



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
200 Texas St, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

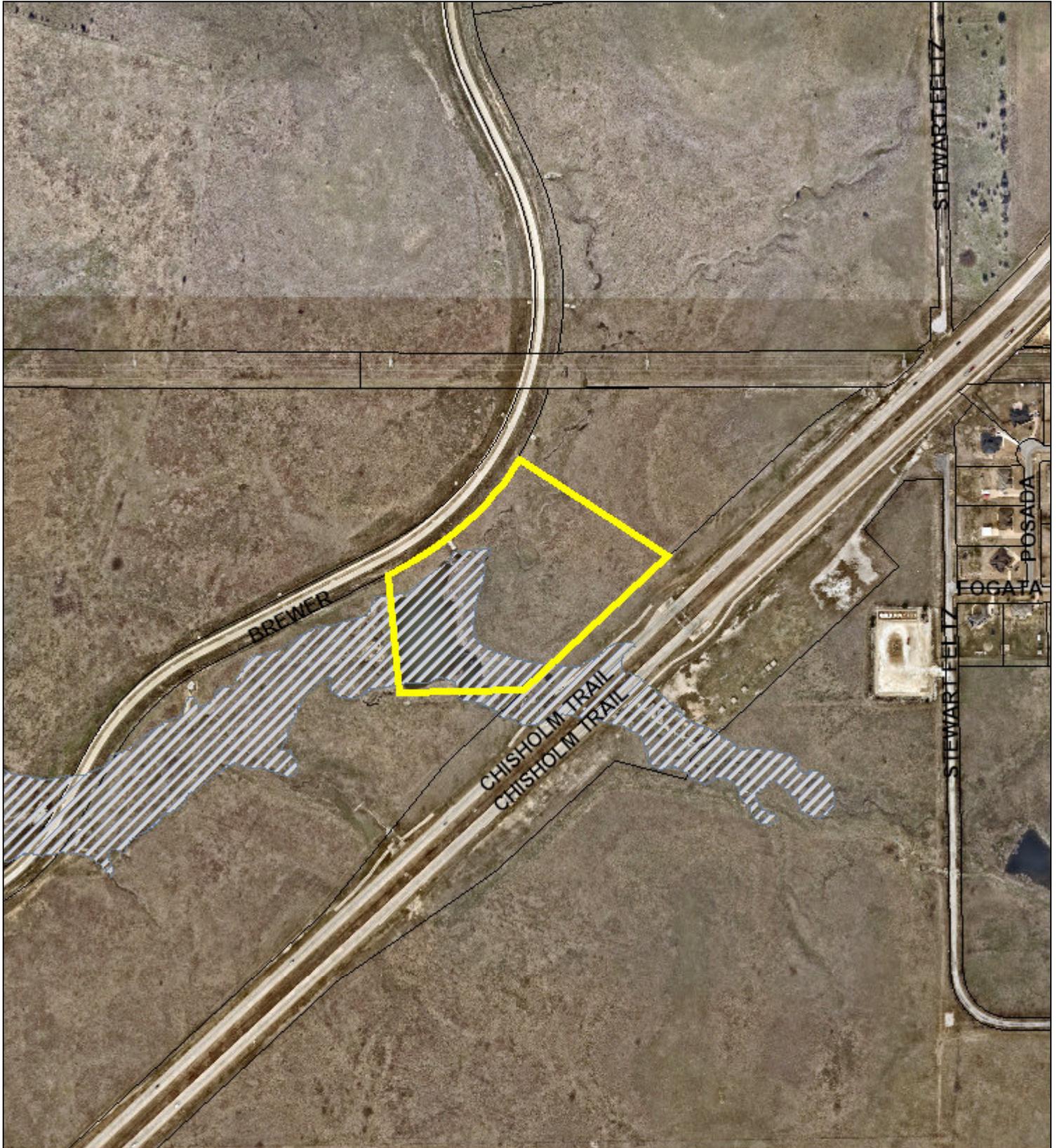
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

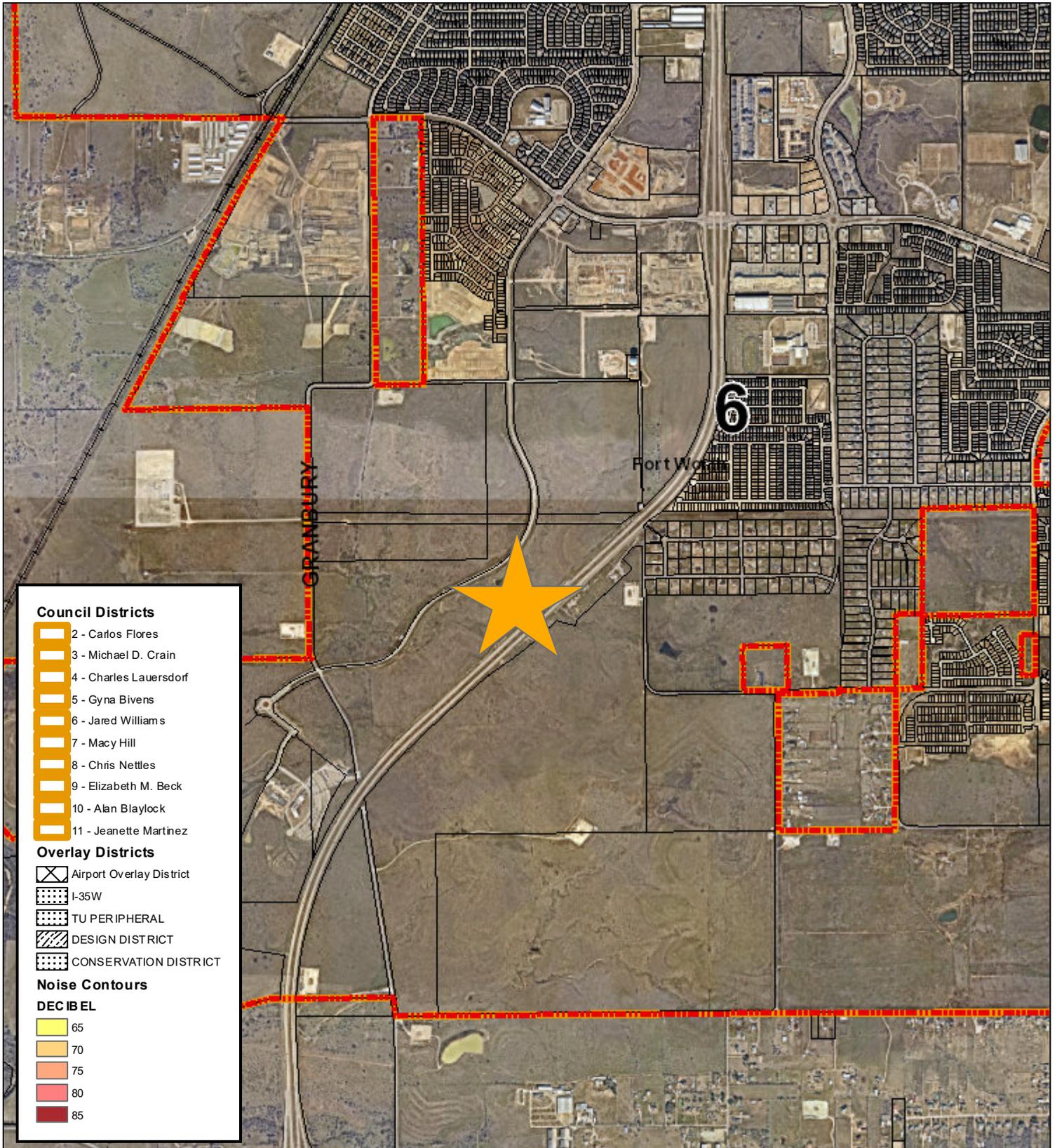
Aerial Photo Map



0 330 660 1,320 Feet



Area Map



Council Districts

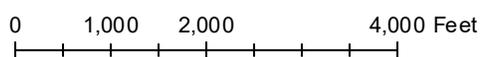
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85

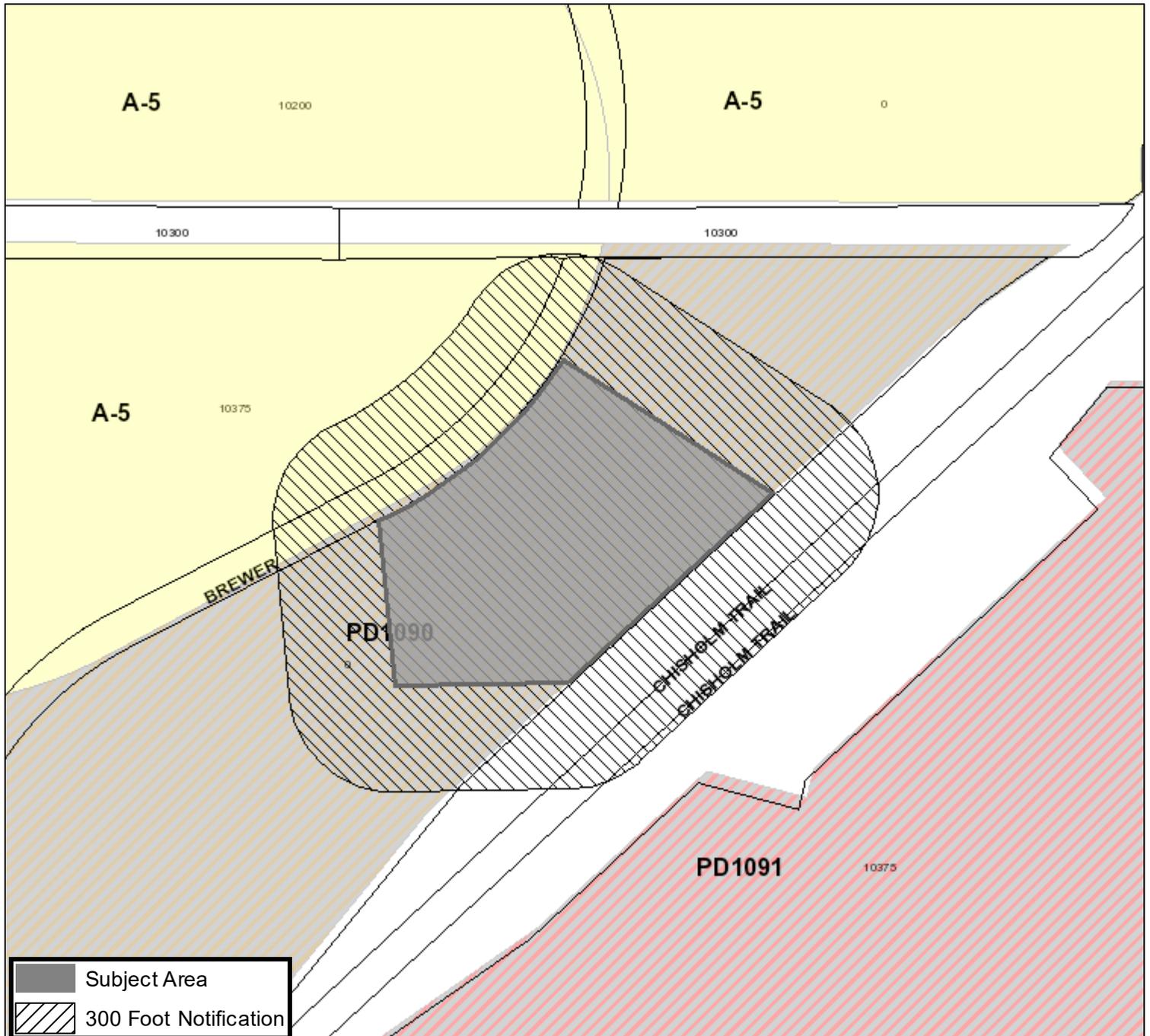




SP-24-010

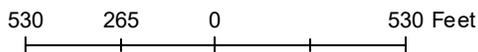
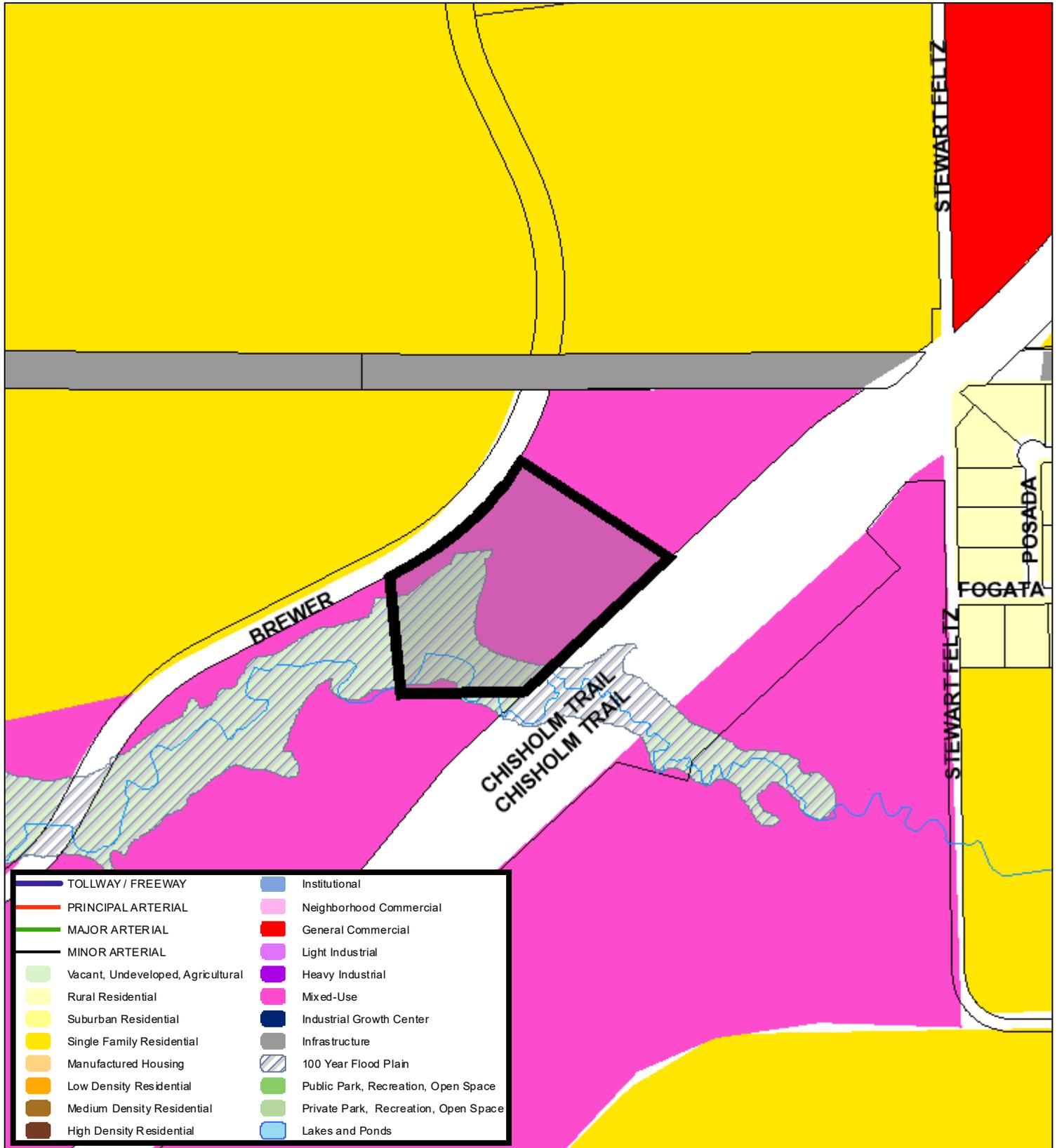
Area Zoning Map

Applicant: Duke Companies Inc./Robert Stone III
Address: South of Brewer Road; northeast of Tarleton Way and north of Chisholm Trail Parkway
Zoning From: PD1090
Zoning To: To add the required site plan
Acres: 13.78426733
Mapsc0: Text
Sector/District: Far_Southwest
Commission Date: 8/14/2024
Contact: null



0 205 410 820 Feet

Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Duke Companies, Inc.

Mailing Address 13740 Midway Road, Suite 804 City, State, Zip Dallas, TX 75244

Phone _____ Email _____

APPLICANT Robert Stone III

Mailing Address 13740 Midway Road, Suite 804 City, State, Zip Dallas, TX 75244

Phone 972-385-1676 Email robert.stone@dukecompanies.com

AGENT / OTHER CONTACT Thomas Bartkowski, PE

Mailing Address 500 W. 7th St., Suite 1300 City, State, Zip Fort Worth, TX 76102

Phone 817-953-2777, ext 277 Email thomas.bartkowski@westwoodps.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): Lot 1, Block 1 Rock Creek Addition (no address)

Total Rezoning Acreage: 13.784 I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: _____ acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 13.784 acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input checked="" type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: <u>PD 1090</u> Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): PD 1090 HD Multifamily Proposed Zoning District(s): NA

Current Use of Property: Undeveloped

Proposed Use of Property: Multifamily

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

Site Plan Included (completed site plan is attached to this application)

Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The proposed Lot 1, Block 1 Rock Creek Addition is comprised on 13.784 acres and is included in the PD 1090 ordinance and is already designated as a high density multifamily development. This project is between Brewer Blvd. and Chisholm Trail Parkway. This zoning site plan illustrates our proposed multifamily development project. As part of the development of the project, we will be constructing the north bound portion of Brewer Blvd. adjoining our site. This site has an existing agricultural stock tank, which we intend to utilize as a resident recreational area.

This multifamily project is compatible with the proposed land use designated in PD 1090.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** Yes No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): Robert J. Stone III

Owner's Name (Printed): Robert J. Stone III

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Thomas Bartkowski, PE ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY: Lot 1, Block 1 Rock Creek Addition (CERTIFIED LEGAL DESCRIPTION)

Robert J. Stone III
Owner's Signature (of the above referenced property)

Robert J. Stone III
Owner's Name (Printed)

[Signature]
Applicant or Agent's Signature

Thomas Bartkowski
Applicant or Agent's Name (Printed):



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

- This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- This project will comply with [Section 6.302, Urban Forestry](#).
- All signage will conform to [Article 4, Signs](#).
- All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

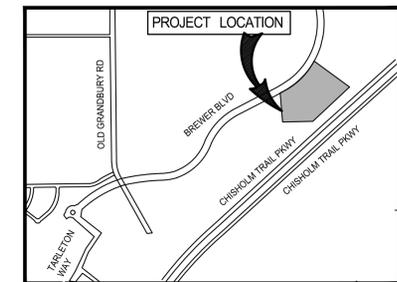
- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.



0 40' 80'
SCALE: 1" = 40'



LOCATION MAP
SCALE: N.T.S.

OWNER/DEVELOPER
DUKE COMPANIES, INC.
13740 MIDWAY ROAD, SUITE 804
DALLAS, TX 75244
PHONE: 972-385-1676

ENGINEER/SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
500 WEST 7th ST., SUITE 1300
FORT WORTH, TX 76102
PHONE: 817-953-2777
TX FIRM NO 12207
TBLPS FIRM NO 10177700

ARCHITECT
MEEKS PARTNERS
16000 MEMORIAL DRIVE, SUITE 100
HOUSTON, TX 77079
PHONE: 281-558-8787
LANDSCAPE ARCHITECT
ARTIS
1405 W. KOENIG LN.
AUSTIN, TX 78756
PHONE: 512-689-0627

DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JUAN JOSE ALVARADO SURVEY, ABSTRACT NUMBER 4, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO AMPF V CHISHOLM TRAIL, LLC, RECORDED IN INSTRUMENT NUMBER D223207354, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND AT THE SOUTHWEST CORNER OF SAID AMPF V CHISHOLM TRAIL TRACT, BEING IN THE EAST RIGHT-OF-WAY LINE OF BREWER BOULEVARD (A 110' RIGHT-OF-WAY); AND BEING THE NORTHWEST CORNER OF THAT REMAINDER TRACT OF LAND DESCRIBED BY DEED TO WALTON TEXAS, L.P., RECORDED IN INSTRUMENT NUMBER D214146624 AND BY DEED TO WUSF 4 ROCK CREEK, L.P., RECORDED IN INSTRUMENT NUMBERS D214146609 AND D214146610, ALL OF SAID COUNTY RECORDS:

THENCE N 62°53'25"E, 44.14 FEET, WITH THE WEST LINE OF SAID AMPF V CHISHOLM TRAIL TRACT AND SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "SC1", FOUND AT THE BEGINNING OF A CURVE TO THE LEFT:

THENCE WITH SAID COMMON LINE AND CURVE TO THE LEFT, AN ARC DISTANCE OF 658.53 FEET, THROUGH A CENTRAL ANGLE OF 30°03'52", HAVING A RADIUS OF 1255.00 FEET, THE LONG CHORD WHICH BEARS N 47°51'29"E, 651.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "SC1", FOUND AT THE NORTHWEST CORNER OF SAID AMPF V CHISHOLM TRAIL TRACT, BEING A SOUTHWEST CORNER OF A REMAINDER TRACT OF FOREMENTIONED WALTON TEXAS AND WUSF 4 ROCK CREEK:

THENCE S 57°10'27"E, 701.27 FEET, DEPARTING SAID COMMON LINE WITH THE NORTH LINE OF SAID AMPF V CHISHOLM TRAIL TRACT AND THE SOUTH LINE OF SAID REMAINDER TRACT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "SC1", FOUND AT THE NORTHEAST CORNER OF SAID AMPF V CHISHOLM TRAIL TRACT, BEING IN THE WEST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY):

THENCE S 47°09'45"W, 784.22 FEET, WITH THE EAST LINE OF SAID AMPF V CHISHOLM TRAIL TRACT AND SAID WEST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH NO CAP FOUND AT THE SOUTHEAST CORNER OF SAID AMPF V CHISHOLM TRAIL TRACT:

THENCE S 88°49'51"W, 491.46 FEET, DEPARTING SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SAID AMPF V CHISHOLM TRAIL TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND:

THENCE N 05°29'44"W, 468.62, CONTINUING WITH SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 600,448 SQUARE FEET OR 13.784 ACRES OF LAND MORE OR LESS:

TO BE KNOWN AS
LOT 1, BLOCK 1
ROCK CREEK ADDITION

NOTES:

- 1. THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR PD1090 LANDSCAPING.
- 2. THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
- 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNS.
- 4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- 5. THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.

SITE SUMMARY

GROSS ACREAGE	13.79
NUMBER OF UNITS	270
NUMBER OF BEDROOMS	426
COMMON AREA (SF)	3,986

BUILDING SUMMARY

BUILDING	TYPE	HEIGHT	UNITS	AREA
1	II	42'-2 1/2"	30	8,404
2	I	42'-2 1/2"	42	13,000
3	III	42'-2 1/2"	24	6,513
4	IA	42'-2 1/2"	45	13,019
5	IB	42'-2 1/2"	45	13,019
6	I	42'-2 1/2"	42	13,000
7	I	42'-2 1/2"	42	13,000
TOTAL			270	79,955

PARKING SUMMARY

	REQUIRED	PROVIDED
TOTAL PARKING	445	416
ACCESSIBLE PARKING	9	14
VAN PARKING	2	7

SPACE SUMMARY

	REQUIRED	PROVIDED
TOTAL OPEN SPACE	35%	43%
DENSITY (UNITS/ACRE)	32 MAX	20

GARAGE SUMMARY

	EACH	AREA
TOTAL	39	9,597 SF

DIRECTOR OF DEVELOPMENT SERVICES
DATE

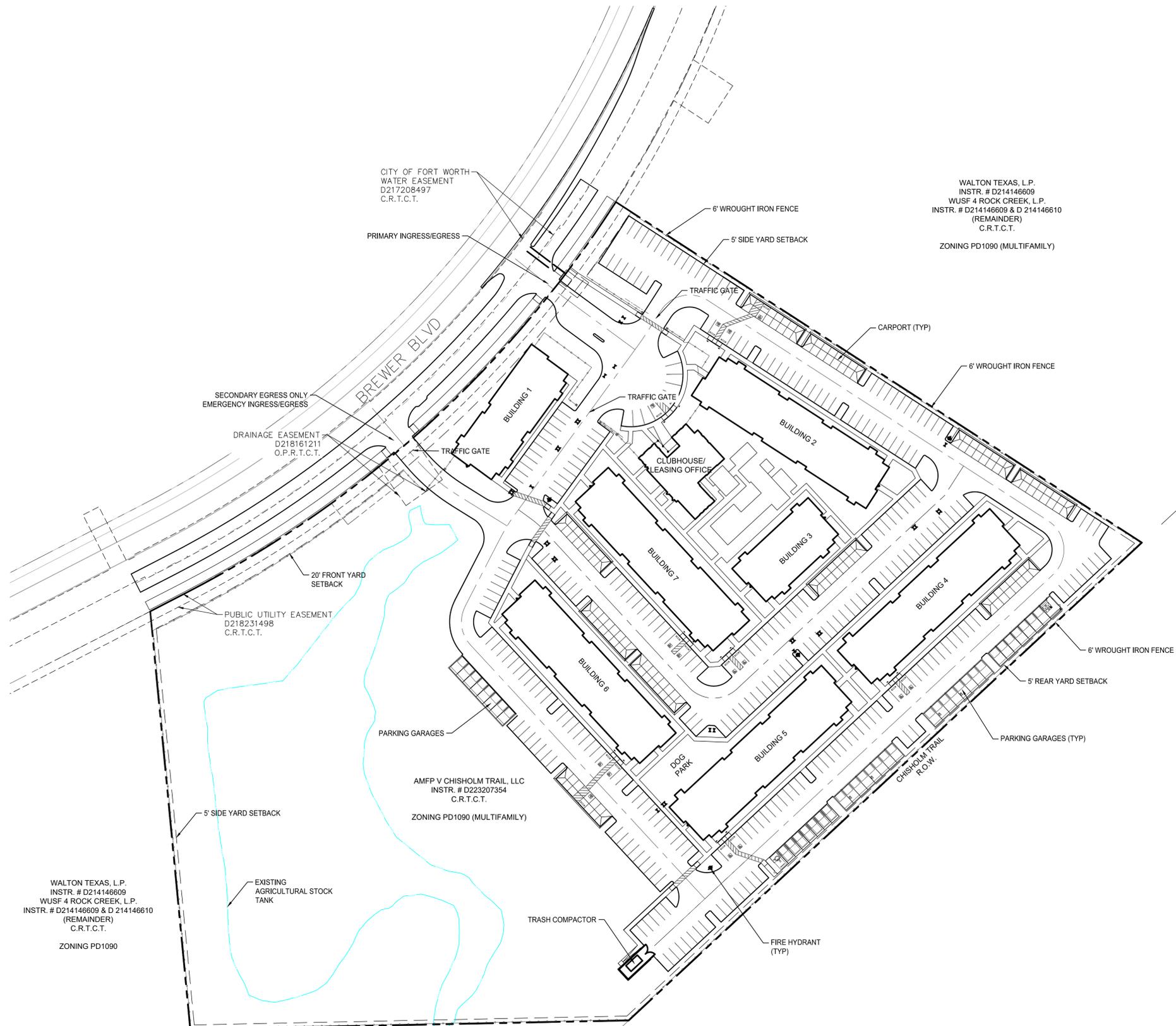
NO.	DATE	REVISION

CITY OF FORT WORTH, TEXAS
PD SITE PLAN
SITE PLAN
SP-24-010
FORT WORTH, TARRANT COUNTY, TEXAS



DRAWN:	TB	DATE:	JUNE 2024	PROJECT #:	R0051657.00	SHEET:	C1
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Drawing: 6/14/2024 09:07:00, Design: TB, Checked: CAD, Zoning: See Permit/REG-COVERALL SITE, User: B. Wang, 7/11/2024 10:52 AM, Plot Date/Time: 7/11/2024 10:52 AM



CITY OF FORT WORTH
WATER EASEMENT
D217208497
C.R.T.C.T.

WALTON TEXAS, L.P.
INSTR. # D214146609
WUSF 4 ROCK CREEK, L.P.
INSTR. # D214146609 & D 214146610
(REMAINDER)
C.R.T.C.T.

ZONING PD1090 (MULTIFAMILY)

SECONDARY EGRESS ONLY
EMERGENCY INGRESS/EGRESS

DRAINAGE EASEMENT
D218161211
O.P.R.T.C.T.

PUBLIC UTILITY EASEMENT
D218231498
C.R.T.C.T.

AMFP V CHISHOLM TRAIL, LLC
INSTR. # D223207354
C.R.T.C.T.

WALTON TEXAS, L.P.
INSTR. # D214146609
WUSF 4 ROCK CREEK, L.P.
INSTR. # D214146609 & D 214146610
(REMAINDER)
C.R.T.C.T.

ZONING PD1090

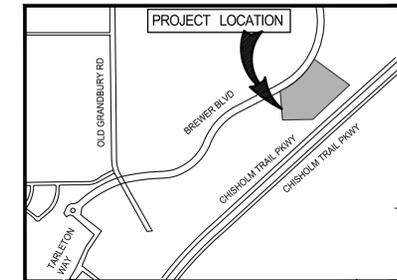
EXISTING AGRICULTURAL STOCK TANK

TRASH COMPACTOR

FIRE HYDRANT (TYP)



0 40' 80'
SCALE: 1" = 40'



LOCATION MAP

SCALE: N.T.S.

NOTES:

1. THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR PD1090 LANDSCAPING.
2. THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNS.
4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
5. THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.

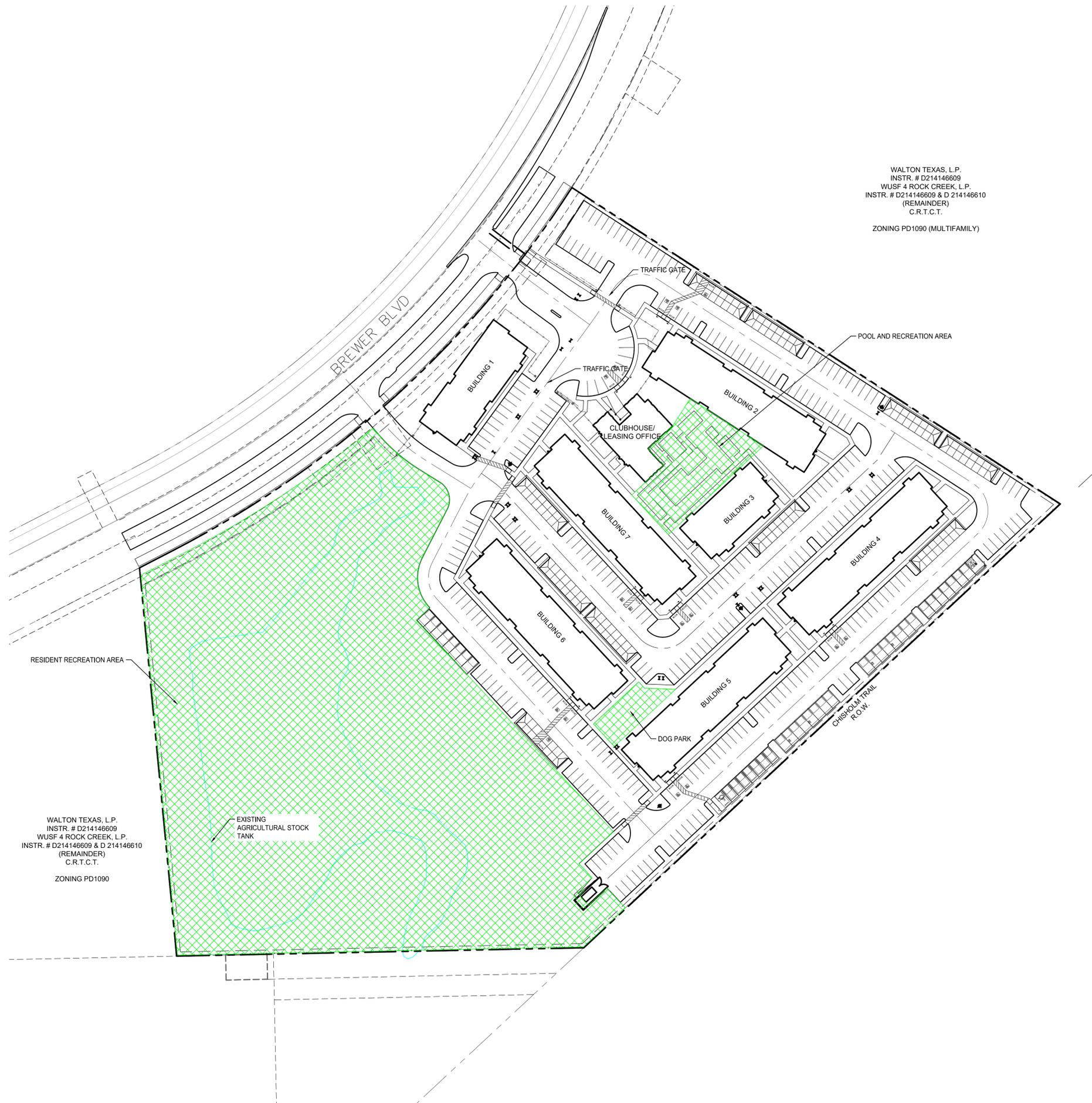


OPEN SPACE

TOTAL AREA 13.78 ACRES
 OPEN SPACE 5.76 ACRES
 PERCENT OPEN SPACE 41.80%

WALTON TEXAS, L.P.
 INSTR. # D214146609
 WUSF 4 ROCK CREEK, L.P.
 INSTR. # D214146609 & D 214146610
 (REMAINDER)
 C.R.T.C.T.

ZONING PD1090 (MULTIFAMILY)



OWNER/DEVELOPER
 DUKE COMPANIES, INC.
 13740 MIDWAY ROAD, SUITE 804
 DALLAS, TX 75244
 PHONE: 972-385-1676

ENGINEER/SURVEYOR
 WESTWOOD PROFESSIONAL SERVICES
 500 WEST 7th ST., SUITE 1300
 FORT WORTH, TX 76102
 PHONE: 817-953-2777
 TX FIRM NO 12207
 TBLPS FIRM NO 10177700

ARCHITECT
 MEEKS PARTNERS
 16000 MEMORIAL DRIVE, SUITE 100
 HOUSTON, TX 77079
 PHONE: 281-558-8787

LANDSCAPE ARCHITECT
 ARTIS
 1405 W. KOENIG LN.
 AUSTIN, TX 78756
 PHONE: 512-689-0627

WALTON TEXAS, L.P.
 INSTR. # D214146609
 WUSF 4 ROCK CREEK, L.P.
 INSTR. # D214146609 & D 214146610
 (REMAINDER)
 C.R.T.C.T.
 ZONING PD1090

EXISTING
 AGRICULTURAL STOCK
 TANK

DIRECTOR OF DEVELOPMENT SERVICES	
DATE	

NO.	DATE	REVISION

CITY OF FORT WORTH, TEXAS
 PD SITE PLAN
 OPEN SPACE EXHIBIT
 SP-24-010
 FORT WORTH, TARRANT COUNTY, TEXAS

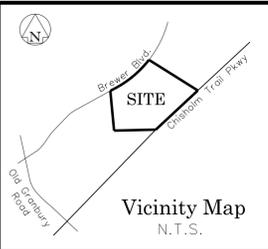
Westwood

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
 8800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
 FORT WORTH PHONE: (817) 562-3350

DRAWN: TB	DATE	PROJECT #	SHEET
DESIGNED: TB	JUNE 2024	R0051657.00	C2
REVIEWER: TB			

Drawing: 6/14/2024 10:07:00, Design: C:\Users\jcooper\Desktop\RockCreek\SP-24-010\SP-24-010.dwg, User: jcooper, Date: 6/14/2024 11:28 AM, Plot Date: 6/14/2024 11:28 AM, Plot Time: 11:28:00 AM

ROCK CREEK MULTIFAMILY



Legend

IRF - Iron Rod Found
C.R.T.C.T. - County Records, Tarrant County, Texas

Land Use Table

Multi-Family	13.784 Acres
Total	13.784 Acres

DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JUAN JOSE ALVIRADO SURVEY, ABSTRACT NUMBER 4, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO AMFP V CHISHOLM TRAIL, LLC, RECORDED IN INSTRUMENT NUMBER D223207354, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND AT THE SOUTHWEST CORNER OF SAID AMFP V CHISHOLM TRAIL TRACT, BEING IN THE EAST RIGHT-OF-WAY LINE OF BREWER BOULEVARD (A 100 RIGHT-OF-WAY), AND BEING THE NORTHWEST CORNER OF THAT REMAINDER TRACT OF LAND DESCRIBED BY DEED TO WALTON TEXAS, L.P., RECORDED IN INSTRUMENT NUMBER D21417624 AND BY DEED TO WUSF 4 ROCK CREEK, L.P., RECORDED IN INSTRUMENT NUMBERS D214146609 AND D214146610, ALL OF SAID COUNTY RECORDS:

THENCE N 62°53'25"E, 44.14 FEET, WITH THE WEST LINE OF SAID AMFP V CHISHOLM TRAIL TRACT AND SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "SCI", FOUND AT THE BEGINNING OF A CURVE TO THE LEFT:

THENCE WITH SAID COMMON LINE AND CURVE TO THE LEFT, AN ARC DISTANCE OF 658.53 FEET, THROUGH A CENTRAL ANGLE OF 30°03'52", HAVING A RADIUS OF 1255.00 FEET, THE LONG CHORD WHICH BEARS N 47°51'29"E, 651.00 FEET TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "SCI", FOUND AT THE NORTHWEST CORNER OF SAID AMFP V CHISHOLM TRAIL TRACT, BEING A SOUTHWEST CORNER OF A REMAINDER TRACT OF AFOREMENTIONED WALTON TEXAS AND WUSF 4 ROCK CREEK:

THENCE S 57°10'27"E, 701.27 FEET, DEPARTING SAID COMMON LINE WITH THE NORTH LINE OF SAID AMFP V CHISHOLM TRAIL TRACT AND THE SOUTH LINE OF SAID REMAINDER TRACT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "SCI", FOUND AT THE NORTHEAST CORNER OF SAID AMFP V CHISHOLM TRAIL TRACT, BEING IN THE WEST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY):

THENCE S 47°09'45"W, 784.22 FEET, WITH THE EAST LINE OF SAID AMFP V CHISHOLM TRAIL TRACT AND SAID WEST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH NO CAP FOUND AT THE SOUTHEAST CORNER OF SAID AMFP V CHISHOLM TRAIL TRACT:

THENCE S 88°49'51"W, 491.46 FEET, DEPARTING SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SAID AMFP V CHISHOLM TRAIL TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND:

THENCE N 05°29'44"W, 468.62, CONTINUING WITH SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 600,448 SQUARE FEET OR 13.784 ACRES OF LAND MORE OR LESS:

TO BE KNOWN AS

LOT 1, BLOCK 1
ROCK CREEK ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

BY: AMFP V CHISHOLM TRAIL, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2024

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

CERTIFICATION

I, XXXX X XXXXXX, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN "MONTH", 2024 AND THAT ALL CORNERS ARE AS SHOWN.

XXXX X XXXXXX
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. XXXX

"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" 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 4/29/2024

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

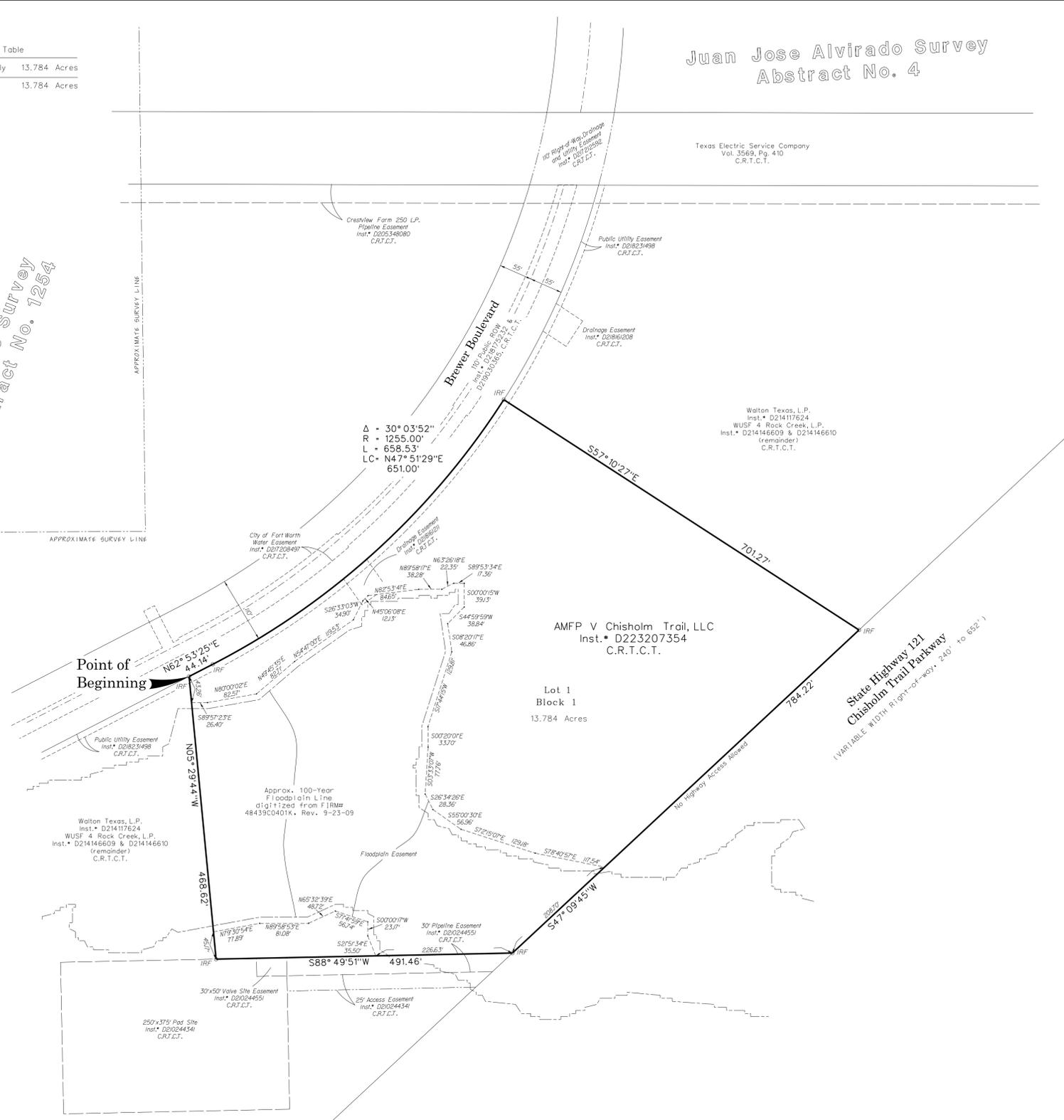
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: _____

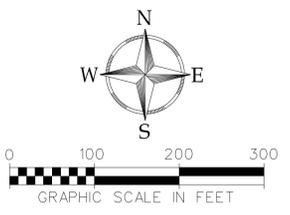
By: _____ Chairman

By: _____ Secretary

B.F. Pace Survey
Abstract No. 1254



Juan Jose Alvirado Survey
Abstract No. 4



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 RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 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.

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, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) 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 SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DELETED. 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 ARE NOT LIMITED TO, WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, 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.

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 THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

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 BY A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.

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.

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

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.

PUBLIC OPEN SPACE RESTRICTION
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT OF 11-FEET ABOVE THE TOP OF CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY RE-PLATTED.

AMFP V Chisholm Trail, LLC
Inst. # D223207354
C.R.T.C.T.

Lot 1
Block 1
13.784 Acres

Owner	Developer
AMFP V Chisholm Trail, LLC. Abacus Capital Group 999 18TH Street Suite 925N Denver, Colorado 80202 212-203-4964	Duke, Inc. 13740 Midway Road Suite 804 Dallas, Texas 75244 972-385-1676

Final Plat of
Lot 1, Block 1
Rock Creek Addition

Situated in the Juan Jose Alvirado Survey, Abstract Number 4,
City of Fort Worth, Tarrant County, Texas.

Date of Preparation: April 2024

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: _____ DATE: _____

FP 24-

13.784 Acres

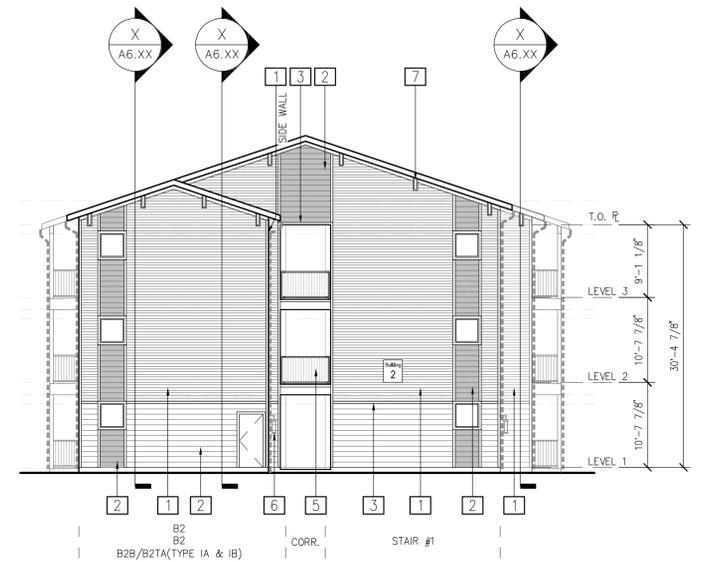
Revisions:	
Job #:	R0051657
Drawn By:	D. Freeman
Checked By:	T. Bridges
Date:	04-29-24

Westwood
Westwood Professional Services, Inc.
8800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76117 PH: 817-562-3580

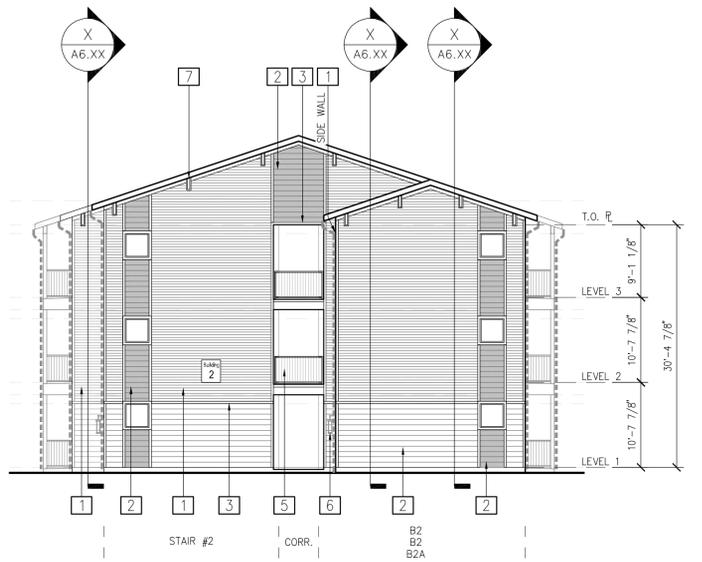
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1
OF 1 SHEETS

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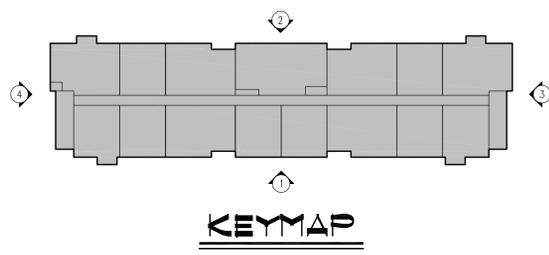
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3	FIBER CEMENT TRIM
4	COMPOSITION SHINGLE ROOF
5	GUARDRAIL SYSTEM - 1/2" SQ. STEEL PICKET
6	SCONCE LIGHT FIXTURE
7	DECO. WOOD BRACKET
8	JULIET BALCONY



4 BUILDING TYPE I, IA & IB LEFT ELEVATION
 3/32"=1'-0" BUILDINGS #2, #4, #5, #6, #7



3 BUILDING TYPE I, IA & IB RIGHT ELEVATION
 3/32"=1'-0" BUILDINGS #2, #4, #5, #6, #7



2 BUILDING TYPE I, IA & IB REAR ELEVATION
 3/32"=1'-0" BUILDINGS #2, #4, #5, #6, #7



1 BUILDING TYPE I, IA & IB FRONT ELEVATION
 3/32"=1'-0" BUILDINGS #2, #4, #5, #6, #7

NO.	DATE	REVISION

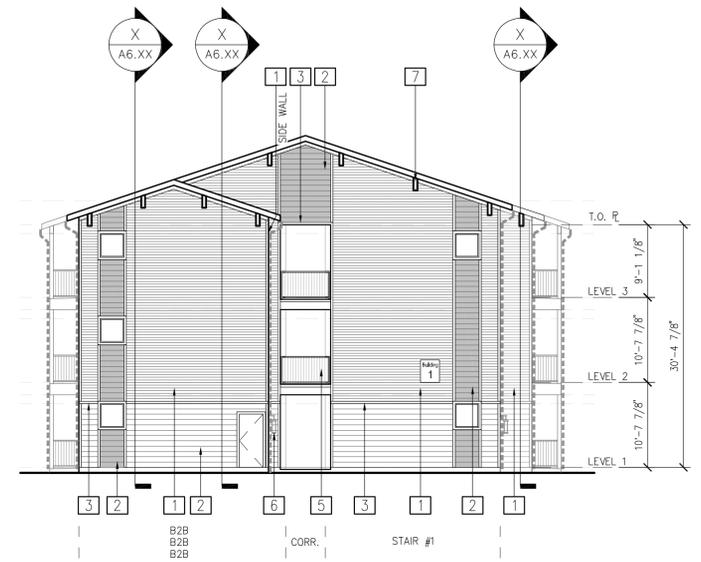
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 16000 Memorial Drive
 Suite 100
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 281.555.6767
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ROCK CREEK APARTMENTS
 FORT WORTH, TX
 A Development of
DUKE INC.

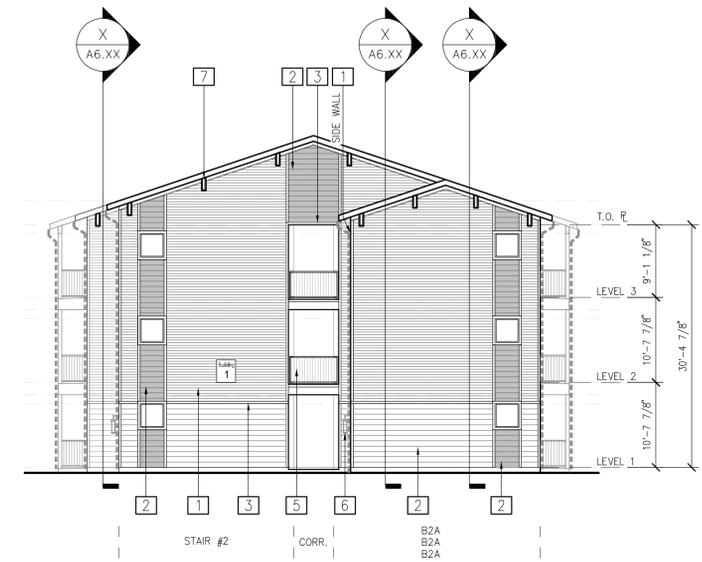
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SHEET TITLE
EXTERIOR ELEVATIONS - BLDG. TYPE I & IA
 DRAWING NO.
A4.00

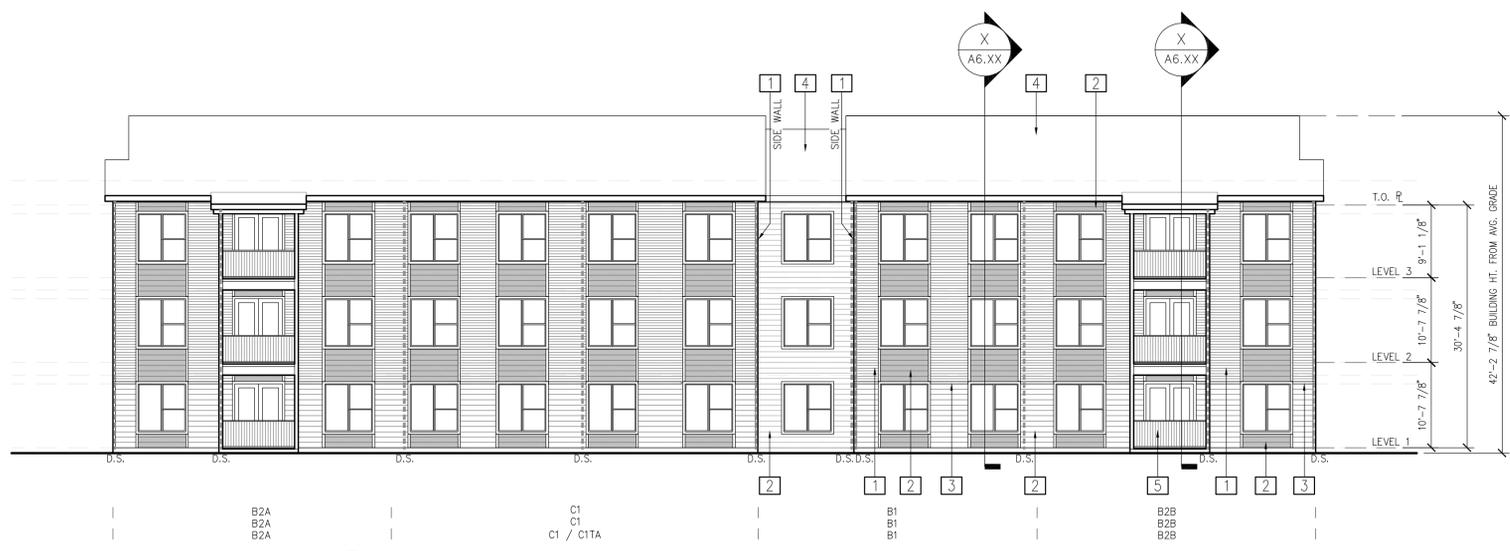
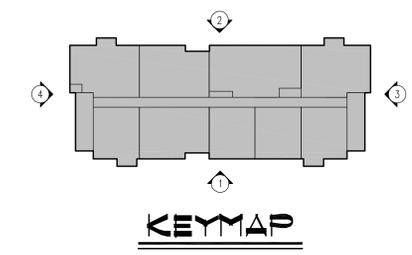
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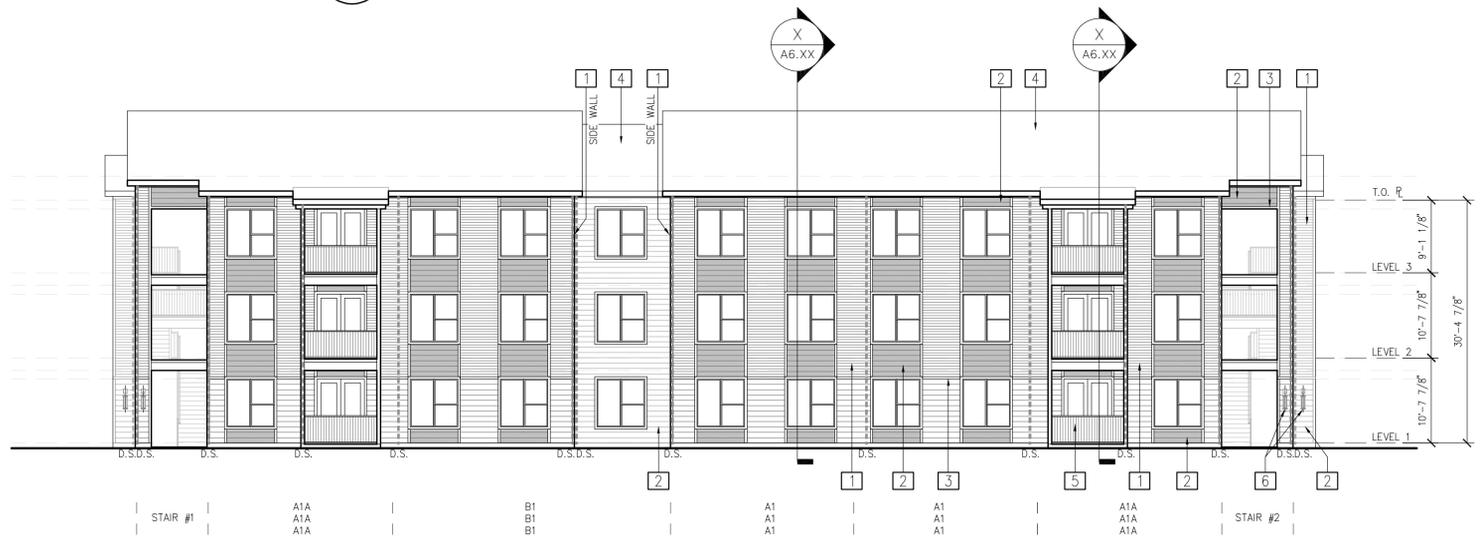
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3/32"=1'-0" BUILDING #1



3 BUILDING TYPE II RIGHT ELEVATION
3/32"=1'-0" BUILDING #1



2 BUILDING TYPE II REAR ELEVATION
3/32"=1'-0" BUILDING #1



1 BUILDING TYPE II FRONT ELEVATION
3/32"=1'-0" BUILDING #1

NO.	DATE	REVISION

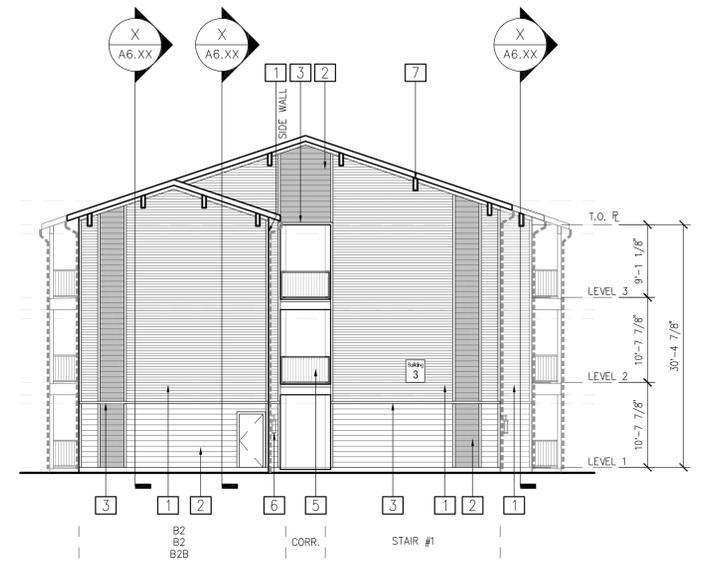
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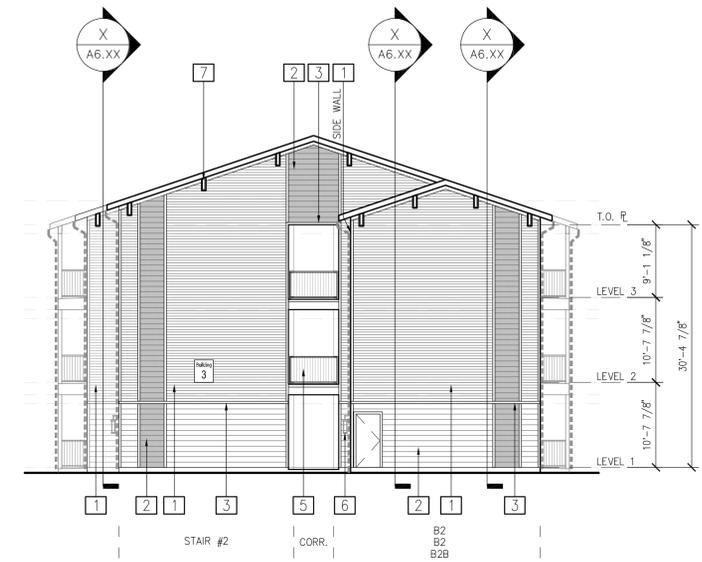
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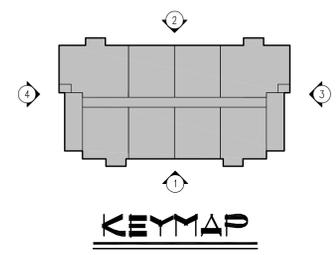
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2	FIBER CEMENT SIDING, 8" EXPOSURE
3	FIBER CEMENT TRIM
4	COMPOSITION SHINGLE ROOF
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6	SCONCE LIGHT FIXTURE
7	DECO. WOOD BRACKET
8	JULIET BALCONY



4 BUILDING TYPE III LEFT ELEVATION
 3/32"=1'-0" BUILDING #3



3 BUILDING TYPE III RIGHT ELEVATION
 3/32"=1'-0" BUILDING #3



2 BUILDING TYPE III REAR ELEVATION
 3/32"=1'-0" BUILDING #3



1 BUILDING TYPE III FRONT ELEVATION
 3/32"=1'-0" BUILDING #3

NO.	DATE	REVISION

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ROCK CREEK APARTMENTS
 FORT WORTH, TX
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DUKE INC.

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A4.02