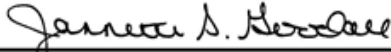


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time Friday, February 18, 2022 at 11:00 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

**CANCELED**

  
City Secretary for the City of Fort Worth, Texas



**MEETING AGENDA**  
CITY PLAN COMMISSION  
Wednesday, February 23, 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  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102

**Public Hearing**

In-Person:  
City Council Chamber  
200 Texas Street  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102

Videoconference:

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e136247c3d0e4bad01cc4ed0471434d4>

Meeting/Access Code: 2555 841 6833  
Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208  
Meeting/Access Code: 2555 841 6833

Viewing Only:

**Go to: <https://www.fortworthtexas.gov/departments/communications/fwty>  
to watch on the City's website and find more information on how to  
watch via other methods, including TV**



- a. Being 54.66 acres situated in the Hiram Little Survey, Abstract Number 930, as described in a Special Warranty Deed with Vendor's Lien to Lennar Homes of Texas Land and Construction, LTD., Recorded in Instrument Number D221267866 RPRTCT, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of McPherson Boulevard, north of Oak Grove Road, west of Forest Hill Everman Road, and east of Sequoia Road.
- c. Applicant: Lennar Homes of Texas Land and Construction, LTD.
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to not provide a street stub-out to the un-platted properties along the south plat boundary; 2) Approval of one Subdivision Ordinance waiver to allow two block faces (Block 1, 1,369 feet; Block 6, 1,693 feet) to exceed the 1,320-foot standard; 3) Conditional approval of the preliminary plat upon City Council approval of the zoning request; 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 not provide a street stub-out to the un-platted properties along the south plat boundary; 2) Approval of one Subdivision Ordinance waiver to allow two block faces (Block 1, 1,369 feet; Block 6, 1,693 feet) to exceed the 1,320-foot standard; 3) Conditional approval of the preliminary plat upon City Council approval of the zoning request; and 4) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

E. NEW CASES (3)

2. **FP-21-165 Trailhead at Chisholm Trail Ranch Addition, Lot 8, Block 7 (Conditional Approval): 1 Multifamily Lot. Council District 6.**

- a. Being a tract of land situated in the Juan Albirado Survey, Abstract No. 4, City of Fort Worth, Tarrant County, Texas, and being part of that certain tract of land described by deed to Chisholm Trail West, LLC, recorded in County Clerk's Document Number D219119392, Deed Records, Tarrant County, Texas.
- b. General Location: North of McPherson Boulevard, east of Brewer Boulevard, south of Risinger Road, and west of Chisholm Trail Parkway.
- c. Applicant: Legacy, CTW, L.P.
- d. Applicant Requests: 1) Conditional approval of the final plat upon recordation of the offsite easements by separate instrument; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.
- e. DRC Recommends: 1) Conditional approval of the final plat upon recordation of the offsite easements by separate instrument); and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

3. **PP-22-001 La Prelle (Continuance Request): 893 Single-Family Detached Residential Lots, 28 Private Open Space Lots, 2 Commercial Lots. Council District 7**

- a. Being 373.102 acres of land situated in the M.E.P.& P. RR. Co. Survey, Abstract Number 1130, and the James Righley Survey, Abstract Number 1268, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Avondale Haslet Road, east of Highway 287, west of John Day Road and north of Blue Mound Road.
- c. Applicant: TRI Pointe Homes
- d. Applicant Requests: Approval of the continuance request to the March 23, 2022 City Plan Commission meeting.
- e. DRC Recommends: Approval of the continuance request to the March 23, 2022 City Plan Commission meeting.

4. **VA-22-001 Vacation of a portion of Clover Street: Council District 8.**

- a. Being a vacation of a portion of Clover Street as dedicated by Shady Park Addition, recorded in Volume 106, Page 120 of the PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Heathcote Street, east of North South Freeway and south of 4th Street.
- c. Applicant: Total E&P USA Barnett LLC
- d. Applicant Requests: Approval of a recommendation to City Council for the vacation of a portion of Clover Street.
- e. DRC Recommends: Approval of a recommendation to City Council for the vacation of a portion of Clover Street

**Adjournment:** \_\_\_\_\_

**ACCESSIBILITY STATEMENT**

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto: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.

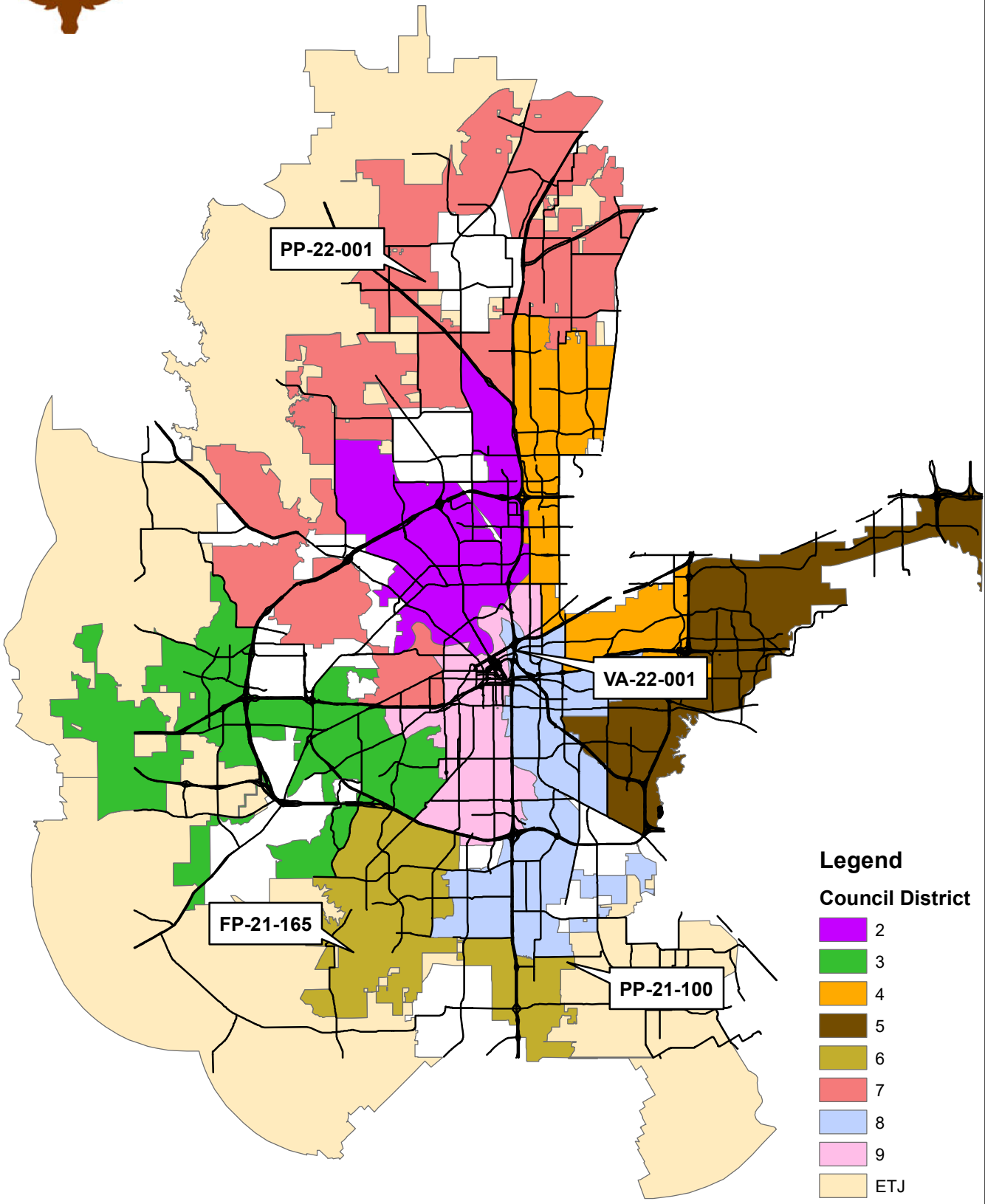
**DECLARACIÓN DE ACCESIBILIDAD**

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](mailto: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.

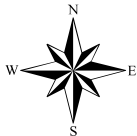
**EXECUTIVE SESSION**

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.

# February City Plan Commission Case Map



1 in = 5 miles



**PP-21-100 Eagles Crossing, Lots1-2, 3X, 4-31, Block 1; Lots 1-44, Block 2; Lots 1-44, Block 3; Lots 1-44, Block 4; Lots 1-9, Block 5; Lots 1-3, 4X, 5-27, 37X, Block 6 (Waiver Request/Conditional Approval): 195 Single-Family Detached Residential Lots, 1 Multi-Family Lot, 1 Gas Well Pad Lot and 5 Private HOA Open Space Lots. Council District 6.**

Being 54.66 acres situated in the Hiram Little Survey, Abstract Number 930, as described in a Special Warranty Deed with Vendor's Lien to Lennar Homes of Texas Land and Construction, LTD., Recorded in Instrument Number D221267866 RPRTCT, City of Fort Worth, Tarrant County, Texas.

**General Location:** South of McPherson Boulevard, north of Oak Grove Road, west of Forest Hill Everman Road, and east of Sequoia Road.

**GENERAL INFORMATION**

**A. APPLICANT**

- 1. Owner / Applicant ..... Lennar Homes of Texas Land and Construction, LTD
- 2. Consultant / Agent ..... Pape-Dawson Engineers

**B. PROJECT ZONING, NOTIFICATION & COORDINATION**

- 1. Current Zoning ..... "A-5" One-Family Residential, "R-2" Townhouse/Cluster Residential, "PD" for Multi-Family Residential
- 2. Proposed Zoning ..... No Change
- 3. Comprehensive Plan Future Land Use ..... Single Family Residential
- 4. Public Hearing Notification Mailing Date ..... January 14, 2022
- 5. Development Services Department Case Coordinator..... Stuart Campbell
- 6. Organizations Courtesy Notified..... District 6 Alliance, Streams and Valleys Inc., Trinity Habitat for Humanity

**C. SERVICE DISTRICTS**

- 1. School ISD..... Burleson and Everman 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**

On January 26, 2022, the City Plan Commission continued consideration of the Eagles Crossing preliminary plat (PP-21-100) to the February 23, 2022 City Plan Commission meeting.

The Eagles Crossing preliminary plat (PP-21-100) is 54.66 acres and includes 195 single-family detached residential lots, 1 multi-family lot, 1 gas well pad lot and 5 private HOA open space lots. The preliminary plat is located south of McPherson Boulevard and west of Forest Hill-Everman Road. The City of Everman is located on the other on the east side of Forest Hill-Everman Road. The preliminary plat includes the dedication of 30 feet of right-of-way for Forest Hill-Everman Road. City of Fort Worth water and sewer will serve the preliminary plat boundary.

On May 12, 2021, City Council approved rezoning request ZC-21-063 changing the zoning for the 14.65-acre parcel (Lot 1, Block 1) from “CR” Low Density Residential to “PD” for “C” Medium Density multifamily. Per Subdivision Ordinance, Section 31-101(b)(2)(c) multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. Lot 1, Block 1 provides for a 27-foot public access and utility easement with direct access to proposed Street A and Forest Hill-Everman Road. Street A is required to be constructed and platted to be considered a second ingress and egress.

The preliminary plat does not comply with the Subdivision Ordinance and the applicant is requesting two Subdivision Ordinance waivers. According to the applicant, the waiver requests are based on the existing platted residential lots adjacent to the west, homesteaded lots to the south, and the existing gas well site; which all present significant challenges to the street design and lot layout.

First, according to Subdivision Ordinance (SO), Section 31-106(c)(7) requires that streets shall be extended to the subdivision boundary to connect with adjoining streets or, where no adjacent streets are available for such connection, to allow for the future connection with adjoining un-platted property. The tracts located adjacent to the south plat boundary are un-platted homestead lots. The properties are zoned “A-5” One-Family residential. The applicant’s basis for requesting the waiver to not provide a street stub-out to the south based on existing un-platted homestead lots, requires a waiver to not provide a stub-out.

Second, SO, Section 31-106(b)(2) requires that public or private local streets that serve urban lots shall have a maximum 1,320-foot block face. The preliminary plat includes two blocks (Block 1, Block 6) that exceed the maximum block face standard. Block 1 is 1,369 feet and Block 6 is 1,693 feet.

A conditional approval of the preliminary plat is requested, conditioned upon a rezoning request (ZC-22-022) of approximately for 1.46-acre area located within the Eagles Crossing preliminary plat boundary. The rezoning request is to change the current zoning of the 1.46-acre area from Planned Development for Multi-Family (“PD-1310”) to Townhouse/Cluster (“R-2”). The rezoning request is scheduled for City Council consideration March 9, 2022. The change to “R2” zoning district for the 1.46 –acre area would bring the preliminary plat into conformance with the subdivision ordinance.

DRC supports both waiver requests and conditional approval of the preliminary plat.

#### **E. DRC RECOMMENDATION**

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to not provide a street stub-out to the un-platted properties along the south plat boundary; 2) Approval of one Subdivision Ordinance waiver to allow two block faces (Block 1, 1,369 feet; Block 6, 1,693 feet) to exceed the 1,320-foot standard; 3) Conditional approval upon City Council approval of the zoning request; and 4) Conditional approval of the preliminary plat upon meeting the attached platting comments.



## Conditions and Comments

**Case:** PP-21-100

**Submitted:** 12/8/2021

**Title:** Eagles Crossing

**Case Description:** Eagles Nest

**Address:**

**Applicant:**

**Owner:**

**Remarks Due:**

**ZC Hearing:**

**Case Status:** In Review

**Acres:**

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### List of Conditions:

#### **GENERAL**

##### *General*

- This application corresponds to December 13th 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 Diana.Lopez@fortworthtexas.gov to all revisions for proper routing.

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

#### **PLATTING**



## **Fire**

• FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

1. FYI: Streets existing and correct:

Mahogany Lane

Sequoia Drive

Silver Spruce Lane

Teak Lane

Pine Lane

Forest Hill Everman Rd

Oak Grove Rd E

2. FYI: 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.

3. A site plan is required for Multi-family developments. Email to donna.york@fortworthtexas.gov if available. Please notify if one is not available.

CLEARED 02/09/2022 4. CORRECTION: Gas Well and Lift Compressor Setback:

a. Gas Well Setbacks for Non-Permitted gas well pad site:

Show 300' Building Setback radii from each gas well bore and label:

"300' Building Setback for Protected Use and Public Building Structures".

Show 200' Building Setback radii from each gas well bore and label:

"200' Building Setback for Habitable Structures"

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.3 Existing Gas Wells

b. Show 200' Building Setback radii from the Lift Compressor:

"200' Lift Compressor Building Setback for Protected Use, Public Building, or Habitable

Structure"

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.4.2 Existing Lift Compressor

### **FYI COMMENTS:**

Any new address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Any changes to existing addresses must be approved as well. 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. All plats will be addressed 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 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at [www.fortworthtexas.gov/Fire/](http://www.fortworthtexas.gov/Fire/) (click on Bureau of Fire Prevention)

## **Planning**

- December 22, 2021. Stuart Campbell, Development Services, Platting 817-392-2412  
stuart.campbell@fortworthtexas.gov

the City's GIS section is asking for verification of the of the location of the approximate zoning line shown on the plat. The current location indicates the zoning line bisect the Block 1 single family lots and would not conform to the zoning site plan previously approved.

Subdivision Ordinance Section 31-102

(2) Interconnectivity of Neighborhoods. 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. Street extension required to the unplatted tract to the north.

Subdivision Ordinance, Section 31-106 (d), we request the following:

- o A block face of 1,369 feet for Block Face No. 1, located along Block 1.
- o A block face of 1,693 feet for Block Face No. 6, located along Block 6.

A project redesign or CPC approval of a waiver request is required.

Label the 27-foot easement on the multifamily lot (i.e. public access easement/emergency access easement)

Provide a site plan for the multi-family site the corresponds with the 27-foot public/emergency access easement layout.

Revise plat title block to include a description of the lot and block information (ie. Lot 1-9, Block 5).

FYI. Reference Case No. PP-21-100

- December 23, 2021 Stuart Campbell, Development Services, Platting. 817-392-2412  
stuart.campbell@fortworthtexas.gov

Subdivision Ordinance, Section 31-106 (d), we request the following:

- o A block face of 1,369 feet for Block Face No. 1, located along Block 1.
- o A block face of 1,693 feet for Block Face No. 6, located along Block 6.

A project redesign or CPC approval of a waiver request is required.

Reference Case No. PP-21-100

### ***T/PW Engineering***

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

Conditions met however final plat comments will apply to final plat

1.(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. Show the above information for Forest Hill-Everman Road. CLEARED 02/08/2022 AB.

2. Label Plat - Show Case Number on the plat. (But not as part of title block). CLEARED 02/08/2022 AB.

FYI Final Plat Notes:

A. CFA (Ch. 31-131) - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements

B. Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards. 10' sidewalks along Forest Hill-Everman Road.

C. A note shall be placed on the Final Plat stating: "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.

D. (Records Management and Real Property) Variable ROW - Show the full ROW widths for all existing streets. For streets having variable ROW, call out the ROW as "Variable" and give "Range" of the ROW.

### ***T/PW Stormwater***

- contact: sds@fortworthtexas.gov

DS-21-0125, South Oak Grove Addition

No Comments

FYI, Drainage Study Acceptance required prior to HB3167 IPRC 1st Sub.

### ***Transportation Impact***

- FYI Comments:
  - The project is located in Transportation Impact Fee Service Area Z
  - 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 in October 2022, with new collection rates being effective January 1, 2023. The current collection rate is not guaranteed after October 2022.

### ***Zoning***

- FYI-Site is zoned R2 Townhouse/Cluster. PP for A-5 Single-Family

### **WATER**

## **Review**

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

Plat case review Performed On: 12/23/2021

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 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>

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

MJP 12/23/2021 -

1- Provide Impact Fee Statement on the face of plat to read as follows:

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

2- - No Permanent Structure note required on plat face:

"Construction Prohibited over Easements

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

3- P.R.V. note required on plat face; statement shall read as follows:

"Private P.R.V's will be required; water pressure exceeds 80 P.S.I".

4- 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.

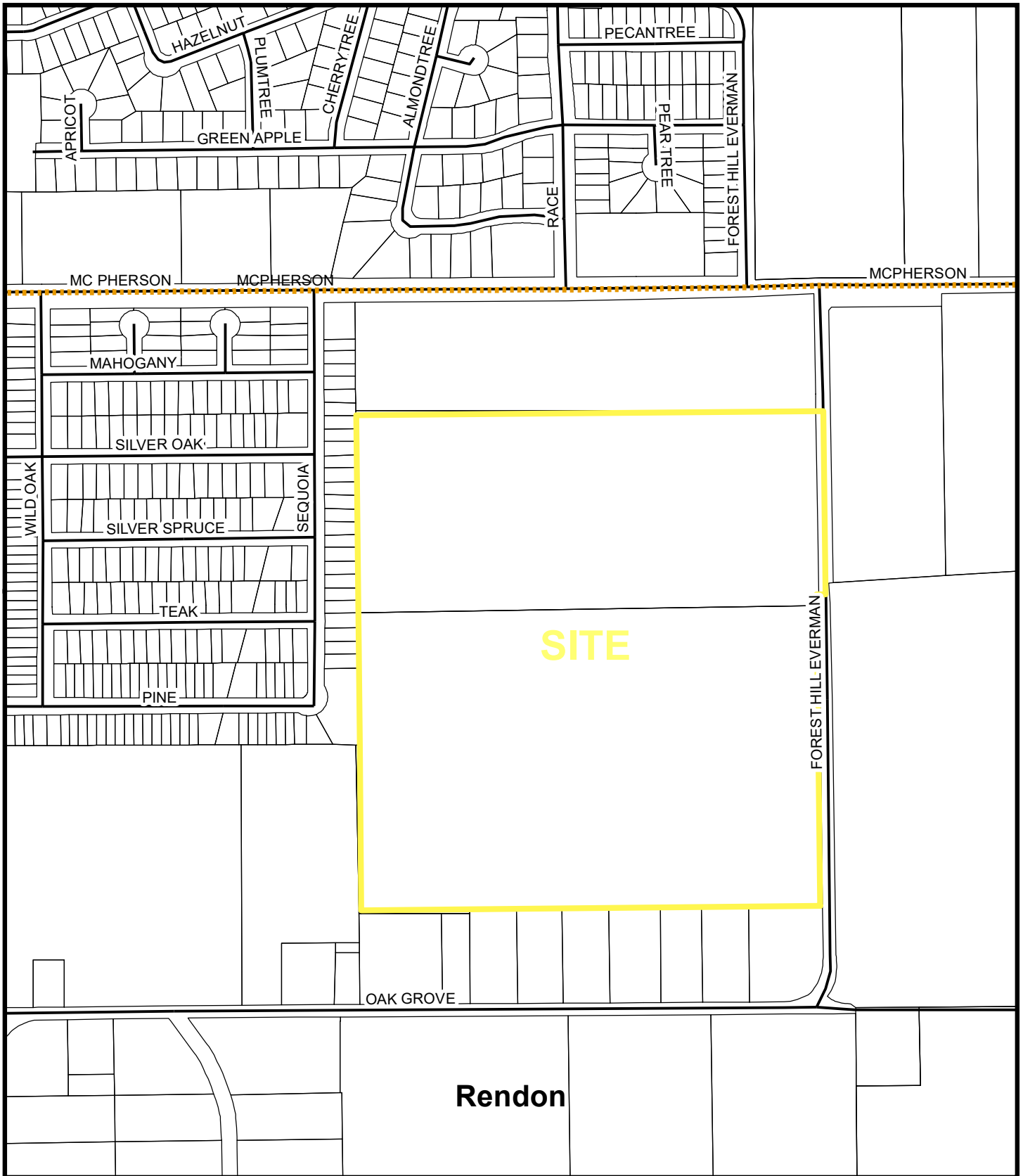
Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May2019 (3.3.1)

5- 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 May2019 (3.3.1)

### **List of Comments:**



**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

430 215 0 430 Feet



Scale: 1 inch = 792 feet



**METES AND BOUNDS DESCRIPTION**

BEING a 54.66 acre tract of land owned by Lennar Homes of Texas Land and Construction LTD, situated in the Hiram Little Survey, Abstract No. 930, City of Fort Worth, Tarrant County, Texas, recorded in County Clerk File Number D221267866, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a set 1/2-inch iron rod found in the west right-of-way line of Forest Hill-Everman Road (County Road 1004, a Variable Width Right-of-way) being the southeast corner of said Lennar tract and being the North line of a tract of land described in deed to Sandra S. Stone and husband, Elton Stone, as recorded in County Clerk File Number D2204197615 (O.P.R.T.C.T.), and from which a 1/2-inch iron rod round for the northeast corner of said called 1.61 acre Stone tract;

**THENCE** S 89°27'08" W, a distance of 1482.47 feet along the south line of said Lennar tract to a 1/2-inch iron rod with cap stamped "STEVENS" found; being the southwest corner of said Lennar tract and being along the east line of Lot 1, Block 1, Walker Addition, as recorded in Cabinet 8, Slide 2689, (O.P.R.T.C.T.);

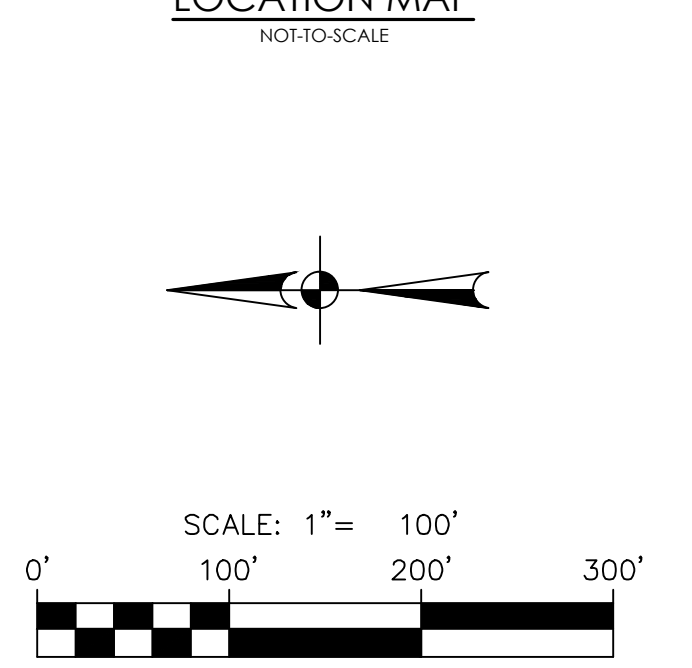
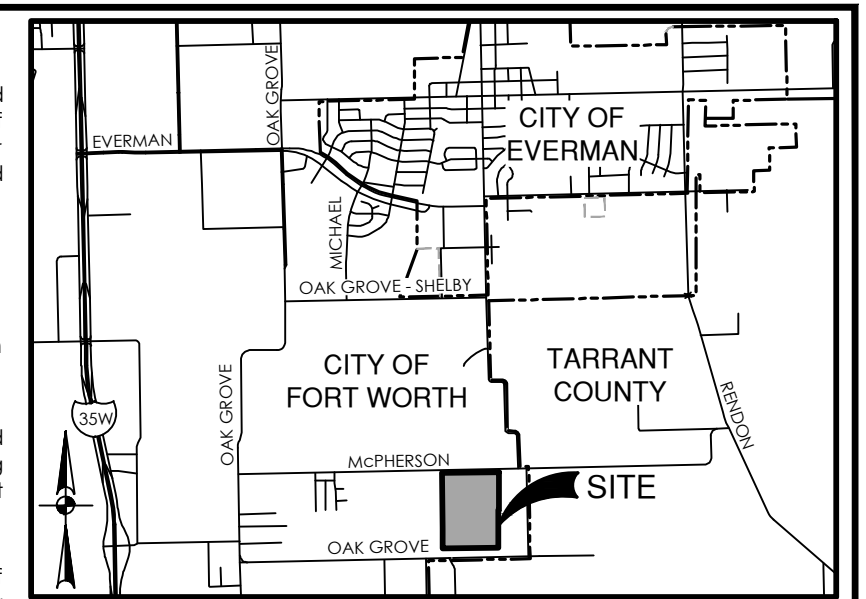
**THENCE** N 00°27'08" W, a distance of 531.29 feet; along the common line of the west line of said Lennar tract and the east line of said Walker Addition to a 1/2-inch iron rod found, being the northeast corner of said walker addition and the southeast corner of South Oak Grove Estates, as recorded in Cabinet A, Slide 8721, (O.P.R.T.C.T.);

**THENCE** N 00°37'55" W, a distance of 1066.70 feet along the west line of said Lennar tract and the west line of said 68.76 Acre MBI Investments Tract and the east line of South Oak Grove Estates Section Three, as recorded in Volume 388-183, Page 3, (O.P.R.T.C.T.) to a 1/2-inch iron rod with cap stamped "Pierce Murray" set;

**THENCE** S 00°46'41" E, a distance of 591.23 feet in and along said Forest Hill-Everman Road to a mag nail found in the aforementioned Forest Hill-Everman Road;

**THENCE** S 89°18'26" W, a distance of 30.00 feet to a 1/2-inch iron rod with cap stamped "JRP 5959" found at the northeast corner of said Lennar tract, and being in the west right-of-way line of said Forest Hill-Everman Road;

**THENCE** S 00°43'35" E, a distance of 1004.41 feet along said west right-of-way line returning to the **POINT OF BEGINNING**, and **CONTAINING** 56.650 Acres or 2,380,567 Square Feet of land more or less.



**LEGEND**

- VOL. PG. INSTR. NO. ESMT. ROW. VAR. WD.
- VOLUME PAGE(S) INSTRUMENT NUMBER EASEMENT OVERHEAD ELECTRIC RIGHT-OF-WAY VARIABLE WIDTH
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- EXISTING CONTOURS
- CENTERLINE
- PHASE LINE
- CITY OF FORT WORTH LIMITS
- TREE CANOPY
- ZONING
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 20' BUILDING SETBACK LINE
- 15' SANITARY SEWER EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- 5' WALL MAINTENANCE EASEMENT
- EASEMENT TO BE ABANDONED BY THIS PLAT
- EASEMENT TO BE ABANDONED BY THIS PLAT
- 15' UTILITY EASEMENT VOL. 388-155, PG. 52 P.R.T.C.T.
- 5' UTILITY EASEMENT VOL. 388-155, PG. 52 P.R.T.C.T.
- 20' BEHESDA WATER LINE EASEMENT D21119253 D.R.T.C.T.
- 10' BEHESDA WATER LINE EASEMENT VOL. 5560, PG. 927 D.R.T.C.T.
- 10' TESCO EASEMENT VOL. 7446, PG. 483 D.R.T.C.T.
- CENTERLINE TESCO EASEMENT (NO WIDTH SPECIFIED) VOL. 1328, PG. 549 D.R.T.C.T.

**BLOCK FACE TABLE**

FACE #	LENGTH
1	1369'
2	1154'
3	1154'
4	1154'
5	470'
6	1693'

**LAND USE SUMMARY**

USES	RESIDENTIAL LOTS	DWELLING UNITS	NON RESIDENTIAL LOTS	ACRES	DENSITY (LOTS/ACRE)	POPULATION
SINGLE FAMILY (SF) 50' X 105' TYP.	195			24.25	8.04	682.50
MULTI-FAMILY (MF)		119		11.67	10.20	297.50
OPEN SPACE (SF)			3	5.58		
OPEN SPACE (MF)			2	3.61		
RIGHT-OF-WAY (SF)				7.59		
PRIVATE ROAD (MF)				1.96		
<b>TOTAL</b>	<b>195</b>	<b>119</b>	<b>5</b>	<b>54.66</b>	<b>5.74</b>	<b>980.00</b>

**BLOCK CALCULATIONS:**  
LONG BLOCK VARIATIONS:  
PRELIMINARY PLAT HAS 2 PROPOSED LONG BLOCK FACES: #1 & #6

**STREET CONNECTIVITY INDEX:**  
12 (LINKS) / 6 (NODES) = 2.00

**DEVELOPER:**  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
1707 MARKET PLACE BOULEVARD  
IRVING, TEXAS 75063  
TEL: (469) 587-5413

**SURVEYOR:**  
PIERCE-MURRAY LAND SOLUTIONS  
800 TALLYHO CIRCLE  
TYLER, TEXAS 75703  
TEL: (817) 239-5646  
TBPLS FIRM NO. 10194437



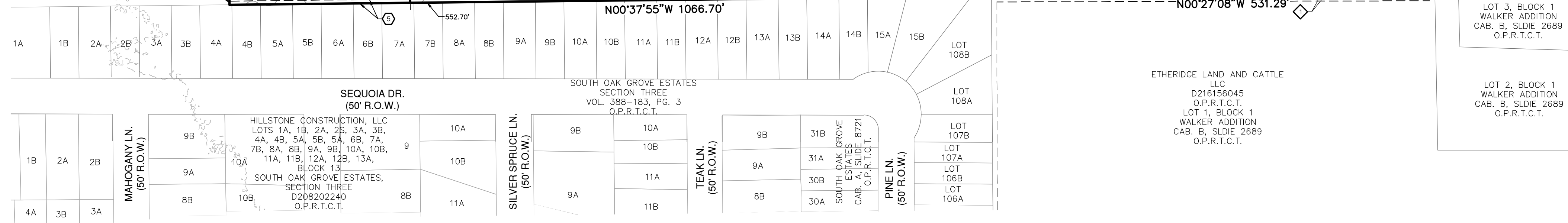
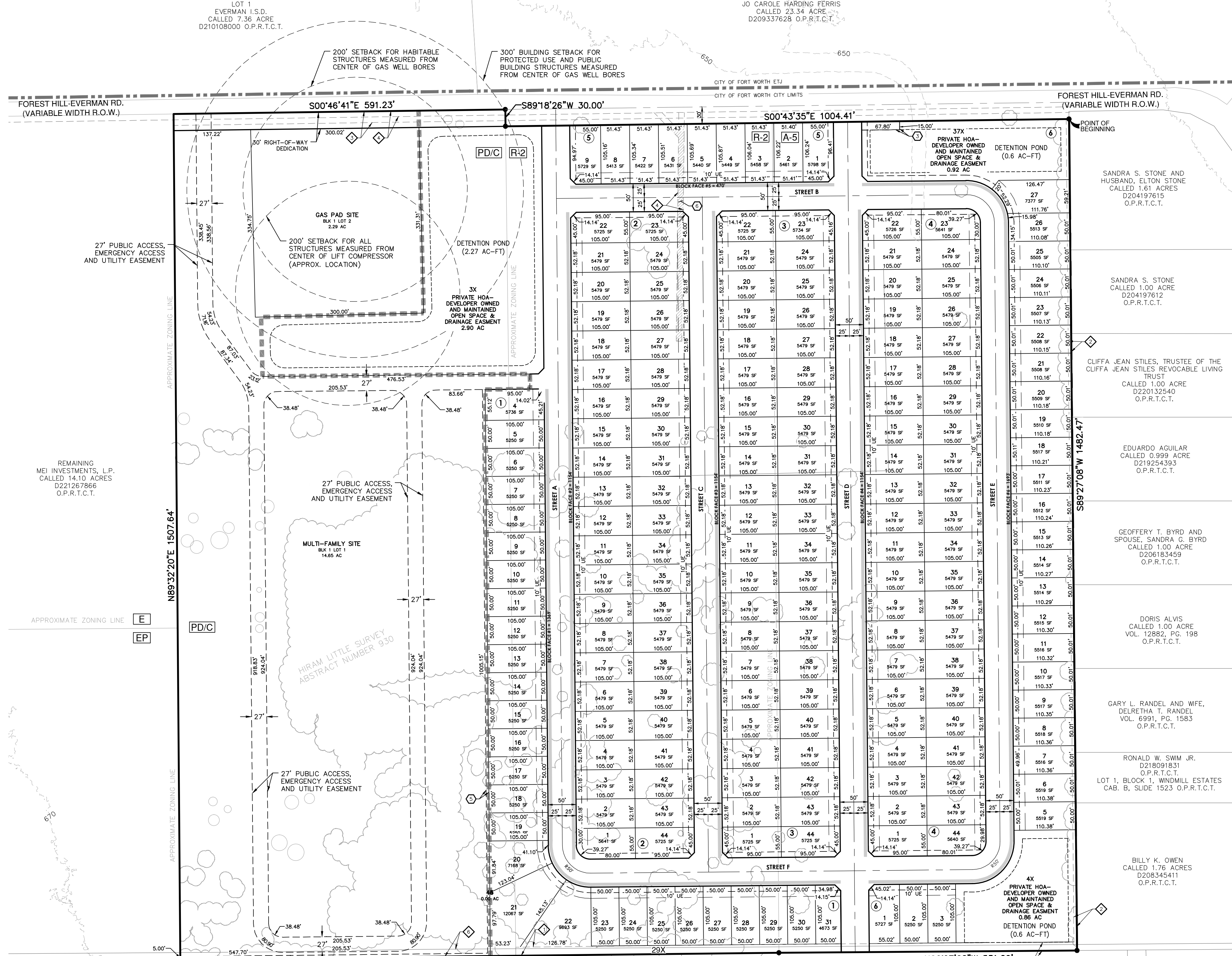
DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH  
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

DATE OF PREPARATION: JANUARY 13, 2022

**PRELIMINARY PLAT**  
OF  
**EAGLES CROSSING**  
BLOCK 1 - BLOCK 6

BEING a 54.66 ACRES SITUATED IN THE HIRAM LITTLE SURVEY, ABSTRACT NUMBER 930, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS DESCRIBED IN A SPECIAL WARRENTY DEED WITH VENDORS LIEN TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN INSTRUMENT NUMBER D221267866 OF THE REAL PROPERTY RECORD OF TARRANT COUNTY, TEXAS (R.P.R.T.C.T.)

195 SINGLE-FAMILY LOTS  
1 MULTI-FAMILY LOT  
5 OPEN SPACE LOTS



LOT 1 EVERMAN I.S.D. CALLED 7.36 ACRE D210108000 O.P.R.T.C.T.

JO CARLO HARONIS FERRIS CALLED 23.34 ACRE D209337628 O.P.R.T.C.T.

LOT 108B  
LOT 108A  
LOT 107B  
LOT 107A  
LOT 106B  
LOT 106A

ETHERIDGE LAND AND CATTLE D216156045 O.P.R.T.C.T.  
LOT 1, BLOCK 1 WALKER ADDITION CAB. B, SLIDE 2689 O.P.R.T.C.T.

LOT 2, BLOCK 1 WALKER ADDITION CAB. B, SLIDE 2689 O.P.R.T.C.T.

LOT 3, BLOCK 1 WALKER ADDITION CAB. B, SLIDE 2689 O.P.R.T.C.T.

MAHOGANY LN (50' R.O.W.)

HILLSTONE CONSTRUCTION, LLC LOTS 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, BLOCK 13 SOUTH OAK GROVE ESTATES, SECTION THREE D208202240 O.P.R.T.C.T.

SOUTH OAK GROVE ESTATES SECTION THREE VOL. 388-183, PG. 3 O.P.R.T.C.T.

SEQUIOA DR. (50' R.O.W.)

SILVER SPRUCE LN. (50' R.O.W.)

TEAK LN. (50' R.O.W.)

PINE LN. (50' R.O.W.)

**FP-21-165 Trailhead at Chisholm Trail Ranch Addition, Lot 8, Block 7, (Conditional Approval): 1 Multifamily Lot. Council District 6.**

Being a tract of land situated in the Juan Albirado Survey, Abstract No. 4, City of Fort Worth, Tarrant County, Texas, and being part of that certain tract of land described by deed to Chisholm Trail West, LLC, recorded in County Clerk's Document Number D219119392, Deed Records, Tarrant County, Texas.

**General Location:** North of McPherson Boulevard, east of Brewer Boulevard, south of Risinger Road and west of Chisholm Trail Parkway.

**GENERAL INFORMATION**

**A. APPLICANT**

- 1. Consultant / Agent ..... Dunaway Associates, L. P.
- 2. Owner / Applicant..... Legacy, CTW, L. P.

**B. PROJECT ZONING, NOTIFICATION & COORDINATION**

- 1. Current Zoning ..... "PD1298" Planned Development for "C" Medium Density Multifamily; site plan approved
- 2. Proposed Zoning ..... No Change
- 3. Comprehensive Plan Future Land Use ..... General Commercial
- 4. Public Hearing Notification Mailing Date ..... February 11, 2022
- 5. Planning & Development Department Case Coordinator..... Lynn Jordan
- 6. Organizations Courtesy Notified..... Panther heights NA; District 6 Alliance, Streams and Valleys Inc, Trinity Habitat for Humanity, Crowley ISD

**C. SERVICE DISTRICTS**

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

**D. DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS**

The Trailhead at Chisholm Trail Ranch Addition, Lot 8, Block 7 final plat (FP-21-165) property was approved as part of the Chisholm Trail Ranch preliminary plat (PP-21-021). The subject property is 15.15 acres and designed for a multi-family development. The property is located northeast of the intersection of Brewer Boulevard and McPherson Boulevard, identified as a commercial connector on the city's (MTP) Master Thoroughfare Plan. Access to this lot will be provided by an approved variable width public access easement to Brewer Boulevard and McPherson Boulevard, as approved by the preliminary plat.

This final plat is not in compliance with the subdivision ordinance and requires a conditional approval. Chapter 31-150, (a)(1) of the Subdivision Ordinance states that no building permits for any construction activity shall be issued by the city until a final plat is

approved and filed and recorded with the county clerk of the county in which the tract is located. The Trailhead at Chisholm Trail Ranch Addition, Lot 8, Block 7 final plat includes several offsite easements that have not been recorded by separate instrument (i.e. variable width public access easement, right-of-way dedication, water and sewer easements, and permanent slope (drainage) easements) Once the offsite easements are recorded by separate instrument, the recording information will be added to the final plat prior to recording the final plat. DRC supports the conditional approval.

***E. DRC RECOMMENDATION***

DRC recommends: 1) Conditional approval of the final plat upon recordation of the offsite easements by separate instrument; and 2) Conditional approval of the final plat upon meeting the attached platting comments.





## Conditions and Comments

**Case:** FP-21-165

**Remarks Due:**

**Submitted:** 12/13/2021

**ZC Hearing:**

**Case Status:** In Review

**Title:** Trailhead at Chisholm Trail Addition

**Case Description:** being a tract of land situated in the Juan Albirado Survey, Abstract Number 4, City of Fort Worth, Tarrant County, Texas, and being a part of that certain tract of land described by deed to Chisholm Trail West, LLC, recorded in County Clerk's Document Number D219119392, Deed Records, Tarrant County, Texas

**Address:**

**Acres:**

**Applicant:**

**Owner:** Legacy CTW LP

2929 Carlisle Street, Suite 365 dallas TX 752041025

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**List of Conditions:**

**GENERAL**

***General***

- This application corresponds to December 13th 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 Diana.Lopez@fortworthtexas.gov to all revisions for proper routing.

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

**PERMIT ISSUANCE**

## ***T/PW Stormwater***

- Stormwater Development Services  
Contact: SDS@fortworthtexas.gov

0803 – Drainage Study – Provide a Drainage Study by a registered civil engineer in the State of Texas that conforms to the criteria contained in the 2015 City of Fort Worth Stormwater Criteria Manual and submitted through the Stormwater Development Services Division. Drainage Study must demonstrate that there are no adverse impacts on areas surrounding the project site due to the proposed developments.

Reference: Section 2.3, Steps 3 and 5, 2015 CFW Stormwater Criteria Manual  
CLEARED SA 1/24/22 DS-21-0107 was accepted

0815 – Minimum Finished Floor Elevations {SDS} - Show the minimum finished floor elevation for each lot adjacent to a detention pond/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

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

FYI Comment- SWFMA must be executed and recorded by the City and County respectively before issuance of any grading or building permit.

Reference: Section 3.11, 2015 CFW Stormwater Criteria Manual

## **PLATTING**

## **Fire**

•FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

1. FYI: Streets existing and correct:

Snowdrop Court

Saddle Pack Drive

Trail Marker Court

Trial Driver Court

Trail Post Court

Horsemanship Drive

Rockrose Trail is a continuation into this plat.

Brewer Blvd

McPherson Blvd

2. Label "Emergency Access/Fire Lane Easement" as Emergency Access Easement and show width. Minimum width is 26'.

CLEARED SP-21-010 3. A site plan is required for multi-family projects. Email to donna.york@fortworthtexas.gov.

4. Emergency Access Easements will require names. 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.

### **FYI COMMENTS:**

Any new address, suite address, or any other permanent address must be approved by the Addressing Division of the Bureau of Fire Prevention. Any changes to existing addresses must be approved as well. 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. All plats will be addressed 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 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at [www.fortworthtexas.gov/Fire/](http://www.fortworthtexas.gov/Fire/) (click on Bureau of Fire Prevention)

## ***Planning***

- Lynn Jordan 817-392-2309  
Lynn.Jordan@fortworthtexas.gov  
CPC Action February 23, 2022

1. (Not Applicable)[SO Section 31-101(c) Two Points of Ingress/Egress: Subdivisions consisting of more than 30 single family units or more than 100 multifamily units can't be recorded without two points of ingress/egress that has been fully constructed and accepted by the City. The public access easement at McPherson has not been recorded and or accepted by the City, please confirm. This will require Conditional Approval by the City Plan Commission.
2. [SO Section 31-107(5)(d) Gated Subdivisions and Development Hold Harmless: On the subdivision final plat, or planned development "site plan", shall be placed language whereby the owner, developer, or property owner's association (as owners of the private streets, gates, and appurtenance) agrees to release, indemnify and hold harmless the city of any other governmental entity or public utility, for damages or injury (including death) arising out of the use or operation by said entities, of any restricted security gate/entrance or related feature.
3. (Cleared 2-16-22)(FYI) Emergency access easements used for addressing purposes must be shown and named on the plat face. Confirm the name availability with the Fire Department. Fire lanes are a minimum 26 ft. wide for multifamily.
4. (Cleared 2-16-22)(FYI) Reference plat case number on the plat FP-21-165.
5. (FYI) Label areas of open space, HOA lots and park dedication on the plat.
6. (NOT ADDRESSED)(FYI) In the title block change it to Chisholm Trail Ranch to be consistent with the preliminary plat. Chisholm Trail ranch also needs to be updated in the owners dedication.

ADDED 1-24-2022

7. Easements: Any easements offsite easements required for a proposed development must be filed by separate instrument prior to plat submission, and that recording information must be reflected on the plat face. Easements within the boundary of the project can be labeled as "dedicated by this plat." If all or a portion of an existing easement is to be abandoned, label as "abandoned by this plat." For offsite easements by separate instrument, contact this office for standard language and process for filling. For offsite easements by separate instrument, contact this office for standard language and process for filling. Offsite easements not recorded on this plat prior to the 30 day shock clock will require Conditional Approval from the City Plan Commission.

## ***T/PW Engineering***

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

Conditions Met

1. Street Access (Ch. 31-81-2.A). – Each subdivision of land shall, where required, provide adequate public facilities, including transportation facilities necessary to properly serve the proposed development, including related off-site facilities. All final platted lots shall have a paved direct access to an all-weather paved hard surfaced public street, Private Street, or an access easement approved by the public safety departments and the city engineer. Access to all proposed lots is subject to the Fort Worth Access Management Policy. CLEARED 02/10/2022 AB.
2. 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. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. Above the second access point peak hour traffic volumes for each public street connection shall not exceed the following. CLEARED 02/10/2022 AB.
3. Label Plat - Show Case Number on the plat. (But not as part of title block). CLEARED 02/10/2022 AB.
4. Label the "Emergency Access/Fire Lane Easement" Width CLEARED 02/10/2022 AB.

FYI 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 Y
- The project does not qualify for discounts.
- The approval date of the final plat will determine the applicable collection rate for building permits.
- The ROW dedication and/or construction of Brewer is eligible for credit against transportation impact fees upon recordation of the final plat/acceptance by the City.
- The Transportation Impact Fee Study Update is currently underway with anticipated adoption in October 2022, with new collection rates being effective January 1, 2023. The current collection rate is not guaranteed after October 2022.

### ***Zoning***

- (FYI) The zoning of this property is "PD1298" Planned Development for all uses in "C" Medium Density Multifamily with development standards for yard setbacks, fencing, open space, and building orientation; site plan approved. The most recent PD regulations and site plan were approved by City Council on September 14, 2021 with case ZC-21-154.
- FYI - The zoning of this property is "PD1298" Planned Development for "C" Medium Density Multifamily uses with development standards for yard setbacks, fencing, open space, and building orientation. The most recent site plan was approved with case ZC-21-154 on September 14, 2021. The access easement layout shown on the final plat appears to match the layout shown on the PD Site Plan.

### **WATER**

## **Review**

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

Plat case review Performed On: 12/17/2021

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 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 12/17/2021 - Remove PRV note. Pressure is below 80 PSI.

--- 02/10/2022 - Not addressed.

2- HOLD - MJP 12/17/2021 - Water extension is required by CFA.

--Water Extension required by (CFA) - Per City accepted construction plans  
Water/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 May2019 (3.3.1)

--- 02/10/2022 - Not addressed.

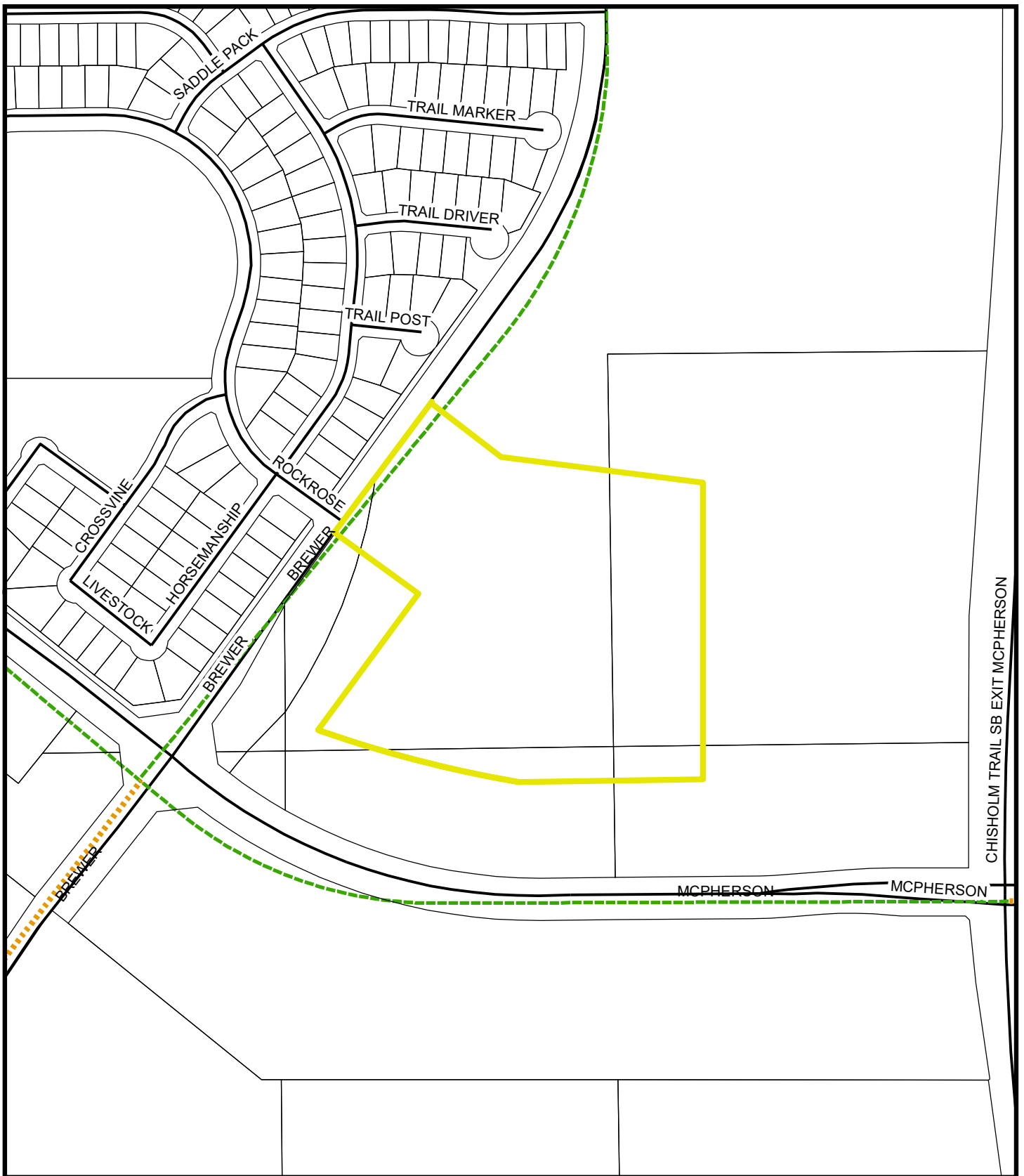
3- HOLD - MJP 12/17/2021 - Sewer extension is required by CFA. Extend sewer along the south property line.

--Sewer Extension required by (CFA) - Per City accepted construction plans  
Water/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 May2019 (3.3.1)

--- 02/10/2022 - Not addressed.

### **List of Comments:**

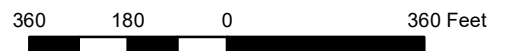


**Master Thoroughfare Plan  
Land Use**

- Activity Street
- - - Commercial Connector

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

- Flood Plain
- FINAL PLATS/ FS & FP



Scale: 1 inch = 360 feet



**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.

**SITE DRAINAGE STUDY**

Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to 1.0 acre or more of land disturbance.

**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.

**PARKWAY PERMIT**

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

**PUBLIC OPEN SPACE EASEMENTS**

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 the 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.

**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, and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".

**CONSTRUCTION PROHIBITED OVER EASEMENTS**

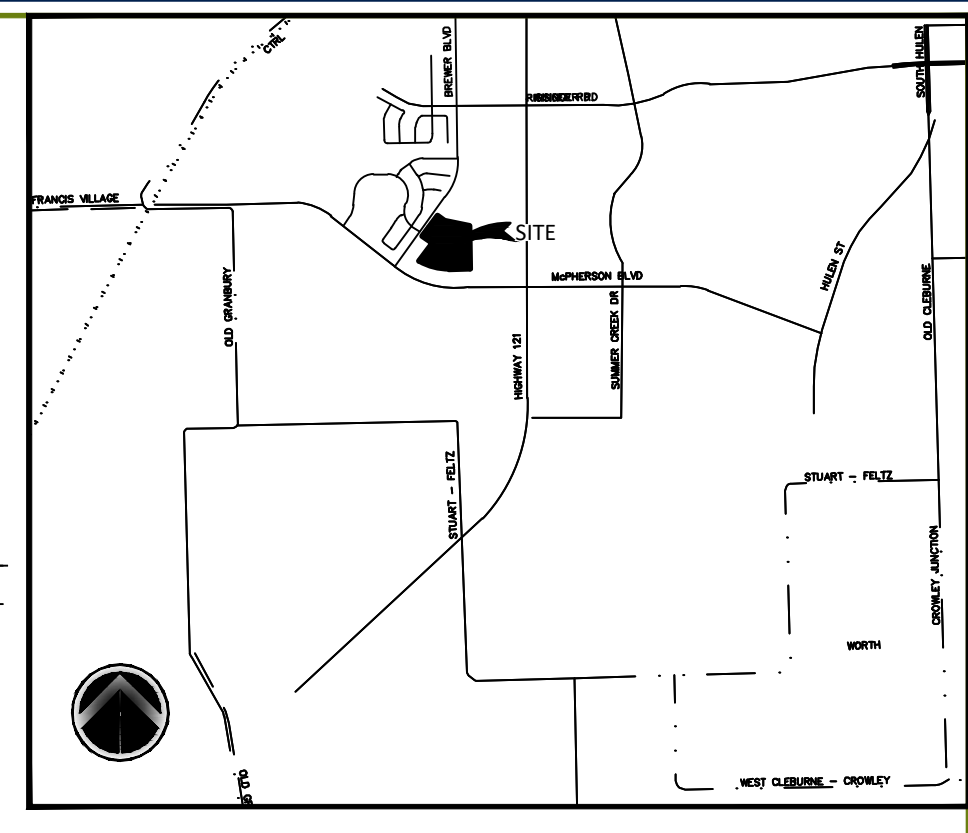
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**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.

**TRANSPORTATION IMPACT FEES**

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.



**ENGINEER/SURVEYOR:**

DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE - SUITE 400  
FORT WORTH, TX 76107  
CONTACT: STEVE GLOSUP, R.P.L.S.  
PHONE: (817)-335-1121  
EMAIL: SRG@dunaway.com

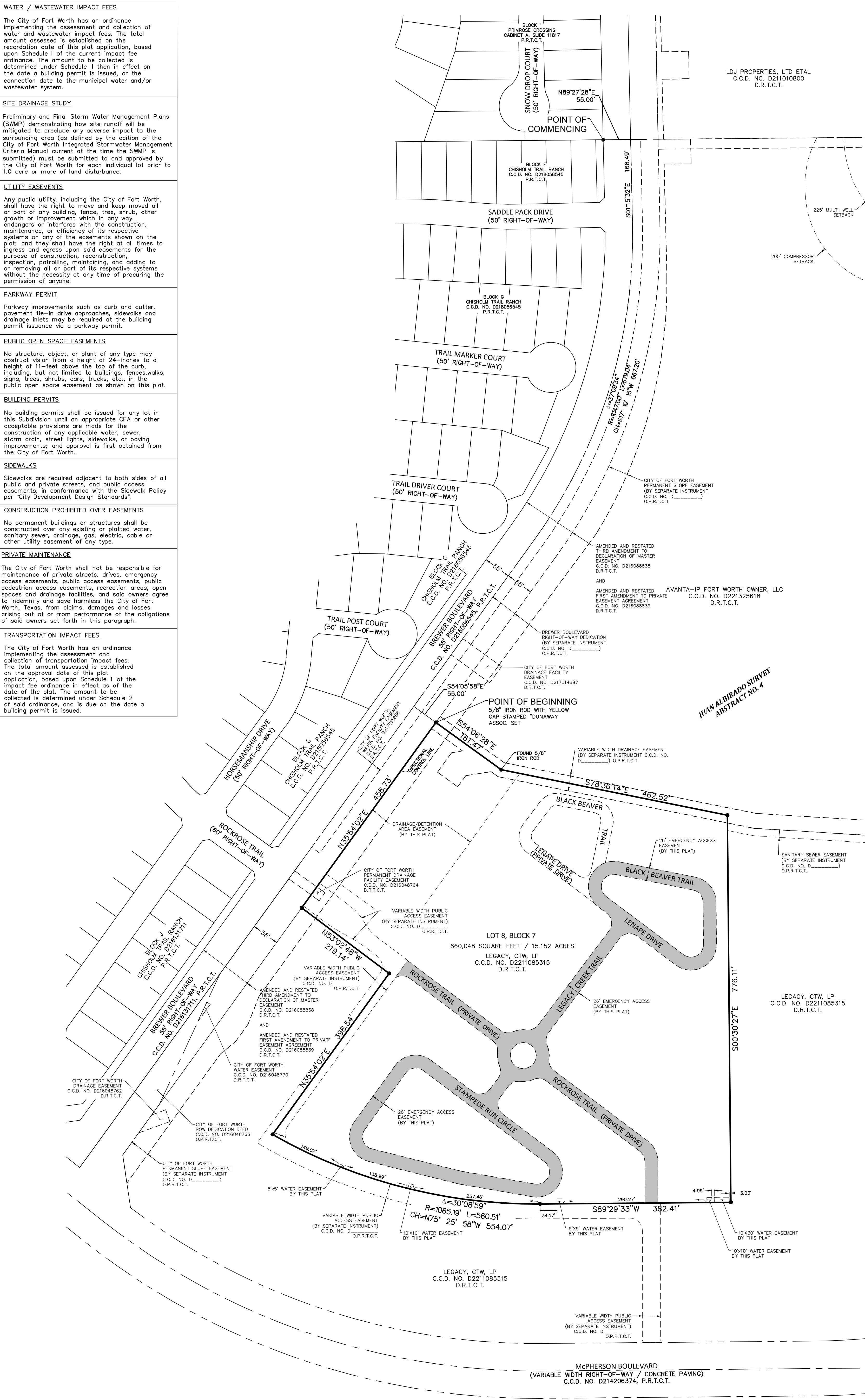
**DEVELOPER/APPLICANT:**

ABERG PROPERTY COMPANY  
2929 CARLISLE STREET - SUITE 365  
DALLAS, TEXAS 75204  
PHONE: (214)-361-5000  
CONTACT: PETER ABERG

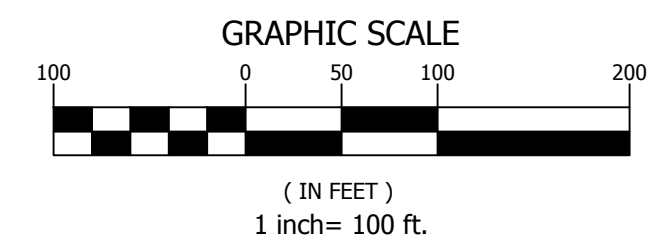
**OWNER:**

LEGACY, CTW, LP  
2929 CARLISLE STREET - SUITE 365  
DALLAS, TEXAS 75204  
PHONE: (214)-361-5000  
CONTACT: STEPHEN SAXON

LAND USE TABLE	
Total Gross Acreage	15.152 Ac.
Right-of-Way Dedication	0.000 Ac.
Net Acreage	15.152 Ac.
Number of Residential Lots	1
Number of Non-Residential Lots	0
Non-Residential Acreage	0.000 Ac.
Private Park Acreage	0.000 Ac.
Public Park Acreage	0.000 Ac.



EMERGENCY ACCESS EASEMENT



- GENERAL NOTES:**
- Building lines will be per the City of Fort Worth Zoning Ordinances.
  - The basis of bearings for this survey is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network. Distances and areas as shown hereon are surface values. A combined scale factor of 0.999880014 was used for this project.
  - According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 410 of 495, Map Numbers 48439C0410 K, Map Revised Date: September 25, 2009, indicates the subject property is located in Zone "X", defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.
  - Property corners are 5/8" iron rods with yellow caps stamped "DUNAWAY ASSOC. LP" set unless otherwise noted.

FP-21-165  
REFERENCE CASE PD 1298

**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

Final Plat of  
**Lot 8, Block 7**  
**Trailhead At Chisholm**  
**Trail Ranch Addition**

Being a tract of land situated in the Juan Albrado Survey, Abstract Number 4, City of Fort Worth, Tarrant County, Texas, and being part of that certain tract of land described by deed to Chisholm Trail West, LLC, recorded in County Clerk's Document Number D219119392, Deed Records, Tarrant County, Texas

1 Lot 15.152 Acres

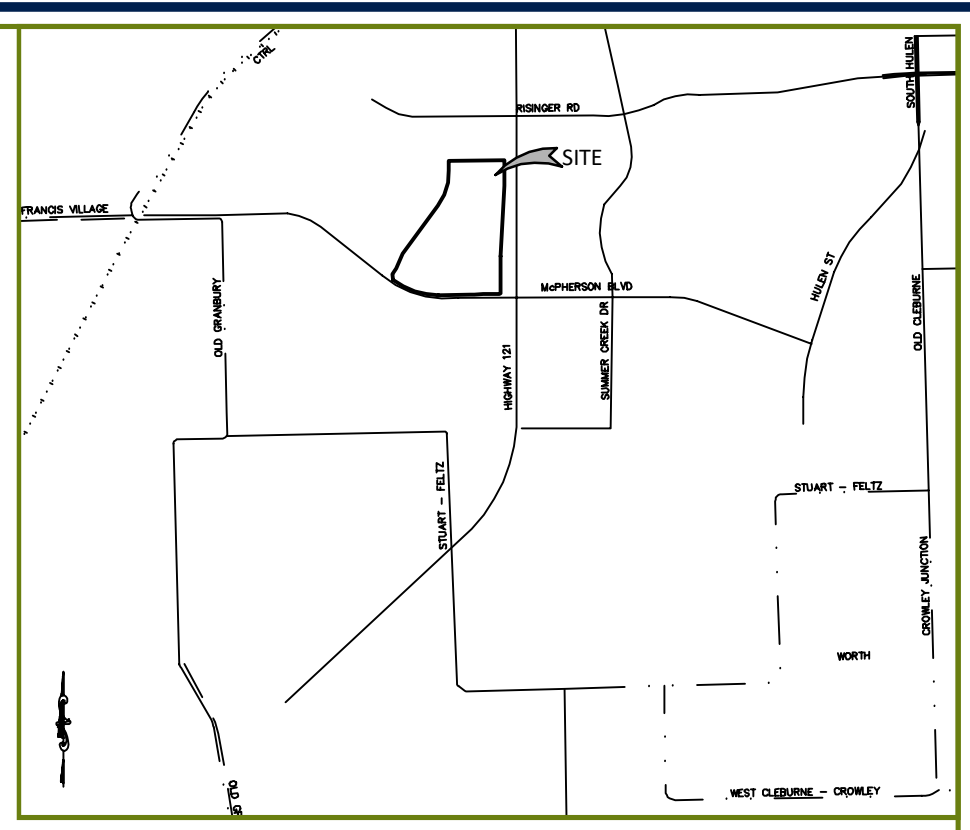
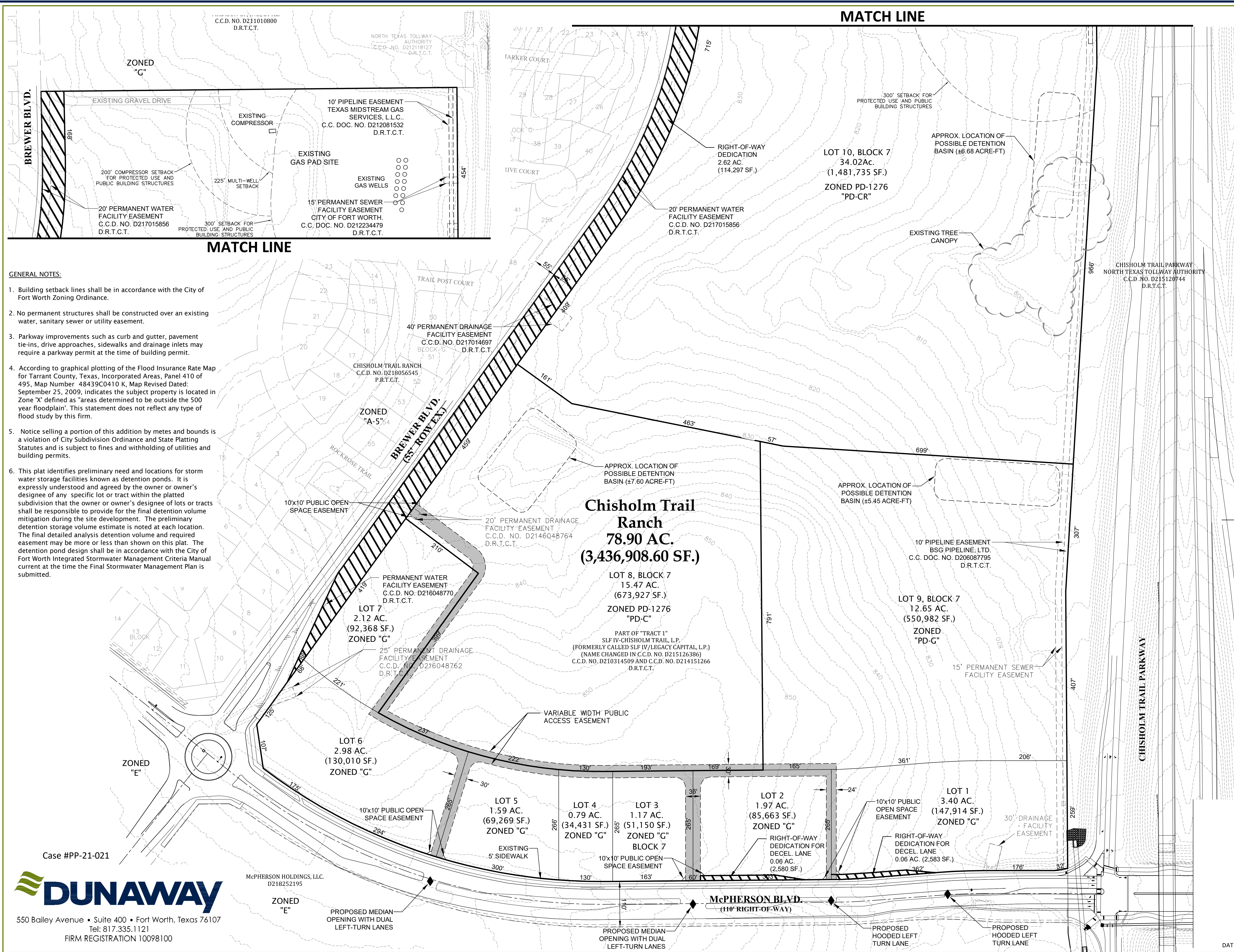
This plat was prepared in December 2021

This Plat Filed In County Clerk's Document No. D \_\_\_\_\_ Date: \_\_\_\_\_



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER  
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS  
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS



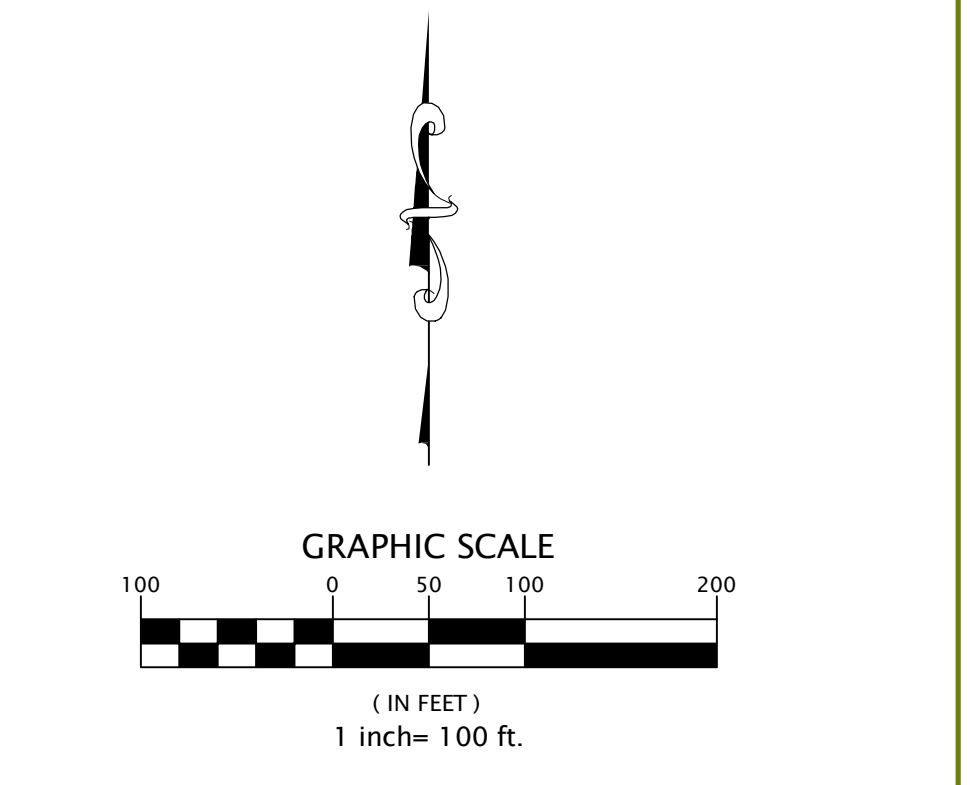


PREPARED BY:  
**ENGINEER / PLANNER / SURVEYOR**  
 Dunaway Associates  
 550 Bailey Ave., Suite 400  
 Fort Worth, TX 76107

OWNER / DEVELOPER  
 Legacy Capital Company  
 2929 Carlisle Street, Suite 365  
 Dallas, TX 75204

- LEGEND:**
- ◊ EXISTING MEDIAN OPENING
  - ◆ PROPOSED MEDIAN OPENINGS
  - ☁ DENOTES AREAS WITH HEAVY CONCENTRATION OF TREES PER AERIAL PHOTOGRAPH. THERE HAS BEEN NO TREE SURVEY OF THE 78.9 ACRES TO DATE
  - D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

SITE DATA	
Site Acreage	78.9 Acres
Existing Zoning	PD-1276 G Intensive Commercial
Existing Land Use	Vacant
Proposed Zoning	PD-G Commercial D High Intensity Residential
Proposed Land Use	Commercial Outlets Commercial / Retail Grocery Store
Commercial Outlets	8 Lots ~ 26.67 Acres
Multi-Family	2 ~ 49.49 Acres
Right-of-Way Dedication	2.74 Acres
Public Access Easement	1.75 Acres



Preliminary Plat of  
**CHISHOLM TRAIL RANCH**  
 Lots 1 - 10, Block 7  
 and  
 Brewer Boulevard Right-of-Way  
 an addition to the City of Fort Worth, Tarrant  
 County, Texas, being situated in the Juan Albrado  
 Survey, Abstract No. 4  
 10 Lots 78.9± Acres  
 This preliminary plat was prepared in March 2021  
 DATE: MARCH 29, 2021 JOB NO. 2007296.055

- GENERAL NOTES:**
- Building setback lines shall be in accordance with the City of Fort Worth Zoning Ordinance.
  - No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
  - Parkway improvements such as curb and gutter, pavement tie-ins, drive approaches, sidewalks and drainage inlets may require a parkway permit at the time of building permit.
  - According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 410 of 495, Map Number 48439C0410 K, Map Revised Dated: September 25, 2009, indicates the subject property is located in Zone 'X' defined as 'areas determined to be outside the 500 year floodplain'. This statement does not reflect any type of flood study by this firm.
  - 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.
  - This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots or tracts shall be responsible to provide for the final detention volume mitigation during the site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the Final Stormwater Management Plan is submitted.

Case #PP-21-021

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
 Tel: 817.335.1121  
 FIRM REGISTRATION 10098100

McPHERSON HOLDINGS, LLC.  
 D218252195

PLOTTED BY: Chris Rogers On: Tuesday, April 13, 2021 AT: 3:04 PM PREPARED BY: Production Manager/2007296.055/CHRISTOPHER RYAN - Per Plotting

**PP-22-001 La Prelle, (Continuance Request): 893 Single-Family Detached Residential Lots, 28 Private HOA Open Space Lots, and 2 Commercial Lots. Council District 7.**

Being 373.102 acres of land situated in the M.E.P. & P. RR. Co. Survey, Abstract No. 1130, and the James Richley Survey, Abstract No. 1268, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** South of Avondale Haslet Road, east of Highway 287, west of John Day Road and north of Blue Mound Road.

**GENERAL INFORMATION**

**A. APPLICANT**

- 1. Owner / Applicant ..... TRI Point Homes
- 2. Consultant / Agent ..... BGE, Inc.

**B. PROJECT ZONING, NOTIFICATION & COORDINATION**

- 1. Current Zoning ..... "PD1313" Planned Development for "AG" Agricultural, "A-7.5", "A-5" One-Family and "E" Neighborhood Commercial
- 2. Proposed Zoning ..... No Change
- 3. Comprehensive Plan Future Land Use ..... Single Family Residential
- 4. Public Hearing Notification Mailing Date ..... February 11, 2022
- 5. Development Services Department Case Coordinator..... Lynn Jordan
- 6. Organizations Courtesy Notified..... Spring Ranch HOA, The Parks at Willow Ridge HOA, Streams and Valleys Inc., Trinity Habitat for Humanity, Northwest

**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 applicant has requested a continuation to the March 23, 2022 City Plan Commission meeting.

The La Prelle preliminary plat (PP-22-001) is 373.103 acres and includes 893 single-family detached residential lots, 28 private HOA open space lots and 2 commercial lots. The preliminary plat is located south of Avondale Haslet and north of Blue Mound Road in Far North Fort Worth. The City of Fort Worth will provide water and sewer to serve the preliminary plat boundary.

On September 14, 2021, City Council approved rezoning request ZC-21-134 changing the zoning for the 373.102-acre tract from "AG" Agricultural to "PD" Planned Development for "A-7.5" and "A-5" One-Family residential, "AG" Agricultural and "E" Neighborhood Commercial.

The preliminary plat does not comply with the Subdivision Ordinance and the applicant is requesting One Subdivision Ordinance waiver. According to the applicant, the waiver request is based on the physical characteristics of the site, the existing gas well site and floodplain; which all present significant challenges to the street design and lot layout.

First, according to Subdivision Ordinance (SO), Section 31-106(c)(7) requires that streets shall be extended to the subdivision boundary to connect with adjoining streets or, where no adjacent streets are available for such connection, to allow for the future connection with adjoining un-platted property. The two tracts located adjacent to the north plat boundary are unplatted and vacant. The properties are zoned "A-5" One-Family, "E" Neighborhood Commercial and "I" Light Industrial. Staff is working with the applicant to provide an additional stub to the north.

***E. DRC RECOMMENDATION***

DRC recommends: Approval of a continuance request to March 23, 2022 City Plan Commission meeting.



## Conditions and Comments

**Case:** PP-22-001

**Remarks Due:**

**Submitted:** 12/16/2021

**ZC Hearing:**

**Case Status:** In Review

**Title:** LaPrelle - Preliminary Plat

**Case Description:** Single Family Development off Blue Mound Rd

**Address:**

**Acres:**

**Applicant:**

**Owner:**

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### List of Conditions:

#### **GENERAL**

##### *General*

- This application corresponds to January 24th 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 Diana.Lopez@fortworthtexas.gov to all revisions for proper routing.

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

#### **PLAN REVIEW**

##### *Gas Well*

- Need to show and label gas well and lift compressor setbacks: the setbacks for the gas well sites on Blue Mound Rd W need to be measured from the well bores: 300' for protected uses and public buildings and 200' for habitable structures - the lift compressor setback is measured from the center of the lift compressor or spotted location: 200' for protected uses, public buildings, and habitable structures.

The other gas well sites within or in close proximity of the area have recorded pad site permits which the setbacks would be measured from the recorded pad site boundary: 225' for protected uses and public buildings and 125' for habitable structures. There also some sites with lift compressors and would be measured as indicated in the above paragraph.

### ***Transportation Impact***

- Transportation Impact Fee (Mirian Spencer, 817-392-2677, Mirian.Spencer@fortworthtexas.gov)

#### FYI Comments:

- The project is located in Transportation Impact Fee Service Area B
- The project does not qualify for discounts.
- The approval date of the final plat will determine the applicable collection rate for building permits.
- The ROW dedication and/or construction of Wagley Robertson is eligible for credit against transportation impact fees upon recordation of the final plat/acceptance by the City.
- The Transportation Impact Fee Study Update is currently underway with anticipated adoption in October 2022, with new collection rates being effective January 1, 2023. The current collection rate is not guaranteed after October 2022.

### **PLATTING**

## **Fire**

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

CLEARED WITH THE ADDITION OF STREET DD 02/14/2022 1. Developments of one- or two-family dwellings having more than 30 units must be provided with two separate and approved fire apparatus access roads. This number may be increased to 40 if an additional access point is provided that will connect with a future development. The project should be phased such that it is compliant with this rule.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.2 Secondary Access

CLEARED 02/14/2022 2. Dead end street segments that are longer than 150' in length must have approved turn-arounds. (Street H in Phase 2, north end of Wagley Robertson in Phase 3, Street B and D in Phase 3)

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.2.7 Fire Lane Specifications

CLEARED 02/14/2022 3. Label Street I as Wagley Robertson Rd.

Correct Blue Mound Road to Blue Mound Road W

FYI: Streets HH and GG can be one street name.

FYI: Street RR can be continued as one name from Street CC.

FYI: Streets EE and Street LL can be one street name.

FYI: 4. Streets within this subdivision will need to be named on the final plat/s. 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.

CLEARED 02/15-2022 5. Non-permitted Gas Well and Compressor Setbacks:

Show 300' Gas Well Building Setback radii from each gas well bore and label:

"300' Building Setback for Protected Use and Public Building Structures".

Show 200' Gas Well Building Setback radii from each gas well bore and label:

"200' Building Setback for Habitable Structures"

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.3 Existing Gas Wells

Show 200' Building Setback radii from the Lift Compressor:

"200' Building Setback for Protected Use, Public Building, or Habitable Structure"

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.4.2 Existing Lift Compressor

CLEARED 02/15/2022 6. Permitted Gas Well and Compressor Setbacks:

Show 225' Building Setback line from the edge of the Multi Well Permitted gas well site and label:

"225' Building Setback for Protected Use & Public Building structures"

Show 125' Building Setback line from the edge of the Multi Well Permitted gas well site and label:

"125' Building Setback for Habitable Structures."

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.3 Existing Gas Wells

Show 200' Building Setback radii from the Lift Compressor:

"200' Building Setback for Protected Use, Public Building, or Habitable Structure"

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.4.2 Existing Lift Compressor

CLEARED 02/15/2022 7. Line Compressor Setbacks outside of western plat lines: (Crosstex Energy)

Show Building Setback for Line Compressor from padsite boundary:

"600' Line Compressor Building Setback for Protected Use"

"300' Line Compressor Building Setback for Public Buildings or Habitable Structures"

"200' Line Compressor Equipment/buildings Building Setback for Protected Use, Public Buildings, or Habitable Structure" (setback from any equipment /buildings not part of the operation of the compressor)

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.4.3 Existing Line Compressor

FYI COMMENTS:

The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at [www.fortworthtexas.gov/Fire/](http://www.fortworthtexas.gov/Fire/) (click on Bureau of Fire Prevention)

## **PACS**

- Neighborhood Park land dedication is required. Minimum Neighborhood Parkland dedication is 8.8725 ac of which 25% MUST be out of the floodplain. Additionally, no lot should be further than a 10 minute walk (approximately 1/3mi) from a park. Please contact Lori Gordon to schedule a meeting to discuss potential parkland locations.

Community Park Fee-in-Lieu will be required.

All Open Space and easements on this plat MUST be indicated specifically as: "Private HOA/Developer Owned and Maintained Open Space". All fees will be prorated based on the final plat/UR submissions. Fees must be made payable to the: City of Fort Worth Park and Recreation Department, prior to final plat release.

A Fair Market Value Appraisal (FMVA) will be ordered when the Preliminary Plat is approved by the City Plan Commission (CPC). Land fees will be set upon receipt of the land appraisal. Appraisal is valid for 2 years from CPC approval.

Email Lori Gordon at [lori.gordon@fortworthtexas.gov](mailto:lori.gordon@fortworthtexas.gov) for additional information.

## **Planning**

- February 4, 2021. Stuart Campbell. Development Services Platting 817-392-2412  
stuart.campbell@fortworthtexas.gov

Provide copy of special warranty deed to TPHMI DFW 4047 LLC to document ownership of the three tracts combined for the 373.102 acres preliminary plat.

Zoning - "PD" Planned Development for "AG" Agricultural, "A-7.5" One-Family, "A-5" One-Family and "E" Neighborhood Commercial uses with increased lot coverage and development standards (ZC-21-134)

MTP roadways Wagley Robertson- Neighborhood Connector [NCO-L2-T0-NTMS-P0-BOP (110)] 110-foot ROW (Proposed Street I) and John Day - Neighborhood Connector [NCO-L2-T0-NTMS-P0-BOP (110)] 1110-foot ROW. Verify location, dedication requirement, specifics with TPW Transportation.

(Cleared 2-16-22) Subdivision Ordinance, Section 31-101(2)(c) Secondary ingress and egress to subdivisions.

(1) 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.

(2) Development phasing of any subdivision shall ensure that all such residential units have a platted and constructed secondary entrance when more than 30 residential units are proposed. Phase 3 only has one primary access from Wagley Robertson and does not currently have a secondary ingress and egress. Phase 3 is dependent on the dedication and construction of Wagley Robertson. An extension of a street from Phase 1 can be extended to Phase 3 as an option.

Subdivision Ordinance, Section 31-102(b)(2) Interconnectivity of Neighborhoods. 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. Street extensions are required to the unplatted tracts to the north (Nance Tract) and west. Stubout not provided through Open space Lot 34X. A project redesign or CPC approval of waiver request is required.

(Cleared 2-16-22) Subdivision Ordinance, Section 31-103(2) Standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. (Street I, block 76X, Street U, Block HH). Project redesign or CPC waiver approval required.

(Cleared 2-16-22) Subdivision Ordinance, Section 31-103(e) Cul-de-sac street design standards.

(1) Permanent street termination.

a. Streets designated to be permanently dead-ended shall be platted and constructed with an approved standard paved cul-de-sac. Any dead-end street of a permanent or a temporary nature, if longer than 150 feet, shall have a surfaced cul-de-sac turnaround area of 80 feet in diameter. North end of Wagley Robertson in Phase 3, Street B and D in Phase 3 do not conform. Project redesign or CPC waiver approval required.

(Cleared 2-16-22) Show gas well and pad setbacks.

(Cleared 2-16-22) FYI. Reference Case No. PP-22-001

Added on 2-16-22

Applicant provided connectivity index at 1.59 (LJ)



## **T/PW Engineering**

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

Condition 3 not met

1. (Records Management and Real Property) Variable ROW - Show the full ROW widths for all existing streets. For streets having variable ROW, call out the ROW as "Variable" and give "Range" of the ROW. Show the right-of-way width for John Day Road. CLEARED 02/10/2022 AB.

2. Label Plat - Show Case Number on the plat. (But not as part of title block). CLEARED 02/10/2022 AB.

3. Plat shows that John Day Road is located in Haslet. However Haslet GIS map states differently. Confirm location of John Day Road

Final Plat Notes:

A. 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 {Blue Mound Road} is {CCO-L2-TO-NTMS-P0-BOP (110')} which requires 2 lane(s) in each direction 10ft. sidewalks with a Standard Median (110ft.) in width.

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 {Wagley Robertson} is {NCO-L2-TO-NTMS-P0-BOP (110')} which requires 2 lane(s) in each direction 10ft. sidewalks with a Standard Median (110ft.) in width.

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 {John Day Road} is {NCO-L2-TO-NTMS-P0-BOP (110')} which requires 2 lane(s) in each direction 10ft. sidewalks with a Standard Median (110ft.) in width.

B. Street Access (Ch. 31-81-2.A). – Each subdivision of land shall, where required, provide adequate public facilities, including transportation facilities necessary to properly serve the proposed development, including related off-site facilities. All final platted lots shall have a paved direct access to an all-weather paved hard surfaced public street, Private Street, or an access easement approved by the public safety departments and the city engineer. Access to all proposed lots is subject to the Fort Worth Access Management Policy. Each phase will need 2 points of constructed and accepted access.

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

D. CFA (Ch. 31-131) - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements. Improvements to Blue Mound Road required and Wagley Robertson and John Day Road will have to be built.

## ***T/PW Stormwater***

• Contact: [sds@fortworthtexas.gov](mailto:sds@fortworthtexas.gov)

1. Show connecting line callout out for proposed Floodplain Easement to both sides of Floodplain with a centered label & reference study for Floodplain Easement.
2. Show connecting line callout to both sides of the FEMA Effective Floodplain per the FEMA NFHL Map and label the effective FIRM Panel and Effective Date on plat face.
3. Label all detention pond drainage easements seen on Lot 8X, 34X, 59X, & 76X and show storage in ac-ft. Reference Sheet 36, Preliminary Storm Layout in DS-21-0144.
4. Show all proposed storm outfall drainage easements per Sheet 19 D.A.M. & Sheet 36, Preliminary Storm Layout in DS-21-0144.
5. Show Drainage Easements for Blue Mound Rd as seen Sheet 36, Preliminary Storm Layout in DS-21-0144.

FYI, DS-21-0144, La Prella Tract - Accepted for Prelim Platting Only. Updated Drainage Study and Accepted CLOMR study required prior to HB3167 IPRC 1st Sub.

SWFMA recordation required prior to Final Plat. LOMR acceptance required prior to FDP & PB issuance for vertical build out.

## **WATER**

## **Review**

### • \*\*\*\*\* Water Department Comments \*\*\*\*\*

Plat case review Performed On: 02/02/2022

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 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>

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

1- 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 May2019 (3.3.1)

2- 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 May2019 (3.3.1)

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

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

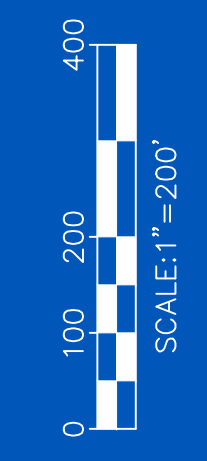
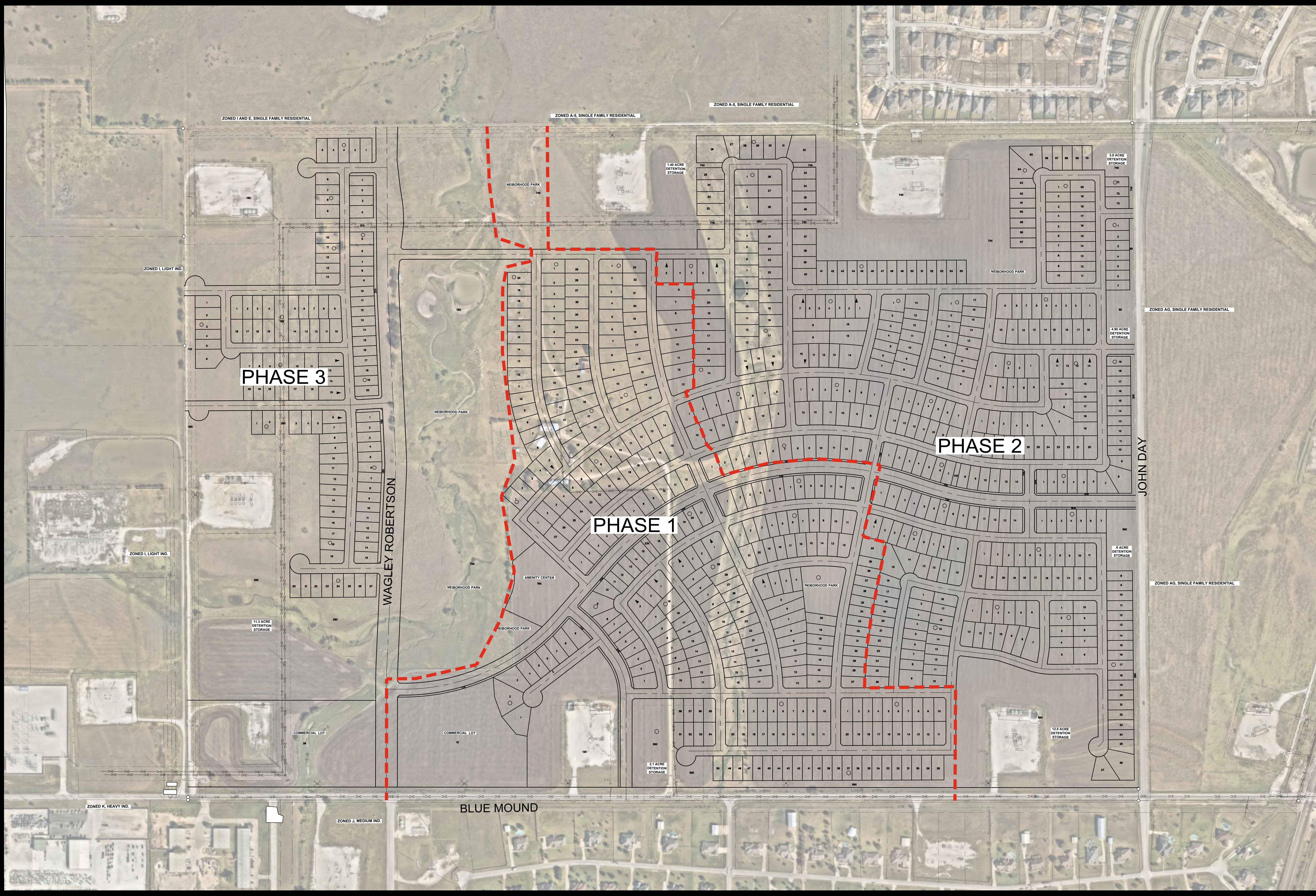
$(\text{Depth of Pipe}) \times 2 + (\text{O.D. of Pipe}) + (2 \text{ Feet}) = \text{Easement Width}$  Width is rounded up to nearest 5 feet.

Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May2019 (3.8.8)

4- REC ID 1321 - Sewer per acre charges applies. The amount will be determined in the final plat.

5- REC ID 968 - Water main capacity charges applies. The amount will be determined in the final plat.

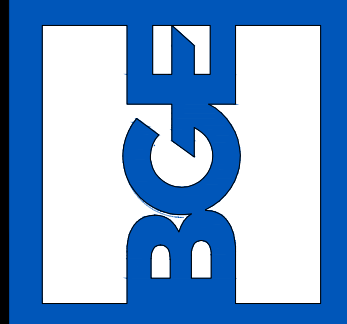
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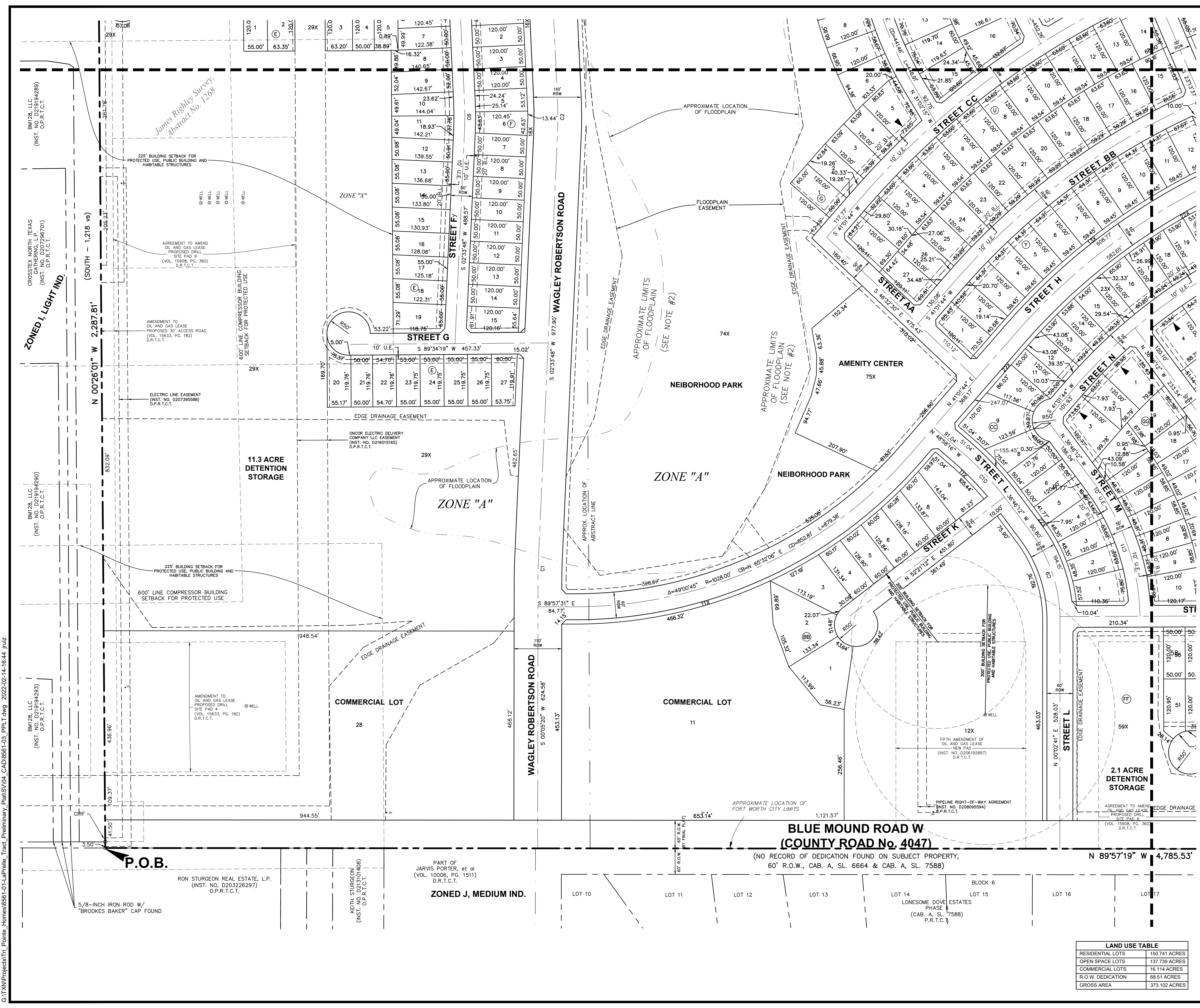


# LAPRELLE LAYOUT

City of Fort Worth, Texas  
December, 2021

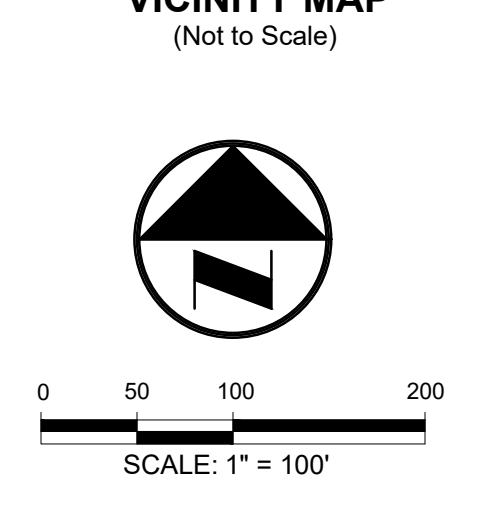
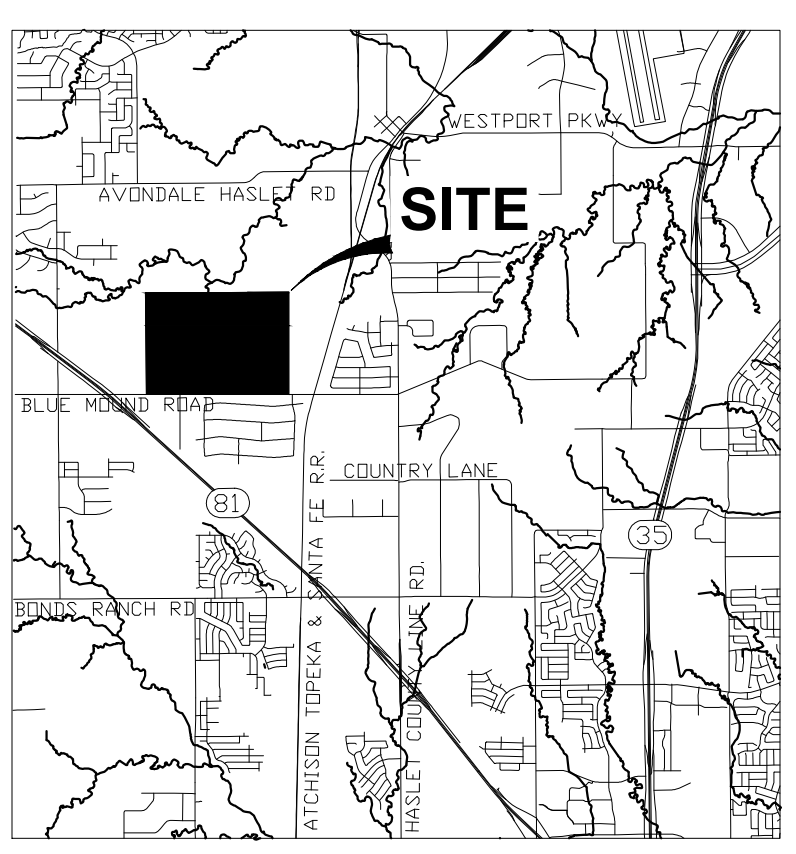
**BGE, Inc.**  
777 Main St., Suite 1900  
Fort Worth, TX 76102  
Tel: 817-887-6130 • www.bgeinc.com  
TBPE Registration No. F-1046





**LEGEND**

- CONTROLLING MONUMENT
- INST. INSTRUMENT
- NO. NUMBER
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- SL. SLIDE
- VOL. VOLUME
- PROPERTY LINE
- - - EASEMENT LINE
- ABSTRACT LINE



- GENERAL NOTES:**
- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
  - The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X and Zone A as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Numbers 48439C0055K with Map Revised September 25, 2009 and 48439C0035L with Map Revised March 21, 2019.
    - Zone X - Areas determined to be outside the 0.2% annual chance floodplain
    - Zone A - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - No base flood elevations determined
  - The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
  - 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 withholdings of utilities and building permits.
  - All open spaces and neighborhood parks are private HOA / Developer owned and maintained open spaces.
  - Setbacks from wells shown on this plat are 300' Building Setback for Protected Use and Public Building Structures.

**PRELIMINARY PLAT  
LA PRELLE**

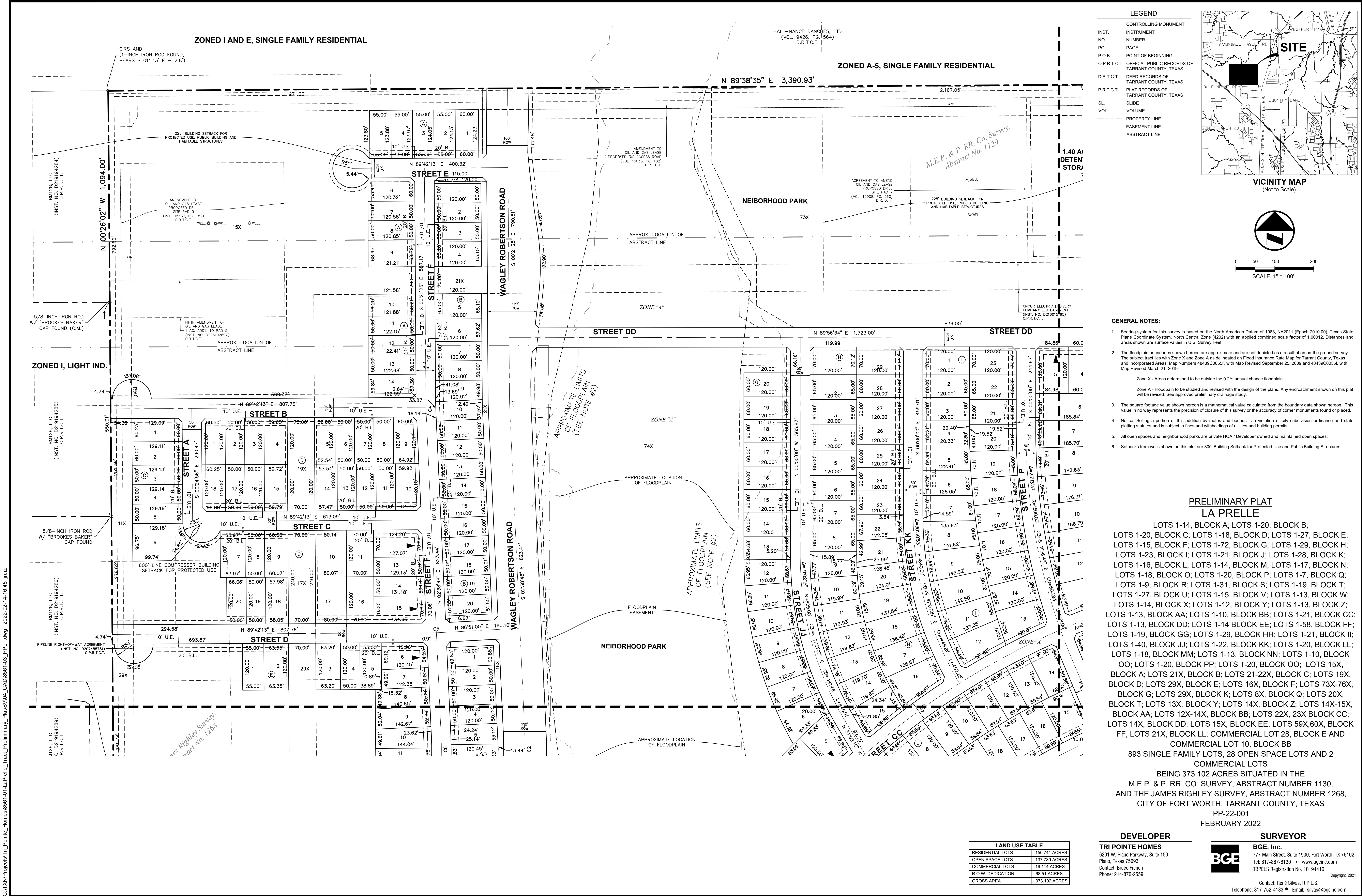
LOTS 1-14, BLOCK A; LOTS 1-20, BLOCK B;  
LOTS 1-20, BLOCK C; LOTS 1-18, BLOCK D; LOTS 1-27, BLOCK E;  
LOTS 1-15, BLOCK F; LOTS 1-72, BLOCK G; LOTS 1-29, BLOCK H;  
LOTS 1-23, BLOCK I; LOTS 1-21, BLOCK J; LOTS 1-28, BLOCK K;  
LOTS 1-16, BLOCK L; LOTS 1-14, BLOCK M; LOTS 1-17, BLOCK N;  
LOTS 1-18, BLOCK O; LOTS 1-20, BLOCK P; LOTS 1-7, BLOCK Q;  
LOTS 1-9, BLOCK R; LOTS 1-31, BLOCK S; LOTS 1-19, BLOCK T;  
LOTS 1-27, BLOCK U; LOTS 1-15, BLOCK V; LOTS 1-13, BLOCK W;  
LOTS 1-14, BLOCK X; LOTS 1-12, BLOCK Y; LOTS 1-13, BLOCK Z;  
LOTS 1-13, BLOCK AA; LOTS 1-10, BLOCK BB; LOTS 1-21, BLOCK CC;  
LOTS 1-13, BLOCK DD; LOTS 1-14, BLOCK EE; LOTS 1-58, BLOCK FF;  
LOTS 1-19, BLOCK GG; LOTS 1-29, BLOCK HH; LOTS 1-21, BLOCK II;  
LOTS 1-40, BLOCK JJ; LOTS 1-22, BLOCK KK; LOTS 1-20, BLOCK LL;  
LOTS 1-18, BLOCK MM; LOTS 1-13, BLOCK NN; LOTS 1-10, BLOCK OO;  
LOTS 1-20, BLOCK PP; LOTS 1-20, BLOCK QQ; LOTS 15X,  
BLOCK A; LOTS 21X, BLOCK B; LOTS 21-22X, BLOCK C; LOTS 19X,  
BLOCK D; LOTS 29X, BLOCK E; LOTS 16X, BLOCK F; LOTS 73X-76X,  
BLOCK G; LOTS 29X, BLOCK K; LOTS 8X, BLOCK Q; LOTS 20X,  
BLOCK T; LOTS 13X, BLOCK Y; LOTS 14X, BLOCK Z; LOTS 14X-15X,  
BLOCK AA; LOTS 12X-14X, BLOCK BB; LOTS 22X, 23X BLOCK CC;  
LOTS 14X, BLOCK DD; LOTS 15X, BLOCK EE; LOTS 59X, 60X, BLOCK  
FF, LOTS 21X, BLOCK LL; COMMERCIAL LOT 28, BLOCK E AND  
COMMERCIAL LOT 10, BLOCK BB  
893 SINGLE FAMILY LOTS, 28 OPEN SPACE LOTS AND 2  
COMMERCIAL LOTS  
BEING 373.102 ACRES SITUATED IN THE  
M.E.P. & P.R. CO. SURVEY, ABSTRACT NUMBER 1130,  
AND THE JAMES RIGLEY SURVEY, ABSTRACT NUMBER 1268,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
PP-22-001  
FEBRUARY 2022

LAND USE TABLE	
RESIDENTIAL LOTS	150.741 ACRES
OPEN SPACE LOTS	137.739 ACRES
COMMERCIAL LOTS	16.114 ACRES
R.O.W. DEDICATION	68.51 ACRES
GROSS AREA	373.102 ACRES

**DEVELOPER**  
**TRI POINTE HOMES**  
 6201 W. Plano Parkway, Suite 1500  
 Plano, Texas 75093  
 Contact: Bruce French  
 Phone: 214-876-2559

**SURVEYOR**  
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- PROPERTY LINE
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**VICINITY MAP**  
(Not to Scale)

**SCALE: 1" = 100'**

**GENERAL NOTES:**

- Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X and Zone A as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Numbers 48439C0055K with Map Revised September 25, 2009 and 48439C0035L with Map Revised March 21, 2019.
- Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- Zone A - Floodplain to be studied and revised with the design of the plans. Any encroachment shown on this plat will be revised. See approved preliminary drainage study.
- The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
- 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 withholdings of utilities and building permits.
- All open spaces and neighborhood parks are private HOA / Developer owned and maintained open spaces.
- Setbacks from wells shown on this plat are 300' Building Setback for Protected Use and Public Building Structures.

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LOTS 21X, BLOCK B; LOTS 21-22X, BLOCK C; LOTS 19X, BLOCK D;  
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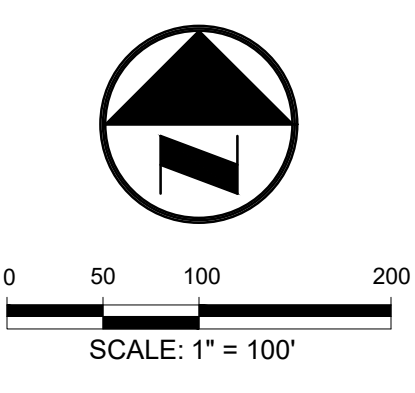
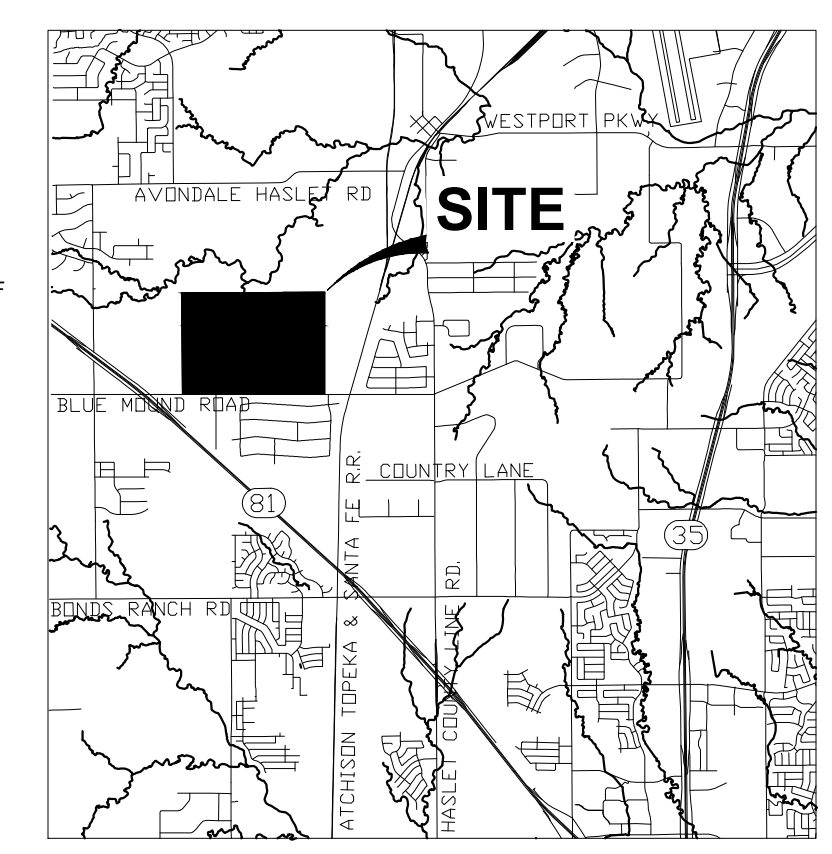
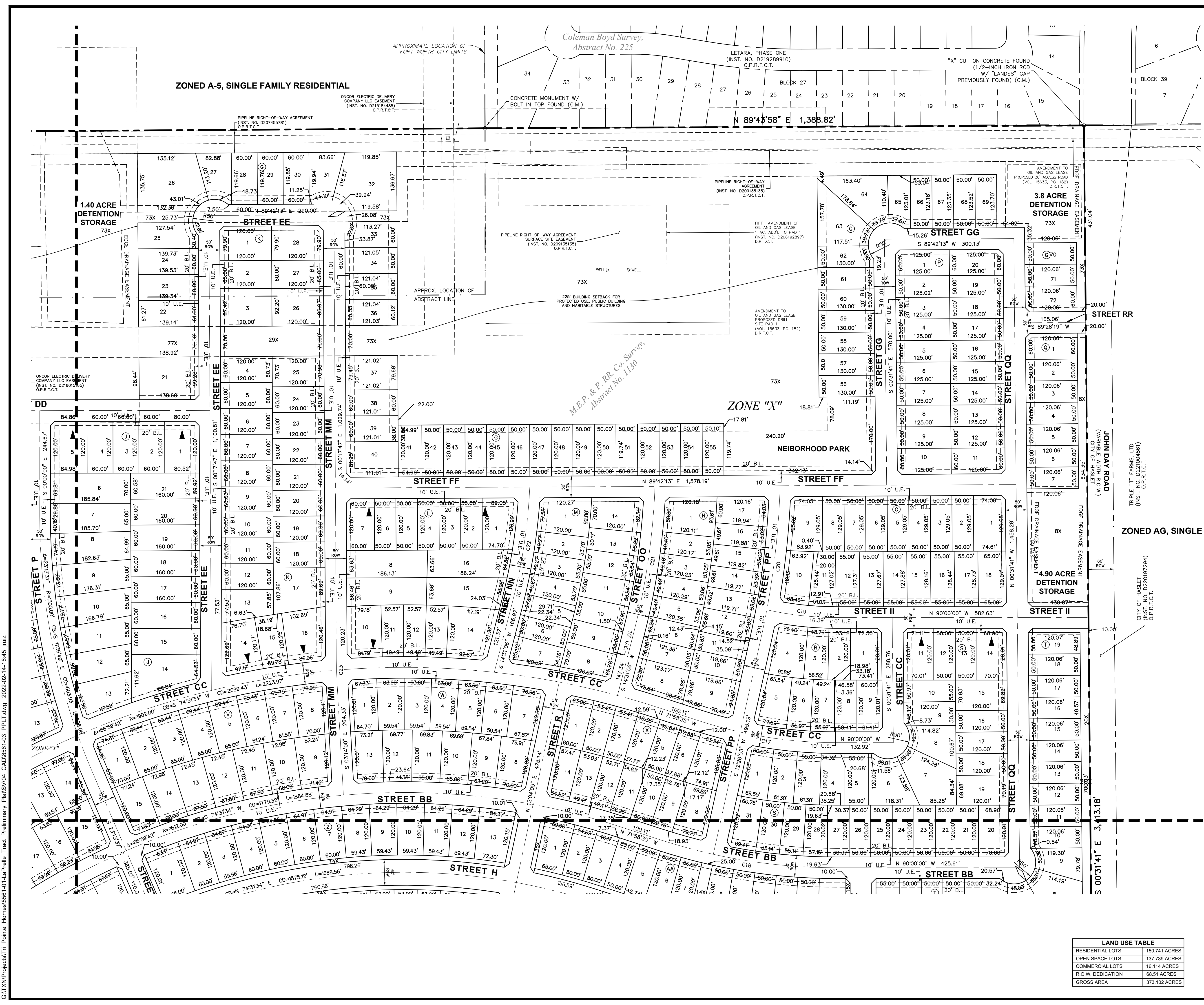
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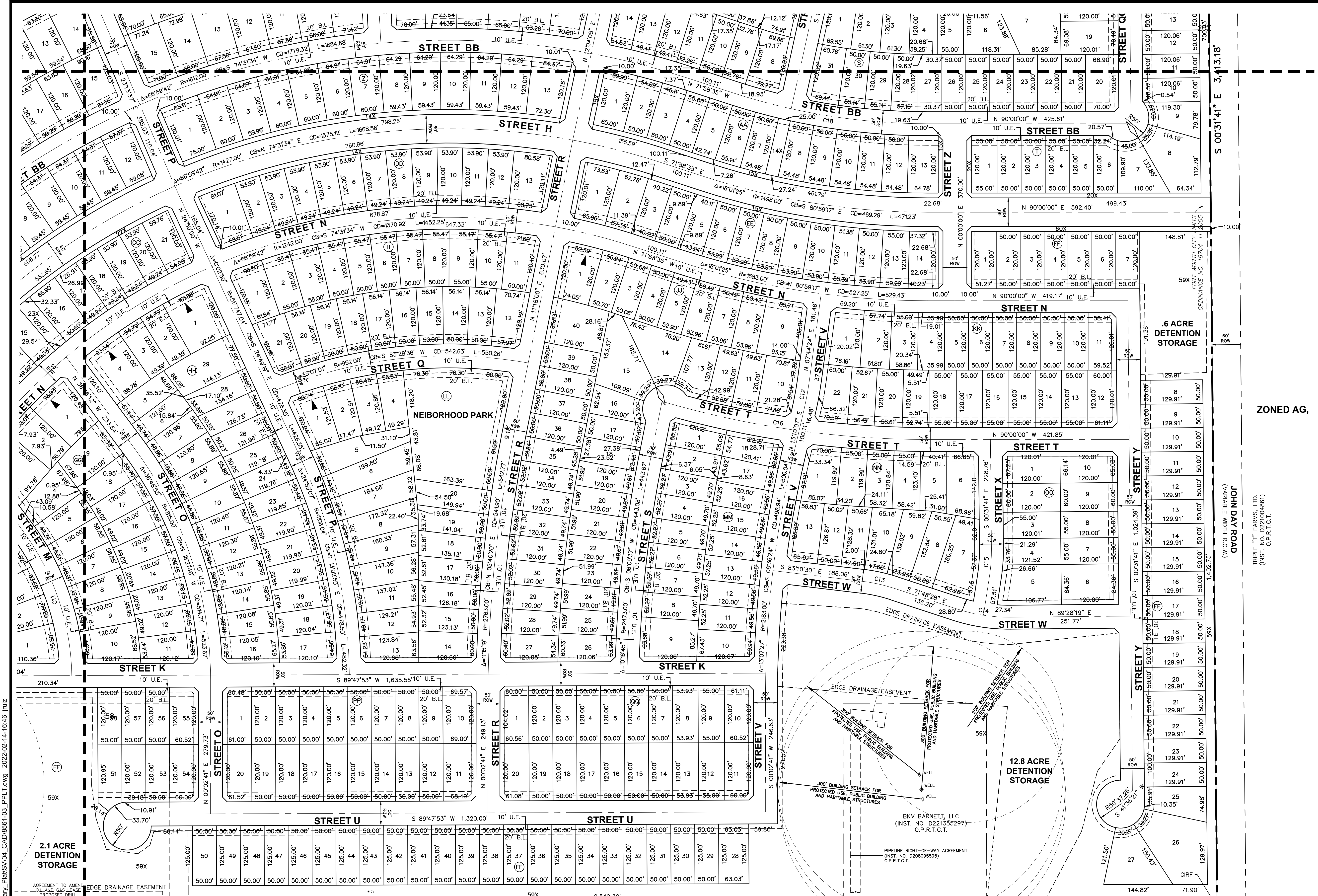
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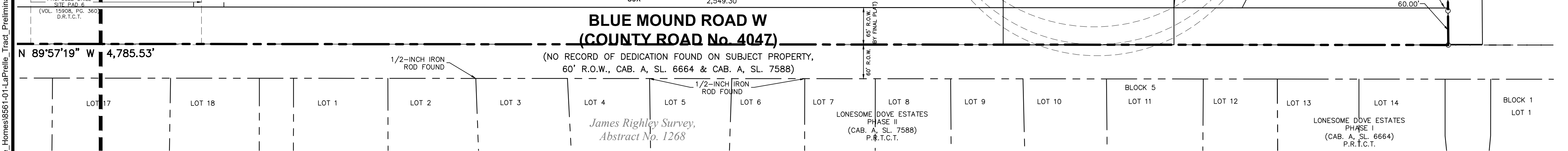
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**BLUE MOUND ROAD W**  
**(COUNTY ROAD No. 4047)**

(NO RECORD OF DEDICATION FOUND ON SUBJECT PROPERTY,  
60' R.O.W., CAB. A, SL. 6664 & CAB. A, SL. 7588)

1/2-INCH IRON ROD FOUND

James Rigley Survey,  
Abstract No. 1268

LOT 17 LOT 18 LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LONESOME DOVE ESTATES PHASE II (CAB. A, SL. 7588) P.R.T.C.T. LOT 9 LOT 10 LOT 11 BLOCK 5 LOT 12 LOT 13 LOT 14 LONESOME DOVE ESTATES PHASE I (CAB. A, SL. 6664) P.R.T.C.T. BLOCK 1 LOT 1

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**LEGAL DESCRIPTION**

BEING, all of that 373.102 acre (16,252,310 square foot) tract of land situated in the M.E.P. & P. RR. Co. Survey, Abstract Number 1130, and the James Rightley Survey, Abstract Number 1268, in the City of Fort Worth and in Tarrant County, Texas; being all of that tract of land described in Special Warranty Deed to TPHEM DFW 4047, LLC as recorded in Instrument Number D221367748 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.); said 373.102 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a point at the southwest corner of said 373.102 acre tract; said point being in the center of Blue Mound Road (County Road No. 4047) (a generally recognized public right-of-way, no record of dedication found); from said point a 5/8-inch iron rod with "BGE" cap set for witness corner bears North 00° 26' 01" West, a distance of 14.18 feet;

THENCE, North 00° 26' 01" West, along the west line of said 373.102 acre tract, at a distance of 14.18 feet passing said 5/8-inch iron rod with "BGE" cap found at the southeast corner of that called 13.715 acre tract of land described in General Warranty Deed to Ron Sturgeon as recorded in Instrument Number D206166557 (O.P.R.T.C.T.), continuing in all a total distance of 2,287.81 feet to a 5/8-inch iron rod with "BROOKES BAKER" cap found for corner; said point being the northeast corner of said 13.715 acre tract and the most easterly southeast corner of that called 19.802 acre tract of land described in General Warranty Deed to Ivan Jack Miller as recorded in Instrument Number D206162742 (O.P.R.T.C.T.);

THENCE, North 00° 26' 02" West, continuing along said west line of said 373.102 acre tract, at a distance of 550.01 feet passing said 5/8-inch iron rod with "BROOKES BAKER" cap found at the northeast corner of said 19.802 acre tract and the most easterly southeast corner of that called 29.049 acre tract of land described in General Warranty Deed to Robert Baker as recorded in Instrument Number D206166698 (O.P.R.T.C.T.), continuing in all a total distance of 1,094.00 feet to a 5/8-inch iron rod with "BGE" cap set at the northwest corner of said 373.102 acre tract; said point being in the south line of that tract of land described as Tract 2 in Special Warranty Deed to Hall-Nance Ranches, Ltd. as recorded in Volume 9426, Page 564 of the Deed Record of Tarrant County, Texas (D.R.T.C.T.); from said point a 1-inch iron rod found bears South 01° 13' East, a distance of 2.6 feet;

THENCE, North 89° 38' 35" East, along the north line of said 373.102 acre tract, a distance of 3,390.93 feet to a concrete monument with bolt in top found for corner; said point being the southwest corner of LeTara, Phase One, an addition to the City of Haslet, as recorded in Instrument Number D219289910 of the Plat Records of Tarrant County, Texas;

THENCE, North 89° 43' 58" East, continuing along the north line of said 373.102 acre tract and the south line of said LeTara, a distance of 1,388.82 feet to an "X" cut in concrete found for corner (1/2-inch iron rod with "LANDES" cap previously found for corner); said point being the northwest corner of that called 4.932 acre tract of land described in Right-of-Way Dedication Deed to the City of Haslet as recorded in Instrument Number D220197294 (O.P.R.T.C.T.);

THENCE, South 00° 31' 41" East, along the west line of said 4.932 acre tract, a distance of 3,413.18 feet to a point in the center of said Blue Mound Road (County Road No. 4047); from said point a 5/8-inch iron rod with "BGE" cap set for witness corner bears North 00° 31' 41" West, a distance of 60.00 feet;

THENCE, North 89° 57' 19" West, along the south line of said 373.102 acre tract and the center of said Blue Mound Road (County Road No. 4047), a distance of 4,785.53 feet to the POINT OF BEGINNING and containing an area of 373.102 acres or 16,252,310 square feet of land, more or less.

**Water I 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.

**Transportation Impact Fees**

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

**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 flood-plain. 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."

**Flood Plain/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 defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

**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, landscaped 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, streetlights, 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".

**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 any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

**Public Open Space Easement**

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 the 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.

BLOCK TABLE			
LOT/BLOCK	# OF DWELLING UNITS	LENGTH (FT)	STREET NAME
1-5A	5	276.45	STREET E
6-15X/A	9	565.00	STREET F
1-21X/B	20	1,144.24	STREET F
1-10/C	10	530.00	STREET A
1-9,19X/D	9	552.75	STREET B
10-19X/D	9	562.10	STREET C
1-6,17X/E	6	564.04	STREET C
7-10/E	4	240.20	STREET F
11-17X/E	6	573.40	STREET D
11-10,33X/F	10	808.62	STREET D
11-24/F	14	773.81	STREET F
25-33X/F	8	693.32	STREET G
1-16X/G	15	774.95	STREET F
1-5,73X/H	5	372.90	STREET CC
6-20,73X/H	15	1,124.27	STREET J
21-25,73X/H	5	439.08	STREET LL
26-32/H	7	374.54	STREET EE
33-38,73X/H	6	619.36	STREET MM
39-57/H	20	1,228.13	STREET FF
55-63,73X/H	9	572.93	STREET GG
64-69,73X	6	356.67	STREET HH
70-73X/H	3	195.32	STREET QQ
1-15/I	15	1,038.15	STREET J
16-29/I	14	875.48	STREET KK
1-12/J	12	847.34	STREET KK
13-23/J	11	723.00	STREET P
1-5/K	5	344.86	STREET DD
6-13/K	6	702.61	STREET P
14-21/K	6	479.45	STREET LL
1-13,29X/L	13	1,044.46	STREET LL
14-16/L	3	243.01	STREET CC
17-28,29X/L	9	1,007.40	STREET MM
1-5/M	5	399.05	STREET FF
6-7/M	2	370.32	STREET MM
8-11/M	4	322.93	STREET CC
12-13/M	2	385.10	STREET NN
1-7/N	7	390.88	STREET NN
8-14/N	7	436.98	STREET OO
1-8/O	8	450.36	STREET OO
9-17/O	9	523.63	STREET PP
1-9/P	9	498.14	STREET FF
10-18/P	9	527.41	STREET II
1-10/Q	10	520.00	STREET GG
11-20/Q	10	520.00	STREET QQ
1-8X/R	7	633.06	STREET QQ
1-4/S	4	247.06	STREET II
5-9/S	5	307.15	STREET CC
1-4/T	6	345.57	STREET CC
7-10/T	4	219.09	STREET RR
11-14/T	4	240.01	STREET II
15-19/T	5	530.02	STREET QQ
20-31/T	12	656.84	STREET BB
1-7,20X/U	7	362.81	STREET BB
8-19,20X/U	12	594.81	STREET QQ
1-14/V	14	902.67	STREET CC
15-27/V	13	803.64	STREET BB
1-8/W	8	563.24	STREET CC
9-19/W	7	480.92	STREET BB
1-7/X	7	462.30	STREET CC
8-13/X	6	398.21	STREET BB
1-7/Y	7	385.70	STREET CC
8-14/Y	7	384.11	STREET BB
1-13X/Z	12	783.30	STREET BB
1-14X/AA	13	898.35	STREET BB
1-14X,15X/BB	13	733.79	STREET BB
1-5/CC	5	400.08	STREET J
6-7,9X/CC	2	419.12	STREET K
1-4/DD	4	399.87	STREET K
1-8/EE	8	467.21	STREET M
9-22X,23X/EE	13	688.17	STREET N
1-14X/FF	13	698.87	STREET N
1-15X/GG	14	799.05	STREET N
1-7,60X/HH	7	361.26	STREET N
8-27,59X/HH	21	1,166.14	STREET Y
28-50,59X/HH	23	1,585.92	STREET U
51-54/HH	4	210.07	STREET U
55-58,59X/HH	4	420.00	STREET K
1-3/II	3	243.70	STREET N
4-10/II	7	484.92	STREET M
11-19/II	9	678.99	STREET O
1-4/II	4	304.80	STREET N
5-16/II	12	713.87	STREET O
17-29/II	13	848.25	STREET P
1-11/IK	11	667.33	STREET N
12-21/IK	10	515.98	STREET Q
1-9/LL	9	525.27	STREET N
10-14/LL	5	292.66	STREET T
15-26/LL	12	590.60	STREET S
27-40/LL	14	892.18	STREET R
1-11/MM	11	595.36	STREET N
12-22/MM	11	634.69	STREET T
1-7/NN	7	484.46	STREET Q
8-16/NN	9	611.08	STREET R
17-25/NN	8	578.17	STREET P
1-9/OO	9	517.61	STREET S
10-18/OO	9	466.20	STREET V
1-6/PP	6	356.65	STREET T
7-13/PP	7	402.31	STREET W
1-5/QQ	5	321.47	STREET X
6-10/QQ	5	319.40	STREET Y
1-10/RR	10	530.05	STREET K
11-20/RR	10	530.00	STREET U
1-10/SS	10	530.03	STREET K
11-20/SS	10	530.00	STREET U

**PRELIMINARY PLAT  
LA PRELLE**

LOTS 1-14, BLOCK A; LOTS 1-20, BLOCK B;  
LOTS 1-20, BLOCK C; LOTS 1-18, BLOCK D; LOTS 1-27, BLOCK E;  
LOTS 1-15, BLOCK F; LOTS 1-72, BLOCK G; LOTS 1-29, BLOCK H;  
LOTS 1-23, BLOCK I; LOTS 1-21, BLOCK J; LOTS 1-28, BLOCK K;  
LOTS 1-16, BLOCK L; LOTS 1-14, BLOCK M; LOTS 1-17, BLOCK N;  
LOTS 1-18, BLOCK O; LOTS 1-20, BLOCK P; LOTS 1-7, BLOCK Q;  
LOTS 1-9, BLOCK R; LOTS 1-31, BLOCK S; LOTS 1-19, BLOCK T;  
LOTS 1-27, BLOCK U; LOTS 1-15, BLOCK V; LOTS 1-13, BLOCK W;  
LOTS 1-14, BLOCK X; LOTS 1-12, BLOCK Y; LOTS 1-13, BLOCK Z;  
LOTS 1-13, BLOCK AA; LOTS 1-10, BLOCK BB; LOTS 1-21, BLOCK CC;  
LOTS 1-13, BLOCK DD; LOTS 1-14 BLOCK EE; LOTS 1-58, BLOCK FF;  
LOTS 1-19, BLOCK GG; LOTS 1-29, BLOCK HH; LOTS 1-21, BLOCK II;  
LOTS 1-40, BLOCK JJ; LOTS 1-22, BLOCK KK; LOTS 1-20, BLOCK LL;  
LOTS 1-18, BLOCK MM; LOTS 1-13, BLOCK NN; LOTS 1-10, BLOCK  
OO; LOTS 1-20, BLOCK PP; LOTS 1-20, BLOCK QQ; LOTS 15X,  
BLOCK A; LOTS 21X, BLOCK B; LOTS 21-22X, BLOCK C; LOTS 19X,  
BLOCK D; LOTS 29X, BLOCK E; LOTS 16X, BLOCK F; LOTS 73X-76X,  
BLOCK G; LOTS 29X, BLOCK K; LOTS 8X, BLOCK Q; LOTS 20X,  
BLOCK T; LOTS 13X, BLOCK Y; LOTS 14X, BLOCK Z; LOTS 14X-15X,  
BLOCK AA; LOTS 12X-14X, BLOCK BB; LOTS 22X, 23X BLOCK CC;  
LOTS 14X, BLOCK DD; LOTS 15X, BLOCK EE; LOTS 59X,60X, BLOCK  
FF, LOTS 21X, BLOCK LL; COMMERCIAL LOT 28, BLOCK E AND  
COMMERCIAL LOT 10, BLOCK BB

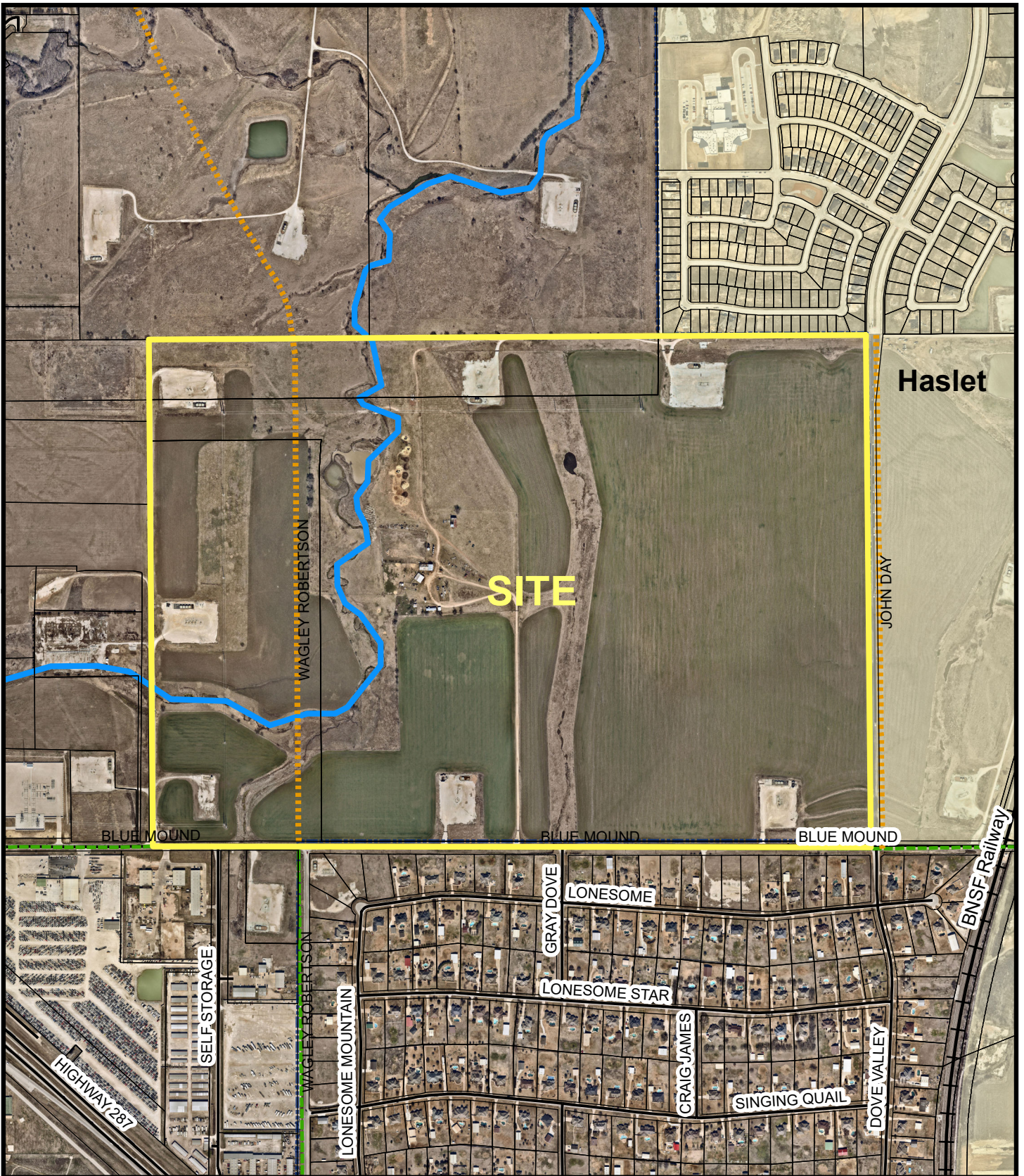
893 SINGLE FAMILY LOTS, 28 OPEN SPACE LOTS AND 2  
COMMERCIAL LOTS

BEING 373.102 ACRES SITUATED IN THE  
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NUMBER 1130,  
AND THE JAMES RIGHTLEY SURVEY, ABSTRACT NUMBER 1268,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PP-22-001  
FEBRUARY 2022

<b>DEVELOPER</b> <b>TRI POINTE HOMES</b> 6201 W. Plano Parkway, Suite 150 Plano, Texas 75093 Contact: Bruce French Phone: 214-876-2559	<b>SURVEYOR</b> <b>BGE, Inc.</b> 777 Main Street, Suite 1900, Fort Worth, TX 76102 Tel: 817-887-6130 • www.bgeinc.com TBPELS Registration No. 10194416 Copyright: 2021 Contact: René Silvas, R.P.L.S. Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com
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**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

900 450 0 900 Feet



Scale: 1 inch = 900 feet



**VA-22-001 Vacation of a Portion of Clover Street: Council District 8.**

Being a vacation of a portion of Clover Street as dedicated by Shady Park Addition, recorded in Volume 106, Page 120 of the PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** North of Heathcote Street, east of North South Freeway and south of 4<sup>th</sup> Street.

**GENERAL INFORMATION**

**A. APPLICANT**..... Total E&P USA Barnett LLC

**B. PURPOSE OF REQUEST**

Replat the right-of-way along with the adjacent properties for a proposed multifamily development.

**C. CURRENT STATUS**

- 1. Improvements..... None
- 2. Apparent Condition..... Unpaved
- 3. Zoning..... "PD" Planned Development Multifamily and Commercial
- 4. Comprehensive Plan Future Land Use..... Mixed Use
- 5. Utilities..... Water, Stormwater and Franchise Utilities
- 6. Planning and Development Department Case Coordinator..... Alex Parks
- 7. Neighborhood Organizations Notified..... FW Vista West HOA, Chapel Creek NA Streams and Valleys Inc, Trinity Habitat for Humanity, Fort Worth ISD, White Settlement ISD

**D. TECHNICAL ANALYSIS**

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

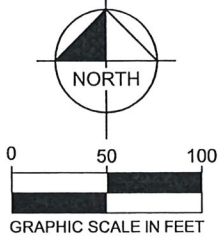
**E. COMMENTS AND REQUIREMENTS**

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

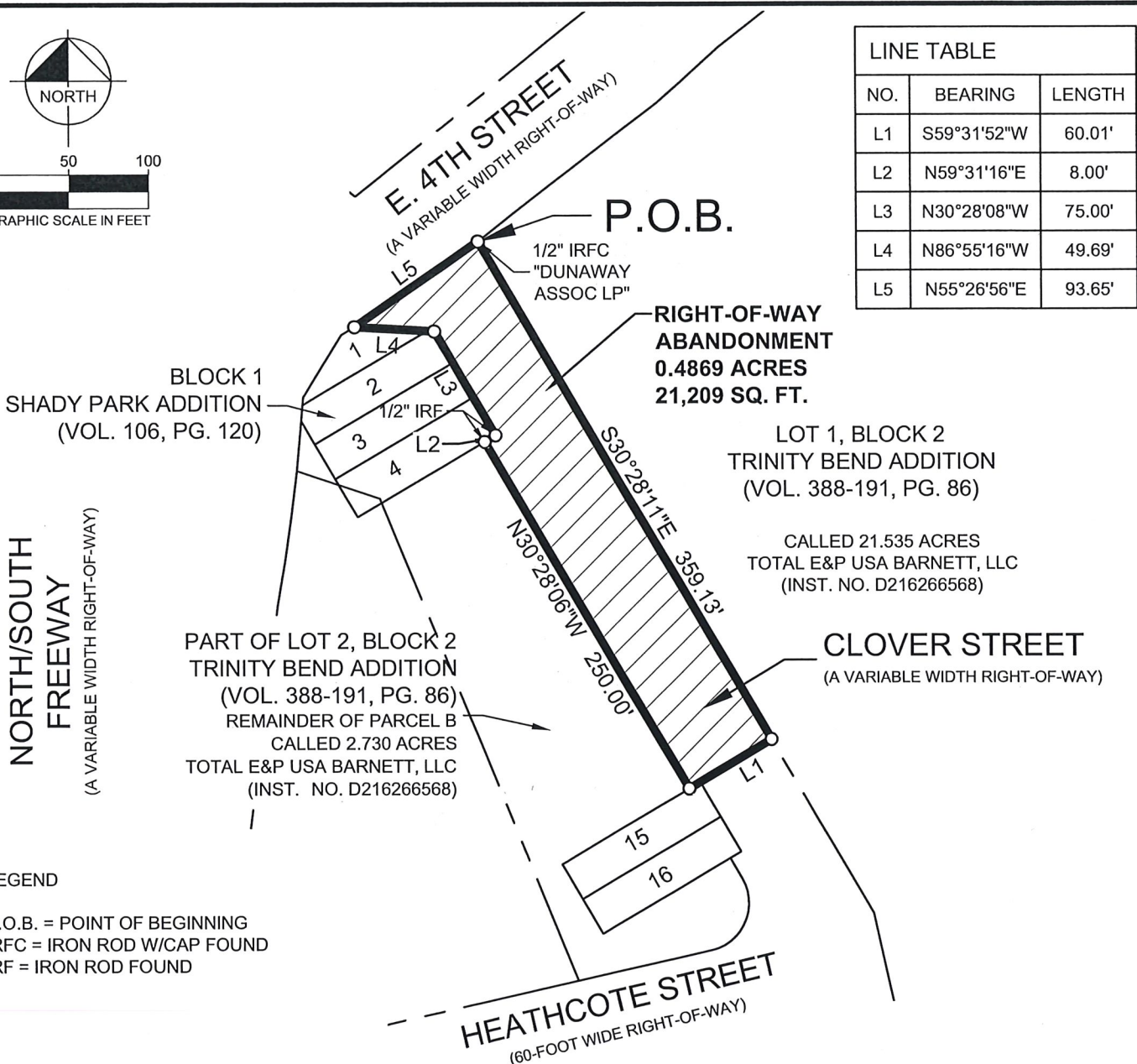
- 1. **Traffic Circulation Analysis.** The street vacation would not adversely affect area traffic circulation.
- 2. **Plat Note.** Add the following note to the plat: "No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
- 3. **Turnaround.** The applicant is showing and will be required to dedicate right-of-way within their lot for a cul-de-sac to provide a turnaround in compliance with the Subdivision Ordinance for a permanently dead end street in excess of 150 feet in length.

**F. DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION**

DRC recommends approval of a recommendation to City Council for the vacation of this portion of Clover Street.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S59°31'52"W	60.01'
L2	N59°31'16"E	8.00'
L3	N30°28'08"W	75.00'
L4	N86°55'16"W	49.69'
L5	N55°26'56"E	93.65'



NORTH/SOUTH  
FREEWAY  
(A VARIABLE WIDTH RIGHT-OF-WAY)

**LEGEND**

P.O.B. = POINT OF BEGINNING  
 IRFC = IRON ROD W/CAP FOUND  
 IRF = IRON ROD FOUND

**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the abandonment tract.

*[Signature]* 8/12/21  
 MICHAEL C. BILLINGSLEY  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6558  
 801 CHERRY STREET,  
 UNIT 11 SUITE 1300  
 FORT WORTH, TEXAS 76102  
 PH. 817-335-6511  
 michael.billingsley@kimley-horn.com

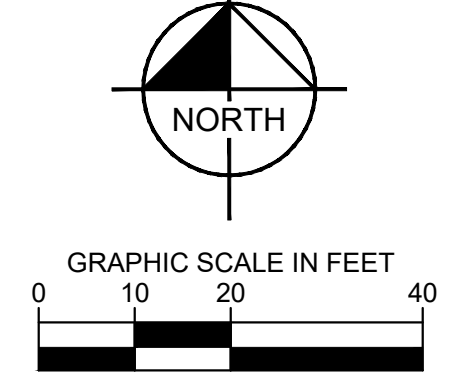


RIGHT-OF-WAY ABANDONMENT  
 PART OF CLOVER STREET  
 BENJAMIN F. CROWLEY SURVEY  
 ABSTRACT NO. 307  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS

**Kimley»Horn**  
 801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale 1" = 100'	Drawn by DMD	Checked by MCB	Date 8/12/2021	Project No. 064536301	Sheet No. 2 OF 2
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No.	REVISIONS	DATE	BY

**Kimley»Horn**  
 801 CHERRY ST., UNIT 11, STE 1300, FORT WORTH, TX 76102  
 PHONE: 817.335.8514  
 TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY  
 Not for construction or permit purposes.  
**Kimley»Horn**  
 Engineer: TYLER C. SCOTT  
 P.E. No. 131358 Date: JULY 2021

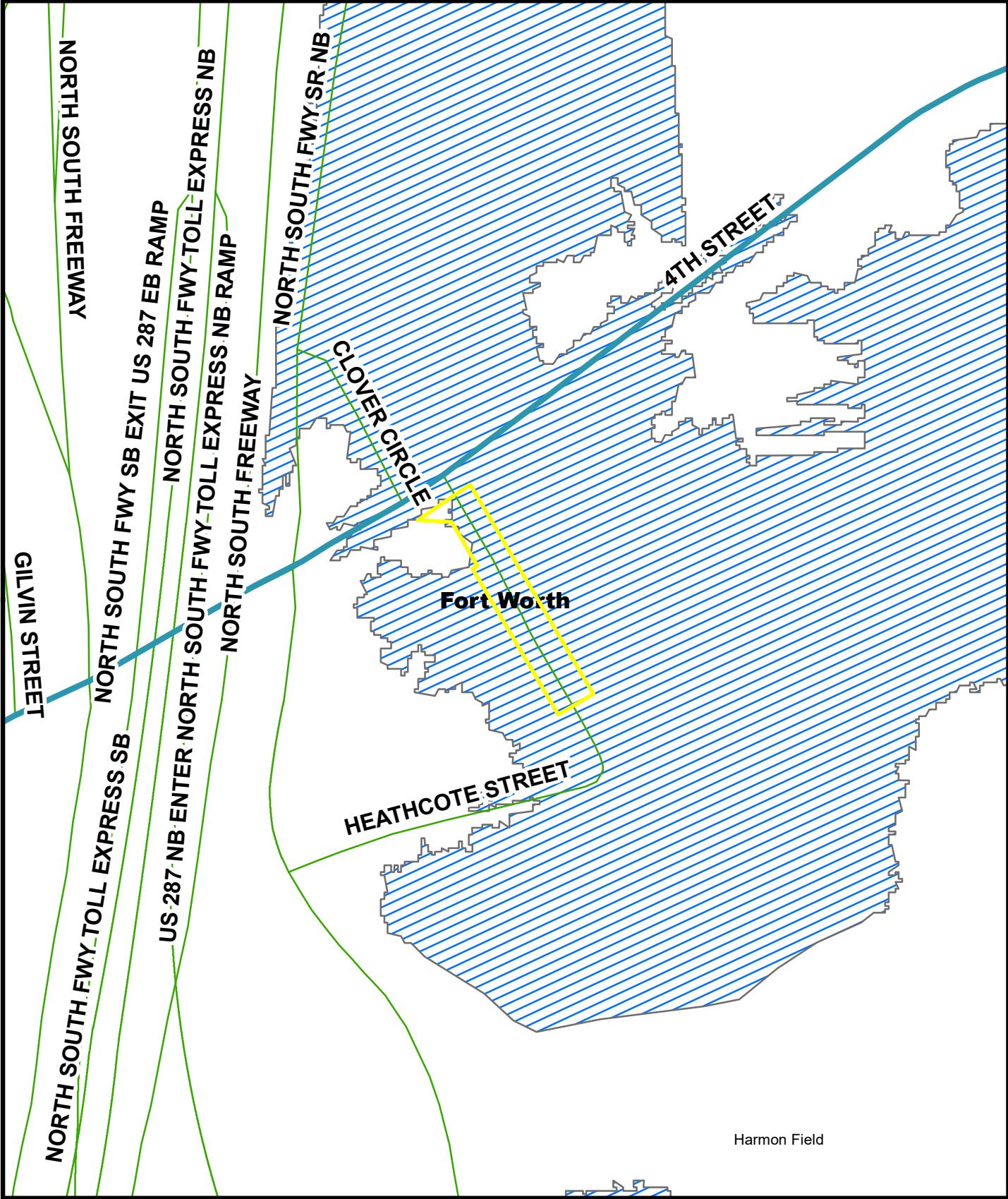
PROJECT NO.:	064514819
DATE:	07/23/2021
SCALE:	AS SHOWN
DESIGNED BY:	KHA
DRAWN BY:	KHA
CHECKED BY:	KHA

**STONEHAWK 4TH STREET SOUTH**  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS

**CONCEPTUAL TURNAROUND LAYOUT A**

SHEET NUMBER  
**EXHIBIT**

PLOTTED BY: SCOTT, TYLER 28/2021 12:58 PM  
 DATE PLOTTED: 28/2021 12:58 PM  
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



Legend

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

1 inch = 200 feet

