8 inch iron rod with plastic cap stamped "Huit-Zollars";

THENCE, leaving said westerly line of Lot 7X, Block 1, over and across said Walsh Ranches Limited Partnership Tract the following courses and distances:

Continuing South 64 degrees 52 minutes 33 seconds West, a distance of 31.69 feet to a found 5/8 inch iron rod with plastic cap stamped "Huit-Zollars";

South 89 degrees 58 minutes 12 seconds West, a distance of 85.26 feet to the northeasterly line of said Lot 1, Block C, from which a found 5/8 inch iron rod with plastic cap stamped "Huit-Zollars" bears South 53 degrees 31 minutes 57 seconds east, a distance of 189.87 feet;

THENCE, leaving said northeasterly line of Lot 1, Block C, over and across said Lot 1, Block C, the following courses and distances:

Continuing South 89 degrees 58 minutes 12 seconds West, a distance of 140.13 feet to a found 5/8 inch iron rod with plastic cap stamped "Huit-Zollars" for a total distance of 225.39 feet;

North 00 degrees 03 minutes 20 seconds East, a distance of 103.56 feet to the northeasterly line of said Lot 1, Block C, from which a found 5/8 inch iron rod with plastic cap stamped "Huit-Zollars" bears North 53 degrees 31 minutes 57 seconds West, a distance of 100.32 feet;

THENCE, leaving said northeasterly line of said Lot 1, Block C, over and across said Walsh Ranches Limited Partnership tract the following courses and distances:

Continuing North 00 degrees 03 minutes 20 seconds East, a distance of 120.33 feet to a found 5/8 inch iron rod with plastic cap stamped "Huit-Zollars" for a total distance of 225.95 feet;

North 77 degrees 40 minutes 25 seconds East, a distance of 236.17 feet to the westerly line of said Lot 7X, Block 1;

THENCE, along said westerly line of Lot 7X, Block 1, said point also being the beginning of a curve to the left having a central angle of 42 degrees 49 minutes 17 seconds, having a radius of 127.00 feet, subtended by a 92.72 foot chord which bears North 09 degrees 47 minutes 19 seconds West, the following courses and distances:

Along said curve to the left an arc distance of 94.92 feet to a found 5/8 inch iron rod stamped "Dunaway Assoc. LP", and the beginning of a reverse curve to the right having a central angle of 23 degrees 50 minutes 02 seconds, having a radius of 453.00 feet, subtended by a 187.08 foot chord which bears North 19 degrees 16 minutes 56 seconds West;

Along said curve to the left an arc distance of 188.44 feet to a found 5/8 inch iron rod stamped "Dunaway Assoc. LP", said point also being the southerly right-of-way of Walsh Avenue;

North 82 degrees 00 minutes 00 seconds East for a distance of 57.39 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP", said point also being the beginning of a curve to the right having a central angle of 91 degrees 55 minutes 53 seconds, having a radius of 84.00 feet, subtended by a 120.78 foot chord which bears South 52 degrees 02 minutes 03 seconds East;

Along said curve to the right an arc distance of 134.78 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" and the beginning of compound curve to the right having a central angle of 04 degrees 07 minutes 13 seconds, having a radius of 933.00 feet, subtended by a 67.08 foot chord which bears South 04 degrees 00 minutes 30 seconds East;

Along said curve to the right an arc distance of 67.10 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" and the beginning of a reverse curve to the left having a central angle of 15 degrees 31 minutes 54 seconds, having a radius of 616.00 feet, subtended by a 166.47 chord which bears South 09 degrees 42 minutes 50 seconds East;

Along said curve to the left an arc distance of 166.98 feet to the POINT OF BEGINNING and containing 4.630 acres (201,685 square feet) of land, more or less.

STANDARD NOTES:

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recodation 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.

Construction Prohibited Over ESMT.s

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility ESMT. of any type.

Utility ESMT.s

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the ESMT.s shown on the plat; and they shall have the right at all times to ingress and egress upon said ESMT.s 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

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.

Residential Driveway Access Limitation

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

Floodplain Restriction

No construction shall be allowed within the floodplain ESMT., without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed."

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WALSH RANCHES LIMITED PARTNERSHIP acting herein by and through his/her/its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as WALSH RANCH, QUAIL VALLEY, Block 79 Lot 1, Block 1 Lots 7X-R1 & 7X-R2, an addition to the City of Fort Worth, Parker County, Texas, and does hereby dedicate, to the public use forever, the streets and rights-of-way shown thereon, subject to reservation by WALSH RANCHES LIMITED PARTNERSHIP, its successors and assigns of the right to install, maintain, repair and replace irrigation lines in such right-of-way, without payment to the City of Fort Worth for the use of such right-of-way, provided such irrigation lines do not interfere with the City of Fort Worth's use of the right-of-way.

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

WITNESS, my hand, this the ____ day of _____, 2022.

By:

WALSH RANCHES LIMITED PARTNERSHIP,
a Texas limited partnership

By: _____
Ryan Dickerson, Vice President

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ryan Dickerson, Vice President, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2022.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Mitchell S. Pillar do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Fort Worth, Texas.

Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
Firm Registration No. 10025600

Date

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mitchell S. Pillar, 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 purpose and considerations therein expressed.

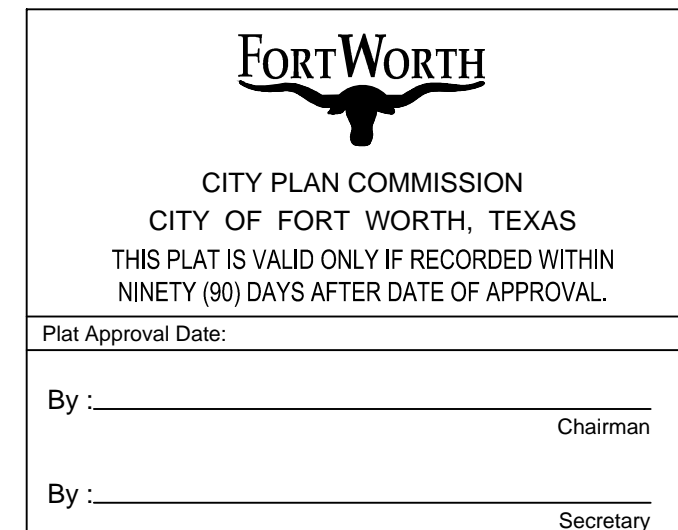
Given under my hand and seal of office, this ____ day of _____, 2022.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

GENERAL NOTES

- Building lines will be per the City of Fort Worth Zoning Ordinance.
- No portion of the subject tract lies within a "special flood hazard area" as explained on Community Panel Number 48367C0450E of the Flood Insurance Rate Map, Parker County, Texas and Incorporated Areas, dated September 26, 2008. The subject parcel lies within "other flood area - Zone "X" (Areas determined to be outside the 0.2% annual chance flood plain). Areas of local drainage are not noted on this map.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- Upon completion of construction, all lot and block corners will be set using a 5/8 inch rebar with a yellow plastic cap stamped Huit-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.
- Parkway Permit - Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at time of building permit issuance via a parkway permit.
- Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
- PUE" - Private Utility ESMT.s are governed by that certain Quail Valley at Walsh Ranch Utility ESMT. Agreement dated November 28, 2018, by and between Quail Valley Devco L, LLC, as Grantor, and Quail Valley Utility Services, Inc., as Grantee, recorded as Document No. 201627211, Official Public Records, Parker County, Texas.
- The care, Ownership, and Maintenance of all private open space lots (Block 1 Lots 7X-R1 & 7X-R2) is the responsibility of the Owner.
- 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.



PER ETJ AGREEMENT SIGNED 6/7/2011 AND FILED IN BOOK 2855, PAGE 235, PARKER COUNTY COMMISSIONERS COURT SIGNATURE ARE NOT REQUIRED.

FINAL PLAT
WALSH RANCH - QUAIL VALLEY
Block 79 Lot 1, Block 1 Lots 7X-R1 & 7X-R2
A 4.63 ACRE ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS

SITUATED IN THE
I. & G.N. R.R. CO. SURVEY ABSTRACT No. 2004
BEING A REPLAT OF
BLOCK 1, LOT 7X, WALSH RANCH,
AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS RECORDED UNDER
CABINET D, SLIDE 637 P.R.P.C.T.

COUNTY RECORDING INFORMATION

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

PREPARED BY:

HUIT-ZOLLARS
Huit-Zollars, Inc. Dallas
5430 LBJ Freeway, Suite 1500, Dallas, TX 75240
Phone (214) 871-3311 Fax (214) 871-0757

SEPTEMBER 2022

SHEET 3 OF 3



DWG: \\HZDALLAS\disk3\Survey\30306100-Walsh Ranch\02-Quail Valley\PA3\E05.11 Survey\10 CADD & BIM\10.15 Mapping\Dwg\PL - Platting\WR_Final Plat_Fire Station.dwg
DATE: Sep 14, 2022 1:46pm XREFS: WR MASTER (NO POINTS) WR_Final Plat_Fire Station_BD USER: bcole



Conditions and Comments

Case: FP-22-131

Submitted: 8/29/2022

Title: Walsh Ranch - Quail Valley - Fire Station

Case Description: Plat for Fire Station #43

Address:

Applicant:

Owner: Walsh Ranches Limited Partnership

155 Walsh Drive Aledo TX 76008

Remarks Due:

ZC Hearing:

Case Status: In Review

Acres:

List of Conditions:

GENERAL

Planning

- This application corresponds to August 29th deadline day.

Please allow four days for a completeness check, a separate email will be sent out once a case manager is assigned and fees are assessed. If your application is an administrative one, it will not follow the DRC schedule, keep in mind the application goes through the normal 21 calendar day review. Once all comments have been entered a revision may be submitted, the first revision is free any revision after that is a charge of \$220 per revision.

***** ALL REVISIONS NEED TO GO THROUGH PLATTING *****

Please refrain from emailing other departments separately to clear holds, it needs to come through platting so we can open up the workflow and keep track of revisions. Please include your assigned case manager and myself Frenchelle.Manning@fortworthtexas.gov to all revisions for proper routing.

Platting Department
817-392-8027
Platbox2@fortworthtexas.gov

PERMIT ISSUANCE

T/PW Stormwater

- Contact: SDS@fortworthtexas.gov
Stormwater Development Services

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
CLEARED SA 9/7/22 :Prel SWM ER544A was accepted.

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

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth and Section 3.11, 2015 CFW Stormwater Criteria Manual
SA 9/7/22 FEMA Zone A Floodplain is to be drawn and labeled with zone, panel and map date information

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

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth and Section 3.11, 2015 CFW Stormwater Criteria Manual

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

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

0815 – Minimum Finished Floor Elevations {SDS} - Show the minimum finished floor elevation for each lot adjacent to a floodplain/drainage way. They shall be 2' above the 100 year frequency precipitation event under ultimate development conditions.

Reference: Section 3.11, 2015 CFW Stormwater Criteria Manual

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

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth
CLEARED SA 9/7/22

0817 – Floodplain Restriction Note “No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.”

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth
CLEARED SA 9/7/22

9000 - All public and private drainage easements and ROWs with their widths must be clearly shown/identified on the plat.

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth; Section 3.11, 2015 CFW Stormwater Criteria Manual

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
Walsh Avenue and Walsh Ranch Pkwy are existing and correct.

General information:

Any new or changed address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Addresses must be posted in a manner that complies with the current City of Fort Worth Fire Code. **DO NOT SELF ADDRESS YOUR PLAT** or property. All plats within the city limits of Fort Worth will be addressed by the FWFD Fire Addressing Division **AFTER** recording of the plat at the county courthouse. Plats will be addressed once we receive a copy of the plat after recording in the order in which we receive them. Most plats will be addressed and posted to the City of Fort Worth Plat Directory within 10 business days of being recorded.

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.

PARD

- PARD PDP fees do not apply

Planning

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

1. Remove the words "Walsh Ranch Parkway Right-of-Way from the title block. No portion of the property being replatted in this plat is a part of Walsh Ranch Parkway right-of-way.

2. Remove the words "to be" from the abandonment statements.

3. All easements being dedicated by separate instrument must provide the recording information for those easements prior to final recordation of this plat. That process is likely to take longer than our 30-day window for administrative approval, therefore a conditional approval by City Plan Commission is required.

4. Revise the match line boundaries to follow lot boundaries or right-of-way boundaries. Do not lots on multiple pages.

T/PW Engineering

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

1. MTP classification for Walsh Ranch Parkway is 130 foot Neighborhood Connector. Confirm sufficient right-of-way and whose responsible for construction of southbound lanes.
2. (Records Management and Real Property) Street Dimensions - 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.
3. The text in page 3 is cut off and unreadable.
4. confirm which HOA is responsible for maintenance of lot 7X-R2.
5. CFA (Ch. 31-131) - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements. for southbound lane improvements to get access to Walsh Ranch Parkway
6. Label Plat - Show Case Number on the plat. (But not as part of title block).

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

Transportation Impact

- FYI Comments:
 - The project is located in Transportation Impact Fee Service Area U
 - The project does not qualify for discounts.
 - The approval date of the final plat will determine the applicable collection rate for building permits.
 - The Transportation Impact Fee Study Update is currently underway with anticipated adoption on October 25, 2022, with new collection rates being effective January 1, 2023. The current collection rate is not guaranteed after October 25, 2022.

WATER

Review

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

Plat case review Performed On: 09/10/2022

You may address hold comments by emailing: DSWS@fortworthtexas.gov or call to 817 392 5803.

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 or email to zz_PLNDEV_Platting@fortworthtexas.gov

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

1- HOLD - MJP 09/10/2022 - Provide water easements by separate instruments recording information on the plat.

2- HOLD - MJP 09/10/2022 - Please add below note on the plat if no sewer extension is needed for Lot 7X-R2 and 7X-R1:

"Lot ____, Block __ of _____ Addition, an addition to the City of Fort Worth, is not served by a public water or public sewer facility, and no provision for the installations thereof have been made. The property owner of this lot shall be responsible for the cost of installing the public water and sewer facilities to serve the subject lot, as per the water & wastewater installation policy of the City. The City of Fort Worth shall not be responsible for all or any portion of the cost of installing said facility. In the event the owner of said lot desires to change the usage of the property, or makes application for building permit, or requires fire protection, the City of Fort Worth will require the extension of water and sewer service at the sole cost and expense of the Owner."

3- HOLD - MJP 09/10/2022 - 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.

--- IPRC21-0176, CPN 103879,

--- MJP 09/13/2022 - The water main in the north of the Lot1 should be extended all the way to the west corner of the Lot1, Block 79. The easement also needs to be extended the same as the water line extension.

4- HOLD - MJP 09/10/2022 - REC ID 994 sewer per acre charges of \$415.04 per acre applies. The amount owed for this plat is:

--- 4.63 acres x \$415.04 per acre = \$1,921.64

5- HOLD - MJP 09/10/2022 - REC ID 1183 sewer per acre charges of \$906.94 per acre applies. The amount owed for this plat is:

--- 4.63 acres x \$906.94 per acre = \$4,199.13

6- HOLD - MJP 09/10/2022 - REC ID 1004 ??? TBD

List of Comments:

FP-22-133 Tradition, Lots 100-150, 151X, 152X, Block OO; Lots 20-30, Block OOO; Lots 1-33, Block PPP; & Lots 1-34, Block QQQ (Conditional Approval): ETJ - Denton County.

Being 25.924 acres situated in the Guadalupe Cardinas Survey, Abstract No. 214, located in Denton County, Texas.

General Location: North of Highway 114, west of North FM 156 and Texas Motor Speedway, south of Sam Reynolds Road, and east of Ben-Bert Road.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Hines Interest, LP
- 2. Consultant / Agent GM Civil, Inc.

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning "ETJ" Denton County
- 2. Proposed Zoning No change
- 3. Comprehensive Plan Future Land Use Single Family Residential
- 4. Public Hearing Notification Mailing Date September 16, 2020
- 5. Planning & Development Department Case Coordinator..... Alex Parks

- 6. Organizations Courtesy Notified..... North Fort Worth Alliance, Harriet Creek Ranch HOA, Streams And Valleys Inc, Trinity Habitat for Humanity, Northwest ISD

C. SERVICE DISTRICTS

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

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is 25.924 acres of the single-family residential development, for PP-19-008, Tradition, a municipal utility district, located in the extraterritorial jurisdiction of the City of Fort Worth. The final plat will take its access from the extensions of local streets from the adjoining phases to the east and south as well as Sam Reynolds Road, a neighborhood connector on the Master Thoroughfare Plan (MTP).

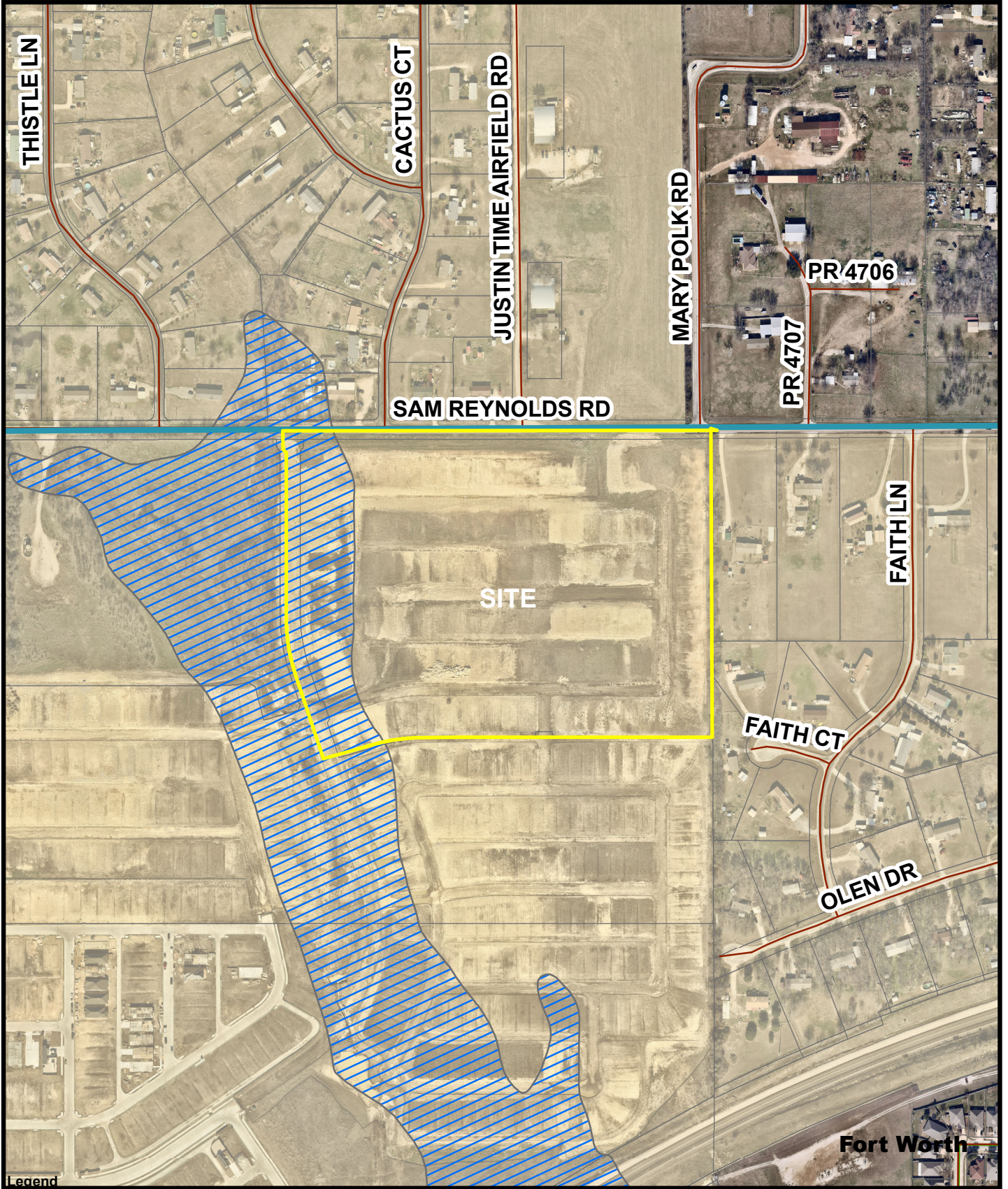
The final plat is conditional upon platting and construction of the second point of access coming from the phase to the east or the south. The Subdivision Ordinance in Section 31-101 (c) (1) states, subdivisions containing more than 30 one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. Sam Reynolds Road to the north is platted and constructed giving them one point of access, however, the extension of Water Cana Drive to the east or

CPC: 9/28/2022











Chapote Way to the south has not be platted and constructed which requires a conditional approval.

E. DRC RECOMMENDATION

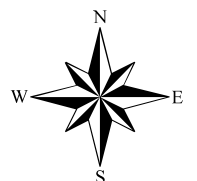
DRC recommends: Conditional approval of the final plat upon 1) platting and construction of the second point of access; and (2) upon meeting the platting comments in the staff report.

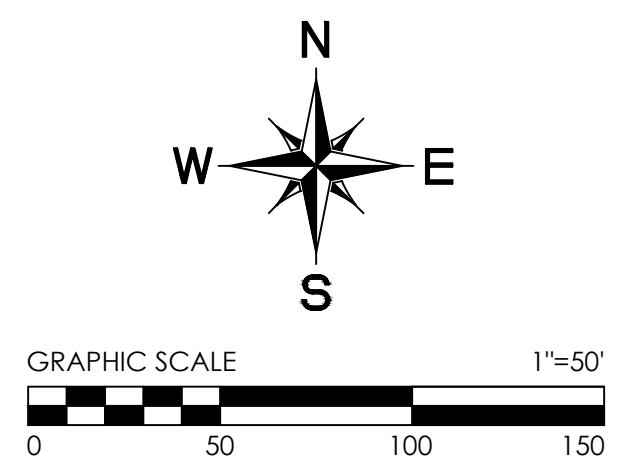
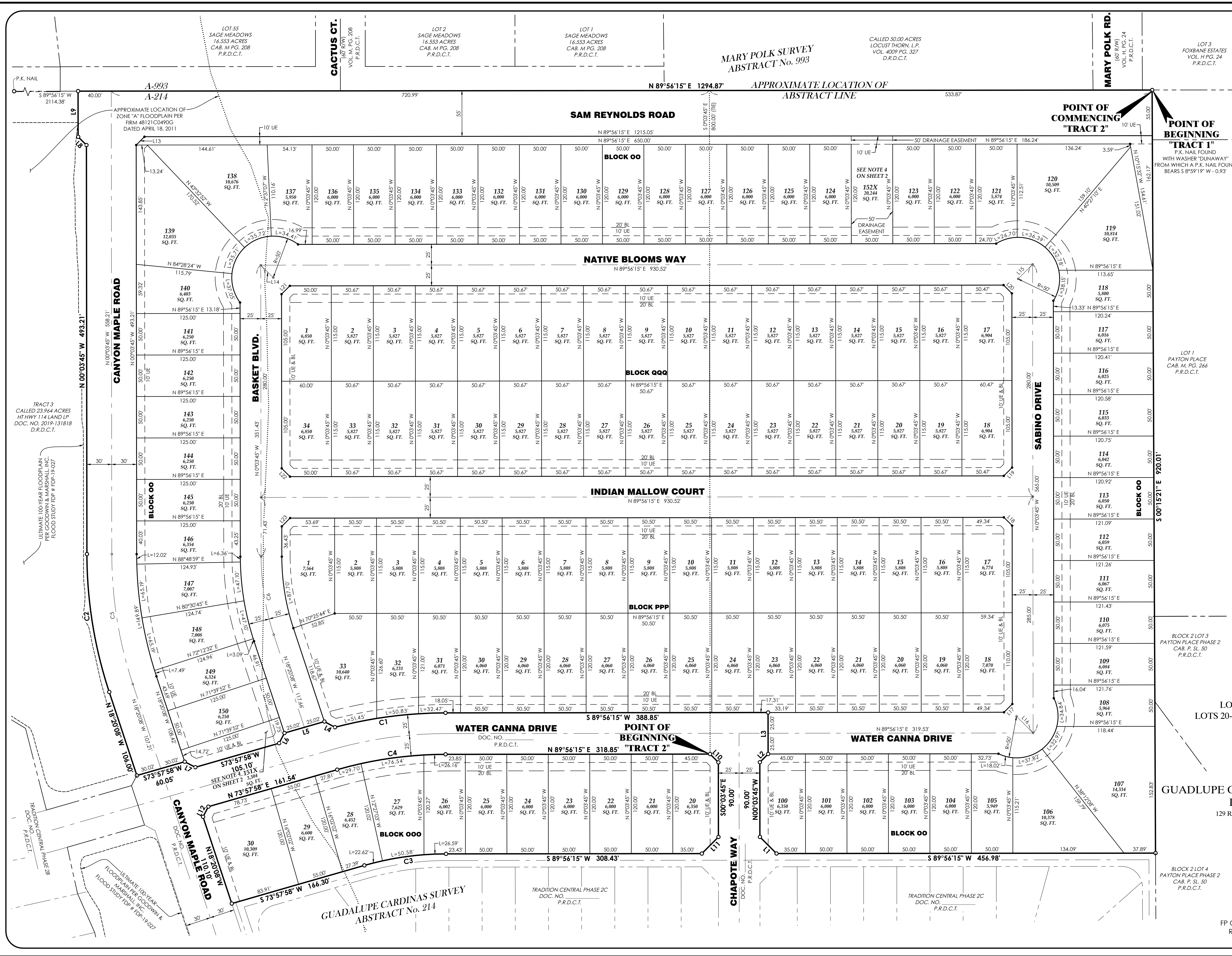


Legend

- | | |
|---|---|
| Master Thoroughfare Plan |  Floodplain |
|  Activity Street |  ETJ |
|  Commercial Connector | Orthos\Orthos_2022 |
|  Commercial Mixed Use | RGB |
|  Neighborhood Connector |  Red: Band_1 |
|  System Link |  Green: Band_2 |
| |  Blue: Band_3 |

1 inch = 400 feet





LEGEND

- O DENOTES 1/2" CAPPED IRON ROD FOUND STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
- SQ. FT. SQUARE FEET
- UE UTILITY EASEMENT
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- I.R.F. IRON ROD FOUND
- I.P.F. IRON PIPE FOUND
- C.I.R.F. CAPPED IRON ROD FOUND
- C.I.R.S. CAPPED IRON ROD SET (GOODWIN & MARSHALL)
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- BUILDING LINE
- FLOODPLAIN LINE
- ULTIMATE FLOODPLAIN LINE

SEE SHEET 2 FOR LINE & CURVE TABLE

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. Issued for review 8/15/2022 3:22 PM

OWNER/DEVELOPER:
Hines
 2700 COMMERCE STREET, SUITE 1600
 DALLAS, TX 75226
 972-716-0152

PREPARED BY:

GMcivil
 Engineering & Surveying
 2559 SW Grapevine Pkwy, Grapevine, Texas 76051
 817-329-4373
 T&E Firm # F-2944 | T&S Firm # 10021700

FINAL PLAT
 OF
 LOTS 100-150, 151X, 152X, BLOCK OO;
 LOTS 20-30, BLOCK OOO; LOTS 1-33, BLOCK PPP;
 & LOTS 1-34, BLOCK QQQ
TRADITION
 BEING
 25.924 ACRES
 SITUATED IN THE
GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214
 DENTON COUNTY, TEXAS
 129 RESIDENTIAL LOTS, 2 NON-RESIDENTIAL LOTS
 Date: August 2022

CENTRAL PHASE 3C
 FP CASE No. #####
 REFERENCE CASE No.
 #####

OWNER'S STATEMENT

STATE OF TEXAS §
COUNTY OF DENTON §

TRACT 1
All that certain lot, tract, or parcel of land, situated in a portion of the Guadalupe Cardinas Survey, Abstract No. 214, Denton County, Texas, being part of that certain called 25.693 acre tract described as Tract 2 in a deed to HT HWY 114 LAND LP recorded in Document No. 2019-131818 of the Deed Records of Denton County, Texas (DRDCT), and being in the approximate centerline of Sam Reynolds Road, from which a P.K. nail found bears South 08 deg. 59 min. 19 sec. West - 0.93 feet, and being more completely described as follows, to-wit:

BEGINNING at a P.K. nail found with washer stamped "DUNAWAY" for the Northeast corner of said 25.693 acre tract, the Northwest corner of Payton Place, Phase One recorded in Cabinet M, Page 266 of the Plat Records of Denton County, Texas (PRDCT), and part of that certain called 396.67 net acre tract described as Parcel A in a deed to HT HWY 114 Development LP recorded in Document No. 2019-131148 (DRDCT), and being more completely described as follows, to-wit:

THENCE South 00 deg. 15 min. 21 sec. East along the East line of said 25.693 acre tract, the West line of said Payton Place, Phase One, and the West line of said Payton Place, Phase 2 recorded in Cabinet P, Slide 50 (PRDCT), a distance of 920.01 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod set, for the Southeast corner of said 25.693 acre tract;

THENCE South 89 deg. 56 min. 15 sec. West departing said West line and continue along the South line of said 25.693 acre tract, a distance of 456.98 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 03 min. 45 sec. West along said South line, a distance of 28.28 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 03 min. 45 sec. West departing said South line, a distance of 90.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 56 min. 15 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 03 min. 45 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 56 min. 15 sec. West, a distance of 388.85 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 525.00 feet, a central angle of 14 deg. 42 min. 24 sec., and being subtended by a chord which bears South 82 deg. 35 min. 03 sec. West - 134.39 feet;

THENCE in a westerly direction along said curve to the left, a distance of 134.76 feet to a 1/2" capped iron rod set;

THENCE North 61 deg. 49 min. 31 sec. West non-tangent to said curve, a distance of 14.51 feet to a 1/2" capped iron rod set;

THENCE South 73 deg. 58 min. 08 sec. West, a distance of 50.04 feet to a 1/2" capped iron rod set;

THENCE South 27 deg. 48 min. 55 sec. West, a distance of 13.86 feet to a 1/2" capped iron rod set;

THENCE South 73 deg. 57 min. 58 sec. West, a distance of 105.10 feet to a 1/2" capped iron rod set in the West line of said 25.693 acre tract;

THENCE North 62 deg. 11 min. 05 sec. West along said West line, a distance of 14.42 feet to a 1/2" capped iron rod set;

THENCE South 73 deg. 57 min. 58 sec. West departing said West line, a distance of 60.05 feet to a 1/2" capped iron rod set for the most easterly Southeast corner of a called 23.964 acre tract described as Tract 3 in a deed to HT HWY 114 Land LP recorded in Document No. 2019-131818 (DRDCT);

THENCE North 18 deg. 20 min. 08 sec. West along the East line of said 23.964 acre tract, a distance of 106.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 530.00 feet, a central angle of 18 deg. 16 min. 23 sec., and being subtended by a chord which bears North 09 deg. 11 min. 56 sec. West - 168.31 feet;

THENCE in a northerly direction along said East line and curve to the right, a distance of 169.03 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 03 min. 45 sec. West tangent to said curve and continue along said East line, a distance of 493.21 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 03 min. 39 sec. West along said East line, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 03 min. 45 sec. West along said East line, a distance of 55.00 feet to a 1/2" capped iron rod set for the Northeast corner of said 23.964 acre tract and being in the North line of said 396.67 acre tract, from which a P.K. nail found in the North line of a called 26.323 acre tract, described in a deed as Tract 4 in a deed to HT HWY 114 Land LP recorded in Document No. 2019-131818 (DRDCT) and being in the approximate centerline of said Sam Reynolds Road bears South 89 deg. 56 min. 15 sec. West - 2,114.38 feet;

THENCE North 89 deg. 56 min. 15 sec. East along the North line of said 396.67 acre tract, the North line of said 25.693 acre tract, and the approximate centerline of said Sam Reynolds Road, a distance of 1,294.87 feet to the POINT OF BEGINNING, containing 1,055,895 square feet or 24,240 acres of land, more or less.

TRACT 2

All that certain lot, tract, or parcel of land, situated in a portion of the Guadalupe Cardinas Survey, Abstract No. 214, Denton County, Texas, being part of that certain called 25.693 acre tract described as Tract 2 in a deed to HT HWY 114 LP recorded in Document No. 2019-131818 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at a P.K. nail found with washer stamped "DUNAWAY" for the Northeast corner of said 25.693 acre tract, the Northwest corner of Payton Place, Phase One recorded in Cabinet M, Page 266 of the Plat Records of Denton County, Texas (PRDCT), and being in the approximate centerline of Sam Reynolds Road, from which a P.K. nail found bears South 08 deg. 59 min. 19 sec. West - 0.93 feet, and from which a P.K. nail found in the North line of a called 26.323 acre tract, described in a deed as Tract 4 in a deed to HT HWY 114 Land LP recorded in Document No. 2019-131818 (DRDCT) and being in the approximate centerline of said Sam Reynolds Road bears South 89 deg. 56 min. 15 sec. West - 3,409.24 feet;

THENCE South 89 deg. 56 min. 15 sec. West along the North line of said 25.693 acre tract and the approximate centerline of said Sam Reynolds Road, a distance of 533.87 feet;

THENCE South 00 deg. 03 min. 45 sec. East departing said North line and said approximate centerline, a distance of 800.00 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod set, for the TRUE POINT OF BEGINNING;

THENCE South 45 deg. 03 min. 45 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 03 min. 45 sec. East, a distance of 90.00 feet to a 1/2" capped iron rod set in the South line of said 25.693 acre tract;

THENCE South 44 deg. 56 min. 15 sec. West along the said South line, a distance of 28.28 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 56 min. 15 sec. West along said South line, a distance of 308.43 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 358.00 feet, a central angle of 15 deg. 58 min. 17 sec., and being subtended by a chord which bears South 81 deg. 57 min. 07 sec. West - 99.47 feet;

THENCE in a westerly direction along said South line and curve to the left, a distance of 99.79 feet to a 1/2" capped iron rod set;

THENCE South 73 deg. 57 min. 58 sec. West tangent to said curve and continue along said South line, a distance of 166.30 feet to a 1/2" capped iron rod set for the Southwest corner of said 25.693 acre tract;

THENCE North 18 deg. 20 min. 08 sec. West along the West line of said 25.693 acre tract, a distance of 110.10 feet to a 1/2" capped iron rod set;

THENCE North 27 deg. 48 min. 55 sec. East along said West line, a distance of 13.86 feet to a 1/2" capped iron rod set;

OWNER'S STATEMENT CONT...

THENCE North 73 deg. 57 min. 58 sec. East departing said West line, a distance of 161.54 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 475.00 feet, a central angle of 15 deg. 58 min. 17 sec., and being subtended by a chord which bears North 81 deg. 57 min. 07 sec. East - 131.98 feet;

THENCE in an easterly direction along said curve to the right, a distance of 132.41 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 56 min. 15 sec. East tangent to said curve, a distance of 318.85 feet to the POINT OF BEGINNING, containing 73,342 square feet or 1,684 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HT HWY 114 DEVELOPMENT LP and HT HWY LAND LP, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of LOTS 100-150, 151X, 152X, BLOCK OO; LOTS 20-30, BLOCK OOO; LOTS 1-33, BLOCK PPP; & LOTS 1-34, BLOCK QQQ of TRADITION, and does hereby dedicate to the public use forever the streets and easements shown hereon.

Witness our hand, this the _____ day of _____, 20____.

HT HWY 114 DEVELOPMENT LP, a Texas limited partnership

By: HT Hwy 114 Development LLC, a Delaware limited liability company, its general partner

By: HT Hwy 114 LP, a Delaware limited partnership, its sole member

By: Hines Hwy 114 LLC, a Delaware limited liability company, its general partner

By: Hines Hwy 114 Associates LP, a Texas limited partnership, its sole member

By: Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, its general partner

By: Name: Robert W. Witte Title: Senior Managing Director

HT HWY 114 LAND LP, a Texas limited partnership

By: HT Hwy 114 Development LLC, a Delaware limited liability company, its general partner

By: HT Hwy 114 LP, a Delaware limited partnership, its sole member

By: Hines Hwy 114 LLC, a Delaware limited liability company, its general partner

By: Hines Hwy 114 Associates LP, a Texas limited partnership, its sole member

By: Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, its general partner

By: Name: Robert W. Witte Title: Senior Managing Director

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on _____, 20____ by Robert W. Witte, the Senior Managing Director of Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, in its capacity as general partner of Hines Hwy 114 Associates LP, a Texas limited partnership, in its capacity as sole member of Hines Hwy 114 LLC, a Delaware limited liability company, in its capacity as general partner of HT Hwy 114 LP, a Delaware limited partnership, in its capacity as sole member of HT Hwy 114 Land LLC, a Delaware limited liability company, in its capacity as general partner of HT HWY 114 Development LP, a Texas limited partnership, on behalf of said entities.

Notary Public, State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on _____, 20____ by Robert W. Witte, the Senior Managing Director of Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, in its capacity as general partner of Hines Hwy 114 Associates LP, a Texas limited partnership, in its capacity as sole member of Hines Hwy 114 LLC, a Delaware limited liability company, in its capacity as general partner of HT Hwy 114 LP, a Delaware limited partnership, in its capacity as sole member of HT Hwy 114 Land LLC, a Delaware limited liability company, in its capacity as general partner of HT HWY 114 Development LP, a Texas limited partnership, on behalf of said entities.

Notary Public, State of Texas

My commission expires: _____

WATER/WASTEWATER IMPACT FEES

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

UTILITY EASEMENTS

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

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.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with current Sidewalk Policy per "City Development Design Standards".

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site. (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

FLOODPLAIN/DRAINAGE-WAY: MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of the said drainage- ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to the 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 flood-plain easement line as shown on the plat.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscape areas and open spaces, water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

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

Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.

GENERAL NOTES:

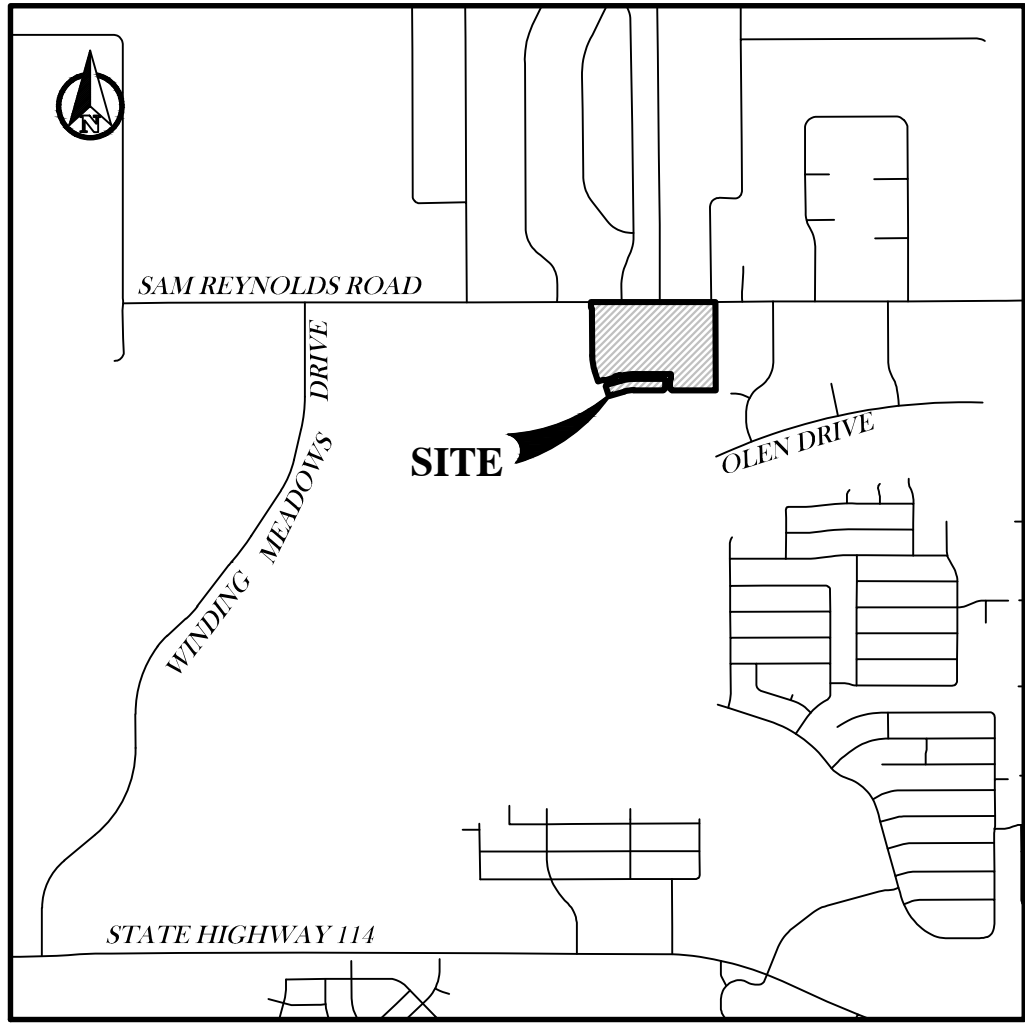
- 1. Bearings are oriented to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GOODWIN & MARSHALL", unless otherwise noted.
3. According to the Flood Insurance Rate Map [FIRM] panel 48121C0490G, revised April 18, 2011. This subdivision is located in a portion of Flood Insurance Zone Flood Insurance Zone " X " (non-shaded), being defined as areas determined to be outside the 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood and Flood Zone "A", being defined as areas with no Base Flood Elevations determined.
4. Lots 151X, 152X, Block OO are private HOA/Developer owned and maintained by the Traditions Homeowner's Association.

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor on an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground May 2019
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76031
(817) 329-4373

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. Issued for review 8/15/2022 3:22 PM



VICINITY MAP N.T.S.

Table with 6 columns: CURVE #, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C1 through C6.

Table with 3 columns: LINE #, BEARING, DISTANCE. Rows L1 through L12.

Table with 3 columns: LINE #, BEARING, DISTANCE. Rows L13 through L23.

Fort Worth City Plan Commission City of Fort Worth, Texas. This plat valid only if recorded within ninety (90) days after date of approval. Includes fields for PLAT APPROVED DATE, BY: (Chairman), and BY: (Secretary).

LAND USE TABLE. Development Yield: Gross Site Area 25.924 Acres, Total Number Lots 131, Residential Lots Area 18.906 Acres, Number Residential Lots 129, Number Single Family Detached 129, Number Dwelling Units 129, Non-Residential Lots Area 0.541 Acres, Number Non-Residential Lots 2, Private Open Space Lots Area 0.541 Acres, Number Private Open Space Lots 2, Right-of-way Area 6.478 Acres, Net Acres 19.446 Acres, TRACT 1 AREA 24.240 Acres, TRACT 2 AREA 1.684 Acres. No Public Parks Proposed.

FINAL PLAT OF LOTS 100-150, 151X, 152X, BLOCK OO; LOTS 20-30, BLOCK OOO; LOTS 1-33, BLOCK PPP; & LOTS 1-34, BLOCK QQQ TRADITION BEING 25.924 ACRES SITUATED IN THE GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214 DENTON COUNTY, TEXAS 129 RESIDENTIAL LOTS, 2 NON-RESIDENTIAL LOTS Date: August 2022

OWNER/DEVELOPER: Hines 2700 COMMERCE STREET, SUITE 1600 DALLAS, TX 75226 972-716-0132 PREPARED BY: GMcivil Engineering & Surveying 2559 SW Grapevine Pkwy, Grapevine, Texas 76031 817-329-4373 TxEng Firm # F-2944 | TXSurv Firm # 10021700

CENTRAL PHASE 3C FP CASE No. ##### REFERENCE CASE No. #####

EV10720 - tradition - tradition\COGO\PLAT\CENTRAL PHASE 3C\10720-FINAL\PHDC-SHEETS.dwg



Conditions and Comments

Case: FP-22-133

Submitted: 8/29/2022

Title: Tradition Central Phase 3C

Case Description: Single Family Residential Development

Address:

Applicant:

Owner: Hines Interests, LP

Remarks Due:

ZC Hearing:

Case Status: In Review

Acres:

List of Conditions:

GENERAL

General

- No comments

Jimmy B. Conner
Oncor | PMDS

jimmy.conner@oncor.com

Planning

- This application corresponds to August 29th deadline day.

Please allow four days for a completeness check, a separate email will be sent out once a case manager is assigned and fees are assessed. If your application is an administrative one, it will not follow the DRC schedule, keep in mind the application goes through the normal 21 calendar day review. Once all comments have been entered a revision may be submitted, the first revision is free any revision after that is a charge of \$220 per revision.

***** ALL REVISIONS NEED TO GO THROUGH PLATTING *****

Please refrain from emailing other departments separately to clear holds, it needs to come through platting so we can open up the workflow and keep track of revisions. Please include your assigned case manager and myself Frenchelle.Manning@fortworthtexas.gov to all revisions for proper routing.

Platting Department
817-392-8027
Platbox2@fortworthtexas.gov

PERMIT ISSUANCE

T/PW Stormwater

- Contact: SDS@fortworthtexas.gov
Stormwater Development Services

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
CLEARED SA 8/9/22 SWM-2020-0348 was accepted

0811 – Floodplain Delineation - Delineate the effective FEMA floodplain, as determined by the Flood Insurance Rate Map (FIRM) or an approved Letter of Map Revision (LOMR), as appropriate. FEMA Floodplain is to be drawn and labeled with zone, panel and map date information or with zone, LOMR case number and date, as appropriate.
Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth and Section 3.11, 2015 CFW Stormwater Criteria Manual
CLEARED SA 8/9/22

9000 - All public and private drainage easements and ROWs with their widths must be clearly shown/identified on the plat.
Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth; Section 3.11, 2015 CFW Stormwater Criteria Manual
CLEARED SA 8/9/22

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
FYI: Development Agreement 47477-(A1)(A2) applies CFW Fire Code and Amendments.

FYI: Streets existing and correct:

Cactus Court
Mary Polk Road
Sam Reynolds Road
Water Cana Drive is a continuation into this plat (FP-22-125).

FYI: Streets new and approved:

Basket Blvd
Native Blooms Way
Sabino Drive
Chapote Way (FP-22-125)

CORRECTION REQUIRED: Change Canyon Maple Road to a new and approved street name. The new street name will begin at Sandpaper Drive in FP-22-125 and continue to Sam Reynolds Road.

CORRECTION REQUIRED: change Indian Mallow Court to Indian Mallow Lane

CORRECTION REQUIRED: 2 points of access required. FP-22-125 has to be recorded to have 2 points of access.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.6 Secondary Access One and Two Family Residential Developments

General information:

Any new or changed address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Addresses must be posted in a manner that complies with the current City of Fort Worth Fire Code. **DO NOT SELF ADDRESS YOUR PLAT** or property. All plats within the city limits of Fort Worth will be addressed by the FWFD Fire Addressing Division **AFTER** recording of the plat at the county courthouse. Plats will be addressed once we receive a copy of the plat after recording in the order in which we receive them. Most plats will be addressed and posted to the City of Fort Worth Plat Directory within 10 business days of being recorded.

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.

Planning

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

1. After the legal description in the dedication statement and the title block need to show that this is "an addition to Tradition Municipal Utility District No. 1 of Denton County, Texas".

2. Show PP-19-008 as the reference case number and FP-22-133 as the case number.

3. Show all the recording information for all the offsite easements being dedicated by separate instrument on this plat prior to final recordation of this plat. Since that process is likely to extend beyond the 30-day shot clock time frame a conditional approval from City Plan Commission is required.

4. Provide the recording information for Phase 2B to the west and for Phase 2C to the south.

5.

T/PW Engineering

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

1. Secondary Ingress and Egress: 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. FP-22-125 is required to be recorded for second access point.

2. CFA (Ch. 31-131) - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements. CFA22-0110, IPRC21-0092, CPN103518 (Under Review)

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

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

Transportation Impact

- FYI Comment - The project is located in The ETJ of Fort Worth and is not subject to transportation impact fees.

WATER

Review

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

Plat case review Performed On: 09/10/2022

You may address hold comments by emailing: DSWS@fortworthtexas.gov or call to 817 392 5803.

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 or email to zz_PLNDEV_Platting@fortworthtexas.gov

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

IPRC21-0092

CPN 10351

1- HOLD - MJP 09/10/2022 - 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.

2- HOLD - MJP 09/10/2022 - 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)

FYI To clear HOLD CFA needs to be executed.

3- HOLD - MJP 09/10/2022 - REC ID 1291 water main capacity charges

4- HOLD - MJP 09/10/2022 - REC ID 1032 water main capacity charges

List of Comments:

FS-22-216 **Red Eagle Addition, Lot 1, Block 1 (Waiver Request): ETJ-Johnson County.**
Being a 2.384 acre tract of land situated in the J. W. Doggett Survey, Abstract No. 1238, located in Johnson County, Texas.

General Location: North Evans Street, south of Chisholm Trail Road and east of North Meadows.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant Wilota Dawn Red Eagle
- 2. Consultant / Agent Lonestar Surveying, LLC

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning "ETJ" Johnson County
- 2. Proposed Zoning No change
- 3. Comprehensive Plan Future Land Use Single Family Residential
- 4. Public Hearing Notification Mailing Date September 16, 2020
- 5. Planning & Development Department Case Coordinator..... Alex Parks

6. Organizations Courtesy Notified.....

C. SERVICE DISTRICTS

- 1. School ISD..... Joshua ISD
- 2. Proposed Water Supply Means..... Monarch Utilities
- 3. Proposed Sanitary Waste Disposal Means..... Private Septic System

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

The subject property is a 2.384 acre tract of land, proposed for a single family home, in Johnson County, located in the extraterritorial jurisdiction of the City of Fort Worth. The final plat will take its access from the adjacent county road, Evans Street.

The Subdivision Ordinance in Section 31-103 (d) (1) states, lots served by on-site wastewater septic disposal systems shall have a contiguous land area not less than one acre (net) in size, exclusive of 100-year floodplain, drainage easements and features, access easements and street right-of-way. Although the lot is 2.384 acres in size the only portion of the lot outside of drainage and floodplain easements is only 0.3918 acres. The applicant has requested a waiver due to the reduced acreage remaining on their lot. Johnson County has provided communication with the City that they will work with the applicant to permit a septic system onsite.

DRC recommends approval of the requested waiver.

E. DRC RECOMMENDATION

DRC recommends: 1) Approval of the one Subdivision Ordinance waiver to allow one lot with less than one acre of contiguous land area, exclusive of floodplain and drainage easements, access easements, and right-of-way (0.3918 acres) to be served by a private onsite septic system; and 2) conditional approval upon meeting the platting comments in the staff report.



Master Thoroughfare Plan

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

Orthos\Orthos_2022

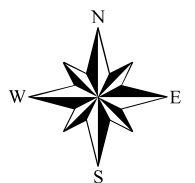
RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Floodplain ▨

ETJ ■

1 inch = 300 feet





— LONESTAR —
LAND SURVEYING, LLC

FS-22-216 WAIVER REQUEST

September 16, 2022

To:
Dan Boren
City Plan Commission Chairman

The purpose of this letter is to request a waiver to the Subdivision Ordinance in Section 31-103 (d)(1) which states, "Lots served by on-site wastewater septic disposal systems shall have a contiguous land area not less than one acre (net) in size, exclusive of 100-year floodplain, drainage easements and features, access easements and street right-of-way."

This lot is encumbered by large portions of floodplain and a drainage easement which will push the net acreage below this one acre threshold therefore a waiver is required and requested to be approved by City Plan Commission. The total acreage of the property is 2.3844 acres, however, the net acreage is only 0.3918 acres; meaning 1.9926 acres lies within the floodplain and/or drainage easement.

Johnson County has stated that they will work with the application to install a septic system (if needed) on the property after the property has been platted.

If you have any questions or concerns, feel free to reach out.

Thanks,

Marshall Miller, RPLS
Owner
Lonestar Land Surveying, LLC
TBPELS Firm # **10194707**
3521 SW Wilshire, Suite A
Joshua, Tx 76028
817-935-8701



— LONESTAR —
LAND SURVEYING, LLC



Conditions and Comments

Case: FS-22-216

Submitted: 8/27/2022

Title: Red Eagle Addition

Case Description:

Address:

Applicant:

Remarks Due:

ZC Hearing:

Case Status: In Review

Acres:

Owner: Wilota Red Eagle

4505 Chishlom trl Crowley TX 76036

List of Conditions:

GENERAL

Customer Service

- This application corresponds to August 29th deadline day.

Please allow four days for a completeness check, a separate email will be sent out once a case manager is assigned and fees are assessed. If your application is an administrative one, it will not follow the DRC schedule, keep in mind the application goes through the normal 21 calendar day review. Once all comments have been entered a revision may be submitted, the first revision is free any revision after that is a charge of \$220 per revision.

***** ALL REVISIONS NEED TO GO THROUGH PLATTING *****

Please refrain from emailing other departments separately to clear holds, it needs to come through platting so we can open up the workflow and keep track of revisions. Please include your assigned case manager and myself Frenchelle.Manning@fortworthtexas.gov to all revisions for proper routing.

Platting Department
817-392-8027
Platbox2@fortworthtexas.gov

General

- Since permitting authority for this parcel lies within Johnson County's jurisdiction, the first plat note should be amended in regards to building permits. Also, floodplain authority lies within Johnson County so the minimum finished floor noted should meet the 3' freeboard per Johnson County requirements – not a 2' MFF per Fort Worth.

Jennifer VanderLaan
Director, CFM
Johnson County Public Works

Planning

- No comments

Jimmy B. Conner
Oncor | PMDS
jimmy.conner@oncor.com

PERMIT ISSUANCE

T/PW Stormwater

- Contact: SDS@fortworthtexas.gov
Stormwater Development Services

0813 – Floodplain Easements: Bearing and Distances {SDS} - Drainage/floodplain easements shall be determined by bearings & distances (B & D) descriptions on the final plat.
Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth
CLEARES SA 9/6/22 A conservative delineation of FPE and its B & D was shown.

0815 – Minimum Finished Floor Elevations {SDS} - Show the minimum finished floor elevation for each lot adjacent to a floodplain/drainage way. They shall be 2' above the 100 year frequency precipitation event under ultimate development conditions.
Reference: Section 3.11, 2015 CFW Stormwater Criteria Manual
A conservative min FFE was shown..

0816 – Maintenance Note - A Floodplain/Floodway/Drainageway Maintenance Note from the Plan Commission Rules and Regulations must be placed on the final plat.
Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth
CLEARED SA 9/6/22

0817 – Floodplain Restriction Note “No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.”
Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth
CLEARED SA 9/6/22

9000 - All public and private drainage easements and ROWs with their widths must be clearly shown/identified on the plat.
Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth; Section 3.11, 2015 CFW Stormwater Criteria Manual
CLEARED SA 9/6/22

PLATTING

Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
CORRECTION REQUIRED: change Evans St to North Meadows Drive.

CFW adopted Fire Code and Amendments do not apply to this section of ETJ. Addressing will be assigned by Johnson County. Please do not self-address for permits.

General information:

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-PDP does not apply

Planning

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

1. Revise the title block to show this is a FINAL PLAT not a MINOR PLAT. CLEARED 9-23-2022
2. Include a dedication statement that reads "That Wilota Dawn Red Eagle, the sole owner of the subject property, does hereby adopt this plat to be know as Lot 1, Block 1, Red Eagle Addition, an addition to Johnson County, Texas, and does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon." CLEARED 9-23-2022
3. The Subdivision Ordinance in Section 31-103 (d) (1) states, lots served by on-site wastewater septic disposal systems shall have a contiguous land area not less than one acre (net) in size, exclusive of 100-year floodplain, drainage easements and features, access easements and street right-of-way. This lot is encumbered by large portions of floodplain and drainage easement which will push the net acreage below this one acre threshold therefore a waiver is required to be approved by City Plan Commission.
4. Show the net acreage on the plat net of all floodplain and drainage easements. CLEARED 9-23-2022
5. Remove the Conveyance Plat note, the Residential Driveway note, the Building Permit note and the Public Open Space Easement note. CLEARED 9-23-2022

T/PW Engineering

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

No Comments - TDR has NO COMMENTS.

WATER

Review

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

Plat case review Performed On: 09/07/2022

You may address hold comments by emailing: DSWS@fortworthtexas.gov or call to 817 392 5803.

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 or email to zz_PLNDEV_Platting@fortworthtexas.gov

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

1- HOLD - MJP 09/07/2022 - How the site is served by water/sewer service? If on-site septic and water well is used then; private water/sewer note on plat face:

Private Water and Sewer

Water to be served by private well water. Sewer to be served by private individual disposal system.

Or Provide Name and Number of CCN Holder on plat face:

Water to be provided by CCN No. & Johnson SUD (if applicable)

"Sewer to be served by private individual disposal system"

2- HOLD - MJP 09/07/2022 - Provide Letter from applicable County Public Health Department that states proposed Plat case# is approvable for use of Septic.

List of Comments:

From: [Jennifer Vanderlaan](#)
To: [Parks, Alex](#)
Cc: [Julie Edmiston](#); [Campbell, Stuart](#)
Subject: RE: Plat with the city of Fort Worth
Date: Tuesday, August 23, 2022 8:02:04 AM

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.

I completely understand and appreciate you checking with this department. The plat that was shared with me shows that part of the property is in Flood Zone A, and has a small drainage easement in one corner, but the remainder of the property is Flood Zone X. Also, the home that is currently on the property looks to have been there since at least 2005. If the owners intent is to plat the property in preparation for a new home, then Johnson County will accept permit applications once this plat has been completed. I cannot guarantee any permits until we see a design from a professional, but given the property most likely has a system currently, then I am pretty sure a system could be replaced through our permitting process.

Johnson County would request though, that the actual BFE be noted on the plat to ensure that the MFF is at least 3' to meet Johnson County's current requirements.

Jennifer VanderLaan

Director, CFM
Johnson County Public Works
2 N Mill St Ste 305
Cleburne, TX 76033
817-556-6380 office

From: Parks, Alex <Alexander.Parks@fortworthtexas.gov>
Sent: Tuesday, August 23, 2022 7:50 AM
To: Jennifer Vanderlaan <JenniferV@johnsoncountytexas.org>
Cc: Julie Edmiston <jedmiston@johnsoncountytexas.org>; Campbell, Stuart <Stuart.Campbell@fortworthtexas.gov>
Subject: RE: Plat with the city of Fort Worth

Jennifer,

My concern is that this lot is approximately 95% floodplain or drainage easements. Will Johnson County be able to issue a septic permit for this property? We need this information to know that we can move forward with this plat. Any help you can provide will be very much appreciated. We do not want to take a plat through the process that could not ultimately get developed.

Thanks,

Alexander Parks
Senior Planner
City of Fort Worth
Development Services Department

817-392-2638

alexander.parks@fortworthtexas.gov

[CFW Development Services Dept](#)
<https://fort-worth.opencounter.com/>
oneaddress.fortworthtexas.gov
mapit.fortworthtexas.gov/zoning

"Working together to build a strong community"

How am I doing? Please feel free to contact my manager stuart.campbell@fortworthtexas.gov

From: Jennifer Vanderlaan <JenniferV@johnsoncountytexas.org>

Sent: Monday, August 22, 2022 2:57 PM

To: Parks, Alex <Alexander.Parks@fortworthtexas.gov>

Cc: Julie Edmiston <jedmiston@johnsoncountytexas.org>

Subject: FW: Plat with the city of Fort Worth

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.

Good afternoon Mr. Parks,
Johnson County does not issue letters as referenced in the attached request. I do however review the plat in your review process and will address any deficiencies at that time.

Jennifer VanderLaan

Director, CFM

Johnson County Public Works

2 N Mill St Ste 305

Cleburne, TX 76033

817-556-6380 office

From: GothMoth <wilotadawn@gmail.com>

Sent: Monday, August 22, 2022 12:08 PM

To: Jennifer Vanderlaan <JenniferV@johnsoncountytexas.org>

Subject: Re: Plat with the city of Fort Worth

Alex Parks is the person who reached out to me. This is the letter he sent me.

On Mon, Aug 22, 2022, 11:13 AM Jennifer Vanderlaan <JenniferV@johnsoncountytexas.org> wrote:

Which planner are you working with in Fort Worth that is asking for this letter?

Jennifer VanderLaan

Director, CFM

Johnson County Public Works
2 N Mill St Ste 305
Cleburne, TX 76033
817-556-6380 office

From: GothMoth <wilotadawn@gmail.com>
Sent: Friday, August 19, 2022 12:25 PM
To: Jennifer Vanderlaan <JenniferV@johnsoncountytexas.org>
Subject: Plat with the city of Fort Worth

Good afternoon,

My name is Wilota Red Eagle and I am trying to get a plat done with the City of Fortworth. My property is in Johnson County but is in the EDJ of Fort Worth.

They have requested I get a letter of approval for a septic tank before I can submit my application.

Please let me know what information you need from me.

My phone number is 8176665878 or you can email me back here.

I have a current copy of the horizontal control plan that I am trying to submit to be recorded.

The actual address is 4505 Chishlom Trl, Crowley 76036

MT-22-010 Randol Mill Road (MTP Waiver and Amendment Request): Waiver and Amendment to the Master Thoroughfare Plan. Council District 5.

Being a Master Thoroughfare Plan amendment request to change the cross section for a portion of Randol Mill Road from Neighborhood Connector NCO-L1-T0-TWLT-P0-BLC (80) to NCO-L2-T0-NTMS-P0-BOP (80); to realign a portion of Randol Mill Road approximately 300 feet to the north; and a waiver request for a portion of Randol Mill Road to be constructed with an interim cross section from approximately 600-feet west of the intersection of Randol Mill Road and Trinity Court to Flyaway Lane, located in the City of Fort Worth, Tarrant County, Texas.

General Location: West of Goldeneye Lane and just east of East Loop 820 North.

GENERAL INFORMATION

A. APPLICANT

- 1. Owner / Applicant City of Fort Worth Development Services
- 2. Consultant / Agent Half Associates

B. PROJECT ZONING, NOTIFICATION & COORDINATION

- 1. Current Zoning "A-43" One-Family; "AG" Agricultural; "CF" Community Facilities
- 2. Proposed Zoning No Change
- 3. Comprehensive Plan Future Land Use Single Family Residential
- 4. Public Hearing Notification Mailing Date September 16, 2022
- 5. Development Services Department Case Coordinator..... Lynn Jordan
- 6. Organizations Courtesy Notified..... Historic Randol's Mill Valley, Neighborhoods of East Fort Worth, Mallard Cove Community, John T. White NA, Woodhaven NA, East Fort Worth, Inc., East Fort Worth Business Association, Streams And Valleys Inc, Trinity Habitat for Humanity, Fort Worth ISD, Birdville ISD

C. SERVICE DISTRICTS

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

D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS

Randol Mill Road is a neighborhood connector on the MTP [NCO-L1-T0-TWLT-P0-BLC (80)] running along the southern border of properties that are not platted, including certain parcels within Mallard Cove. All of the property owners within 300 feet of the alignment have been invited to neighborhood meetings regarding the proposed changes, and input from the neighborhood meetings has been integrated into the design.

The City of Fort Worth is planning on constructing a new roadway for Randol Mill Road between Mockingbird Estates preliminary plat (PP-19-049), which was approved by the

City Plan Commission in 2019; and, Flyaway Lane located within Mallard Cove. This section of Randol Mill Road is considered a high-risk, flood-prone site; and therefore, the site was selected under the City's Hazardous Road Overtopping Mitigation (HROM) program for redesign to improve safety.

The purpose of the MTP request is at the request of City's Transportation and Public Works Department, Regional Transportation and Innovation Division, to provide and interim cross section, and to change the MTP cross section for Randol Mill Road to be four lanes, divided, since this section of roadway is considered a principal arterial in both the North Central Texas Council of Governments' and Statewide Transportation Improvement Programs (STIPs). By aligning the cross section with these programs, they will become eligible for more funding opportunities. This section of roadway will be realigned about 300 feet to the north, and will be raised above the 100-year flood plain.

DRC recommends approval of the requested MTP waiver and amendment.

E. DRC RECOMMENDATION

DRC recommends 1) Approval of the Master Thoroughfare Plan (MTP) waiver to allow an interim cross section with one-lane in each direction with left turn lane, along Randol Mill Road and Trinity Court to Flyaway Lane; and

DRC recommends 2) Approval of a recommendation to City Council for an MTP amendment to change the cross section from a neighborhood collector with a two-way left turn lane to a neighborhood connector with a non-traversable median, NCO-L1-T0-TWLT-P0-BLC(80) to NCO-L2-T0-NTMS-P0-BOP(80); and, realignment of a portion of Randol Mill Road to approximately 300 feet to the north of its current location on the MTP, from approximately 600 feet west of the intersection of Randol Mill Road and Trinity Court to Flyaway Lane.



MASTER THOROUGHFARE PLAN

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

- PLAT
- FLOOD PLAIN

Orthos\Orthos_2022

- RGB**
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Scale: 1 inch = 500 feet



Date: August 29, 2022

M. Lynn Jordan
Platting and Annexation Section
Development Services
200 Texas Street
Fort Worth, TX 76102

RE: MTP Amendment for Randol Mill HROM, City Project No. 104092

Dear M. Lynn Jordan,

The City of Fort Worth is planning to construct a new roadway for Randol Mill Rd between Mockingbird Estates and Flyaway Ln. This section of Randol Mill Rd is considered a high-risk flood prone site and therefore, selected under the City's Hazardous Road Overtopping Mitigation (HROM) program to improve the safety of vehicular and pedestrian traffic.

The purpose of this MTP amendment is at the request of the City's Regional Transportation and Innovation Division for Randol Mill Rd to be four lanes, divided, since this section of roadway is considered a principal arterial. In addition, this section of roadway will be realigned and raised to be above the 100-year floodplain. For this project, an interim section of Randol Mill Rd is to be constructed that will be compatible with the ultimate MTP section in the future.

Property owners within 300 feet of the alignment change are listed:

1. Temple Baptist Church – 7250 Randol Mill Rd
2. FW Mockingbird LLC – 7250 Randol Mill Rd
3. RA Properties Inc – 299 Ben's Trail
4. Harry Clements – 7200 Randol Mill Rd
5. Shelley Brimer – 7202 Randol Mill Rd
6. Ronnie Goodner – 7204 Randol Mill Rd
7. Margaret Winter – 7224 Randol Mill Rd
8. Brandon Morin – 101 Flyaway Ln
9. Perez Elite Holdings LLC – 7225 Randol Mill Rd
10. Perez Elite Holdings LLC – 7229 Randol Mill Rd
11. SA Worth Holdings LLC – 7151 Randol Mill Rd
12. Total E&P USA Real Estate LLC – 7101 Randol Mill Rd

Please feel free to reach out to me if you have any questions.

Sincerely,
Halff Associates, Inc.

A handwritten signature in black ink that reads "Mark C. Galvan".

Mark C. Galvan, P.E.
Project Manager
(817) 764-7453
mgalvan@halff.com

COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

Consideration of a recommendation to the City Council for the adoption of a Future Land Use Map amendment as part of the 2023 Comprehensive Plan update.

The purpose of this report is to provide the City Plan Commission with information about a proposed Future Land Use Map amendment to be included as part of the 2023 Comprehensive Plan update.

The developers of the Veale Ranch area in west Fort Worth have submitted a revised conceptual development plan for a large area located primarily south of Aledo Road. The developer's plan supports modification of the adopted Future Land Use Map to increase the amount of land designated as Industrial Growth Center in order to accommodate a large employment center focused on advanced manufacturing and associated land uses, including mixed-use.

Proposed Future Land Use Map Amendments for the 2023 Comprehensive Plan
Appendix C: Future Land Use by Sector will be updated to reflect the revised conceptual development plan for the greater Veale Ranch area, in order to accommodate a large employment center and associated land uses, including mixed-use.

If the Commission recommends City Council adoption of the proposed Future Land Use Map amendments, the amendments will be included as part of the 2023 Comprehensive Plan update, for which the City Council is scheduled to conduct a public hearing and vote on adoption of the proposed plan in early March 2023.

The schedule for adoption of the 2023 Comprehensive Plan includes the following:

- CPC public hearing on Veale Ranch area FLU map amendments – September 28, 2022
- CPC work session on 2023 Comprehensive Plan – December 2022
- CPC public hearing on 2023 Comprehensive Plan – January 2023
- City Council Informal Report on 2023 Comprehensive Plan – February 2023
- City Council public hearing on 2023 Comprehensive Plan – March 2023

DRC Recommends: Approval of a recommendation to the City Council for adoption of the proposed Veale Ranch area Future Land Use Map amendments as part of the 2023 Comprehensive Plan update.

District 3 & ETJ: Walsh/Veale Ranch Concept Plans & Surrounding Areas Far West & Far Southwest Planning Sectors

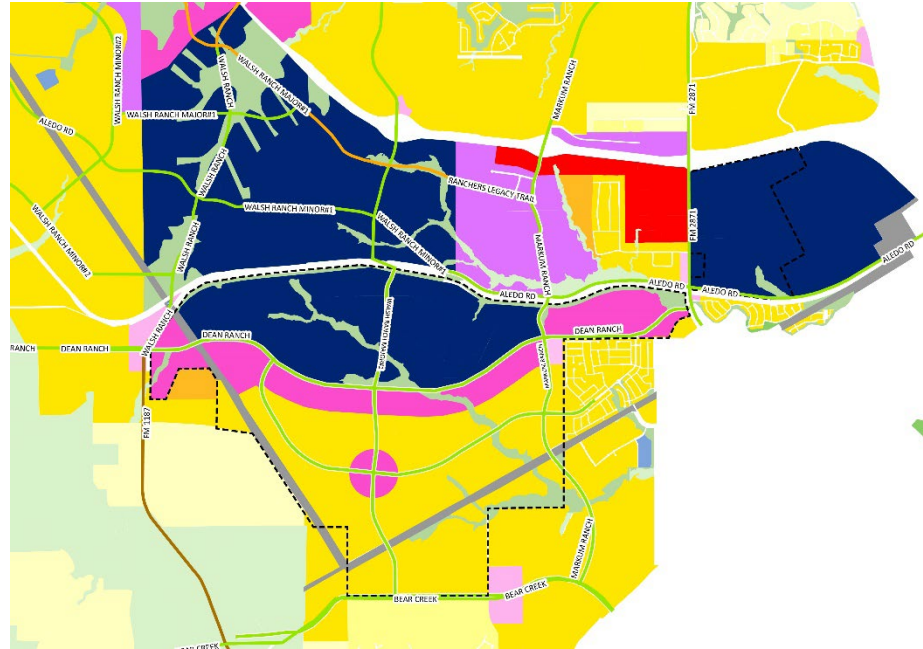
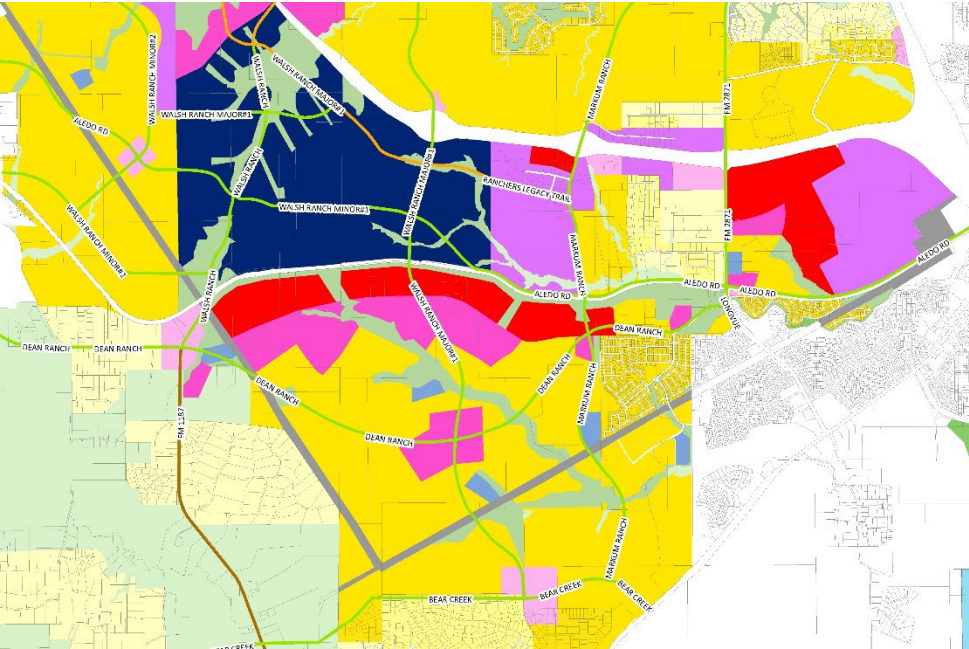
Proposed Future Land Use configuration changes for properties as indicated in Walsh/Veale Ranch Concept Plans and on surrounding properties where appropriate.

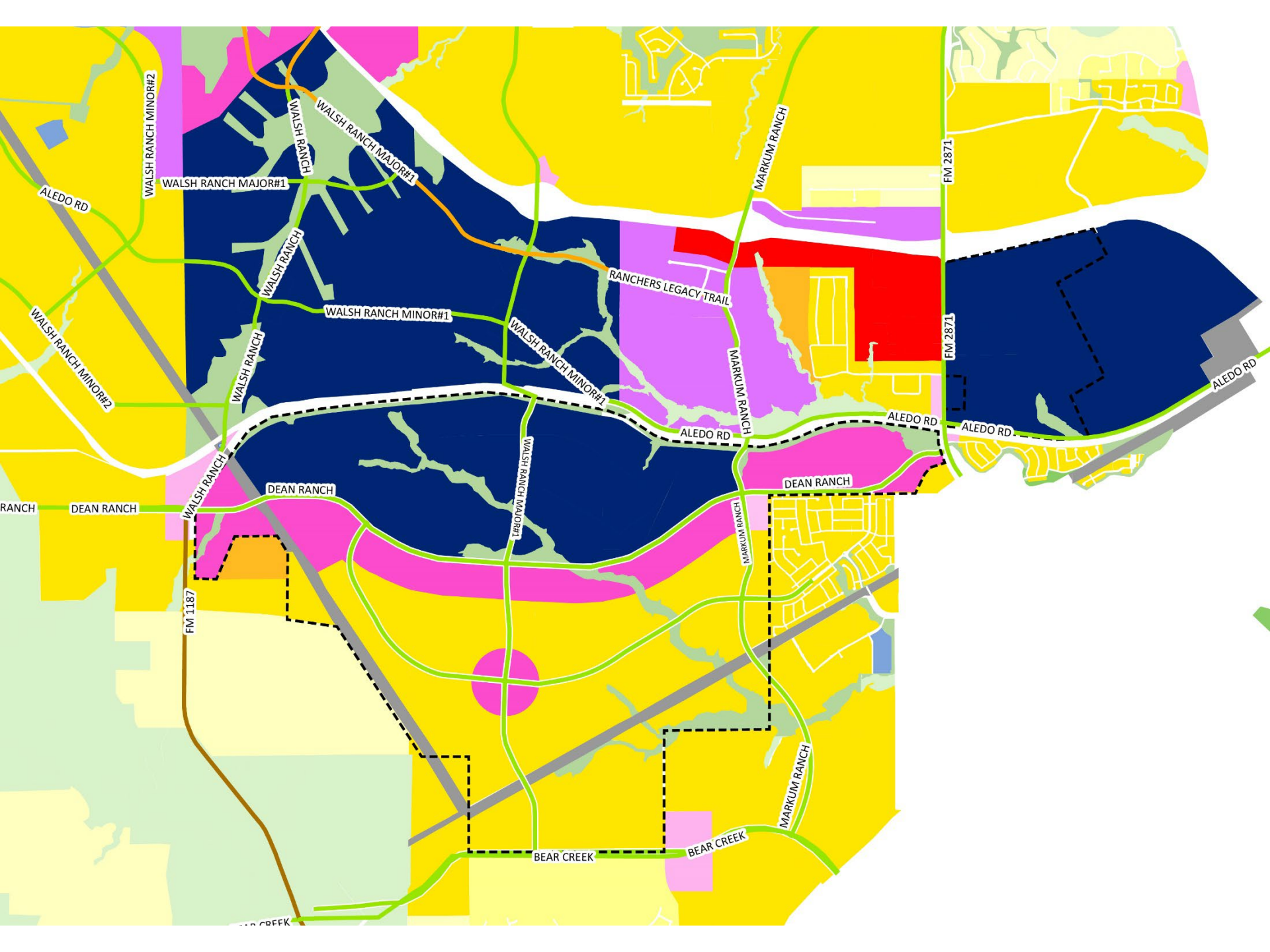
Current Future Land Use:

- Rural Residential
- Suburban Residential
- Single-Family Residential
- Light Industrial
- General Commercial
- Neighborhood Commercial
- Mixed-Use
- Private Park, Recreation, Open Space
- Institutional

Proposed Future Land Use:

- Single-Family Residential
- Low Density Residential
- Industrial Growth Center
- Light Industrial
- General Commercial
- Neighborhood Commercial
- Mixed-Use
- Private Park, Recreation, Open Space





WALSH RANCH MINOR#2

WALSH RANCH MAJOR#1

WALSH RANCH

WALSH RANCH MAJOR#1

WALSH RANCH

WALSH RANCH MINOR#1

WALSH RANCH

WALSH RANCH MINOR#1

WALSH RANCH

DEAN RANCH

WALSH RANCH MAJOR#1

ALEDO RD

DEAN RANCH

MARKUM RANCH

RANCHERS LEGACY TRAIL

FM 2871

FM 2871

ALEDO RD

ALEDO RD

ALEDO RD

FM 1187

DEAN RANCH

MARKUM RANCH

MARKUM RANCH

BEAR CREEK

BEAR CREEK

District 3 & ETJ: Walsh/Veale Ranch Concept Plans & Surrounding Areas Far West & Far Southwest Planning Sectors

Proposed Future Land Use configuration changes for properties as indicated in Walsh/Veale Ranch Concept Plans and on surrounding properties where appropriate.

Current Future Land Use:

- Rural Residential
- Suburban Residential
- Single-Family Residential
- Light Industrial
- General Commercial
- Neighborhood Commercial
- Mixed-Use
- Private Park, Recreation, Open Space
- Institutional

Proposed Future Land Use:

- Single-Family Residential
- Low Density Residential
- Industrial Growth Center
- Light Industrial
- General Commercial
- Neighborhood Commercial
- Mixed-Use
- Private Park, Recreation, Open Space

