SITE FEASIBILITY REPORT

FOR

COLUMBIA RENAISSANCE SQUARE II - SENIOR

FEBRUARY 13, 2018

FORT WORTH

PREPARED BY:

HUITT-ZOLLARS

500 W. 7TH STREET, SUITE 300
FORT WORTH, TX 76102
CONTACT: KIMBERLY R. COLE

PREPARED FOR:

COLUMBIA RESIDENTIAL

BEN KING
1718 PEACHTREE STREET NW, SUITE 684
ATLANTA, GA 30309
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**Note:** Huitt-Zollars was retained to perform a limited Site feasibility study, and we performed those tasks specifically stated within our scope of services. This report may be relied upon only by Huitt-Zollars client. It is not intended for use by any other party.

The Client may use this report as part of its due diligence, but this report should not be used as the sole basis for the Client’s decision making. We endeavor to research site development issues and constraints to the extent practical given the scope, budget, and schedule agreed to with the client. Our assessment is based in large part on information provided to us by other (City staff, Utility Company Representatives, etc.) and therefore is only as accurate and complete as the information provided to us. The report is based on our knowledge as of February 28, 2017 and is based on the desires the client has specifically disclosed to us. New issues may arise during development because of changes in governmental rules and policies, changed circumstances or unforeseen conditions.
II. Overview

The second phase of the Renaissance Heights project is anticipated to be a 120 unit senior living development. This project is part of a larger master-planned area known as Renaissance Square which consists of retail, schools, residential and community services. The overall site is stated as the 4.838 acre Tract 5B per the metes and bounds description in the Survey section of the Appendix. For purposes of this report, only the net developable site will be considered the ‘site’ and is defined as the 4.555 acre tract per the ALTA survey provided in the Survey section of the Appendix.

III. Existing Site Conditions

The site is relatively flat and is part of one drainage shed draining to the south and is collected in the Moresby Street drainage system. The site contains a small number of existing trees near the northern property boundary. Per the phase 1 project, a 26’ public access easement encroaches 13’ into the site on the eastern boundary.

IV. Survey

An ALTA survey was completed in March 2016 by Huitt-Zollars. A copy of this ALTA can be found in the survey section of the Appendix. A private drainage easement is located on the southwest corner of the site intended for on-site detention. There are two (2) parts of a 10’ utility easement within the property. Since the ALTA was conducted, utility easement has been abandoned per D211036304. See the easement vacation application in the Platting section of the Appendix.

V. Zoning/Land Use

A. Existing

The current zoning for the site according to ordinance 22108-03-2016 which was effective as of April 21, 2016 identifies the site as PD 916 Tract 5B (southwest part) and PD 916 Tract 5B (central part). This PD has a base zoning of ‘D’ and allows a density of 30 units per acre. The district regulations for D and PD 916 have been included in the Zoning section of the Appendix.

B. Proposed

Per the site plan, the use is in compliance with the zoning designation. In order to be in compliance with the current zoning, a site plan must be approved by the City of Fort Worth Zoning Commission and City Council. A site plan application and the current city calendar have been included in the Zoning section of the Appendix.
VI.  **Platting**  

A.  **Existing**  
The site is currently within two previously platted lots; Lot 2R1, Block 1 Mason Heights Addition and Lot 1R2, Block 1 Mason Heights Addition.

B.  **Proposed**  
The site will require a minor replat to create a new 4.555 acre lot to support the development. A minor replat is approved administratively by City of Fort Worth staff. A replat application has been included in the Platting section of the Appendix.

VII.  **Ingress & Egress**  

A.  **Existing**  
The 26’ public access easement adjacent to the east property line of the site is a continuation of W.G. Daniels Drive. This easement encroaches on the property 13’ along the length of the east property line. The public access easement runs to the south and intersects Moresby Street. This 60’ City of Fort Worth right of way adjacent to the south property line of the site serves as the only direct connection to a public right of way.

Following Moresby Street west from the site leads to Mitchell Boulevard which intersects Renaissance Drive and Berry Street to the north before providing access to US Highway 287. Continuing east from W.G. Daniels Drive, Grayson Street intersects Wichita Street which to the north provides access to US Highway 287.

The neighboring shopping center to the north of the site can be accessed from Mighty Mite Drive that crosses Grayson Street and Mitchell Boulevard which bounds the shopping center to the west. See attached vicinity map in the Exhibits section of the Appendix.

B.  **Proposed**  
An off-site public access easement along the northern property boundary, connecting to the existing W.G. Daniels Drive public access easement. A drive approach along Morsbey will provide access to the site from the south. These access points meet City criteria for driveway spacing.

VIII.  **Utilities**  

A.  **Water**  

1.  **Existing**  
Per public plans X-2193, there is an existing 12” PVC water line that runs within the right of way of Moresby Street, south of the project site. This development should be served
adequately from this 12” line for up to a 10” service. An existing 8” stub is located near the southwest corner of the site.

2. Proposed
The site will utilize a 6” domestic/fire service and a 2” irrigation service. A double detector check will be required on the fire service in a concrete vault. Separate irrigation meters should be provided to avoid sewer impact fees. A private water system will be installed to support the site fire hydrant requirements. The City of Fort Worth Fire department requirements and a water map has been included in the Water/Sewer section of the Appendix. No off-site extensions will be required.

B. Sewer
1. Existing
Per public plans X-2193, there is an existing 8” PVC line that runs within the right of way of Moresby Street, south of the project site. An existing 8” stub out is located near the southwest corner of the site. There is adequate capacity in the 8” sanitary sewer to support the development.

2. Proposed
A private sanitary sewer line will extend to the northern building to provide sewer service to the building. This will be designed to plumbing code standards. No off-site extension is required. A sewer map has been included in the Water/Sewer section of the Appendix. No off-site extensions will be required.

C. Storm
1. Existing
No portion of this tract lies within the 100-year floodplain as defined by FIRM 48439C0313K dated 9-25-2009. The existing storm drain system was designed to handle existing conditions. There is an existing 24” RCP storm drain line that begins at the eastern end of Moresby Street, and stretches west towards the intersection of Mitchell Boulevard. This line discharges from a 39” pipe on the opposite side of Moresby Street from the project site. An existing 21” RCP stub out is located near the southern area of this site.

2. Proposed
On-site detention will be required for this site which is expected to be surface detention on the southwest corner of the site. There is adequate volume in the area defined on the site plan. No off-site extensions will be required.
D. Electric
   1. Existing
   There is 3 phase overhead electric service available running north and south along just inside the western property line. There is no single phase electric lines in the close proximity of the site.

   2. Proposed
   Service can be obtained from the aforementioned 3-phase line. Oncor would require easements from the developer to the transformer. Typically overhead extensions by Oncor are provided at no cost since the anticipated usage will cover installation cost. Actual load data is needed for final confirmation.

E. Telephone & Cable
   Charter and ATT service is located on the electrical poles near the western property line. There is also an existing overhead ATT service located south of Walmart property going west and east.

F. Gas
   There is an existing gas service located north of the project site laid on the south side of the Walmart property running west to east.

IX. City Fees
   The property is located within a Neighborhood Empowerment Zone (NEZ). The NEZ (which must be established again for each particular project) waives the following fees:

   • Waiver of all building permit related fees (including plans review and inspections).
   • Waiver of all impact fees.
   • Waiver of plat application fee (including preliminary plat, final plat, short form replat).
   • Waiver of Board Adjustment application fee.
   • Waiver of structure moving fee.
   • Waiver of community Facilities Agreement (CFA) application fee.
   • Waiver of zoning application fee.
   • Waiver of street and utility easement vacation application fee.
   • Ordinance Inspection fees.
   • Consent / Encroachment agreement application fees.

X. Fire Requirements
   The City of Fort Worth Fire Code will apply to this site. The City of Fort Worth Fire Code is an amendment to the 2009 International Fire Code. A minimum 5’ fire lane must be provided along all portions of the facility and be within 150’ from a fire hydrant or 300’ as
approved by the fire department for fully sprinklered buildings. All buildings exceeding 55’ in height must provide a fire apparatus road within 25’ but not closer than 15’ from at least 2 sides of the building. The apparatus road must be a minimum width of 26’. A fire department connection should be provided within 150’ of a fire hydrant. For more information on the fire code requirements, please visit http://publicdocuments.fortworthtexas.gov/csodocs/DocView.aspx?id=131674&searchid =56cda208-cc65-4c76-bfd6-643358c8c215&dbid=0&cr=1.

XI. Entitlement Process

- A minor replat is necessary to establish an independent lot. This can generally be handled in 60-90 days.
- A zoning site plan must be approved by the Zoning Commission and City Council to ensure compliance with the PD criteria.
- The individual tract must be submitted and obtained approval for and specific iSWM (storm management) approval.
  - This site will require on-site detention. Detention ponds require stormwater maintenance facility agreements (SWFMA). The SWFMA recording process generally takes 60 days.
- A building permit may not be approved until after a replat is recorded to establish the lot if the building spans the existing lot lines.

XII. Millage Rates

<table>
<thead>
<tr>
<th>Taxing Jurisdiction</th>
<th>Tax Parcel ID</th>
<th>42063769</th>
<th>42196700</th>
</tr>
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<tbody>
<tr>
<td>026 City of Fort Worth</td>
<td>0.805</td>
<td>0.805</td>
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</tr>
<tr>
<td>220 Tarrant County</td>
<td>0.244</td>
<td>0.244</td>
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<tr>
<td>905 Fort Worth ISD</td>
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<td>1.352</td>
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<tr>
<td>223 Regional Water District</td>
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<td>0.0194</td>
<td></td>
</tr>
<tr>
<td>224 Tarrant County Hospital</td>
<td>0.224429</td>
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<tr>
<td>225 Tarrant County College</td>
<td>0.14006</td>
<td>0.14006</td>
<td></td>
</tr>
</tbody>
</table>

XIII. On-Site Costs

<table>
<thead>
<tr>
<th>Activity</th>
<th>Total Construction Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rough Grading</td>
<td>$325,000.00</td>
<td>$32,500.00</td>
<td>$357,500</td>
</tr>
<tr>
<td>Detention</td>
<td>$50,000.00</td>
<td>$5,000.00</td>
<td>$55,000</td>
</tr>
<tr>
<td>On-site Concrete</td>
<td>$450,000.00</td>
<td>$45,000.00</td>
<td>$495,000</td>
</tr>
<tr>
<td>On-site Electrical</td>
<td>$300,000.00</td>
<td>$30,000.00</td>
<td>$330,000</td>
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<tr>
<td>On-site Utilities</td>
<td>$500,000.00</td>
<td>$50,000.00</td>
<td>$550,000</td>
</tr>
</tbody>
</table>
XIV. **Off-Site Costs**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Total Construction Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Off-site Concrete (Northern Access Dr)</td>
<td>$50,000.00</td>
<td>$5,000.00</td>
<td>$55,000.00</td>
</tr>
</tbody>
</table>

XV. **Building Permit**

- First set of comments: 8 – 10 weeks
- Submit response to comments: 2 – 3 weeks
- Receive second set of comments: 4 weeks
- Submit response to comments: 2 – 3 weeks
- Receive building permit: 4 weeks

XVI. **Applicable Codes**

- Public Works Construction Standards – North Central Texas council of Governments
- Public Works Construction Standards – City of Fort Worth
- 2017 National Electrical Code and Amendments
- 2015 International building Code with Local Amendments
- 2015 International Mechanical Code with Local Amendments
- 2015 International Residential Code with Local Amendments
- 2015 International Energy Code with Local Amendments
- 2015 International Plumbing Code
- 2015 international Fuel Gas Code Adoption and Amendments
- 2015 Internal Existing Building Code with Local Amendments
- 2015 International Fire Code with Local Amendments
- Fort Worth Administrative Building Code

XVII. **Contacts**

**Zoning / Land Use**

Jocelyn Murphy
Jocelyn.murphy@fortworthtexas.gov
817 392 6226

**Platting**

Teresa Burke
Teresa.burke@fortworthtexas.gov
817 392 7802

**Ingress / Egress:**

Miriam Spencer
Miriam.spencer@fortworthtexas.gov
817 392 8702
Water / Sewer: Victor Tornero
Victor.Tornero2@fortworthtexas.gov
817 392 8055

Stormwater: Wade Goodman
Wade.goodman@fortworthtexas.gov
817 392 5399

Electric: ONCOR – Tommy Krauss
Thomas.Krauss@oncor.com

Telephone: AT&T - Ken Levins
KL7739@att.com
817 338 3898

Gas: Atmos Energy - Bob Davidson
b.davison@atmosenergy.com
817 207 2832

Cable TV: Charter – Brent Bascom
Brent.bascom@charter.com
817 298 3605
EXHIBITS
SURVEY
TRACT 5 B

PROPERTY DESCRIPTION

COUNTY OF TARRANT §
STATE OF TEXAS §

BEING a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, in the City of Fort Worth, Tarrant County, Texas, and being part of Lot 1R2, Block 1, Mason Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in County Clerk's Instrument No. D215133856, Official Public Records, Tarrant County, Texas, and being part of Lot 2, Block 1, Mason Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. D212201535, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner on the Northerly right-of-way of Moresby Street, a variable width right-of-way, said point being the Southerly Southwest corner of said Lot 1R2 and the Southeast corner of Lot 1R1, Block 2, of said Mason Heights Addition (D215133856);

THENCE North 00 deg 02 min 16 sec East, departing the Northerly right-of-way of said Moresby Street, along the Southerly West line of said Lot 1R2 and the East line of said Lot 1R1, a distance of 410.01 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for the Northeast corner of said Lot 1R1 and an interior ell corner of said Lot 1R2;

THENCE South 89 deg 31 min 51 sec East, over and across said Lot 1R2 (D215133856) and Lot 2 (D212201535), a distance of 514.32 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Northeast corner of herein described tract;

THENCE South 00 deg 07 min 24 sec West, continuing over and across said Lot 2, a distance of 410.01 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner at the intersection of the Northerly right-of-way of said Moresby Street with the East right-of-way of W. G. Daniels Drive, a 60-foot right-of-way;

THENCE North 89 deg 31 min 51 sec West, along the Northerly right-of-way of said Moresby Street, a distance of 513.71 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 210,746 square feet or 4.838 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 17th day of December, 2014, utilizing a measurement of North 89 deg 58 min 22 sec East (plat-North 89 deg 58 min 22 sec East), along a north line of Lot 1, Block 1, Mason Heights Addition, recorded in County Clerk's Instrument No. D212201535, Official Public Records, Tarrant County, Texas.
BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "WAI" at the southwest corner of said Lot 1R2, said point being on the southwest corner of Lot 1R2, Block 1, of the Mason Heights Addition, an addition to the City of Fort Worth as recorded in Document No. D215133856 of the Plat Records, Tarrant County, Texas; and a portion of Lot 1R2, Block 1 of the Mason Heights Addition, an addition to the City of Fort Worth as recorded in Document No. D216184248 of the Plat Records, Tarrant County, Texas; and a portion of Lot 2R2, Block 1 of the Mason Heights Addition, an addition to the City of Fort Worth as recorded in Document No. D216231697 of the Plat Records, Tarrant County, Texas.

THENCE, along the north right-of-way line of said Moresby Street, South 89 degrees 48 minutes 25 seconds West a distance of 483.60 feet to an X cut found on the north right-of-way line of the aforementioned Moresby Street;

THENCE, South 00 degrees 32 minutes 20 seconds East a distance of 410.01 feet to an X cut found on the north right-of-way line of the aforementioned Moresby Street;

THENCE, departing the west line of said Moresby Street, North 89 degrees 48 minutes 25 seconds East a distance of 484.21 feet to an X cut found on the north right-of-way line of the aforementioned Moresby Street;

THENCE, departing the north line of said Moresby Street, North 00 degrees 37 minutes 28 seconds West a distance of 410.02 feet to the POINT OF BEGINNING and containing 198,402 square feet or 4.555 acres of land, more or less.

NOTE: This survey relies on commitment for Title Insurance by First American Title Insurance Company, GF No. 1003-168932-RTT, with an effective date of August 23, 2017.

The following easements and/or building lines, as shown on plat recorded in cc# D215133856, Real Property Records, Tarrant County, Texas:

1. Utility easements (of record, as shown on survey)

2. Easement granted by The Grand Lodge of Texas (A.F. & A.M.) to Texas Electric Service Company, filed 05/08/1962, recorded in cc# D007004969, Real Property Records, Tarrant County, Texas (delineated on survey)

3. Private drainage easement; and as further affected by Surface/Subsurface Easement Agreement dated 01/02/2007, recorded in cc# D206381222, Real Property Records, Tarrant County, Texas (does not affect)

4. Subsurface/Surface Easement Agreement dated 07/26/2006, recorded in cc# D206246403, Real Property Records, Tarrant County, Texas; and as further affected by Surface/Subsurface Easement Agreement dated 01/02/2007, recorded in cc# D215133856, Real Property Records, Tarrant County, Texas (Affects, blankets tract)

5. Right of Way Agreement dated 11/27/2006, executed by Grand Lodge of Texas A.F. & A.M., to West Fork Pipeline Company L.L.C., recorded in cc# D211293843, Real Property Records, Tarrant County, Texas; and as further affected by Surface/Subsurface Easement Agreement dated 01/02/2007, recorded in cc# D215133856, Real Property Records, Tarrant County, Texas (Affects, blankets tract)

6. The following easements and/or building lines, as shown on plat filed 06/22/2015, recorded in cc# D216184248, Plat Records, Tarrant County, Texas:

   a. The following easement and/or building line, as shown on plat recorded in cc# D212201535, Real Property Records, Tarrant County, Texas:

   b. The following easements and/or building lines, as shown on plat recorded in cc# D212201535, Real Property Records, Tarrant County, Texas:

   c. The following easements and/or building lines, as shown on plat recorded in cc# D212201535, Real Property Records, Tarrant County, Texas:

   d. The following easements and/or building lines, as shown on plat recorded in cc# D212201535, Real Property Records, Tarrant County, Texas:

   e. The following easements and/or building lines, as shown on plat recorded in cc# D212201535, Real Property Records, Tarrant County, Texas:

   f. The following easements and/or building lines, as shown on plat recorded in cc# D212201535, Real Property Records, Tarrant County, Texas:

   g. The following easements and/or building lines, as shown on plat recorded in cc# D212201535, Real Property Records, Tarrant County, Texas:

   h. The following easements and/or building lines, as shown on plat recorded in cc# D212201535, Real Property Records, Tarrant County, Texas:

   i. The following easements and/or building lines, as shown on plat recorded in cc# D212201535, Real Property Records, Tarrant County, Texas:

   j. The following easements and/or building lines, as shown on plat recorded in cc# D212201535, Real Property Records, Tarrant County, Texas:
PLATTING
APPLICATION

PROPERTY MANAGEMENT DEPARTMENT
REAL PROPERTY DIVISION

APPLICATION FOR VACATION OR ABANDONMENT
Drainage and/or Utility Easement - Water Main and/or Sewer Main Easement
Public Open Space Easement By Separate Instrument**

Easement Abandonment # __________

**Vacation by plat requires application through the City of Fort Worth Planning and Development Department

1. Vacation -- Petitions for abandoning an easement requires approval by the various City departments and/or public utility companies having a vested interest in said easement. The City Manager or the City Manager’s designee, upon review of the case, approves the vacation by signature. No re-plat by the applicant is required. The easement abandoned is then filed in the courthouse records by the Transportation and Public Works Department, Right of Way and Easements Division.

Submittal of the application to the City of Fort Worth Transportation and Public Works Department, Right of Way and Easements Division (or Project Manager), must include the following:

- A non-refundable fee of $300.00 made payable by cashier’s check or money order
- Metes & bounds description sealed by a Registered Professional Land Surveyor
- Exhibit map of a convenient size, sealed by a Registered Professional Land Surveyor (The easement proposed for abandonment must be clearly labeled on the exhibit map)
- Notarized concurrence letters from adjacent owners or all parties served by the easement (Note: the form contains space for adjacent owners’ signatures. You may use this form to obtain the signatures from all interested parties; however, the signatures must be notarized. You may attach additional sheets for notarization purposes.) If an adjacent owner holds the property in a Trust, and is signed by the Trustee, or owner has designated a Power of Attorney, or Attorney in Fact, then a copy of the Trust Document or Durable Power of Attorney must accompany the form. The consent forms and exhibits must be signed and notarized by ALL of the following:
  - City of Fort Worth Water Department
  - City of Fort Worth Transportation and Public Works Department
  - City of Fort Worth Environmental Management Department
  - Oncor Electric Delivery Company
  - Atmos Energy (Notary not required for Atmos Energy only)
  - AT&T
  - the local cable company
  - Tarrant County Health Department ETJ and Tarrant County Engineering ETJ if the property is located in the extraterritorial jurisdiction
  - any others listed on the exhibit

ONLY THE CONSENT FORMS ARE TO BE SUBMITTED TO CITY DEPARTMENTS AND UTILITIES LISTED ON THE CONTACT PAGE. APPLICATIONS AND ALL OTHER MATERIALS AND EXHIBITS ARE TO BE HELD BY THE APPLICANT UNTIL ALL INFORMATION IS COMPLETE, THEN TURNED IN TO THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT, RIGHT OF WAY AND EASEMENTS DIVISION.
The Right of Way and Easement Division may assign a value to the easement IF the City of Fort Worth has an interest in the easement. If the City of Fort Worth has no interest in the easement, no payment beyond the application fee will be required.

After receipt of the completed application and attachments, the City of Fort Worth Right of Way and Easements Division will obtain Law Department and City Manager’s approval.

Upon receipt of the approved documents, Right of Way and Easements will notify you and file the documents at the appropriate courthouse.

**IF APPLICATION "IS NOT" RELATED TO A NEW DEVELOPMENT PROJECT, PLEASE CALL 817-392-7590 AND SCHEDULE AN APPOINTMENT TO HAVE THE APPLICATION REVIEWED. IF APPLICATION “IS” RELATED TO A NEW DEVELOPMENT PROJECT, PLEASE COORDINATE WITH YOUR PROJECT MANAGER. NO APPLICATION WILL BE ACCEPTED UNTIL REVIEWED BY RIGHT OF WAY AND EASEMENT PERSONNEL (OR PROJECT MANAGER) AND IS DEEMED COMPLETE.**
1. Request:  ☐ Vacate Drainage; or ☐ Utility Easement; or ☐ Combined Drainage/Utility Easement
        ☐ Sewer Easement ☐ Water Main Easement ☐ Public Open Space Easement

        Subdivision Name: _____________________________________________________________

        Affected Lots: ________________ Block Number: ________

        Address: __________________________________________________________________]

2. Length (feet) __________ Width (feet) __________ Variable Width ________ Total Area (square feet) ________

3. End Points: From ____________________________________ To _____________________________________

4. Location: Mapsco Number __________

5. Applicant Information:

        Owner________________________________________________________________________

        Applicant Name _______________________________ Phone Number (daytime) (____) __________

        Address _______________________________ City ___________________ State _____ Zip ______

        Fax Number (____) ___________________ e-mail __________________________________________

        Signature ____________________________ Date ________________________

6. Agent/Consultant Information

        Firm ___________________________________________ Phone Number (____)___________________

        Representative Signature ___________________________________________________________

        Address _______________________________ City ___________________ State _____ Zip ______

        Fax Number (____) ___________________ e-mail __________________________________________

7. Method by which City originally acquired the easement

        ☐ Plat dedication/donation ☐ City purchase ☐ Obtained by prescription

8. Existing Physical Improvements within the easement

        a. Surface or above grade:

            ☐ None ☐ Paving ☐ Comm. Cable
            ☐ Telephone lines ☐ Electric lines ☐ Structures (describe) __________________________
            ☐ Fences/walls ☐ Curb and gutter ☐ Other
b. Underground/below grade:

- None
- Telephone
- Electric
- Water
- Sewer
- Storm Drainage
- Comm. Cable
- Gas
- Other: ____________________________

9. Purpose and/or proposed future use of the easement

- Yard(s)
- Parking
- Replat with adjoining land
- Expand building area
- Describe: __________________________

10. Related (pending) applications (indicate title/case number)

- Zoning: ____________________________
- Board of Adjustment: ____________________________
- Subdivision: ____________________________
- Building Permit: ____________________________
- Community facilities or URD: ____________________________
- Other: ____________________________

11. Zoning classification of adjoining properties: ____________________________

12. Signatures of Adjoining Property Owners

Notarized signatures of all owners of properties that adjoin and/or are served by the easement to be vacated must appear below. Include an adequate legal description of said properties (attach additional sheet if necessary). Notarized signatures provided in the form of letters are acceptable and should be attached.

Printed Name Signature Phone Number Legal Description Notary form attached?

________________________________________________________________________________________

________________________________________________________________________________________

________________________________________________________________________________________

13. Required Exhibits to be Submitted with this Application

- 2 – 8½-inch x 11-inch (or larger) Exhibit Map clearly depicting location and extent of easement to be vacated. Map must be legible.

- 2 – 8½-inch x 11-inch Metes and Bounds of Easement(s) to be vacated.

- A copy of all plats filed of record, including the original plat, any filed re-plats, and the current plat must be provided to John Lopez of Fort Worth Water Dept, and Andy Anderson of Transportation Public Works, along with the application and exhibits. If the easement was granted by separate instrument, a copy of the instrument must also be provided. All documents must be attached to the application when submitted to the Right of Way and Easement office.

- Copies of deed or deeds filed of record showing current ownership of affected property.
<table>
<thead>
<tr>
<th>Fee</th>
<th>Receipt No.</th>
<th>Application Received By</th>
<th>Date</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
</tbody>
</table>
EASEMENT ABANDONMENT

CONTACT INFORMATION

City of Fort Worth
Transportation and Public Works Department
Andy Anderson, P. E.
1000 Throckmorton Street
Fort Worth, TX 76102
(817) 392-8648

City of Fort Worth
Water Department
John Lopez
1000 Throckmorton Street
Fort Worth, TX 76102
(817) 392-6818

City of Fort Worth
Environmental Management Department
Roger Grantham
1000 Throckmorton Street
Fort Worth, TX 76102
(817) 392-8592

AT&T
Latrice Watson
13845 FAA Boulevard
Fort Worth TX 76155
(817) 267-5752
(817) 338-5106 Fax

Charter Communications
Jim Friske
15100 Trinity Blvd, Ste 500
Fort Worth, TX 76155
(817) 298-3632

TXU Electric
Sherry G. Smith
Sr. Right of Way Agent
Oncor Electric Delivery Company LLC
115 W. 7th Street, Room 206
Fort Worth, Texas 76102
(817) 215-6588
(817) 215-6316 Fax

Atmos Energy
Cyrus Robinson
5420 LBJ Freeway Suite 1700
Dallas, TX 75240
(214) 206-2701

Bob Davison
(817) 207-2832

Bobby Oney
(817) 207-2838

The Electric, Natural Gas, Telephone or Cable provider for your area may not be listed above. It is the applicant’s responsibility to find the name of their local utilities and obtain the correct signature on the consent form. The Vacation-Abandonment is good only for those utilities that have notarized consent forms attached to the Vacation-Abandonment instrument.

For Water or Sewer Easements, consent forms are needed from Water and Environmental Management.

For Drainage or Public Open Space Easements, consent forms are needed from Transportation and Public Works, and Environmental Management.

For Utility Easements, consent forms are needed from all of the utilities listed above.
Drainage and/or Utility - Water Main and/or Sewer Main - Public Open Space Easement Vacation / Abandonment Consent Letter

___________________________________________(Entity Name) acting by and through
__________________________________________ (Name), its duly authorized ________________(Title)
has reviewed the attached Exhibit “A” and has no objections to the vacation/abandonment of the
_________ foot wide drainage – utility – water – sewer – public open space easement shown on the
attached Exhibit “A” and located in Lot(s)______________, Block(s)______________,
______________________________ Addition, an Addition to the City of Fort Worth, such easement
recorded in the Tarrant County Plat Records, Cabinet _____ Slide ________ or the Tarrant County
Deed Records, Volume ______ Page ________.

Signature: ____________________________   Date: ________________________

ACKNOWLEDGMENT

THE STATE OF TEXAS    §

COUNTY OF TARRANT    §

This instrument was acknowledged before me on the ________ day of
________________________, 20____, by ____________________________[Name],
__________________________[Title], of _____________________________[Entity], a
_____________________________ corporation, on behalf of said corporation.

____________________________
Notary Public, State of Texas

Notary’s Printed Name: ____________________________

Notary’s commission expires: ____________________
## Application for Subdivision Plat Approval

*(Complete all information)*

<table>
<thead>
<tr>
<th>(Check One)</th>
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</thead>
<tbody>
<tr>
<td>☐ Concept Plan</td>
</tr>
<tr>
<td>☐ Minor Plat</td>
</tr>
</tbody>
</table>

### Subdivision Name

Name: ___________________________________________________________

Lots & Blocks : ______________________________________________________

### Record Owner of Property / Agent*

Printed Name:_____________________________________________________

Signature:_________________________ Date______

Address | City | State | Zip
---|---|---|---

### Applicant (Developer / Subdivider)

Printed Name:_____________________________________________________

Primary Contact

Phone ( ) Fax ( ) Email

Address | City | State | Zip
---|---|---|---

### Engineer/ Surveyor

Firm: _____________________________________________________________

Representative Name (Print) :

Primary Contact

Phone ( ) Fax ( ) Email

Address | City | State | Zip
---|---|---|---

### Development Yield

| Gross Site Area (Acreage):_____ | Total Number Lots:_____ |
| Residual Lots: Number _____ | Total Number Dwelling Units: |
| Acreage : Single Family Detached ______ | Single Family Attached _____ | Two Family _____ | Multifamily _____ |
| Non-Residential Lots : Number ______ |
| Acreage: Commercial Lots _____ | Industrial Lots _____ | Open Space Lots _____ | Right-of-Way _____ |

### Complete Application

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved, or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Development Review Committee agenda and the City Plan Commission agenda for consideration under the time requirements set out in Section 212.009.

### Fee:

Received by: ___________________________ Date:__________________________

* Note: An Agent must furnish a signed ‘Letter of Authorization’ from the owner, when submitting this application. 1-2014
LETTER OF AUTHORIZATION FOR CITY PLAN COMMISSION REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO (NAME) ____________________________________________________________

ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO
FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A SUBDIVISION OF
THE FOLLOWING PROPERTY:

(LEGAL DESCRIPTION]

ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will
be, fully prepared to present the above proposal at the City Plan Commission and City Council hearings if necessary.

I understand that decisions by the City Plan Commission on platting matters are final, while action on other items are
recommendations that will be forwarded to the City Council for final determination.

I reserve the right to withdraw this proposal at any time within 14 days from the deadline filing date, upon written request
filed with the Executive Secretary to the Commission, and such withdrawal shall immediately stop all proceedings. I
understand that the filing fee is not refundable upon withdrawal of proposal nor upon denial of my case.

THIS AUTHORIZATION WILL REMAIN IN FORCE UNLESS REVOKED BY WRITTEN NOTICE.

OWNER’S SIGNATURE of the above described property: ______________________________________________________

OWNER’S NAME (printed) ________________________________________________________________

ADDRESS and ZIP ________________________________________________________________

TELEPHONE: ________________________ EMAIL: ____________________________

RELATED CASE NO., if applicable: __________________________
# FINAL PLAT/ RE-PLAT/ MINOR PLAT CHECKLIST

**Case Number:** ____________________

1. Bar scale, scale, north arrow
2. Plat title block, plat name, plat preparation date
3. Original survey and caption information
4. Reference Case Numbers
5. Subdivider/ Owner name and address
6. Surveyors/ Engineers’ Certification, sealed
7. Owner Certification / Plat Dedication
8. City of Fort Worth Approval Block
9. County Judge’s Approval Block, if necessary
10. Vicinity map (labeled “NTS,” oriented and showing at least two nearby major thoroughfares)
11. Adjacent property information (owner name, recording volume and page, recorded lots)
12. Land Use Table as indicated on application at “Development Yield”
13. Project boundary in bold weight
14. Lot lines, easement lines, right-of-way lines clearly shown on plat
15. Sequential lot and block numbering
16. Identify items used for Block & Boundary Corners/ Monuments
17. Overall, Centerline and radii measurements of all ROW
18. Tie-down to nearest existing street intersection
19. City limits and/or ETJ boundaries
20. Identification of open spaces or HOA lots
21. Identification of flood plain
22. Identification of any remaining portions of lots
23. Lot areas and widths in conformance to underlying zoning
24. Recording information for easements; Ordinance numbers for all street and alley vacations and closures
25. Appropriate plat notes:
   - Water/ Wastewater Impact Fees
   - Building Permits
   - Utility Easements
   - Site Drainage Study
   - Sidewalks
   - Residential Drive Access Limitation
   - Floodplain Restriction
   - Flood Plain/ Drainage Way Maintenance
   - Private Common Areas and Facilities
   - Construction Prohibited over Easements
   - Oil or Gas Well Proximity to Buildings
   - Covenants or Restrictions are Unaltered

**Service Providers:**

<table>
<thead>
<tr>
<th>Electric Service Company</th>
<th>Water Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric Service Company___________________</td>
<td>Water Source</td>
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<tr>
<td>Water Source</td>
<td>Water Source</td>
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<tr>
<td>Sewer Source</td>
<td>Sewer Source</td>
</tr>
<tr>
<td>School District</td>
<td>School District</td>
</tr>
<tr>
<td>County</td>
<td>County</td>
</tr>
</tbody>
</table>

**Submittal Requirements:**

- 15 Full Size Plats or 18 for ETJ *(25 if public hearing)* – folded
- 8 1/2 x 11 copy of plat
- PDF of plat
- Completed Application & Checklist
- Letter of Authorization from Record Property Owner or owner signed application
- Storm Water Management Plan with Final Plat (FP) Application
- A SWMP may be required for Minor Plats and Replats (FS)
- prior to plat recording

**Requirements at Time of Recording:**

- 4 copies of plat
- Tax Certificates
- Owners Dedication
- Check for recording fee

7-2015
PLATTING, ZONING AND BOARD OF ADJUSTMENT
FEE SCHEDULE
CITY OF FORT WORTH, TEXAS – PLANNING & DEVELOPMENT DEPARTMENT

*****PAPER FILING FEE $50*****
For any Development Application that can be submitted online
(excluding preliminary plat & concept plan)

A. SUBDIVISION PLATS
1. Concept Plan..............................................$900
2. Preliminary Plat:
   a. Application fee.....................................$770*
   *plus $20 per acre non-residential
   *plus $10 per lot residential
   *plat revisions after 1st..............................................$220
3. Final Plat:
   a. Application fee.........................................$385*
   *plus $20 per lot residential
   *plus $20 per acre non-residential
   *plat revisions after 1st..............................................$220
4. Re-Plat with Public Hearing...........................$500*
   *plus $20 per lot residential
   *plus $15 per acre non-residential
   *plat revisions after 1st..............................................$220
5. Short Form Plat ..............................................$385*
   *plus $20 per lot residential
   *plus $20 per acre non-residential
   *plat revisions after 1st..............................................$220
6. Plat Vacation .................................................$400
7. Plat Correction ...............................................  $50
8. Conveyance Plat …………………………… $200
9. Other Matters of Business………………….. $220

B. VACATIONS OR CLOSURES
R.O.W’s/Emergency and Public Access Easement
1. Street and Alleys..............................................$700
2. Emergency & Public Access Easements ......$400

C. MTP – AMENDMENT
1. Master Thoroughfare Plan Change .......... $700

D. ANNEXATION
1. Annexation (Owner – Initiated)
   a. 75 acres or less ............................................. $700
   b. More than 75 acres ...................................... $700*
   *plus $10 per acre over 75 acres
2. Annexation (Limited Purpose) ................. $3,000

E. STREET NAME CHANGE
1. Street Name Change..............................................$700

F. ZONING BOARD OF ADJUSTMENT
1. Variance
   a. Residential (owner-occupied) ................. $300*
   b. Non-Residential ...........................................$500*
2. Special Exception
   a. Residential (owner-occupied) .................$400*
   b. Non-residential .......................................$750*
   *plus $150 for each additional Variance or Special Exception request within the same application
3. Interpretation Request .......................................$400

G. ZONING
1. Zoning Change Request
   a. Less than 1 acre.............................................$1200*
   b. 1-5 acres .................................................. $1500*
   c. 5.01 - 10 acres ........................................ $1800*
   d. 10.01 – 25 acres......................................... $2200*
   e. 25.01 or more acres (base fee)..............$2200(*)***
      ***plus $50 per acre, not to exceed $6000
2. “PD” Planned Development Site Plan .........$800*
3. Administrative Site Plan Amendment ......... $250
4. Vendor Permit: Holiday and 10-day ........... $50
5. Zoning Verification Letter .........................$50
6. Unified Residential Development Plan
   a. New...........................................................$600
   b. Revision .................................................... $300
   Notes:
   *Designated fee shall be twice the amount shown when double noticing and special City Council consideration is required or requested, apart from the normal processing schedule. Double fee charge is not exempt of incentive programs granted to the project.

H. HEARING CONTINUANCE ......................... $200*
   *At applicant’s request (after public notice) of Board of Adjustment, City Plan Commission and Zoning Commission public hearings.

I. URBAN FORESTRY BOARD
1. Basic Fee first five acres (up to 5.0*)
   + 1 revision .............................................. $250
2. Additional acreage:
   5.01 acres* and over ...............$15/ac above base fee
   *acreage will be based on the preliminary plat or site plan, whichever is appropriate, at the time of submission of the Urban Forestry Plan
3. Additional revisions (each) .................$100
4. Appeal to Urban Design Commission .......$300

Revised August 26, 2016
ZONING
§ 4.712 HIGH DENSITY MULTIFAMILY (“D”) DISTRICT.

(a) **Purpose and intent.** It is the purpose of the high density multifamily (“D”) district to provide a specific zone for high density multifamily development, the construction and maintenance thereof as required by this ordinance, approved under given guidelines to assure compatibility with surrounding properties and such uses accessory thereto.

(b) **Uses.** In the high density multifamily (“D”) district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.

(c) **Property development standards.**

(1) All one-family and two-family residential development may be developed under the property development standards of a one- or two-family district or the standards of § 6.506, Unified Residential Development.

(2) a. All multifamily residential development (three or more dwelling units) shall meet the property development standards of § 6.506, Unified Residential Development and the minimum dimension of lots and yards shall be as shown in the accompanying table.

<table>
<thead>
<tr>
<th><strong>“D” District, Unified Residential Development</strong></th>
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<tbody>
<tr>
<td><strong>Open space</strong></td>
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<tr>
<td><strong>Units per acre</strong></td>
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<tr>
<td><strong>Front yard</strong></td>
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<tr>
<td><strong>Rear yard</strong></td>
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<tr>
<td><strong>Side yard</strong></td>
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<tr>
<td><strong>Interior lot</strong></td>
</tr>
<tr>
<td><strong>Corner lot</strong></td>
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<tr>
<td><strong>Setback adjacent to one- or two-family residential district</strong></td>
</tr>
<tr>
<td><strong>Height</strong></td>
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</tbody>
</table>

**Notes:**

* May be subject to projected front yard (§ 6.101(f)).

** May be subject to other front, side and rear yard setback requirements (See Chapter 6, Development Standards, § 6.101(d), Yards).

b. **Commentary.**

1. Carports, not allowed in front of building line or in required yards, refer to Chapter 6, Development Standards, § 6.300(b) Restrictions of the Use of Bufferyard and Building Setback Areas and
§ 6.101, Yards).

2. Fences, up to five feet high in front yard and projected front yard for one-family and two-family residential dwellings per regulations in § 5.305(b)(2); six feet high in the front yard for multifamily developments subject to the unified residential requirements of § 6.506 as constructed under § 5.305(b)(3). (The design may include masonry columns to a maximum height of six feet, six inches); two feet high in public open space easement and eight feet high behind front yard.

(3) For all nonresidential uses in the high density multifamily ("D") district, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table.

<table>
<thead>
<tr>
<th>“D” District, Nonresidential Development</th>
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<tbody>
<tr>
<td>Lot width</td>
</tr>
<tr>
<td>Front yard*</td>
</tr>
<tr>
<td>Rear yard</td>
</tr>
<tr>
<td>Side yard*</td>
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<tr>
<td>Interior lot</td>
</tr>
<tr>
<td>Corner lot**</td>
</tr>
<tr>
<td>Height</td>
</tr>
</tbody>
</table>

Notes:
* May be subject to projected front yard (§ 6.101(f)).
** May be subject to other front, side and rear yard setback requirements (see Chapter 6, Development Standards, § 6.101(d) Yards).

(d) Other development standards. Development in the high density multifamily (“D”) district may be subject to a variety of general development standards, including, but not limited to the following.

(1) Signs. For development not subject to the unified residential provisions of § 6.506, on-premises signs are subject to the following:

a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area; and

b. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.

(2) Parking. One- and two-family residential development shall meet the parking requirements for the selected district. For multifamily and nonresidential parking requirements see Chapter 6, Development Standards, Article 2, Off-Street Parking and Loading, § 6.200.

(3) Landscaping and buffers. Nonresidential uses may require landscaping or buffers. See Chapter 6, Development Standards, Article 3, Landscaping, Buffers and Urban Forestry, § 6.300.

(4) Residential design standards. For one- and two-family residential development, see the selected district and see Chapter 6, Development Standards, § 6.507, Single-Family Residential Design Standards and § 6.506, Unified Residential Development.

(Ord. 20159-04-2012, § 1 (Exh. A), passed 4-3-2012)
ORDINANCE NO. 22108-03-2016

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 21653, AS AMENDED, SAME BEING AN ORDINANCE REGULATING AND RESTRICTING THE LOCATION AND USE OF BUILDINGS, STRUCTURES, AND LAND FOR TRADE, INDUSTRY, RESIDENCE OR OTHER PURPOSES, THE HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER STRUCTURES, THE SIZE OF YARDS AND OTHER OPEN SPACES, OFF-STREET PARKING AND LOADING, AND THE DENSITY OF POPULATION, AND FOR SUCH PURPOSES DIVIDING THE MUNICIPALITY INTO DISTRICTS OF SUCH NUMBER, SHAPE AND AREA AS MAY BE DEEMED BEST SUITED TO CARRY OUT THESE REGULATIONS AND SHOWING SUCH DISTRICTS AND THE BOUNDARIES THEREOF UPON "DISTRICT MAPS"; PROVIDING FOR INTERPRETATION, PURPOSE AND CONFLICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION AND NAMING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH:

SECTION 1.

ZC-15-148 8801 W. G. Daniels, 2801 Moresby 25.66 acres

Zoning Change:
From: PD916 Planned Development for "C" Medium Density Multifamily, with development standards; site plan required.
To: Amend PD916 to Planned Development for all uses in "C" Medium Density Multifamily to amend development standards to remove fencing and easement requirement; site plan required.

Tract 5A (northwest part)
Being a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, in the City of Fort Worth, Tarrant County, Texas, and being part of Lot 1R2, Block 1 of Mason Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. D215133856, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Commencing at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for Southeast corner of said Lot 1R2 and the most Westerly Southwest corner of Lot 2, Block 1, Mason Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. D212201535, Official Public Records, Tarrant County, Texas, said point also being on the North right-of-way of Moresby Street, a 60-foot right-of-way;
Thence North 00 deg 07 min 24 sec East, along the West line of said Lot 2 and the East line of said Lot 1R2, a distance of 410.01 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the POINT OF BEGINNING;

Thence North 89 deg 31 min 51 sec West, departing the West line of said Lot 2, over and across said Lot 1R1, along the most Northerly line of Lot 1R1, Block 1, of said Mason Height Addition (D215133856), a distance of 573.66 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner on the East line of a tract of land described in deed to Fort Worth ISD as recorded in Volume 2547, Page 198, Official Public Records, Tarrant County, Texas, said point being the most Westerly Southwest corner of said Lot 1R2;

Thence North 00 deg 00 min 22 sec East, along the most Westerly line of said Lot 1R2 and the East line of said Fort Worth ISD tract, a distance of 427.86 feet to 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for the Northwest corner of said Lot 1R2 and the most Southerly Southwest corner of Lot 14R, Block 1, The Shoppes at Renaissance Square Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. D212178813, Plat Records, Tarrant County, Texas;

Thence North 89 deg 58 min 22 sec East, along the South line of said Lot 14R and the North line of said Lot 1R2, a distance of 574.53 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for the Northeast corner of said Lot 1R2 and the Northwest corner of said Lot 2;

Thence South 00 deg 07 min 24 sec West, along the West line of said Lot 2 and the East line of said Lot 1R2, a distance of 432.83 feet to the Point of Beginning containing within these metes and bounds 247,857 square feet or 5.672 acres of land, more or less.

**Zoning Change:**
*From: PD916 Planned Development for "C" Medium Density Multifamily, with development standards; site plan required.
To: Amend PD916 to Planned Development for all uses in "D" High Density Multifamily to amend development standards to remove fencing and easement requirement and allow up to 30 units per acre; site plan required.*

**Description** Tract 5B (southwest part)
Being a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, in the City of Fort Worth, Tarrant County, Texas, and being part of Lot 1R2, Block 1 of Mason Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. D215133856, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for Southeast corner of said Lot 1R2 and the most Westerly Southwest corner of Lot 2, Block 1, Mason Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. D212201535, Official Public Records, Tarrant County, Texas, said point also being on the North right-of-way of Moresby Street, a 60-foot right-of-way;

Thence North 89 deg 31 min 51 sec West, along the North right-of-way of said Moresby Street and the South line of said Lot 1R2, a distance of 273.04 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for the Southwest corner of said Lot 1R2 and the Southwest corner of Lot 1R1, Block 1, of said Mason Heights Addition (D215133856);

Thence North 00 deg 02 min 16 sec East, departing the North right-of-way of said Moresby Street, along the Southerly West line of said Lot 1R2 and the East line of said Lot 1R1, a distance of 410.01 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for the Northeast corner of said Lot 1R1;
Thence South 89 deg 31 min 51 sec East, over and across said Lot 1R2, a distance of 273.65 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I.” set for corner on the West line of said Lot 2;

Thence South 00 deg 07 min 24 sec West, along the West line of said Lot 2 and the East line of said Lot 1R2, a distance of 410.01 feet to the Point of Beginning containing within these metes and bounds 112,073 square feet or 2.573 acres of land, more or less.

**Zoning Change:**
From: PD916 Planned Development for “C” Medium Density Multifamily, with development standards; site plan required.
To: Amend PD916 to Planned Development for all uses in "D" High Density Multifamily to amend development standards and remove fencing and easement requirement and allow up to 30 units per acre; site plan required.

**Tract 5B (central part)**
Being a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, in the City of Fort Worth, Tarrant County, Texas, and being part of Lot 2, Block 1, Mason Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk’s Instrument No. D212201535, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2-inch iron rod with a red plastic cap stamped “W.A.I.” found for Southeast corner of Lot 1R2, Block 1, Mason Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk’s Instrument No. D215133856, Official Public Records, Tarrant County, Texas, and the most Westerly Southwest corner of said Lot 2, said point also being on the North right-of-way of Moresby Street, a 60-foot right-of-way;

Thence North 00 deg 07 min 24 sec East, departing the North right-of-way of said Moresby Street, along the West line of said Lot 2 and the East line of said Lot 1R2, a distance of 410.01 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I.” set for corner;

Thence South 89 deg 31 min 51 sec East, departing the East line of said Lot 1R2, over and across said Lot 2, a distance of 210.56 feet to a 1/2-inch iron rod with a red plastic cap stamped “W.A.I.” set for corner;

Thence South 00 deg 07 min 24 sec West, continuing over and across said Lot 2, a distance of 410.01 feet to a point for corner on the most Westerly South line of said Lot 2 and the North right-of-way of said Moresby Street;

Thence North 89 deg 31 min 51 sec West, along the most Westerly South line of said Lot 2 and the North right-of-way of said Moresby Street, a distance of 210.56 feet to the Point of Beginning containing within these metes and bounds 86,332 square feet or 1.982 acres of land, more or less.

**Zoning Change:**
From: PD916 Planned Development for “C” Medium Density Multifamily, with development standards; site plan required.
To: Amend PD916 to Planned Development for all uses in "D" High Density Multifamily to amend development standards and remove fencing and easement requirement and allow up to 30 units per acre; site plan required.

**Tract 5A (eastern part)**
Being a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, in the City of Fort Worth, Tarrant County, Texas, and being part of Lot 2, Block 1, Mason Heights Addition, an addition to Ordinance No. 22108-03-2016 Page 3 of 16
PD 916
Amended Development Standards ZC-15-148

TRACT 5 (B)
Site Plan Required

USE
"PD/D" Planned Development for all uses in "D" High Density Multi-Family District (DENSITY SHALL BE 25UNITS / ACRE)

BUILDING LAYOUT
A. Multi-Family buildings will be situated such that parking is internal to the site. i.e. buildings will be adjacent to the right of way without parking between the buildings and right of way.

LANDSCAPING/BUFFERING, SIDEWALKS, AND FORESTRY
Landscaping. Project will comply with Section 6.301, Landscaping.

Landscaping Standards. Lots with frontage along "The Collector" shall provide a landscape buffer adjacent to the right of way in accordance with the following criteria:

A. Landscape buffer minimum 10 feet in width
B. 3" caliper trees at 40 feet on center
C. 5 gallon shrubs to screen head in parking
D. Minimum 4' wide sidewalk shall be located in the right of way.

Trees shall be selected from the following:
A. Live Oak
B. Lacebark Elm
C. Shumard (Red) Oak
D. Chinese Pistache
E. Cedar Elm

Shrubs shall be selected from the following:
A. Dwarf Burford Holly
B. Dwarf Texas Sage
C. Indian Hawthorn (Clara)
D. Abelia
E. Dwarf Wax Myrtle

Landscaping In Parking Lot. One three-inch caliper tree within an irrigated landscape island of not less than 150 square feet with live groundcover shall be provided for every 100 parking spaces, or fraction thereof. A separate irrigated landscape island is required for every 100 parking spaces; the required 150-square foot landscape areas cannot be combined to create fewer, larger landscape islands. In addition, each end of a parking strip shall have an irrigated landscape island planted with a minimum of one three-inch caliper tree and three shrubs within an area of not less than 300 square feet with live ground cover.

Urban Forestry. Project will comply with Section 6.302, Urban Forestry.

LOT LIGHTING
Parking lot lighting. Light poles shall be no more than 30 feet in height and painted black, dark gray, or dark green or have bronze oxidant protective coating. The main entrance shall be lit to be distinguishable from surrounding ambient lighting. Lighting within the bumberyard adjacent to residential property shall not exceed one foot candle at ground level. Light poles within 140 feet of residential property shall not exceed 20 feet in height and shall be shielded away from residential property.

Street lighting. Light poles along the collector street and at the intersection with Mitchell Blvd. or Wichita St. shall be black powder coated.

BUILDING HEIGHT
Maximum height shall not exceed 35 feet – slab to top plate (3 stories)

BUILDING MATERIALS
The exterior façade of all main and accessory buildings shall have not less than 70% Masonry (Hardy Allowed)

SIGNS-Per Code
SITE PLAN APPLICATION FOR A PLANNED DEVELOPMENT
City of Fort Worth, Texas Planning & Development Department Zoning Applications Section

(Print And Complete All Applicable Information to Ensure Acceptance) Form Rev. 09.10.08

☐ Amended Site Plan Case: SP - ____ - ____  ☐ Plan Development File: PD# ______
☐ Related Zoning Case: ZC - ____ - ____

Name of Amended or Proposed Development __________________________________________________

PROPERTY OWNER

Mailing Address _________________________________ Telephone (______)_________________________
City __________________ State________ Zip __________ Email / Fax _______

APPLICANT / AGENT

Mailing Address _________________________________ Telephone (___)__________
City________ State______ Zip ______ Email / Fax ____________________________

PROPERTY DESCRIPTION

☒ Location address (if applicable):__________________________

☐ Certified Legal Description: A Registered Texas Surveyor’s certified metes and bounds legal description is required. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. If it is within a recorded subdivision, provide a copy of the plat with the subdivision name and recording information. The boundary description of each parcel to be re-zoned shall be furnished on 8 1/2” x 11” paper, bearing the surveyor’s name, seal and date. Any partial or non-surveyed parcel or tract, extracted from a recorded deed, will require a certified legal description as noted above.

☐ CD: containing a certified Metes & Bounds Legal Description, of that noted above, including case exhibit drawings, shall be formatted with Microsoft Windows 2000.

☒ Property to be re-zoned is currently subdivided, and described below: (provide copy of plat)
Subdivision Name _________________________________________________
Block _______ Lot(s)_______; Block _______ Lot(s)_______; Block _______ Lots(s)_______

☐ Total net land area _______________________(acres/or square feet)

☐ Sketch Drawing of Area to be Re-Zoned, including Location Map (8 ½” x 11”)

Mapsco Ref. No. __________; ETJ (indicate county) __________

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

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

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

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

SIGN INSTALLATION AUTHORIZATION
Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated.

Signature of Owner/ Agent*_____________________________ Date_____________
(circle one)

Printed name__________________________________ Phone. No. _______________  

*Note: An Agent must furnish a signed ‘Letter of Authorization’ from the owner, when submitting this application.

Fee $ Receipt No. Application Received By : Date filed : Case No. :
LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO (NAME) _____________________________________________
ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO
FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN
ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

________________________________________
(CERTIFIED LEGAL DESCRIPTION)

ACKNOWLEDGEMENTS:

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

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

I understand that if I am not present or represented at the public hearings, the Zoning Commission may dismiss the request,
which constitutes a recommendation that the request be denied. I further understand that if I am not present or represented
at the City Council hearing, the City Council may deny the request.

I reserve the right to withdraw this proposal at any time within 14 days from the deadline filing date, upon written request
filed with the Executive Secretary to the Commission, and such withdrawal shall immediately stop all proceedings thereon;
provided, however, a withdrawal filed any time after said 14 days shall constitute a denial by the Commission and City
Council. I understand that the filing fee is not refundable upon withdrawal of proposal after public notice nor upon denial of
my case by the Commission or Council.

THIS AUTHORIZATION WILL REMAIN IN FORCE UNLESS REVOKED BY WRITTEN NOTICE.

OWNER’S SIGNATURE of the above described property: ________________________________

OWNER’S NAME (printed) ____________________________________________________________

ADDRESS and ZIP __________________________________________________________________

TELEPHONE: ______________________ EMAIL: ____________________________________________

RELATED CASE NO., if applicable: __________________________
SITE PLAN CHECKLIST AND REQUIREMENTS

To initiate the site plan review process, please provide:

- 12 copies – 18” x 24” Blue or Black Line prints – *(All Site Plans shall be Accordion Folded)*;
- 1 copy – 8 ½” x 11” Black Line Print

After staff review and 15 days prior to the Zoning hearing, provide:

- For Zoning Commission hearing: 15 copies of revisions to site plan, *as requested by staff* – 18” x 24” Blue or Black Line prints *and* one 8 ½” x 11” copy. *(All Site Plans shall be Accordion Folded.)*
  If revisions are not received a minimum of one week before the scheduled hearing, the application will be incomplete and the case may be delayed until the revisions are received.

- For City Council hearing: 3 copies of revisions to site plan, *if requested by the Zoning Commission* – 18” x 24” Blue or Black Line prints *and* one 8 ½” x 11” copy. *(All Site Plans shall be Accordion Folded.)*
  If revisions are not received a minimum of one week before the scheduled hearing, the application will be incomplete and the case may be delayed until the revisions are received.

Copies for the Zoning Commission and City Council may be submitted together, after staff review. However, additional copies will be required if the Zoning Commission requires amendments to the site plan.

A minimum of **four (4) copies of the final, approved site plan** will be required upon submittal for signature. The City will retain three originals and a minimum of one will be returned to the applicant.

Submit all required documents to the Department of Planning & Development, Zoning Section, Lower Level, City Hall.

1. **Survey Plat:**
   - A current boundary survey or plat of the property by legal addition.

2. **Site Plan Illustration Items to be Shown on the Plan:**
   - **Buildings and Structures** – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
   - **Streets, Parking, and Drives** – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas including the number of off-street parking and handicapped spaces, access ramps, wheel stops/curbing and internal vehicular circulation pattern(s) or flow diagrams.
   - **Supplemental Surfaces** – The types of surfacing *i.e.* grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
   - **Dumpsters/Air Conditioners/Compactors** – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
   - **Fences and Screening** – Existing and/or proposed location and height of all screen fences or walls and screen planting (including type), buffer yards.
   - **Land Use and Zoning** – Land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
   - **Area Lighting** – The location, height, type, foot-candle level and orientation of all area and security lighting.
Signs – The location, type, height and illumination of all proposed wall, roof, monument, and pylon signs, including a note that all signage will conform to Article 4, Signs.

Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.

3. Landscape Features to be Shown on the Plan;
   - Note stating that the project will comply with Section 6.301, Landscaping

4. Project Identification and Related Information to be Shown on the Plan:
   - Title of project of development (in bold letters) in the lower right hand corner of the plan.
   - Date of preparation or revision, as applicable.
   - Name, address and telephone number of engineer, architect, surveyor, planning and developer/owner.
   - North point, scale, date, and legal description or proposed site.
   - Location sketch map.
   - Provide the Zoning case number in the lower right hand corner of the plan, below the title.
   - Provide signature line labeled: “Director of Planning and Development” with a “Date” line below, at lower right hand corner of the drawing, above the project title.
**Site Work Cost Breakdown**

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C:** In determining actual construction cost, two different methods may be used:
- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) for the activity.

**Column D:** To arrive at total construction costs in Column D:
- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the Site Work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

---

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>A. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rough Grading</td>
<td>$325,000.00</td>
<td></td>
<td>$325,000.00</td>
<td>$32,500.00</td>
<td>$357,500</td>
<td></td>
</tr>
<tr>
<td>Detention</td>
<td>$50,000.00</td>
<td></td>
<td>$50,000.00</td>
<td>$5,000.00</td>
<td>$55,000</td>
<td></td>
</tr>
<tr>
<td>On-site Concrete</td>
<td>$450,000.00</td>
<td></td>
<td>$450,000.00</td>
<td>$45,000.00</td>
<td>$495,000</td>
<td></td>
</tr>
<tr>
<td>On-site Electrical</td>
<td>$300,000.00</td>
<td></td>
<td>$300,000.00</td>
<td>$30,000.00</td>
<td>$330,000</td>
<td></td>
</tr>
<tr>
<td>On-site Utilities</td>
<td>$500,000.00</td>
<td></td>
<td>$500,000.00</td>
<td>$50,000.00</td>
<td>$550,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>1,787,500</strong></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer: [Signature]
Printed Name: Kimberly R. Cole, P.E.
Date: 2/27/2018

If a revised form is submitted, date of submission: 2/27/2018

Seal: [Seal]
Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**Column A:** The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

**Column D:** To arrive at total construction costs in Column D:

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the offsite work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

<table>
<thead>
<tr>
<th>A.</th>
<th>B.</th>
<th>C.</th>
<th>D.</th>
<th>E.</th>
<th>F.</th>
<th>G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity</td>
<td>Labor or Unit Price</td>
<td>Materials or # of Units</td>
<td>Total Construction Costs</td>
<td>Acquisition Costs</td>
<td>Engineering / Architectural Costs</td>
<td>Total Activity Costs</td>
</tr>
<tr>
<td>Off-site Concrete (Northern Access Dr)</td>
<td>$</td>
<td>$50,000.00</td>
<td>$5,000.00</td>
<td>$55,000.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Lines 35-37 Hidden

**Signature of Registered Engineer responsible for Budget Justification**

Kimberly R. Cole, P.E.  Seal

Printed Name:  2/27/2018

Date

If a revised form is submitted, date of submission:
Accessible Parking Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

Parking requirements based on:

There must be one accessible space per accessible Unit located on the closest route to the Unit (ADA).

When parking is provided for leasing office and amenities, use ADA Table 208.2 to calculate.
When calculating additional spaces needed, use whichever yields the larger number of spaces.
If you have different kinds of parking, e.g. lot, carport, and garages, each has to meet the standards individually.
If there is a separate amenity (e.g. a pavilion in the back corner of property) that provides non-accessible spaces, at least one space would need to be an accessible.

Use this chart to indicate number of parking spaces provided.
enter the total number of parking spaces
enter the parking type and the number of spaces in each, starting with the surface lot (*see the example)
makes sure the totals match!

<table>
<thead>
<tr>
<th>Total # of Spaces:</th>
<th>172</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>172</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>0</td>
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<tr>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>172</td>
<td>100</td>
</tr>
</tbody>
</table>

Use this chart to figure out accessible parking requirements.
chart above must be completed first
In C32, enter the total number of accessible spaces required
(see Application Webinar, Part 3, from 0:00 - 14:20, or webinar slides starting at slide 136)
In D33, enter the number of units required per accessible Unit in the surface lot
In column F, distribute required van spaces among the different parking facilities

<table>
<thead>
<tr>
<th># Accessible Spaces:</th>
<th>6</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>6</td>
<td>6</td>
<td>1</td>
</tr>
<tr>
<td>0</td>
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<td>0</td>
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</tr>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>6</td>
<td>6</td>
<td>1</td>
</tr>
</tbody>
</table>

EXAMPLE*

<table>
<thead>
<tr>
<th># Accessible Spaces:</th>
<th>16</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>10</td>
<td>6</td>
<td>1</td>
</tr>
<tr>
<td>Garages</td>
<td>3.5555556</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Garages</td>
<td>1.7777778</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Facility 4</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>16</td>
<td>16</td>
<td>3</td>
</tr>
</tbody>
</table>

By signing below, I (WE) certify that the information above meets the requirements in the 2010 ADA Standards for Accessible Design Title III regulations at 28 CFR part 36, subpart D, and the 2004 ADA Accessibility Guidelines at 36 CFR part 1191, appendices B and D. There will be at least one accessible spot per accessible unit located on the closest route to the accessible unit. For every 6 or fraction of 6 accessible spaces required, at least one will be van accessible. Accessible spaces will be dispersed amongst the parking types provided.

By: [Signature]   
Kimberly R. Cole, P.E.  
Printed Name

2/26/2018   
Huitt-Zollars, Inc.  
Date   
Firm Name (if applicable)
Surveys & Surveys, Inc.

198,402 SF OR 4.555 ACRES
LOT 1R2, BLOCK 1
FW Mason Heights LP
CC #D207002963
D.R.T.C.T.

S 89°48'25" W                                                                                      483.60'

D212201535
P.R.T.C.T.

MASON HEIGHTS ADDITION
LOT 4, BLOCK 2
FW Mason Heights LP
CC #D207003683
D/R/C/T.

P.O. BOX 5011
ROTHLIND, MOORE & COX
CORPUS CHRISTI, TX 78416

10' UTILITY EASEMENT
CC #D212201535
P.R.T.C.T.

LOT 1, BLOCK 1
MASONIC HOME AND SCHOOL ADDITION
VOL. 338-102, PG. 30
P.R.T.C.T.

LOT 1R1, BLOCK 1
FW Mason Heights LP
CC #D207003683
D/R/C/T.

MASON HEIGHTS ADDITION
LOT 1R2, BLOCK 1
FW Mason Heights LP
CC #D207002963
D/R/C/T.

MASON HEIGHTS ADDITION
LOT 2R1, BLOCK 1
FW Mason Heights LP
CC #D207007189
D/R/C/T.

MASON HEIGHTS ADDITION
LOT 2R2, BLOCK 1
FW Mason Heights LP
CC #D206381222
D/R/C/T.

PEACE STREET
20' PUBLIC BUILDING EASEMENT
DOCS 48628-48629
P.R.T.C.T.

10' UTILITY EASEMENT
P.R.T.C.T.

MASON HEIGHTS ADDITION
LOT 2R2, BLOCK 1
FW Mason Heights LP
CC #D207007189
D/R/C/T.

MASON HEIGHTS ADDITION
LOT 2R1, BLOCK 1
FW Mason Heights LP
CC #D206381222
D/R/C/T.

S 00°32'20" E                                                               410.01'

10' x 10' PUBLIC OPEN SPACE EASEMENT
DOC #D216184248
P.R.T.C.T.

10' utility easements. (Affects, as shown on survey)

1717 McKinney Avenue
For Huitt-Zollars, Inc.

Firm Registration No. 10025600

Registered Professional Land Surveyor
Texas Registration No. 5491

Suite 1400

D212201535
P.R.T.C.T.

5' BUILDING SETBACK
W.G. DANIELS DRIVE (60' RIGHT-OF-WAY)
NAD 83.

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202)
BASIS OF BEARING

X CUT FND.

WYE INLET
LOT 2R2, BLOCK 1
MASON HEIGHTS
30' SANITARY SEWER
P.R.T.C.T.

D212201535
P.R.T.C.T.

D212201535
P.R.T.C.T.

NO part of the subject property lies within a "Special Flood Hazard Area" as described on Community Panel Number 48439C0310K of the Flood Insurance Rate Map, Tarrant County, Texas; determined to be outside the 0.2% annual chance floodplain."

Revised by Professional Land Surveyors in accordance with the Standard Specifications for Surveys for the 1997 Edition of the Uniform Title Standards for Real Estate and Permitted by the Texas Board of Professional Land Surveyors. The final survey was completed on February 27, 2018.

Par Holzrude, Inc.

Registered Professional Land Surveyors
Texas Registration No. 5491

1122 GUARDIAN DRIVE
Huntington, TX 77562

1717 McKinney Avenue
ATLAVICM LAND TITLE SURVEY
4.555 ACRES OUT OF THE J. JUSTICE SURVEY,
ABSTRACT No. 859
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
11 OF 1