



# 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](mailto: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](http://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](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
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:	

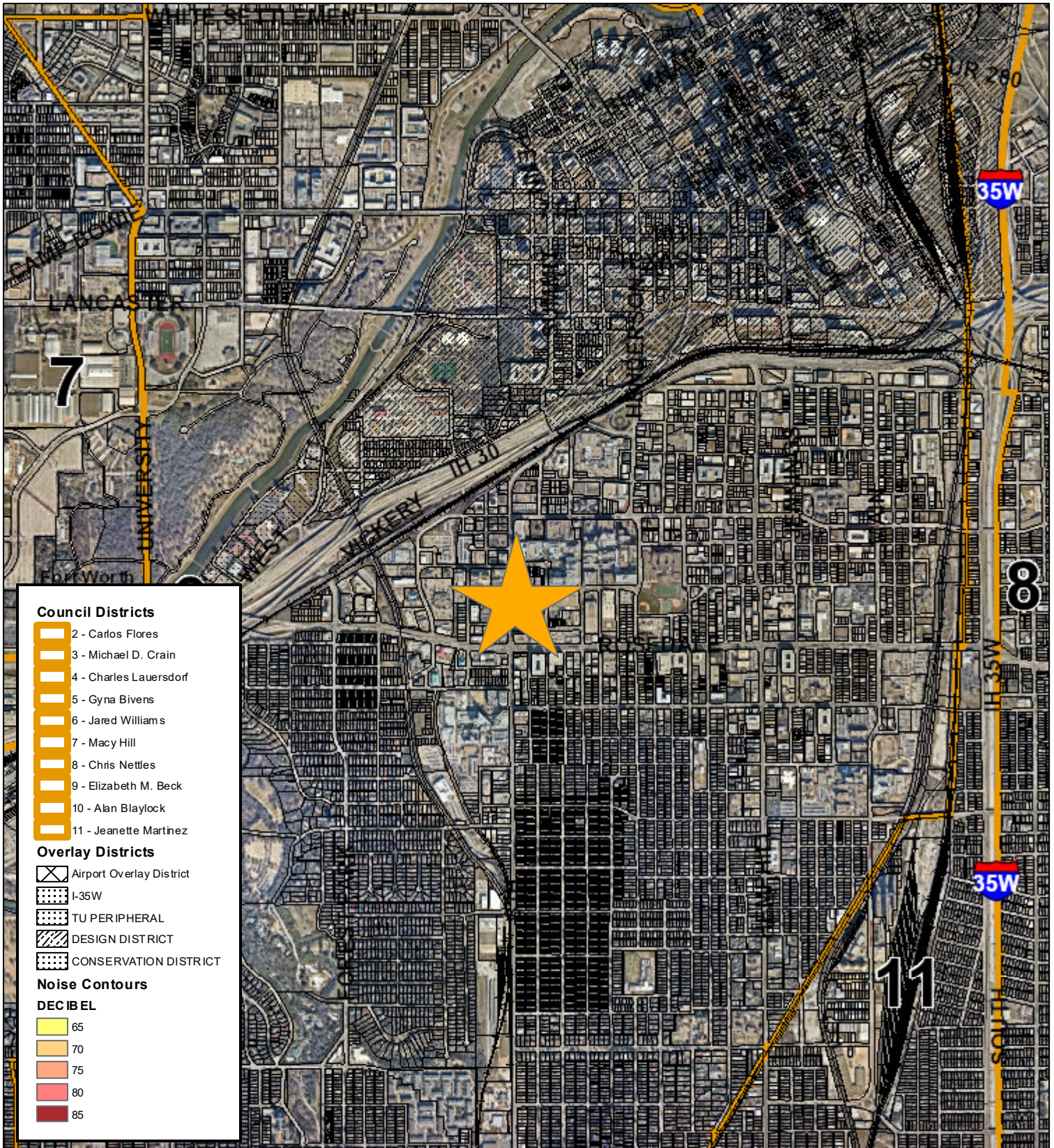
## Aerial Photo Map



0 220 440 880 Feet



### Area Map



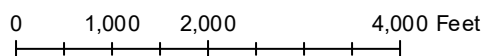
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Langersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

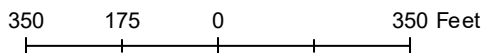
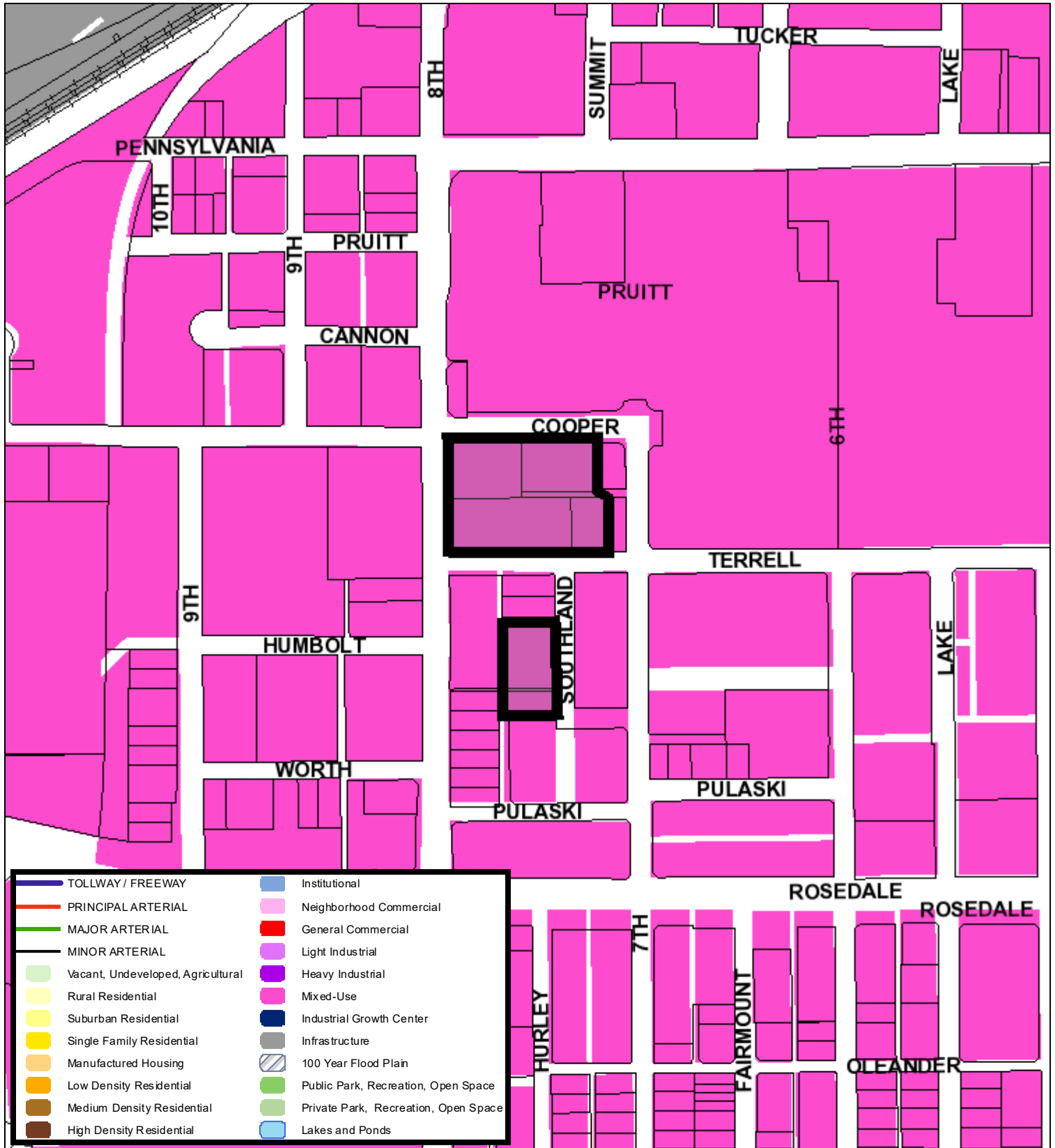
  

Noise Contours	
DECIBEL	
	65
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	80
	85





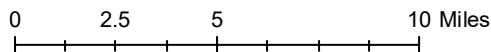
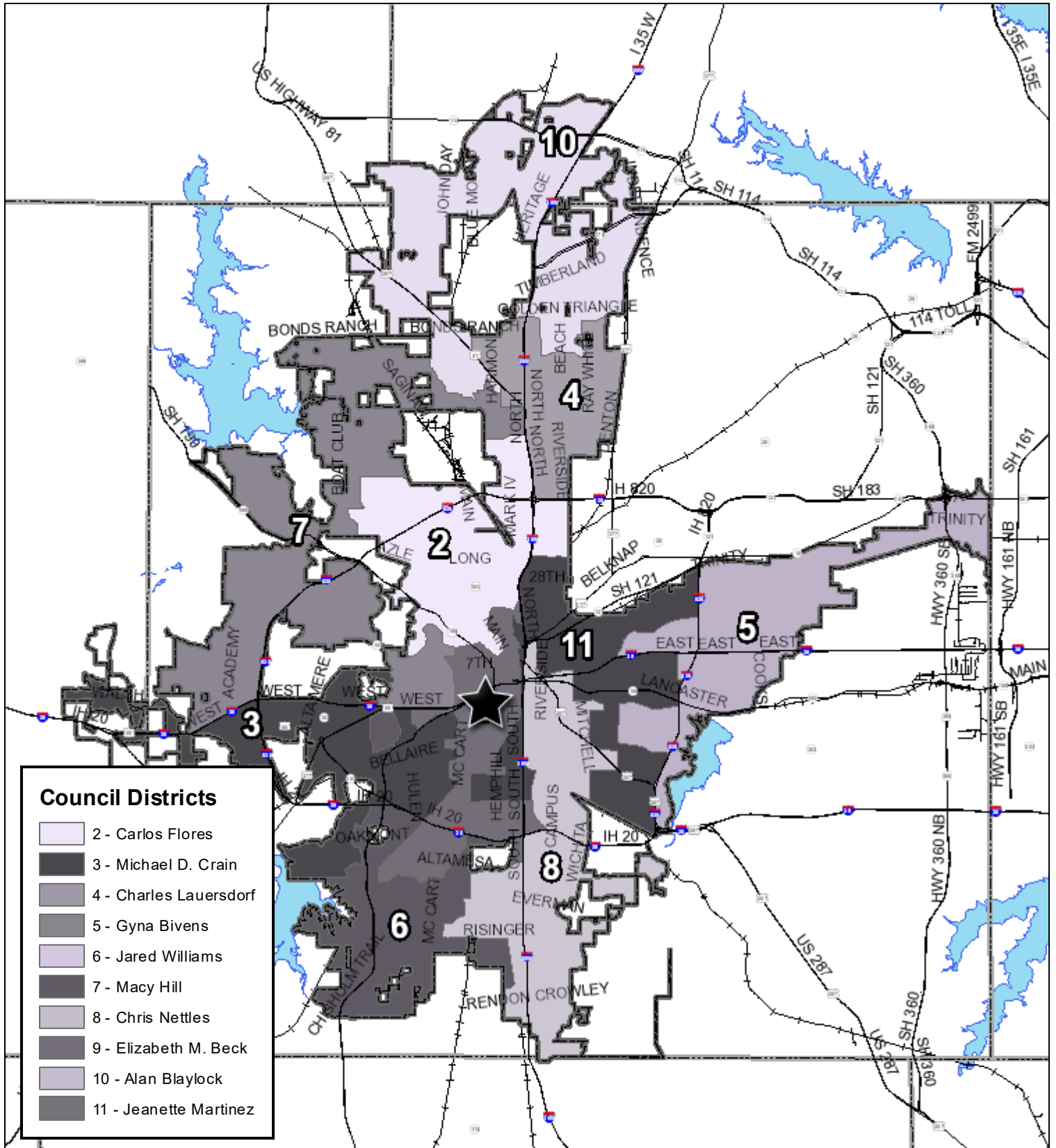
### Future Land Use



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.



### Location Map





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Cook Children's Health Care System

Mailing Address 801 7th Avenue City, State, Zip Fort Worth, TX. 76104

Phone 682-885-7145 Email Spencer.Seals@CookChildrens.org

**APPLICANT** Cook Children's Health Care System (Spencer Seals)

Mailing Address 801 7th Avenue City, State, Zip Fort Worth, TX. 76104

Phone 682-885-7145 Email Spencer.Seals@CookChildrens.org

**AGENT** **OTHER CONTACT** Dunaway Associates (Stephen Cook)

Mailing Address 550 Bailey Avenue, Suite 400 City, State, Zip Fort Worth TX. 76107

Phone 817- 335-1121 Email scook@dunaway.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): See Attachments

Total Rezoning Acreage: +/- 3.35 Ac.  I certify that an exhibit map showing the entire area to be rezoned is attached.

SITE A = +/- 2.67 Ac. SITE B = +/- 0.68 Ac.

*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): GRAND VIEW ADDITION & THE SOUTHLAND SUB/FIELD WELCH

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: 3.35 Ac. 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: \_\_\_\_\_ 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 checked="" 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 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: _____ Previous Zoning Case Number: _____

**DEVELOPMENT INFORMATION**

Current Zoning District(s): NS-T51 Proposed Zoning District(s): "G" Commercial  
 Current Use of Property: Surface parking, Medical Office, Office, Medical Clinic  
 Proposed Use of Property: Existing uses to remain

**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)





# ZONING CHANGE / SITE PLAN APPLICATION

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Phone 817- 335-1121 Email scook@dunaway.com

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Total Area Described by Metes and Bounds: \_\_\_\_\_ acres

## 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 property owner desires to rezone all of their properties from Near Southside NS-TI5 zoning to G (intensive Commercial) to match the rest of the medical campus. All current land uses will remain in operation.

## ADDITIONAL QUESTIONS

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

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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
- N/A  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.

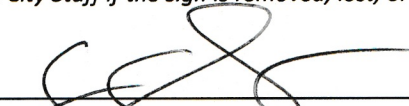
I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council 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**

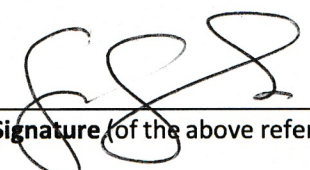
Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting 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): 


Owner's Name (Printed): Spencer Seals (Cook Children's Health Care System)

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

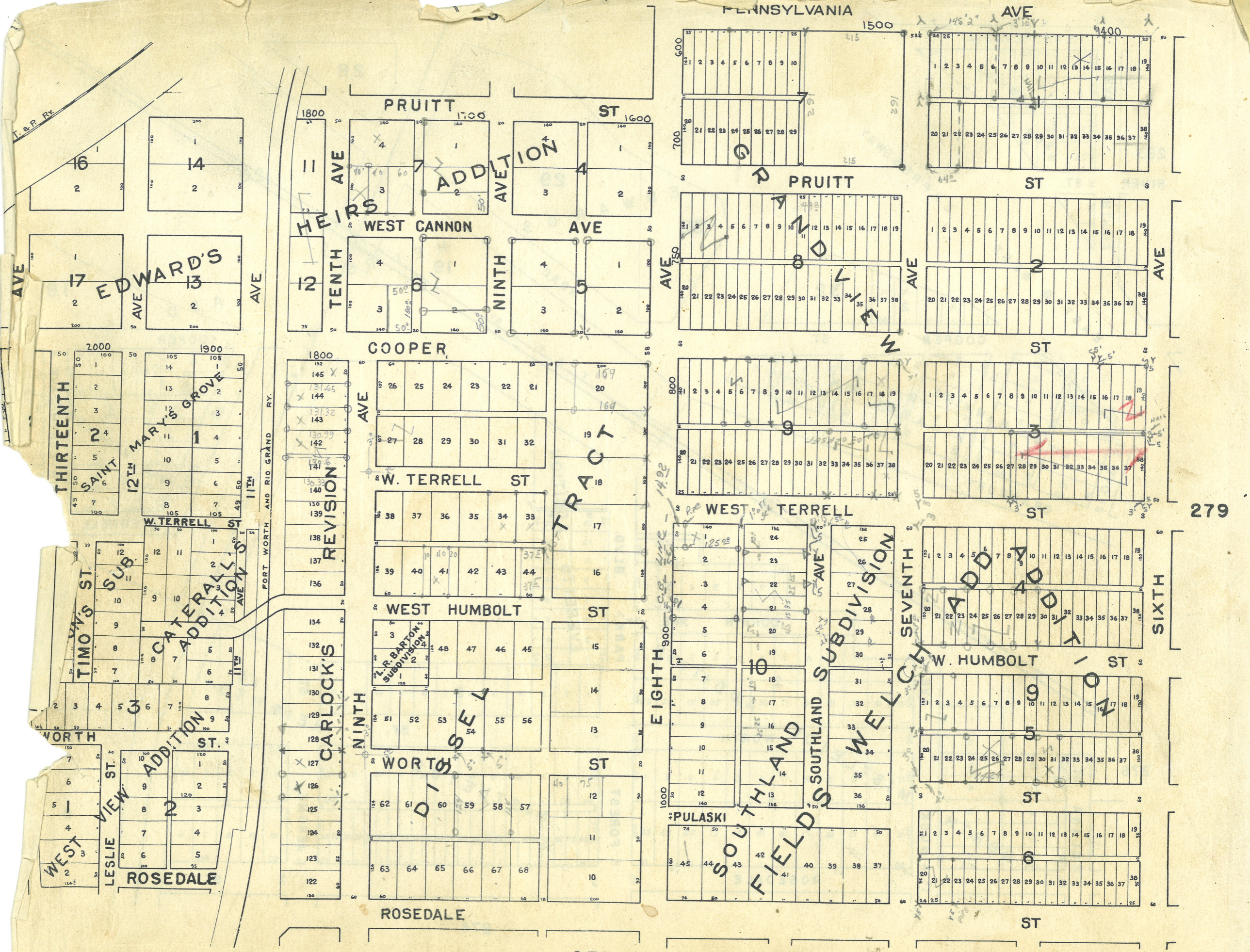
AUTHORITY IS HEREBY GRANTED TO (NAME) Stephen Cook (Agent - Dunaway Associates) ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:  
GRAND VIEW ADDITION & THE SOUTHLAND SUB/FIELD WELCH (CERTIFIED LEGAL DESCRIPTION)

  
Owner's Signature (of the above referenced property)

Spencer Seals  
Owner's Name (Printed)

  
Applicant or Agent's Signature

Stephen Cook (Agent)  
Applicant or Agent's Name (Printed):



T. & P. Ry.

FORT WORTH AND RIO GRAND RY.

PENNSYLVANIA

AVE

1500

1400

PRUITT

ST

ADDITION

PRUITT

ST

WEST CANNON

AVE

EDWARD'S

TENTH

NINTH

WELCH

ST

COOPER

AVE

TRACT

WEST TERRELL

ST

THIRTEENTH

SAINT MARY'S GROVE

REVISION

W. TERRELL

ST

279

TIMO'S ST.

SUB

CATERALL'S ADDITION

WEST HUMBOLT

ST

EIGHTH

SOUTHLAND SUBDIVISION

WELCH

W. HUMBOLT

ST

WORTH

ST.

ADDIION

CARLOCK'S

WORTH

ST

PULASKI

SOUTHFIELD

SOUTHLAND

WELCH

SEVENTH

ST

WEST VIEW

ROSEDALE

ROSEDALE

ST

SIXTH

273

D206041115  
B-3098 1 of 5

WHEREAS Alliance for Children, formerly known as Children's Advocacy Network, is the owner of 0.546 of an acre of land, according to the deed recorded in Volume 9357, Page 344, Deed Records of Tarrant County, Texas, said 0.546 of an acre of land also being all of Lots 19, 20, 21 and the south 1/2 of Lot 22, Block 10, Southland Subdivision of Block 10 of the Field Welch Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 310, Page 5, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "+" found cut in concrete wall at the southeast corner of said Lot 19 of Block 10 of said Southland Subdivision of Block 10 of the Field Welch Addition, in the north line of an existing Alley and also being in the west R.O.W. line of Southland Avenue (50 feet in width);

THENCE WEST, leaving said R.O.W. line 136.00 feet along the south line of said Lot 19 and along the north line of said Alley to a 1/2 inch iron rod found with plastic cap stamped Landes & Associates at the southwest corner of said Lot 19, also being the east line of an existing Alley (12 feet in width);

THENCE NORTH, 175.00 feet along the east line of said Alley and the west line of said Lots 19, 20, 21 and south 1/2 of said Lot 22 of said Block 10 to a 1/2 inch iron rod found with plastic cap stamped Landes & Associates;

THENCE EAST, 136.00 feet leaving the east line of said Alley to a "+" found cut in concrete in the west line of aforementioned Southland Avenue in the east line of said Lot 22;

THENCE SOUTH, 175.00 feet along the west line of said Southland Avenue and the east line of the south 1/2 of said Lot 22 and continuing along the east line of said lots 21, 20 and 19, of said Block 10 to the POINT OF BEGINNING and containing 0.546 of an acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Alliance for Children, formerly known as Children's Advocacy Network, does hereby dedicate this plat as:

**LOT 19R, BLOCK 10  
SOUTHLAND SUBDIVISION  
OF BLOCK 10 OF THE  
FIELD WELCH ADDITION**

an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

Executed this 17 day of February, 2006.

By: Nancy Hagan

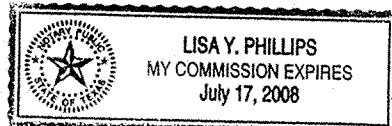
STATE OF TEXAS

Before me, Lisa Y. Phillips, a Notary Public in and for the State of Texas, on this day personally appeared Nancy Hagan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity indicated as the act and for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17th day of February, 2006

Lisa Y. Phillips  
Notary Public in and for the State of Texas

My Commission Expires 7/108



REVISED 10/

BY: Jason Price  
TARRANT COUNTY TAX OFFICE

YEAR	TAX UNIT	AMOUNT DUE
2005	CITY OF FORT WORTH	0.00
2005	FORT WORTH ISD	0.00
2005	JPS HEALTH NETWORK	0.00
2005	Tarrant County	0.00
2005	TARRANT COUNTY COLLEGE	0.00
2005	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.



D206041115  
B-3098  
2 of 5

TAX CERTIFICATE FOR ACCOUNT : 00002853507  
AD NUMBER: 39635-21-20  
CERTIFICATE NO : 40087185  
COLLECTING AGENCY  
BETSY PRICE  
PO BOX 961018  
FORT WORTH TX 76161-0018

DATE : 2/6/2006  
FEE : \$10.00  
PROPERTY DESCRIPTION  
SOUTHLAND SUBFIELD WELCH  
N 35' LT 21 & S 65' LT 22  
0000908 SOUTHLAND AVE  
0.1873 ACRES  
PROPERTY OWNER  
ALLIANCE FOR CHILDREN  
908 SOUTHLAND  
FORT WORTH TX 761040000

REQUESTED BY  
LANDES & ASSOCIATES, INC.  
1107 E. FIRST ST.  
FORT WORTH TX 76102

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2005	CITY OF FORT WORTH	0.00
2005	FORT WORTH ISD	0.00
2005	JPS HEALTH NETWORK	0.00
2005	Tarrant County	0.00
2005	TARRANT COUNTY COLLEGE	0.00
2005	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : LANDES & ASSOCIATES, INC.  
ACCOUNT NUMBER: 00002853507  
TOTAL CERTIFIED TAX: \$0.00

BY: Jason Price TARRANT COUNTY TAX OFFICE  
BY: Jason Price TARRANT COUNTY TAX OFFICE



D206041115  
B-3098  
3 of 5

TAX CERTIFICATE FOR ACCOUNT : 00002853493  
AD NUMBER: 39635-20-30  
CERTIFICATE NO : 40087186  
COLLECTING AGENCY  
BETSY PRICE  
PO BOX 961018  
FORT WORTH TX 76161-0018

DATE : 2/6/2006  
FEE : \$10.00  
PROPERTY DESCRIPTION  
SOUTHLAND SUBFIELD WELCH  
N 45' LT 20 & S15' LT 21  
0000912 SOUTHLAND AVE  
0.1873 ACRES  
PROPERTY OWNER  
ALLIANCE FOR CHILDREN  
908 SOUTHLAND  
FORT WORTH TX 761040000



**TARRANT COUNTY TAX OFFICE**

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100  
taxoffice@tarrantcounty.com

BETSY PRICE  
Tax Assessor-Collector

D206041115

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PAGE 1 OF 1

TAX CERTIFICATE FOR ACCOUNT : 00002853485  
AD NUMBER: 39635-19-30  
CERTIFICATE NO : 40087187

**COLLECTING AGENCY**  
BETSY PRICE  
PO BOX 961018  
FORT WORTH TX 76161-0018

**REQUESTED BY**  
LANDES & ASSOCIATES, INC.

1107 E. FIRST ST.  
FORT WORTH TX 76102

DATE : 2/6/2006  
FEE : \$10.00  
**PROPERTY DESCRIPTION**  
SOUTHLAND SUB/FIELD WELCH  
LOT 19 & S5' LOT 20

0000916 SOUTHLAND AVE  
0.1717 ACRES

**PROPERTY OWNER**  
ALLIANCE FOR CHILDREN

908 SOUTHLAND AVE  
FORT WORTH TX 761043911

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

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2005	TARRANT COUNTY COLLEGE	0.00
2005	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : LANDES & ASSOCIATES, INC.  
ACCOUNT NUMBER: 00002853485  
TOTAL CERTIFIED TAX: \$0.00

BY: [Signature] TARRANT COUNTY TAX OFFICE  
BY: [Signature] TARRANT COUNTY TAX OFFICE

REVISED 10/26

Unofficial

D206041115

B-3098  
5 of 5

ALEX PARKS  
CITY OF FTW DEVELOPMENT  
1000 THROCKMORTON ST  
FTW TX 76102  
Submitter: CITY OF FTW DEVELOPMENT

SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76198-0401

**DO NOT DESTROY**  
**WARNING THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 02/10/2006 02:35 PM  
Instrument #: D206041115  
PLAT B 6 PGS \$54.00

By: \_\_\_\_\_

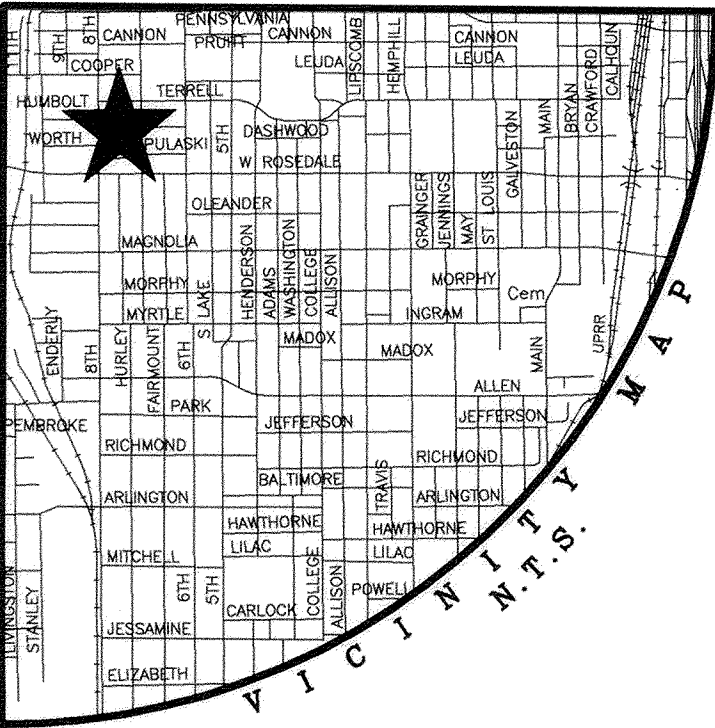


D206041115

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

CABINET B SLIDE 3098

Southland Sub -  
Field Welch Addr



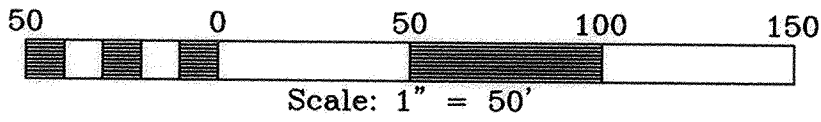
# FORT WORTH

## CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within six (6) months after date of approval.

Plat Approval Date: 2-10-06

By: Annun R. Singleton Chairman  
By: John D. Landes Secretary



### 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.

### Water / Wastewater Impact Fees

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

### Construction Prohibited Over Easements

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

### Sidewalks

Sidewalks are required on both sides of dedicated public streets, in conformance with current City policy.

### 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.

### 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.

STATE OF TEXAS  
COUNTY OF TARRANT

0206041115

WHEREAS Alliance for Children, formerly known as Children's Advocacy Network, is the owner of 0.546 of an acre of land, according to the deed recorded in Volume 9357, Page 344, Deed Records of Tarrant County, Texas, said 0.546 of an acre of land also being all of Lots 19, 20, 21 and the south 1/2 of Lot 22, Block 10, Southland Subdivision of Block 10 of the Field Welch Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 310, Page 5, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "+" found cut in concrete wall at the southeast corner of said Lot 19 of Block 10 of said Southland Subdivision of Block 10 of the Field Welch Addition, in the north line of an existing Alley and also being in the west R.O.W. line of Southland Avenue (50 feet in width);

THENCE WEST, leaving said R.O.W. line 136.00 feet along the south line of said Lot 19 and along the north line of said Alley to a 1/2 inch iron rod found with plastic cap stamped Landes & Associates at the southwest corner of said Lot 19, also being the east line of an existing Alley (12 feet in width);

THENCE NORTH, 75.00 feet along the east line of said Alley and the west line of said Lots 19, 20, 21 and south 1/2 of said Lot 22 of said Block 10 to a 1/2 inch iron rod found with plastic cap stamped Landes & Associates;

THENCE EAST, 136.00 feet leaving the east line of said Alley to a "+" found cut in concrete in the west line of aforementioned Southland Avenue in the east line of said Lot 22;

THENCE SOUTH, 175.00 feet along the west line of said Southland Avenue and the east line of the south 1/2 of said Lot 22 and continuing along the east line of said Lots 21, 20 and 19, of said Block 10 to the POINT OF BEGINNING and containing 0.546 of an acre of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Alliance for Children, formerly known as Children's Advocacy Network, does hereby dedicate this plat as:

### LOT 19R, BLOCK 10 SOUTHLAND SUBDIVISION OF BLOCK 10 OF THE FIELD WELCH ADDITION

an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

By: \_\_\_\_\_

STATE OF TEXAS

Before me, \_\_\_\_\_, 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/she executed the same in the capacity indicated as the act and for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2006

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_

### NOTES:

1) BEARINGS ARE BASED UPON MONUMENTS FOUND ALONG THE EAST LINE OF THE PROPERTY DESCRIBED IN THE DEED TO ALLIANCE FOR CHILDREN, FILED IN VOL. 11908, PG. 1251, D.R.T.C.T.

2) THE PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE DEED TO ALLIANCE FOR CHILDREN, ACCORDING TO THE DEED RECORDED IN VOL. 11908, PG. 1251, D.R.T.C.T.

THIS PLAT WAS FILED IN CAB. B, SLIDE 3098,  
DATE: \_\_\_\_\_

### A FINAL PLAT OF LOT 19R, BLOCK 10 SOUTHLAND SUBDIVISION OF BLOCK 10 OF THE FIELD WELCH ADDITION

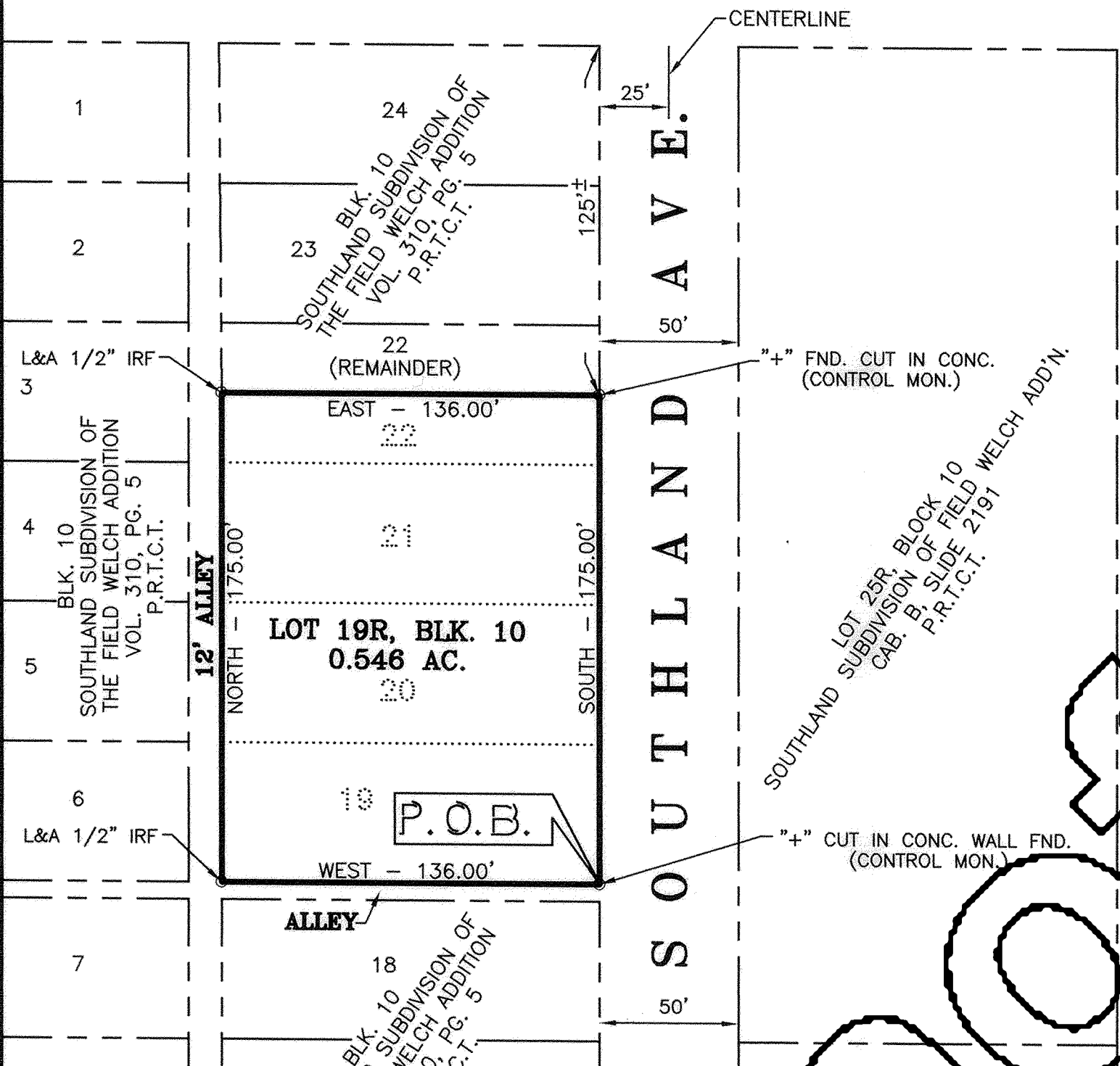
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A REPLAT OF LOTS 19, 20, 21 AND THE SOUTH 1/2 OF LOT 22, BLOCK 10, SOUTHLAND SUBDIVISION OF BLOCK 10 OF THE FIELD WELCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT FILED IN VOL. 310, PG. 5, PLAT RECORDS OF TARRANT COUNTY, TEXAS AND CONTAINING 0.546 OF AN ACRE OF LAND.

FS: 05-252

DATE: 2/6/2006

#05023-P

## WEST TERRELL AVE.

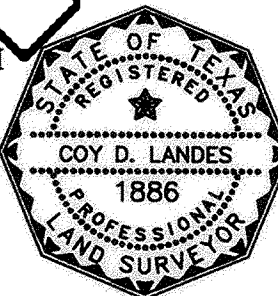


STATE OF TEXAS  
COUNTY OF TARRANT  
I hereby certify that this instrument was FILED on this \_\_\_\_\_ date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Named Record of Tarrant County, Texas as stamped hereon by me.

COY D. LANDES, R.P.L.S. NO. 1886  
COUNTY CLERK  
TARRANT COUNTY, TEXAS  
REGISTERED PROFESSIONAL LAND SURVEYORS

SURVEYED ON THE GROUND IN THE MONTH OF MARCH, 2005.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNENFORCEABLE UNDER FEDERAL LAW



ENGINEER:  
TEAGUE, NALL & PERKINS, INC.  
1100 MACON ST.  
FORT WORTH, TEXAS 76102  
(817) 336-5773  
(817) 336-2813 FAX

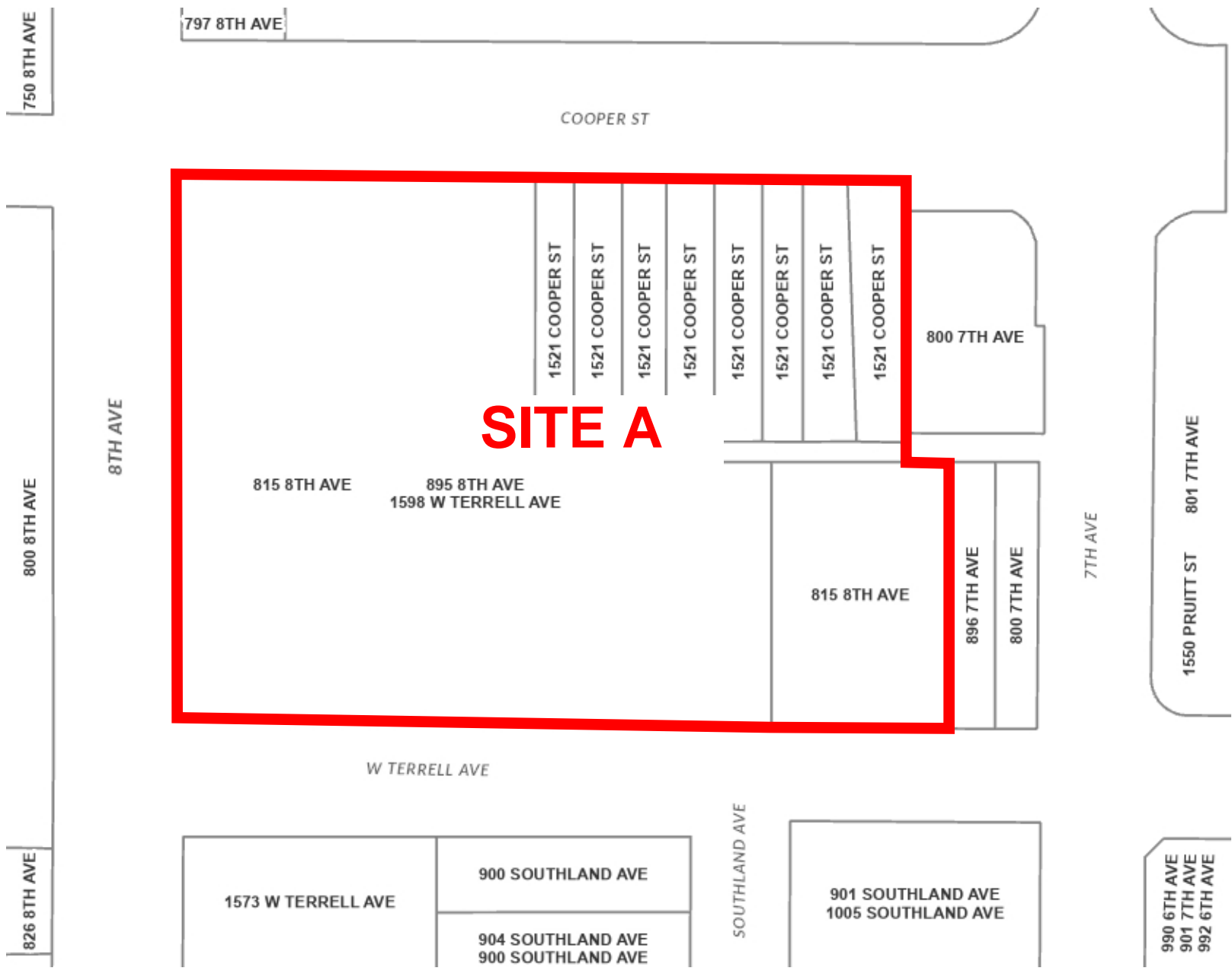
OWNER:  
ALLIANCE FOR CHILDREN  
908 SOUTHLAND AVE.  
FORT WORTH, TEXAS 76104  
(817) 335-7172

B-3098

RGF - \net\7\data\2005\05023\plat\05023-P.DWG - Mem, 2/6/06 - 9:59 AM



# Address Map Site A

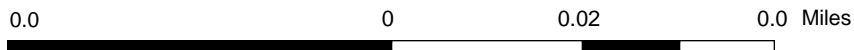


## Legend

- NCTCOG Freeways 1,128
- Streets Label 1,128
- Lots
- Parker County Streets
- Denton County Streets



8/20/24 10:03 AM



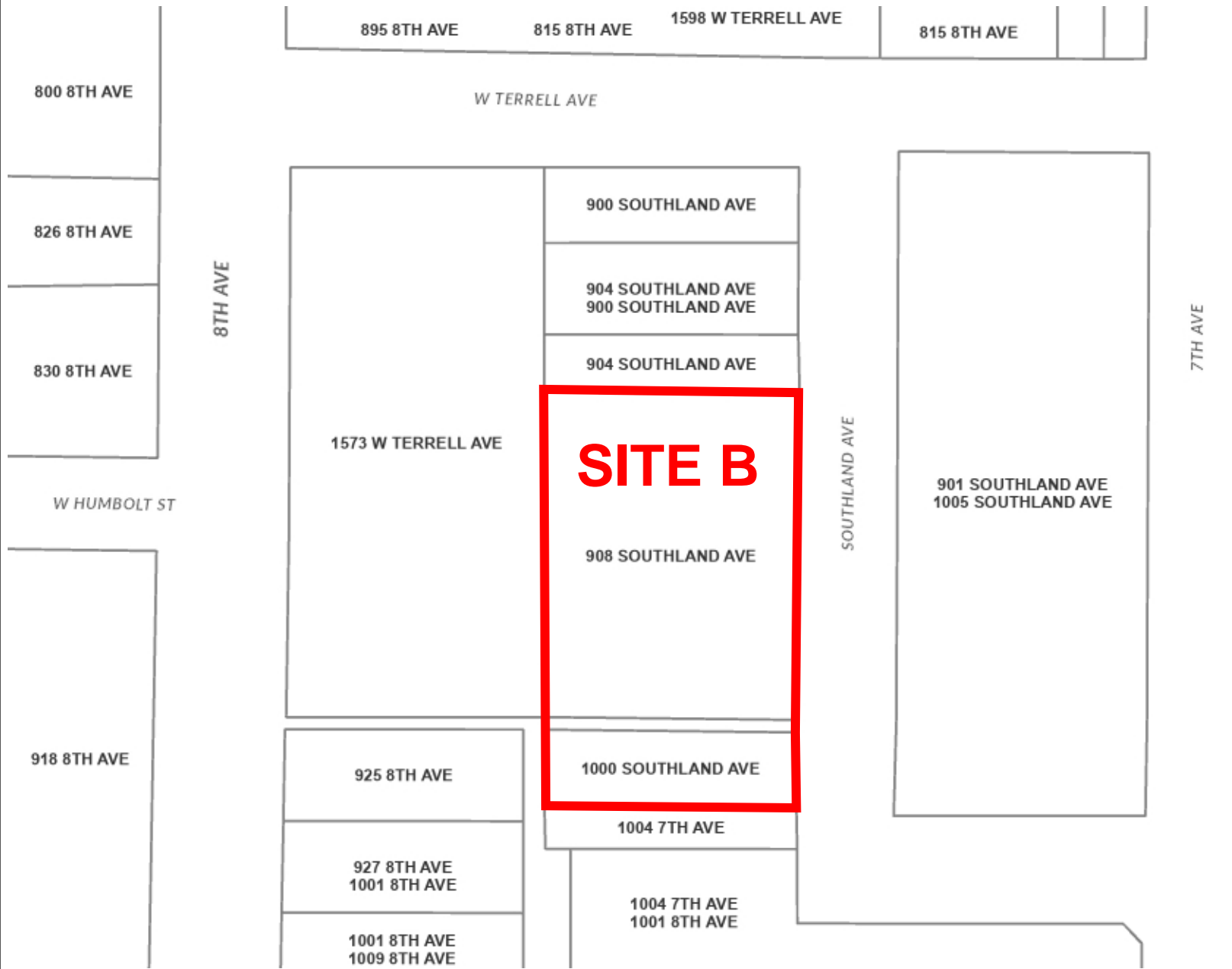
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NCTCOG ORTHOPHOTOGRAPHY

1:1,128



# Address Map Site B



## Legend

- NCTCOG Freeways 1,128
- Streets Label 1,128
- Lots
- Parker County Streets
- Denton County Streets



8/20/24 10:02 AM

0.0 0 0.02 0.0 Miles

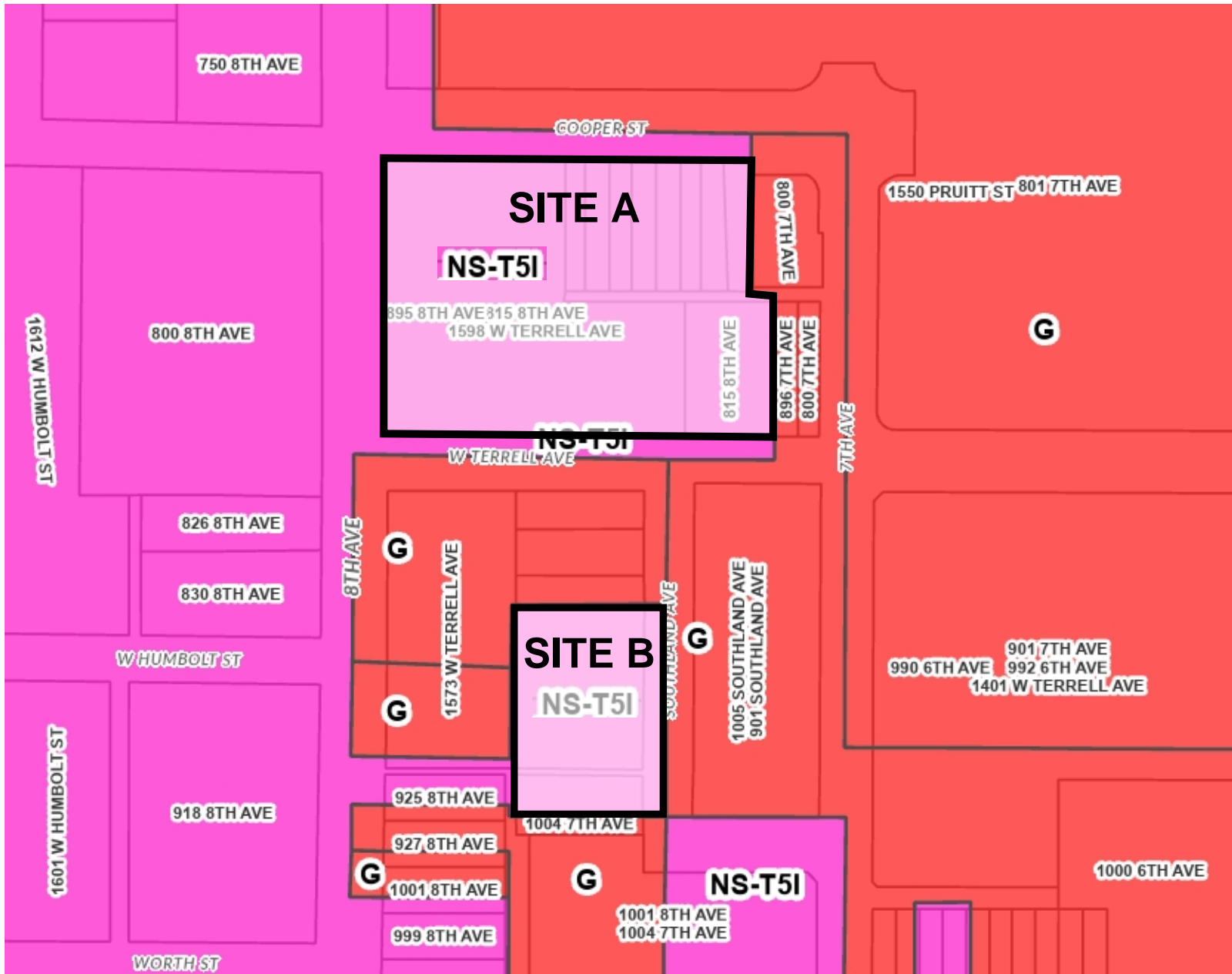
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NCTCOG ORTHOPHOTOGRAPHY

1:1,128



# Zoning Map



## Legend

- NCTCOG Freeways 2,257
- Streets Label 2,257
- Zoning Outline
- Zoning Fill
  - AG - Agricultural
  - A-5; A-7.5; A-10; AR Single Family
  - A-2.5A; A-43- Residential (Single Family One-Acre +)
  - A-21- Residential (Single Family, 1/2 Acr
  - MH- Residential (Manufactured Housing
  - B; R1; R2- Low Density Residential
  - C; CR; D Multi Family
  - UR- Urban Residential
  - CF- Community Facility
  - ER; E; EP - Neighborhood Commercial
  - FR; F; G; OM- General Commercial
  - Mixed Use, Downtown, and Form Based Districts
  - IP; I- Light Industrial
  - J; K- Heavy Industrial
  - O-2; O-1- Floodplain
  - Planned Development (A-5; PD, A5; PD, A-10; PD, A-5; PD, A-43
  - Planned Development (A-21- Residential (Single Family, 1/2 Acre +)
  - Planned Development (AG- Agricultural)
  - Planned Development (J; K- Heavy Industrial)
  - Planned Development (FR; F; G; OM- General Commercial)
  - Planned Development (IP; I- Light Indust
  - Planned Development (B; R1; R2- Low Density Residential)
  - Planned Development (C; CR; D Multi Family)
  - Planned Development (ER; E; EP- Neighborhood Commercial)
  - Planned Development (CF - Community Facility)
  - Planned Development (UR - Urban Residential)
  - Planned Development (Mixed Use, Downtown, and Form Based Districts)
- Lots
- Parker County Streets
- Denton County Streets



8/20/24 9:46 AM

0.1 0 0.04 0.1 Miles

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NCTCOG ORTHOPHOTOGRAPHY

1: 2,257





# JENNING'S & COOPER'S SUBDIVISION.

106

## BLOCK 9 GRANDVIEW ADDITION

### FORT WORTH TEXAS.

State of Texas.

County of Tarrant } Know all men by these presents; — That whereas we Hyde Jennings and J. F. Cooper are the owners of the following described tract of <sup>or parcel</sup> land situated in the City of Fort Worth, Tarrant County, Texas a part of the S.G. Jennings sur.

Beginning at a point in West line of said survey ~~four~~ and one half (4 1/2) feet North of the N.W. cor. of said survey; — Thence North with said West line of survey 351 1/2 feet; — thence East 268 feet; — thence South 351 1/2 feet — thence West 268 feet to place of beginning. Which said tracts of land we are desirous of platting into lots and streets and alleys. Now Therefore for this purpose we make the following plat of said land to be known as West Half Block 9, Grandview Addition Fort Worth, Texas.

And we hereby dedicate to public use a strip of land off of the North side of said tract of land 30 ft wide North and South and 268 feet long. East West for a part of Cooper st. and a strip off West side 18 ft wide East and West and 351 1/2 ft long North and South for a part of Eighth Avenue and a strip of the South end of said tract 30 ft wide North and South and 268 feet long East and West for Terrell Avenue. The strip of land 4 1/2 ft wide N & S. and 268 ft long E & W. between the South line of the Jennings sur. and the South line of the 30 ft x 268 ft strip dedicated on plat as Terrell Avenue is owned by us. But is expressly reserved to our use and benefit and is not included in the foregoing plat.

Witness our hands this 3rd day of August 1891.

Hyde Jennings  
J. F. Cooper.



State of Texas. } Before me J. B. LeMight a Notary Public within and for Tarrant County, Texas on this day personally appeared Hyde Jennings and J. F. Cooper known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration there in expressed.

Given under my hand and seal of office this 3rd day of August 1891.

J. B. LeMight  
Notary Public, Tarrant County, Texas

Filed for Record August 3rd 1891 at 12 o'clock M.  
and Recorded September 14th 1891 at 8 20 o'clock A.M.

Jno. P. King  
County Clerk.