



**MEETING AGENDA**

CITY PLAN COMMISSION  
Wednesday, April 27, 2022  
Work Session 12:00 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=ec7eaa848cf20295c0ca8cf3c7f2cd6c5>

Meeting/Access Code: 2554 807 1906  
Registration Required

Teleconference:

(817) 392-1111 or 1-650-479-3208  
Meeting/Access Code: 2554 807 1906

Viewing Only:

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

**The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the City Plan Commission may be attending remotely in compliance with the Texas Open Meetings Act. For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website:**

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

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

**\*\*Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00 PM on April 26, 2022. To sign up, either contact Stuart Campbell at [stuart.campbell@fortworthtexas.gov](mailto:stuart.campbell@fortworthtexas.gov) or 817-392-2412 if you would like to participate in-person or if you would like to participate virtually register through WebEx in accordance with the directions set out on the City’s website above. Please note that the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.**

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**COMMISSION MEMBERS**

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

**I. WORK SESSION:                      12:00 P.M.      City Council Conference Room 2020**

A. Correspondence & Comments	Staff & Chair
B. Review of Cases on Today’s Agenda	Staff

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

A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT  
B. ANNOUNCEMENTS  
C. APPROVAL OF APRIL 13, 2022 MEETING MINUTES  
D. NEW CASES (4)

1. **FS-22-037      Diamond Creek Addition, (Waiver Request): 3 One-Family Detached Residential Lots. ETJ-Tarrant County.**

- a. Being 5.129 acres situated in the H.G. Catlett Survey, Abstract No. 370, located in Tarrant County, Texas.
- b. General Location: South and west of Rendon Road and east of Stephenson Levy Road.
- c. Applicant: Yohan Ruiz
- d. Applicant Requests: 1) Approval of a Subdivision Ordinance waiver to allow an individual one-family dwelling (Lot 3, Block 1) to have direct residential driveway access on an arterial (Rendon Road) with a minimum 150 foot lot width at the building setback line and a circular access drive; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

- e. DRC Recommends: 1) Approval of a Subdivision Ordinance waiver to allow an individual one-family dwelling (Lot 3, Block 1) to have direct residential driveway access on an arterial (Rendon Road) with a minimum 150 foot lot width at the building setback line and a circular access drive; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.

2. **PP-22-009 Sanderos, (Waiver Request): 203 One-Family Residential Lots and 6 Private Open Space Lots. Council District 2.**

- a. Being 81.79 acres out of the H. Robertson Survey, Abstract No. 1798, located in, the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Missionary Ridge Trail, east of Blue Mound Road, west of Horseman Road and north of Basswood Boulevard.
- c. Applicant: Sanderos Properties LP
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit one block face, Block 2 from Lot 2 to Lot 33X, to exceed the maximum allowed length of 1,320 feet; and 2) 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 permit one block face, Block 2 from Lot 2 to Lot 33X, to exceed the maximum allowed length of 1,320 feet; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.

3. **VA-21-020 Vacation of Karen Street Right-of-Way between Julie Avenue & Marydean Avenue. Council District 3.**

- a. Being a vacation of Karen Street right-of-way between Marydean Avenue & Julie Avenue in the Broadmoor Addition as recorded in Volume 388-E, Page 20 of the PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Marydean Avenue, north of Julie Avenue, east of Broadmoor Drive and west of South Cherry Lane.
- c. Applicant: Evolving Texas
- d. Applicant Requests: 1) Approval of a recommendation to City Council for the vacation of Karen Street right-of-way between Marydean Avenue and Julie Avenue in the Broadmoor Addition.
- e. DRC Recommends: 1) Approval of a recommendation to City Council for the vacation of Karen Street right-of-way between Marydean Avenue and Julie Avenue in the Broadmoor Addition.

4. **VA-22-007 Vacation of a Portion of South Adams Street and an Alley in Block 6, Terrell's Sub-Division. Council District 9.**

- a. Being a vacation of a portion of South Adams Street and an alley in Block 6, Terrell's Sub-Division, as recorded in Volume 63, Page 155 of the PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of West Dashwood Street, north of West Rosedale Street east of South Henderson Street and west of Washington Avenue.
- c. Applicant: Texas Christian University
- d. Applicant Requests: 1) Approval of a recommendation to City Council for the vacation of a portion of South Adams Street and an alley in Block 6, Terrell's Sub-Division.
- e. DRC Recommends: 1) Approval of a recommendation to City Council for the vacation of a portion of South Adams Street and an alley in Block 6, Terrell's Sub-Division.

E. OTHER MATTERS OF BUSINESS (1)

**1. OMB FP-21-161 Trammel Crow 35 Eagle Addition, Lot 1, 2, 3R and 4R, Block 1 (Waiver Request): Council District 7.**

- a. Being 344.4 acre tract of land in the J. Daniels Survey, Abstract No. 340, the Peter K. Mathews Survey, Abstract No. 865, the B. Mathews Survey, Abstract No. 860, Alex McDonald Survey, Abstract No. 786, James Eads Survey, Abstract No. 410, located in the City of Fort Worth, Denton County, Texas.
- b. General Location: North of Eagle Parkway and west of North Freeway.
- c. Applicant: Trammel Crow Company
- d. Applicant Requests: 1) Approval of one Subdivision Ordinance waiver to permit the issuance of a foundation only permit for the construction of an industrial warehouse prior to the final recordation of the associated Trammel Crow 35 Eagle Addition final plat (FP-21-161); and 2) Approval of the final plat.
- e. DRC Recommends: 1) Approval of one Subdivision Ordinance waiver to permit the issuance of a foundation only permit for the construction of an industrial warehouse prior to the final recordation of the associated Trammel Crow 35 Eagle Addition final plat (FP-21-161); and 2) Approval of the final plat.

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

**ACCESSIBILITY STATEMENT**

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

**DECLARACIÓN DE ACCESIBILIDAD**

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

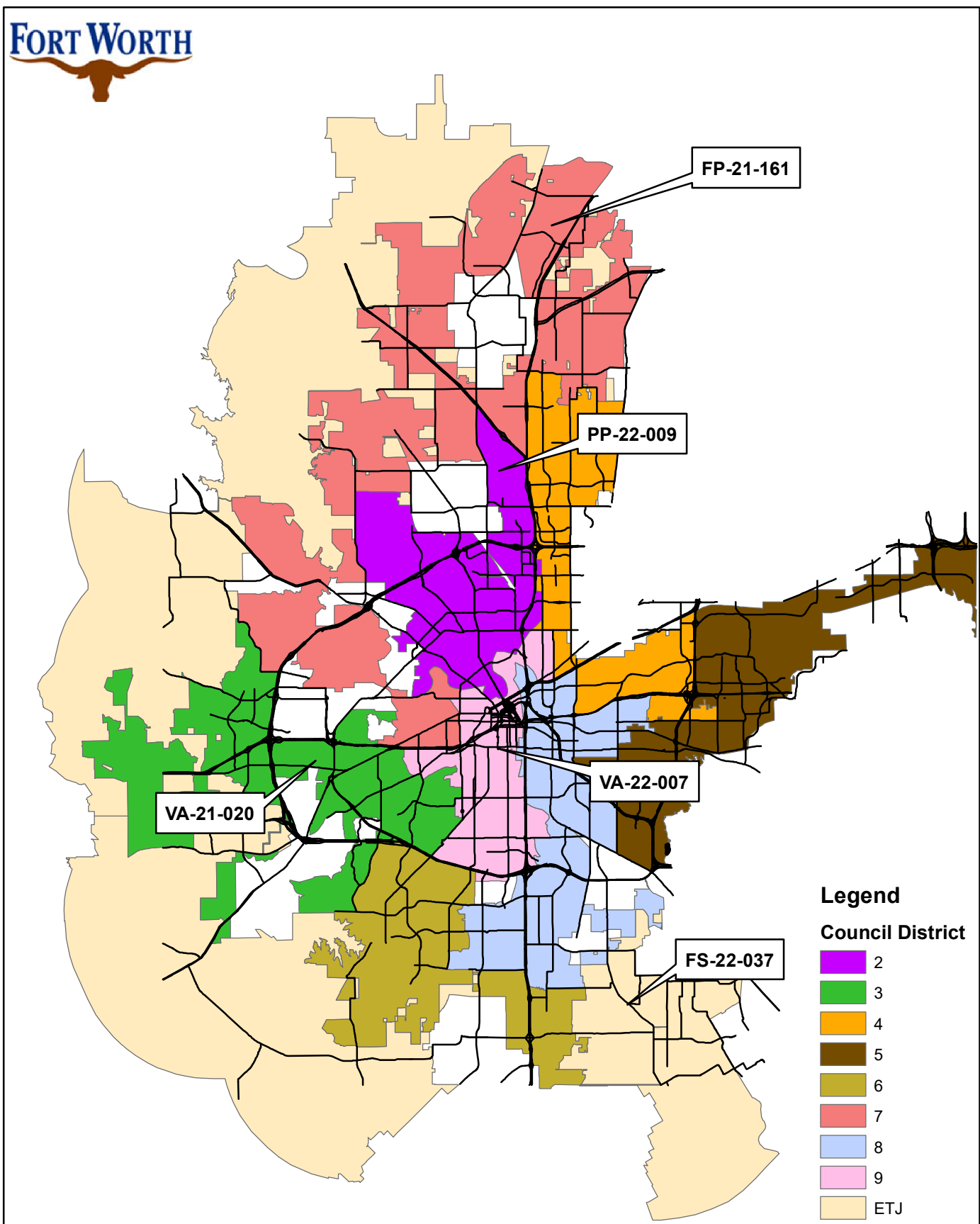
**EXECUTIVE SESSION**

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, April 22, 2022 at 3:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas

# April City Plan Commission Case Map



### Legend

#### Council District

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

1 in = 5 miles



**FS-22-037     Diamond Creek Addition (Waiver Request): 3 One Family Detached Residential Lots. ETJ - Tarrant County.**

Being 5.129 acres situated in the H.G. Catlett Survey, Abstract No. 370, located in Tarrant, Texas.

**General Location:** South and west of Rendon Road and east of Stephenson Levy Road.

**GENERAL INFORMATION**

**A.     *APPLICANT***

- |                             |                                    |
|-----------------------------|------------------------------------|
| 1. Owner / Applicant .....  | Yohan Ruiz                         |
| 2. Consultant / Agent ..... | Hanna Surveying & Engineering, LLC |

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

- |  |                           |
|--|---------------------------|
| 1. Comprehensive Plan .....                                | Single-Family Residential |
| 2. Current Zoning .....                                    | Tarrant County- ETJ       |
| 3. Proposed Zoning .....                                   | No Change                 |
| 4. Public Hearing Notification Mailing Date .....          | April 15, 2022            |
| 5. Planning & Development Department Case Coordinator..... | Lynn Jordan               |

**C.     *SERVICE DISTRICTS***

- |  |             |
|--|-------------|
| 1. School ISD.....                             | Everman ISD |
| 2. Proposed Water Supply Means.....            | Water Well  |
| 3. Proposed Sanitary Waste Disposal Means..... | Septic      |

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

The Diamond Creek Addition (FS-22-037) consists of 5.290 acres, proposed for 3 single family lots, located in the Tarrant County extraterritorial jurisdiction (ETJ).

According to Texas Local Government Code, Section 212.004, Plat required, the owner of a tract of land located within the limits or in the ETJ of a municipality, who divides the tract in two or more parts, must have a plat of the subdivision prepared.

Block one and all three lots will have frontage on both Stephenson Levy Road and Rendon Road. Lots 1 and Lots 2, Block 1 will have direct access to Stephenson Levy Road. Lot 3, Block 1 will have direct access to Rendon Road via a circle drive access. Rendon Road is identified as a neighborhood connector (arterial) on the city's (MTP) Master Thoroughfare Plan [NCO-L2-T0-NTMS-P0-BOP (110)].

The Subdivision Ordinance [S.O., Section 31-103 (4)(c)] states that direct residential driveway access to individual one-family and two-family dwellings shall not be allowed on an arterial. The City Plan Commission may grant a waiver if such lots are a minimum of 150 feet in width or greater at the building setback line and contain a circular access drive with approval by the City Traffic Engineer and egress per TPW design requirements.

The applicant is requesting a Subdivision Ordinance waiver to allow the use of a circular drive for direct residential driveway access to Rendon Road (arterial) for one residential lot (Lot 3, Block 1). Tarrant County has reviewed the final plat and has conducted a site inspection regarding the proposed residential lot accessing to Rendon Road. DRC and Tarrant County support this waiver request.

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

DRC recommends: 1) Approval of a Subdivision Ordinance waiver to allow an individual one-family dwelling (Lot 3, Block 1) to have direct residential driveway access on an arterial (Rendon Road) with a minimum 150 foot lot width at the building setback line and a circular access drive; and 2) Conditional approval of the final plat upon meeting the platting comments in the staff report.





## Conditions and Comments

**Case:** FS-22-037

**Submitted:** 2/15/2022

**Title:** Diamond Creek Addition - Minor Plat for 6075  
Stephenson Levy Rd, Fort Worth, TX

**Case Description:** Platting 4 new single-family lots out of a portion of land

**Address:**

**Applicant:**

**Remarks Due:**

**ZC Hearing:**

**Case Status:** In Review

**Acres:**

**Owner:** Yohan Ruiz

6075 Stephenson Levy Rd Fort Worth TX 76140

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### **List of Conditions:**

#### **GENERAL**

##### ***General***

- This application corresponds to February 21th 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 Planning Assistant Jose.MendezVargas@fortworthtexas.gov to all revisions for proper routing.

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

• Our department has reviewed the attached initial plat and recommends that the following comments be addressed before we can clear it:

1) (Cleared 4-20-22) The plat should include the most current versions of the Tarrant County Plat Approval Signature Block and the Tarrant County Standard Plat Notes, which can be downloaded from the County's Subdivision and Land Use Regulations (SLUR) web page ([www.tarrantcounty.com/slur](http://www.tarrantcounty.com/slur)). [TC-SLUR-CHKL-LI-21, TC-SLUR-SEC-E2]

2) (Cleared 4-20-22) The surveyor should confirm with City staff if the following City Standard Plat Notes (Impact Fees, Building Permits, Sidewalks, Parkway Permit, Floodplain Restriction) are applicable to this extraterritorial jurisdiction (ETJ) plat.

3) (Cleared 4-20-22) Consistent with the City's Final Plat Checklist, the plat boundary should be shown with a solid heavy/bold line, and lot lines should be shown in solid lines. The legend should be modified accordingly. [TC-SLUR-CHKL-LI-10, TC-SLUR-SEC-E2]

4) (UPDATE) The recording information shown in each lot should be removed. [TC-SLUR-CHKL-LI-17, TC-SLUR-SEC-E2] TAD and Tarrant County Clerk records indicate that deed recording instrument D221134830 is specific

5) (UPDATE) The tract to the east of this proposed subdivision is platted so this plat should show the proper adjacent right-of-way dedication. [TC-SLUR-CHKL-LI-9, TC-SLUR-SEC-E2] (Additional row for road dedication is not shown)

6) (Update) The existing width and centerline of the right-of-way for the adjacent County roads (Rendon Road and Stephenson Levy Road) should be identified along with the proper recording information, which is available from the County Clerk on-line. [TBPELS §138.85(3)(A), §138.85(3)(B), §138.85(3)(D)] [TC-SLUR-CHKL-LI-9, TC-SLUR-SEC-E2] (If assistance is needed contact Bob Viscome)

7) (Cleared 4-20-22) A general note should be added that the proposed right-of-way dedication along Rendon Road is consistent with the right-of-way width recommended in the City's Master Thoroughfare Plan. [TC-SLUR-CHKL-LI-8 and 9, TC-SLUR-SEC-E2&G1]

8) (Cleared 4-20-22) A general note should be added to identify the water supply service provider (e.g. municipal water, rural water supply corporation, privately owned water system, individual wells, etc.). [TC-SLUR-SEC-F]

9) (Cleared 4-20-22) A general note should be added to identify the sewage disposal service provider (e.g. municipal sewer service, privately owned/organized sewage disposal system, private on-site sewage facilities, etc.). [TC-SLUR-SEC-F]

10) (Cleared 4-20-22) The Tarrant County Public Health (TCPH) Department is responsible for issuing permits for private on-site sewage facilities (OSSF) on unincorporated properties. The plat should identify the net acreage (gross acreage minus any area for drainage easements or floodplain areas) for each lot to verify that they meet the County's minimum lot size of 1.0 acre net for properties to be served by OSSF. For example, the acreage for each lot should be labeled as "X.XX ACRES NET". [TC-SLUR-SEC-G4]

11) (Update) The Barnett Gathering line adjacent to Rendon Road should also be labeled and dimensioned along with its proper recording information. [TC-SLUR-CHKL-LI-8 and 11, TC-SLUR-SEC-E2] If assistance is needed contact Bob Viscome)

12) (Cleared 4-20-22) A notation that reads "(Privately Maintained)" should be added to the drainage easements shown on the plat. [TC-SLUR-CHKL-LI-8 and 11, TC-SLUR-SEC-E2]

13) (Cleared 4-20-22) Although the County's minimum building setback line of 25 feet from the edge of the right-of-way for the adjacent County roads (Rendon Road and Stephenson Levy Road) is normally applicable to the unincorporated areas, the City's building setback line of 30 feet is applicable to Fort Worth extraterritorial jurisdiction (ETJ) areas and should be shown in each lot that abuts these County roads. [TC-SLUR-SEC-G4]

• 14)(Cleared 4-20-22)As part of the Owner's Dedication or as a General Note, the following statement should be added to the plat: "All parties with an interest in the title of this property have joined in any dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads." [TC-SLUR-CHKL-LI-19, TC-SLUR-SEC-E2]

15)(Cleared 4-20-22)The City's case number (FS-22-037) assigned to this plat should be added.

ADDED 4-20-22 A) Consistent with the City's Final Plat Checklist, existing or proposed improvements such as driveways are typically not shown on a final plat. We request that the surveyor or City staff provide clarification to us about the addition of the circular driveway in Lot 3 of the plat.

B) The 59-foot building setback line added to Lot 3 far exceeds the City's and the County's minimum setbacks. We request that the surveyor or City staff provide clarification to us about the need for this extended setback.

16) After the plat is revised to address these comments, the date of the plat revision should be added - e.g. February 2022 (Revised April 2022). [TC-SLUR-CHKL-LI-4, TC-SLUR-SEC-E2]

The County's Subdivision and Land Use Regulations (SLUR) web page ([www.tarrantcounty.com/slur](http://www.tarrantcounty.com/slur)) includes information about the ETJ plat submittal process to the County after the City approves the plat. If the developer/owner or surveyor have any questions about the County's plat submittal process, feel free to contact me or Elsa Sieg at (817) 884-1250.

If City staff or the surveyor has any questions, you may contact Bob Viscome (817-884-2622) or me.

Regards,

Mike Galizio  
Planning Manager  
Tarrant County Transportation Services Dept.  
100 E. Weatherford St., Suite 401  
Fort Worth, TX 76196  
Phone: (817) 884-1653 direct / (817) 884-1250 office  
Subdivision and Land Use Regulations: [www.tarrantcounty.com/slur](http://www.tarrantcounty.com/slur)  
Transportation Bond Program: [www.tarrantcounty.com/tbp](http://www.tarrantcounty.com/tbp)

**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  
CLREARED SA 4/6/22 DS-21-0194 was accepted

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

Reference: Section 3.11, 2015 CFW Stormwater Criteria Manual  
CLREARED SA 4/6/22

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  
CLREARED SA 4/6/22

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

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth  
CLREARED SA 4/6/22

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

Reference: Section 31-105 Subdivision Ordinance, City of Fort Worth; Section 3.11, 2015 CFW Stormwater Criteria Manual  
CLREARED SA 4/6/22

## **PLATTING**

### ***Fire***

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
  1. Stephenson Levy Road and Rendon Road are existing and correct.
  2. This plat is located within Tarrant ETJ and CFW adopted fire code does not apply unless a development agreement states otherwise.
  3. Addresses will be assigned by Tarrant County Appraisal District after the plat is recorded.

General information:

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

## **Planning**

- Lynn Jordan 817-392-2309  
lynn.jordan@fortworthtexas.gov

(FYI) {Please be advised to wait for all departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Please email me and include Jose Mendez Vargas -Jose.MendezVargas@fortworthtexas.gov when a revision has been submitted}.

1. (Cleared 4-15-22)(FYI) Reference plat case number on the plat FS-22-037.
2. The Subdivision Ordinance [S.O., Section 31-103 (4)(c)] states that direct residential driveway access to individual one-family and two-family dwellings shall not be allowed on an arterial (Rendon Road). The City Plan Commission may grant a waiver if such lots are a minimum of 150 feet in width or greater at the building setback line and contain a circular access drive with approval by the City Traffic Engineer and egress per TPW design requirements. A waiver from the City Plan Commission would be required.
3. (Cleared 4-15-22)(FYI) The perimeter boundary of the plat shall be in solid lines, no dashed lines.
4. (Cleared 4-15-22)(FYI) Only easements are identified with dashed lines. It is unclear n the plat where the 66.00 ft. drainage easement is actually located.
5. (Cleared 4-15-22)(FYI) Update the number of single family lots in the title block.
6. (Cleared 4-15-22)(FYI) Remove the plat notes that don't apply, this is located in Tarrant County they will have their own set of notes.
7. (Cleared 4-15-22)(FYI) Provide a land use table on the plat indication use and acreage.

## **T/PW Engineering**

- TPW (Michael Arthaud, 817-392-6597, Michael.Arthaud@fortworthtexas.gov)

1. 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.

2. All public streets with 60' ROW in the ETJ shall be designed and constructed to {} County Subdivision and Land Use Regulations. The Master Thoroughfare Plan (MTP) adopted May 3, 2016 removed the rural cross section from the standard street cross sections for the City of Fort Worth and the City of Fort Worth ETJ.

3. The project is adjacent to or includes an arterial identified on the MTP. The classification(s) for {Rendon 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.

4. Show Case Number on the plat. (But not as part of title block).

FYI:

Lots 150 ft. in width or greater, in the ETJ, fronting onto an arterial street, shall have a front building line of not less than 30ft. and shall have access provided via a circular driveway.

## **WATER**

## **Review**

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

Plat case review Performed On: 04/11/2022

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

Note: All revisions requested per our initial review to the proposed plat document must be submitted to Platting department. Staff will upload revised plat and notify our department. If this is an electronic submittal, you must still contact the platting office when you have uploaded the document, otherwise we will not be notified. Please be advised to wait for ALL departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Thank you for your understanding.

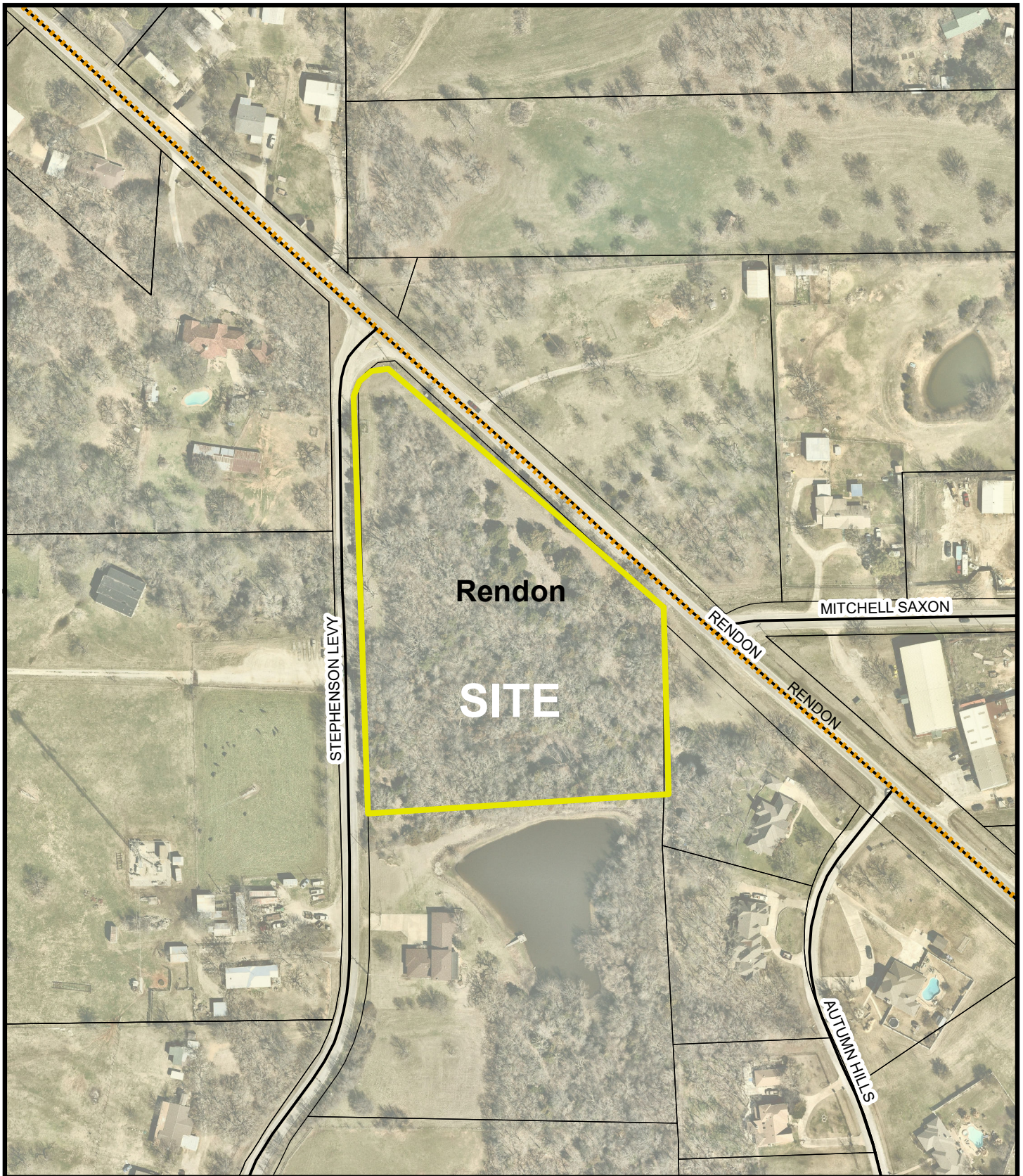
Platting Department contact info: 817-392-8027 or email to zz\_PLNDEV\_Platting@fortworthtexas.gov

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

1- CLEARED MJP 04/20/2022 - MJP 04/11/2022 - Provide note on the plat face that how the water and sewer will be served. Please see below example:

"Water to be served by Bethesda WSC. Sewer to be served by private individual disposal system."

### **List of Comments:**

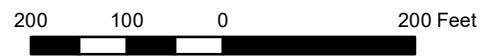


**Master Thoroughfare Plan  
Land Use**

- Activity Street
- Commercial Connector

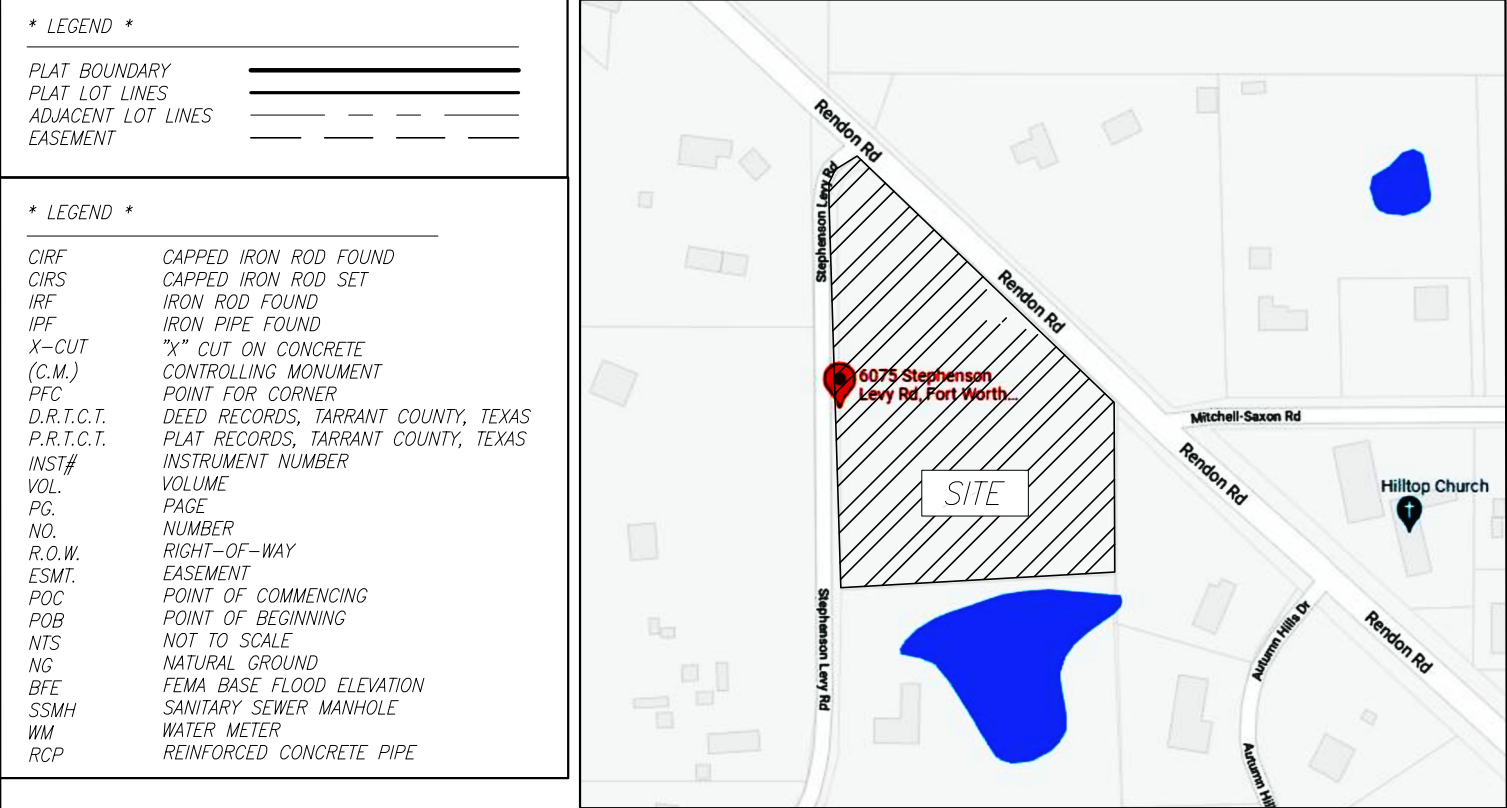
- Commercial Mixed Use Street
- Neighborhood Connector
- System Link

- Flood Plain
- FINAL PLATS/ FS & FP



Scale: 1 inch = 200 feet





• PLAT NOTES •

**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 THE 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 UNOBSERVED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVELED 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 DRAINAGEWAYS 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.

WATER WILL BE SERVED BY BETHESDA WSC. SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

THE PROPOSED RIGHT-OF-WAY DEDICATION ALONG RENDON ROAD IS CONSISTENT WITH THE RIGHT-OF-WAY WIDTH RECOMMENDED IN THE CITY'S MASTER THROUGHFARE PLAN.

ALL DRAINAGE EASEMENTS SHOWN IN THIS PLAT WILL BE PRIVATELY MAINTAINED.

ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION. TARRANT COUNTY WILL NOT ACCEPT THE DEDICATION OF ROADS WITHOUT PROOF OF CLEAR TITLE TO THOSE ROADS.

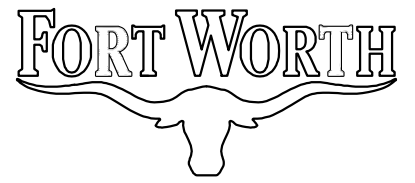
ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

AN ACCESS PERMIT SHALL BE OBTAINED FROM TARRANT COUNTY PRIOR TO CONSTRUCTING DRIVEWAYS AND ENTRANCES ONTO ANY OF THE STREETS SHOWN ON THIS PLAT.

THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBSERVED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. THE HOME 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 COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAYS CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.

- GENERAL NOTES:**
1. ALL CIRS REFERENCED ARE 5/8-INCH IRON RODS SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
  2. ALL MAG NAILS SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
  3. THE PURPOSE OF THIS RE-PLAT IS TO DIVIDE A VACANT TRACT OF LAND INTO THREE RESIDENTIAL LOTS.
  4. BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION.
  5. CONTROLLING MONUMENTS ARE AS NOTED.
  6. ACCORDING TO THE FEDERAL EMERGENCY AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48439C0435K DATED SEPTEMBER 25, 2009, TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD EVENT.

CASE NO. FS-22-037



CITY PLAN COMMISSION  
 CITY OF FORT WORTH, TEXAS

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

PLAT APPROVED DATE \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

COMMISSIONERS COURT  
 TARRANT COUNTY, TEXAS

PLAT APPROVED DATE: \_\_\_\_\_

BY: \_\_\_\_\_ CLERK OF COMMISSIONERS COURT

NOTE: CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

**CLIENT/PROPERTY OWNER:**  
 YOHAN RUIZ  
 6075 STEPHENSON LEVY ROAD  
 FORT WORTH, TEXAS 76140

**SURVEYOR:**  
 HANNA SURVEYING AND ENGINEERING, LLC  
 7275 PECAN COURT  
 MANFIELD, TEXAS 76063  
 PH. 682-553-9474  
 FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

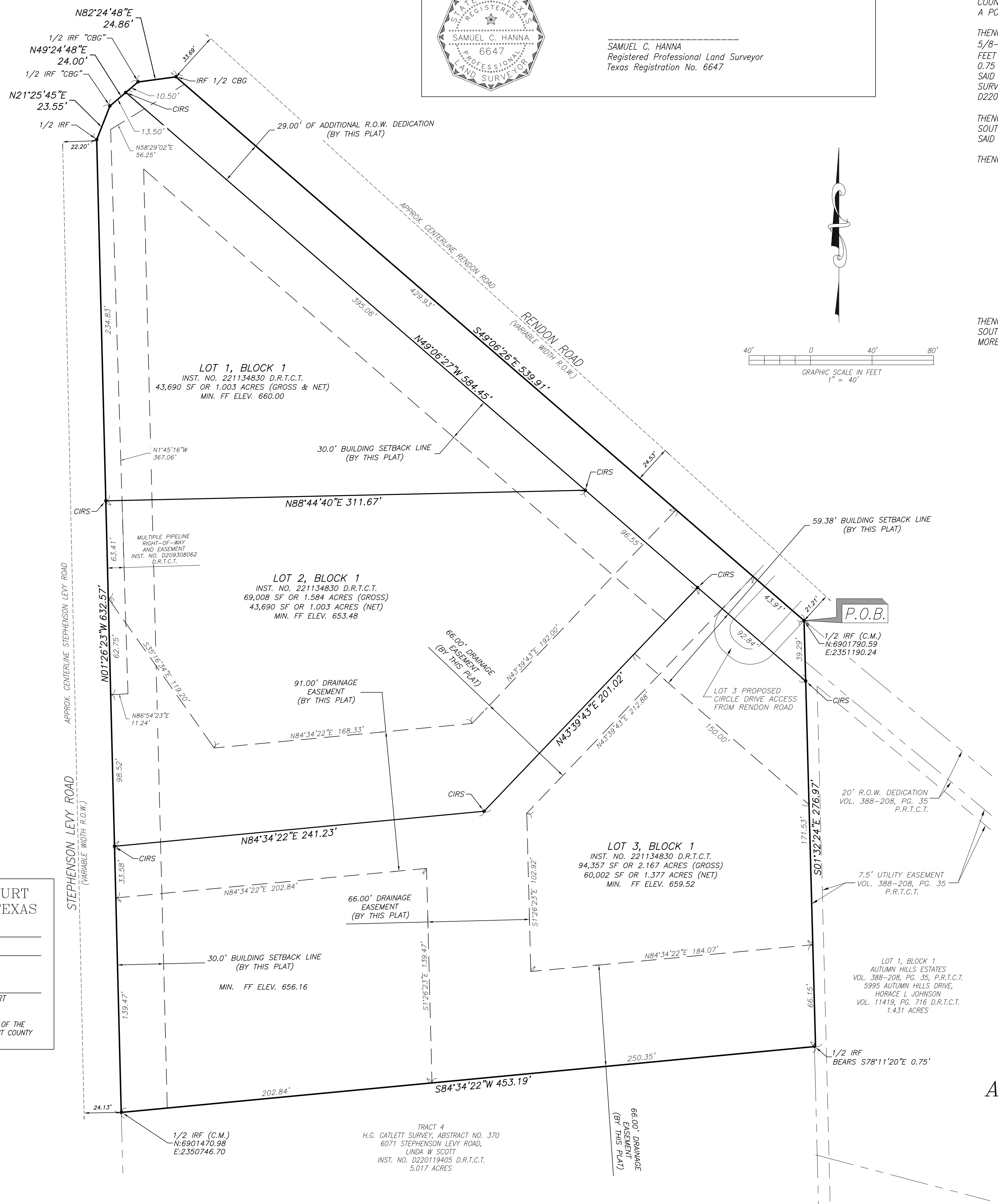
FIELD SURVEY BY: RC, JH DATE: 04/14/2022 PROJECT NO. 21-099  
 DRAWN BY: SCH SCALE: 1" = 40' EMAIL: SAM@HANNA-SE.COM

LOT NUMBER	NET AREA	GROSS AREA	ROW DEDICATION	LOT USE TYPE
1	1.003 AC	1.003 AC	0.259 AC	RESIDENTIAL
2	1.003 AC	1.584 AC	0.064 AC	RESIDENTIAL
3	1.377 AC	2.167 AC	0.053 AC	RESIDENTIAL

I, SAMUEL C. HANNA, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, DO HEREBY STATE THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY, AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION.

DATE: \_\_\_\_\_

SAMUEL C. HANNA  
 Registered Professional Land Surveyor  
 Texas Registration No. 6647



STATE OF TEXAS:  
 COUNTY OF TARRANT:

LEGAL DESCRIPTION

BEING A 5.129 ACRES PORTION OF LAND OUT OF THE H.G. CATLETT SURVEY, ABSTRACT NO. 1225, TARRANT COUNTY, TEXAS, AS CONVEYED TO YOHAN RUIZ, AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 221134830, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, (D.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID 5.129 ACRES PORTION OF LAND, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF A 1.431 ACRES PORTION OF LAND OUT OF THE H.G. CATLETT SURVEY, ABSTRACT NO. 1225, TARRANT COUNTY, TEXAS, AS CONVEYED TO HORACE L. JOHNSON DESCRIBED IN A DEED RECORDED IN VOLUME 11419, PAGE 716 D.R.T.C.T.; SAID POINT ALSO BEING A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RENDON ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RENDON ROAD, SOUTH 01 DEGREES 32 MINUTES 24 SECONDS EAST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647" AT A DISTANCE OF 39.29 FEET, AND CONTINUING A DISTANCE OF 276.97 FEET TO A POINT FOR CORNER FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 78 DEGREES 11 MINUTES 20 SECONDS EAST A DISTANCE OF 0.75 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 5.129 ACRES PORTION OF LAND, SAID POINT ALSO BEING A POINT IN THE WEST LINE OF SAID 1.431 ACRES PORTION OF LAND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A 5.017 ACRES PORTION OF LAND OUT OF THE H.G. CATLETT SURVEY, ABSTRACT NO. 1225, TARRANT COUNTY, TEXAS, AS CONVEYED TO LINDA W. SCOTT, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER D220119405 D.R.T.C.T.;

THENCE, SOUTH 84 DEGREES 34 MINUTES 22 SECONDS WEST, A DISTANCE OF 453.19 FEET TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 5.129 ACRES PORTION OF LAND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID 5.017 ACRES PORTION OF LAND, SAID POINT ALSO BEING A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF STEPHENSON LEVY ROAD;

THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STEPHENSON LEVY ROAD THE FOLLOWING COURSES:

NORTH 01 DEGREES 26 MINUTES 23 SECONDS WEST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647" AT A DISTANCE OF 173.05 FEET, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647" AT A DISTANCE OF 397.74 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 632.57 FEET TO A 1/2-INCH IRON ROD FOUND,

NORTH 21 DEGREES 25 MINUTES 45 SECONDS EAST A DISTANCE OF 23.55 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED CBG ,

NORTH 49 DEGREES 24 MINUTES 48 SECONDS EAST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647" AT A DISTANCE OF 13.50 FEET, AND CONTINUING A DISTANCE OF 24.00 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED CBG ,

NORTH 82 DEGREES 24 MINUTES 48 SECONDS EAST A DISTANCE OF 24.86 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED CBG , SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID 5.129 ACRES PORTION OF LAND, SAID POINT ALSO BEING A POINT AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF STEPHENSON LEVY ROAD AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RENDON ROAD;

THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF STEPHENSON LEVY ROAD AND CONTINUING ALONG SAID SOUTHWESTERLY LINE OF RENDON ROAD, SOUTH 49 DEGREES 06 MINUTES 26 SECONDS EAST, A DISTANCE OF 539.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.129 ACRES OF LAND, MORE OR LESS.

- GENERAL NOTES:**
1. ALL MONUMENTS REFERENCED TO BE SET ARE 5/8-INCH IRON RODS SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
  2. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF THE H.G. CATLETT SURVEY, ABSTRACT NUMBER 370, INTO FOUR INDIVIDUAL LOTS.
  3. BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK
  4. CONTROLLING MONUMENTS ARE AS NOTED.
  5. ACCORDING TO THE FEDERAL EMERGENCY AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48439C0435K, DATED SEPTEMBER 25, 2009, TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD EVENT.

STATE OF TEXAS:  
 COUNTY OF TARRANT:

DEDICATION

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT YOHAN RUIZ, OWNER OF THE ABOVE DESCRIBED 5.129 ACRES PORTION OF THE H.G. CATLETT SURVEY, ABSTRACT NUMBER 370, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D221134830, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS THE PLAT OF THE DIAMOND CREEK ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

YOHAN RUIZ (SIGNATURE OF OWNER)

DATE \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED YOHAN RUIZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT OF  
 DIAMOND CREEK ADDITION  
 LOTS 1, 2, AND 3 - BLOCK 1  
 A 5.129 ACRES ADDITION TO TARRANT COUNTY, TEXAS,  
 SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT  
 NUMBER 370  
 THREE SINGLE-FAMILY LOTS  
 FEBRUARY 2022 (REVISED APRIL 2022)  
 PAGE 1 OF 1

THIS PLAT RECORDED IN DOCUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_

CASE NO. FS-22-037

H:\HSE\2021\21-099 - 6075 Stephenson Levy Road Mansfield\Survey\21-099 - Stephenson Levy Rd Plat (3 Lots).dwg



14 April, 2022

Mr. Don Boren  
City of Fort Worth  
200 Texas Street  
Fort Worth, Texas 76102

Mr. Boren,

Please accept this letter as an explanation of the requested waiver letter for approximately 5.129 acres of land, being Tract 4D of the HG Catlett Survey, Abstract 370, within the City of Fort Worth ETJ, Tarrant County, Texas.

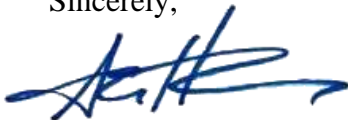
The Subdivision Ordinance [S.O., Section 31-103 (4)(c)] states that direct residential driveway access to individual one-family and two-family dwellings shall not be allowed on an arterial (Rendon Road). The City Plan Commission may grant a waiver if such lots are a minimum of 150 feet in width or greater at the building setback line and contain a circular access drive with approval by the City Traffic Engineer and egress per TPW design requirements.

We respectfully request this waiver for access for the proposed Lot 3, Block 1, per the Final Plat FS-22-037, currently under review by the City of Fort Worth:

- A. Lot 3 is shown to reflect a minimum of 150-feet of width at the proposed building setback line.
- B. Lot 3 is proposed to be constructed with a circular access drive.

Thank you for your consideration for this waiver request. Please feel free to contact me if you any questions, concerns or comments.

Sincerely,



Sam Hanna, PE, RPLS  
Hanna Surveying and Engineering LLC  
Cell: (682) 553-9474  
[Sam@hanna-se.com](mailto:Sam@hanna-se.com)

**PP-22-009 Sanderos (Waiver Request): 203 One Family Residential Lots and 6 Private Open Space Lots. Council District 2.**

Being 81.79 acres out of the H. Robertson Survey, Abstract No. 1798, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** South of Missionary Ridge Trail, east of Blue Mound Road, west of Horseman Road and north of Basswood Boulevard.

**GENERAL INFORMATION**

**A. APPLICANT**

- 1. Owner / Applicant ..... Sanderos Properties LP
- 2. Consultant / Agent ..... Teague Nall and Perkins, Inc.

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

- 1. Current Zoning ..... "A-5" One Family
- 2. Proposed Zoning ..... No Change
- 3. Comprehensive Plan Future Land Use ..... Single Family Residential
- 4. Public Hearing Notification Mailing Date ..... April 15, 2022
- 5. Development Services Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... District 6 Alliance, Streams And Valleys Inc, Trinity Habitat for Humanity, Mansfield ISD, Burleson ISD

**C. SERVICE DISTRICTS**

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

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

The subject property is 81.79 acres in north Fort Worth for a new residential development on property adjacent to the Fossil Creek Tree Farm. Access will be from East Bailey Boswell Road, a neighborhood connector [NCO-L2-T0-NTMS-P0-BOP (110)] on the city's Master Thoroughfare Plan (MTP) and the extensions of internal residential streets from the subdivision platted to the north.

The development of this tract of land will require additional offsite construction to obtain two points of access to comply with the requirements of the Subdivision Ordinance. It has been documented on the preliminary plat that offsite construction of East Bailey Boswell Road from the property boundary to Horseman Road must be constructed prior to the recordation of the first phase of this development.

The Subdivision Ordinance in Section 31-106 (d) (2) states, standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. There is one block face that exceeds the maximum length of 1,320 feet. Block 2 from Lot 2 to Lot 33X exceeds this maximum distance. There are no opportunities to break up this block face due to adjoining floodplain and existing platted lots. DRC supports the requested waiver.

***E. DRC RECOMMENDATION***

DRC recommends: 1) Approval one Subdivision Ordinance waiver to permit one block face, Block 2 from Lot 2 to Lot 33X, to exceed the maximum allowed length of 1,320 feet; and 2) Conditional approval of the preliminary plat upon meeting the platting comments in the staff report.



## Conditions and Comments

**Case:** PP-22-009

**Submitted:** 1/5/2022

**Title:** Sanders

**Case Description:** 203 Single-Family Residential Lots that in east of Blue Mound Road and North of Basswood Dr.

**Address:**

**Applicant:**

**Owner:**

**Remarks Due:**

**ZC Hearing:**

**Case Status:** In Review

**Acres:**

---

### List of Conditions:

#### GENERAL

##### *General*

- This application corresponds to February 21th 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 Planning Assistant Jose.MendezVargas@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. 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.

2. FYI: Streets existing and correct:

Blue Mound Road  
Grand Central Pkwy  
Lazy Spur Blvd  
Howling Coyote Lane  
Saddle Blanket Court  
E Bailey Boswell Road  
Missionary Ridge Trail  
Running River Lane  
Pheasant Run Trail  
Ponwar Drive  
Holstein Way  
Chiford Lane

CLEARED 04/05/2022 3. Red Brangus Trail is correct and will be a continuation into this plat. Label the stubout as Red Brangus Trail. (If Red Brangus Trail is improved and connects to the stubout, Street D will also be labeled as Red Brangus Trail. Otherwise, Street D will be a different street name.)

CLEARED 04/05/2022 4. LABEL: Pepperidge Lane as a continuation into this plat for Street A.

5. 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. Approved preliminary plats must be phased such that they do not violate this ruling.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.6 Secondary Access One and Two Family Residential Developments

### **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)

## **PACS**

- PARD/PDP: The Neighborhood and Community Park Dedication Policy will apply.

Neighborhood Park Fees-in-Lieu will be required. 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**

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

1. The Subdivision Ordinance in Section 31-106 (d) (2) states, standard public and private local streets that serve urban lots, less than 150 feet in width, shall have a maximum block face of 1,320 feet. The block face from Block 2, Lot 2 to Block 3, Lot 16X is excessively long. Either a redesign or a waiver request will be required.
2. The Subdivision Ordinance in Section 31-101 (c) states, subdivisions containing more than 30 one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. Access to the north will serve as a single point of access unless there is an offsite extension of Bailey Boswell Road either to the east or the west. Need to clearly identify on the preliminary plat how a second point of access is to be constructed offsite to make this development comply with this Ordinance requirement.
3. Remove the Residential Driveway Access Limitation note and the Conveyance Plat note.
4. The Subdivision Ordinance in Section 31-42 (b) (2) states, no division of land, regardless of size, may be left in a configuration that would prevent it from being platted in compliance with the adopted subdivision ordinance. the Vista Oaks Development tract in the southwest corner of your plat does not have any means of access that would allow this tract to be platted in compliance with the ordinance. Either a redesign or waiver request would be required.

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

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

1.

#### Final Plat Notes:

A. 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.

B. Master Thoroughfare Plan (MTP) (Ch. 31-106.C): The project is adjacent to or includes an arterial identified on the MTP. The new classification(s) for {East Bailey Boswell} 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).

C. Developer to construct East Bailey Boswell to Horseman in accordance with email dated January 11th 2022.

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

E. 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.

F.

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

• Contact: sds@fortworthtexas.gov

DS-22-0015 Accepted for prelim plat only

1. Lot 15 & 16X, Blk 3 need to be one lot. The Floodplain Easement cannot encroach onto a residential lot and must be within the HOA "x" lot.

CLEARED - RNS - 4/6/22

2. All drainage easements must be located in a HOA "X" lot. Please update Lot 15, Blk 4.

CLEARED - RNS - 4/6/2022

FYI, Updated drainage study acceptance required & flood study acceptance required prior to IPRC 1st Sub to support construction of East Bailey Boswell Rd over FEMA Floodplain. FDP issuance required prior to grading and IPRC pre-con. LOMR may be required.

### ***Transportation Impact***

• FYI Comments:

- The project is located in Transportation Impact Fee Service Area C
- 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 Bailey Boswell 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.

### **WATER**

## **Review**

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

Plat case review Performed On: 03/04/2022

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

Note: All revisions requested per our initial review to the proposed plat document must be submitted to Platting department. Staff will upload revised plat and notify our department. If this is an electronic submittal, you must still contact the platting office when you have uploaded the document, otherwise we will not be notified. Please be advised to wait for ALL departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Thank you for your understanding.

Platting Department contact info: 817-392-8027 or email to zz\_PLNDEV\_Platting@fortworthtexas.gov

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

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

Updated 04/08/2022

1- 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."

2- 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)

3- 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)

4- 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.

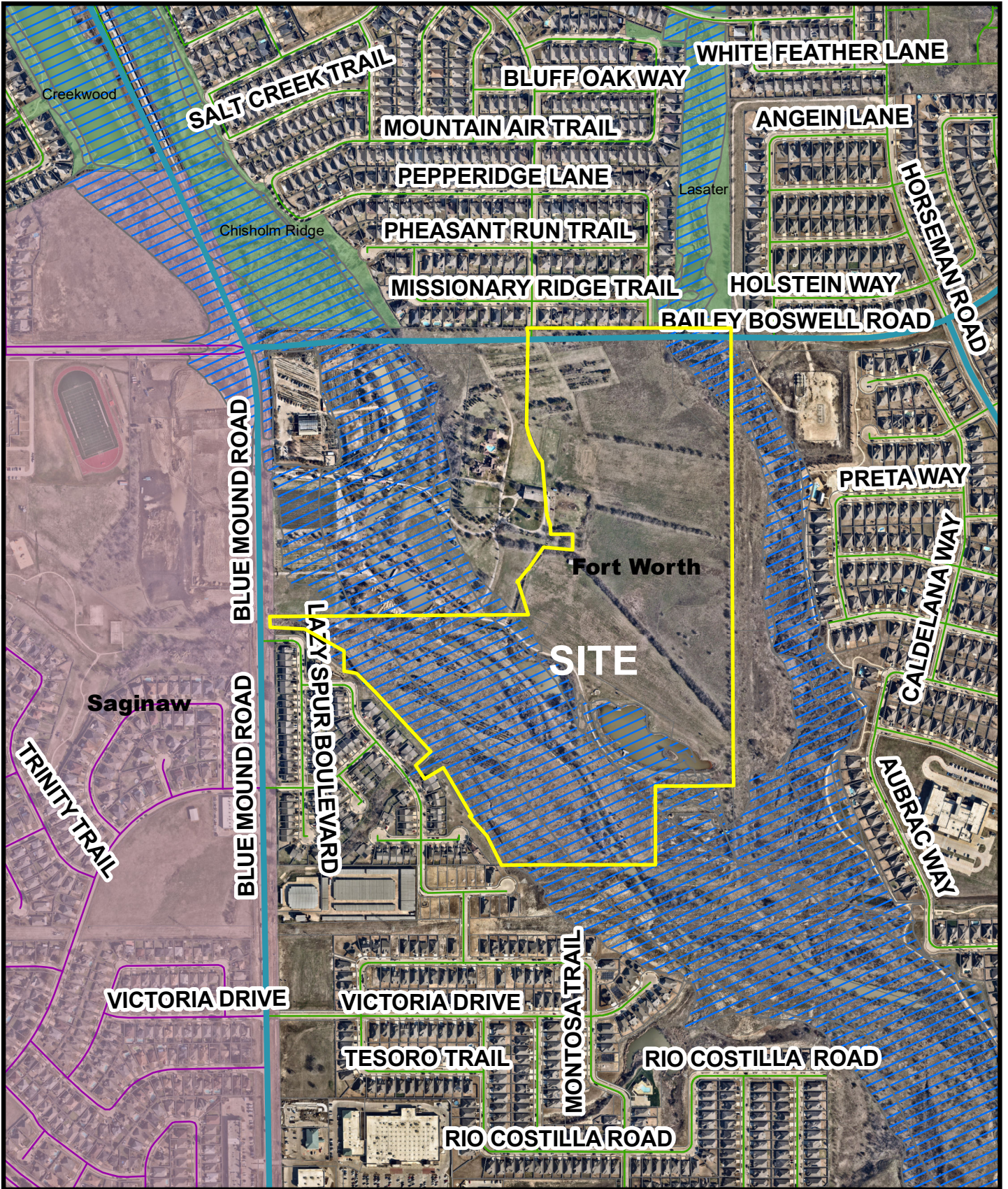
Per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May2019 (3.8.8)

--- Provide adequate easements for existing water/sewer mains.




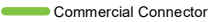
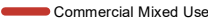
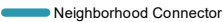
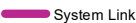
5- REC ID 17 Sewer per acre charge might be applied if connected to the "Big Fossil SS Extension Bureau of Engraving & Printing".

### **List of Comments:**

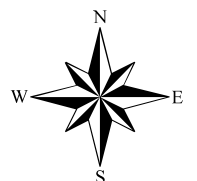


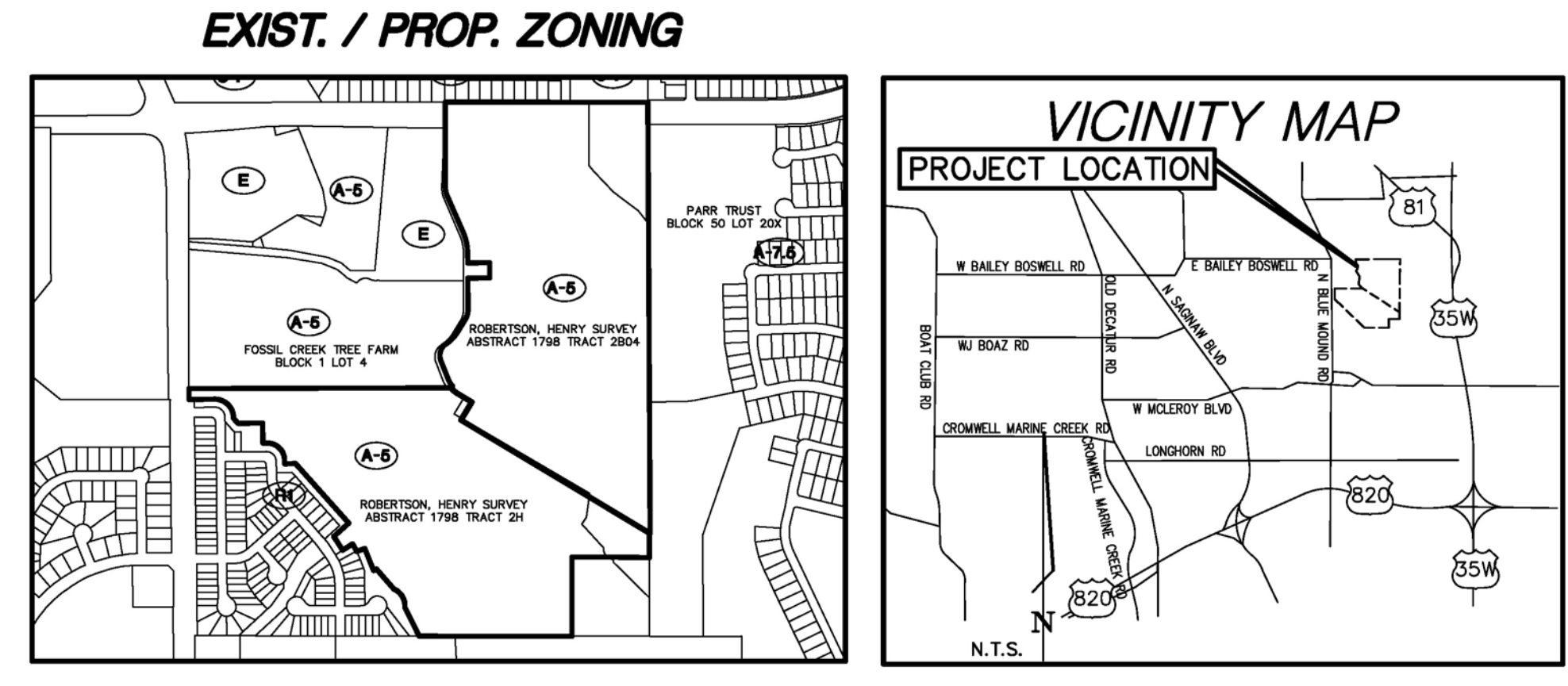
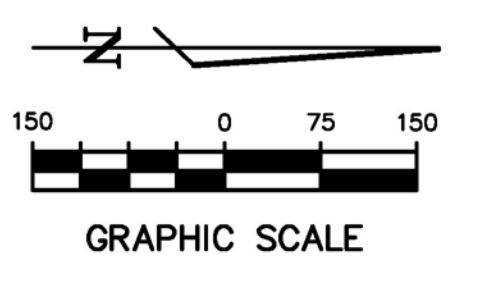


**Legend**

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

1 inch = 700 feet





SCALE: 1"=800'

PROPERTY DESCRIPTION

BEING 45.469 acres of land situated in the H. Robertson Survey, Abstract No. 1798, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land described in the Sanderos Properties LP, according to the deed filed in Instrument #0215060244, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the most northerly northwest corner of said Sanderos tract, also being the northeast corner of an un-improved right-of-way dedication for East Bailey Boswell Road (130' in width), according to the plat filed in Instrument #0215060244, Deed Records of Tarrant County, Texas (D.R.T.C.T.), also being the northeast corner of said Sanderos tract, also being the southeast corner of said Lot 1X, Block 44, Lasater Addition, an addition to the City of Fort Worth, Tarrant County, Texas (P.R.T.C.T.), also being the southeast corner of Lot 1, Block 44, Lasater Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Instrument #0215060244, Deed Records of Tarrant County, Texas (D.R.T.C.T.), also being the southwest corner of a tract of land described in deed to South Chisholm Ridge, LTD, according to the deed filed in Instrument #020313266, D.R.T.C.T., and also being the west line of a tract of land described in deed to Fort Worth West Fork Ranch Homeowners Association, Inc., according to the deed filed in Instrument #0221064181, D.R.T.C.T., bears S 007°57' E, a distance of 2367.27 feet;

THENCE S 89°59'16" E, along the north line of said Sanderos tract, passing along the south R-O-W line of said Running River Lane, the south line of Lots 1 thru 5, Block 45, the south R-O-W line of Pepperidge Lane (50' in width), and the south line of Lot 1X, Block 40, of said Lasater Addition, a distance of 1033.42 feet to a bent 1" iron rod found at the northeast corner of said Sanderos tract, also being the southeast corner of said Lot 1X, and also being in the west R-O-W line of an un-improved R-O-W dedication for East Bailey Boswell Road (130' in width), as filed in Instrument #0214243076, D.R.T.C.T., from which a 5/8 inch iron rod with cap stamped "Carter & Burgess" found at the southeast corner of said Sanderos tract, also being the northeast corner of a tract of land described in deed to South Chisholm Ridge, LTD, according to the deed filed in Instrument #020313266, D.R.T.C.T., and also being in the west line of a tract of land described in deed to Fort Worth West Fork Ranch Homeowners Association, Inc., according to the deed filed in Instrument #0221064181, D.R.T.C.T., bears S 007°57' E, a distance of 2367.27 feet;

THENCE S 007°57' E, along the east line of said Sanderos tract, and along the west R-O-W line of said East Bailey Boswell Road, also passing along the west line of Lot 20X, Block 50, Parr Trust, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Instrument #021423054, D.R.T.C.T., the west R-O-W line of an un-improved R-O-W dedication for Red Brangus Trail (60' in width), as filed in Instrument #0214243062, D.R.T.C.T., and the west line of a tract of land described in deed to Fort Worth West Fork Ranch Homeowners Association, Inc., according to the deed filed in Instrument #0221064181, D.R.T.C.T., a distance of 226.34 feet to a 5/8 inch iron rod set with cap stamped "TP";

THENCE over and across said Sanderos tract, the following courses and distances:

N 52°32'27" E, a distance of 342.32 feet passing a 5/8 inch iron rod found, and continuing along said line, in at, a distance of 1155.81 feet to a 5/8 inch iron rod found with busted yellow cap;

N 305°54' E, a distance of 109.99 feet to a 5/8 inch iron rod found;

N 58°59'33" W, a distance of 81.09 feet to a 5/8 inch iron rod found at the beginning of a curve to the right whose radius is 160.00 feet, and whose long chord bears N 47°59'42" W, a distance of 61.13 feet to the south line of Lot 4, Block 1, of said Fossil Creek Tree Farm (Cabinet A, Slide 10706);

THENCE N 89°44'41" E, continuing over and across said Sanderos tract, along the south line of said Lot 4, a distance of 12.12 feet, and whose long chord bears N 30°31'57" W, a distance of 46.53 feet;

THENCE continuing over and across said Sanderos tract, along the east line of said Lot 4, and Lot 3 of said Block 1, Fossil Creek Tree Farm (Cabinet A, Slide 10706), the following courses and distances:

Along said curve in a northerly direction through a central angle of 175°36', an arc length of 46.71 feet to a 5/8 inch iron rod found at the end of said curve;

N 21°37'04" W, a distance of 100.92 feet to a 5/8 inch iron rod with un-readable cap, found at the beginning of a curve to the right whose radius is 75.00 feet, and whose long chord bears N 15°24'27" E, a distance of 90.17 feet;

Along said curve in a northerly direction through a central angle of 73°54'03", an arc length of 96.74 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess", found at the end of said curve;

N 52°19'37" E, a distance of 19.32 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess", found at the beginning of a curve to the left whose radius is 200.00 feet, and whose long chord bears N 41°44'37" E, a distance of 74.08 feet;

Along said curve in a northerly direction through a central angle of 212°04'42", an arc length of 74.51 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess", found at the end of said curve;

N 30°52'16" E, a distance of 75.21 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess", found at the beginning of a curve to the left whose radius is 100.00 feet, and whose long chord bears N 15°20'54" E, a distance of 53.92 feet;

Along said curve in a northeasterly direction through a central angle of 317°53', an arc length of 54.60 feet to a 5/8 inch iron rod found at the end of said curve;

N 007°44' W, a distance of 164.05 feet;

THENCE leaving said line and continuing over and across said Sanderos tract, the following courses and distances:

N 89°41'03" E, a distance of 115.03 feet;

N 007°57' W, a distance of 80.00 feet;

S 89°41'03" W, a distance of 115.03 feet to the east line of said Lot 3 of said Block 1, Fossil Creek Tree Farm (Cabinet A, Slide 10706);

THENCE continuing over and across said Sanderos tract, along the east line of said Lot 3 of said Block 1, Fossil Creek Tree Farm (Cabinet A, Slide 10706), the following courses and distances:

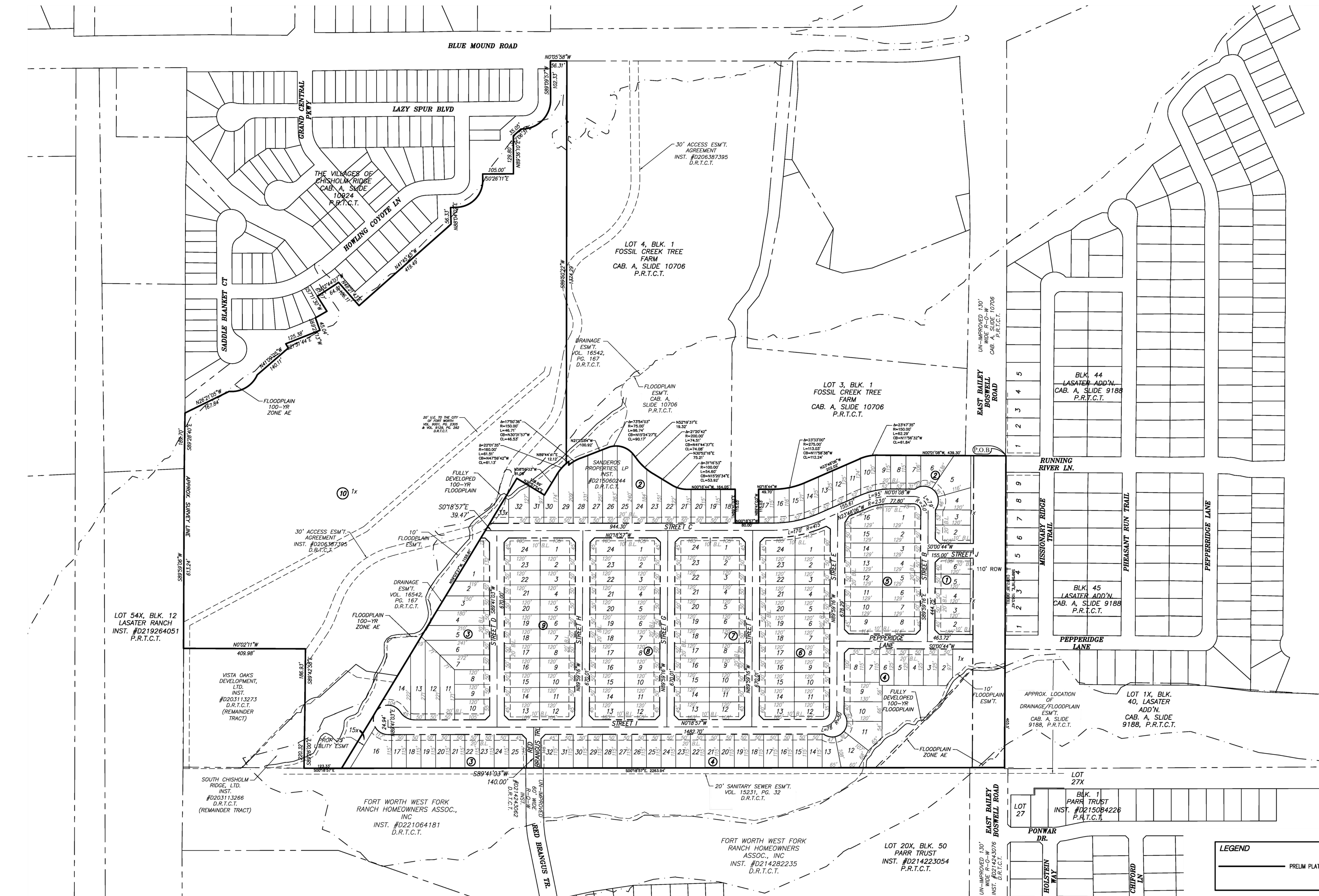
N 007°18'44" W, a distance of 49.70 feet to a 5/8 inch iron rod found at the beginning of a curve to the left whose radius is 275.00 feet, and whose long chord bears N 11°58'38" W, a distance of 112.24 feet;

Along said curve in a northerly direction through a central angle of 233°30', an arc length of 113.03 feet to a 5/8 inch iron rod with broken yellow cap, found at the end of said curve;

N 23°48'06" W, a distance of 202.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess", found at the beginning of a curve to the right whose radius is 150.00 feet, and whose long chord bears N 11°56'32" W, a distance of 61.84 feet;

Along said curve in a northerly direction through a central angle of 234°7'35", an arc length of 62.29 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess", found at the end of said curve;

N 007°18'44" W, continuing over and across said Sanderos tract, along the east line of said Block 1, Fossil Creek Tree Farm, also passing along the east end of said R-O-W line of East Bailey Boswell Road (Cabinet A, Slide 10706), a distance of 439.30 feet to the POINT OF BEGINNING and containing 1,980,621 square feet or 45.469 acres of land.



**UTILITY EASEMENTS**  
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, all remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by or adjacent to, the drainage.

**FLOODPLAIN/ DRAINAGEWAY MAINTENANCE**  
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, all remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by or adjacent to, the drainage.

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

**SIDEWALKS**  
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per City Development Ordinance 25.04.00.

**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, streets, emergency access easements, and gated security entrances, recreational areas, and open spaces, water and wastewater distribution systems and treatment facilities, and recreation/clubhouse/fitness/buildings and facilities.

**CONVEYANCE PLAT LIMITATIONS**  
This Conveyance Plat shall not convey any rights to development or guarantee of public utilities, public or private access, or issuance of addressing and permits without compliance with all applicable rules and regulations and the approval and recording of a Final Plat.

**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 setback 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 regard to intervening structures or objects.

**COVENANTS OR RESTRICTIONS ARE UN-ALTERED**  
No permanent buildings or structures shall be constructed over any existing or plotted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type and/or wastewater system.

**CONSTRUCTION PROHIBITED OVER EASEMENTS**  
No permanent buildings or structures shall be constructed over any existing or plotted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type and/or wastewater system.

**SITE DRAINAGE STUDY**  
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 acceptable if the site does not confirm that 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 otherwise. The Site Drainage Study will be required before any permit is issued. The current owner will form the same.

**PUBLIC OPEN SPACE RESTRICTION**  
No structures, 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, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown in this plat.

**WATER/WASTEWATER - IMPACT FEE STATEMENT**  
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 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.

**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 appropriate water, sewer, storm drain, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.

**POPULATION DENSITIES**

PROJECT AREA	81.79 Acres
LOTS PER ACRE (203 LOTS/81.79 AC.)	2.48 LOTS/ACRE
POPULATION YIELD	203 LOTS x 3.00 PEOPLE/LOT = 609 PEOPLE
DEVELOPMENT DENSITY	609 PEOPLE/81.79 AC. = 7.45 PEOPLE/ACRE

**LOT SIZE AVERAGES**

AVERAGE LOT SIZE (SQ. FT.)	6,782 SF
SMALLEST LOT (LOT 7, BLK 2 - 50' x 106')	5,731 SF
LARGEST LOT (LOT 29, BLK 3 - 50' x 272')	14,438 SF

**LOT YIELDS**

TOTAL PROPOSED 50 LOTS	203
------------------------	-----

**LAND USE SUMMARY TABLE**

SINGLE FAMILY RESIDENTIAL	203 LOTS	31.38 AC.
PUBLIC PARK	0	0 AC.
PRIVATE OPEN SPACE	6	38.98 AC.
STREET R.O.W.		
THOROUGHFARE	0 LF	0 AC.
COLLECTOR	1,064 LF	2.89 AC.
RESIDENTIAL	7,564 LF	8.74 AC.

**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 APPROVED DATE: \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

**INTERNAL ROADWAY NETWORK CONNECTIVITY**

LINKS ..... 18  
NODES ..... 12  
CONNECTIVITY INDEX ..... 1.50

**NOTES**

- THE ENTIRE DEVELOPMENT IS LOCATED WITHIN FORT WORTH CITY LIMITS.
- THE ENTIRE DEVELOPMENT IS LOCATED IN TARRANT COUNTY.
- WATER AND SANITARY SEWER IS PROVIDED BY CITY OF FORT WORTH.
- FRONT BUILDING SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
- PROPOSED STREET R.O.W.'S ARE 50' UNLESS OTHERWISE NOTED.
- DEVELOPMENT TO BE SERVED BY A SECOND POINT OF ACCESS FROM THE EXTENSION OF BAILEY BOSWELL RD TO HORSEMAN RD.
- DEVELOPMENT IS NOT REQUIRED TO PROVIDE ADDITIONAL ACCESS OR A STREET EXTENSION/CONNECT TO THE EXISTING PAVEMENT ASSOCIATED WITH RED BRANGUS TRAIL.

**LIST OF BLOCK LENGTHS**

BLOCK	STREET	FROM	TO	LENGTH (FT)
Block 1	Street A	Street A	Street J	310
Block 2	Street B	Street B	Street C	262
Block 2	Street C	Street C	End	1,730*
Block 4	Street C	Street C	Street H	620
Block 4	Street I	Start	Red Brangus Tr.	1000
Block 5	Street I	Red Brangus Tr.	Street E	1000
Block 5	Street E	Street E	Street A	270
Block 5	Street A	Street E	End	450
Block 6	Street B	Street C	Street A	435
Block 6	Street E	Street C	Street I	390
Block 7	Street E	Street C	Street I	620
Block 7	Street F	Street C	Street J	620
Block 8	Street F	Street C	Street I	620
Block 8	Street G	Street C	Street I	620
Block 9	Street H	Street C	Street I	620
Block 9	Street H	Street C	Street J	620
Block 10	Street H	Street C	Street I	620
Block 10	Street H	Street C	Street J	830

\* LONG BLOCK > 1320' WAIVER REQUIRED.

A PRELIMINARY PLAT FOR  
**SANDEROS**  
81.790 ACRES TRACT OF LAND SITUATED IN THE H. ROBERTSON SURVEY, ABSTRACT No. 1798  
RECORDED IN INSTRUMENT #0215060244 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
FORT WORTH, TEXAS  
April 12, 2022

**OWNER**  
SANDEROS PROPERTIES, LP  
2011 THOMAS PL  
FORT WORTH, TX 76107

**DEVELOPER**  
ZENA MANAGEMENT SERVICES, LLC  
2118 WEST WALL ST  
GRAPEVINE, TX 76051  
(817) 424-1392  
CONTACT: MR. ROB BETANCUR

**ENGINEER/SURVEYOR**  
TEAGUE HALL AND PERKINS, INC.  
2100 RIVERSIDE DR., SUITE 100  
FORT WORTH, TEXAS 76137  
(817) 336-5773  
CONTACT: SAMUEL P. KNIGHT, P.E.

**Case Reference: PP-22-009**

**VA-21-020    Vacation of Karen Street Right-of-Way between Julie Avenue & Marydean Avenue. Council District 3.**

Being a vacation of Karen Street right-of-way between Marydean Avenue & Julie Avenue in the Broadmoor Addition as recorded in Volume 388-E, Page 20 of the PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** South of Marydean Avenue, north of Julie Avenue, east of Broadmoor Avenue and west of South Cherry Street.

**GENERAL INFORMATION**

**A.    *APPLICANT***..... Evolving Texas

**B.    *PURPOSE OF REQUEST***  
 Replat the right-of-way along with the adjacent properties for a proposed single-family-duplex development.

**C.    *CURRENT STATUS***

1. Improvements.....	None
2. Apparent Condition.....	Unimproved
3. Zoning.....	"B" Two Family Residential
4. Comprehensive Plan Future Land Use.....	Low Density Residential
5. Utilities.....	Water, Sewer, Storm Drain
6. Planning and Development Department Case Coordinator.....	Lynn Jordan
7. Neighborhood Organizations Notified.....	NAS Fort Worth JRB RCC, Streams And Valleys Inc, Trinity Habitat for Humanity, Fort Worth 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. NASJRB Airport Overlay applies within the 65dbl.

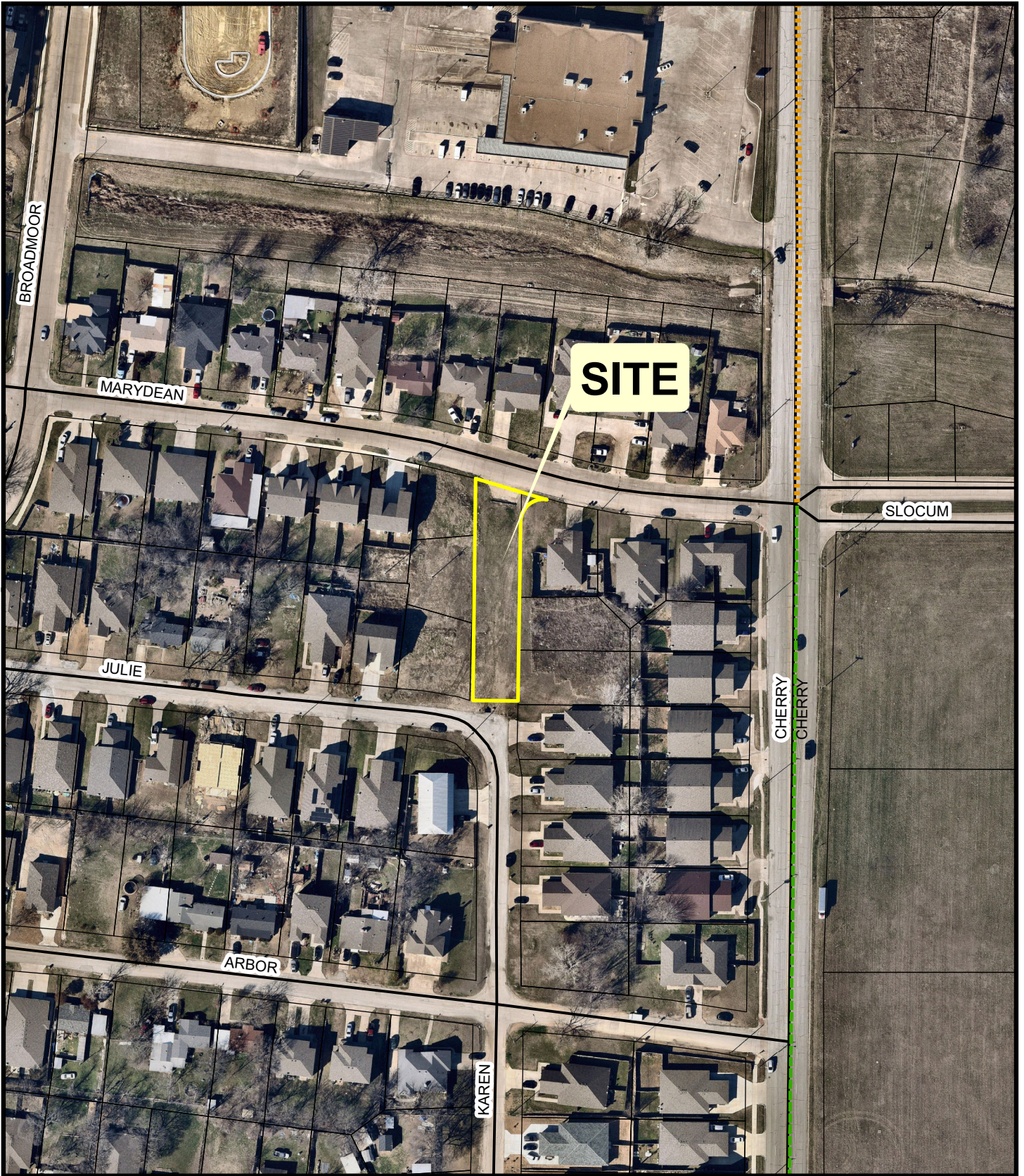
**E.    *COMMENTS AND REQUIREMENTS***

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. **PARD PDP** will apply. The development falls within PPD 4 and a flat fee per unit will be charged. Fee will be calculated on Building Permit year.

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

DRC recommends approval of a recommendation to City Council for the vacation of Karen Street right-of-way between Marydean Avenue and Julie Avenue in the Broadmoor Addition.



MAP LEGEND

Master Thoroughfare Plan

Land Use

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

140 70 0 140 Feet



1 inch = 150 feet

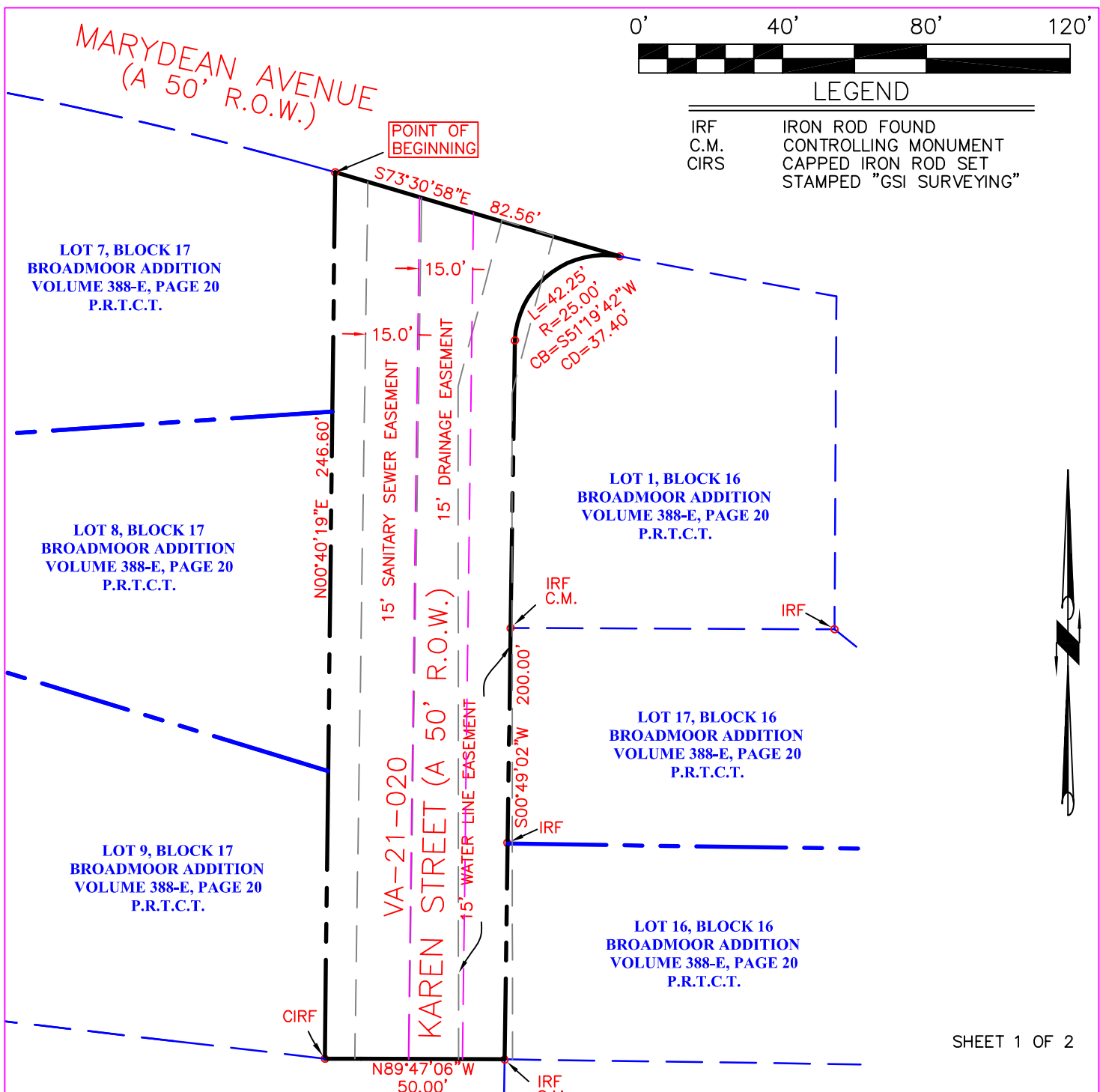


0' 40' 80' 120'



LEGEND

IRF IRON ROD FOUND  
C.M. CONTROLLING MONUMENT  
CIRS CAPPED IRON ROD SET  
STAMPED "GSI SURVEYING"



SHEET 1 OF 2

**EXHIBIT "A"**  
**ABANDONMENT OF KAREN STREET**  
**FROM JULIE AVENUE TO MARYDEAN AVENUE**  
**A 0.282 ACRE TRACT OF LAND, IN THE**  
**BROADMOOR ADDITION, AN ADDITION TO THE**  
**CITY OF FORT WORTH, TARRANT COUNTY,**  
**TEXAS, ACCORDING TO THE PLAT RECORDED**  
**IN VOLUME 388-E, PAGE 20, PLAT RECORDS**  
**TARRANT COUNTY, TEXAS**

*Sj Hoff* 02/10/2022  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6084



<b>GEOMATIC SOLUTIONS, INC.</b> 3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS OFFICE: 817-487-8916 PELS FIRM NO. 10184400 SHELBY@GSI SURVEY.COM		
Scale: 1"=40'	Date: 01/05/22	DWG: 2018454-ROW ABN
Drawn: OF	Checked: SJH	Job: 2018-454

**VA-22-007    Vacation of a Portion of South Adams Street and an Alley in Block 6, Terrell’s Sub-Division: Council District 9.**

Being a vacation of a portion of South Adams Street and an alley in Block 6, Terrell’s Sub-Division, as recorded in Volume 63, Page 155 of the PRTCT, located in the City of Fort Worth, Tarrant County, Texas.

**General Location:** South of West Dashwood Street, north of West Rosedale Street, east of South Henderson Street and west of Washington Avenue.

**GENERAL INFORMATION**

**A.    *APPLICANT***..... Texas Christian University

**B.    *PURPOSE OF REQUEST***  
 Replat the rights-of-way along with the adjacent properties for a proposed medical school building.

**C.    *CURRENT STATUS***

1. Improvements.....	Curb and Gutter
2. Apparent Condition.....	Paved
3. Zoning.....	“NS-T5” Near Southside
4. Comprehensive Plan Future Land Use.....	Mixed Use
5. Utilities.....	Water, Sewer, and Franchise Utilities
6. Planning and Development Department Case Coordinator.....	Alex Parks
7. Neighborhood Organizations Notified.....	United Communities Association of South Fort Worth, Historic Southside NA, Fairmount NA, Near Southside, Inc., Streams And Valleys Inc, Trinity Habitat for Humanity, Hemphill Corridor Task Force, Southeast Fort Worth Inc, East Fort Worth Business Association, Fort Worth 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.

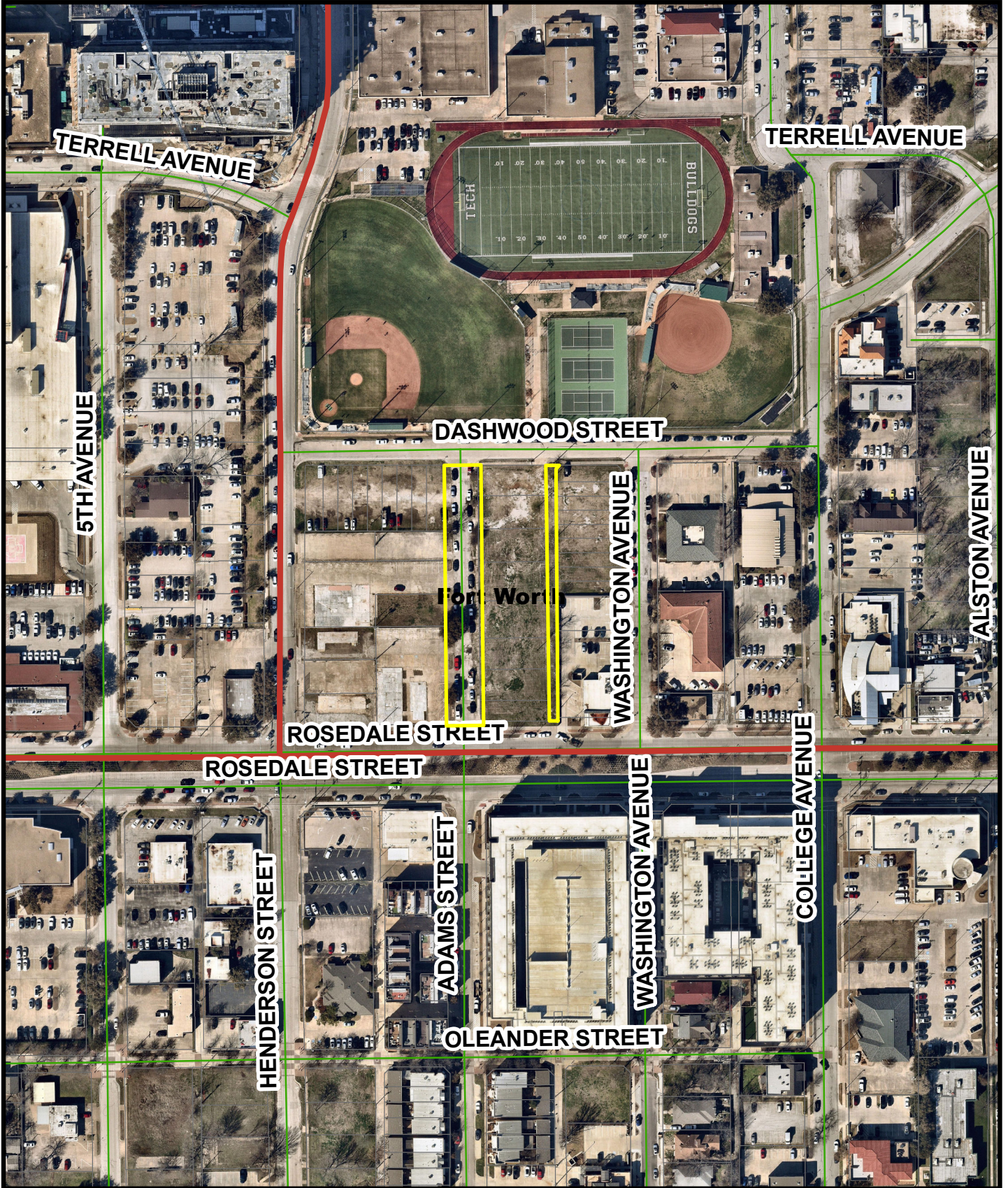
**E.    *COMMENTS AND REQUIREMENTS***

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



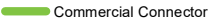
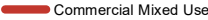
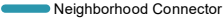


1. **Traffic Circulation Analysis.** The street vacation would not adversely affect area traffic circulation.
2. **Plat Note.** Add the following note to the plat: “No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.

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

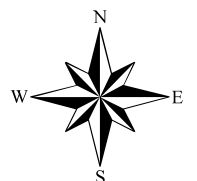
DRC recommends approval of a recommendation to City Council for the vacation of a portion of South Adams Street and an alley in Block 6, Terrell’s Sub-Division.



**Legend**

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

1 inch = 200 feet



# 15' ALLEY WAY ABANDONMENT GRAHAM PARK ADDITION BLOCK 5

SHEET 1 OF 3

Being that certain 7,958 square feet (0.183 acre) tract of land situated in the John Davis Survey, Abstract No. 418, City of Fort Worth, Tarrant County, Texas, and being a portion of a 15 foot Alley Way, according to the plat thereof recorded in Volume 309, Page 23, Map Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron pipe found for the southeast corner of said 15 foot Alley Way, same being the southwest corner of Lot 23, Block 5, Graham Park Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 309, Page 23, Map Records, Tarrant County, Texas, same being in the north right-of-way line of Elmwood Avenue (a 60 foot right-of-way)(formerly known as Springer Avenue per Volume 309, Page 23, said Map Records);

THENCE South 89 deg. 15 min. 26 sec. West, along the common line of said 15 foot Alley Way and said Elmwood Avenue, a distance of 15.40 feet to a ½ inch iron rod with yellow "CBG" cap found for the southwest corner of said 15 foot Alley Way, same being the southeast corner of Lot 22, said Block 5;

THENCE North 00 deg. 08 min. 43 sec. East, along the west line of said 15 foot Alley Way and through the interior of said Block 5, a distance of 500.00 feet to a 60D found for the northwest corner of the herein described tract, same being the southeast corner of Lot 6, said Block 5;

THENCE South 89 deg. 56 min. 49 sec. East, through the interior of said 15 foot Alley Way, a distance of 16.39 feet to a ½ inch iron rod with "Peiser & Mankin SURV" red plastic cap set for the northeast corner of the herein described tract, same being the southwest corner of Lot 43, said Block 5, same being the southwest corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 3448, Page 540, Deed Records, Tarrant County, Texas, same being in the westerly right-of-way line of State Highway 287 (Martin Luther King Jr. Freeway)(a variable width right-of-way);

THENCE South 00 deg. 15 min. 52 sec. West, along the east line of said 15 foot Alley Way and through the interior of said Block 5, a distance of 499.79 feet to the POINT OF BEGINNING and containing 7,958 square feet or 0.183 acre of computed land, more or less.

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.

PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE  
2/11/2022

JOB NO.: 22-0106

DATE: 2/11/2022

REVISION

NOT TO SCALE

DRAWN: J.B.W.

**PEISER & MANKIN  
SURVEYING, LLC**

www.peisersurveying.com  
FIRM NO. 100999-00

1604 HART STREET  
SOUTHLAKE, TEXAS 76092  
817-481-1806 (O)



Member Since 1977

TIMOTHY R. MANKIN  
Registered Professional Land Surveyor No. 6122



COMMERCIAL • RESIDENTIAL  
BOUNDARIES • TOPOGRAPHY  
MORTGAGE

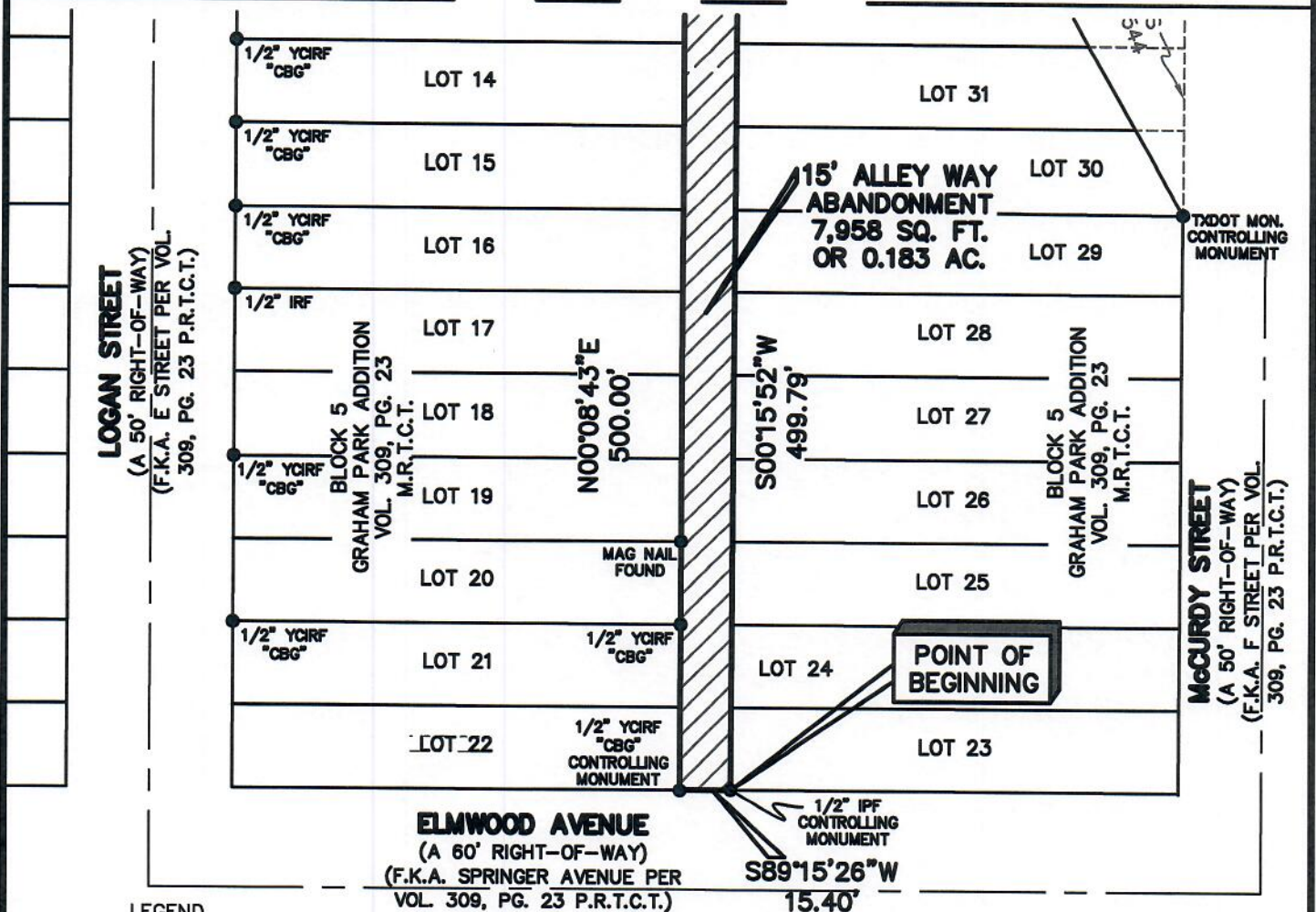




# 15' ALLEY WAY ABANDONMENT GRAHAM PARK ADDITION BLOCK 5

SHEET 2 OF 3

MATCH LINE (SHEET 3 OF \_)



**LEGEND**

- YCIRF - Iron Rod Found with yellow cap
- IRS - Iron Rod with red "Peiser & Mankin SURV" cap found
- O.P.R.T.C.T. - Official Public Records of Tarrant County Texas
- D.R.T.C.T. - Deed Records of Tarrant County Texas
- M.R.T.C.T. - Map Records of Tarrant County Texas
- INST. NO. - Instrument Number
- VOL. - Volume
- PG. - Page

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 50 ft.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 2/11/2022

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

JOB NO.: 22-0106

DATE: 2/11/2022

REVISION

SCALE: 1" = 50'

DRAWN: J.B.W.

**PEISER & MANKIN  
SURVEYING, LLC**

TIMOTHY R. MANKIN  
Registered Professional Land Surveyor No. 6122

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Member Since 1977



**COMMERCIAL BOUNDARIES** • **RESIDENTIAL TOPOGRAPHY**  
**MORTGAGE**

**FP-21-161    Trammel Crow 35 Eagle Addition, Lot 1, 2, 3R and 4R Block 1 (Waiver Request): Council District 7.**

Being 344.4-acre tract of land in the J. Daniels Survey, Abstract No. 340, the Peter K. Matthews Survey, Abstract No. 865, the B. Matthews Survey, Abstract No. 860, Alex McDonald Survey, Abstract No. 786, James Eads Survey, Abstract No. 410, located in the City of Fort Worth, Denton County, Texas

**General Location:** North of Eagle Parkway and west of North Freeway.

**GENERAL INFORMATION**

**A.    *APPLICANT***

- 1. Consultant / Agent ..... Halff and Associates, Inc.
- 2. Owner/Developer..... Trammel Crow Company

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

- 1. Current Zoning ..... "K" Heavy Industrial
- 2. Proposed Zoning ..... No Change
- 3. Comprehensive Plan Future Land Use ..... Industrial Growth Center Alliance  
Airport
- 4. Public Hearing Notification Mailing Date ..... N/A
- 5. Planning & Development Department Case Coordinator..... Alex Parks
- 6. Organizations Courtesy Notified..... North Fort Worth Alliance, Sendera  
Ranch HOA, Streams And Valleys Inc  
Trinity Habitat for Humanity, Northwest  
ISD

**C.    *SERVICE DISTRICTS***

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

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

The proposed plat is a replat of two existing lots in the industrial growth center for Alliance Airport along with additional acreage for industrial warehouses. The replat includes a land swap between property owners to relocate an existing detention pond. Access these lots will be provided by Eagle Parkway, a commercial connector on the Master Thoroughfare Plan (MTP) and an internal roadway Heritage Parkway that loops from Eagle Parkway onto North Freeway.

Trammell Crow Company is currently pursuing permits for Phase III of a large industrial development north of Alliance airport in Fort Worth. As a part of this development, the applicant will need to relocate a detention pond belonging to the adjacent owner, Heitman. The existing detention pond is currently located on and serving Heitman's property. After construction of the new pond is complete, the two owners will swap land so that Heitman owns the land including the new detention pond. The old detention pond

will be abandoned, and the associated land will be transferred to the applicant. Heitman and the building tenant do not want to sign the final plat for recordation until this new detention facility is operational and the land swap has occurred. The applicant is working diligently on permitting and construction of the new detention pond as quickly as possible, and already has an agreement with Heitman to perform the land swap once the new detention pond is operational. Construction of the pond and the land swap is estimated to take approximately ninety (90) days from construction commencement. The plan is to construct the building foundation north to south to minimize the construction impact. However, even with these accommodations, the foundation work will be held up if the applicant is not able to begin it until the Trammel Crow 35 Eagle Addition (FP-21-161) final plat is recorded. The applicant has submitted this waiver request to allow the developer to obtain a foundation permit and begin drilling piers prior to the recording of a final plat for the property.








The Subdivision Ordinance in Section 31-150(a) states, 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. To enable the developer to maintain their schedule of deliver of this large industrial warehouse to their prospective clients the applicant has requested a waiver of this requirement to issue a foundation only permit. DRC supports the requested waiver since the applicant understands that the issuance of the full building permit will not be attainable until the recordation of the final plat.

***E. DRC RECOMMENDATION***

DRC recommends: 1) Approval of one Subdivision Ordinance waiver to permit the issuance of a foundation only permit for the construction of an industrial warehouse prior to the final recordation of the associated Trammel Crow 35 Eagle Addition final plat (FP-21-161); and 2) Approval of the final plat.



**Legend**

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

1 inch = 1,300 feet



LINE TABLE BOUNDARY					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 29°28'13" E	108.66'	L6	N 47°12'52" W	153.88'
L2	N 30°12'52" W	193.59'	L7	S 79°19'17" W	250.00'
L3	N 30°03'54" E	30.95'	L8	N 30°00'48" W	95.57'
L4	N 41°11'31" E	19.64'	L9	N 62°48'05" W	130.00'
L5	N 52°16'15" E	320.19'	L10	S 06°09'37" E	142.76'

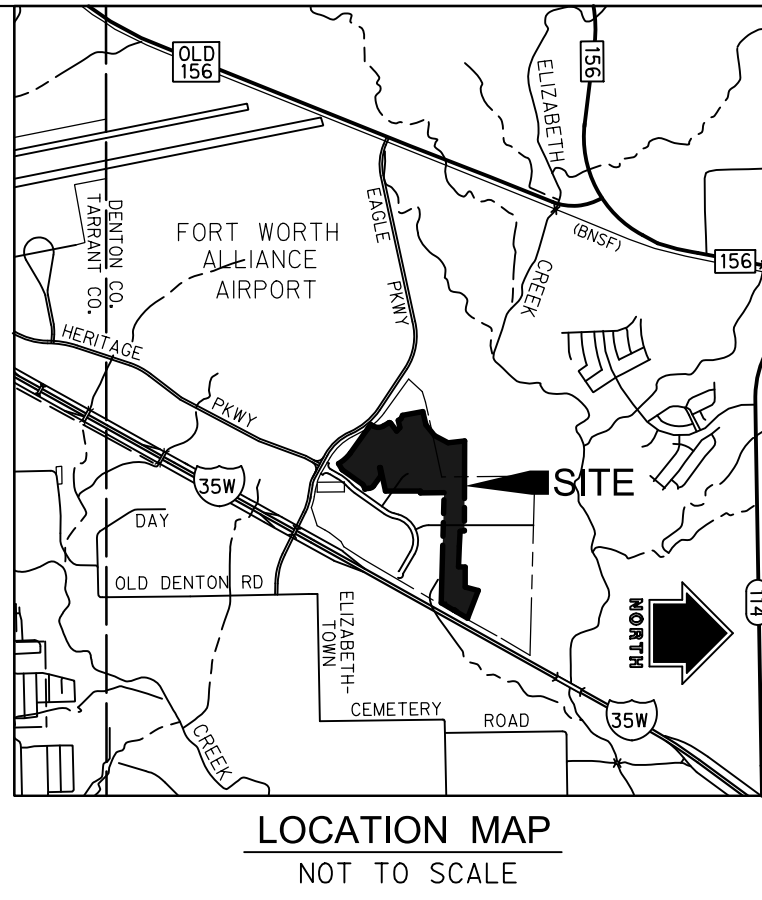
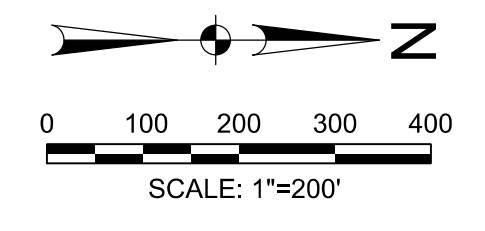
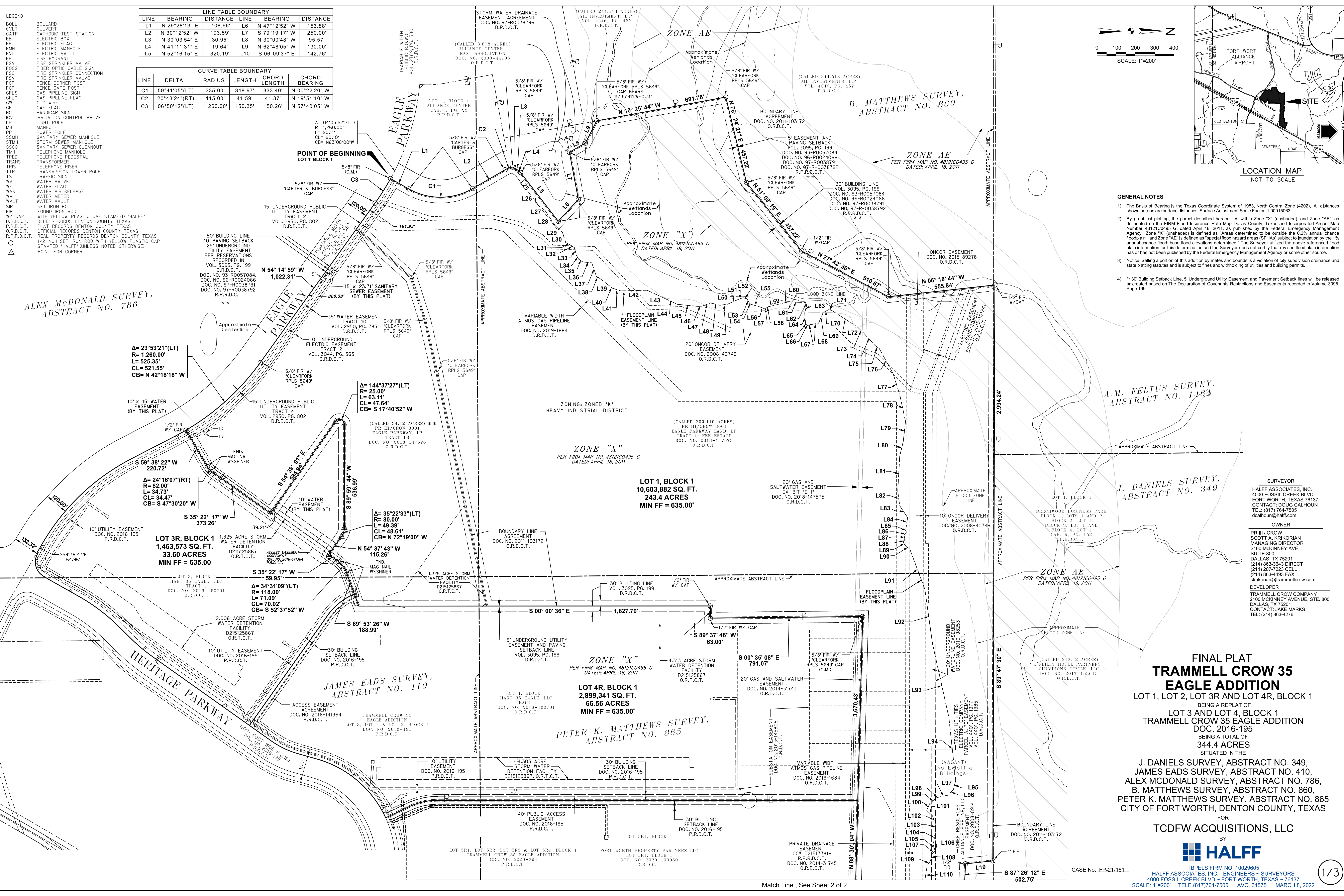
CURVE TABLE BOUNDARY				
LINE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	59°41'05"(LT)	335.00'	348.97'	N 00°22'20" W
C2	20°43'24"(RT)	115.00'	41.59'	N 19°51'10" W
C3	06°50'12"(LT)	1,260.00'	150.35'	N 57°40'05" W

LEGEND	DESCRIPTION
BOLL	BOLLARD
CULT	CULVERT
CATP	CATHODIC TEST STATION
EB	ELECTRIC BOX
EF	ELECTRIC FLAG
EMH	ELECTRIC MANHOLE
EVL	ELECTRIC VAULT
FI	FIRE HYDRANT
FSV	FIRE SPRINKLER VALVE
FOCS	FIBER OPTIC CABLE SIGN
FSC	FIRE SPRINKLER CONNECTION
FSV	FIRE SPRINKLER VALVE
FPC	FENCE CORNER POST
FPP	FENCE GATE POST
GPLS	GAS PIPELINE SIGN
GFLG	GAS PIPELINE FLAG
GW	GUY WIRE
GF	GAS FLAG
HC	HANDICAP SIGN
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
MH	MANHOLE
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
STMH	STORM SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TMH	TELEPHONE MANHOLE
TPED	TELEPHONE PEDESTAL
TRANS	TRANSFORMER
TRIS	TELEPHONE RISER
TTP	TRANSMISSION TOWER POLE
TS	TRAFFIC SIGN
TV	TRIP VALVE
WF	WATER FLAG
WAR	WATER AIR RELEASE
WM	WATER METER
WVLT	WATER VALVE
SIR	SET IRON ROD
WZ CAP	FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
D.R.D.C.T.	DEED RECORDS DENTON COUNTY TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY TEXAS
STAMPED "HALFF"	STAMPED "HALFF" (UNLESS NOTED OTHERWISE)
△	POINT FOR CORNER

DATE: 03/11/2016 10:00 AM  
 DRAWN BY: JAMES EADS  
 CHECKED BY: JAMES EADS  
 PROJECT: TRAMMELL CROW 35 EAGLE ADDITION

LINE TABLE BOUNDARY					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 29°28'13" E	108.66'	L6	N 47°12'52" W	153.88'
L2	N 30°12'52" W	193.59'	L7	S 79°19'17" W	250.00'
L3	N 30°03'54" E	30.95'	L8	N 30°00'48" W	95.57'
L4	N 41°11'31" E	19.64'	L9	N 62°48'05" W	130.00'
L5	N 52°16'15" E	320.19'	L10	S 06°09'37" E	142.76'

CURVE TABLE BOUNDARY				
LINE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	59°41'05"(LT)	335.00'	348.97'	N 00°22'20" W
C2	20°43'24"(RT)	115.00'	41.59'	N 19°51'10" W
C3	06°50'12"(LT)	1,260.00'	150.35'	N 57°40'05" W



- GENERAL NOTES**
- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.00015063.
  - By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded), and Zone "AE", as delineated on the FIRM Flood Insurance Rate Map Dallas County, Texas and Incorporated Areas, Map Number 48121C0495 G, dated April 18, 2011, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone "AE" is defined as "special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood; base flood elevations determined." The Surveyor utilized the above referenced flood plan information for this determination and the Surveyor does not certify that revised flood plan information has or has not been published by the Federal Emergency Management Agency or some other source.
  - 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.
  - \*\* 30' Building Setback Line, 5' Underground Utility Easement and Pavement Setback Lines will be released or created based on the Declaration of Covenants Restrictions and Easements recorded in Volume 3095, Page 199.

**SURVEYOR**  
 HALFF ASSOCIATES, INC.  
 4000 FOSSIL CREEK BLVD.  
 FORT WORTH, TEXAS 76137  
 CONTACT: DOUG CALHOUN  
 TEL: (817) 764-7505  
 dcalhoun@halff.com

**OWNER**  
 PR III / CROW  
 SCOTT A. KRICKORIAN  
 MANAGING DIRECTOR  
 2100 MCKINNEY AVE.,  
 SUITE 800  
 DALLAS, TX 75201  
 (214) 863-3643 DIRECT  
 (214) 207-7223 CELL  
 (214) 863-4493 FAX  
 skrickorian@trammellcrow.com

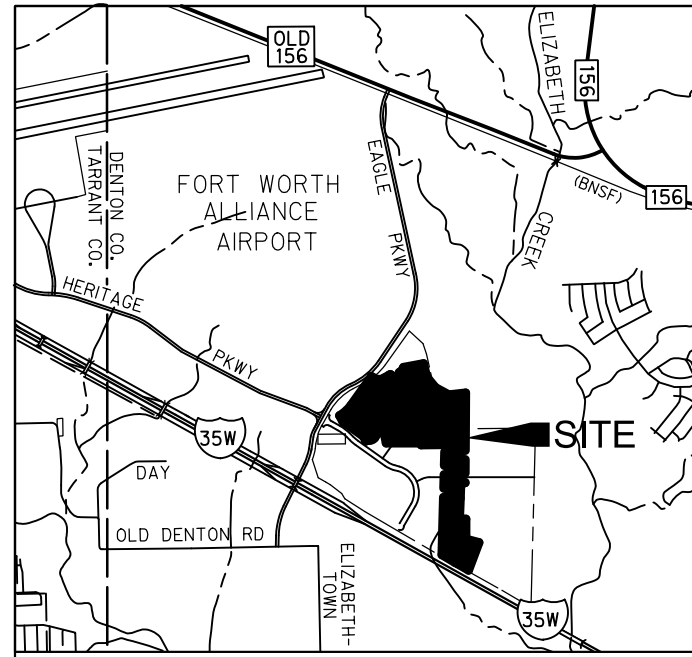
**DEVELOPER**  
 TRAMMELL CROW COMPANY  
 2100 MCKINNEY AVENUE, STE. 800  
 DALLAS, TX 75201  
 CONTACT: JAKE MARKS  
 TEL: (214) 863-4276

**FINAL PLAT**  
**TRAMMELL CROW 35**  
**EAGLE ADDITION**  
 LOT 1, LOT 2, LOT 3R AND LOT 4R, BLOCK 1  
 BEING A REPLAT OF  
 LOT 3 AND LOT 4, BLOCK 1  
 TRAMMELL CROW 35 EAGLE ADDITION  
 DOC. 2016-195  
 BEING A TOTAL OF  
 344.4 ACRES  
 SITUATED IN THE  
 J. DANIELS SURVEY, ABSTRACT NO. 349,  
 JAMES EADS SURVEY, ABSTRACT NO. 410,  
 ALEX McDONALD SURVEY, ABSTRACT NO. 786,  
 B. MATTHEWS SURVEY, ABSTRACT NO. 860,  
 PETER K. MATTHEWS SURVEY, ABSTRACT NO. 865  
 CITY OF FORT WORTH, DENTON COUNTY, TEXAS

FOR  
**TCDFW ACQUISITIONS, LLC**  
 BY  
**HALFF**  
 TBPELS FIRM NO. 10029605  
 HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
 4000 FOSSIL CREEK BLVD - FORT WORTH, TEXAS - 76137  
 SCALE: 1"=200' TELE: (817) 764-7505 AVO. 34575 MARCH 8, 2022

Match Line - See Sheet 2 of 2

CASE No. FP-21-161



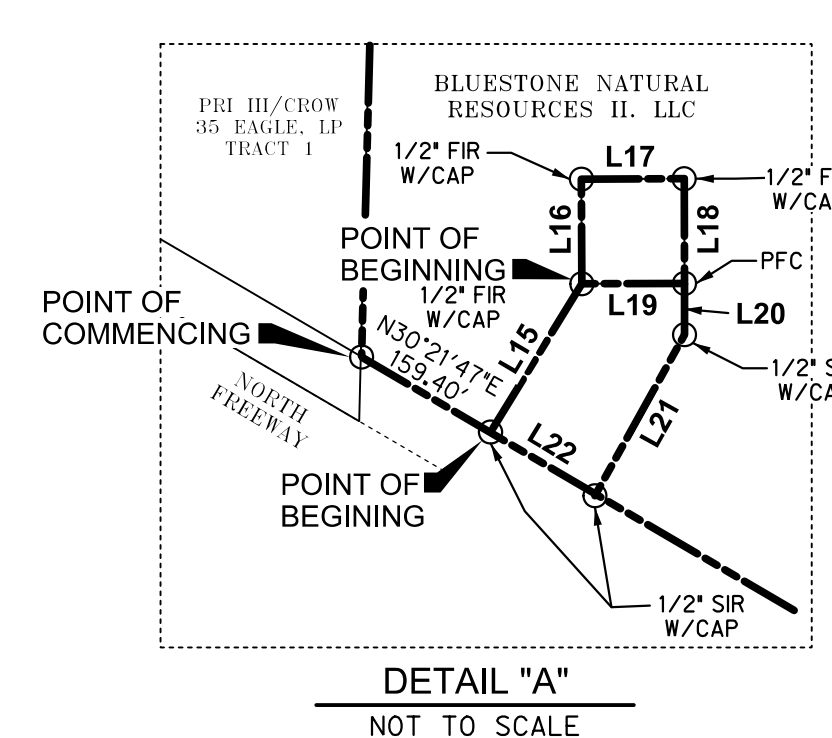
\*\* : WILL BE RELEASED BASED ON THE DECLARATION OF COVENANTS RESTRICTIONS AND EASEMENTS RECORDED IN VOL. 3095, PG. 199, D.R.D.C.T.

LINE	BEARING	DISTANCE
L11	N 01°16'28" E	217.18'
L12	N 59°38'13" W	13.33'
L13	S 30°21'47" W	77.65'
L14	S 59°38'13" E	13.33'
L15	N 59°38'13" W	181.77'
L16	S 89°47'45" W	109.00'
L17	N 00°12'15" W	107.00'
L18	N 89°47'45" E	109.00'
L19	S 00°12'15" E	107.00'
L20	N 89°47'45" E	47.90'
L21	S 59°38'13" E	194.94'
L22	S 30°21'47" W	116.49'

LINE	BEARING	DIST.	LINE	BEARING	DIST.
L25	N 52°16'15" E	120.01'	L86	S 43°39'55" E	16.06'
L26	N 84°37'38" E	66.02'	L87	N 77°07'22" E	21.03'
L27	N 37°19'50" E	58.71'	L88	S 62°24'45" E	18.36'
L28	N 56°14'59" E	96.75'	L89	N 58°08'35" E	14.44'
L29	N 42°56'56" E	51.95'	L90	N 41°56'54" E	35.97'
L30	N 72°19'01" E	54.19'	L91	N 69°31'38" E	221.99'
L31	N 28°11'18" E	25.58'	L92	N 81°58'20" E	286.48'
L32	N 32°55'02" E	26.68'	L93	N 77°27'05" E	390.11'
L33	N 74°38'11" E	41.50'	L94	N 83°48'39" E	330.95'
L34	N 61°15'35" E	22.75'	L95	S 76°33'22" E	47.61'
L35	N 33°22'13" E	26.83'	L96	S 48°14'12" E	40.74'
L36	N 05°36'41" E	46.49'	L97	S 11°41'55" E	48.10'
L37	N 71°05'31" E	74.48'	L98	S 16°56'35" E	18.07'
L38	N 29°14'21" E	15.36'	L99	S 42°44'21" E	45.67'
L39	N 37°26'03" E	77.53'	L100	S 67°12'21" E	36.66'
L40	N 42°59'31" E	8.43'	L101	N 43°19'31" E	41.49'
L41	N 18°36'03" E	47.54'	L102	N 71°12'59" E	41.72'
L42	N 1°36'18" W	136.74'	L103	N 86°44'58" E	35.19'
L43	N 24°41'37" E	96.41'	L104	S 81°21'09" E	77.38'
L44	N 25°13'31" E	77.69'	L105	N 73°29'43" E	23.99'
L45	N 05°43'50" E	16.40'	L106	N 38°35'10" E	8.38'
L46	N 02°53'08" W	24.18'	L107	S 43°54'38" E	29.26'
L47	N 21°31'09" W	45.42'	L108	S 79°11'37" E	32.74'
L48	N 14°01'05" E	50.50'	L109	S 56°29'27" E	32.33'
L49	N 08°10'44" W	40.93'	L110	S 80°47'12" E	188.33'
L50	N 24°19'16" W	53.42'	L111	N 79°43'20" E	64.42'
L51	N 20°56'56" W	32.43'	L112	S 82°45'06" E	19.81'
L52	N 14°43'08" E	21.93'	L113	S 86°09'35" E	44.41'
L53	N 60°51'15" E	25.54'	L114	N 84°40'27" E	37.27'
L54	N 40°12'17" E	9.79'	L115	S 75°56'48" E	89.46'
L55	N 16°31'27" E	54.19'	L116	N 75°35'45" E	32.08'
L56	N 22°46'13" E	15.62'	L117	S 83°42'19" E	102.21'
L57	N 10°26'59" W	16.78'	L118	N 87°24'41" E	90.24'
L58	N 35°38'18" W	9.04'	L119	S 74°40'16" E	60.55'
L59	N 14°03'28" W	73.61'	L120	N 86°33'34" E	195.91'
L60	N 12°16'49" W	36.72'	L121	S 74°15'21" E	57.06'
L61	N 02°27'11" E	96.05'	L122	S 86°16'39" E	28.46'
L62	N 63°43'39" E	15.30'	L123	S 78°15'01" E	3.94'
L63	S 75°44'57" E	41.32'	L124	S 67°05'32" E	141.76'
L64	N 85°44'10" E	53.16'	L125	S 57°53'23" E	82.70'
L65	N 60°50'31" E	11.33'	L126	S 45°45'41" E	44.06'
L66	N 19°48'08" E	6.77'	L127	S 48°41'14" E	37.31'
L67	N 16°46'08" W	13.88'	L128	S 77°27'54" E	58.82'
L68	N 10°10'35" W	43.54'	L129	S 54°33'32" E	92.62'
L69	N 66°27'00" W	59.08'	L130	S 62°01'16" E	93.50'
L70	N 29°52'51" W	31.56'	L131	S 75°25'05" E	28.12'
L71	N 10°40'51" E	17.07'	L132	S 83°48'36" E	119.68'
L72	N 32°43'53" E	158.36'	L133	S 65°40'36" E	45.83'
L73	N 44°24'15" E	46.21'	L134	S 89°18'13" E	106.22'
L74	N 47°27'03" E	87.62'	L135	N 77°05'11" E	209.71'
L75	N 36°04'51" E	27.61'	L136	N 71°06'16" E	57.14'
L76	N 61°07'56" E	148.67'	L137	N 46°57'13" E	34.65'
L77	N 72°29'36" E	115.59'	L138	N 31°15'17" E	46.78'
L78	N 77°47'22" E	140.61'	L139	S 87°15'08" E	61.65'
L79	S 83°52'42" E	102.54'	L140	S 74°08'57" E	41.80'
L80	S 76°41'19" E	82.64'	L141	S 66°10'55" E	66.85'
L81	S 86°42'57" E	180.63'	L142	S 35°21'24" E	27.73'
L82	N 82°23'47" E	76.89'	L143	S 70°05'22" E	72.87'
L83	N 56°25'34" E	74.14'	L144	S 88°37'04" E	38.92'
L84	S 81°31'58" E	58.52'	L145	S 65°19'12" E	42.28'
L85	N 85°43'47" E	22.80'	L146	S 30°21'47" W	31.25'

LINE	BEARING	DISTANCE
L150	S 28°42'33" W	393.82'
L151	S 60°10'54" E	221.81'
L152	S 30°21'47" W	12.48'
L153	S 30°21'47" W	27.64'
L154	N 00°10'55" W	217.14'
L155	S 69°39'57" W	274.78'
L156	S 00°00'00" E	160.14'
L157	N 90°00'00" W	7.50'
L158	S 00°12'15" E	72.98'
L159	S 89°59'44" W	32.76'
L160	N 00°00'00" W	260.95'
L161	N 69°39'57" E	302.65'
L162	N 28°42'33" E	401.93'
L163	S 69°03'54" E	40.37'

SYMBOL	DESCRIPTION
BOLL	BOLLARD
CVLT	CULVERT
CATP	CATHODIC TEST STATION
EB	ELECTRIC BOX
EF	ELECTRIC FLAG
EMH	ELECTRIC MANHOLE
EVLT	ELECTRIC VALVE
FH	FIRE HYDRANT
FSV	FIRE SPRINKLER VALVE
FOCS	FIBER OPTIC CABLE SIGN
FSC	FIRE SPRINKLER CONNECTION
FSV	FIRE SPRINKLER VALVE
FOP	FENCE CORNER POST
FGP	FENCE GATE POST
OPLS	GAS PIPELINE SIGN
QFLG	GAS PIPELINE FLAG
GW	GUY WIRE
HC	HANDICAP SIGN
GF	GAS FLAG
IRCV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
MH	MANHOLE
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
STMH	STORM SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TMH	TELEPHONE MANHOLE
TPED	TELEPHONE PEDESTAL
TRANS	TRANSFORMER
TRIS	TELEPHONE RISER
TTP	TRANSMISSION TOWER POLE
TRF	TRAFFIC SIGN
WV	WATER VALVE
WF	WATER FLAG
WR	WATER AIR RELEASE
WM	WATER METER
WVLT	WATER VAULT
SIR	SET IRON ROD
FIR	FOUND IRON ROD
W/CAP	WITH YELLOW PLASTIC CAP STAMPED "HALF"
D.R.D.C.T.	DEED RECORDS DENTON COUNTY TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY TEXAS
1/2-2-1/2	1/2-2-1/2 INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALF" (UNLESS NOTED OTHERWISE)



**GENERAL NOTES**

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.00015063.
- By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded), and Zone "AE", as delineated on the FIRM Flood Insurance Rate Map, Dallas County, Texas and Incorporated Areas, Map Number 48121C0495 G, dated April 18, 2011, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain", and Zone "AE" is defined as "special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood; base flood elevations determined". The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- 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.

**SURVEYOR**  
 HALFF ASSOCIATES, INC.  
 4000 FOSSIL CREEK BLVD.  
 FORT WORTH, TEXAS 76137  
 CONTACT: DOUG CALHOUN  
 TEL: (817) 764-7505  
 dcalhoun@halff.com

**OWNER**  
 PR III / CROW  
 SCOTT A. KRKORIAN  
 MANAGING DIRECTOR  
 2100 MCKINNEY AVE.,  
 SUITE 800  
 DALLAS, TX 75201  
 (214) 863-3643 DIRECT  
 (214) 207-7223 CELL  
 (214) 863-4433 FAX  
 skrikorian@trammellcrow.com

**DEVELOPER**  
 TRAMMELL CROW COMPANY  
 2100 MCKINNEY AVENUE, STE. 800  
 DALLAS, TX 75201  
 CONTACT: JAKE MARKS  
 TEL: (214) 863-4276

CASE NO. FP-21-161

**FINAL PLAT**  
**TRAMMELL CROW 35**  
**EAGLE ADDITION**  
 LOT 1, LOT 2, LOT 3R AND LOT 4R, BLOCK 1  
 BEING A REPLAT OF  
 LOT 3 AND LOT 4, BLOCK 1  
 TRAMMELL CROW 35 EAGLE ADDITION  
 DOC. 2016-195  
 BEING A TOTAL OF  
**344.4 ACRES**  
 SITUATED IN THE  
 J. DANIELS SURVEY, ABSTRACT NO. 349,  
 JAMES EADS SURVEY, ABSTRACT NO. 410,  
 ALEX McDONALD SURVEY, ABSTRACT NO. 786,  
 B. MATTHEWS SURVEY, ABSTRACT NO. 860,  
 PETER K. MATTHEWS SURVEY, ABSTRACT NO. 865  
 CITY OF FORT WORTH, DENTON COUNTY, TEXAS  
 FOR  
**TCDFW ACQUISITIONS, LLC**  
 BY  
**HALFF**  
 TBPELS FIRM NO. 10029605  
 HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
 4000 FOSSIL CREEK BLVD - FORT WORTH, TEXAS - 76137  
 SCALE: 1"=200' TELE: (817) 764-7505 AVO. 34575 MARCH 8, 2022



Development Department
STANDARD PLAT NOTES

Water/Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the 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.

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 on 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.

Floodplain Restriction

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

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 operation of said 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.

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".

Oil or Gas Well Proximity to Buildings

Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s) without regards to intervening structures.

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

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

Utility Easements

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

Site Drainage Study

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

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, enclosure 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, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Building Permits

No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the city of Fort Worth.

Construction Prohibited Over Easements

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

Parkway Permit

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

LEGAL DESCRIPTION
LOT 1, BLOCK 1

BEING a tract of land situated in the J. Daniels Survey, Abstract Number 349, James Eads Survey, Abstract Number 410, A. McDonald Survey, B. Matthews Survey, Abstract Number 865, City of Fort Worth, Denton County, Texas, and being all of a called 209,110 acre tract of land described as "Tract 1" in Special Warranty Deed to PR IIICROW 3001 EAGLE PARKWAY LAND, LP, as recorded in Document Number 2016-147575 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being all of a called 34.42 acre tract of land described as "Tract 1B" in Special Warranty Deed to PR IIICROW 3001 EAGLE PARKWAY LAND, LP, as recorded in Document Number 2016-147576 O.R.D.C.T., and being a part of "Tract 4, Block 1 Trammell Crow 35 Eagle Addition, as described in Special Warranty Deed to Hart 35 Eagle LLC as recorded in Document No. 2016-160701 O.R.D.C.T., same being Lot 4, Block 1 Trammell Crow 35 Eagle Addition as recorded in Document No. 2015-318, as affected by Correction Plat recorded in Document No. 2016-195 Plat Records Denton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod for the common corner of the southwest corner of said 209,110 acre tract and the southeast corner of a called 3,878-acre tract of land described in Correction Deed without Warranty to Alliance Center-East Association, as recorded in Document Number 2009-44103, O.R.D.C.T., said corner also being on the northeast right-of-way line of Eagle Parkway 35W;

THENCE with the west line of said Tract 1 and the east line of said 3,878-acre tract, the following bearings and distances:

North 29 degrees 28 minutes 13 seconds East, a distance of 108.66 feet to a 5/8-inch found iron rod with cap stamped "CARTER & BURGESS" for corner to the point of curvature of a tangent circular curve to the left, having a radius of 335.00 feet, whose chord bears North 00 degrees 22 minutes 20 seconds West, a distance of 333.40 feet;

Northerly, with said curve, through a central angle of 59 degrees 41 minutes 05 seconds, an arc length of 348.97 feet to a 5/8-inch found iron rod with cap stamped "CARTER & BURGESS" for corner;

North 30 degrees 12 minutes 52 seconds West, a distance of 193.59 feet to a 5/8-inch found iron rod with cap stamped "CARTER & BURGESS" for corner to the point of curvature of a tangent circular curve to the right, having a radius of 115.00 feet, whose chord bears North 19 degrees 51 minutes 10 seconds West, a distance of 41.37 feet;

Northerly, with said curve, through a central angle of 20 degrees 43 minutes 24 seconds, an arc length of 41.59 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for corner;

North 30 degrees 03 minutes 54 seconds East, a distance of 30.95 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for corner;

North 41 degrees 11 minutes 31 seconds East, a distance of 19.64 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for corner;

North 52 degrees 16 minutes 15 seconds East, a distance of 320.19 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for corner;

North 47 degrees 12 minutes 52 seconds West, a distance of 153.88 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for corner;

South 79 degrees 19 minutes 17 seconds West, a distance of 250.00 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for a common corner between said Tract 1 and that called 244.518 acre tract of land described in Limited Warranty Deed to All Investment, L.P., as recorded in Volume 4246, Page 457 D.R.D.C.T., and being on the north line of said called 3,878-acre tract of land;

THENCE with the west line of said Tract 1 and the east line of said 244.518-acre tract, the following bearings and distances:

North 30 degrees 00 minutes 48 seconds West, a distance of 95.57 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for corner;

North 62 degrees 48 minutes 05 seconds West, a distance of 130.00 feet to a corner, from which a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" bears North 15 degrees 35 minutes 41 seconds West, a distance of 0.31';

North 10 degrees 25 minutes 44 seconds West, a distance of 681.78 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for corner;

North 76 degrees 24 minutes 21 seconds East, a distance of 457.22 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for corner;

North 51 degrees 08 minutes 19 seconds East, a distance of 457.22 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

North 27 degrees 42 minutes 30 seconds East, a distance of 510.67 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for corner;

North 06 degrees 18 minutes 44 seconds West, a distance of 555.84 feet to a 1/2-inch found iron rod with cap for corner on the northwest corner of said Tract 1, said corner being on the south line of Lot 1, Block 1 of Beechwood Business Park, an addition to the City of Fort Worth, Denton County, Texas, as recorded in Cabinet R, Page 152 of the Plat Records of Denton County, Texas (P.R.D.C.T.);

THENCE with the north line of said Tract 1 and the south line of said Lot 1, Block 1, the following bearings and distances:

South 89 degrees 47 minutes 30 seconds East, a distance of 2,994.24 feet to a one inch found iron pipe for corner;

South 06 degrees 09 minutes 37 seconds East, a distance of 142.76 feet to a 1/2-inch found iron rod for corner;

South 87 degrees 26 minutes 12 seconds East, a distance of 502.75 feet to a 1/2-inch found iron rod for corner;

South 87 degrees 44 minutes 39 seconds East, a distance of 683.60 feet to a 5/8-inch found iron rod with cap stamped "CARTER & BURGESS" for corner;

North 01 degree 16 minutes 26 seconds East, a distance of 217.18 feet to a 5/8-inch found iron rod with cap stamped "CARTER & BURGESS" for corner;

South 89 degrees 45 minutes 19 seconds East, a distance of 666.92 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for corner;

North 15 degrees 27 minutes 12 seconds East, a distance of 456.34 feet to a 1/2-inch found iron rod with cap for corner;

South 69 degrees 03 minutes 54 seconds East, a distance of 987.30 feet to a 1/2-inch found iron rod with cap for corner on the west right-of-way line of Interstate Highway 35W (a variable width right-of-way), from which a 5/8-inch found iron rod with "XDOT" cap bears South 38 degrees 58 minutes 18 seconds West, a distance of 0.96 feet;

THENCE with the west right-of-way line of said Interstate Highway 35W, the following bearings and distances:

South 30 degrees 21 minutes 47 seconds West, a distance of 442.75 feet to a 1/2-inch found iron rod with cap for corner;

North 59 degrees 38 minutes 13 seconds West, a distance of 13.33 feet to a 1/2-inch found iron rod with cap for corner;

South 30 degrees 21 minutes 47 seconds West, a distance of 77.55 feet to a 1/2-inch found iron rod with cap for corner;

South 59 degrees 38 minutes 13 seconds East, a distance of 13.33 feet to a 1/2-inch found iron rod with cap for corner;

South 30 degrees 21 minutes 47 seconds West, a distance of 226.96 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 59 degrees 38 minutes 13 seconds West, departing the west right-of-way line of said Interstate Highway 35W, over and across said Tract 1, a distance of 194.94 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 89 degrees 47 minutes 45 seconds West, passing at a distance of 47.90 feet the northeast corner of that called 0.268-acre tract of land described in deed to the City of Fort Worth, as recorded in Volume 12937, Page 265 of the Deed Records of Denton County, Texas (D.R.D.C.T.) containing along the north line of said 0.268 acre tract, in all, a distance of 156.90 feet to a 1/2-inch found iron rod with cap for the northwest corner of said 0.268 acre tract;

THENCE South 00 degrees 12 minutes 15 seconds East, along the west line of said 0.268 acre tract, a distance of 107.00 feet to a 1/2-inch found iron rod with cap for the southwest corner of said 0.268 acre tract;

THENCE North 89 degrees 47 minutes 45 seconds East, along the south line of said 0.268 acre tract, a distance of 109.00 feet to a 1/2-inch found iron rod with cap for the southeast corner of said 0.268 acre tract;

THENCE South 59 degrees 38 minutes 13 seconds East, over and across said Tract 1, a distance of 181.77 feet to a 1/2-inch set iron rod with cap for corner being on said east right-of-way line;

THENCE South 30 degrees 21 minutes 47 seconds West, along said west right of way, a distance of 159.40 feet to a 1/2-inch found iron rod with cap for the northeast corner of Lot 5, Block 1, of Trammell Crow 35 Eagle Addition, Lot 3, Lot 4 & Lot 5, Block 1, an addition to the City of Fort Worth, Denton County, Texas, as recorded in Document Number 2016-195, P.R.D.C.T.;

THENCE North 88 degrees 30 minutes 04 seconds West, departing the west right-of-way line of said Interstate Highway 35W, and with the south line of said Tract 1 and the north line of Lot 5 and Lot 4, Block 1 of said Trammell Crow Addition, a distance of 3,670.43 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for an "all" corner of said Tract 1 and said Lot 4;

THENCE with the southeast line of said Tract 1 and the west line of said Lot 4, the following bearings and distances:

South 00 degrees 35 minutes 08 seconds East, a distance of 791.07 feet to a 1/2-inch found iron rod with cap for corner;

South 89 degrees 37 minutes 46 seconds West, a distance of 63.00 feet to a 1/2-inch found iron rod with cap for corner;

South 00 degrees 00 minutes 36 seconds East, passing at a distance of 1,162.50 feet a 1/2-inch found iron rod with cap for an "all" corner of said Tract 1 and said Lot 4, continuing in all, a distance of 1,827.70 feet to a point for corner;

THENCE South 69 degrees 53 minutes 26 seconds West, passing at a distance of 65.71 feet a found Mag Nail for the common corner between said Lot 4 and Lot 3, the most easterly northeast corner of said 34.42 acre tract, along the common line between said Lot 3 and the easterly line of said 34.42 acre tract, in all, a distance of 183.89 feet to a found Mag Nail for corner for the point of curvature of a tangent circular curve to the left, having a radius of 118.00 feet, whose chord bears South 52 degrees 52 seconds West, a distance of 70.02 feet;

THENCE Southwesterly, along said common line of said Lot 3 and the easterly line of said 34.42 acre tract with said curve, through a central angle of 34 degrees 31 minutes 09 seconds, an arc length of 71.09 feet to a found Mag Nail for corner;

THENCE South 35 degrees 22 minutes 17 seconds West, continuing along said common line, a distance of 59.95 feet to a point for corner;

THENCE North 54 degrees 37 minutes 43 seconds West, departing said common line, a distance of 115.26 feet for the point of curvature of a tangent circular curve to the left, having a radius of 80.00 feet, whose chord bears North 72 degrees 19 minutes 00 seconds West, a distance of 48.61 feet;

THENCE Northwesterly, with said curve, through a central angle of 35 degrees 22 minutes 33 seconds, an arc length of 49.39 feet to a point for corner;

THENCE South 89 degrees 59 minutes 44 seconds West, a distance of 536.99 feet for the point of curvature of a tangent circular curve to the left, having a radius of 25.00 feet, whose chord bears South 17 degrees 40 minutes 52 seconds West, a distance of 47.64 feet;

LOT 1, BLOCK 1 (CONT.)

THENCE Southwesterly, with said curve, through a central angle of 144 degrees 37 minutes 44 seconds, an arc length of 63.11 feet to a point for corner;

THENCE South 54 degrees 38 minutes 01 seconds East, a distance of 584.94 feet to a point for corner being on the northeast-southwest common line;

THENCE South 35 degrees 22 minutes 17 seconds West, continuing along said common line, a distance of 373.26 feet to a found Mag Nail for the point of curvature of a tangent circular curve to the right, having a radius of 82.00 feet, whose chord bears South 47 degrees 30 minutes 20 seconds West, a distance of 34.47 feet;

THENCE Southwesterly, with said curve, through a central angle of 24 degrees 16 minutes 07 seconds, an arc length of 34.73 feet to a found Mag Nail for corner;

THENCE South 59 degrees 38 minutes 22 seconds West, a distance of 220.72 feet to a 1/2-inch found iron rod with cap for the south corner of said 34.42 acre tract and the west corner of said Lot 3, said corner being on the northeast right-of-way line of said Eagle Parkway and the point of curvature of a non-tangent circular curve to the left, having a radius of 1,260.00 feet whose chord bears North 42 degrees 18 minutes 18 seconds West, a distance of 921.55 feet;

THENCE with the southwest line of said 34.42-acre tract and the northeast right-of-way line of said Eagle Parkway, the following bearings and distances:

Northwesterly, with said curve, through a central angle of 23 degrees 53 minutes 21 seconds, an arc length of 525.35 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for corner;

North 54 degrees 14 minutes 59 seconds West, passing at a distance of 860.38 feet to a 5/8-inch found iron rod with cap stamped "CLEARFORK RPLS 5649" for the west corner of said 34.42 acre tract and the westerly south corner of said Tract 1, continuing with the southwest line of said Tract 1 and the northeast right-of-way line of said Eagle Parkway for a total distance of 1,022.31 feet to a 5/8-inch found iron rod with cap stamped "CARTER & BURGESS" for the point of curvature of a tangent circular curve to the left, having a radius of 1,260.00 feet whose chord bears North 57 degrees 40 minutes 05 seconds West, a distance of 150.26 feet;

THENCE Northwesterly, with the southwest line of said Tract 1, the northeast right-of-way line of said Eagle Parkway and with said curve, through a central angle of 86 degrees 50 minutes 12 seconds, an arc length of 150.35 feet to the POINT OF BEGINNING AND CONTAINING 243.4 acres (10,603,882 square feet) of land, more or less.

LOT 2, BLOCK 1

Being a tract of land situated in the Peter K. Matthews Survey, Abstract Number 865, Denton County, Texas, and being all of a called 0.268-acre tract of land described in deed to the City of Fort Worth, as recorded in Volume 12937, Page 265 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being a part of a called 209,110 acre tract of land described as "Tract 1" in Special Warranty Deed to PR IIICROW 3001 EAGLE PARKWAY LAND, LP, as recorded in Document Number 2016-147575 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the easterly southeast corner of said "Tract 1" and the easterly northeast corner of Lot 5R4, Block 1 of Trammell Crow 35 Eagle Addition, an addition to the City of Fort Worth, Denton County, Texas, as recorded in Document Number 2020-394 of the Plat Records of Denton County, Texas (P.R.D.C.T.), said corner being on the west right-of-way line of said Interstate Highway 35W (a variable width right-of-way);

THENCE North 30 degrees 21 minutes 47 seconds East, along the west right-of-way line of Interstate Highway 35W (a variable width right-of-way), a distance of 159.40 feet to a 1/2-inch set iron rod with cap for POINT OF BEGINNING;

THENCE South 59 degrees 38 minutes 13 seconds West, over and across said Tract 1, a distance of 181.77 feet to a 1/2-inch set iron rod with cap for the southeast corner of said 0.268 acre tract;

THENCE South 89 degrees 47 minutes 45 seconds West, a distance of 109.00 feet to a 1/2-inch set iron rod with cap for the southwest corner of said 0.268 acre tract;

THENCE North 00 degrees 12 minutes 15 seconds West, a distance of 107.00 feet to a 1/2-inch set iron rod with cap for the northwest corner of said 0.268 acre tract;

THENCE North 89 degrees 47 minutes 45 seconds East, a distance of 156.90 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 59 degrees 38 minutes 13 seconds East, a distance of 194.94 feet to a 1/2-inch set iron rod with cap for a point for corner being on said west right of way line;

THENCE South 30 degrees 21 minutes 47 seconds West, a distance of 116.49 feet to the POINT OF BEGINNING AND CONTAINING 0.8303 acres (36,167 square feet) more or less.

LOT 3 AND LOT 4, BLOCK 1

Lot 3 and Lot 4, Block 1 of the plat recorded as Trammell Crow 35 Eagle, Lot 3, Lot 4, & Lot 5, Block 1, an addition to the City of Fort Worth, Denton County, Texas, as recorded in Document No. 2016-195 in the Official Records of Denton County, Texas.

SURVEYOR CERTIFICATE

I, Douglas A. Calhoun do hereby certify that I prepared this survey from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Registered Professional Land Surveyor
State of Texas No. 5619

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 Dates: By: Chairman, By: Secretary.

OWNERS CERTIFICATE

TRAMMELL CROW 35 EAGLE
LOT 1, LOT 2, LOT 3R AND LOT 4R, BLOCK 1;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PR IIICROW 3001 EAGLE PARKWAY LAND, LP HART 35 EAGLE, LLC and City of Fort Worth, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein described real property as the herein stated portions of Trammell Crow 35 Eagle Addition, Lot 1, Lot 2, Lot 3R and Lot 4R, Block 1, an addition to the City of Fort Worth, Denton County, Texas, and do hereby dedicate to the public's use the Right of Way and Easements shown thereon, and do hereby adopt this Final Plat.

LOT 1, LOT 2, LOT 3R AND LOT 4R, BLOCK 1,

PR IIICROW 3001 EAGLE PARKWAY LAND, LP, a Delaware limited partnership

By: PR IIICrow 35 Eagle GP, L.L.C., a Delaware limited liability company, its general partner

By: PR IIICrow 35 Eagle Holdings, L.L.C., a Delaware limited liability company, its sole member and manager

By: TC Eagle Land, L.L.C., a Delaware limited liability company, its authorized member

By: TCDWF Industrial Development, Inc., a Delaware corporation, its managing member

By: Name: Scott A. Krikorian, Title:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Scott A. Krikorian, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_, 2022.

Notary Public (Agent's Name)

My Commission Expires

HART 35 EAGLE, L.L.C., a Delaware limited partnership

By: Name: Title:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_, 2022.

Notary Public (Agent's Name)

My Commission Expires

CITY OF FORT WORTH,

By: Name: Title:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_, 2022.

Notary Public (Agent's Name)

My Commission Expires

FINAL PLAT
TRAMMELL CROW 35
EAGLE ADDITION

LOT 1, LOT 2, LOT 3R AND LOT 4R, BLOCK 1

BEING A REPLAT OF
LOT 3 AND LOT 4, BLOCK 1
TRAMMELL CROW 35 EAGLE ADDITION
DOC. 2016-195

BEING A TOTAL OF
344.4 ACRE TRACT

SITUATED IN THE

J. DANIELS SURVEY, ABSTRACT NO. 349,
JAMES EADS SURVEY, ABSTRACT NO. 410,
ALEX MCDONALD SURVEY, ABSTRACT NO. 786,
B. MATTHEWS SURVEY, ABSTRACT NO. 860,
PETER K. MATTHEWS SURVEY, ABSTRACT NO. 865
CITY OF FORT WORTH





March 30, 2022

Mr. Don Boren  
City of Fort Worth, Texas  
200 Texas Street  
Fort Worth, TX 76102

RE: Variance Request: 35 Eagle Addition Plat [FP 21-161]

Dear Mr. Boren,

We are submitting this variance request letter on behalf of the Developer, The Trammell Crow Company, in coordination with FP21-161 (35 Eagle Addition). The purpose of this request is to allow the developer to obtain a foundation permit and begin drilling piers prior to the recording of a final plat for the property.

Trammell Crow Company is currently pursuing permits for Phase III of a large industrial development north of Alliance airport in Fort Worth. As a part of this development, we will need to relocate a detention pond belonging to the adjacent owner, Heitman. The existing detention pond is currently located on and serving Heitman's property. After construction of the new pond is complete, the two owners will swap land so that Heitman owns the land including the new detention pond. The old detention pond will be abandoned, and the associated land will be transferred to the TCC entity. Heitman and the building tenant do not want to sign the final plat for recordation until this new detention facility is operational and the land swap has occurred. We are accelerating permitting and construction of the new detention pond as quickly as possible, and already have an agreement with Heitman to perform the land swap once the new detention pond is operational. We anticipate construction of the pond and the land swap to take approximately ninety (90) days from construction commencement. We plan to construct the building foundation north to south to minimize the construction impact, however, even with these accommodations, the foundation work will be held up if we are not able to begin it until the final plat is recorded.

Trammell Crow Company has received interest from several potential tenants who are interested in leasing this building, thus bringing jobs to the area, and improving the tax base. However, these tenants are needing to move quickly, and Trammell Crow Company needs the assistance of the city to streamline construction as much as possible.

We understand that a full building permit will not be issued until this final plat is recorded and we respectfully ask that the City allow us to move forward with a foundation permit to allow us to drill piers on the north side of the building while the detention pond is completed and the final plat is recorded.

Thank you for your consideration and if you have any questions or need any additional information, please call me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Dennis Chovan".

Dennis J. Chovan P.E.  
Vice President  
HALFF ASSOCIATES, INC.